



**PUBLIC NOTICE
THE ELOY CITY COUNCIL
Meets
MONDAY, SEPTEMBER 18, 2023
5:00 PM
ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131
For a
WORK SESSION**

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Unscheduled Public Appearances**
- V. Discussion Items**

- A. City Council to receive a presentation from representatives of the Pinal Hispanic Council and to discuss their proposed housing project in downtown Eloy to be located on vacant property at 404 N Stuart Blvd. and 106 E 4th St. across from the Pinal Hispanic Council building.

VI. Adjournment

**POSTED BY 5:00 P.M., THURSDAY, SEPTEMBER 14, 2023, 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 COUNCIL AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: **V.A.**

Date: **9/18/2023**

Date submitted:
09/14/2023

Action: Other

Subject: City Council to receive a presentation from representatives of the Pinal Hispanic Council and to discuss their proposed housing project in downtown Eloy to be located on vacant property at 404 N Stuart Blvd. and 106 E 4th St. across from the Pinal Hispanic Council building.

Date requested:
9/18/2023

TO: Mayor and City Council

FROM: David Malewitz, City Manager

RECOMMENDATION:

DISCUSSION:

The proposed housing project will serve a population that is in transition to permanent housing. Pinal Hispanic Council's program goal is to assist with filling the gap for housing/services for low-needs individuals who need a little assistance to get back on their feet. The individuals may just need employment, training, assistance applying for Social Security or VA benefits, and/or assistance with medical/behavioral health needs to be able to live independently. Program administration and monitoring of the housing units will be undertaken by a third-party provider. Direct supervision of the residents will be the responsibility of an on-site individual.

FISCAL IMPACT:

Approved as to Form:



Stephen R. Cooper, City Attorney

PINAL HISPANIC COUNCIL



BEHAVIORAL HEALTH SERVICES

**Pinal Hispanic Council
Stuart & 4th
September 18, 2023**

I. Introductions

- Rose Lopez, CEO Intermountain Centers
- Ralph Varela, CEO Pinal Hispanic Council
- Brian Underwood, The Planning Center
- Maryann Beerling, Compass Affordable Housing
- Bob Lanning, Lanning Architecture
- Clay Abernathy, Idea'l Institute

II. Why This Site

- Ralph Varela, CEO Pinal Hispanic Council – description of why this site is a good fit

III. Summary of the Project

- Brian Underwood, The Planning Center – project summary to date, minor general plan amendment and rezoning

IV. Site Plan – Bob Lanning, Lanning Architects

V. Unit Plans – Tommy Gillespie, Idea'l Institute

VI. Ideal Institute – Clay Abernathy, President

VII. Renderings and Visualization – Brian Underwood, The Planning Center

VIII. Closing Comments – Maryann Beerling, Compass Affordable Housing

January 18, 2023

Pinal Hispanic Council
Housing Project Narrative
(404 N. Stuart Blvd.)

Overview: Pinal Hispanic Council's mission statement is "empowering diverse communities to become healthy". Part of this mission includes providing permanent supportive housing for under-served communities throughout Arizona. In an effort to further realize this mission, Pinal Hispanic Council is proposing to build 20 supportive housing units on a vacant parcel located at 404 N. Stuart Blvd. (parcels 405-03-0680 & 405-03-0660) in Eloy Arizona. This proposed project is located directly across the street from Pinal Hispanic Council's office in Eloy at 107 E. 4th street. We have been informed by the Eloy planning and zoning division that the current zoning (C-1) does not permit a multi-family residential development project. Furthermore, the general plan land use designation is "community commercial". Consequently, our goal is to amend the general plan and re-zone the parcel to Mixed Use (MU).

Project specifics: The 20 homes will be a mix of studios, 1 bedroom units and 2-bedroom units. The traditional approach to affordable housing is to construct large apartment buildings, however case studies have proven that too much density can adversely effect the mental health of the end users. Furthermore, advances in prefab modular construction have made detached units a viable affordable option once again. For this reason we are proposing for the 20 homes to be free standing modular prefab units with private outdoor yards. The development will also include common areas with amenities and a shared laundry facility.

Modular prefab construction: Due to the ongoing housing crisis architects and builders have been working to develop novel ways to provide affordable housing. One such solution is prefab modular construction where buildings, or sections of a building, are built offsite in a factory and then shipped to the project location. Benefits include:

1. Better quality control in a factory setting which makes for a more energy efficient structure.
2. More durable.
3. Faster to construct.
4. Less building waste
5. More cost effective than traditional site built stand-alone housing.

In addition, prefab construction has become more customizable, which enables architects to provide a variety of building solutions depending upon a project's context and climate. For these reasons we plan to utilize a modular prefab building design for our proposed housing project in Eloy. Pinal Hispanic Council is currently meeting with and vetting construction companies that have experience building prefab modular housing units. Some of these companies re-purpose

steel shipping containers in effort to up-cycle materials that are often wasted. Container homes, like tiny houses, are rising in popularity. Shipping containers are available in two sizes: 20 feet by 8 feet (160 sf) or 40 feet x 8 feet (320 sf). The containers can be used individually or combined to make larger homes.

Summary: Pinal Hispanic Council is dedicated to their mission statement and to providing supportive housing for people in Eloy with low-income. We have assembled a team of professionals including architects, engineers, surveyor and project manager. All are currently working on pre-development drawings per the City of Eloy zoning requirements. We hope that the planning and zoning division can see how this project will benefit Eloy and will guide us through the process of amending the general plan, re-zoning the parcel, and securing the necessary building permits.

