



**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.

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, August 16, 2023
6:00 p.m.**

I. CALL TO ORDER

Chairperson Paulson called the meeting to order at 6:03 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 Allen Crawford (via telephone)
- Commissioner Edward Saucedo
- Alternate Commissioner Kathryn Meyers
- Ex-Officio Sara Curtis

Members Absent:

- None.

Staff present:

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

Others present/speakers:

- Heather Dukes, Zoning Counsel
- Anthony Beavers, Love's Real Estate Project Manager
- Garrett Frame, P.E., Kimley-Horn & Associates
- Andrew Sutton, Eloy Council member

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 MAY 30, 2023, AND THE JULY 26, 2023, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION

A. THE MEETING MINUTES FOR THE MAY 30, 2023, PLANNING & ZONING COMMISSION.

Chairperson Paulson requested a motion to approve the Planning and Zoning Commission meeting minutes. Commissioner Brown motioned to approve the presented May 30, 2023 meeting minutes. Commission Crawford seconded the motion as proposed.

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

NAYS: None.

The motion passed unanimously with a vote of 5-0.

B. THE MEETING MINUTES FOR THE JULY 26, 2023, PLANNING & ZONING COMMISSION

Chairperson Paulson requested a motion to approve the Planning and Zoning Commission meeting minutes. Commissioner Brown motioned to approve the presented May 30, 2023 meeting minutes. Commission Crawford seconded the motion as proposed.

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

NAYS: None.

The motion passed unanimously with a vote of 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 FOR AN APPLICATION SUBMITTED BY HEATHER N. DUKES, ESQ., C/O JAVELINA DEVELOPMENT LLC, PROPOSING TO REZONE APPROXIMATELY 17.15 ACRES CONSISTING

Planning and Zoning Commission

Wednesday, August 16, 2023

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OF PINAL COUNTY ASSESSOR PARCEL NUMBERS: 403-23-002A AND 403-23- 003B, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TOLTEC ROAD AND HOUSER ROAD IN ELOY, ARIZONA, FROM R1-12 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (COMMUNITY COMMERCIAL).CASE NO.: RZ2023-012 (PROJECT NAME: LOVE'S TRAVEL STOP)

Chairperson Paulson opened the public hearing.

Ms. Belinda Cota briefly introduced the case, and Mr. Vlaming introduced the applicant, who was present and had a PowerPoint presentation to show everyone.

Ms. Heather Dukes introduced herself and stated that she was here tonight on behalf of Love's Travel Stops and Country Stores to request approval of a rezoning and conditional use permit application for a new Love's Travel Stop at the southwest corner of Toltec Road and Houser Road, just south of the I-10 freeway. She introduced Love's Real Estate Project Manager, Anthony Beavers, and Garret Frame, a professional engineer with Kimley-Horn & Associates.

This is a request to rezone the property from the R1-12 Single Family Residential zoning district to the C-2 Community Commercial zoning district. Additionally, a conditional use permit application is required for the proposed truck stop, truck wash, drive-through restaurant, and five overnight RV parking spaces. An application for the Site Plan Review has been filed and will be approved administratively by City staff if the C-2 zoning and conditional use permit are approved.

Ms. Dukes provided a background on Love's; this company was founded in Oklahoma in 1964 by Tom and Judy Love and remains family-owned and operated. Today, Love's has approximately 600 locations in 42 states, providing professional truck drivers, motorists, and residents with 24-hour access to clean and safe travel stops with restaurant offerings. The Love's Family of Companies has approximately 38,000 employees from coast to coast, and in 2022, was listed as one of America's Best Employers in the retail and wholesale industry category.

Ms. Dukes provided an overview of the property and described the importance of the location to Love's as a major arterial intersection near the I-10 and the ease of access for nearby residents and vehicles traveling to and from the freeway.

