



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, June 21, 2023

6:00 PM

ELOY CITY COUNCIL CHAMBERS

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

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

- A. Conduct a public hearing for an application submitted by OnPoint Architecture, LLC c/o UPFRONT Planning & Entitlements, LLC on behalf of Amigo Properties, LLC, for a Minor General Plan Amendment on approximately 4.61 acres. Pinal County Assessor's Parcel numbers: 405-05-323A, 405-05-3130, 405-05-3140, 405-05-3110, 405-05-294 and 405-05-3120 from Light Industrial to General Industrial.
- B. Conduct a public hearing for an application submitted by OnPoint Architecture, LLC c/o UPFRONT Planning & Entitlements, LLC on behalf of Amigo Properties, LLC, proposing to rezone approximately 4.61 acres. Pinal County Parcel numbers: 405-05-323A, 405-05-3130, 405-05-3140, 405-05-3110, 405-05-294 and 405-05-3120 to be rezoned from I-1 (Light Industrial) to I-2 (General Industrial).

- C. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.: GPA2022-045. (Project Name: Hasa Engineering).
- D. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.:RZPAD2022-046. (Project Name: Hasa Engineering).

VIII. Informational Item:

IX. Communications:

X. Motion to Adjourn

POSTED BY JUNE 12, 2023 BY 6:00 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov

A handwritten signature in cursive script, reading "Mary Myers", followed by a horizontal line.

Mary Myers, MMC, CPM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.A.

Date: 6/21/2023

Date submitted:
05/22/2023

Action: Other

Subject: Conduct a public hearing for an application submitted by OnPoint Architecture, LLC c/o UPFRONT Planning & Entitlements, LLC on behalf of Amigo Properties, LLC, for a Minor General Plan Amendment on approximately 4.61 acres. Pinal County Assessor's Parcel numbers: 405-05-323A, 405-05-3130, 405-05-3140, 405-05-3110, 405-05-294 and 405-05-3120 from Light Industrial to General Industrial.

TO: Planning and Zoning Commission

FROM: Jon Vlaming, Belinda Cota

RECOMMENDATION:

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

DISCUSSION:

The City has received an application from On Point Architecture, LLC c/o UPFRONT Planning & Entitlements, LLC on behalf of Amigo Properties, LLC to amend the Eloy General Plan Land Use designation on six (6) Pinal County Assessor's Parcel numbers: 405-05-323A, 405-05-3130, 405-05-3140, 405-05-3110, 405-05-294 and 405-05-3120 from Light Industrial (LI) to General Industrial (GI) to bring the property in conformance with the Eloy General Plan and allow to continue the manufacturing operations and proposed expansion with related General Industrial uses.

The subject property is surrounded by the Union Pacific Rail Road (UPRR) to the north, and Eleven Mile Corner Road to the west, in a portion of Section 6, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The property is located in an area designated in the Eloy General Plan for Industrial Uses just south of the Union Pacific Railroad, east of Eleven Mile Corner Road. The proposal will allow the site to be rezoned to I-2, General Industrial to bring the existing manufacturing operations into conformance and allow the user to expand the existing manufacturing facility. This will be in line with the land uses to the west as properties are of similar intensity zoning with existing or vacant General Industrial uses. The existing Land Use, Existing Zoning and Uses surrounding the property, are listed in the table below.

Direction	Eloy General Plan Land Use	Existing Zoning	Existing Use
North	Union Pacific Rail Road (UPRR), Community Commercial	C-1, Neighborhood Commercial with a Downtown Core Overlay	(old) Circle K store, car lot, manufactured home park/RV park, residential houses (legal non-conforming uses)
East	Light Industrial	I-1, Light Industrial with a Downtown Core Overlay	Vacant undeveloped land
South	Light Industrial	I-1, Light Industrial with a Downtown Core Overlay	Vacant undeveloped land
West	General Industrial	I-2, General Industrial	Industrial use and outdoor storage uses

FISCAL IMPACT:

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



**GENERAL PLAN AMENDMENT
NARRATIVE FOR**

HASA ELOY

CASE #: GPA2022-045

Submitted to:
City of Eloy
595 N. C Street, Suite 102
Eloy, AZ 85131

Prepared by:
Upfront Planning & Entitlements, LLC
Jessica Sarkissian, AICP
2733 N. Power Road, Ste 102-482
Mesa, AZ 85215
Email: Jessica@upfrontplanning.com

On behalf of:
On Point Architecture, LLC
1140 E. Greenway St. Suite 4
Mesa, AZ 85203
Email: nicole@onpointarchitecture.com

First Submittal: Nov. 4th, 2022 | Second Submittal: April 12, 2023

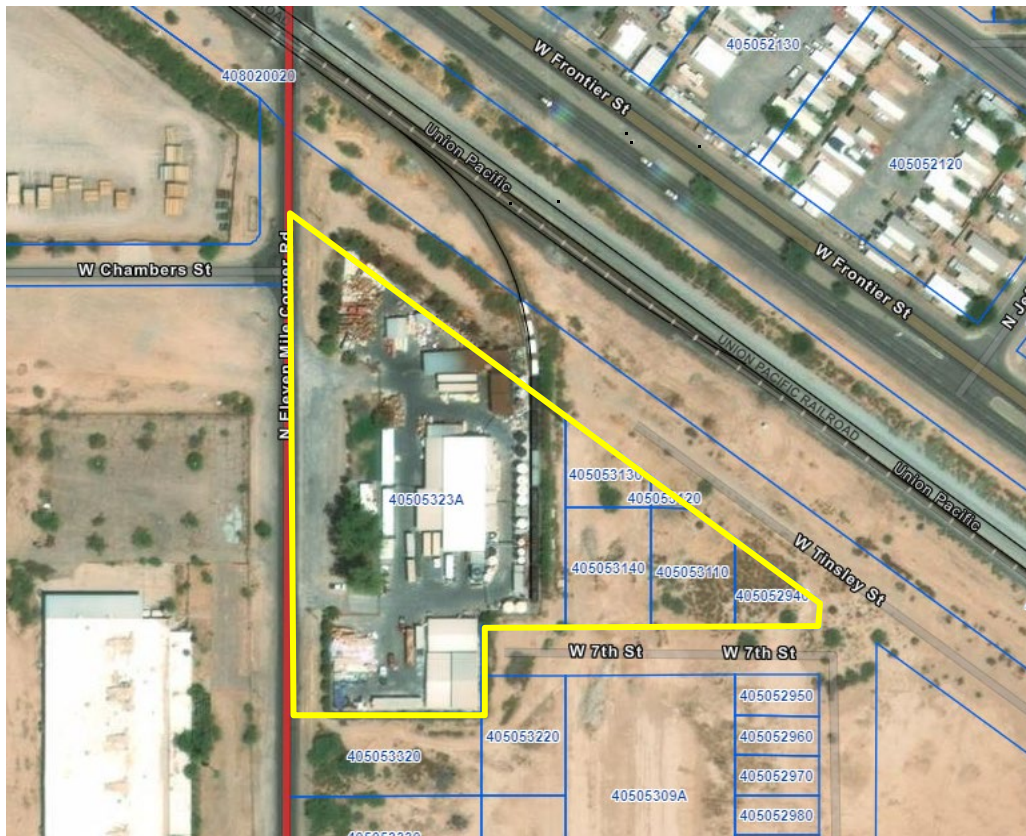
General Plan Amendment Narrative

1. REQUEST

Upfront Planning & Entitlements, is pleased to submit for your consideration a General Plan Amendment for 4.61 acres located on the east side of N Eleven Mile Corner Road just south of Frontier Street in Eloy, AZ. The Application request is requesting a Minor General Plan Amendment to change the General Plan land use from Light Industrial (LI) to General Industrial (GI).

2. BACKGROUND

The property is located in an area designated on the Land Use map in the Eloy General Plan for Industrial Uses adjacent to the Union Pacific Railroad. This proposal requests that the site to be rezoned for General Industrial uses under the proposed land use of General Industrial. This will be compatible with the land uses to the west as well as the light industrial land use designated to the east. All of the surrounding properties are of similar intensity zoning with existing or vacant industrial uses.



3. PROPOSAL

The Property is being proposed for a land use map change from Light Industrial to General Industrial. The site is approximately 4.61 acres on a combination of six (6) parcels #405-05-323A, 405-05-3130, 405-05-3140, 405-05-3110, 405-05-3120, 405-05-2940 and located just east of Eleven Mile Corner Road and south of Frontier Street on the south side of the Union Pacific Railroad right of way.

General Plan Amendment Narrative

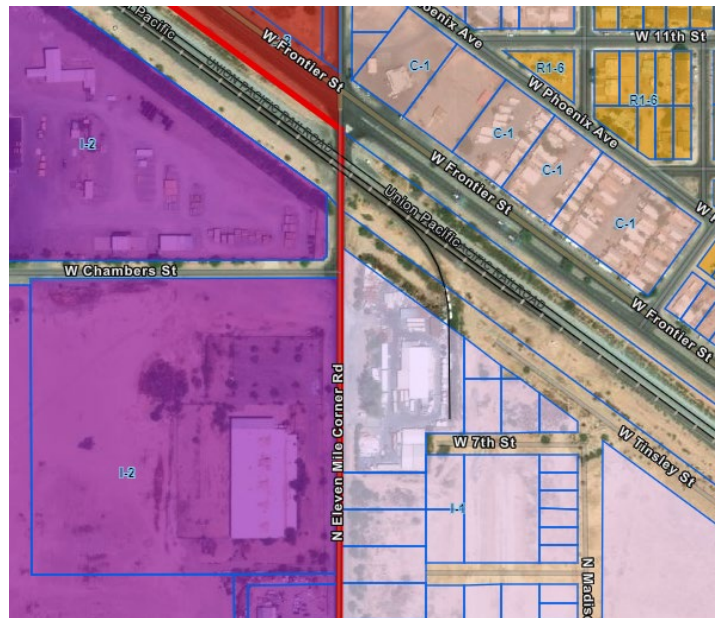
Parcel 1 is currently utilized as an existing industrial facility. Parcel 2 is currently vacant. The intent of this project is to expand the manufacturing facility with a new one-story office building, addition of a shade canopy for an existing storage area and add a parking area with accessible parking stalls, all located on Parcel 1. In addition, Parcel 2 (combination of five smaller parcels) will be used by the owner for outdoor storage and truck parking. Vehicular access to Parcel 2 will be provided at the southeast corner of Parcel 1 with a new gate and fencing.

