



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.

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, December 21, 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
- Commissioner Allen Crawford (Attended via telephone)
- Ex-Officio Sara Curtis

Members Absent:

- None.

Staff present:

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

Others present:

- Dan Snyder, City of Eloy Council member/Robson Ranch resident
- Brett M. Shaves, Newport Commercial Partners, LLC
- Tim Thielke, DLR Group/Architect
- John McGhee, Cole Engineering/Engineer
- Roberto Isidro Mejia, Eloy resident

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 OCTOBER 19, 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. Commissioner Brown made a motion to approve the October 19, 2022 meeting minutes as presented. Vice-chairperson Tolson seconded the motion as presented. The motion was approved with a vote 5-0.

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

None.

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 ASESOR'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. (PROJECT NAME: PARK 8-TEN)

Chairperson Paulson opened the Public Hearing.

Mr. Vlaming gave a brief introduction and commented it is a request for two applications that Community Development Staff have received. This first request is for a Minor General Plan Amendment for the subject property. He provided some background information. The subject property was annexed in 2020, and at that time, the Mixed Use General Plan designation was carried over, as per the Pinal County Comprehensive Plan Map had showed that this area was designated as Mixed Use. This request is to change the land use designation to "Light Industrial" based on the location's attributes such as its direct access to Interstate 10 and Interstate 8 and being located between Frontier Street and Interstate 10-which effectively functions as the industrial land base for the City of Eloy. City staff has been focusing on industrial uses from an Economic Development stand point. The property is approximately 47 acres

in size, it is vacant, and the surrounding property to the north is also vacant. The property to the northwest is also located within the City of Casa Grande; the property to the northeast is located within Eloy's incorporated area, and to the south is the Las Colinas RV Park, which is unincorporated Pinal County land with a Mixed Use designation. To the east, across Sunland Gin Road, is "General Industrial" and it is part of the Interstate 10-8 Business Park. The applicant foresees Light Industrial for this property and they have also prepared a preliminary Site Plan. He indicated that we can talk about the site plan if you all would like, but at this time, it is not the focus of what they are requesting this evening. Mr. Vlaming indicated that the presence of the site plan shows that the applicant is serious about moving this project ahead and is trying to facilitate light industrial to the marketplace. Mr. Vlaming also noted that the applicant has a fairly aggressive time schedule and Staff is trying to keep up with them relative to the entitlements review and approvals. With that, he indicated that Staff does not have any additional comments and that Staff is recommending approval of this request. He said that he would be more than willing to entertain any questions the Commission or the public may have and that there is also representation by the applicant and their team at the meeting this evening.

Chairperson Paulson asked if anyone had any questions. Vice-chair Brown asked how serious the applicant with this project was. Mr. Shaves responded and thanked the Commissioners for having them on a pre-holiday week and commented they are excited about this project. He noted that Jon and Belinda have been helpful the last few months as his team has been assembling the property layout as they think this is a successful plan of attack to get leasing going and construction underway. As Mr. Vlaming commented, he and his team are going pretty aggressive and their approach is to finish by the end of 2023. Their intent is to receive a recommendation for approval by the Commission, then City Council approval by January of 2023 and then subsequent to that, Site Plan review and approval. He continued that engineering and plans should take approximately six (6) months from there between the points of initiating the site plan and breaking ground. So they are looking at the fourth quarter of next year on breaking ground which is pretty aggressive in terms of construction plans for a project this size. With regards to seriousness, his team has invested a significant amount of money in this land, have heavy deposits down on it so they are very committed financially to it as they have invested a lot of time and money with their architect and engineer who are here tonight. Mr. Shaves introduced Tim Thielke with the DLR Group as the architect and Mr. John McGhee, Cole Engineering/engineer. He noted that they also represent another industrial project located in southeast Mesa consisting of a six-hundred thousand (600,000) square foot warehouse, where they are currently pouring the slab as they speak that will be a four building layout. Again, in all seriousness, he stated they want to build, they are here to get to the point and get under construction and are excited about it. He commented they like the area, the access to Interstate 10, they like the accessibility to Sunland Gin Road and Jimmie Kerr Road. In addition the site also has great visibility from both Interstate 10 and Interstate 8. Again, they see it more for an employment base type of industrial use and not just logistics, But, he noted, there is a lot of play in the surrounding area right now in terms of what businesses are coming, what large industries are also looking in the area. He indicated that there is a supplier need in the area over the next five to ten years. He added they are excited and fully on board with

this project as well as working with Staff and their team to finalize the design. He thinks they will achieve a fantastic product. He added that he and his team have a ninety-three million dollar investment and commented they have capable financial partners and debt sources and have no intentions on land banking, as they are developers. Their intent is to get this project entitled and get it to the point to construct and capitalize on it.

Vice-chairperson Tolson commented about a concern of his and commented that he drove to the site. So with regards to the access on the access road adjacent to the Las Colinas RV Park and the existing motel that fronts Sunland Gin Road and asked if there are any proposals for a sound wall or any barrier to screen the neighbors to the south of the proposed project. Mr. Shaves responded that it is a question to be addressed at the time of Site Plan Review-which is down the road, but indicated that he was happy to answer his question. He commented that his team has looked at the egress and ingress. He indicated that the project will have two points of access with the main truck access to be located to the north and the south access would be mainly for vehicular access, as there would be a shared reciprocal egress/ingress with the RV Park itself. He noted that there is a question as to the longevity of the RV Park itself and the surrounding properties. He stated that the subject property is surrounded by industrial with the exception of the RV Park, to the south. He commented that he met with the neighbors of the Las Colinas RV Park as part of the citizen involvement process of this project and five folks attended the in person meeting held at City Hall in the Community Room. He thought that they were fully appreciative of the proposed project and what his team was doing. All in all, he said that their concerns were eliminated at that point in terms of his proposed development having any impact on their area. Those that attended wanted to see a development in the area and this project was alright, especially being an employment based industrial use. The residents indicated that there is not a lot going on at night, and his project is not a heavy housing development going in. As Mr. Shaves explained what they do is to build light industrial buildings for the logistics business and allow for operations of light manufacturing. There would be no construction yards, as all of the operations are inside. They want to see the property developed.

Vice-chairperson Tolson clarified he was not thinking about noise or activities outside, but the traffic that would come in and out, if that is something Staff and the applicant would like to address and screen. Mr. Shaves responded there are thousands of acres that are zoned industrial as well and there is a lot planned to the east, to the north is solid industrial and even north of Jimmie Kerr Road. Again, he noted that there is a lot going on and that they are in the planning stages, so this would be an industrial area. Vice-Chairperson Tolson asked Mr. Vlaming would it be appropriate to make any recommendations at this time to consider the ultimate means of access to the site. Mr. Shaves commented he did not fully answer Vice Chair Tolson's question and apologized. He added there are two points of access and the northerly driveway would be the semi-truck egress and ingress so the trucks would access on the north side and the south side would be primarily vehicular access. He indicated that directional signage would be in place until there is a final a solution with the RV Park. Vice-chairperson Conrad thanked Mr. Shaves.

Hearing no other 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.: GPA2022-040. (PROJECT NAME: PARK 8-TEN).

Chairperson Paulson asked for a motion for approval, approval with conditions, denial or continuance of Case No.: GPA2022-040. Commissioner Brown made a motion to approve as presented. Vice-chairperson Tolson seconded the motion as presented. The motion was approved with a vote of 5-0.

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

NAYS: None.

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 OF 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.

Chairperson Paulson opened the Public Hearing.

Mr. Vlaming gave a brief introduction. He noted that now that we had an affirmative action on the previous item (Case No.: GPA2022-040), we now have the ability to consider the rezoning this evening. He started by saying that the existing zoning is the translational zoning carried over from the annexation of the property from Pinal County. Two years ago (as a product of the annexation) the City just carried across the density/intensity of their existing zoning designations that were in Pinal County over to similar categories that exist in the City of Eloy. He continued that those are the zoning patterns that are seen on the City of Eloy Zoning map that was included in the Commissioner's your meeting packets. In keeping with the General Plan amendment, the applicant is requesting a change to the I-1 "Light Industrial" zoning designation to match up with the Light Industrial land use designation for the Eloy General Plan Land Use Map. From a regulatory stand point, this case request makes sense for the 47.31 acres overall. As the applicant noted, they conducted a neighborhood meeting and Mr. Vlaming was in attendance and the people that attended the neighborhood meeting were residents of the Las Colinas RV Park. Las Colinas RV Park is currently within Pinal County jurisdiction. But Mr. Vlaming agreed that there was a good discussion, and the neighborhood meeting attendees left that meeting with smiles on their faces that evening.

in terms of the direction of the project. He asked the Commission if they had any questions for either City Staff or the applicant that they could answer.

Mr. Snyder introduced himself as a resident of the Robson Ranch Community and City Council member. He commented that Sunland Gin Road/Jimmie Kerr is heavily traveled by Arizona City residents.

Chairperson Paulson asked if it would be proper to say that the residents who live there are glad to see some development at that formally vacant area. Mr. Shaves responded absolutely as that was the impression they got from the residents from Las Colinas RV Park at which Mr. Vlaming was also present

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.: RZ2022-041. (PROJECT NAME: PARK 8-TEN)

Chairperson Paulson asked for a motion for approval, approval with conditions, denial or continuance of Case No.: GPA2022-041. Vice-chairperson Tolson made a motion to approve as presented. Commissioner Brown seconded the motion as presented. The motion was approved with a vote of 5-0.

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

NAYS: None.

IX. INFORMATIONAL ITEMS:

- None.

X. COMMUNICATIONS:

A. EX-OFFICIO MEMBER ANNOUNCEMENTS

- Ex-officio Curtis wished everyone Happy Holidays.

B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS

Mr. Vlaming noted the following for the Commission:

- The two (2) Major General Plan amendments for 2022 (Picacho Heights and Arica and Sunshine) were approved by the Eloy City Council on Monday, November 28, 2022. He commented that staff is working on updating the information on the City's website.
- With legislative changes, the major General Plan amendments will be heard as they are received going forward and the 12 month process will begin at the time of submittal.

- Mr. Vlaming thanked the members of the Commission for their time and commitment and wished them all Happy Holidays.

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 6:37 p.m.

CITY OF ELOY

REQUEST FOR COMMITTEE ACTION

Agenda Item: **VIII.A.**

Date: **1/18/2023**

Date submitted:
12/02/2022

Action: Other

**Subject: Conduct Nominations and
Selection of Chair for Calendar Year
2023**

Date requested:
1/18/2023

TO: Planning and Zoning Commission

FROM: Jon Vlaming, Belinda Cota

RECOMMENDATION:

NA

DISCUSSION:

As identified in our City Code (2-71 B.), the Commission is required to elect a Chairperson at the first meeting of the calendar year.

2-69: ESTABLISHED:

There is established a Planning and Zoning Commission for the City. (Ord. 22, 2-28-1951; Ord. 21-908, 5-24-2021)

2-70: APPOINTMENT OF MEMBERS; FILLING OF VACANCIES:

A. The Planning and Zoning Commission shall be composed of six (6) members (five (5) voting members and one (1) ex officio nonvoting member). One (1) alternate member shall also serve, substituting as necessary, as a voting member when any of the five (5) voting members are not present at any Planning and Zoning Commission meeting.

B. All five (5) voting members and one (1) alternate member of the Planning and Zoning Commission shall be appointed by a majority vote of the City Council to a term of three (3) years.

C. All voting and alternative members serving on the Planning and Zoning Commission, as of the effective date of Ordinance No. 21-908, shall serve no more than three (3) consecutive, three (3) year terms from the starting date of the members' initial term, except members who have completed three (3) or more consecutive, three (3) year terms at the effective date of Ordinance No. 21-908 may be appointed to one (1) additional three (3) year term retroactive to January 31, 2021.

D. A City Council member shall be appointed by a majority vote of the members of the City Council to serve as an ex officio member of the Commission without a vote. This

appointment shall be made at the first regular meeting of the City Council subsequent to the Mayor and City Council elections.

E. Absence from two (2) consecutive meetings without formal consent of the Commission shall be deemed to constitute the retirement of such member and the position shall thereupon be declared vacant. Minutes of the Commission shall be filed with the City Clerk, City Manager and City Council.

F. Vacancies on the Commission occurring otherwise than by expiration of the term shall be filled in the manner herein set forth for the unexpired term of the member leaving the Commission.

G. In order to be eligible for appointment to the Planning and Zoning Commission, a person must have resided in the City for six (6) months. Furthermore, a member must maintain residency for the duration of the term to which he or she has been appointed. (Ord. 22, 2-28-1951; Ord. 91-335, 2-25-1991; Ord. 96-413, 6-10-1996; Ord. 21-908, 5-24-2021; Ord. 21-912, 8-9-2021)

2-71: MEETINGS; ORGANIZATION; PROCEDURES:

A. The Commission shall prepare its schedule of regular monthly meetings at the start of each calendar year. However, meetings shall be held on an as needed basis as determined by the Community Development Director. All meetings shall at all times be open to the public; the time and place of said meetings shall be posted in accordance with any currently applicable Arizona State Statutes regulating public meetings and proceedings (Open Meeting Laws). Special meetings may be called by the Chairperson on twenty four (24) hours' notice. Three (3) members of the Commission shall constitute a quorum for the exercise of the powers and authority conferred upon it.

B. At the first meeting after appointment, and at the first meeting held in any calendar year thereafter, the members of the Commission shall elect a Chairperson and Vice Chairperson. "Robert's Rules of Order" shall govern the conduct of meetings in the event of a procedural dispute. (Ord. 22, 2-28-1951; Ord. 91-336, 2-25-1991; Ord. 96-413, 6-10-1996; Ord. 21-908, 5-24-2021)

2-72: DUTIES AND FUNCTIONS:

A. It shall be the duty of the Commission to make a survey of the City and prepare and present to the Council a general plan to guide development and a zoning ordinance and official zoning map of all incorporated land within the City. The Commission shall further perform such other duties in connection with the planning and zoning of the City as are consistent with the Constitution and the laws of the State.

B. The Commission, prior to submitting any planning or zoning recommendations to the Council, shall hold public meetings at City Hall at which time citizens may appear and be heard, either for or against said proposed planning or zoning recommendations. Notice of such public meetings or hearings shall be provided in accordance with State laws. (Ord. 22, 2-28-1951; Ord. 96-413, 6-10-1996; Ord. 21-908, 5-24-2021)

FISCAL IMPACT:

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

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VIII.B.**

Date: **1/18/2023**

Date submitted:
01/05/2023

Action: Formal

**Subject: Conduct nominations and
selection of Vice-chair for Calendar
Year 2023.**

Date requested:
1/18/2023

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

DISCUSSION:

As identified in our City Code (2-71 B.), the Commission is required to elect a Vice - Chairperson at the first meeting of the calendar year.

2-69: ESTABLISHED:

There is established a Planning and Zoning Commission for the City. (Ord. 22, 2-28-1951; Ord. 21-908, 5-24-2021)

2-70: APPOINTMENT OF MEMBERS; FILLING OF VACANCIES:

A. The Planning and Zoning Commission shall be composed of six (6) members (five (5) voting members and one (1) ex officio nonvoting member). One (1) alternate member shall also serve, substituting as necessary, as a voting member when any of the five (5) voting members are not present at any Planning and Zoning Commission meeting.

B. All five (5) voting members and one (1) alternate member of the Planning and Zoning Commission shall be appointed by a majority vote of the City Council to a term of three (3) years.

C. All voting and alternative members serving on the Planning and Zoning Commission, as of the effective date of Ordinance No. 21-908, shall serve no more than three (3) consecutive, three (3) year terms from the starting date of the members' initial term, except members who have completed three (3) or more consecutive, three (3) year terms at the effective date of Ordinance No. 21-908 may be appointed to one (1) additional three (3) year term retroactive to January 31, 2021.

D. A City Council member shall be appointed by a majority vote of the members of the City Council to serve as an ex officio member of the Commission without a vote. This appointment shall be made at the first regular meeting of the City Council subsequent to the Mayor and City Council elections.

E. Absence from two (2) consecutive meetings without formal consent of the Commission shall be deemed to constitute the retirement of such member and the position shall thereupon be declared vacant. Minutes of the Commission shall be filed with the City Clerk, City Manager and City Council.

F. Vacancies on the Commission occurring otherwise than by expiration of the term shall be filled in the manner herein set forth for the unexpired term of the member leaving the Commission.

G. In order to be eligible for appointment to the Planning and Zoning Commission, a person must have resided in the City for six (6) months. Furthermore, a member must maintain residency for the duration of the term to which he or she has been appointed. (Ord. 22, 2-28-1951; Ord. 91-335, 2-25-1991; Ord. 96-413, 6-10-1996; Ord. 21-908, 5-24-2021; Ord. 21-912, 8-9-2021)

2-71: MEETINGS; ORGANIZATION; PROCEDURES:

A. The Commission shall prepare its schedule of regular monthly meetings at the start of each calendar year. However, meetings shall be held on an as needed basis as determined by the Community Development Director. All meetings shall at all times be open to the public; the time and place of said meetings shall be posted in accordance with any currently applicable Arizona State Statutes regulating public meetings and proceedings (Open Meeting Laws). Special meetings may be called by the Chairperson on twenty four (24) hours' notice. Three (3) members of the Commission shall constitute a quorum for the exercise of the powers and authority conferred upon it.

B. At the first meeting after appointment, and at the first meeting held in any calendar year thereafter, the members of the Commission shall elect a Chairperson and Vice Chairperson. "Robert's Rules of Order" shall govern the conduct of meetings in the event of a procedural dispute. (Ord. 22, 2-28-1951; Ord. 91-336, 2-25-1991; Ord. 96-413, 6-10-1996; Ord. 21-908, 5-24-2021)

2-72: DUTIES AND FUNCTIONS:

A. It shall be the duty of the Commission to make a survey of the City and prepare and present to the Council a general plan to guide development and a zoning ordinance and official zoning map of all incorporated land within the City. The Commission shall further perform such other duties in connection with the planning and zoning of the City as are consistent with the Constitution and the laws of the State.

B. The Commission, prior to submitting any planning or zoning recommendations to the Council, shall hold public meetings at City Hall at which time citizens may appear and be heard, either for or against said proposed planning or zoning recommendations. Notice of such public meetings or hearings shall be provided in accordance with State laws. (Ord. 22, 2-28-1951; Ord. 96-413, 6-10-1996; Ord. 21-908, 5-24-2021)

FISCAL IMPACT:

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

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VIII.C.**

Date: **1/18/2023**

Date submitted:
01/05/2023

Action: Formal

Date requested:
1/18/2023

Subject: 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.

TO: Planning and Zoning Commission

FROM: Jon Vlaming, Belinda Cota

RECOMMENDATION:

Planning and Zoning Commission to conduct a public hearing to consider 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 changing the base zoning designation on 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. Project Case No.: RZPADA2022-042)

DISCUSSION:

The City has received a second (2nd) amendment application from Earl & Curley, P.C., to revise the existing Interstate 10-8 Business Park Planned Area Development (PAD) document. This application requests approval of the I-2, General Industrial Zoning District as the base zoning district for an additional ninety-five (95) acres being added to the 1,192 acres from the first (1st) amendment, which also utilizes the I-2 district as the base zoning for the PAD. This amendment request, Case No.: RZPADA2022-042, seeks to not only add land, but also to continue to allow a wide variety of industrial uses and supportive commercial and high density residential (10-24 dwelling units per acre) in an integrated campus-like setting.

As proposed, this 1,287-acre property is located approximately 1,275 feet northeast of the Interstate 10 traffic interchange at Sunland Gin Road, and includes a total of 36 assembled parcels within Sections 17, 18, 19, 20, 21, 28, and 29, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian (G&SRB&M), Pinal County, Arizona.

Additionally, the property will be subject to a Development Agreement between the City of Eloy and Petersen Arizona Land and Entitlement Fund ("PALEF") to address infrastructure requirements, phasing, and other development issues.