STUART & 4TH

CITY OF ELOY | MAYOR & COUNCIL STUDY SESSION

SEPTEMBER 18, 2023

Image © 2023 Airbus



LanningArchitecture



STUART & 4TH

INTRODUCTIONS



An aerial photograph of a city intersection. A wide, multi-lane road runs vertically through the center. A horizontal road crosses it. To the left of the vertical road, there are several large, light-colored commercial buildings with flat roofs and parking lots. To the right, there are smaller, more varied buildings, some with gabled roofs, and more trees. The ground is mostly dry and brown. The text 'STUART & 4TH' is overlaid in large, bold, black letters at the top left. 'E 5th St' is labeled at the top, and 'E 4th St' is labeled at the bottom. A red pin with the letter 'A' is placed on a building to the right of the intersection, with the text 'Pinal Hispanic Council' next to it. A compass rose is in the bottom right corner.

STUART & 4TH

WHY THIS SITE?

A
Pinal Hispanic Council

STUART & 4TH

PROJECT SUMMARY TO DATE

- **Site design refinements with staff**
- **Concurrent plan amendment and rezoning process –**
 - **Plan Amendment: from Community Commercial to High Density Residential**
 - **Rezoning: from C-1 (Neighborhood Commercial) to R-3 (Multiple Family Residential)**
- **Parking exception: 50% parking reduction allowed within the Downtown Core Overlay District**
- **Additional parking locations**

CONCEPTUAL SITE PLAN



Project Address:
404 N. Stuart Blvd.

Parcel Size:
37,096 S.F. (.851 Acres)

Current Zoning:
• C-1 “Neighborhood Commercial”

Proposed Zoning:
• R-3 “Multiple Family Residential”
OR
• R-2 “Small Lot Residential” with
Downtown Core Overlay District

Proposed Unit Mix (20 Units Total):
• Studios – 6
• 1 Bedroom – 11
• 2 Bedroom – 3

Parking:
• 1.5 Parking Spaces Required Per
Unit (20 Units = 30 Parking Spaces
Required)

Parking Exception:
• Projects located within the
Downtown Core Overlay District
can reduce their parking by 1/2.
Therefore, 15 spaces are required,
and 15 spaces have been provided.



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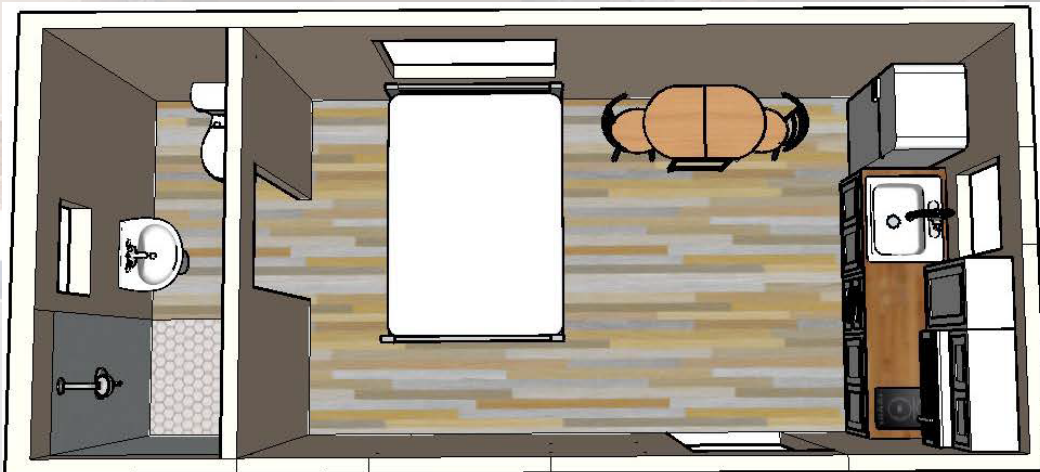
UNIT PLANS

Standard Unit Walk-Through:
<https://youtu.be/qNxYJkqP7zw>

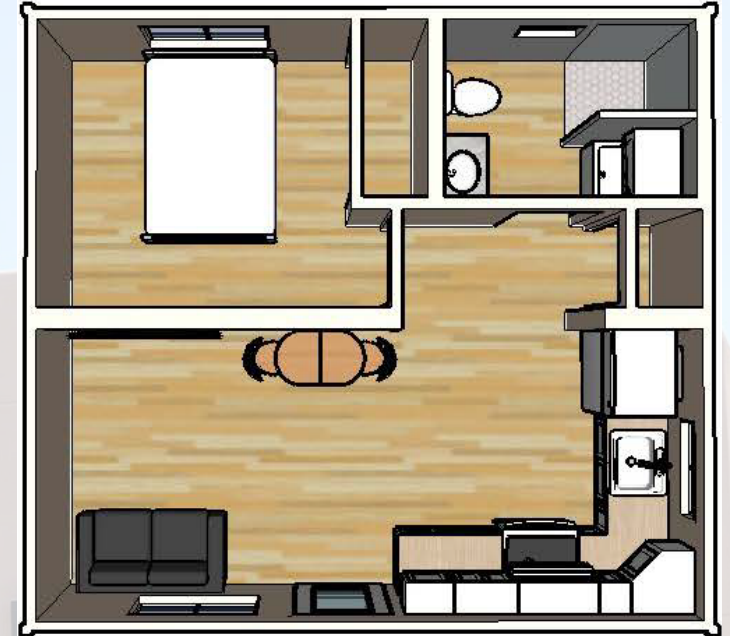
ACCESSIBLE STUDIO



STUDIO



1 BEDROOM



2 BEDROOM



STUART & 4TH

I'DEAL TRADE INSTITUTE

- **Company overview and history**
- **Fully integrated, ground-up construction education program**
- **Home construction/school schedule**



CONCEPTUAL VIEW FROM 4TH STREET



STUART & 4TH

QUESTIONS?

SEPTEMBER 18, 2023



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