Ms. Dukes showed a closer aerial view of the property and its surroundings indicating that the all close proximity property is currently zoned either R1-12 or C-2. The property is located on the southern side of the Toltec area, comprising community neighborhoods and freeway-oriented commercial development. So, it is appropriate that the City's Land Use Map designates the Property with a Community Commercial land use designation. TES Farms owns approximately two-hundred and sixty-six (266) acres of vacant land zoned R1-12 to the north, west, and south. To the northeast of the Property, the State of Arizona owns a narrow parcel measuring approximately four (4) acres along the Houser Road alignment as part of the I-10 right-of-way. This parcel is zoned C-2, Community Commercial zoning district. On the east side of Toltec Road is

an existing TA Travel Center with three (3) restaurants. The TA Travel Center is also zoned C-2. On the east side of Toltec Road, you will notice that the TA Travel Center is surrounded to the north, east, and south by the Tohono Phase 1 subdivision, consisting of 23 lots within the Light Industrial (I-1) zoning district. Most of the lots in Tohono Phase 1 remain vacant, except for two uses: a Pizza Hut and a truck wash.

Ms. Dukes continued the presentation making the case that the C-2 zoning is compatible with the existing commercial and industrial zoning at the Toltec and Houser Road intersection and the existing commercial and industrial zoning on both sides of the I-10 freeway. The travel stop is genuinely a mixed-use, providing various goods and services that foster the economic health of Eloy. It is a sizeable commercial use intended to serve Eloy residents, customers, and visitors with retail and service-oriented activities.

Ms. Dukes proceeded to showcase Love's conceptual site plan for this location. The proposed buildings have been pushed towards the Toltec Road frontage, and significant landscaped buffers are provided on all sides, which minimizes impact on the vacant R1-12 land. The southernmost building is the convenience store and two (2) restaurants with a drive-through window. The middle two (2) structures are the semi-truck and auto-fueling canopies. And the northmost building is the truck wash. She added that considerable parking for semi-trucks and passenger vehicles is provided throughout the site. As a somewhat unique addition to this plan, Love's is planning to offer five overnight RV parking spaces with utility hookups and a pet relief area to the southeast of the truck wash building and, in terms of traffic circulation, the two driveway connections with Toltec Road will be aligned with the TA Travel Stop driveways, which was an ADOT requirement to ensure safety. Their Traffic Impact Analysis also recommends the installation of a continuous southbound right-turn deceleration lane on Toltec Road. The lot coverage of this proposal is pretty limited at 5.7%. Regarding parking, they meet the requirement of 67 parking spaces, including 3 ADA spaces, and are also providing an additional 128 spaces that would fit semi-truck and RV parking.

Ms. Dukes addressed the landscaping and stated Love's landscape plan proposes to install 131 trees within the streetscape. The City of Eloy also requires 312 shrubs and 312 groundcover plants within Love's streetscape area. Love's has greatly exceeded those requirements with 635 proposed shrubs and 440 proposed groundcover plants.

The property is located within the Employment Corridor according to the City's General Plan. The Love's Travel Stop is a use that is essential to supporting the transportation demands of manufacturing, distribution, and warehousing operations and provides an opportunity to capture additional sales tax revenue from pass-through traffic along I-10. Ms. Dukes further demonstrated that the property is in the Interstate 10 Corridor Economic Focus Area according to the Economic Prosperity Map in the General Plan. For the Interstate 10 Corridor Focus Area, the City has identified six (6) industry clusters suitable and potential targets for Eloy after evaluating employment growth, wages, market strength, and existing business presence in the region. "Transportation & Logistics" was listed as one of the six industry clusters, with "warehousing and storage, rail transportation, and truck transportation" listed as

industry targets. The proposed Love's Travel Stop is vital to the truck transportation industry, providing fuel, meals, and much-needed truck parking. Thus, these applications are consistent with the industry targets identified in the Economic Prosperity Element of the General Plan. Ms. Dukes concluded her presentation and respectfully requested the Commission's approval.