FISCAL IMPACT:

There is not a direct fiscal impact on the City through this action.

interstate 10-8

business park

PAD

PLANNED AREA DEVELOPMENT

2nd AMENDMENT

ZONING CASE: **RZ PAD2022-042**

NEC of Interstate 10 & Sunland Gin Road
ELOY, AZ

RZPADA 2021-006 Approved: October 24th, 2022
PAD Second Amendment Submitted: November 21st, 2022
Resubmitted: _____

Prepared for

**PETERSEN ARIZONA LAND & ENTITLEMENT FUND LLC
(PALEF LLC)**

Developer(s):

Petersen Properties & Management Inc.
Kevin Petersen
3369 East Queen Creek Road, Suite 101
Gilbert, AZ 85297
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I. Introduction

A. Request(s)

Petersen Arizona Land and Entitlement Fund ("PALEF") presents for your review this Planned Area Development (PAD) amendment, which updates plans for the City of Eloy's first top tier Industrial Park. This approximate 1,287-acre property is located approximately 1,275 feet northeast of the Interstate 10 traffic interchange at Sunland Gin Road (the "Property"). See **Exhibit 1 – Aerial & Vicinity Map**.

This application for a second amendment requests approval of the I-2 General Industrial Zoning District as the base zoning district for an additional 95 acres being added to the 1192 acres from the first PAD and PAD amendment as augmented through the Planned Area Development ("PAD") Overlay District. This PAD amendment is requested to add land and to continue to allow a wide variety of industrial uses and supportive commercial and high density residential (10-24 dwelling units per acre) in a development called Interstate 10-8 Business Park.

The Applicant seeks to develop the Property in accordance with I-2 General Industrial zoning and modify the underlying use and development standards to create an innovative and recognizable Business Park along Interstate 10.

B. Interstate 10-8 Business Park Project & Vision

The vision for Interstate 10-8 Business Park is to establish a framework that allows for a balance of regulatory standards and flexibility that promotes the further development of an iconic and vibrant business park within the City of Eloy.

The unique convergence of Interstate 8, Interstate 10, and the Union Pacific Railroad provide top tier regional transportation access and visibility opportunities that are optimal for manufacturing, corporate business, and technology industries. The site's assemblage between the Union Pacific Railroad and I-10 creates a unique buffering situation from uses south of I-10 and north of the railroad tracks. This lends an opportunity for a creative mix of uses that focus development on a wider range of industrial uses while allowing higher density residential on portions of the site with adequate buffering and restrictions on uses with any health, safety and welfare concerns related to those uses. Such uses would be conditioned upon future site development plans as they are submitted to the City.

Interstate 10-8 Business Park stands to be regionally marketed to top employment, industrial, commercial, and technology companies. This is accomplished by partnership with the City of Eloy and PALEF's commitment to providing quality theming, through their devotion to elaborate entry monumentation, common open space, landscape, and hardscape, on and off-site infrastructure, and thoughtful circulation.

The intent is to provide a construction-ready site, with a solid framework and design package wherein incoming businesses and the City of Eloy can both economically benefit.

II. Existing Site Information

A. Ownership

The original PAD property consisted of 617.99 net acres; 582.11 acres of which is owned by PALEF. The remaining 35.88 acres located one half mile north of the I-10 traffic interchange at Sunland Gin Road is owned by Nancy Johnston. These properties are identified as assessor parcel numbers 402-15-307J, M, Q, T and U. Ms. Johnston previously agreed to participate with the overall planned development and included her acreage with the original rezoning request. Ms. Johnston agreed to partial marketing control to participate in Interstate 10-8 Business Park with PALEF. PALEF would serve as the managing entity for Interstate 10-8 Business Park.

An initial amendment added 574 acres that are adjacent to the project and currently owned by TES Farms and the Scott Leo Calvin Trust for a total of 1,192 acres for the project. The proposed second amendment will be adding 95.32 acres to the project from SAQ Properties, reference APN 403-07-0158H. This acreage will be added to the other parcels that were added from the first amendment, for a new total of 1287.32 acres. As previously mentioned in the first amendment, TES Farms and the Scott Leo Calvin Trust have exercised an option with PALEF to allow for the purchase of the property. These properties are identified as assessor parcel numbers 403-03-002D, 403-03-002E, 403-03-003A, 403-03-003B, 403-03-005A, 403-04-005A, 403-04-010A, 403-04-010B, 403-07-158E, 403-02-0070 and 403-11-001A.

B. Project Location and Description

The subject Property is generally located at the City of Eloy's western municipal boundary, between Interstate 10 and Highway 84 and encompasses approximately +/-1,287 gross acres. The Property experiences approximately +/-13,000 feet of frontage on Interstate 10 and +/-13,000 feet of frontage on the Union Pacific Railroad. An updated legal description and map have been provided with this application. Please see **Exhibit 12 - Legal Description** provided at the end of this document.

C. Existing Site Conditions

The majority of the irregular shaped Property exists in its natural condition as an alluvial plain, creosote flat. A small portion of the site fronting Sunland Gin Road will be used as the primary entrance for the development. The City of Eloy's General Plan Circulation Map notes the site's proximity to several notable transportation routes including; Interstate 10, a six lane fully constructed Interstate, to the south and West Highway 84, a completed 130' right of way, two lane, Major Arterial along the north. See **Exhibit 13 – Concept Circulation Plan**. Additional access is currently available through Nelson Farm Road and Adams Road, the ultimate right of way will be finalized through a determination by City staff. Adams Road shall be improved to the half street right of way and shall be dedicated as a

commercial collector with an ultimate full right of way of 80'. This commercial collector is identified as a two-lane collector in the City of Eloy General Plan Circulation Map for this area and is consistent with the General Plan for circulation.

D. Existing General Plan Land Use Designations & Zoning

The entire 1,287 acres are designated as General Industrial per the General Plan. The entire Property is also within Eloy's Toltec-Robson Growth Area as described in the General Plan. Below in **Table A – On Site Existing and Proposed Zoning Designations** shows the various parcels and their current and proposed designations.

It is the intent of this amendment to add 95.32 acres currently designated with light industrial (I-1) zoning into the General Industrial (I-2) zoning category, in a fashion similar to the original PAD. General Industrial (I-2) zoning is the current designation for the original amended 1192 acres within the existing PAD, as approved with the first amendment. See **Exhibit 2 – Existing Zoning Map** and **Exhibit 3 – Proposed Zoning Map**.

Table A – On Site Existing and Proposed Zoning Designations

PARCEL #	EXISTING ZONING	PROPOSED ZONING
40215037U	I-2 (Eloy)	I-2 PAD (Eloy)
40215037J	I-2 (Eloy)	
40215037K	I-2 (Eloy)	
40215037M	I-2 (Eloy)	
40215037Q	I-2 (Eloy)	
40215037B	I-2 (Eloy)	
40215037T	I-2 (Eloy)	
40215037S	I-2 (Eloy)	
40215037P	I-2 (Eloy)	
40215034G	I-2 (Eloy)	
40215034C	I-2 (Eloy)	
40215034B	I-2 (Eloy)	
40215033C	I-2 (Eloy)	

40215037D	I-2 (Eloy)	I-2 PAD (Eloy)
40215041B	I-1 (Eloy)	
403020130	R1-6 (Eloy)	
40302012A	I-1 (Eloy)	
402150420	I-1 (Eloy)	
402150430	I-1 (Eloy)	
40214004A	I-1 (Eloy)	
40303004A	I-1 (Eloy)	
40303004B	I-1 (Eloy)	
402160300	I-2 (Eloy)	
PARCEL #	EXISTING ZONING	PROPOSED ZONING FOR 1st PAD AMENDMENT
40311001A	I-1 (Eloy)	I-2 PAD (Eloy)
40307158E	I-1 (Eloy)	
40304010A	I-1 (Eloy)	
40304010B	I-1 (Eloy)	
40304005A	I-1 (Eloy)	
40303002D	I-1 (Eloy)	
40303002E	I-1 (Eloy)	
40303002A	I-1 (Eloy)	
40303003B	I-1 (Eloy)	
40303005A	I-1 (Eloy)	
403020070	I-1 (Eloy)	
PARCEL #	EXISTING ZONING	PROPOSED ZONING FOR 2nd PAD AMENDMENT
403070158H	I-1 (Eloy)	I-2 PAD (Eloy)

E. Surrounding Land Uses

The surrounding area is diverse in its existing land use make up. The Property has about two and half miles of frontage along Interstate 10 and is southeast of the I-10 and I-8 Freeway to Freeway Interchange. A portion of the property is located approximately a ¼ mile south of Robson Ranch. To the southeast, along the freeway, is undeveloped vacant land with R-3, Multi-Family Residential zoning. Southwest of the site and south of I-10 is more undeveloped vacant land. The 95 acres proposed with this second amendment is currently to the south and east of the existing PAD. West is a Pilot truck stop, gas station, Quality Inn Motel and Las Colinas Motor Homes RV Resort. **Table B – Existing On-Site & Surrounding Uses Zoning Designations** below provides a summary of land use and entitlements in the general area.

Table B – Existing On-Site & Surrounding Uses Zoning Designations

	Land Uses	Zoning Designation
Site	See Table A	See Table A
North	GC Commodities,	CI-1 & CI-2 (Pinal County)
	Vacant Land,	CI-1, CI-2, GR & MH (Pinal County)
	Central AZ Distribution Center at the Confluence,	U-R & I-1 (Casa Grande)
East	Robson Ranch Center (Creative Arts Center)	C-2 PAD
	Robson Ranch Community	R1-6 PAD, C-2, R-3 & OSR
	Vacant Land	GR & MH (Pinal County)
South	Vacant Land	I-1 & R1-12
West	Las Colinas RV Resort, Speed Co Truck & Lube, Quality Inn, Motel 6, Love's Travel Stop, Days Inn, Burger King , Pride	C-2 CB-2. CB-1, GR, RVP (Pinal County)

	Mountain View Estates	SH (Pinal County)
	Casa Grande Mountain Park	UR (Casa Grande)

III. Development Plan

A. Zoning Map

The Interstate 10-8 Business Park PAD is being expanded again to allow all uses within the General Industrial (I-2) Zoning District including a range of uses within the; Business Park (BP), Light Industrial (I-1) and General Commercial (C-2) Zoning Districts. These include a flexible mix of land uses ranging from more industrial based uses like warehousing, manufacturing, and e-commerce to commercially centered uses such as restaurants, offices, hotels, and retail. See **Exhibit 8 – Architectural Hotel & Restaurant Collage**, for a conceptual hotel and restaurant configuration along I-10. The PAD allows a balanced mix of industrial, employment, and commercial uses that are compatible with the I-10 Freeway Corridor uses and character.

Although specific users have not been identified at this time, the plans, exhibits, and images presented herein are conceptual and created to help envision and convey the type, intensity, and quality of development that is Interstate 10-8 Business Park. To maximize and attract top tier businesses, the PAD includes a conceptual site plan, to help illustrate how the property could initially be designed for either a small 5 to 10-acre user or a larger 50-acre to 100+ acre user, see **Exhibit 7 – Conceptual Site Plan and Land Use**. Freeway related retail and hotels are envisioned to occur along I-10 frontage and Sunland Gin Road in smaller parcels ranging from 1 to 5 acres. This layout ensures optimal flexibility while demonstrating potential development options.

Once specific users are identified, they will work within the City of Eloy's Site Plan review and approval process, as outlined in Section 21-6-11 of the Eloy Zoning Ordinance. This will include more specifics for the site plan, building architecture, landscaping, signage, lighting, grading, etc. Future end users will abide by the permitted land uses, development standards, and other provisions of this document in addition to the provisions of a future Development Agreement with the City of Eloy.

B. Planned Area Development

Among the objectives of the PAD Overlay zoning, outlined in the Eloy Zoning Ordinance Section 21-2-7.1, is to; encourage creative and effective land use, encourage innovative development to assist in expanding opportunities, and to

provide sustainable and efficient development. With its multiple interstates, roadway, and rail accessibility. The Interstate 10-8 Business Park is a unique site with an opportunity to develop as an iconic employment nucleus.

Interstate 10-8 Business Park conforms to Section 21-2-7.3 of the Eloy Zoning Ordinance by requesting a Planned Area Development Overlay (PAD) 10-8 to a subject property greater than forty acres and conformity to the General Plan Land Use map, by way of the previous Major General Plan Amendment for 409 acres of the overall Property. With this second PAD amendment an additional 95 acres is being added to the PAD.

1. Permitted Uses

The PAD and its permitted uses defined on Table C, Permitted Land Uses are intended to accommodate industries involving office, light manufacturing, assembling, warehousing, e-commerce, technology, recreation, and wholesale activities. The associated office, related retail uses and High Density Residential, will typically occur on Sunland Gin Road with appropriate buffers.

Pursuant to Section 21-2-7.4 of the Eloy Zoning Ordinance, the applicant has elected to modify land uses permitted within the underlying I-2 zoning district to better accommodate a range of employment and supporting commercial uses. Development and Design Standards, addressed later in this document, respond to the variation in proposed uses, to better create a sensitive development without jeopardizing flexibility in land uses.

A table of proposed permitted and conditionally permitted uses on the future Interstate 10-8 Business Park is provided in *Table C – Permitted Use Land Uses* below. This table utilizes land uses as well as format from Table 2.3-1 and Table 2.5-1 of the Eloy Zoning Ordinance for reference, and additionally adds the proposed I-2 PAD Overlay District requested uses.

Land uses deemed permissible by Condition shall follow the City of Eloy Conditional Use Permit Process, as outlined in Section 21-6-7 of the Eloy Zoning Ordinance. All proposed temporary uses shall comply with Section 21-3-3 of the Eloy Zoning Ordinance. Accessory Uses shall conform to Section 21-3-2.6.

Outside storage of materials and equipment related to the primary activity is permitted if appropriately screened and not exceeding the height of the screen wall and in compliance with all applicable codes and ordinances of the City of Eloy and the Eloy Fire District. Explosive or hazardous processes require approval not limited to; Eloy Fire District, Eloy Police Department, Building Safety, Pinal County, and the State of Arizona. This ensures that all manufacturing, storage, and waste processes meet all safety and environmental standards as administered by the department.

Additionally, the applicant requests the option for administrative consideration and use approval of technology and other innovative employment-based land uses otherwise not addressed or defined in the Eloy Zoning Ordinance at the time of approval.

Table C – Permitted Land Uses

Use Category & Specific Use Type	Eloy Zoning Districts					
	BP	I-1	I-2	C-2	Proposed I-2 PAD	Supplemental Use Regulations
PUBLIC & SEMI-PUBLIC USE:						
Bus Terminal	P	P	P	-	P	
Campground	NP	C	C	-	C	21-3-1.8
Cemetery	P	C	C	C	NP	
Crematorium or Funeral Parlor	P	P	NP	P	P	
Cultural Facility	C	NP	NP	P	P	
Government Offices	P	P	P	-	P	
Hospitals	P	C	NP	P	P	
Non-profit Organization	P	C	C	C	P	
Public Safety	P	P	P	P	P	
Religious Assembly	P	P	C	P	P	21-3-1.33
Use Category & Specific Use Type	Eloy Zoning Districts					
	BP	I-1	I-2	C-2	Proposed I-2 PAD	Supplemental Use Regulations
Solar Generation Facility	C	C	C	C	C	
Utility Facility & Service Yard, Major	C	C	P	C	C	
Utility Facility, Minor	C	C	P	P	P	
Wireless Facility	P	P	P	C	C	21-4-4
Arboretum or Botanical Garden	-	-	-	P	P	
Assembly Hall/Auditorium	-	-	-	P	P	
Child Care Center	-	-	-	C	C	21-3-1.11
College or University	-	-	-	P	P	21-3-1.13
Community Playfields	-	-	-	C	C	
Community Recreation Center	-	-	-	P	P	
Fraternal or Social Club, Nonprofit	-	-	-	P	P	
Health Care/Medical Facility or Clinic	-	-	-	P	P	
Library	-	-	-	P	P	
Museum	-	-	-	P	P	
School, Boarding	-	-	-	C	C	21-3-1.35

School, public or private, K-8	-	-	-	C	C	21-3-1.35
School, public or private, 9-12	-	-	-	C	C	21-3-1.35
Social Service Facility	-	-	-	C	C	
COMMERCIAL USE:						
Adult Entertainment	NP	C	NP	NP	NP	21-3-1.2
Animal Hospital/Veterinarian	C	P	P	C	P	21-3-1.4
Animal Kennel/Shelter	C	C	P	C	P	
Animal Training	C	C	P	-	P	
Automobile Rentals	P	P	NP	P	P	
Automobile Repair Major	C	P	P	-	P	21-3-1.6
Automobile Minor	P	P	P	C	P	21-3-1.6
Automobile Sales & Leasing	P	P	NP	P	P	
Bar, Lounge, or Tavern	P	P	C	P	P	
Billboard	-	-	-	-	C*	
Business Services	P	P	C	P	P	
Car Wash	P	P	NP	C	P	
Coffee Shop/Cafe	-	-	-	P	P	
Coffee Shop/Café with Drive Thru	-	-	-	C	P	21-3-1.18
Commercial Entertainment, Indoor	P	C	NP	C	P	
Commercial Entertainment, Outdoor	C	C	NP	C	C	
Convenience Store	P	P	NP	P	P	21-3-1.15
Farmers Market	P	P	NP	P	P	
Feed Store	C	P	C	P	P	
Financial Institution (Chartered Bank)	C	NP	NP	P	P	
Financial Institution with Drive Thru	C	NP	NP	P	P	21-3-1.18
Use Category & Specific Use Type	Eloy Zoning Districts					
	BP	I-1	I-2	C-2	Proposed I-2 PAD	Supplemental Use Regulations
Fitness & Sports Center	P	P	C	P	P	
Flea Market	C	C	C	-	C	
General Market	-	-	-	P	P	
General Personal Services	C	P	C	P	P	
General Personal Services with drive thru	-	-	-	P	P	21-3-1.18
General Recreation, Indoor	P	P	C	P	P	
General Recreation, Outdoor	NP	C	C	P	P	
Instructional Services or Trade Schools	P	P	P	P	P	
Medical Marijuana Dispensary, Infusion, or Cultivation	C	C	C	C	C	21-3-1.24, 21-3-1.25, 21-3-1.26
Microbrewery or Craft Distillery	C	C	NP	P	P	21-3-1.27
Movie Theater	-	-	-	P	P	
Nightclub	-	-	-	C	C	

Payday Loan/Check Cashing	NP	C	NP	C	C	
Nursery, Commercial	NP	P	P	C	P	
Office Business or Professional	P	P	P	P	P	
Outdoor/mobile Vending	NP	C	NP	C	C	21-3-1.31
Parking Lots & Structures	P	P	P	P	P	
Restaurant	P	P	C	P	P	
Restaurant, with Drive Through	P	P	C	C	P	21-3-1.18
Restaurant, with Off Track Betting	C	C	C	C	C	
Retail, General	P	P	C	P	P	
Retail, General with Drive Through	C	P	C	C	P	21-3-1.18
Retail, Large	C	C	NP	P	P	
Retail, Pawn Shop	C	P	NP	C	P	
Retail, Smoke Shop	C	P	NP	C	P	
Self-Storage, Indoor	P	P	P	C	P	21-3-1.36
Service Station	P	P	NP	P	P	21-3-1.37
Service Station with Car Wash	C	P	P	C	P	21-3-1.37
Tour Services	-	-	-	P	P	
INDUSTRIAL:						
Assembly, Light	P	P	P	-	P	
Auctions, Indoor	P	P	P	-	P	
Auto Wrecking & Salvage Yard	NP	NP	C	-	C	
Building Materials Sales, Indoor Retail	P	P	P	-	P	
Building Materials Sales, Outdoor or Wholesale	NP	P	P	C	P	
Distribution/Warehousing Center, Indoor	NP	C	P	-	P	
Distribution Yard, Outdoor	NP	C	P	-	P	
Use Category & Specific Use Type	Eloy Zoning Districts					
	BP	I-1	I-2	C-2	Proposed I-2 PAD	Supplemental Use Regulations
Heavy Rental, Outdoor	-	-	-	C	C	
Manufacturing, Heavy	NP	NP	P	-	P	
Manufacturing, Light	P	P	P	-	P	
Outside Storage (Vehicles, Boat, RV)	NP	C	P	-	P	21-3-1.30
Recycling Center	NP	C	P	-	C	
Research Laboratory	P	P	P	-	P	
Resource Extraction	NP	NP	C	-	C	
Truck Stop	NP	C	P	C	P	
Waste Facility, Landfill	NP	NP	C	-	NP	
Waste Facility, Transfer Station	NP	NP	C	-	NP	
Wholesale Establishment	P	P	P	-	P	

P-Permitted by Right, C-Permitted with Conditional Use Permit, NP-Not Permitted

*The existing billboard located at the southwest corner of parcel 402-15-041B shall seek Section 21-4-3.6 and Section 21-8-4.1 of the Eloy Zoning Ordinance which allows for maintenance of a legal non-conforming sign/structure.