4. RELATIONSHIP TO GENERAL PLAN LAND USE AND SURROUNDING PROPERTIES

The existing General Plan Land Use for the parcels adjacent to the Property, are listed in the table below:

Table 1 – Adjacent Land Uses

Direction	Eloy General Plan Land Use	Existing Use
North	Commercial	UPRR
East	Light Industrial	Vacant Industrial
South	Light Industrial	Vacant Industrial
West	General Industrial	Industrial



5. CONCLUSION

The proposed minor General Plan amendment application if approved will allow the site to be further developed in the City for its highest and best use while matching the intent of Eloy General Plan. The development will match the surrounding area intensity and uses.

Land Use Designations

Residential

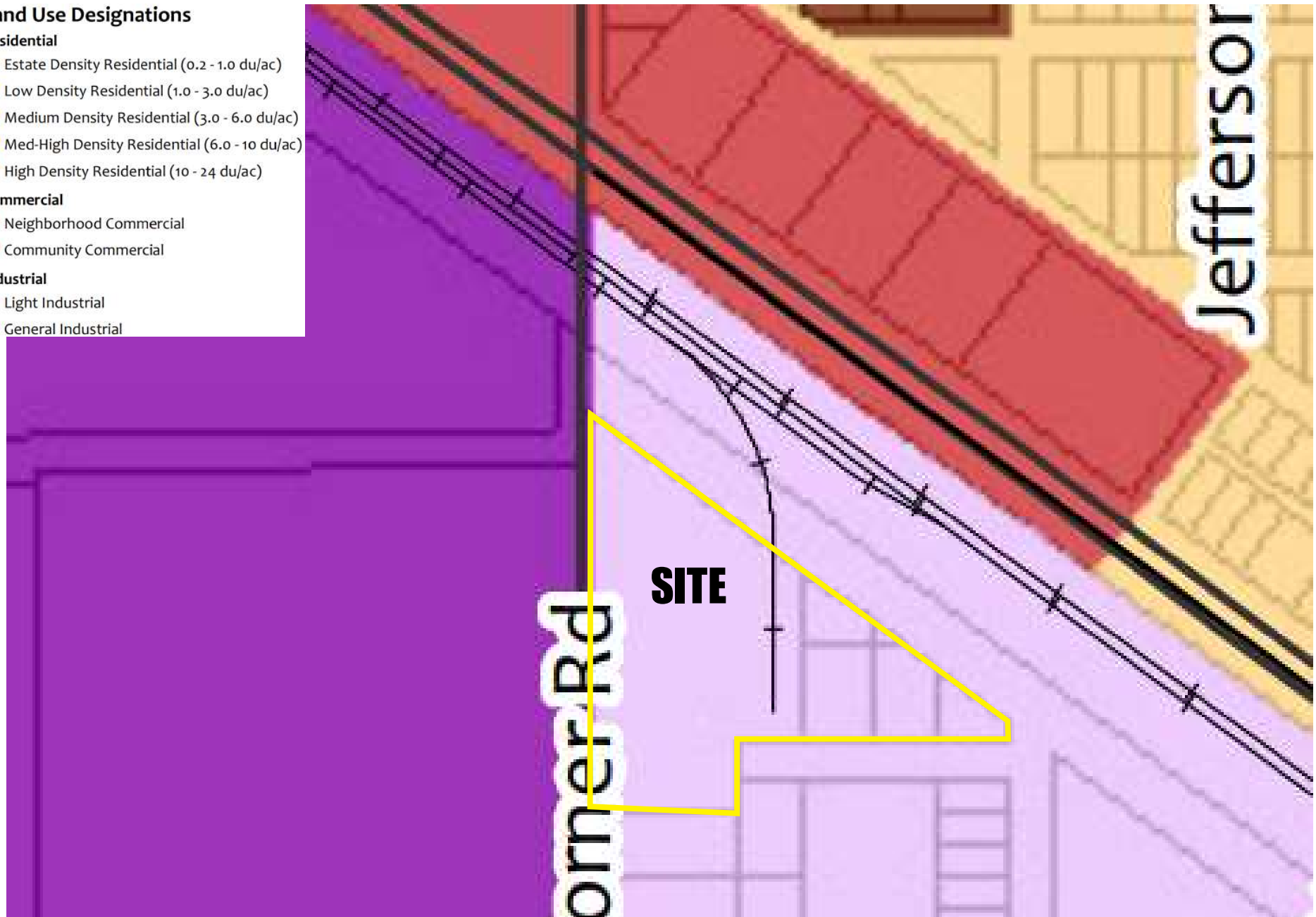
- Estate Density Residential (0.2 - 1.0 du/ac)
- Low Density Residential (1.0 - 3.0 du/ac)
- Medium Density Residential (3.0 - 6.0 du/ac)
- Med-High Density Residential (6.0 - 10 du/ac)
- High Density Residential (10 - 24 du/ac)

Commercial

- Neighborhood Commercial
- Community Commercial

Industrial

- Light Industrial
- General Industrial



Existing General Plan Map

— Site Boundary

UPFRONT
Planning & Entitlements, LLC

Land Use Designations

Residential

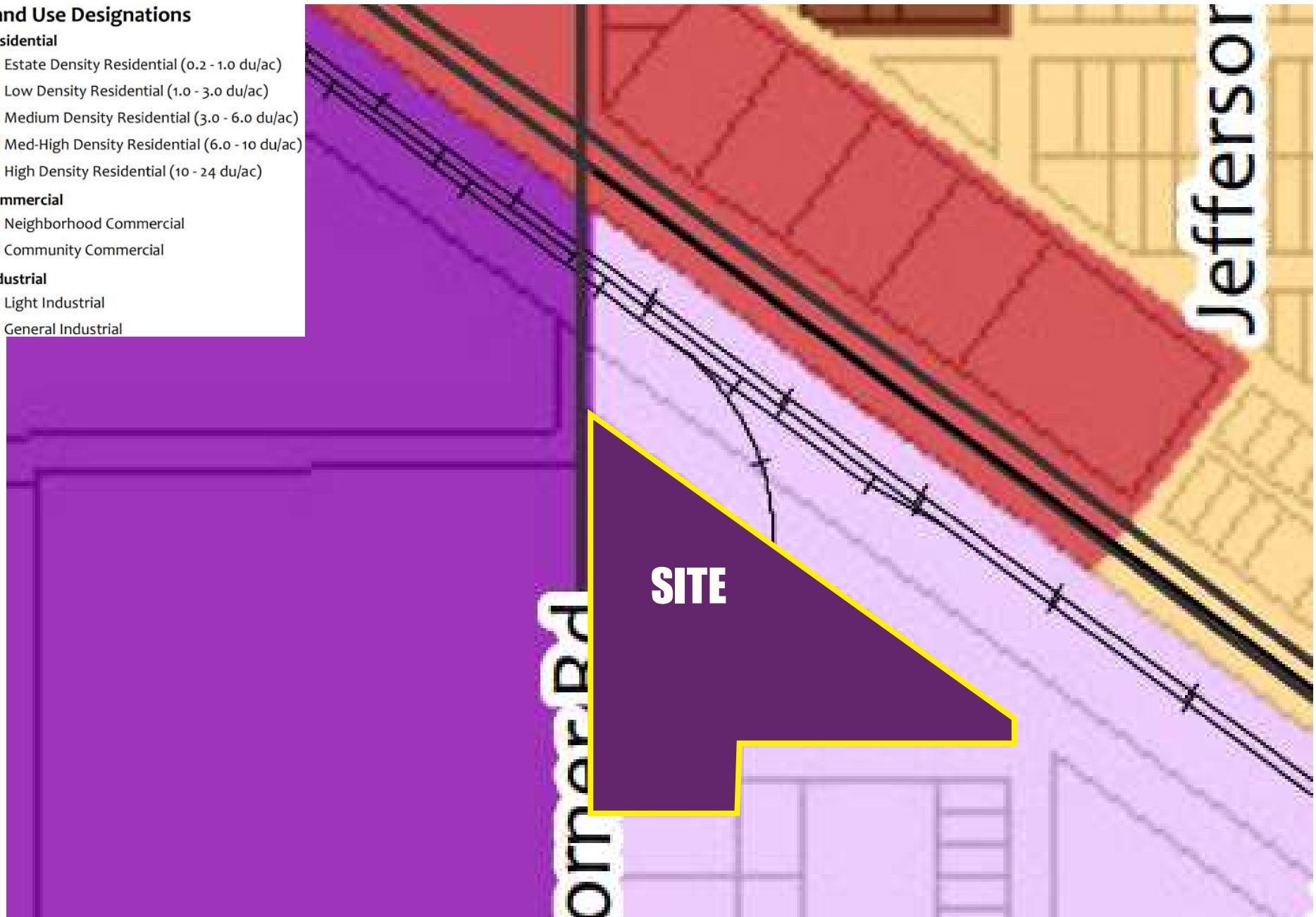
- Estate Density Residential (0.2 - 1.0 du/ac)
- Low Density Residential (1.0 - 3.0 du/ac)
- Medium Density Residential (3.0 - 6.0 du/ac)
- Med-High Density Residential (6.0 - 10 du/ac)
- High Density Residential (10 - 24 du/ac)