The chairperson thanked Ms. Dukes and asked if anyone had a question. There were no further questions related to the project. 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.: RZ2023- 012 (PROJECT NAME: LOVE'S TRAVEL STOP).

Chairperson Paulson asked for a recommendation for approval, approval with conditions, denial, or continuance for Case No.: RZ2023-012. Commissioner Brown made a motion to recommend approval to the Eloy City Council. Commissioner Crawford seconded the motion.

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

NAYS: None.

The motion passed with a vote of 5-0.

C. CONDUCT A PUBLIC HEARING FOR AN APPLICATION SUBMITTED BY HEATHER N. DUKES, ESQ., C/O JAVELINA DEVELOPMENT LLC, TO OBTAIN A CONDITIONAL USE PERMIT FOR A PROPOSED LOVE'S TRAVEL STOP, CONSISTING OF APPROXIMATELY 17.15 ACRES (ZONED C-2, COMMUNITY COMMERCIAL) LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TOLTEC ROAD AND HOUSER ROAD IN ELOY, ARIZONA. SPECIFICALLY, THIS APPLICATION REQUESTS THE FOLLOWING USES ON THE PROPERTY: A TRUCK STOP, A TRUCK WASH, AND TWO FAST-FOOD RESTAURANTS WITH A DRIVE-THROUGH, ACCORDING TO SECTION 21-2-3.3 AND TABLE 2.3-1. FIVE (5) OVERNIGHT RECREATIONAL VEHICLE (RV) PARKING SPACES ARE ALSO INCLUDED, WITH LIMITED ELECTRICITY AND WATER UTILITY CONNECTIONS (AS AN ACCESSORY USE) TO THE TRUCK STOP. CASE NO.: CUP2023-011. (PROJECT NAME: LOVE'S TRAVEL STOP)

Chairperson Paulson opened the public hearing and asked if anyone had any comments from Ms. Dukes's previous presentation.

Vice Chairperson Tolson inquired whether the five Recreational Vehicle (RV) spaces would be for camper RVs or semi-tractors or what they envision for those five spaces.

Ms. Dukes responded that those would be RV campers. She explained that there are three different models for the RV spaces, and this would be the lower-end spaces as an extra service to the customers traveling a long distance and needing to stay at night, and it would be a great location. There is also a pet relief side. She also clarified that the tractor-trailers would remain on the west side of the site.

Chairperson Paulson asked if there were any other questions. Ex-officio Curtis inquired if there was a limit for the RV spaces to one night or if the customers stayed multiple nights and asked how that would work. Ms. Dukes introduced Mr. Beavers to come to the microphone and explain how that works. Mr. Anthony Beavers introduced himself as part of the Real Estate Team for Loves' Truck Stops and explained that the proposed RV spaces are not with the eighteen-wheeler trucks and explained Love's guidelines are for these spaces to be used for twenty-four to maybe forty-eight hours. They do not allow any skirting, no taking off the wheels, etc., and clarified that the proposed RV spaces at this location would be more of the fifth-wheel type or travel trailers that we usually see people pulling with their pick-up trucks or a smaller motorhome such as 24, 26, 28 footer style. Larger motorhomes, such as a forty-foot, would have to park on the truck parking in the rear as the RV spaces are not designed for the length.

Commissioner Brown asked if the applicant had plans to expand. Mr. Beavers responded that initially, that was the plan, but they will not. The conceptual Site Plan depicts what the Love's Truck Stop would look like.

Commissioner Myers inquired about Love's security protocol. Mr. Beaver explained they are open twenty-four hours per day, seven days per week (24/7), and would have multiple shifts throughout the night; they internally secure the property with cameras and employees and do not necessarily have an outside contract for a security team and at this time we would say is the staff and the security cameras and clarified the proposed RV spaces would be within the gas area and not the truck parking area.