**Applicant to work in partnership with the city to design and construct freeway pylon signage on an indefinite timeline.

2. Development Standards

Development Standards are amended as needed in order to create and implement an envisioned development plan that is sensitive to surrounding existing and future land uses, but also allows for a cohesive character to the area. By providing flexibility with the applicable Development Standards, a variety of complimenting uses can respectively coexist and create a sense of vibrancy in the community. In addition to the listed Development Standards in **Table D – Development Standards**, Design Guidelines have also been incorporated to ensure thoughtful building placement and design.

Table D – Development Standards

Development Standard	BP	I-1	I-2	C-2	Proposed I-2 PAD
MIN. LOT DIMENSIONS:					
Lot Width	60'	100'	100'	-	- ⁵
MIN. SETBACKS:					
Front	20' ¹	20' ¹	30' ¹	20' ¹	20' ¹
Side	15' ²	15' ²	20' ²	15' ²	15' ²
Side, Adjacent to Residential	30' ¹	50' ¹	75' ¹	30' ¹	30' ¹
Street Side	10'	15'	15'	10'	10'
Rear	15'	15'	20'	20'	15'
Rear, Adjacent to Residential	30'	50'	75'	30'	30'
Rear, Adjacent to Union Pacific Railroad	30'	50'	75'	30'	30'
MAX. LOT COVERAGE	50%	60%	60%	60%	60%
MAX. BUILDING HEIGHT	45'	45'	55'	35' ³	65' ⁴

1. Front and side setback for street facing parking areas shall be a minimum of 15 feet.

2. Zero setbacks are permitted for structures if adjacent structures also have zero setbacks and regulations of the Building Code in force at the time of the review are met.

3. Unless otherwise permitted through a conditional use permit.

4. 65 feet of height is permitted except where Staff administratively approves up to 100 feet of height for accessory structures, architectural embellishments, mechanical screening, innovative and superior design, and other purposes determined by the Community Development Director and/or the Community Development Director's designee to be appropriate. The Community Development Director or the Community Development

Director's designee are hereby authorized to administratively approve such height between 85 feet and 100 feet.

5. Lot width variety encourages development options and allow for smaller development projects to occur where resources, such as rail are available that are usually provided for larger users.

3. PAD Approval Criteria & Justification

As proposed, Interstate 10-8 Business Park provides a greater benefit to the city by permitting and conditionally permitting a mix of compatible uses and development standard, that would otherwise be limited to one zoning district. Additionally, the proposed development will have a positive impact on future employment opportunities for the area by providing an iconic employment destination with economic incentives and infrastructure advancements that create a business-friendly atmosphere. Lastly, PALEF's commitment is to improve public infrastructure and create a unique sense of place, with grand entry monumentation, display a higher level of commitment to development in the area. Therefore, the criteria outlined in Chapter 21 Section 2-7.5 PAD Criteria, has been provided to weave these innovative variations into the fabric of the project through this PAD amendment.

Requested deviation from building height, as outlined in **Table D-Development Standards**, is deemed necessary in order to respond to specific and envisioned tenant needs. The proposed I-2 PAD zoning allows for uses that range from business professional to industrial with focus on innovative and employment-based businesses. In order to accommodate future end users, it is pertinent to address a range of building heights that are dictated based on the function of the building.

For example, typical industrial buildings may suggest 40' of clear height inside, resulting in a building height in the 55' range. However, in this case where the property owner's intent is to entice advanced businesses, there is the potential for a unique distribution or manufacturing use that may include multiple levels of storage platforms or automated systems, resulting in the need for increased height. This concept has been implemented in the Seattle area with the construction of Prologis with other tech hubs like New York, San Francisco, and Los Angeles following suit. Site appurtenances, such as material silos or other building specific support equipment, may be required to exceed the building height. In such cases, location and treatment of such elements shall be considered and incorporated into the overall design solution.

Additionally, business campuses and corporate headquarters often explore vertical architecture options for different reasons than an industrial based user. Therefore, the PAD proposes a condition of administrative staff approval to allow building height flexibility with a series of building step-backs. The first 300' behind the property lines along I-10, Sunland Gin Road

and Frontier Road, would encourage building heights of 65'. Between 300' and 600' the recommended maximum height would be 85' and beyond 600' with special administrative approval buildings could be up to 100' in height. The exception to this would be for silo structures typically associated with industrial uses, such as grains, liquids, and other raw materials. These silos are usually cylindrical structures with diameters of 10 to 90 feet, built from concrete or steel. Silos can be unloaded into rail cars, trucks and conveyors. These silos are iconic structures used in industrial developments, that would create a strong visual element in the skyline to further contribute to the feel of this industrial/business park along Interstate 10. This attention to design detail is further acknowledged in the Design Standards listed herein.

C. Design Guidelines

1. Landscaping

Both onsite and offsite landscaping will occur at the time of development of individual parcels, except for the primary entry monumentation at the intersection of Sunland Gin Road and the proposed West Commerce Boulevard. A Conceptual Site Plan demonstrating how parcels may be developed is provided as **Exhibit 7 – Conceptual Site Plan and Land Use**. Interstate 10-8 Business Park will comply with Chapter 21 Section 4-2 of the Eloy Zoning Ordinance, except as provided herein **Table E – Streetscape Landscaping** and **Table F- Landscape Setbacks**. Final landscape design will be determined on a case-by-case basis to suit the needs of the individual users and the specific parcels as it relates to the overall business park.

Landscaping will be designed to complement the building architecture overall design theme for the site. The Sunland Gin and First Street frontage landscaping will provide an attractive public edge to the property and accentuate the primary entrance. Perimeter site boundaries will define the parcel and provide a pleasing common boundary with adjacent sites. Enhanced landscaping will further define potential building entries with canopy trees at City-required spacing to provide shading for the parking areas. A variety of tree species, combined with a colorful combination of shrubs and groundcovers, will provide an overall landscape composition of appropriate scale to enhance the overall development and its visual impact on its surroundings. A conceptual landscape plan for the entry monument is included with this submittal to represent the level of quality and design intent for the landscape. The planting pallet will include both the Arizona Department of Water Resources, Pinal Active Management Area Low Water Use Drought Tolerant Plant List. The use of Synthetic turf is required for any landscape area desired to accomplish the look of turf grass. More specific details regarding plantings, types, locations, and quantities will be submitted as each development parcel moves forward

with Site Plan and subsequent approvals. See **Exhibit 4-Conceptual Entry Monument Concept** & **Exhibit 5-Conceptual Entry Monument Perspective**.

Table E – Streetscape Landscaping

	Required Streetscape Landscaping Planting Criteria (Per Section 4-2.5.D.2)	Proposed Streetscape Landscaping Planting Criteria
Trees	A minimum of one tree shall be required per one thousand (1,000) square feet of landscape area and a maximum of one tree shall be required per seven hundred fifty (750) square feet of landscape area, depending on area configuration, orientation, and use. All trees shall be twenty-four -inch (24") box. Calculations that result in a fraction shall be rounded up.	A minimum of one tree shall be required per one thousand two hundred fifty (1,000) ¹ square feet of landscape area and a maximum of one tree shall be required per seven hundred fifty (750) square feet of landscape area, depending on area configuration, orientation, and use. All trees shall be twenty-four -inch (24") box. Calculations that result in a fraction shall be rounded up.
Shrubs	One shrub shall also be required per two hundred fifty (250) square feet of landscape area. All shrubs shall be a minimum of five (5) gallons in size.	One shrub shall also be required per five hundred (350) ¹ square feet of landscape area. All shrubs shall be a minimum of five (5) gallons in size.
Groundcover	All groundcovers shall be a minimum of one gallon in size. One groundcover plant shall be provided per two hundred fifty (250) square feet of landscape area.	All groundcovers shall be a minimum of one gallon in size. One groundcover plant shall be provided per five hundred (350) ¹ square feet of landscape area.

1. Slightly less dense landscape requirements promote a more natural landscape and create a perception of a regulatory environment that encourages development. This also creates less landscape waste byproducts for the local landfill and uses less water.

Table F – Landscape Setbacks

Adjacent to	Landscape Width	Proposed Landscape Width
Sunland Gin Road	15 feet	15 feet
W. Commerce Blvd.	10 feet	10 feet ¹

2. Lighting

The development shall comply with Chapter 21 Section 4.5 of the City of Eloy Zoning Ordinance. Lighting plans shall be submitted with each Design Review application illustrating that on-site lighting does not exceed one-foot candle at the property line. Onsite lighting shall be dark sky compliant.

3. Screening

Specific attention to screening has been considered and is envisioned to work as both a theming element and a practical application by complementing the building's architecture and surrounding landscaping. Screening used at the entrance of properties shall enhance the entry, complement the building's architecture, and shall not impair traffic safety by obscuring views, therefore following the City of Eloy's sight visibility requirements.

Long expanses of exposed wall surfaces shall be architecturally designed and/or landscaped to prevent monotony. Further, decorative monuments, gates and/or fences in combination with landscaping should be used to provide continuity at the street where openings occur due to driveways or other breaks in the sidewalk or building wall. Chain link fencing is prohibited.

Loading docks are a likely function of the industrial based users and shall therefore be located to the side or rear of the lot, where they can function efficiently but also be located sensitively without detracting from the aesthetics of the building or overall site.

4. Architecture

The design of a mixed-use Business Park, with associated industrial and business facilities requires a specific response to anticipated tenant requirements combined with careful aesthetic consideration. Since the future tenants are unknown at this time, the design palette must remain flexible and sensitive to future development.

Buildings may take specific design characteristics, if a tenant is identified prior to development, or may be more standard, should the building be designed to appeal to a broad range of potential tenants.

In order to plan for both scenarios, attention to design standards is explored to accommodate flexibility and sensitivity for existing and future occupants. An example of this is the attention to scale. Building scale is an important consideration when looking at the overall design. "Freeway scale" addresses the vehicles at higher speed, with limited and distant views. This perspective applies to development adjacent to I-10. To accommodate these characteristics, elements should be larger and more dominant, this allows for visual ease for automobiles on the freeway. Similarly, any building with a considerable setback should be scaled accordingly. The level of detail increases adjacent to potential building entries where pedestrian scale elements should be introduced.

Color and pattern will be used to 'break down the mass' and develop visual interest that creates an overall pleasing aesthetic. The color palette may include a range from warm to cool neutrals that respect the surrounding desert hues and may include limited color accents to provide additional interest or address corporate imaging. Building form may include articulations to provide variation in dimensionality that respond to environmental conditions such as shade, shadow, and solar gain. Materials should feature primary thematic colors and textures with minimal amounts of accent materials. Accent materials should only be used where appropriate, feasible and when executed in an aesthetically pleasing manner. Building parapets will be extended above the roof line to provide screening of roof top equipment from view at adjacent public right of ways along the Casa Grande-Picacho Highway. A representative architectural collage exhibit is included to convey a representative palette of design intent. Specific details regarding architecture, materials, colors, etc. will be a part of the future design review application. See **Exhibit 6-Architectural Collage**.

5. Common & Private Areas

Any and all common open space or private infrastructure including but not limited to; sidewalks, courtyards, adjacent right of way, landscape tracts, private roadways, private utilities, etc. within the development shall be maintained by the subject development or Master Developer immediately after construction.

D. Signage

Interstate 10-8 Business Park will provide for functional and attractive signage that compliments the architecture and theming of the overall development. Once

future tenants are identified, the applicant will prepare a Comprehensive Sign Package (CSP) to provide for attractive and consistent signage for tenants and users of Interstate 10-8 Business Park, per Chapter 21 Section 4-3 of the Eloy Zoning Ordinance. This document would seek for this to be obtained through an administrative request rather than approval through City Council but would ultimately be determined by the zoning administrator. The future CSP will contain guidelines with regards to color, materials, location of wall signage, allowable areas, illumination, and configuration of logo and copy presentations.

The PAD application sets forth the general location, quantity, and maximum height of monument signage for the project. Monument signs along Sunland Gin Road and I-10, as well as onsite development identification signs along I-10 frontage will provide proper identification. Two (2) 30'-tall monument signs are proposed along Sunland Gin Road at the proposed access drive on the First Street alignment. See **Exhibits 4 & 5 – Entry Monument Concept Plan & Conceptual Entry Monument Perspective**. Monument signs will provide identity for the overall development and may include single-tenant panels, or multi-panel depending upon the future tenant user(s) of the Property. Directional signs may be located throughout the development to point users to their desired destination. These signs will utilize the established color and materials palette that is applied to the buildings in Interstate 10/8 Business Park.

Freeway Pylon Signs, as described in Chapter 21 Section 4-3.9, are envisioned to be incorporated along the frontage of Interstate 10. Specific design, height, and placement of freeway pylons will be developed to mimic the pylons used at Desert Ridge. A comprehensive sign package will be developed that will be used to provide guidance to the administrative approval of signs throughout the park.

It should also be noted, that while “Billboard” signage is listed as conditional, all existing billboards on the subject Property shall seek Section 21-4-3.6 and Section 21-8-4.1 of the Eloy Zoning Ordinance which allows for maintenance of a legal non-conforming sign/structure.

E. Circulation & Parking

The Property is well situated from a regional access perspective; it is visible from Interstate I-10 and is easily accessible. Offsite access exists to an improved fully directional interchange on Sunland Gin Road. All roadway classifications reflect the City of Eloy General Plan Circulation Element. Half-street and/or full street improvement will be constructed adjacent to individual parcel development as follows in **Table G – Existing and Proposed Roadways**. Internal roadways will additionally be constructed as needed to support onsite circulation in accordance with a Traffic Impact Analysis.

Table G - Existing and Proposed Roadways

Roadway	Classification	Proposed Improvements
Adams Road	Major Collector (80' ROW)	Half Street Improvements
Sunland Gin Road	Major Arterial (130' ROW)	Half Street Improvements
Nelson Farm Road	Local (50' ROW)	Portions vacated w/easements ¹
Interstate -10	Interstate (+/-300 ROW)	-
Internal Major Collector (Planned as – W. Commerce Blvd.)	Major Collector (80' ROW)	Half Street Improvements for 1500' from Sunland Gin Road to a future length of 3960' that terminates with a cul-de-sac until thru street improvements are warranted with a specific development related traffic statement or report
Internal Local Street	Local (50' ROW)	Full Street Improvements

1. The majority of Nelson Farm Road would be vacated and easements to be created for existing sewer and force main; any existing easements to remain or be modified.

From Sunland Gin Road, access to the site will occur at the First Street alignment to the east that will initially end at a cul-de-sac and eventually be extended into a Major Collector (80' ROW) that connects through the site parallel to I-10 connecting Sunland Gin Road and Toltec Road. This spine road will initially be a two-way, two-lane, Major Collector roadway that includes a center turn lane with a northwest to southeast alignment. Secondary access is provided from Sunland Gin Road at both Adams Street to the north and possible access from Third Street to the south. Within the site there are several Government Land Ordinance (GLO) easements that provide legal access to parcels within or adjacent to the project. These occur on section lines and dedicate an easement of 33' on either side of the section line. This project will request abandonment of specific Government Land Ordinance (GLO) easements as necessary and may elect to leave some GLO easements intact to provide access to out parcels. Due to the acquisition of the land being included with this amendment, the spine collector road will be able to provide access to Toltec Road via Coolidge Avenue, which aligns with the proposed new acreage being added to the project.

To support the proposed Industrial Park, offsite improvements will occur along Sunland Gin Road at the primary entrance to the Property, immediately adjacent

to the project site on the First Street alignment. Sunland Gin Road will be widened from a two-lane roadway to a three-lane roadway (one lane in each direction with a two-way center left turn lane) with curb, gutter, sidewalk, and roadway lighting on the east side of the street along the frontage of our project. First Street will initially serve the project site as a cul-de-sac. As the project develops the cul-de-sac will be removed and the Major Collector Road will be extended to the next logical end point. Eventually the Major Collector Road could connect to Toltec Road as a two lane, two direction road as adjacent properties continue development along this alignment. ADOT has created a Design Concept Report (DCR) for the relocation of the Sunland Gin Traffic Interchange (TI) that is not within the next ADOT five-year plan for the area. The relocated TI may become a viable option in the future. An option will be explored to extend the westbound off ramp at Sunland Gin Road in the interim. The initial realignment of Sunland Gin Road has also been shown to consider how this future alignment will affect the entrance to the site. The Major Collector will be dedicated to the City as public right of way.

F. Infrastructure & Utilities

1. Drainage

The grading and drainage for the site will be designed to retain the 100-yr, 2-hour storm event and pass the historic flows through the site in accordance with Pinal County Floodplain Administration and the City of Eloy's drainage design guidelines. A conditional letter of map revision may be obtained, and the associated Flood Insurance Rate Maps (FIRM) will be provided as this process moves forward. All building floors will be set a minimum of 1-ft. above the 100-yr water surface elevation. Off-site drainage entering the site from under the freeway, railroad or from the overland flows from the south will be routed to a large regional retention basin along the south end of the project. Once stormwater is captured within the basin, it will be conveyed via drainage channels along the railroad or through the site until it reaches the historic outfall location to the north. All on-site drainage will be conveyed via overland flow, or an underground storm drain system across parking lots, truck areas and open spaces where it will be routed to either surface retention basins or underground retention tanks. The required storage volume will dissipate within 36 hours via a combination of natural percolation and drywells. Any and all oversizing of infrastructure requests shall follow the provisions set forth in the proposed Development Agreement. See **Exhibit 11 – FEMA Physical Map Revision-Special Flood Hazard Area Changes Map**.

2. Water

Water is provided to the site by the City of Eloy. There is an existing 12-inch waterline that runs along the north side of the Interstate 10 frontage and will provide adequate water for the initial smaller projects. It is understood that a water tank and well site will be required as the property develops with larger users. The City of Eloy has indicated that they will support interim solutions to the water service to allow phasing of infrastructure as long as

the master developer's engineer can demonstrate that the fire protection and domestic service demands can be met for a specific use. The means of phasing and required infrastructure will be provided to the City of Eloy within a formal water report for the project during the initial phases of the development. Any and all oversizing of infrastructure requests shall follow the provisions set forth in the proposed Development Agreement. See **Exhibit 10 – Conceptual Water Plan.**

3. Wastewater

Sewer is provided by the City of Eloy via a large capacity sewer pump station located near the northern portion of the site. It is understood that the Sunland Gin lift station was designed under a previous development agreement (which has been satisfied) and has an additional capacity of 522,000 gallons per day allocated to Interstate 10/8 Business Park, formally the Desert Greens project which is adequate to service this project. The means of phasing and required infrastructure will be provided to the City of Eloy within a formal sewer report for the project during the initial phases of the development. Any and all oversizing of infrastructure requests shall follow the provisions set forth in the proposed Development Agreement. See **Exhibit 9 – Conceptual Sewer Plan.**

4. Revitalization District

PALEF reserves the right to partner with the City of Eloy in a Revitalization District (RD) for the purpose of funding any and/or all cost of the infrastructure required for the development plan. This shall include the right to include dry utilities such as gas, electrical, cable and fiber as it is brought onto the Property. This district shall also reserve the right to enter into agreements with the City to provide Police Services and Waste Management Services. Please note that Fire Service is planned to be provided by the Eloy Fire District and not the city.

G. Phasing

Development of Interstate Business 10-8 Business Park reserves the right to be phased in accordance with market demand. The specific phasing sequence is unknown at this time. Individual site plans will be submitted to the City of Eloy per the Site Plan process as individual end users develop their respective sites. All on and offsite infrastructure and improvements will be constructed according to the subject development parcel.