Commercial

- Neighborhood Commercial
- Community Commercial

Industrial

- Light Industrial
- General Industrial

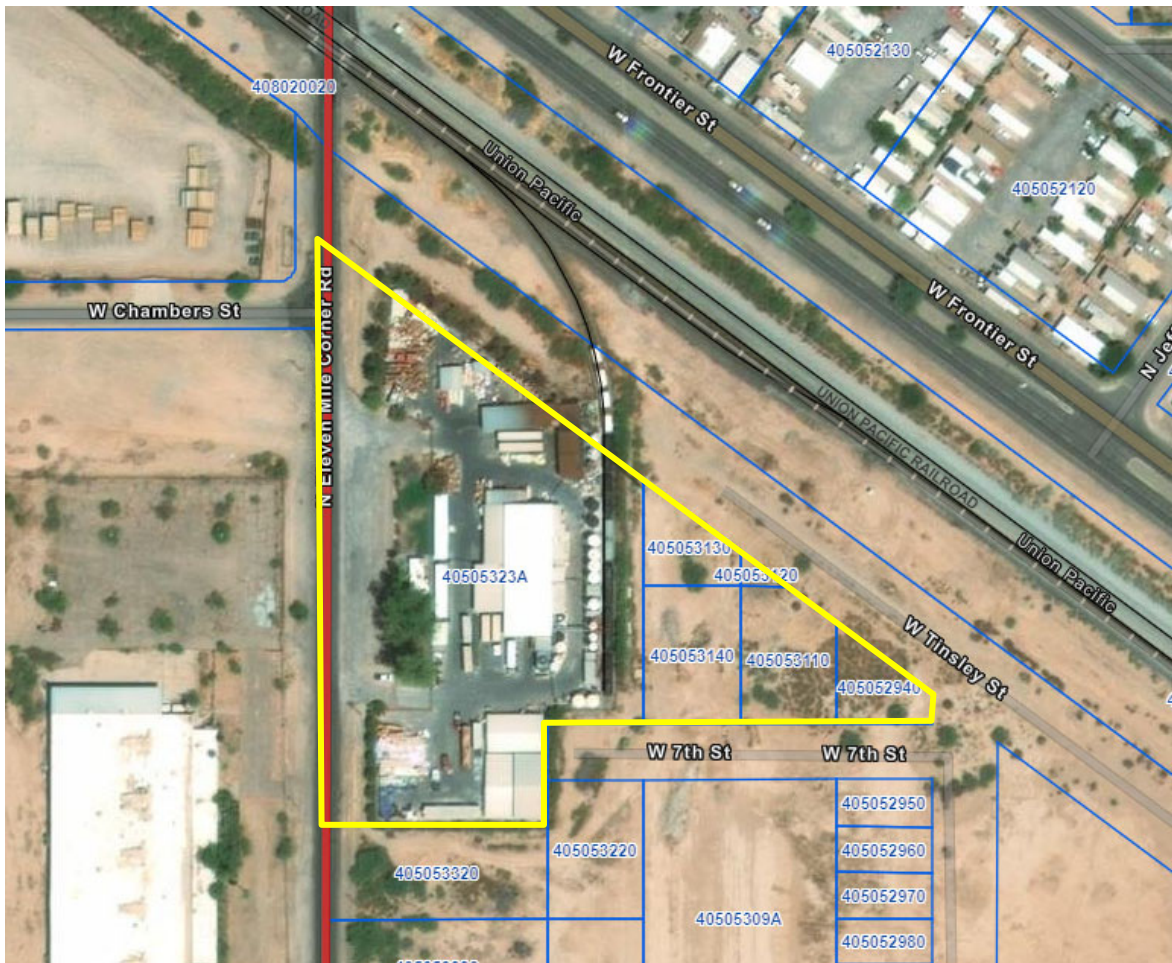


Proposed General Plan Map

— Site Boundary

UPFRONT
Planning & Entitlements, LLC

**CITIZEN PARTICIPATION PLAN REPORT (CPPR)
FOR
GENERAL PLAN AMENDMENT AND REZONE REQUEST
AT:
*HASA ELOY***



CASE NOS. #GPA2022-045; #RZ2022-046

Citizen Participation Plan Report

Brief Description: The purpose of this Public Participation Plan Report is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the 4.61 -acre project site regarding an application for a Minor General Plan Amendment from Light Industrial to General Industrial and a rezone request from I-1 Light Industrial to I-2 General Industrial. This request is to allow for the expansion of the existing Hasa Industrial facility on the site.

This Public Participation Plan ensured that those affected by this application have an adequate opportunity to learn about and comment on the proposal. We used these outreach and meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this business can bring to the community and to address any concerns.

Notification Letter: Attached

Parties Affected by Application: The properties surrounding the site are vacant in nature or vacant industrial properties. Directly to the north is the Union Pacific Railroad.

Notification and Information Procedures: The outreach area is a 300-foot notification buffer.

The format of the neighborhood meeting was an open house style presentation including 4 presentation boards of the proposed site plan, elevations, landscape and aerial with a question-and-answer period. This format allowed participants, including applicants, citizens, and staff, to ask questions regarding the project. Upfront Planning is prepared to solicit input and exchange information about the General Plan and Rezone request to result in an application that is responsive to neighborhood concerns.

The meeting area was made open at 5:45 PM and was set up for neighbors. No one showed or called about the meeting and the project team left at 6:23 PM.

Response Procedures: Anyone interested in and potentially affected by this application was provided an opportunity to express any concerns, issues or problems in advance of the public hearing through phone, email, or mail with the applicant and City.

Notification Information:

- Notification Area Map – (Attached) Property Owners within 300 ft.
- Date of Notice Sent – April 25, 2023
- Neighborhood Meeting Held: May 17, 2023

Draft Schedule for Completion:

Submittal of Public Participation Plan – April 2023

Neighborhood Meeting Held – May 17, 2023 at 6 PM at Eloy Community Service Dept.

Submittal of Public Involvement Final Report – May 22, 2023

Status Results: Upfront Planning and the Owner received no comments or concerns from neighbors regarding this application.

Attached:

Notification Area Map

Notification Area Addresses

Notification Letter

Citizen Participation Plan Report



Neighborhood Meeting Sign-In Sheet

APS Meeting Rooms: Eloy Community Services Dept: 100 East 7th Street, Eloy, AZ 85131

[illegible]



NOTICE OF APPLICATION & NEIGHBORHOOD MEETING

Dear Neighbor,

An application has been filed with the City of Eloy Department of Planning and Development regarding the request above. As required by the City of Eloy Zoning Ordinance, this notice is being sent to you because a property listed in your name is located within 300 feet of the site. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application to the contact person listed and attend the neighborhood meeting.

Request: A General Plan Amendment **#GPA2022-045** and Rezone **#RZ2022-046** request.

Proposal: A Minor General Plan Amendment to change the General Plan Land Use from Light Industrial to General Industrial and rezone the site from I-1, Light Industrial to I-2 General Industrial to expand the existing industrial uses onsite.

Location: The east side of N Eleven Mile Corner Rd and just south of the UPRR.

Size: 4.61 acres

Contact Person: Jessica Sarkissian AICP / (480) 221-6150 / Jessica@upfrontplanning.com



You are cordially invited to a neighborhood meeting regarding this proposed general plan amendment and rezoning in your area. A neighborhood meeting will be held at the time and place listed below to discuss the proposed changes and answer any questions you may have.

The Neighborhood Meeting is scheduled:

Wednesday: May 17th, 2023 at: 6:00 PM
Eloy Community Service Department in the APS Meeting Room
100 E. 7th St., Eloy, AZ 85131

If you have any questions regarding this Application or Neighborhood Meeting, please contact Jessica Sarkissian at Jessica@UpfrontPlanning.com or by phone at: (480) 221-6150.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

300' Buffer Map



BARBOSA CARMEN E TRS MAIL RETURN ,	AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	PICACHO TRADING POST LLC 3641 N 39TH AVE PHOENIX, AZ 85019
BARBOSA CARMEN E TRS MAIL RETURN ,	AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	,
BARBOSA CARMEN E TRS MAIL RETURN ,	AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	,
BARBOSA CARMEN E TRS MAIL RETURN ,	AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	,
BARBOSA CARMEN E TRS MAIL RETURN ,	MCFARLAND CASCADE HOLDI... PO BOX 1496 TACOMA, WA 98401	UNION PACIFIC RAILROAD 1400 DOUGLAS ST STOP 1640 OMAHA, NE 68179
BARBOSA CARMEN E TRS 49 RENAUD RD GROSSE POINTE, MI 48236	PICACHO TRADING POST LLC 3641 N 39TH AVE PHOENIX, AZ 85019	UNION PACIFIC RAILROAD 1400 DOUGLAS ST STOP 1640 OMAHA, NE 68179
BARBOSA CARMEN E TRS MAIL RETURN ,	BARBOSA CARMEN E TRS MAIL RETURN ,	
BARBOSA CARMEN E TRS MAIL RETURN ,	BARBOSA CARMEN E TRS MAIL RETURN ,	
BARBOSA CARMEN E TRS MAIL RETURN ,	BARBOSA CARMEN E TRS MAIL RETURN ,	
AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.B.**

Date: **6/21/2023**

Date submitted:
05/24/2023

Action: Other

Subject: Conduct a public hearing for an application submitted by OnPoint Architecture, LLC c/o UPFRONT Planning & Entitlements, LLC on behalf of Amigo Properties, LLC, proposing to rezone approximately 4.61 acres. Pinal County Parcel numbers: 405-05-323A, 405-05-3130, 405-05-3140, 405-05-3110, 405-05-294 and 405-05-3120 to be rezoned from I-1 (Light Industrial) to I-2 (General Industrial).

TO: Planning and Zoning Commission

FROM: Jon Vlaming, Belinda Cota

RECOMMENDATION:

Commission to conduct a public hearing to consider a proposed rezone request on approximately 4.61 acres from I-1, Light Industrial to I-2, General Industrial. If approved, the proposed rezoning is compatible with the proposed minor General Plan Amendment request on previous agenda item (VIII. A. and B.)

DISCUSSION:

The City has received an application from UPFRONT Planning & Entitlements, LLC on behalf of HASA Engineering, which has submitted an application to rezone six (6) parcels with existing and proposed improvements from I-1, Light Industrial to I-2, General Industrial to be in conformance with existing and proposed operations of an existing industrial facility. The proposed improvements are: a new office building, new shade canopy on an existing outdoor storage, new uncovered outdoor storage, truck parking, and new parking area. Pinal County Assessor's Parcel numbers: 405-05-323A (existing HASA Engineering building), and five (5) additional vacant parcels to be part of the combination of application and this rezone : 405-05-3130, 405-05-3140, 405-05-3110, 405-05-294 and 405-05-3120, located at 735 W. Eleven Mile Corner Road, in a portion of the Northwest quarter of Section 6, Township 8 South, Range 8 East, of the Gilan and Salt, River Meridian, Pinal County, Arizona. (Project Case No.: RZ2022-046)

The intent for this rezoning is to expand the existing manufacturing facility with a new one-story office building, an addition of a shade canopy for an existing storage area, and add a parking area with accessible parking stalls. A lot of a combination is required to be processed and to be used for additional outdoor storage and truck parking.