Commissioner Myers asked if Love's had cameras in the trucking area, and Mr. Beaver responded only in the truck fuel island. Vice-Chairperson Tolson commented that he assumed that it was checked that the trucks would be able to navigate around the Truck wash. Mr. Beavers responded when Love's designed the site plan, the architect made sure Love's met all of the radius to let the trucks in and added they had just started adding the truck washes as an amenity to the fleet drivers, and it was designed to protect their buildings as not everybody is a NASCAR driver and the proposed design is to get them as straight as possible to the Truck Wash and as they could see there is a stacking area. It would start as a single lane turned into two lanes, and the truck washes take approximately fifteen minutes to wash.

Ex-Officio Curtis commented that the project seemed very positive and was wondering about the "old" Love's Truck Stop if it didn't have enough facilities or their motivation for building a new one so close. Mr. Beavers responded when they first found that the property was available, they knew that they needed to take the pressure off the other location, which is also in Eloy city limits, and the idea of having a secondary site from a hectic store. Since owning the truck stop at the Sunland Gin location, they have grown and purchased the Speedco approximately five years ago, so they keep growing and

expanding as a company. The closest location will be in Benson, Arizona, and about a month ago, they opened a Love's Truck Stop in Wilcox, Arizona. He commented there will be a lot of traffic in the next five years on the Interstate 10 corridor, and Love's Truck Stop is positioned to add a second location.

Mr. Vlaming told Mr. Beavers that the Speedco facility was not in Eloy city limits. He commented that the City of Eloy was very interested in their incorporation and would like to work with him and execute that annexation. Mr. Beavers commented that they are interested in moving forward with that conversation.

The chairperson thanked Ms. Dukes and Mr. Beavers and asked if anyone had a question.

There were no further questions related to the project.

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 CONDITIONAL USE PERMIT, CASE NO.: CUP2023-011. (PROJECT NAME: LOVE'S TRAVEL STOP)

Chairperson Paulson asked for a recommendation for approval, approval with conditions, denial, or continuance for Case No.: CUP2023-011. Vice-chairperson Tolson made a motion to recommend approval to the Eloy City Council. Commissioner Brown seconded the motion.

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

NAYS: None.

The motion passed with a vote of 5-0.

IX. INFORMATIONAL ITEMS:

None.

X. COMMUNICATIONS:

A. Ex-Officio Curtis communicated the following.

- She announced that the Chief of Police, Chief Vasquez, is retiring, and the City is grateful for his service.

B. Community Development Director Announcements

- Mr. Vlaming just wanted to thank everybody on the commission for serving in the Planning and Zoning Commission and said to keep up the excellent work. Mr. Vlaming stated he is retiring from the City. Chairperson Paulson and the

Commission thanked Mr. Vlaming for his services. Mr. Vlaming said thank you very much.

- There will be a Planning and Zoning meeting on September 20, 2023.

XI. MOTION TO ADJOURN.

Chairperson Paulson asked for a motion to adjourn. Vice-Chairperson Tolson made a motion to adjourn, which Commissioner Brown seconded. The meeting adjournment passed with a vote of 5-0, and the meeting adjourned at approximately 6:54 p.m.

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, September 20, 2023
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 Allen Crawford
- Commissioner Edward Saucedo
- Alternate Commissioner Kathryn Meyers
- Ex-Officio Sara Curtis

Members Absent:

None.

Staff present:

- David Malewitz, City Manager/Interim Community Development Director
- Belinda Cota, Planner
- Jeff Fairman, Economic Development Manager

Others present/speakers:

- Don Nicolini, Exceptional Healthcare
- Dan Snyder, Eloy City Council
- Andrew Rodriguez, Eloy Chamber of Commerce

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 AUGUST 16, 2023, MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION

Chairperson Paulson requested a motion to approve the Planning and Zoning Commission meeting minutes. The vice-chair motioned to have section XVIII C. include additional language regarding the discussion about the Recreational Vehicles spaces. Commissioner Brown seconded the motion to hold the approval of the August 16, 2023, meeting minutes until the next Planning and Zoning Commission meeting.