IV. Administration

A Development Agreement ("DA") will be developed between the city and the Developer shortly after this application has been approved by City Council. The Property shall develop in accordance with the approved provisions of the Development Agreement, this PAD, and City of Eloy Zoning Ordinance. Should conflict arise between

any of these governing documents, precedence in the order of; Development Agreement, PAD, City of Eloy Zoning Ordinance shall apply.

Given PALEF and the City of Eloy's partnership and joint vision for a highly operable and distinguished Business Park, the property is subject to expedited and administrative level reviews. Upon approval of the PAD, the Community Development Director shall continue this collaboration by prioritizing any and all amendments and subsequent applications involving administrative and City Council action. An example of this commitment could be the exercise of calling a Special City Council meeting at the request of the property owner(s) and with prior approval from the City Manager, which may be a standing approval once obtained.

V. Amendments

Amendments to this PAD shall be classified as either a Minor, or Major amendment.

Major amendments are any change to this PAD that:

1. Request for a residential land use, other than High Density Residential (HDR).
2. Change zoning boundaries affecting more than 25% of the overall acreage.
3. Any change in a stipulation of approval.
4. A net change addition of employment square feet or dwelling units in excess of 25% of the original completed space or units on the subject property.

All Major Amendments shall be reviewed and approved per Chapter 21 of the Eloy City Code.

Minor Amendments shall be any request that is not classified as a Major Amendment, as defined above, or is determined by the Community Development Director to be a Minor Amendment. In general, Minor PAD Amendments are adjustments that do not substantively alter the original character and/or intent of the development plan and the approved I-2 PAD zoning. Minor amendments shall be reviewed and approved by the Community Development Director or their designee.

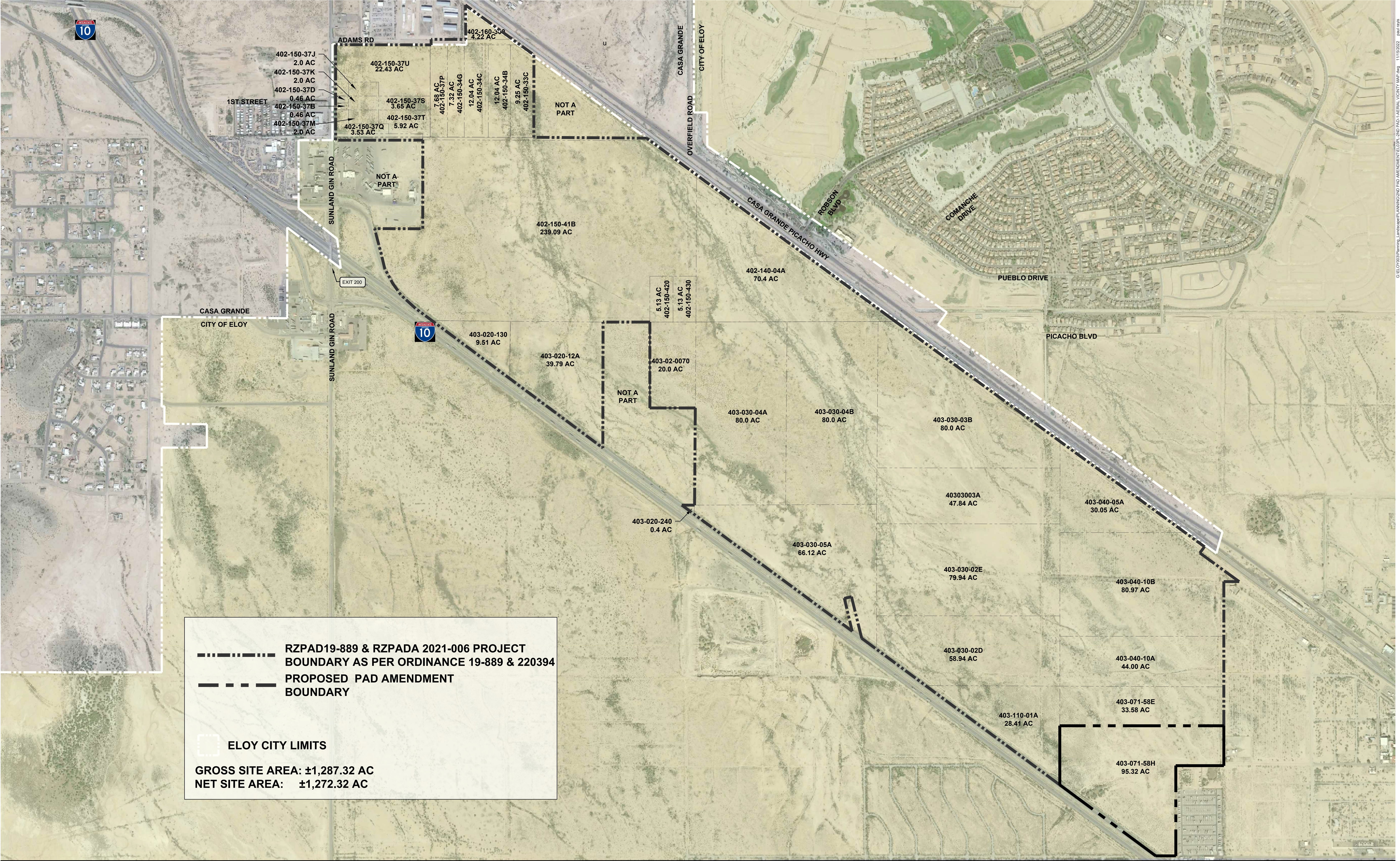
It is acknowledged that the conceptual nature of the Interstate 10-8 Business Park and the inevitability that development proposed after the approval of this PAD may be subject to different market, social, economic, and other factors. Therefore, amendments are anticipated and expected to be expedited in order to accomplish the future user and City's economic goals.

VI. Conclusion

This second PAD amendment and the proposed conceptual sketch plans describe and allow for a healthy and orderly development of Interstate 10-8 Business Park. Two sketch concepts have been provided as examples of how the development could occur over time to ultimate build out. See the Conceptual Site Plan; attached as **Exhibit 7**. Much of the Property is already zoned General Industrial (I-2) and the site is within a General Plan land use designation (General Industrial) that encourages this type of development. The proposed development is consistent in substance and location with the development objectives of the General Plan. The development will complement the surrounding area and provide substantial benefits, including much needed retail, restaurants, hotels and employment opportunities to the City of Eloy. The legal description for the development has been included as **Exhibit 12**.

Exhibits

- 1 – Aerial/Vicinity Map
- 2 – Zoning Map
- 3 – Proposed Zoning Map
- 4 – Entry Monument Concept/Landscape Plan
- 5 – Conceptual Entry Monument Perspective
- 6 – Architectural Collage
- 7 – Conceptual Site Plan & Land Use
- 8 – Architectural Hotel & Restaurant Collage
- 9 – Conceptual Sewer Plan
- 10 – Conceptual Water Plan
- 11 – FEMA FIRM MAPS
- 12 – Legal Description
- 13 – Conceptual Circulation Plan
- 14 – Conceptual Phasing Plan

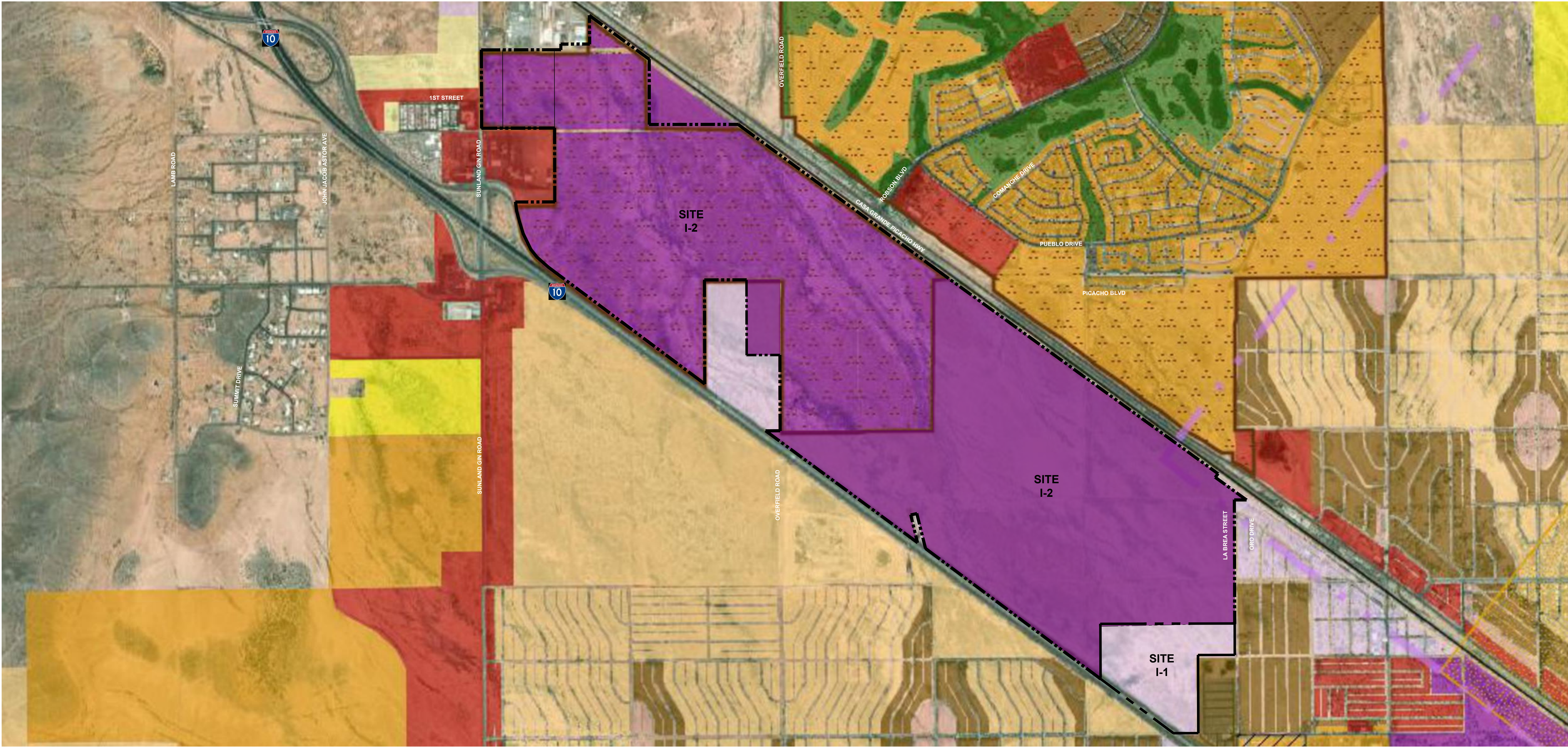


interstate 10-8 business park - 2nd PAD Amendment
Exhibit 1 - Aerial & Vicinity Map

CASE #: RZPADA2022-042


0 600 1200 Feet
This plan is for conceptual purposes only
Not to be used for construction
11/15/2022
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Eloy, Arizona

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Existing Zoning

LEGEND

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.)

R-2 Small Lot Residential (6-10 du/acre)

R-3 Multiple Family Residential (10-24 du/acre)

C-1 Neighborhood Commercial

C-2 Community Commercial

MU Mixed Use

Planned Area Development

BP Business Park

I-1 Light Industrial

I-2 General Industrial

PF Public Facility

OSC Open Space Conservation

OSR Open Space Recreational

Exist PAD Project Boundary

New portion being added with PAD amendment

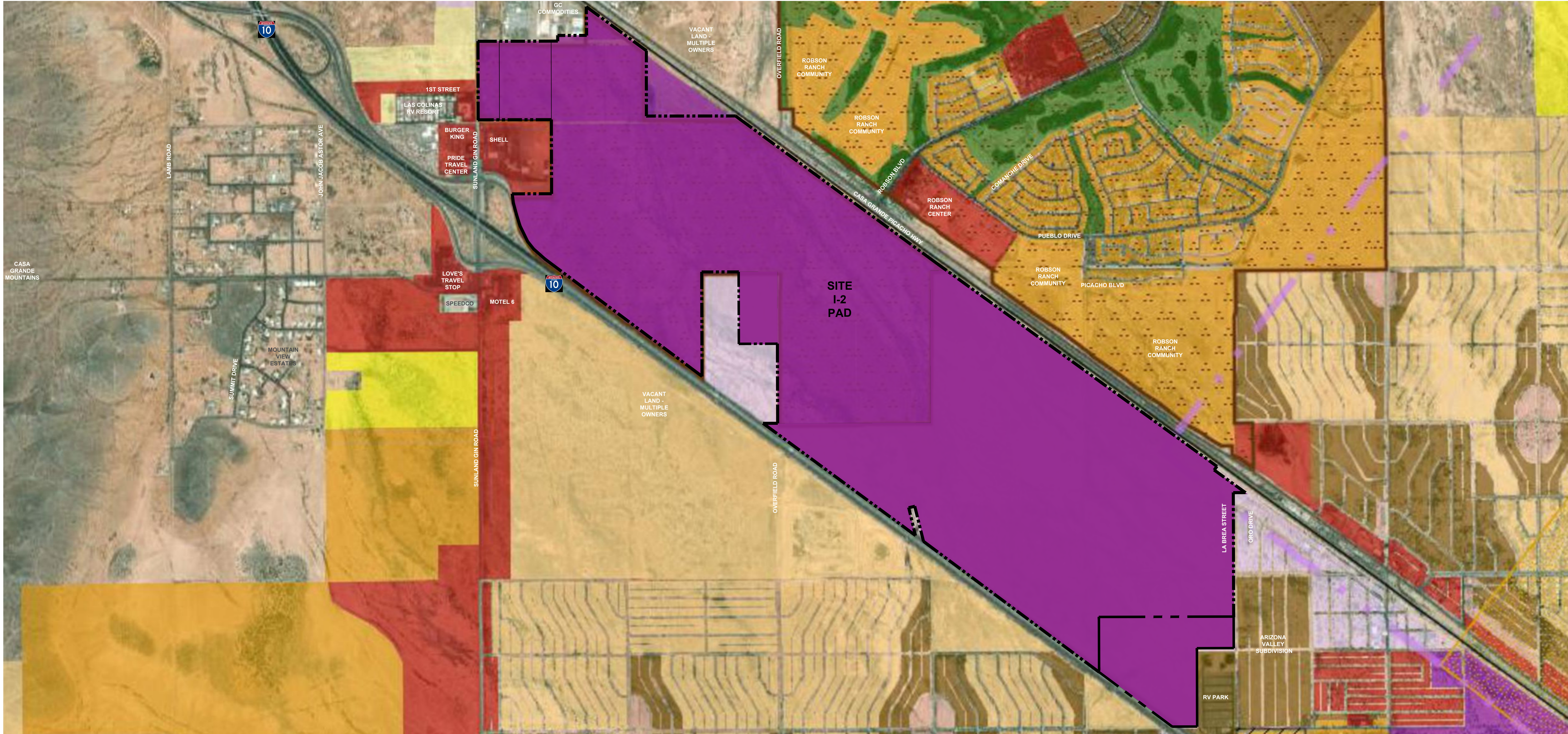
Airport Influence Area

interstate 10-8 business park - 2nd PAD Amendment
Exhibit 2 - Existing Zoning Map

CASE #: RZPADA2022-042

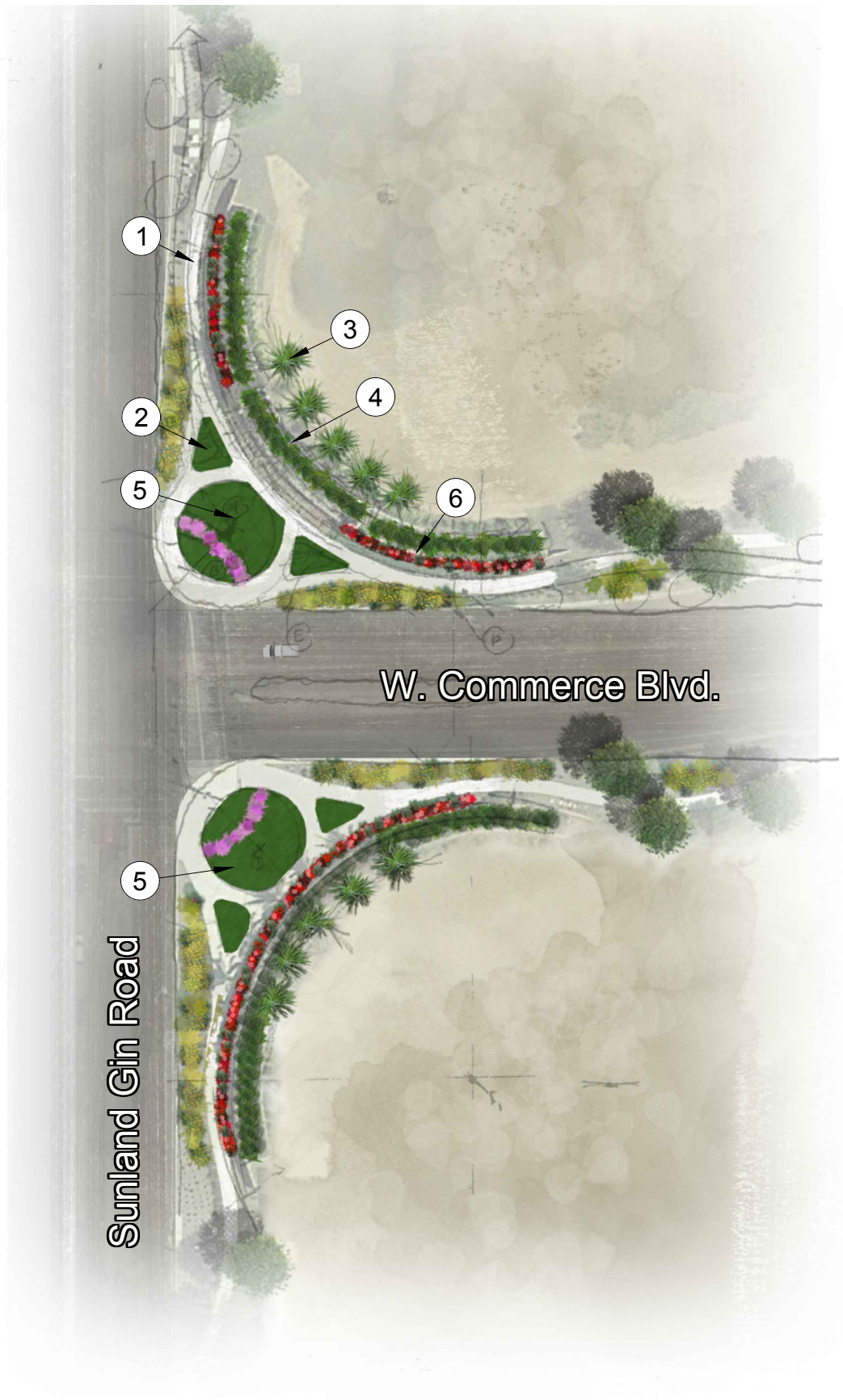
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Proposed Zoning

LEGEND			
R1-54 Estate Residential (1.25 acres/du)	R-2 Small Lot Residential (6-10 du/acre)	BP Business Park	OSC Open Space Conservation
R1-43 Estate Residential (43,560 sq. ft.)	R-3 Multiple Family Residential (10-24 du/acre)	I-1 Light Industrial	OSR Open Space Recreational
R1-12 Single Family Residential (12,000 sq. ft.)	C-1 Neighborhood Commercial	I-2 General Industrial	CI-2 Industrial (PINAL COUNTY)
R1-6 Single Family Residential (6,000 sq. ft.)	C-2 Community Commercial	PF Public Facility	CB-2 Commercial Business (PINAL COUNTY)
	MU Mixed Use		
		Exist PAD Project Boundary	
		New portion being added with PAD amendment	
		Airport Influence Area	



KEY NOTES

- ① PEDESTRIAN SIDWWALK
- ② ANNUAL FLOWER BED, TYP.
- ③ DATE PALM TREES
- ④ STANDING SIGN LETTERING
- ⑤ SYNTHETIC TURF, TYP
- ⑥ CULTURED STONE FACED ENTRY MONUMENT



interstate 10-8 business park - 2nd PAD Amendment
Exhibit 5 - Conceptual Entry Monument Perspective