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	Union Pacific Rail Road (UPRR), Community Commercial	C-1, Neighborhood Commercial with a Downtown Core Overlay	old Circle K store, car lot, manufactured home park/RV park, residential houses (non-conforming use)
East	Light Industrial	I-1, Light Industrial with a Downtown Overlay	Vacant undeveloped land
South	Light Industrial	I-1, Light Industrial with a Downtown Overlay	Vacant undeveloped land
West	General Industrial	1-2, General Industrial	Industrial use and outdoor storage

FISCAL IMPACT:

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

UPFRONT

Planning & Entitlements, LLC

REZONE NARRATIVE FOR

HASA ELOY

CASE # *RZ2022-046*

Submitted to:
City of Eloy
595 N. C Street, Suite 102
Eloy, AZ 85131

Prepared by:
UpFront Planning & Entitlements, LLC
Jessica Sarkissian, AICP
Phone: (480) 221-6150
Email: Jessica@upfrontplanning.com

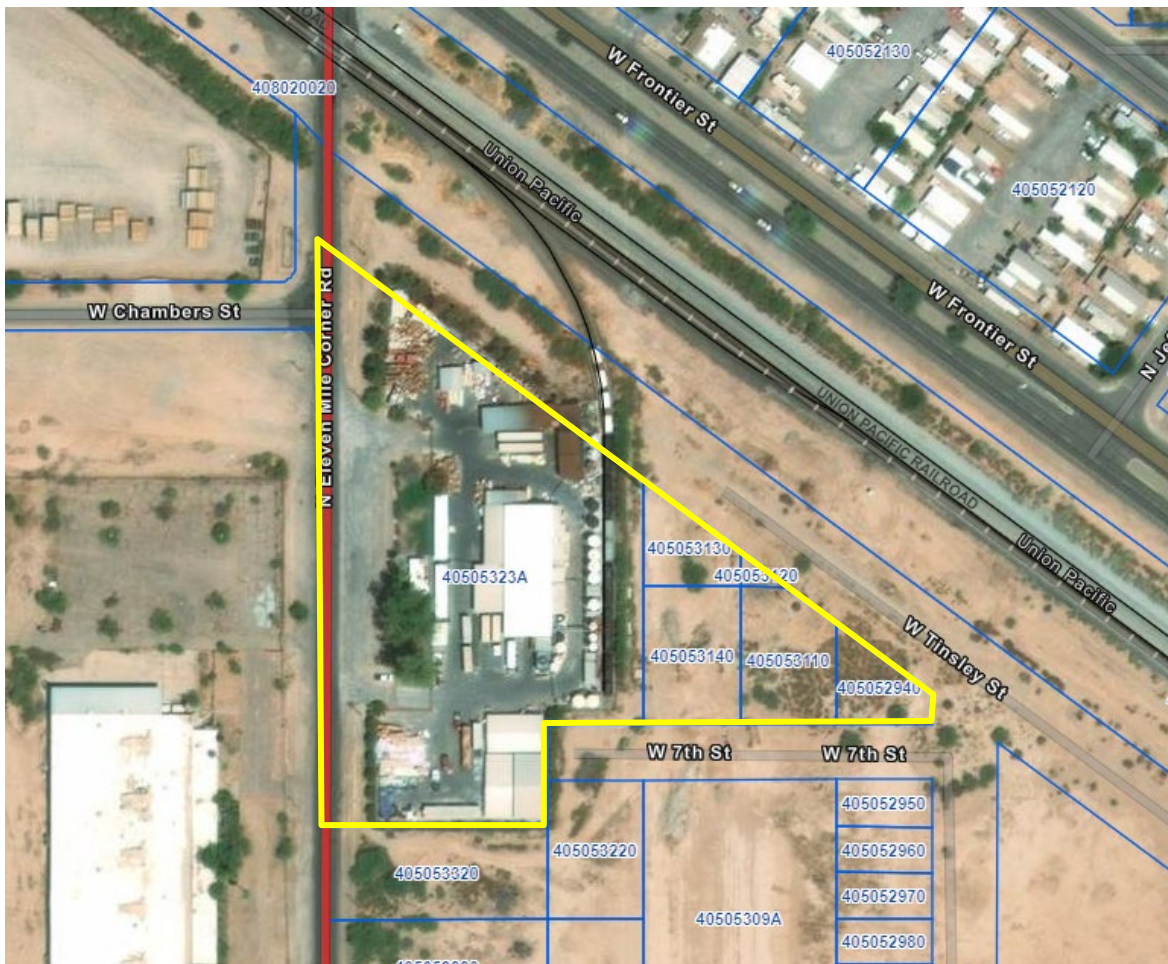
On behalf of:
On Point Architecture, LLC
1140 E. Greenway St. Suite 4
Mesa, AZ 85203
Email: nicole@onpointarchitecture.com

First Submittal: November 4th, 2022 | Second Submittal: April 12, 2023

Project Narrative

1. PURPOSE OF REQUEST

UPFRONT Planning & Entitlements, LLC, on behalf of HASA Engineering (“Owner”), is pleased to submit for your consideration an application to rezone the six (6) parcels with the proposed improvements from I-1 Light Industrial to I-2 General Industrial to more accurately reflect the existing and proposed operations of an existing industrial facility. The proposed improvements include a new office building, new shade canopy at the existing outdoor storage, new uncovered outdoor storage, truck parking, and new parking areas on 4.61 acres, on parcels 405-05-323A, 405-05-3140, 405-05-3130, 405-05-3120, 405-05-3110, and 405-05-2940, located on the east side of N Eleven Mile Corner Rd and just south of the UPRR in the City of Eloy. The intent for the remaining five parcels is to continue with the existing industrial uses already occurring on the property, provide additional employee amenities within the new office building, shade the existing outdoor storage, add more outdoor storage area and provide added truck and vehicular parking.



2. DESCRIPTION OF PROPOSAL

The Property is being proposed to be rezoned to I-2 General Industrial to provide facilities for this existing industrial use in Eloy. The site is approximately 4.61 acres on parcels 405-05-323A, 405-05-3140, 405-05-3130, 405-05-3120, 405-05-3110, and 405-05-2940 located

Project Narrative

just southeast of the UPRR and N Eleven Mile Corner Road, making this a highly intense economic zone due to the surrounding properties such as Euclid Chemical, Otto Industries, Owens Corning, Republic Plastics, Schuff Steel to the west, Townley Manufacturing to the south, and Stella Jones: North American manufacturer adjacent to the northwest. Stella Jones and Townley Manufacturing are also in a property description for Eloy as “Eloy Industrial Park”. It is the intent of the project to combine the five (5) smaller parcels, 405-05-3140, 405-05-3130, 405-05-3120, 405-05-3110, and 405-05-2940, into one (1) single parcel as a lot combination, herein called Parcel 2. Parcel 1 shall refer to the existing HASA Engineering facility located at APN 405-05-323A.

The intent of this project is to expand the existing manufacturing facility with a new one-story office building, an addition of a shade canopy for an existing storage area, and add a parking area with accessible parking stalls, all located on Parcel 1. In addition, Parcel 2 (combination of five smaller parcels) will also be rezoned to I-2 General Industrial, and will be used by the owner for outdoor storage and truck parking. Vehicular access to parcel 2 will be provided at the southeast corner of the parcel with a new gate and fencing. In conjunction with the existing office, maintenance shed, coverage storage area, manufacturing building, and storage area with shade structure, there are eight separate buildings totaling 147,689 square feet. Parking provided meets the requirement onsite, including alternative parking surface for truck parking and outdoor storage located on Parcel 2, which will be developed at the same time.

Table 1 – Development Standards

Development Standards	Base Zoning District Regulations (I-2)	Proposed Zoning District Regulations (I-2)
Maximum Height	45'	45'
Min. Front Setback	30 Feet Buildings 15 feet landscape	30 Feet Building 15 feet landscape
Min. Side Setback	20 Feet Buildings 15 feet landscape	6 Feet 3 Inches to Existing Building
Min. Side Street	15 Feet	15 Feet 0 Feet Existing Shade Structure
Min. Rear Setback	20 Feet	20 Feet
Maximum Lot Coverage	60%	60%
Parking Requirements	1 per 350 Sq. Ft. office Floor Area 1 per 500 sq. Ft. of Manufacturing	1 per 350 Sq. Ft. office Floor Area 1 per 500 sq. Ft. of Manufacturing

Outdoor lighting is proposed for security purposes with an existing light pole and camera at the new driveway to the south located on N Eleven Mile Corner Road. New lighting is being added to the new parking areas, attached to the new building, under the new canopy, as well as new pole mounted lights at the rear of the site in the new outdoor storage and truck parking area. Each light is placed, shielded, and oriented so as to reflect light away

Project Narrative

from any adjoining properties in conformance with the provisions in Section 4 of the City of Eloy Zoning Ordinance. Any signage will also conform with the requirements of the I-2 zoning district.

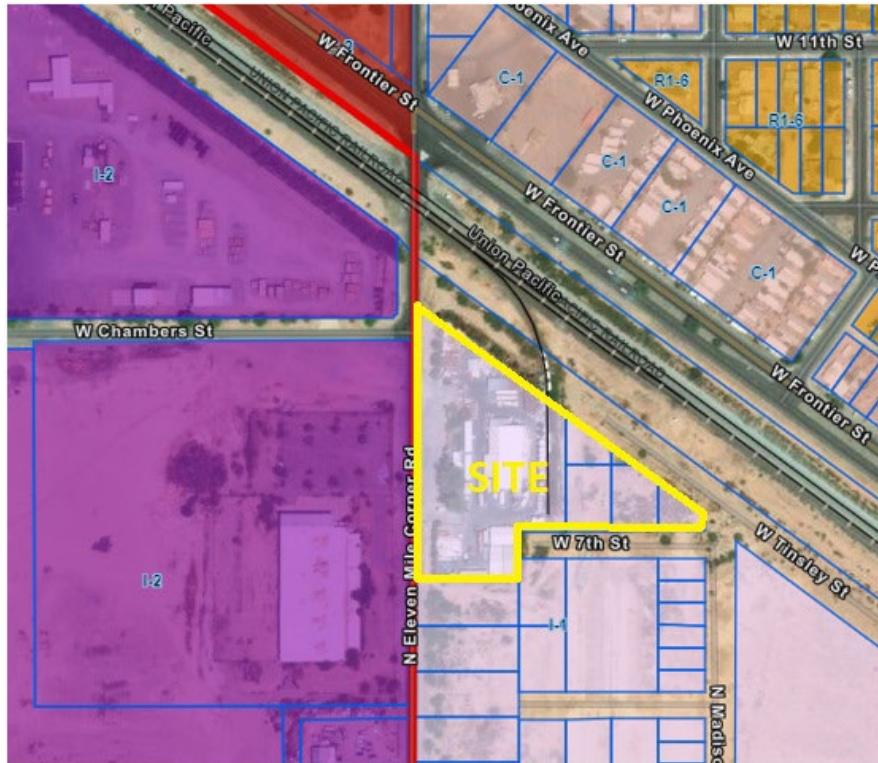
Existing electricity will be located within a 10' wide existing electrical easement on the northeast side of the site as well as through a 50' wide existing electrical easement on the south east side of the site with power provided by APS. Any new power will be coordinated and new easements provided as required by APS.