AYES: Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Brown, Commissioner Saucedo, Commissioner Crawford, Commissioner Myers. NAYS: None. The motion passed unanimously with a vote of 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 FOR AN APPLICATION SUBMITTED BY ROBERT DONALDSON ON BEHALF OF EXCEPTIONAL HEALTHCARE FOR A CONDITIONAL USE PERMIT FOR A PROPOSED HOSPITAL CONSISTING OF APPROXIMATELY 10 ACRES. THIS REQUEST SPECIFICALLY REQUESTS THE FOLLOWING USES UNDER I-1, LIGHT INDUSTRIAL ZONING DISTRICT: AN EIGHT-ROOM INPATIENT AND ELEVEN-ROOM EMERGENCY DEPARTMENT HOSPITAL THAT WILL PROVIDE EMERGENCY ROOM SERVICE INCLUDING EXAMINATION, TRIAGE, AND TRAUMA. ADDITIONAL SERVICES PROVIDED ARE RADIOLOGICAL, SCANNING, AND LABORATORY SCREENING SERVICES. CASE NO.: CUP2023-030. (PROJECT NAME: EXCEPTIONAL HEALTHCARE COMMUNITY HOSPITAL - ELOY)

Chairperson Paulson opened the public hearing.

Ms. Belinda Cota briefly introduced the case and introduced the applicant, who was present and had a PowerPoint presentation to show everyone.

No recording was made due to a power outage. Meeting minutes were created to summarize the meeting accurately.

Mr. Don Nicolini, representing Exceptional Health Care, briefly explained the state-of-the-art facility in introducing Exceptional Health Care to the Eloy community. The Exceptional Community Hospital is an excellent example of the community's needs, providing a specialty internal medical hospital and a 24-hour emergency department. There will be a digital imaging unit with CT scan, X-ray, mobile MRI, and ultrasound, including an in-house laboratory. The facility also contains outpatient hospital beds for acute admission and overnight observations of patients, all within the 20,000-square-foot building. Each patient room offers accommodations for a family member to stay overnight and high-level concierge services with the latest medical technologies.

He added that Exceptional Community Hospitals partner with higher-level hospitals in the area. Ensuring the fastest transfer of patients, feature landing areas for air ambulances for patients needing a higher level of care.

Commissioner Brown asked how long construction would take. Mr. Nicolini responded that construction would take approximately twelve months thanks to the City of Eloy for putting an expediting team.

Alternate Commissioner Meyers asked how the organization would handle the financial aspect. Mr. Nicolini replied that they outsourced financial management to the insurance company, enabling doctors to focus on healthcare services.

During the meeting, Vice-chairperson Tolson mentioned that he visited the site and inspected Milligan Road. Mr. Nicolini assured the Commission that they would take care of the improvements up to the hospital. Mr. Malewitz added that Mr. Nicolini is collaborating with the Arizona Department of Transportation (ADOT) to authorize necessary improvements of Milligan Road. Mr. Nicolini also informed us that the Engineer for Exceptional Healthcare is working with the Engineer of the City of Eloy and ADOT.

Chairperson Paulson thanked Mr. Nicolini for the presentation and 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.: CUP2023-030 (PROJECT NAME: EXCEPTIONAL HEALTHCARE COMMUNITY HOSPITAL - ELOY).

Chairperson Paulson asked for a recommendation for approval, approval with conditions, denial, or continuance for Case No.: CUP2023-030. Vice-chairperson Tolson made a motion to recommend approval to the Eloy City Council. Commissioner Brown seconded the motion.

AYES: Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Brown, Commissioner Saucedo, Commissioner Crawford. NAYS: None. The motion passed with a vote of 5-0.

IX. INFORMATIONAL ITEMS:

None.

