



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, December 20, 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. Motion to approve the August 16, 2023, meeting minutes of the Planning and Zoning Commission

A. August 16, 2023 Planning and Zoning Meeting Minutes

VII. Motion to approve the September 20, 2023, meeting minutes of the Planning and Zoning Commission

A. September 20, 2023 Planning and Zoning Meeting Minutes

VIII. Old Business: Possible discussion and/or action on the following: None.

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

A. Conduct a Public Hearing on Case No.: CSP2023-056: Application submitted by Kevin Keup with Effective Images on behalf of Love's Travel Stop, for a Comprehensive Sign Package to allow the installation of signs for the new Love's Truck Stop store to be located at 2950 N. Toltec Road proposing the following: one (1) Freeway Pylon (High-rise) at 1,240.36 square feet and 100 feet high, one (1) Freestanding at 223.46 square feet and 25

feet high, Building (wall mounted) signs totaling 528.05 square feet, Truck Wash (wall mounted) signage totaling 184.46 square feet, Fuel Canopy signs at 187.12 square feet, Directional signage totaling 104.66 square feet, and one (1) Cat Scale sign at 114.98 square feet. Assessor's Parcel Numbers: 403-23-002A and 403-23-003B. Subject property is in a portion of Section 33, Township 7 South, Range 7 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona. (Project Name: Love's Travel Stop)

- B. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.: CSP2023-056. (Project Name: Love's Travel Stop)
- C. Conduct a Public Hearing on Case No.: CUP2022-038: Application submitted by 301AK 8m LLC, a subsidiary of Avantus LLC, who is requesting a Conditional Use Permit, at the southwest corner of Milligan Road and Eleven Mile Corner Road, to allow development of the Kitt 1 Solar Project, a 100 Megawatt solar photovoltaic power generating and 100 Megawatt battery energy storage system and associated ancillary facilities. The proposed project is located within three privately owned parcels (Pinal County Assessor's Parcel Numbers: 408-01-022B, 408-01-022C, and 408-01-022D), consisting of approximately 646 acres, utilizing all of Section 13, Township 8 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 with conditions, denial or continuance of Case No.: CUP2022-038. (Project Name: Kitt 1 Solar Project)
- E. Conduct a Public Hearing on Case No.: GPA2023-039. Application submitted by the Planning Center on behalf of Pinal Hispanic Council, for a Minor General Plan Amendment on Pinal County Assessor's Parcel Numbers: 405-03-066 and 405-03-068 consisting of approximately 0.87 acres from Community Commercial to High Density Residential. Subject parcels are located at the northwest corner of 4th Street and Stuart Boulevard, in a portion of Section 6, Township 8 South, Range 8 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona. (Project Name: Stuart & 4th)
- F. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.: GPA2023-039. (Project Name: Stuart & 4th)
- G. Conduct a Public Hearing on Case No.: RZ2023-040. Application submitted by the Planning Center on behalf of Pinal Hispanic Council, to rezone Pinal County Assessor's Parcel numbers: 405-03-066 and 405-03-068 consisting of approximately 0.87 acres from C-1, Neighborhood Commercial with a Downtown Core Overlay (DCO) to R-3, Multiple Family Residential (10-24 dwelling units per acre) with a Downtown Core Overlay (DCO) subject to the Tiny House Park Design Guidelines (21-2-7.11). Subject parcels are located at the northwest corner of 4th Street and Stuart Boulevard, in a portion of Section 6, Township 8 South, Range 8 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona. (Project Name: Stuart & 4th)
- H. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.: RZ2023-040. (Project Name: Stuart & 4th)

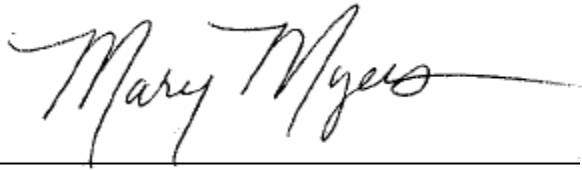
X. Informational Item:

XI. Communications:

XII. Motion to Adjourn

POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov

THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR “REASONABLY ANTICIPATED ATTENDANCE.”

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.