3. RELATIONSHIP WITH ZONING OF SURROUNDING PROPERTIES

The site has Neighborhood Commercial C-1 zoned properties to the north of the UPRR line, Light Industrial I-1 to the south and east, with General Industrial I-2 zone to the West. Several businesses operate on the surrounding properties with trucks, industrial type uses and outdoor storage such as Euclid Chemical, Otto Industries, Owens Corning, Republic Plastics, Schuff Steel to the west, Townley Manufacturing to the south, and Stella Jones: North American manufacturer adjacent to the northwest. The proposed use on this parcel is consistent with this proposed zoning designation. The existing zoning and uses for the parcels adjacent to the Property, are listed in the table below (***Table 2***):

Table 2 – Adjacent Land Uses

Direction	<i>Eloy</i> General Plan Land Use	Existing Zoning	Existing Use
North	UPRR	N/A	UPRR
East	Light Industrial	I-1	Vacant
South	Light Industrial	I-1	Vacant
West	General Industrial	I-2	Industrial



Additionally, the close proximity to Frontier St. makes this site ideal for truck traffic without being impactful on other businesses or the surrounding community.

Parcel 1 is located just south of the Union Pacific Railroad (UPRR) and north of Interstate 10. Because of these industrial type uses and the fact that the front of the property lies directly adjacent to the front of HASA Chemical facility, a new 6' tall chain link fence and gate are proposed to encircle the alternative parking surface for truck parking and outdoor storage. There is no need to provide a front yard setback adjacent to this existing use and a 0' front yard setback is proposed to avoid any unneeded dead space between the two properties.

On Parcel 1, the existing 6' chain link fences are to remain around the perimeter of the main property and a new 3' high masonry screen wall is proposed to be located along the west side of the property, at the street frontage, to provide screening of the new parking areas.

The existing c/l fence and access gates located along the street frontage, are to remain with a small portion on the southwest side removed to provide access to the new parking area at that location. The c/l fence will be rerouted around that parking area to separate the public parking from the private area of the facility.

The proposed rezone will confirm to the surrounding uses and will not be impactful to the surrounding properties. There are multiple existing manufacturing plants located to the west, and undeveloped land to the east and south.

4. CIRCULATION SYSTEM

Vehicle and truck access is proposed to occur from two new 30' wide concrete driveways located to the north and south on the west side of the site on N Eleven Mile Corner Road. The proposed site plan utilizes an existing concrete circular driveway within the site to allow vehicular and fire truck movement around the proposed existing manufacturing building, existing covered storage areas, and new office building. Vehicles will be able to turn around and exit through either access point.

Parking

Parking for the facility is proposed per the Zoning District requirements of 24 parking spaces plus 2 ADA parking spaces. The site plan proposes 26 parking spaces including 2 ADA parking spaces. Between the two access driveway points is a proposed two accessible parking stalls as well as a new asphalt parking area and drive aisles. Additional parking surface area for truck parking is to be located directly to the east on Parcel 2, as described above in Section 2. Description of Proposal, which refers to truck parking and outdoor storage; also proposed to be rezoned to I-2 General Industrial.

6. DEVELOPMENT SCHEDULE

The project consists of a single phase of development.

7. PUBLIC UTILITIES AND SERVICES

The site is proposing to upgrade the existing water service to this site. Water is served by the City of Eloy.

The site is located within the boundaries of Eloy Fire District. The site also includes a 20-foot-wide fire access with a 35' inner wheel turning radius, 55' outer wheel turning radius as well as a 150-fire hose lay from the fire lane to the back of the buildings for complete fire access.

The Eloy Police Department will continue to provide law enforcement and protection services for the property.

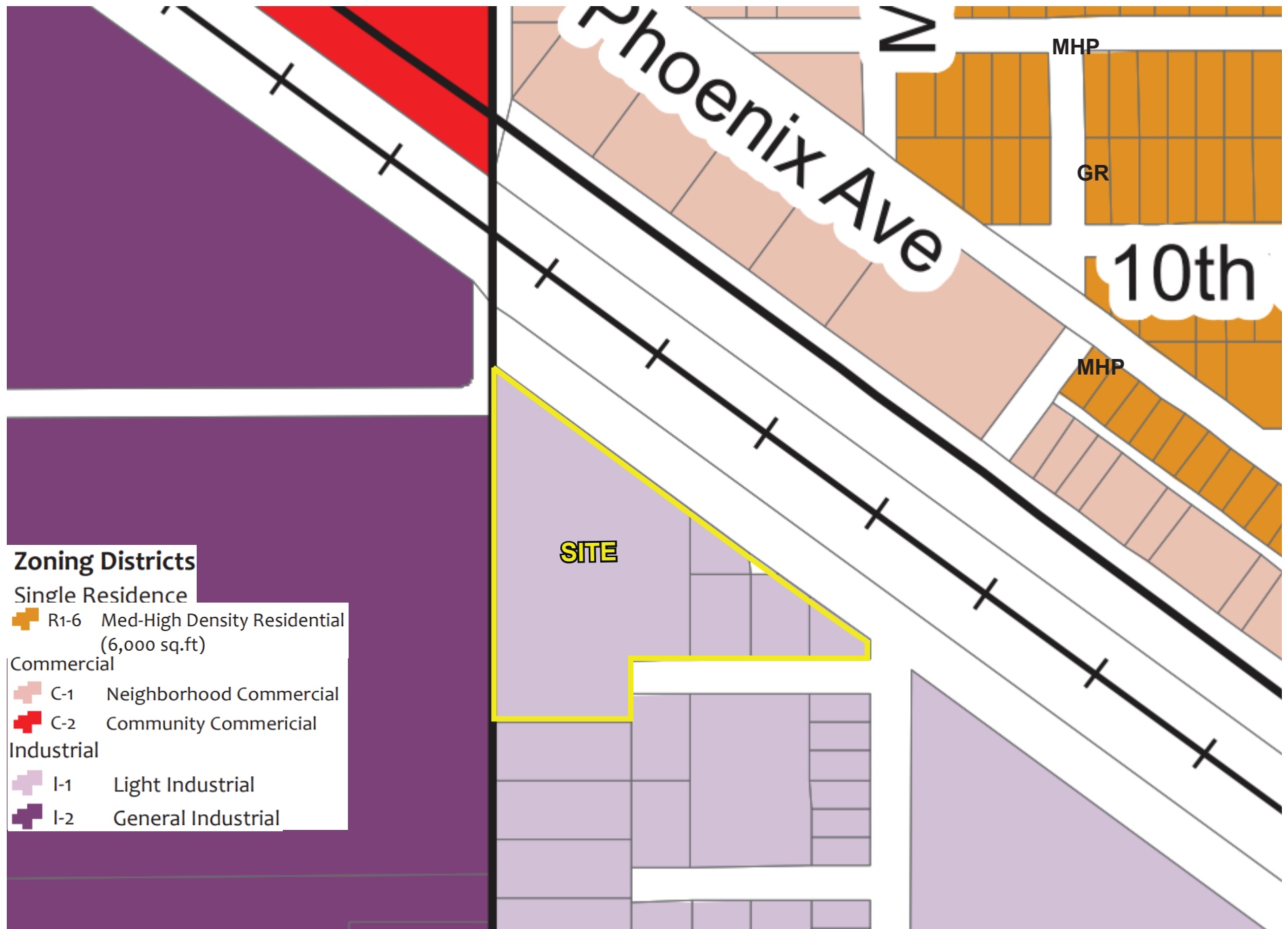
Electricity service is provided by APS.

Telecommunications service (phone, internet and television) will be provided by Cox.