X. COMMUNICATIONS:

A. Ex-Officio Curtis communicated the following.

- On Monday, September 18, 2023, a work session was held where the Pinal Hispanic Council proposed a housing project in downtown Eloy. The project would be located on vacant property at 404 N. Stuart Boulevard, across from the Pinal Hispanic Council building. The proposed housing project will serve a population transitioning to permanent housing and needs a little assistance to get back on their feet.

B. Staff Announcements

- Mr. Malewitz informed the Commission that three weeks ago, the City posted for the Community Development Director position on several outlets to spread the word and that Mr. Vlaming has been hired as a consultant.

XI. MOTION TO ADJOURN.

Chairperson Paulson asked for a motion to adjourn. Commissioner Crawford made a motion to adjourn and was seconded by Vice-chairperson Tolson. The meeting adjournment passed with a vote of 5-0 and the meeting adjourned at approximately 6:28 p.m.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **IX.A.**

Date: **12/20/2023**

Date submitted:
11/15/2023

Action: Other

Date requested:
12/20/2023

Subject: 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)

TO: Planning and Zoning Commission

FROM: David Malewitz, Belinda Cota

RECOMMENDATION:

Approve as presented.

DISCUSSION:

Love's Travel Stop & Country Stores, Inc. received the approval for their Site Plan application for the new Love's Travel Stop truck stop with a convenience market, restaurants, a truck wash, a truck scale and five (5) overnight RV parking spaces with water and electrical hookups at 2950 N. Toltec Road, Eloy, AZ 85131, Pinal County Assessor's Parcel numbers: 403-23-002A and 403-23-003B in the C-2, Community Commercial Zoning District. This request is for a Comprehensive Sign Package (CSP) for the overall project.

FISCAL IMPACT:

This will have a positive impact and would increase traffic and sales for the proposed truck stop and surrounding area.