CASE #: RZPADA2022-042

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PALEF, LLC





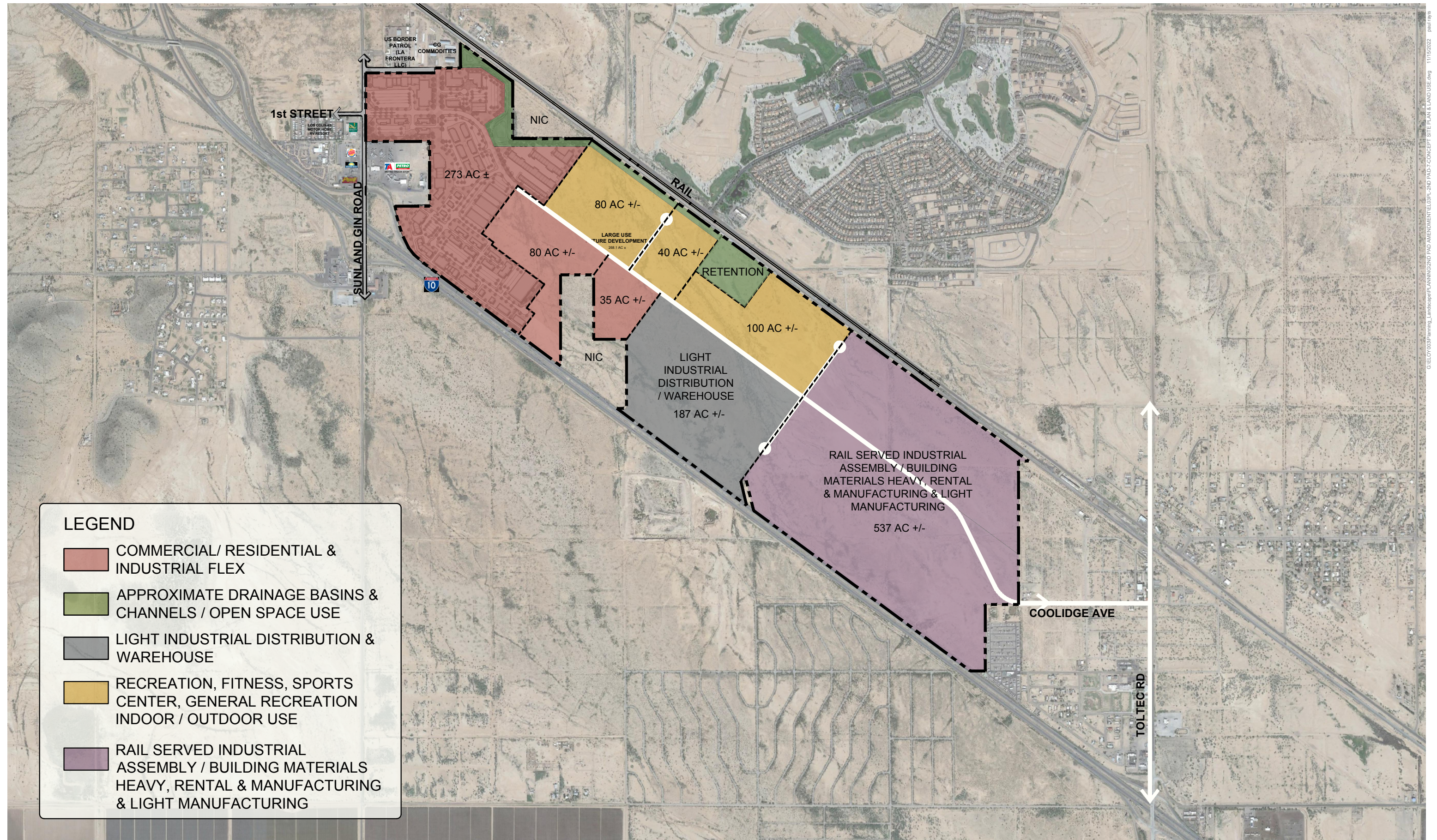
interstate 10-8 business park - 2nd PAD Amendment

Exhibit 6 - Architectural Collage

CASE #: RZPADA2022-042

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Eloy, Arizona
PALEF, LLC

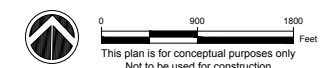




interstate 10-8 business park - 2nd PAD Amendment

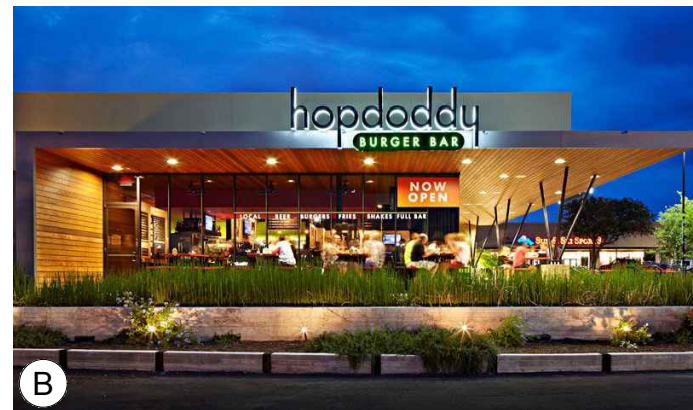
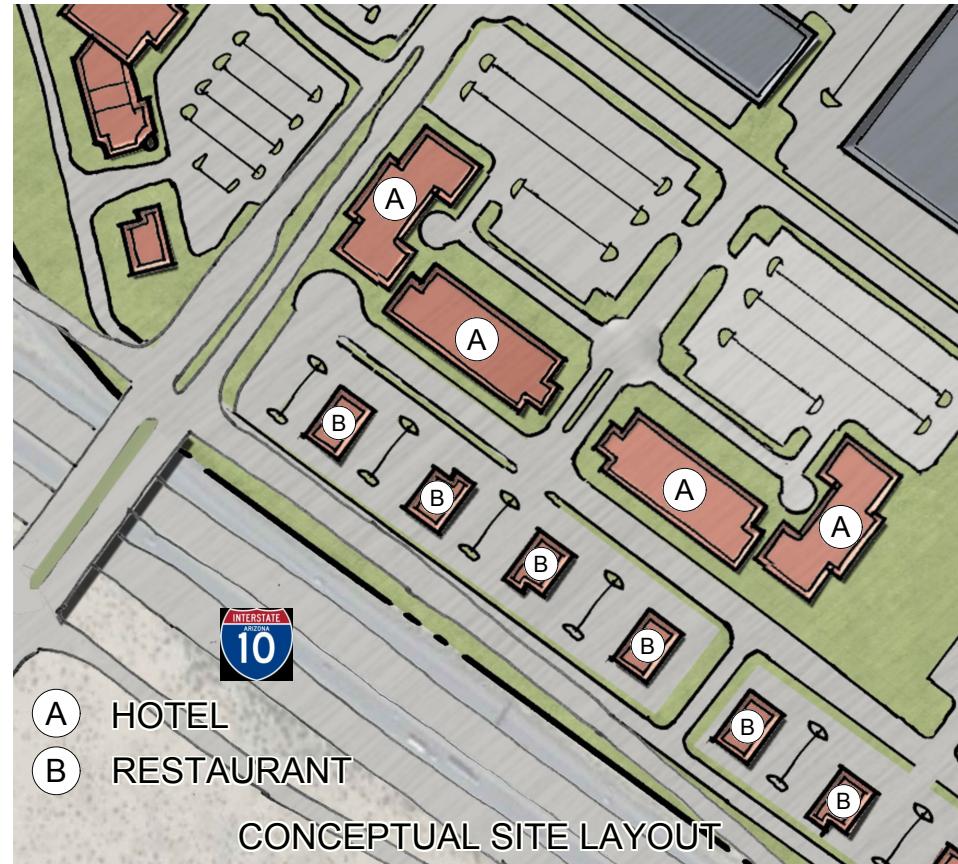
Exhibit 7 - Conceptual Site Plan & Land Use

CASE #: RZPADA2022-042



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Eloy, Arizona





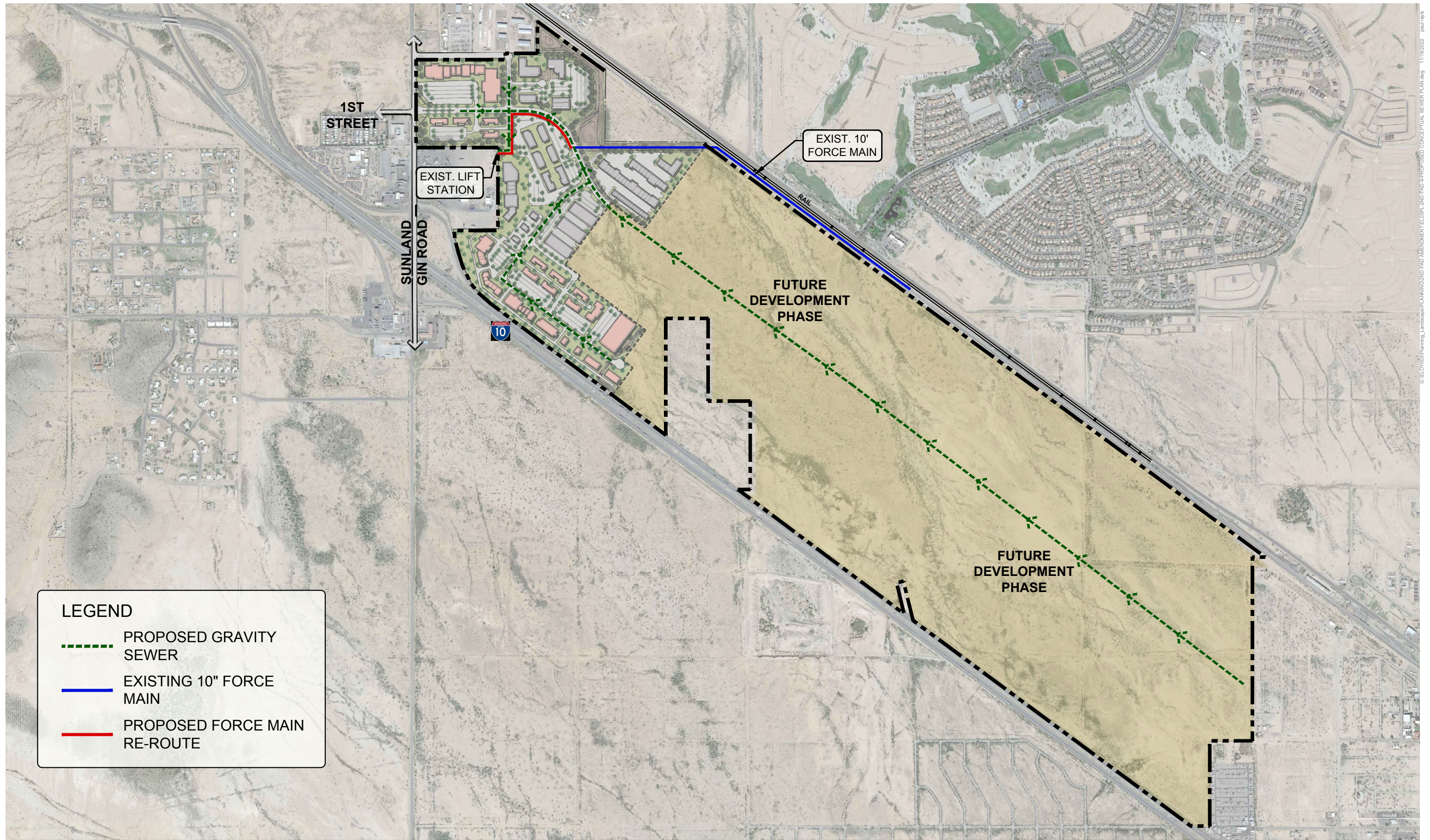
interstate 10-8 business park - 2nd PAD Amendment Exhibit 8 - Architectural Hotel & Restaurant Collage

CASE #: RZPADA2022-042


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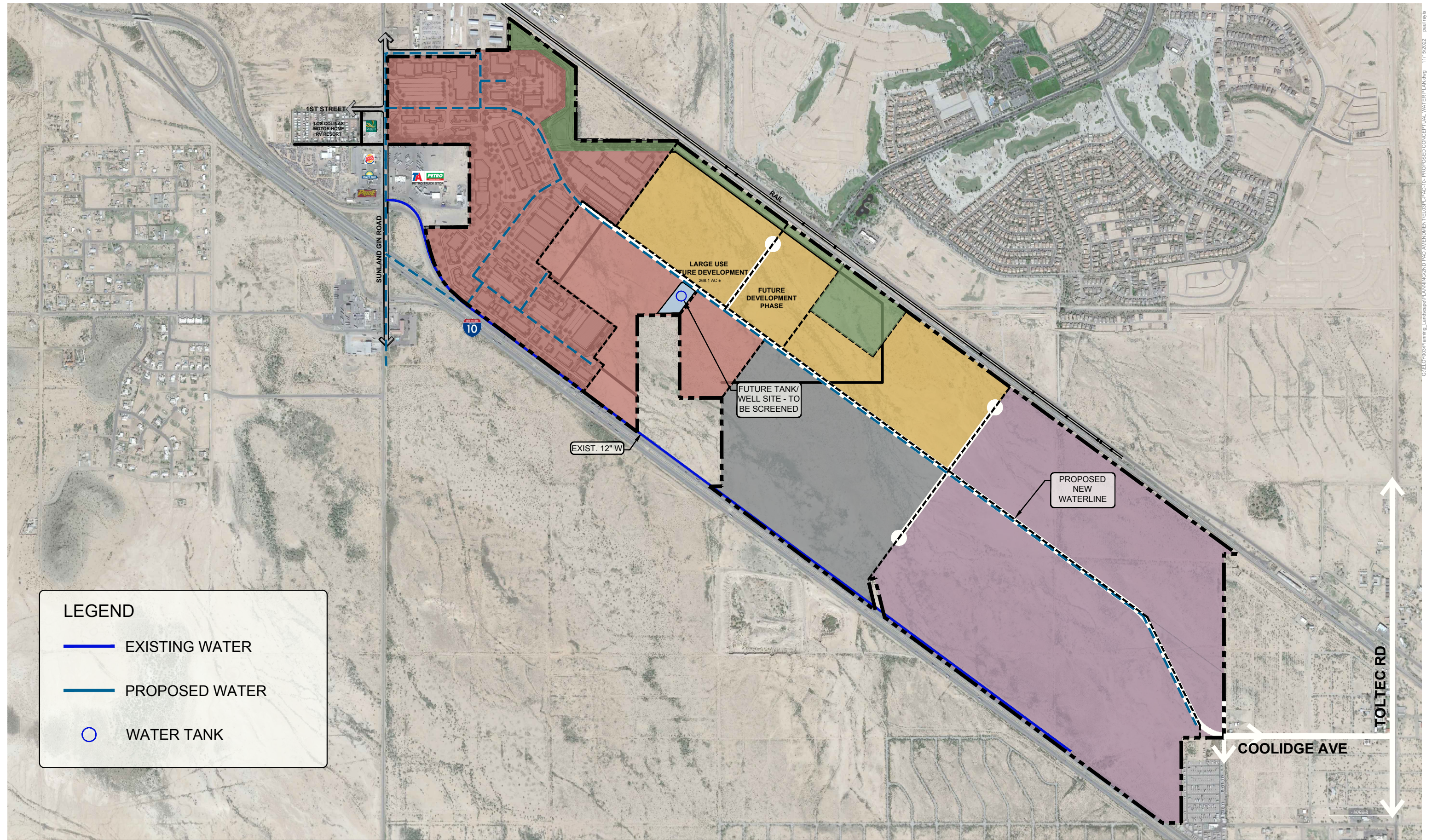
interstate 10-8 business park - PAD Amendment
 Exhibit 9 - Conceptual Sewer Plan

CASE #: RZPADA2022-042


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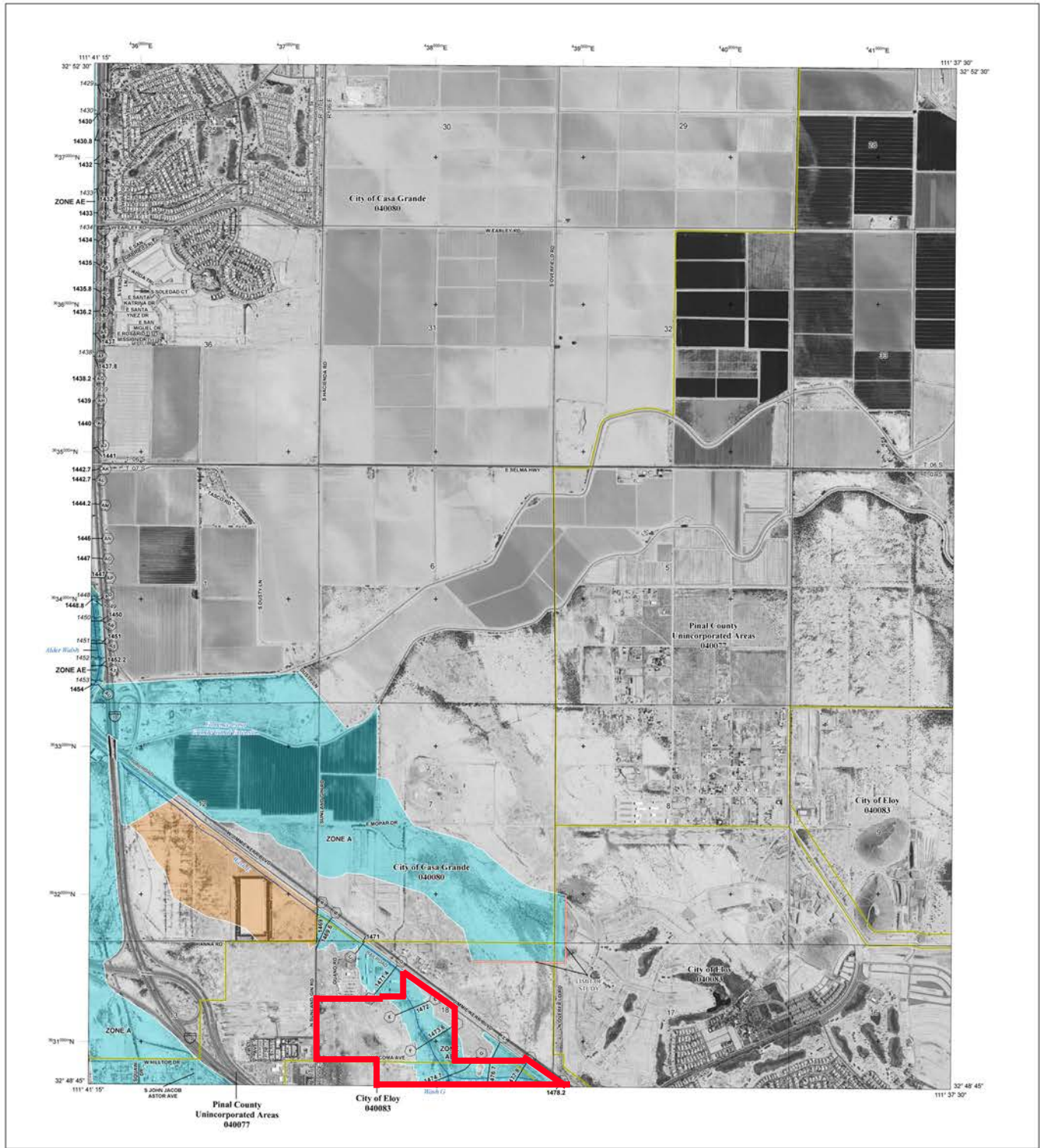
interstate 10-8 business park - PAD Amendment

Exhibit 10 - Conceptual Water Plan

CASE #: RZPADA2022-042

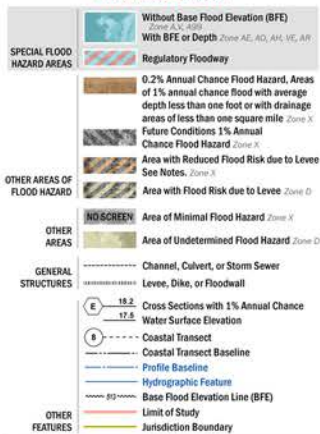
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FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)



NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including National Flood Insurance Program (NFIP) maps, or the National Flood Insurance Program in general, please call the FEMA Map Information Exchange at 1-877-FEMA-8087 or visit the FEMA Map Service Center website at msc.fema.gov. Available products may include preliminary flood, Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Exchange.