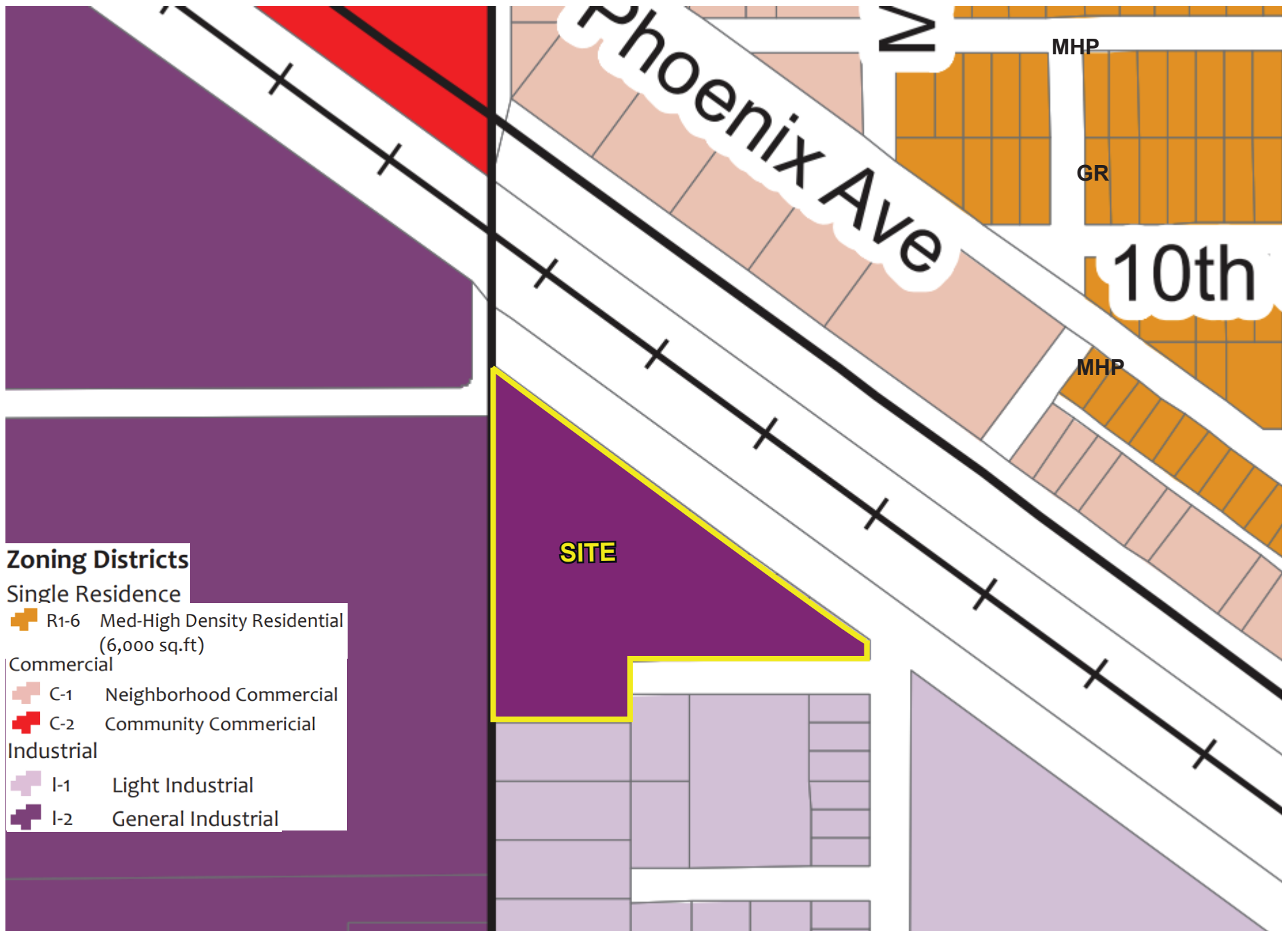
Waste Water service will be provided by The City of Eloy.

Public Utilities and Services will be provided by The City of Eloy.

Natural Gas will be provided by Southwest Gas.

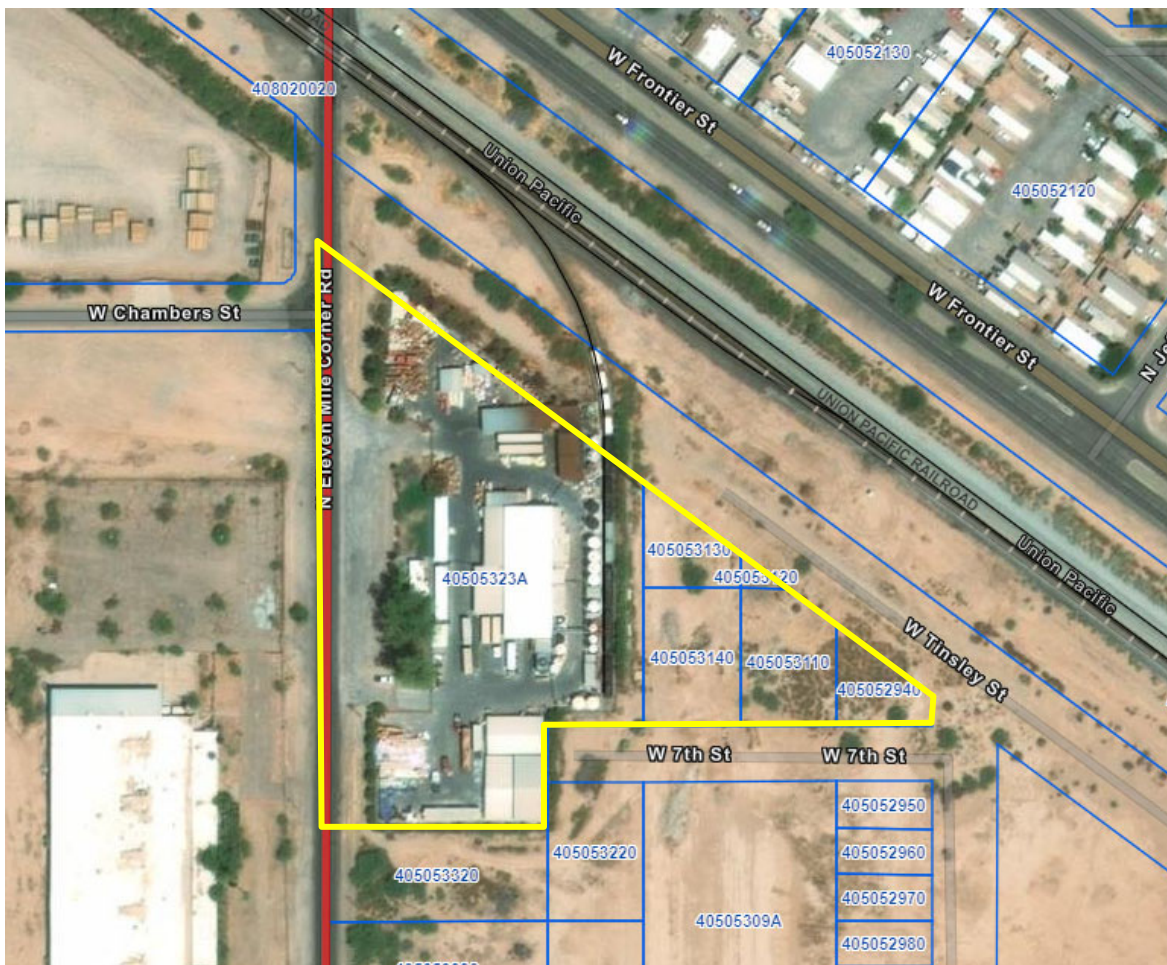


Existing Zoning Map



Proposed Zoning Map

**CITIZEN PARTICIPATION PLAN REPORT (CPPR)
FOR
GENERAL PLAN AMENDMENT AND REZONE REQUEST
AT:
*HASA ELOY***



CASE NOS. #GPA2022-045; #RZ2022-046

Citizen Participation Plan Report

Brief Description: The purpose of this Public Participation Plan Report is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the 4.61 -acre project site regarding an application for a Minor General Plan Amendment from Light Industrial to General Industrial and a rezone request from I-1 Light Industrial to I-2 General Industrial. This request is to allow for the expansion of the existing Hasa Industrial facility on the site.

This Public Participation Plan ensured that those affected by this application have an adequate opportunity to learn about and comment on the proposal. We used these outreach and meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this business can bring to the community and to address any concerns.

Notification Letter: Attached

Parties Affected by Application: The properties surrounding the site are vacant in nature or vacant industrial properties. Directly to the north is the Union Pacific Railroad.

Notification and Information Procedures: The outreach area is a 300-foot notification buffer.

The format of the neighborhood meeting was an open house style presentation including 4 presentation boards of the proposed site plan, elevations, landscape and aerial with a question-and-answer period. This format allowed participants, including applicants, citizens, and staff, to ask questions regarding the project. Upfront Planning is prepared to solicit input and exchange information about the General Plan and Rezone request to result in an application that is responsive to neighborhood concerns.

The meeting area was made open at 5:45 PM and was set up for neighbors. No one showed or called about the meeting and the project team left at 6:23 PM.

Response Procedures: Anyone interested in and potentially affected by this application was provided an opportunity to express any concerns, issues or problems in advance of the public hearing through phone, email, or mail with the applicant and City.

Notification Information:

- Notification Area Map – (Attached) Property Owners within 300 ft.
- Date of Notice Sent – April 25, 2023
- Neighborhood Meeting Held: May 17, 2023

Draft Schedule for Completion:

Submittal of Public Participation Plan – April 2023

Neighborhood Meeting Held – May 17, 2023 at 6 PM at Eloy Community Service Dept.

Submittal of Public Involvement Final Report – May 22, 2023

Status Results: Upfront Planning and the Owner received no comments or concerns from neighbors regarding this application.

Attached:

Notification Area Map

Notification Area Addresses

Notification Letter

Citizen Participation Plan Report



Neighborhood Meeting Sign-In Sheet

APS Meeting Rooms: Eloy Community Services Dept: 100 East 7th Street, Eloy, AZ 85131

[illegible]



NOTICE OF APPLICATION & NEIGHBORHOOD MEETING

Dear Neighbor,

An application has been filed with the City of Eloy Department of Planning and Development regarding the request above. As required by the City of Eloy Zoning Ordinance, this notice is being sent to you because a property listed in your name is located within 300 feet of the site. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application to the contact person listed and attend the neighborhood meeting.

Request: A General Plan Amendment **#GPA2022-045** and Rezone **#RZ2022-046** request.

Proposal: A Minor General Plan Amendment to change the General Plan Land Use from Light Industrial to General Industrial and rezone the site from I-1, Light Industrial to I-2 General Industrial to expand the existing industrial uses onsite.

Location: The east side of N Eleven Mile Corner Rd and just south of the UPRR.

Size: 4.61 acres

Contact Person: Jessica Sarkissian AICP / (480) 221-6150 / Jessica@upfrontplanning.com



You are cordially invited to a neighborhood meeting regarding this proposed general plan amendment and rezoning in your area. A neighborhood meeting will be held at the time and place listed below to discuss the proposed changes and answer any questions you may have.