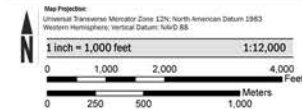
Communities receiving and/or adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be obtained directly from the Map Service Center at the number listed above.

For community and county maps, please refer to the Flood Insurance Study report for this jurisdiction.

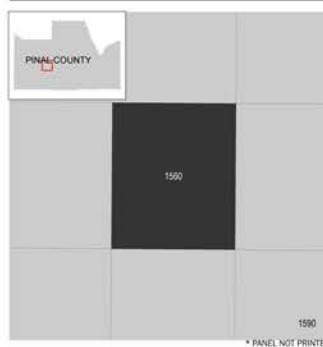
To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6623.

Base map information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). This information was derived from digital orthophotography at a 2-foot resolution from photography dated 2016.

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PINAL COUNTY, AZ
And Incorporated Areas
Panel 1560 or 2575



COMMUNITY	NUMBER	PANEL	SUFFIX
CASA GRANDE, CITY OF	040080	1560	F
ELOY, CITY OF	040083	2560	F
PINAL COUNTY	040077	1560	F

VERSION NUMBER
2.3.3.0
MAP NUMBER
04021560F
MAP REVISED
MAY 16, 2019

MAP REVISED
MAY 16, 2019

EXHIBIT 12
LEGAL DESCRIPTION
OVERALL ZONING GROSS PARCELS

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, THOSE PORTIONS OF SECTION 18, SECTION 19, AND THE NORTHWEST QUARTER OF SECTION 20, THE WEST HALF OF SECTION 21, THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 20, AND THE EAST QUARTER CORNER OF SAID SECTION 19, MARKED BY A BRASS CAP FLUSH STAMPED "GENERAL LAND OFFICE" FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 20, AND THE NORTHEAST CORNER OF SAID SECTION 19, MARKED BY A BRASS CAP FLUSH STAMPED "GENERAL LAND OFFICE" BEARS NORTH 00°19'40" EAST, A DISTANCE OF 2645.32 FEET;

THENCE NORTH 00°19'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, AND THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 1322.89 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19, MARKED BY AN IRON BAR & TAG STAMPED "LS 5713;"

THENCE NORTH 89°51'33" WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 671.97 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19, MARKED BY AN IRON BAR & CAP STAMPED "21081 T. ROPE;"

THENCE NORTH 00°16'23" EAST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 1323.07 FEET NORTHWEST CORNER OF THE EAST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19, MARKED BY AN IRON BAR WITH NO CAP;

THENCE NORTH 89°48'15" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 673.11 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19, MARKED BY AN IRON BAR WITH NO CAP;

THENCE SOUTH 00°12'53" WEST, A DISTANCE OF 1776.65 FEET TO A 1/2" REBAR & TAG STAMPED "LS 21081," SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 10,

THE FOLLOWING SIX COURSES ARE ALONG SAID RIGHT OF WAY LINE:

THENCE NORTH 53°48'33" WEST, A DISTANCE OF 1661.69 FEET TO A 1/2" REBAR WITH NO CAP, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE NORTH 53°47'38" WEST, A DISTANCE OF 1359.54 FEET TO A 1/2" REBAR & TAG STAMPED "LS 5713;

THENCE NORTH 53°47'57" WEST, A DISTANCE OF 465.14 FEET TO A BRASS CAP FLUSH STAMPED "ARIZONA DEPARTMENT OF TRANSPORTATION;"

THENCE NORTH 42°32'21" WEST, A DISTANCE OF 254.58 FEET TO A BRASS CAP FLUSH STAMPED "ARIZONA DEPARTMENT OF TRANSPORTATION;"

THENCE NORTH 28°50'34" WEST, A DISTANCE OF 331.32 FEET TO A BRASS CAP FLUSH STAMPED "ARIZONA DEPARTMENT OF TRANSPORTATION;"

THENCE NORTH 15°07'51" WEST, A DISTANCE OF 600.43 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY LINE, SOUTH 89°46'26" EAST, A DISTANCE OF 684.58 FEET;

THENCE NORTH 00°03'23" WEST, A DISTANCE OF 1288.42 FEET;

THENCE SOUTH 89°46'26" EAST, A DISTANCE OF 1277.31 FEET;

THENCE SOUTH 89°46'35" EAST, A DISTANCE OF 2034.77 FEET TO A POINT ON THE SOUTH LINE OF A 200.00 FOOT RIGHT OF WAY LINE FOR THE SOUTHERN PACIFIC RAILROAD;

THENCE SOUTH 53°47'39" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4091.30 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, SAID POINT BEING MARKED BY A 1/2" REBAR WITH NO CAP;

THENCE SOUTH 53°48'15" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 309.08 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE SOUTH 53°48'17" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 5934.54 FEET;

THENCE SOUTH 36°12'21" WEST, A DISTANCE OF 101.10 FEET;

THENCE SOUTH 53°47'39" EAST, A DISTANCE OF 636.51 FEET TO A POINT ON THE NORTH LINE OF THE SUBDIVISION PLAT OF "TOLTEC/ARIZONA VALLEY UNIT TWENTY-NINE AS RECORDED IN BOOK 13 OF MAPS PAGE 69 OF OFFICIAL RECORDS OF PINAL COUNTY ARIZONA;

THENCE NORTH 89°44'42" WEST, A DISTANCE OF 219.45 FEET, ALONG SAID NORTH LINE, TO THE NORTHWEST CORNER OF SAID SUBDIVISION PLAT, SAID POINT ALSO BEING ON THE NORTH -SOUTH MID SECTION LINE OF SAID SECTION 21, SAID POINT MARKED BY A FOUND IRON PIPE WITH A TAG STAMPED "38001;"

THENCE SOUTH 00°25'10" WEST, ALONG THE WEST LINE OF SAID SUBDIVISION PLAT, AND THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 21, A DISTANCE OF 1320.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 21, MARKED BY A 1" FOUND IRON PIPE FILLED WITH CONCRETE WITH A TAG STAMPED "37174;"

THENCE SOUTH 00°44'23" EAST, ALONG THE NORTH -SOUTH MID SECTION LINE OF SAID SECTION 28, A DISTANCE OF 591.46 FEET, TO A POINT MARKED BY AN IRON BAR & CAP STAMPED "35395;"

THENCE SOUTH 89°43'44" EAST, A DISTANCE OF 2653.40 FEET, TO A POINT MARKED BY AN IRON BAR & CAP STAMPED "25935;"

THENCE SOUTH 00°52'07" EAST, A DISTANCE OF 779.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 10, SAID POINT MARKED BY AN ALUMINUM CAP FLUSH STAMPED "ARIZONA HIGHWAY DEPT. 1963;"

THE FOLLOWING FIVE COURSES ARE ALONG SAID NORTHERLY RIGHT OF WAY LINE:

THENCE NORTH 53°47'50" WEST, A DISTANCE OF 2292.63 FEET TO A POINT MARKED BY AN ALUMINUM CAP FLUSH STAMPED "ARIZONA HIGHWAY DEPT. 1963;"

THENCE NORTH 53°47'36" WEST, A DISTANCE OF 1009.49 FEET TO A POINT MARKED BY AN ALUMINUM CAP FLUSH STAMPED "ARIZONA DEPT. OF TRANSPORTATION LS 21782 2017;"

THENCE NORTH 53°47'50" WEST, A DISTANCE OF 1140.59 FEET TO A POINT MARKED BY AN ALUMINUM CAP FLUSH STAMPED "ARIZONA DEPT. OF TRANSPORTATION;"

THENCE NORTH 53°47'32" WEST, A DISTANCE OF 2110.15 FEET TO A POINT MARKED BY AN ALUMINUM CAP FLUSH STAMPED "ARIZONA HIGHWAY DEPT. 1963;"

THENCE NORTH 53°52'09" WEST, A DISTANCE OF 179.15 FEET TO A POINT MARKED BY AN ALUMINUM CAP FLUSH STAMPED "ARIZONA DEPT. OF TRANSPORTATION LS 21782 2017," SAID POINT BEING ON THE EAST-WEST MID SECTION LINE OF SAID SECTION 19,

THENCE SOUTH 89°53'04" EAST, ALONG SAID EAST-WEST MID SECTION LINE, A DISTANCE OF 146.12 FEET **TO THE POINT OF BEGINNING.**

SAID PARCEL CONTAINS 47,984,563 SQUARE FEET, OR 1101.574 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING PORTION OF THE SOUTHEAST QUARTER OF SAID SECTION 18:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 18, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "GENERAL LAND OFFICE" FROM WHICH THE CENTER CORNER OF SAID SECTION 18 MARKED BY A 1" PIPE WITH TAG STAMPED "LS 37174" BEARS NORTH 89°46'35" WEST, A DISTANCE OF 2696.34 FEET;

THENCE SOUTH 00°02'29" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 149.96 FEET TO A POINT ON THE NORTHERLY LINE OF A 110.00 FOOT RIGHT OF WAY FOR U.S. HIGHWAY 84;

THENCE NORTH 53°47'39" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 255.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 89°46'35" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 206.06 FEET **TO THE POINT OF BEGINNING.**

SAID PARCEL CONTAINS 15,464 SQUARE FEET, OR 0.355 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING PORTIONS OF THE NORTH HALF OF SAID SECTION 18:

BEGINNING AT THE CENTER CORNER OF SAID SECTION 18 MARKED BY A 1" PIPE WITH TAG STAMPED "LS 37174" FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 18, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "GENERAL LAND OFFICE" BEARS SOUTH 89°46'35" EAST, A DISTANCE OF 2696.34 FEET;

THENCE NORTH 89°46'26" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 674.22 FEET TO

A POINT ON THE WEST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE SOUTH 00°03'44" EAST, ALONG SAID WEST LINE, A DISTANCE OF 0.47 FEET TO A REBAR WITH NO TAG;

THENCE NORTH 89°49'33" WEST, A DISTANCE OF 240.34 FEET TO A REBAR WITH NO TAG;

THENCE NORTH 89°39'30" WEST, A DISTANCE OF 252.11 FEET TO A PK NAIL WITH TAG STAMPED "LS 42137"

THENCE NORTH 89°45'13" WEST A DISTANCE OF 100.91 FEET TO A 1/2" REBAR WITH NO CAP, SAID POINT BEING ON THE EAST LINE OF A WARRANTY DEED CONVEYED TO THE CITY OF ELOY AS RECORDED IN DOCKET 423, PAGE 76 OF OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 00°08'09" WEST, ALONG SAID WARRANTY DEED, A DISTANCE OF 40.00 FEET TO A 1/2" REBAR & CAP STAMPED "LS 13570;"

THENCE NORTH 89°46'26" WEST, ALONG THE NORTH LINE OF SAID WARRANTY DEED, A DISTANCE OF 1269.91 FEET TO A POINT ON THE EAST LINE OF A 50.00 FOOT HIGHWAY EASEMENT AS RECORDED IN DOCKET 278, PAGE 581 OF OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 00°05'54" WEST, ALONG SAID EAST EASEMENT LINE, A DISTANCE OF 1288.43 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE SOUTH 89°45'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1382.11 FEET TO A 1/2" REBAR & CAP STAMPED "LS 42137;"

THENCE SOUTH 89°43'04" EAST, A DISTANCE OF 251.96 FEET TO A 1/2" REBAR & CAP STAMPED "LS 13570;"

THENCE SOUTH 89°47'12" EAST, A DISTANCE OF 240.07 FEET TO A POINT ON THE WEST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, SAID POINT BEING MARKED BY A 1/2" REBAR & CAP STAMPED "LS 42137;"

THENCE SOUTH 00°03'44" EAST, ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO A 1/2" REBAR & CAP STAMPED "LS 42137;"

THENCE SOUTH 89°45'26" EAST, A DISTANCE OF 674.46 FEET;

THENCE SOUTH 89°45'39" EAST, A DISTANCE OF 199.10 FEET TO A POINT ON THE SOUTH LINE OF A 200.00 FOOT RIGHT OF WAY LINE FOR THE SOUTHERN PACIFIC RAILROAD;

THENCE SOUTH 53°47'39" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 172.13 FEET TO A POINT ON THE EAST LINE OF THE WEST 337.90 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 00°03'07" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1196.23 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18,

THENCE NORTH 89°46'35" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 337.90 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 3,744,113 SQUARE FEET, OR 85.953 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 18:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18 MARKED BY A BRASS CAP FLUSH STAMPED "GENERAL LAND OFFICE" FROM WHICH THE CENTER CORNER OF SAID SECTION 18 MARKED BY A 1" PIPE WITH TAG STAMPED "LS 37174" BEARS SOUTH 00°03'07" EAST, A DISTANCE OF 2654.77 FEET;

THENCE SOUTH 00°03'07" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 1212.33 FEET TO A POINT ON THE SOUTH LINE OF A 200.00 FOOT RIGHT OF WAY LINE FOR THE SOUTHERN PACIFIC RAILROAD SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°03'07" EAST, ALONG SAID EAST LINE, A DISTANCE OF 26.47 FEET;

THENCE NORTH 89°43'51" WEST, A DISTANCE OF 664.37 FEET TO A 1/2" REBAR & CAP STAMPED "LS 42137;"

THENCE NORTH 00°01'15" WEST, A DISTANCE OF 509.81 FEET TO A POINT ON THE SOUTH LINE OF A 200.00 FOOT RIGHT OF WAY LINE FOR THE SOUTHERN PACIFIC RAILROAD;

THENCE SOUTH 53°47'39" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 823.55 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 178,160 SQUARE FEET, OR 4.090 ACRES, MORE OR LESS.

THE TOTAL COMBINED PARCEL AREA CONTAINS 51,922,300 SQUARE FEET, OR 1191.972 ACRES, MORE OR LESS.

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 36 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 591.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 36 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 749.31 FEET TO A POINT;

THENCE NORTH 89 DEGREES 38 MINUTES 33 SECONDS WEST A DISTANCE OF 663.02 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 38 MINUTES 48 SECONDS EAST A DISTANCE OF 1340.74 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 40 MINUTES 47 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 203.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 10;

THENCE NORTH 53 DEGREES 41 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2234.84 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 44 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 779.39 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 36 MINUTES 25 SECONDS EAST A DISTANCE OF 2653.98 FEET TO THE TRUE POINT OF BEGINNING;

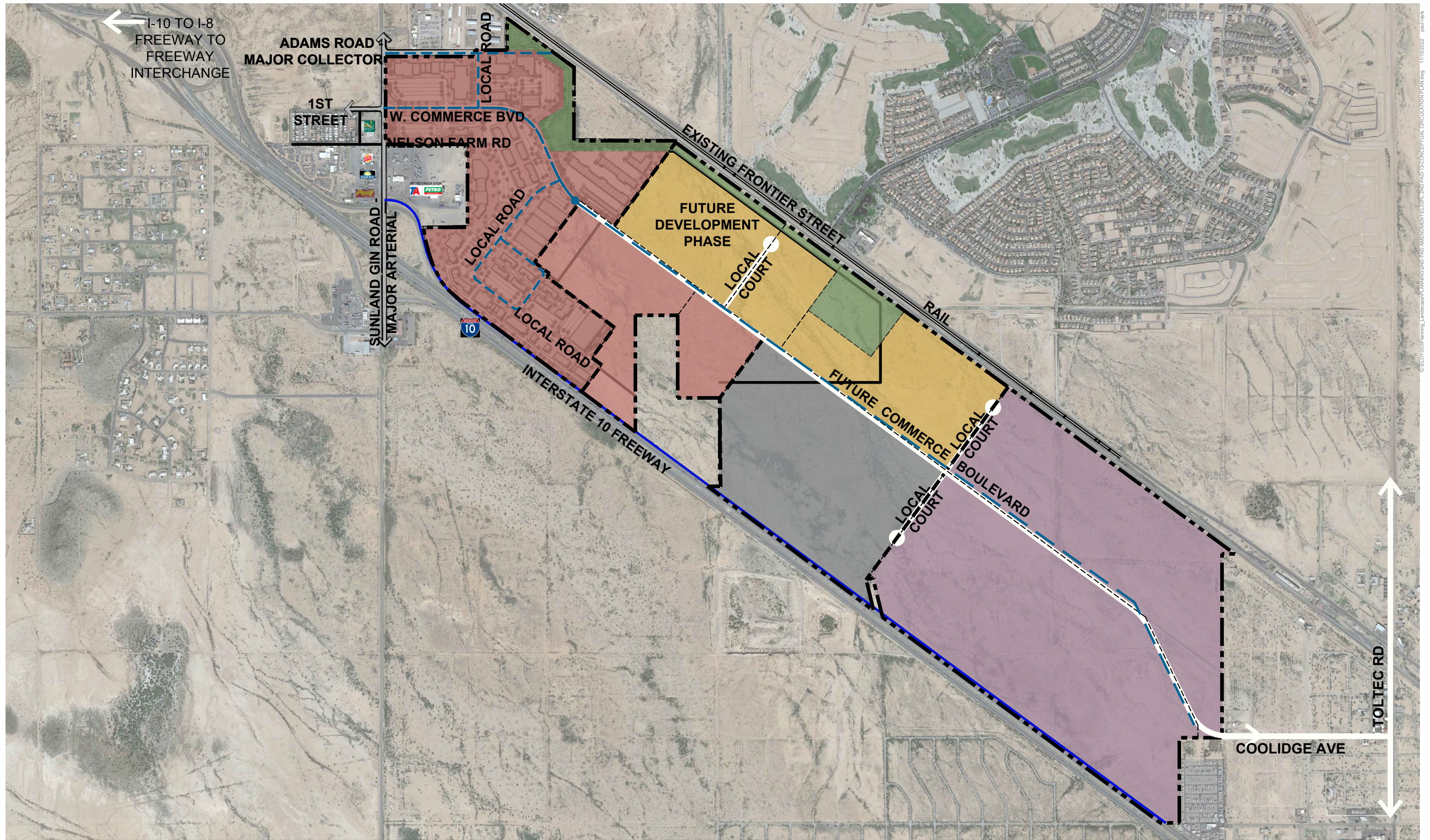
EXCEPT BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 49 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1340.71 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 89 DEGREES 50 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 25.75 FEET;

THENCE NORTH 00 DEGREES 47 MINUTES 29 SECONDS WEST A DISTANCE OF 1340.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;

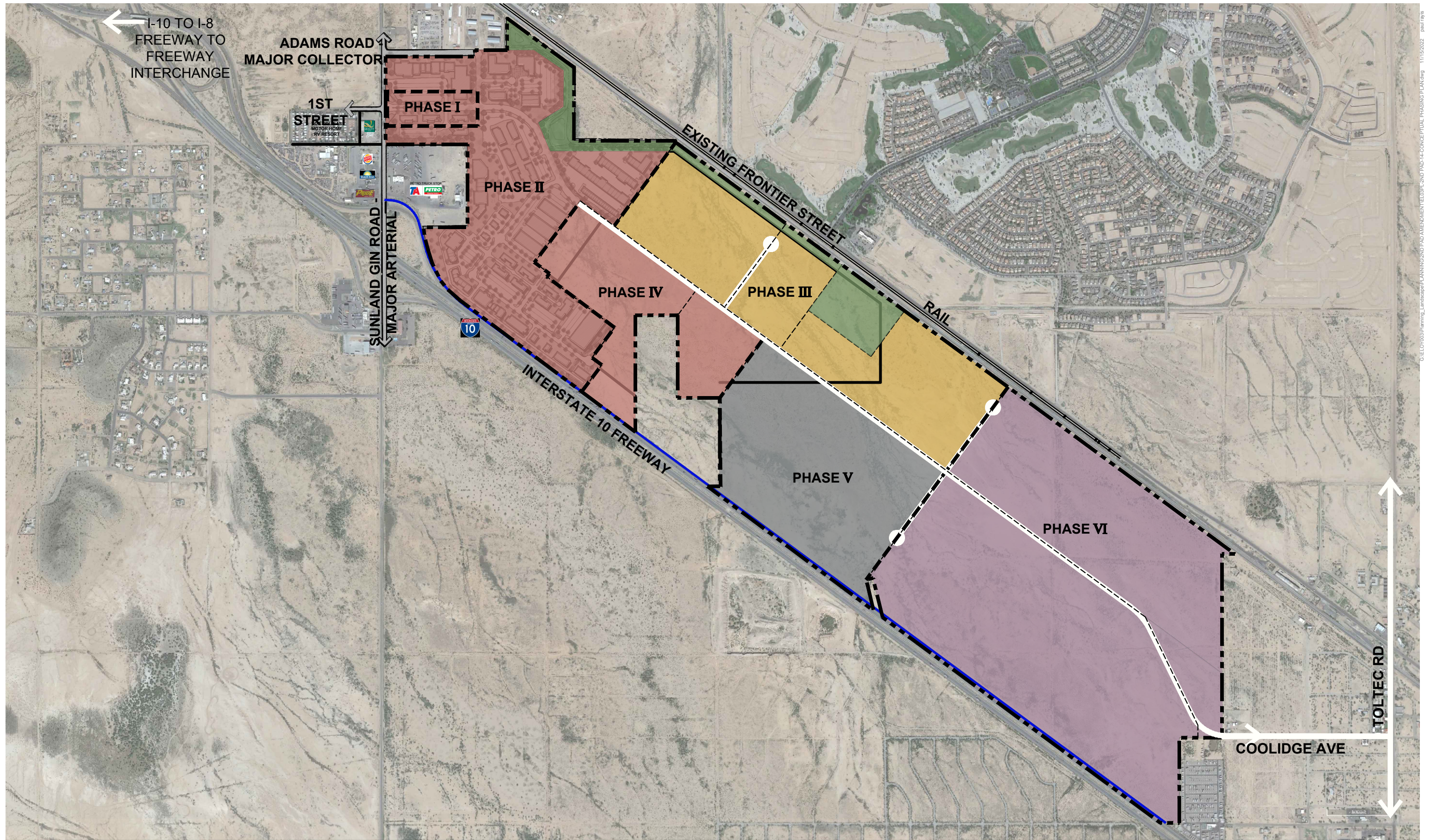
THENCE SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING; FOR A TOTAL OF 95.32 ACRES.



interstate 10-8 business park - PAD Amendment

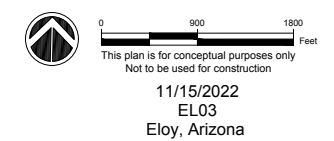
Exhibit 13 - Conceptual Circulation Plan

CASE #: RZPADA2022-042



interstate 10-8 business park - PAD Amendment Exhibit 14 - Conceptual Phasing Plan

CASE #: RZPADA2022-042



**Citizen Participation Plan
For
Interstate 10-8 Business Park
Rezoning and PAD 2nd Amendment**

**City of Eloy
ELOY, ARIZONA**

PREPARED FOR:

Petersen Arizona Land and Entitlement Fund (PALEF)

3369 E Queen Creek Road #101
Gilbert, AZ 85297

PREPARED BY:

EARL & CURLEY P.C.