The Neighborhood Meeting is scheduled:

Wednesday: May 17th, 2023 at: 6:00 PM
Eloy Community Service Department in the APS Meeting Room
100 E. 7th St., Eloy, AZ 85131

If you have any questions regarding this Application or Neighborhood Meeting, please contact Jessica Sarkissian at Jessica@UpfrontPlanning.com or by phone at: (480) 221-6150.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

300' Buffer Map



BARBOSA CARMEN E TRS MAIL RETURN ,	AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	PICACHO TRADING POST LLC 3641 N 39TH AVE PHOENIX, AZ 85019
BARBOSA CARMEN E TRS MAIL RETURN ,	AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	,
BARBOSA CARMEN E TRS MAIL RETURN ,	AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	,
BARBOSA CARMEN E TRS MAIL RETURN ,	AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	,
BARBOSA CARMEN E TRS MAIL RETURN ,	MCFARLAND CASCADE HOLDI... PO BOX 1496 TACOMA, WA 98401	UNION PACIFIC RAILROAD 1400 DOUGLAS ST STOP 1640 OMAHA, NE 68179
BARBOSA CARMEN E TRS 49 RENAUD RD GROSSE POINTE, MI 48236	PICACHO TRADING POST LLC 3641 N 39TH AVE PHOENIX, AZ 85019	UNION PACIFIC RAILROAD 1400 DOUGLAS ST STOP 1640 OMAHA, NE 68179
BARBOSA CARMEN E TRS MAIL RETURN ,	BARBOSA CARMEN E TRS MAIL RETURN ,	
BARBOSA CARMEN E TRS MAIL RETURN ,	BARBOSA CARMEN E TRS MAIL RETURN ,	
BARBOSA CARMEN E TRS MAIL RETURN ,	BARBOSA CARMEN E TRS MAIL RETURN ,	
AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	AMIGO PROPERTIES LLC 10 STERLING PL RANCHO MIRAGE, CA 92270	

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.C.

Date: 6/21/2023

Date submitted:
05/24/2023

Action: Other

Subject: Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.: GPA2022-045. (Project Name: Hasa Engineering).

Date requested:
6/21/2023

TO: Planning and Zoning Commission

FROM: Jon Vlaming, Belinda Cota

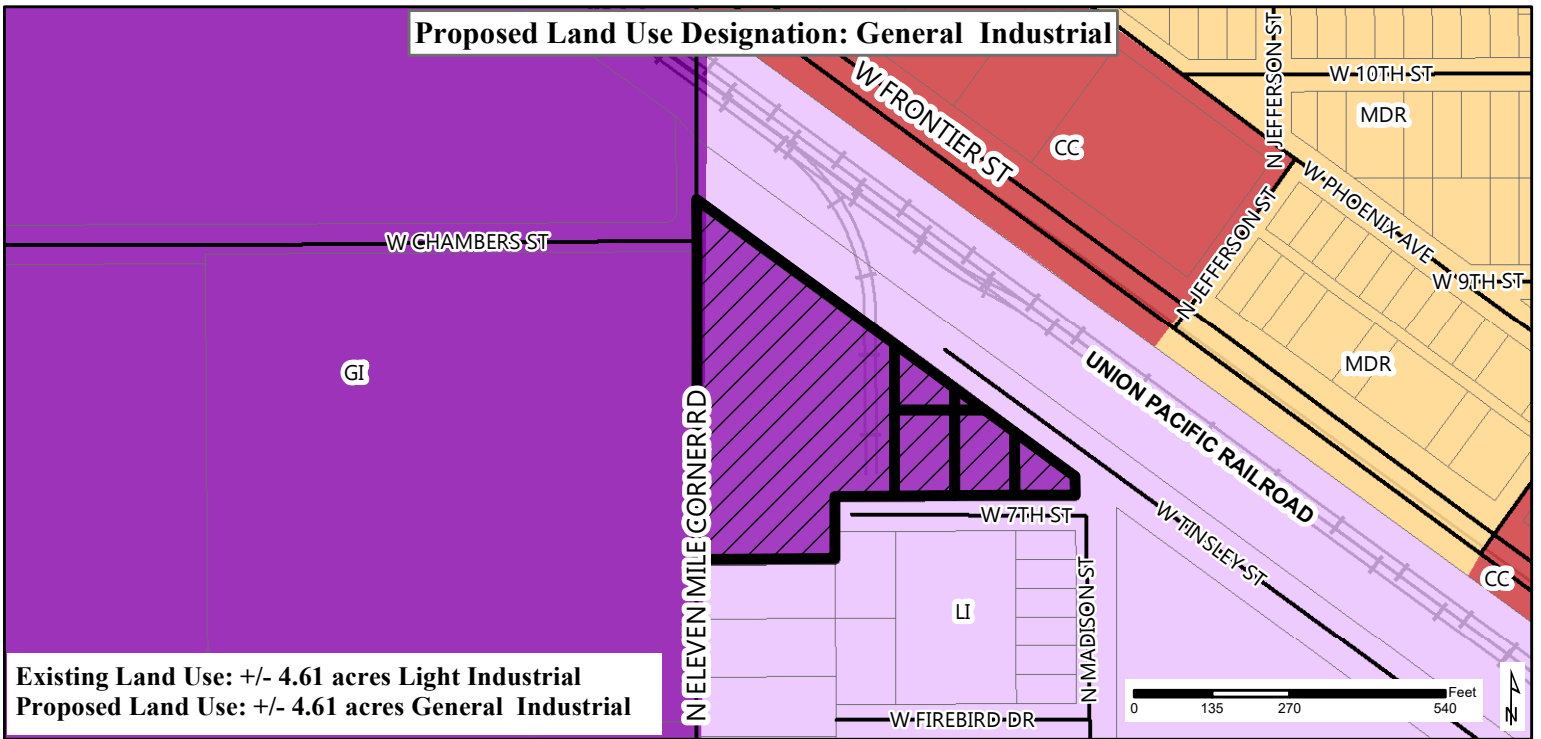
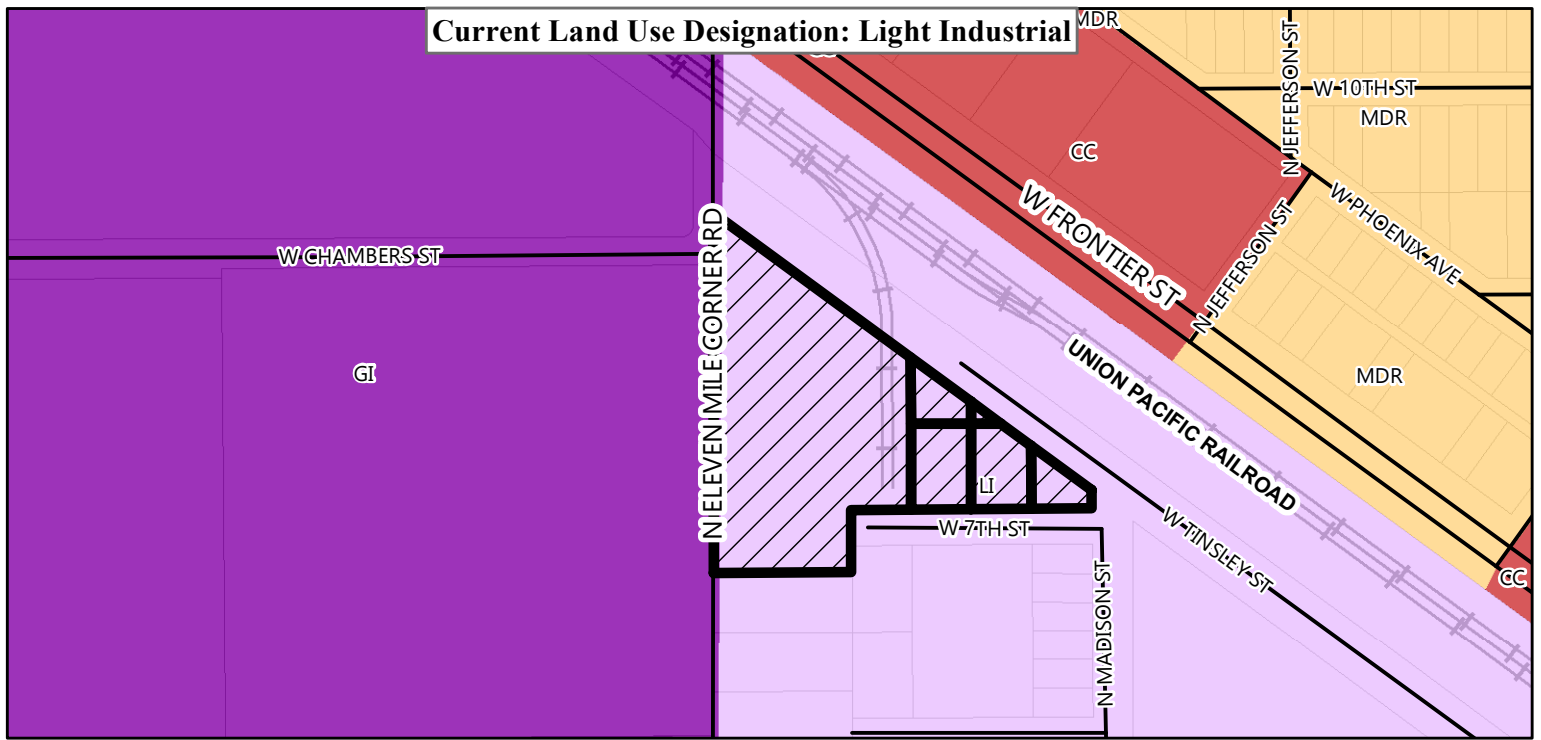
RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend the approval of Case No.: GPA2022-045 per narrative dated April 12, 2023.