3101 N CENTRAL AVENUE, SUITE 1000
PHOENIX, AZ 85012
(602) 265-0094

Submitted: November 22nd, 2022
Revised: December 5th, 2022

Case No.: RZPADA2022-042

Citizen Participation Report – Interstate 10-8 Business Park

Date: November 22nd, 2022

Purpose: The purpose of this Citizen Participation Report is to summarize how the development team informed and sought feedback from citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site submitting an application for a Rezone and 2nd PAD Amendment for the Interstate 10-8 Business Park. This 1,287-acre property is located approximately 1,275 feet northeast of the Interstate 10 traffic interchange at Sunland Gin Road to approximately Toltec Road and I-10. An approximately 1,192-acre portion of this area was previously presented to City Council for rezoning and was approved as the first amendment to this PAD (Case No. RZPADA2021-006, Ord. 22-934 October 24th, 2022). This report will ensure that those affected by this application for a Rezone and second PAD Amendment for the additional acreage being added, will have an opportunity to learn about and comment on the proposal.

Contact:

Michael Buschbacher II, AICP - Principal Planner
Earl & Curley P.C.
3101 N. Central Avenue Suite 1000
Phoenix, AZ 85012

Pre-application Meeting: A pre-application meeting with the City of Eloy Community Development Department staff was waived due to the nature of the request to only add approximately 95 acres to the eastern boundary of the project. Staff reviewed the concept and recommended that a second PAD Amendment and Rezone application would be needed for the City to review and approve the proposed changes to the existing PAD. As a part of the application, a Citizens Participation Report is required that would notify adjacent residents and nearby registered neighborhoods and hold a virtual neighborhood meeting.

Action Plan: To provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address the real or perceived impacts the request would pose to members of the surrounding community.

1. A contact list was developed for citizens in this area, specifically all property owners within 300-feet of the proposed project boundaries, including any HOA's, registered neighborhoods and individuals from the City's interested parties list. A copy of this list is provided in the appendix and includes 127

specific properties and the Robson Ranch Home Owners Association. Two sets of envelopes with address labels, postage stamps and a project area map were provided to the city. Staff will prepare and mail a copy of the public notice to the property owners. We have prepared a draft letter for the neighborhood meeting invitation for review and approval by City Community Development Department staff.

2. All persons listed on the attached contact list will receive a letter describing the project and a vicinity plan of the proposed Rezone and PAD Amendment Area. An invitation to a virtual neighborhood meeting that will be held online via Zoom has been included in the draft invitation letter. A copy of this draft letter is attached in the appendix.
 - The neighborhood meeting will be scheduled as an **online neighborhood meeting** on **Wednesday, December 21st, 2022, at 6pm** and is an opportunity to discuss the PAD Amendment, and to ask questions and state any concerns. A sign-in list will be used, and comment forms provided to the City.
3. A brief overview about the project will be made available by request.
4. A notice of the Planning & Zoning Commission and City Council public hearings will be published in the Casa Grande Dispatch (a local newspaper of general circulation) to inform the residents living within the City and surrounding area.
5. Physical Posting of the Planning & Zoning Commission and City Council Meeting Agendas will occur in four public places within the City.
6. Posting of the meeting will be available on the official City website at the following link:

[new link will be here once provided from the city](#)

Note: All materials such as sign-in lists, comments, and petitions received will be copied to the City of Eloy.

Schedule:

- Pre-submittal meeting – **Waived**
- Application Submittal – **November 22nd, 2022**
- Initial mailing – **December 6th, 2022**
- Neighborhood Meeting/Open House – **December 21st, 2022**
- P&Z Commission Hearing – **January 18th, 2023 (Tentative)**
- City Council Public Hearing – **February 18th, 2023 (Tentative)**

Any future comments will be copied to the project planner with the City of Eloy.

December 6th, 2022

Re: Interstate 10-8 Business Park –Rezone and Planned Area Development (PAD) Amendment #2

Dear Neighbor,

We are applying for a second amendment to the Interstate 10-8 Business Park PAD, to add 95-acre parcel to the previously approved PAD of 1,192-acres, for a new total of 1,287-acres, located approximately 1,275 feet northeast of the Interstate 10 traffic interchange at Sunland Gin Road.

This request is for the approval of a second amendment to the previously approved Interstate 10-8 PAD (Case No. RZPADA2021-006 Ordinance 22-934, October 24, 2022). This request is to change the zoning of the 95 acres parcel from Light Industrial(I-1) to General Industrial(I-2) which is the zoning of the Interstate 10-8 Business Park and add this acreage to the existing planned area development (pad) designation. The previously approved development standards will remain the same as the original PAD. This project plans to accommodate new warehouse technology and attract jobs to the area and needs additional land to accommodate anticipated future growth. This letter is being sent to all property owners within 300 feet of the entire 1,287-acre property as part of the application process for the City of Eloy. A copy of the proposed Conceptual Site Plan is enclosed for your review. The online virtual neighborhood meeting information is below.

Online Meeting Information:

Interstate 10-8 Business Park PAD Second Amendment – Online Neighborhood Meeting

Date & Time: Wednesday, December 21st, 2022, 6:00 PM (Arizona Time)

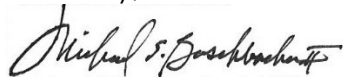
Please type the following link to attend the meeting.

Location: <https://bit.ly/3Ored79>

You are invited to attend and provide any input you may have regarding this proposal. Our request is subject to a public hearing by the Eloy Planning and Zoning Commission and the Eloy City Council. This online meeting is being held to provide you with a convenient opportunity to submit comments and questions to me in advance of these hearings. You will be notified of the hearings once they are scheduled with a mailing from the City of Eloy.

Please email me at mbuschbacher@earlcurley.com or call 602-265-0094 with any questions. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Michael S Buschbacher II, AICP

Principal Planner

o (602) 265-0094

mbuschbacher@earlcurley.com

403071030
ARIZONA VALLEY INC
PO BOX 11790
CHANDLER AZ
85248 8001

403070020
ARIZONA VALLEY INC
PO BOX 11790
CHANDLER AZ
85248 8001

403050120
ARIZONA VALLEY INC
PO BOX 11790
CHANDLER AZ
85248 8001

403050250
ARIZONA VALLEY INC
PO BOX 11790
CHANDLER AZ
85248 8001

403121670
BATTAGLIA EARNEST R & FRANCES AC/O BATTAGLIA
NICHOLAS E
18 RED COAT PLACE
ALLENTOWN NJ
08501 0850

51133008F
BLUESTONE HOLDINGS LP
MAIL RETURN

403050300
CARTER DEBRA KAY & BRENDA EILEEN
756 W 129 N
IDAHO FALLS ID
83401 1513

402150470
CASA CANAL LLC
6918 N HIGHLANDS DR
PARADISE VALLEY AZ
85253 8525

403070790
CHAFFEY ANDREW S & DARLENE
79 BENNINGTON CT
RENO NV
89511 1274

403121660
COPPER VISTA LAND CO LLC
10115 E BELL RD STE 107-109
SCOTTSDALE AZ
85260 8526

403070810
ARIZONA VALLEY INC
PO BOX 11790
CHANDLER AZ
85248 8001

403070180
ARIZONA VALLEY INC
PO BOX 11790
CHANDLER AZ
85248 8001

403050130
ARIZONA VALLEY INC
PO BOX 11790
CHANDLER AZ
85248 8001

403070230
ARIZONA VALLEY INC
PO BOX 11790
CHANDLER AZ
85248 8001

403050220
BHUIYA FAMILY TRUST
4559 S ANTONIO
MESA AZ
85212 2522

402160120
C G REAL ESTATE INVESTORS LLLP
PO BOX 11244
CASA GRANDE AZ
85130 0014

402150490
CASA CANAL LLC
6918 N HIGHLANDS DR
PARADISE VALLEY AZ
85253 8525

402160290
CG REAL ESTATE INVESTORS LTD PSHIP LLLP
PO BOX 11244
CASA GRANDE AZ
85130 0014

40215038F
CITY OF ELOY
MAIL RETURN

403121630
COPPER VISTA LAND COMPANY LLC
10115 E BELL RD STE 107-109
SCOTTSDALE AZ
85260 8526

403050210
ARIZONA VALLEY INC
PO BOX 11790
CHANDLER AZ
85248 8001

403070070
ARIZONA VALLEY INC
PO BOX 11790
CHANDLER AZ
85248 8001

403071040
ARIZONA VALLEY INC
PO BOX 11790
CHANDLER AZ
85248 8001

403050240
BANUELOS MIGUEL & VAZQUEZ YESENIA
9848 E DODGE ST
MESA AZ
85207 7623

51133008E
BLUESTONE HOLDINGS LP
MAIL RETURN

403070010
CABALLERO-PENA LORENZO
5001 E MONROE AVE
LAS VEGAS NV
89110 0158

402150510
CASA CANAL LLC
6918 N HIGHLANDS DR
PARADISE VALLEY AZ
85253 8525

402160280
CG REAL ESTATE INVESTORS LTD PSHIP LLLP
PO BOX 11244
CASA GRANDE AZ
85130 0014

40215038H
CITY OF ELOY
MAIL RETURN

402160110
CORNEJO SANTOS R & EVA M
117 N SACATON ST
CASA GRANDE AZ
85122 2443

40215023A
DAVIS MICHELLE LSUOR ROBERT R & LOIS L
8978 W HWY 84
ELOY AZ
85131 8513

403050270
DHRUV LAND LLC
1803 W CANARY WAY
CHANDLER AZ
85286 6803

403050200
EQUITY INVESTMENTS & MANAGEMENT LLC
MAIL RETURN

403020260
ERICKSON PHILIP TR
1013 LAKESHORE BLVD
INCLINE VILLAGE NV
89451 8945

403121640
GARGIULO JON GERARD & MICHELE HEATHER
9617 N 1ST ST
PHOENIX AZ
85020 0200

40215038E
HIGHWAY VENTURES PROPERTIES TRUST
24601 CENTER RIDGE RD STE 200-TAX
WESTLAKE OH
44145 5563

403020210
HU ENDA ETAL
25452 N 114TH ST
SCOTTSDALE AZ
85255 8525

40302019C
KLEIN LOUIS R & HANNAH E CO-TR
8170 N 90TH ST APT 1315
SCOTTSDALE AZ
85258 8464

40311001B
LOUIS A TSAKIRIS FAM PSHIP LTD
2310 BAKER RD
HOUSTON TX
77094 4311

40307160J
MAR-RV-SILVERADO LLC
10115 E BELL RD # 107-611
SCOTTSDALE AZ
85260 0218

402160100
DAWSON MARTIN L & SUSAN
17251 E SHEA BLVD STE 1
FOUNTAIN HILLS AZ
85268 8674

403070260
DUNSMORE MICHAEL D & PATRICIA L
19112 N 116TH LN
SURPRISE AZ
85378 8263

403050150
EQUITY INVESTMENTS & MANAGEMENT LLC
MAIL RETURN

40215032A
ESCALANTE RUDY T & LAURIE B
4125 N TURQUOISE DR
ELOY AZ
85131 8513

403050030
GOTTLEIB MARIA DEL CARMEN
2648 W LAZYBROOK DR
TUCSON AZ
85741 1524

40215038G
HIGHWAY VENTURES PROPERTIES TRUST
24601 CENTER RIDGE RD STE 200-TAX
WESTLAKE OH
44145 5563

511700200
J&J ARIZONA LLC
PO BOX 1717
NORTH PLAINS OR
97133 3171

402160270
LA FRONTERA LLC
PO BOX 10008
CASA GRANDE AZ
85130 0001

40307158C
LOUIS A TSAKIRIS FAM PSHIP LTD
2310 BAKER RD
HOUSTON TX
77094 4311

40307158J
MAR-RV-SILVERADO LLC
11015 E BELL RD #107-611
SCOTTSDALE AZ
85260 8526

403050310
DHRUV LAND LLC
1803 W CANARY WAY
CHANDLER AZ
85286 6803

40303002B
ELOY ASSOCIATES
10416 N SARAZEN CIR
FOUNTAIN HILLS AZ
85268 8572

40302019D
ERICKSON PHILIP TR
1013 LAKESHORE BLVD
INCLINE VILLAGE NV
89451 8945

403121650
FLEMING SHIRLEY M
1533 RUTH DR
INDIANAPOLIS IN
46240 0315

403020250
HELENIUM LAND LLC
1803 W CANARY WAY
CHANDLER AZ
85286 6803

40215038D
HIGHWAY VENTURES PROPERTIES TRUST
24601 CENTER RIDGE RD STE 200-TAX
WESTLAKE OH
44145 5563

403050010
KARASULJIC ZIKI & MERSIDA
5730 W COMET AVE
GLENDALE AZ
85302 2130

51133015C
LAS COLINAS RV LLC
954 LEXINGTON AVE STE 259
NEW YORK NY
10021 1505

40307158G
MAR-RV-SILVERADO LLC
11015 E BELL RD STE 107-611
SCOTTSDALE AZ
85260 8526

40215033D
MARSHALL SUE S
704 W ROYAL PALM RD
PHOENIX AZ
85021 1565

402160140 MIDWAY 14 LLC MAIL RETURN	402160130 MIDWAY 14 LLC MAIL RETURN	402160150 MIDWAY 15 LLC MAIL RETURN
403050260 MIRANDA EDUARDO ETAL 389 N COLORADO ST CHANDLER AZ 85225 5460	403070090 MORENO WILLIAMDEMORENO FLORA A GUTIERREZ 12351 W HAZELWOOD ST AVONDALE AZ 85392 2427	403070050 MORENO WILLIAMDEMORENO FLORA A GUTIERREZ 12351 W HAZELWOOD ST AVONDALE AZ 85392 2427
403070030 MORENO WILLIAMDEMORENO FLORA A GUTIERREZ 12351 W HAZELWOOD ST AVONDALE AZ 85392 2427	403070080 MORENO WILLIAMDEMORENO FLORA A GUTIERREZ 12351 W HAZELWOOD ST AVONDALE AZ 85392 2427	403070060 MORENO WILLIAMDEMORENO FLORA A GUTIERREZ 12351 W HAZELWOOD ST AVONDALE AZ 85392 2427
403070190 MORENO WILLIAMDEMORENO FLORA A GUTIERREZ 12351 W HAZELWOOD ST AVONDALE AZ 85392 2427	403070040 MORENO WILLIAMDEMORENO FLORA A GUTIERREZ 12351 W HAZELWOOD ST AVONDALE AZ 85392 2427	40304004B OLD REPUBLIC TITLE INS AGENCY INC TR 244 9532 E RIGGS RD SUN LAKES AZ 85248 8524
403050020 OMIZA LLC 1993 E VERA CRUZ VISTA TUCSON AZ 85713 3526	40215032B PERFORMANCE CAPITAL LLC 401(K) PROFIT SHARING PLAN 3801 E INDIAN SCHOOL RD PHOENIX AZ 85018 8523	51170019C PILOT ARIZONA PRIDE LLC PO BOX 54650 #1216 LEXINGTON KY 40555 5465
40307010A PINAL COUNTY PO BOX 827 FLORENCE AZ 85132 2301	40307014A PINAL COUNTY PO BOX 827 FLORENCE AZ 85132 2301	403020110 PINK ROCK LLC 817 E SAN ANGELO AVE GILBERT AZ 85234 4351
403020080 PINK ROCK LLC 817 E SAN ANGELO AVE GILBERT AZ 85234 4351	403020100 PINK ROCK LLC 817 E SAN ANGELO AVE GILBERT AZ 85234 4351	403020200 PINK ROCK LLC 817 E SAN ANGELO AVE GILBERT AZ 85234 4351
403020090 PINK ROCK LLC 817 E SAN ANGELO AVE GILBERT AZ 85234 4351	403050160 PRADER PLLC 18650 RANCHITO DEL RIO DR SALINAS CA 93908 8967	403050190 PRADER PLLC 18650 RANCHITO DEL RIO DR SALINAS CA 93908 8967
403050230 PRADER PLLC 18650 RANCHITO DEL RIO DR SALINAS CA 93908 8967	403050140 REGAL LION INVESTMENTS INC 1911 DOUGLAS BLVD APT 85168 ROSEVILLE CA 95661 1381	403070250 RIDDLE LOUELL JC/O WEYLIN LAMAR RIDDLE PO BOX 34301 JUNEAU AK 99803 3430
403050170 RUIZ VICTOR & GARCIA JANA 3950 W GILES ST ELOY AZ 85131 1141	403050180 RUIZ VICTOR & GARCIA JANA 3950 W GILES ST ELOY AZ 85131 1141	403050280 SALAZAR ALMIRA 8709 W CORONADO RD PHOENIX AZ 85037 7404

403050290 SALAZAR ALMIRA 8709 W CORONADO RD PHOENIX AZ 85037 7404	51133016A SEO PROPERTIES LLC 13942 N 106TH WAY SCOTTSDALE AZ 85255 5176	403040110 SPRR (NON-OPERATIVE) 1400 DOUGLAS STREET STOP 1640 OMAHA NE 68179 6817
403040120 SPRR (NON-OPERATIVE) 1400 DOUGLAS STREET STOP 1640 OMAHA NE 68179 6817	40214001J SUN LAKES CASA GRANDE DEVELOPMENT LLC 9532 E RIGGS RD SUN LAKES AZ 85248 8524	40215023B SUOR ROBERT R 8924 W HWY 84 ELOY AZ 85131 8513
51170003D SUTTON KEN PO BOX 10593 CASA GRANDE AZ 85130 0008	51133008K SUTTON KENNETH R JR & REBECCA L PO BOX 12523 CASA GRANDE AZ 85130 0063	403121700 TALLIS MARIE R TR 9161 WHITAKER AVE NORTHRIDGE CA 91343 3353
403020230 TES FARMS 314 E ROVEY AVE PHOENIX AZ 85012 2124	40303005B TES FARMS 314 E ROVEY AVE PHOENIX AZ 85012 2124	403030060 TES FARMS 314 E ROVEY AVE PHOENIX AZ 85012 2124
403020240 TES FARMS 314 E ROVEY AVE PHOENIX AZ 85012 2124	40302014A TES FARMS 314 E ROVEY AVE PHOENIX AZ 85012 2124	40303005B TES FARMS 314 E ROVEY AVE PHOENIX AZ 85012 2124
403070800 TREJO MAURICIO G & DEBBIE GALLEGOS 6813 W BERKELEY RD PHOENIX AZ 85035 5462	40215024A TRENT JOHN JOSEPH 9026 W HIGHWAY 84 ELOY AZ 85131 1131	402150250 TRENT JOHN JOSEPH 9026 W HIGHWAY 84 ELOY AZ 85131 1131
40307160E TSAKIRIS LOUIS A FAM PSHIP LTD 2310 BAKER RD HOUSTON TX 77094 4311	403030070 UNION PACIFIC RAILROADCRAIG MILLER, ASST DIRECTOR PROPERTY TAX 1400 DOUGLAS ST STOP 1640 OMAHA NE 68179 9100	403040010 UNION PACIFIC RAILROADCRAIG MILLER, ASST DIRECTOR PROPERTY TAX 1400 DOUGLAS ST STOP 1640 OMAHA NE 68179 9100
402150090 UNION PACIFIC RAILROADCRAIG MILLER, ASST DIRECTOR PROPERTY TAX 1400 DOUGLAS ST STOP 1640 OMAHA NE 68179 9100	402150100 UNION PACIFIC RAILROADCRAIG MILLER, ASST DIRECTOR PROPERTY TAX 1400 DOUGLAS ST STOP 1640 OMAHA NE 68179 9100	402140050 UNION PACIFIC RAILROADCRAIG MILLER, ASST DIRECTOR PROPERTY TAX 1400 DOUGLAS ST STOP 1640 OMAHA NE 68179 9100
402150110 UNION PACIFIC RAILROADCRAIG MILLER, ASST DIRECTOR PROPERTY TAX 1400 DOUGLAS ST STOP 1640 OMAHA NE 68179 9100	403020220 UNITARIAN-UNIVERSALIST CONGREGATION OF PHX 4027 E LINCOLN DR PARADISE VALLEY AZ 85253 3394	51133001F UNITED LAND CORP PO BOX 6760 PAHRUMP NV 89041 1676
51133001E UNITED LAND CORP PO BOX 6760 PAHRUMP NV 89041 1676	403050320 VAZQUEZ FRANCISCA 915 E INCA ST MESA AZ 85203 3263	40215026A WALKER T RUS 1909 CARLISLE BLVD NE ALBUQUERQUE NM 87110 0490

403121690
WARREN RICK
460 N 18TH PL
SHOW LOW AZ
85901 1521

403070200
WEBB BARRY M
PO BOX 601884
SAN DIEGO CA
92160 0188

403121620
WEGMANN FRITZ T
MAIL RETURN

403121680
WARREN RICK
460 N 18TH PL
SHOW LOW AZ
85901 1521

403070210
WEBB BARRY M
PO BOX 601884
SAN DIEGO CA
92160 0188

ROBSON RANCH HOA
5687 N ROBSON BLVD
ELOY, AZ 82131

403070240
WEBB BARRY M
PO BOX 601884
SAN DIEGO CA
92160 0188

403070220
WEBB BARRY M
PO BOX 601884
SAN DIEGO CA
92160 0188



CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VIII.D.**

Date: **1/18/2023**

Date submitted:
01/05/2023

Action: Formal

Subject: 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)

Date requested:
1/18/2023

TO: Planning and Zoning Commission

FROM: Jon Vlaming, Belinda Cota

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend the approval of Case No.: RZPADA2021-042 as presented.

DISCUSSION:

FISCAL IMPACT:

There is not a direct fiscal impact on the City because of this action.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VIII.E.**

Date: **1/18/2023**

Date submitted:
11/08/2022

Action: Formal

Date requested:
1/18/2023

Subject: 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.

TO: Planning and Zoning Commission

FROM: Jon Vlaming, Belinda Cota

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend the approval of Case No.: RZ2023-001 by rezoning approximately 240.25 acres of R1-12, Single Family Residential and 40.0 acres of R1-43, Estate Residential to 280.25 acres of BP, Business Park.

DISCUSSION:

The City acquired the subject property on October 12, 2012 (*Recording Fee No.: 2012-088375*) from Stearn Bank Arizona, National Association. Approximately 216 acres of the property has been, and will continue to be, utilized for agricultural (cotton) production through a lease agreement with a local farmer. That agreement has been extended by the City Council (January 9, 2023) for a period of five (5) years with an option for a three (3) year extension.

The proposed rezoning would collapse the existing two residential zoning district designations (from 240.25 acres of R1-12, Single Family Residential and 40.0 acres of R1-43, Estate Residential) to one employment zoning district (280.25 acres of BP, Business Park). The subject property consists of one (1) parcel, located at the northwest corner of Shedd Road and Tumbleweed Road; Pinal County Assessor's Parcel Number: 404-05-009B in a portion of Section 23, Township 7 South, Range 7 East of the Gila & Salt River Base and Meridian, Pinal County, Arizona (Project Name: Airport Business Park).

The City is intent on changing the zoning now for its parcel that is located just off the southern end of the airport runway to remove the potential of locating smaller lot residential uses within close proximity to existing and future airport operations. The adjacency of residential uses in this location would not be compatible with the continued improvement and expansion of the airport and its growth as an economic engine within the City.

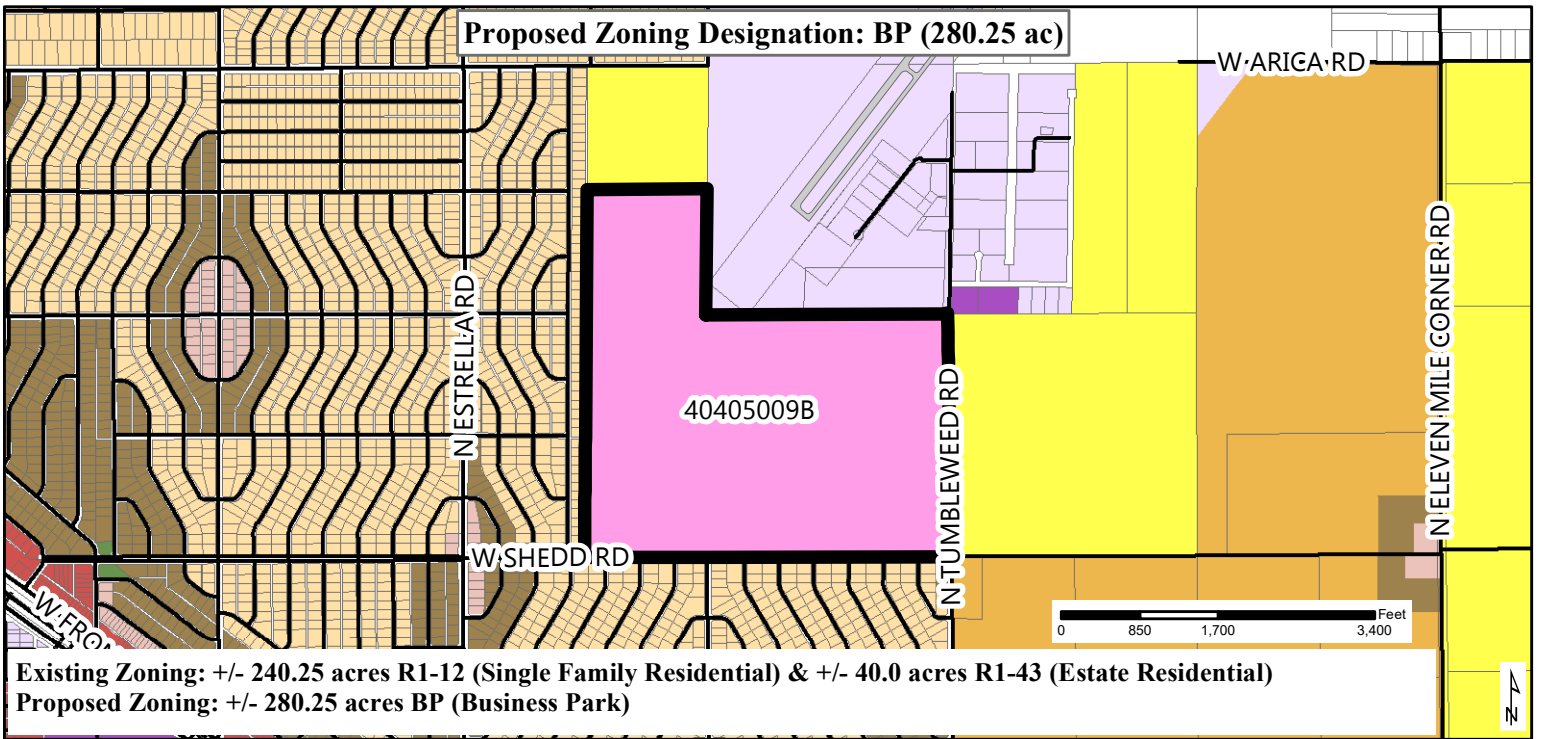
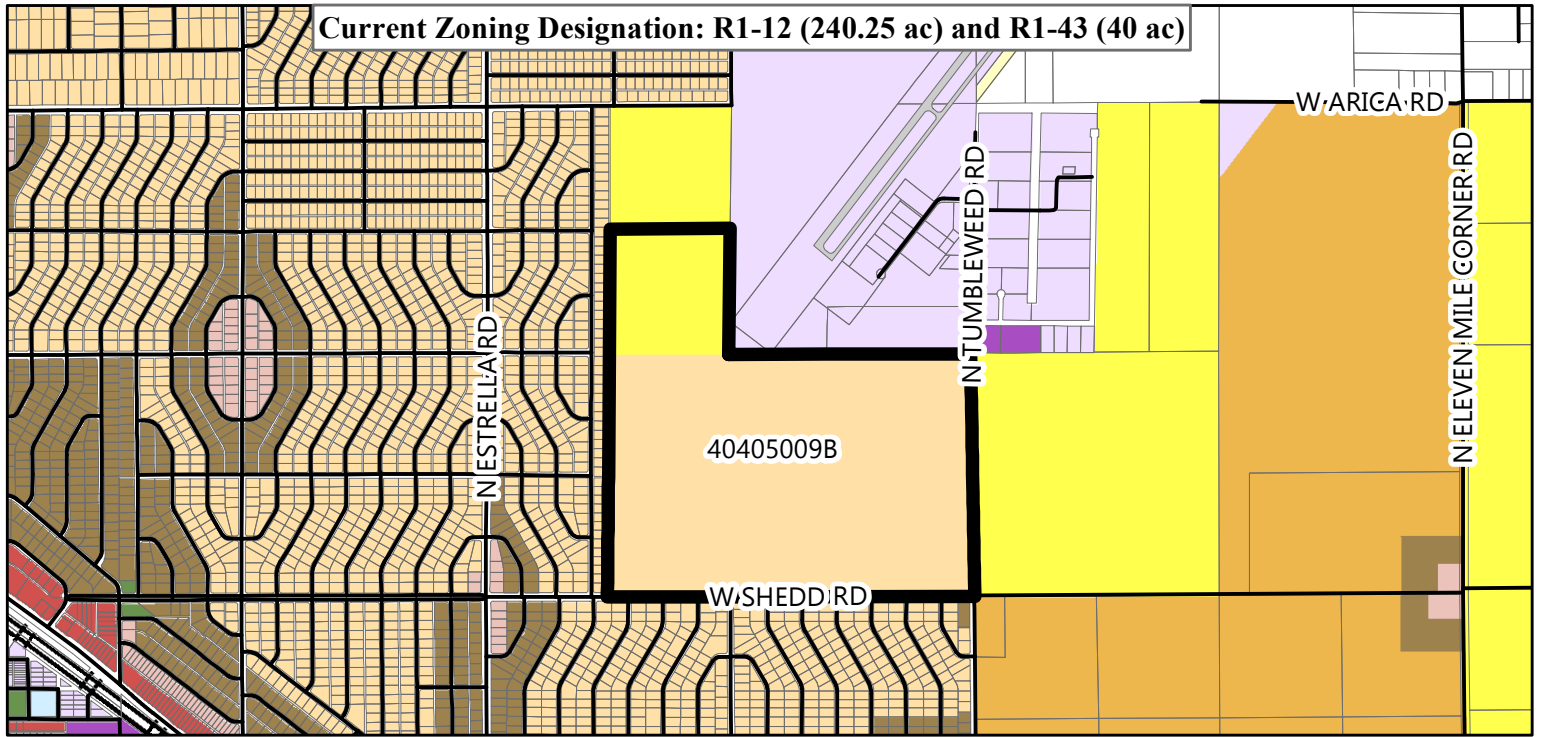
The Business Park (BP) Zoning District is a perfect use that not only assists in creating the economic vision of the Eloy Municipal Airport, but it also provides a compatible use between the future residential uses to the west and the employment/aviation uses adjacent to and within the Airport itself. The intent of the BP District is to provide sites for a range of research, technology and business park uses, including office and administrative uses, designed to be conducted such that these and storage operations are contained entirely within enclosed buildings. Light manufacturing uses that complement the business park or research park primary use are also acceptable. This district encourages the development of attractive buildings in a campus-type setting on well-landscaped sites which may be adjacent to residential areas. This intended land use pattern will be consistent with the land uses to the north and east as properties are of similar intensity zoning with existing developed industrial uses as well as zoned industrial properties. 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 and Estate Density Residential (0.2-1.0 du/ac)	I-1, Light Industrial with an Airport Overlay (AO) and R1-12, Single Family Residential with an Airport Overlay (AO)	City owned hangers under lease, City's Municipal Airport, vacant undeveloped residential lots
East	Light Industrial, General Industrial and Estate Density Residential	R-43, Estate Residential with an Airport (AO) Overlay	Vacant undeveloped land

South	Medium Density Residential (3.0-6.0 du/ac)	R1-12, Single Family Residential with an Airport Overlay (AO)	Single family homes and vacant platted lots
West	Medium Density Residential	R1-12, Single Family Residential with an Airport Overlay (AO)	Single family homes and vacant platted lots

FISCAL IMPACT:

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



Eloy Airport Business Park Rezoning Exhibit - Case No: RZ2023-001

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

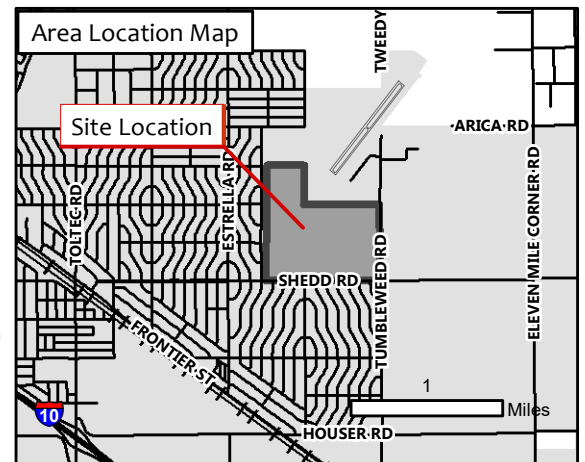
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

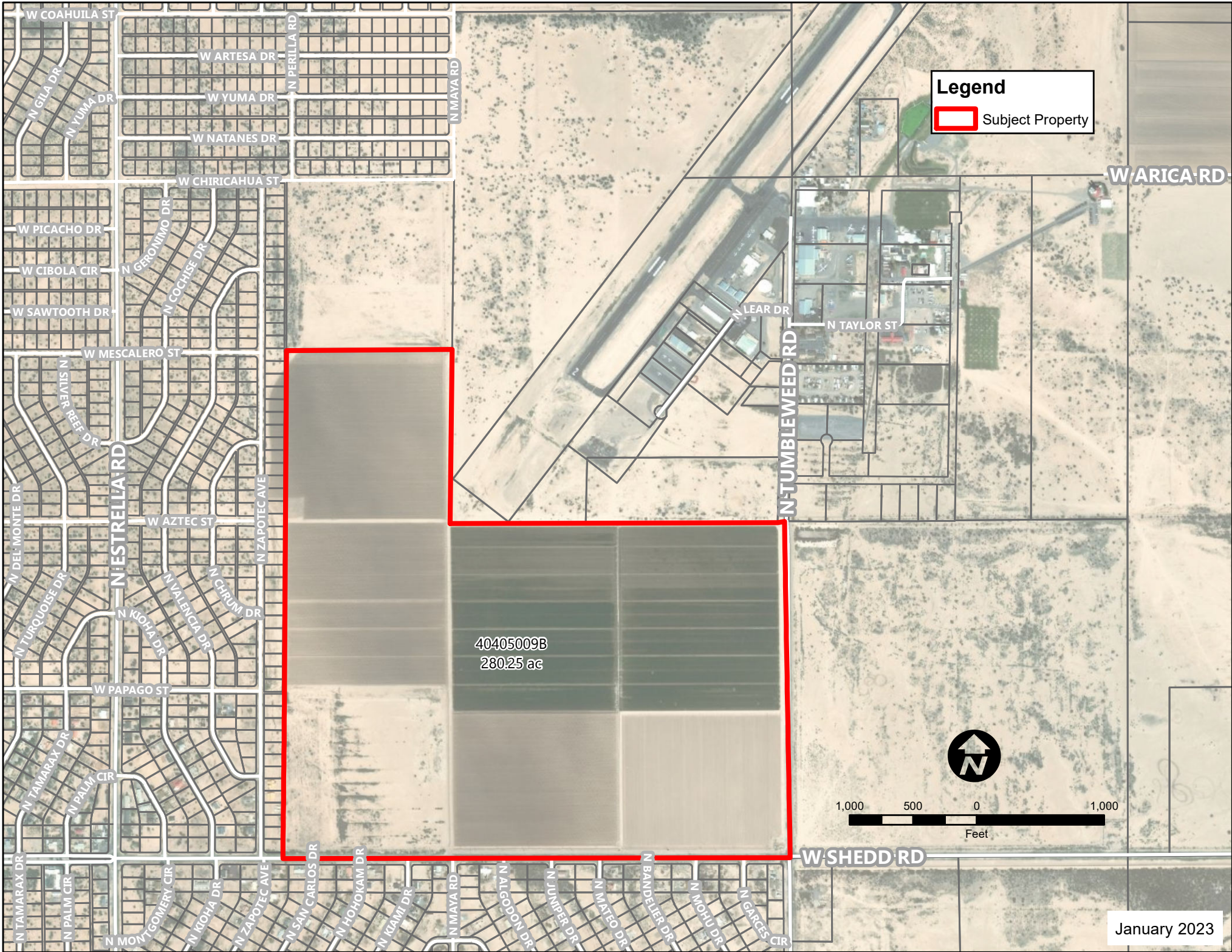
- PF Public Facility

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.



Legend

 Subject Property

40405009B
280.25 ac



1,000 500 0 1,000
Feet

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VIII.F.

Date: 1/18/2023

Date submitted:
01/05/2023

Action: Formal

Subject: 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)

Date requested:
1/18/2023

TO: Planning and Zoning Commission

FROM: Jon Vlaming, Belinda Cota

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend the approval of Case No.: RZ2023-001 by rezoning approximately 240.25 acres of R1-12, Single Family Residential and 40.0 acres of R1-43, Estate Residential to 280.25 acres of BP, Business Park.

DISCUSSION:

FISCAL IMPACT:

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