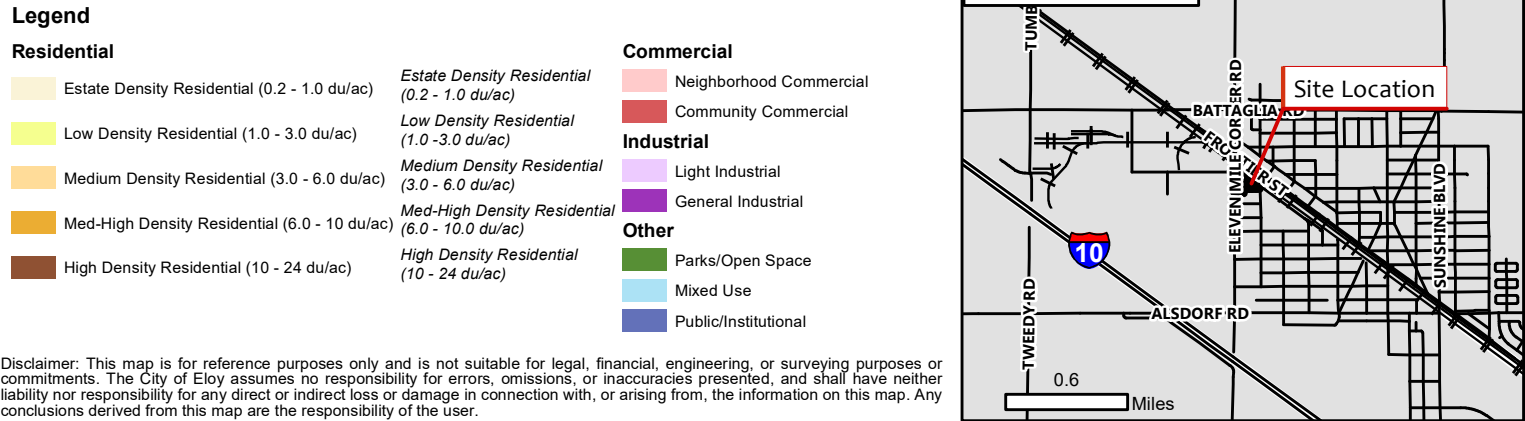
DISCUSSION:

FISCAL IMPACT:

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



General Plan Amendment Exhibit - Case No: GPA2022-045



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

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.D.**

Date: **6/21/2023**

Date submitted:
05/24/2023

Action: Other

Subject: Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.:RZPAD2022-046. (Project Name: Hasa Engineering).

Date requested:
6/21/2023

TO: Planning and Zoning Commission

FROM: Jon Vlaming, Belinda Cota

RECOMMENDATION:

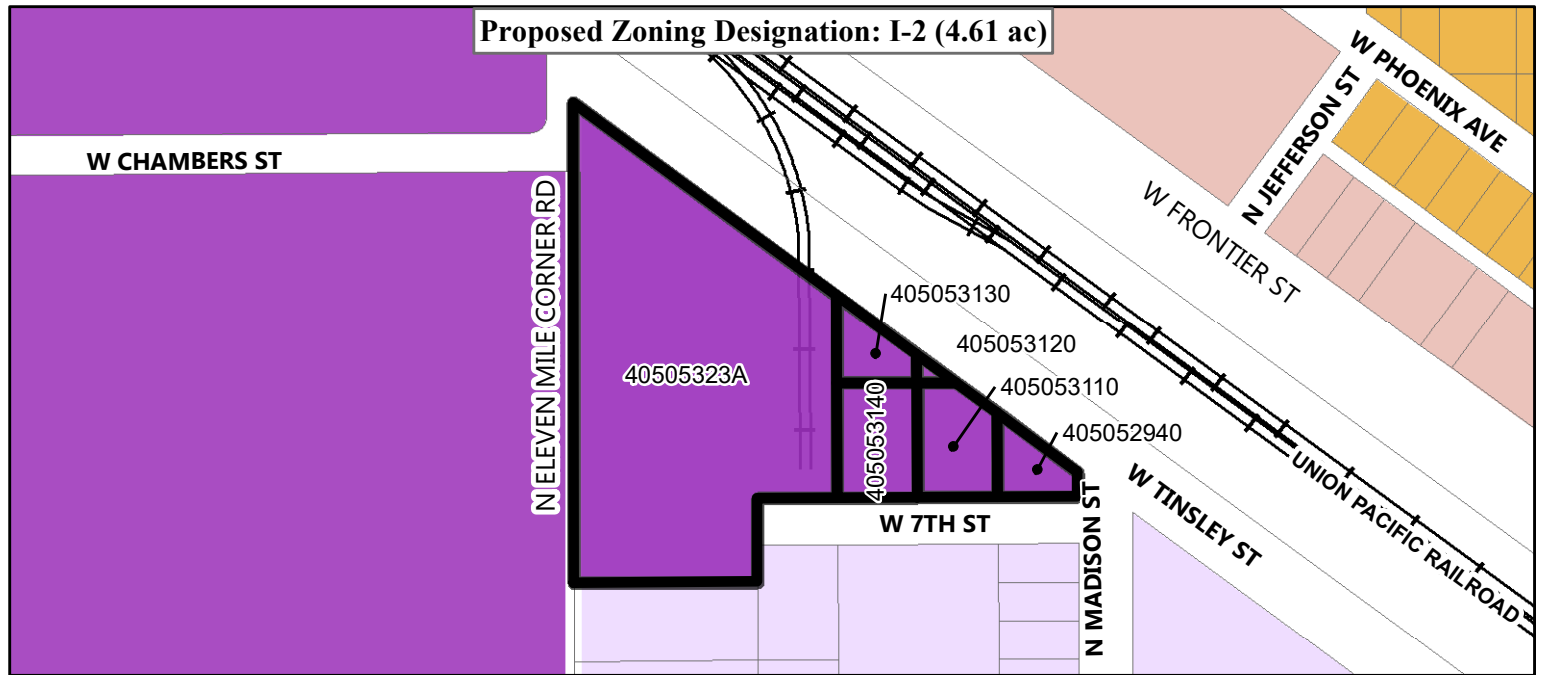
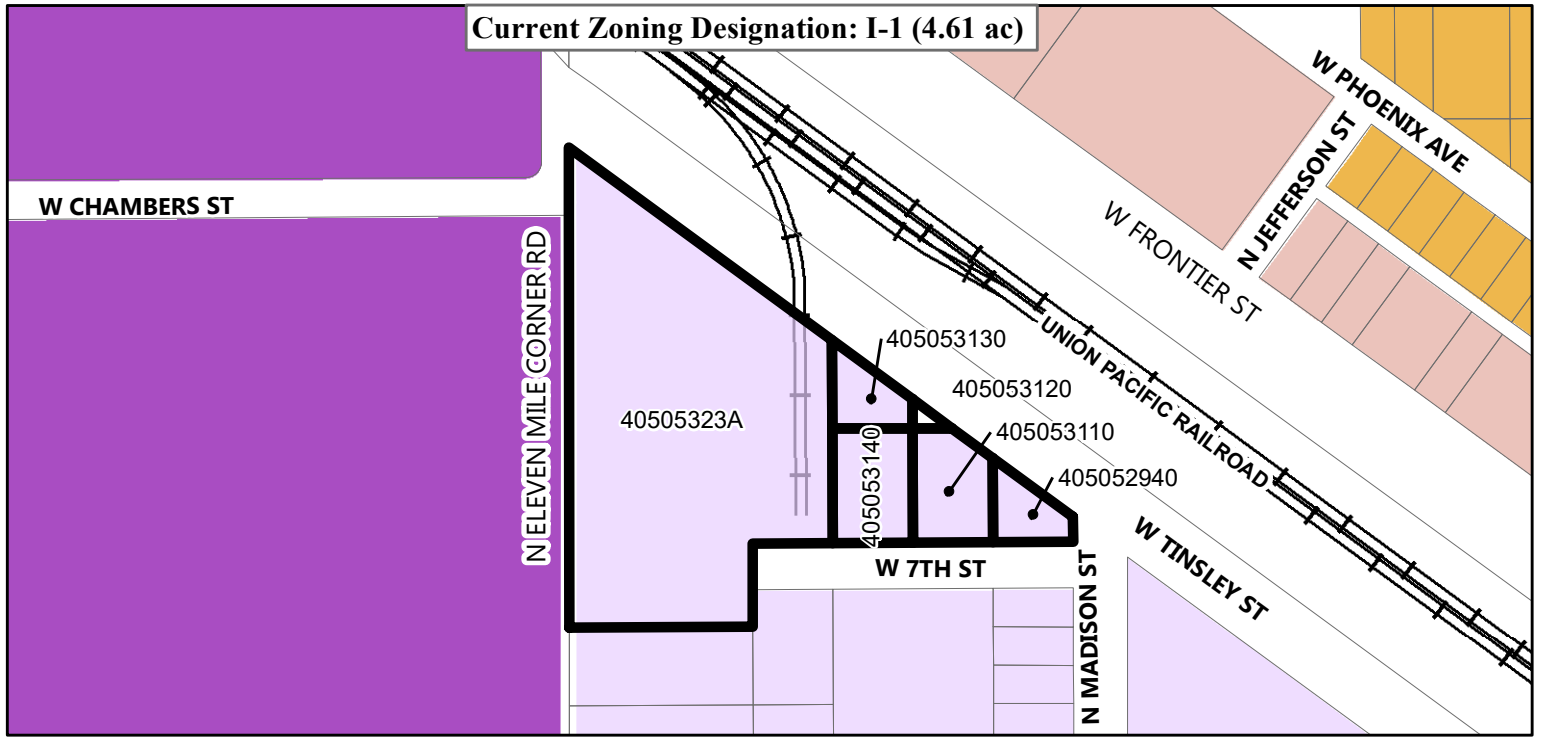
Staff recommends that the Planning and Zoning Commission recommend the approval of Case No.: GPA2022-045 per narrative dated April 12, 2023 with the following stipulation:

1.) That the property owner or designee process a Lot Combination application prior to the building permit application.

DISCUSSION:

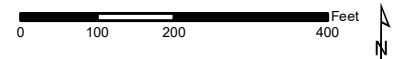
FISCAL IMPACT:

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



Existing Zoning: +/- 4.61 acres I-1 (Light Industrial)

Proposed Zoning: +/- 4.61 acres I-2 (General Industrial)



Rezoning Exhibit - Case No: RZ2022-046

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

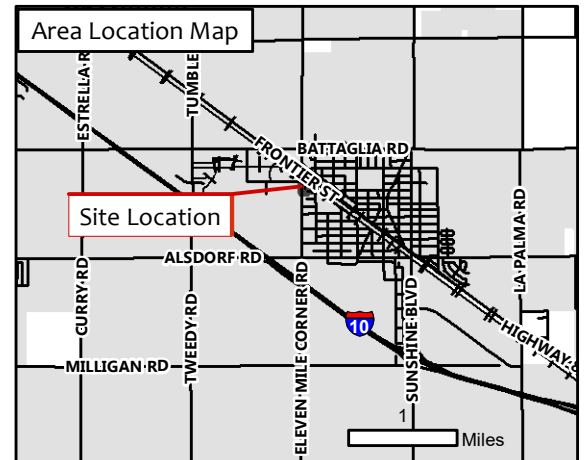
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

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.