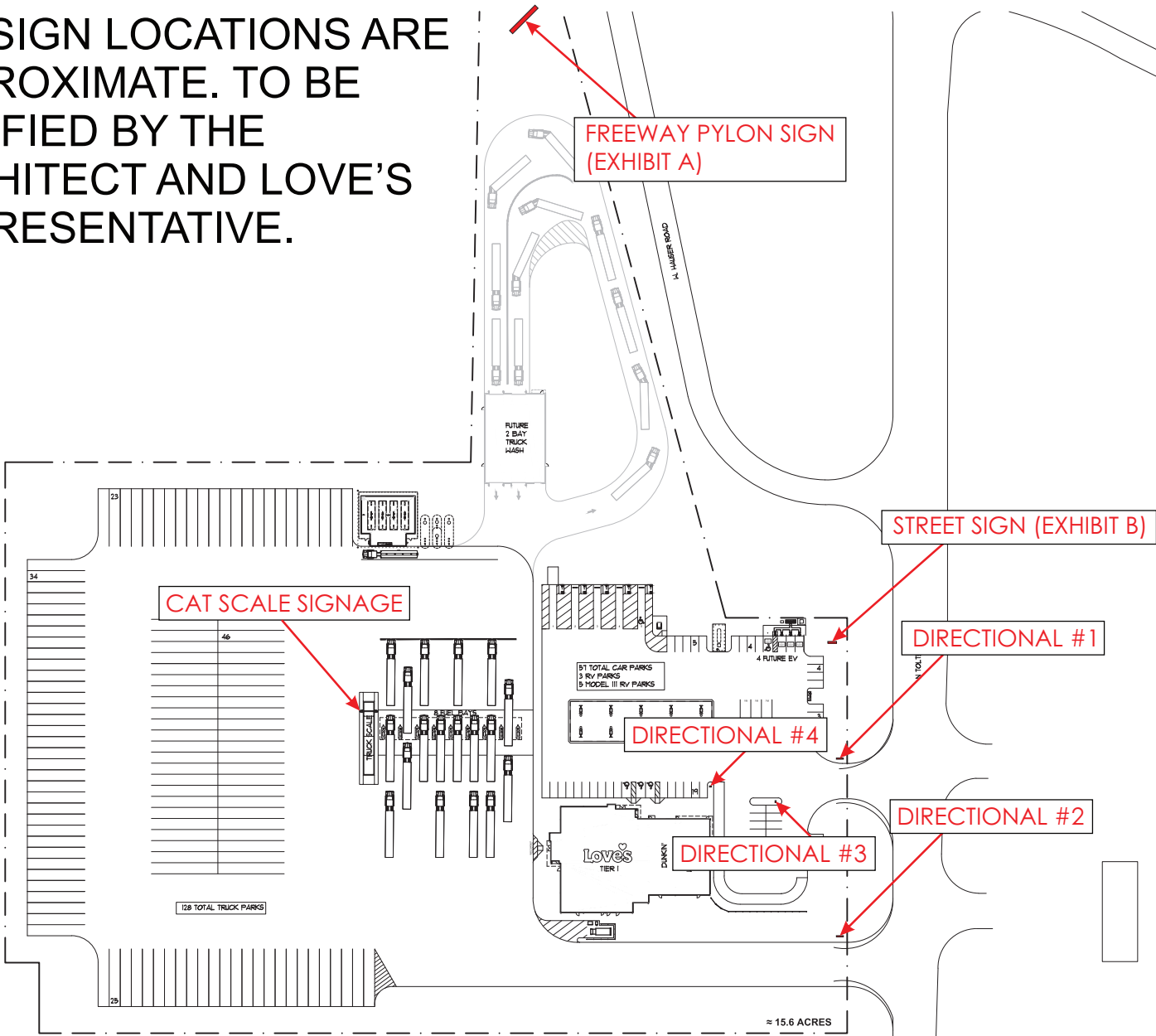
LOVE'S SIGN PACKAGE - ELOY, AZ

		PROPOSED	ALLOWED	DIFFERENCE
		100'	80'	20'
HI-RISE SIGN (EXHIBIT A):				
	100' OAH			
Page 4	8' x 10' Heart - LED	80.00		
Page 4	9' x 22' Love's	198.00		
Page 4	15' 11½" x 19' 5" Wendy's	309.86		
Page 4	7' x 28' - Dunkin'	196.00		
Page 4	11' x 41' 6" Price Sign - 89" Numeral	456.50		
TOTAL HI-RISE SQUARE FEET:		1240.36	150.00	1090.36
STREET SIGN (EXHIBIT B):				
	25' OAH			
Page 5	12' 4" x 10' Loves / Price Sign / Dunkin'	123.33		
Page 5	8' 5½" x 9' Wendy's	76.13		
Page 5	2' 8" x 9' Readerboard	24.00		
TOTAL STREET SIGN SQUARE FEET:		223.46	150.00	73.46
BUILDING SIGNS:				
NORTH ELEVATION:				
Page 6	5' x 6' 4" Heart	31.67		
Page 6	3' 6" x 11' 8" Love's	40.84		
Page 6	42" x 12' 6" Logo and Wendy's Letters	43.75		
Page 7	8" x 11' ½" Quality is Our Recipe	7.36		
Page 7	24" x 11' 4" Dunkin' Letters	22.67		
Page 7	10" x 14' 6" It's the love that drives us.	12.08		
TOTAL NORTH ELEVATION SQUARE FEET:		158.37		
WEST ELEVATION:				
Page 6	5' x 6' 4" Heart	31.67		
Page 6	3' 6" x 11' 8" Love's	40.84		
Page 7	12' 6" x 16' Heart - Stucco Architectural Element	200.00		
Page 7	12-5/8" x 16' 7" Driven by love, fueled by you.	17.45		
TOTAL WEST ELEVATION SQUARE FEET:		289.96		
EAST ELEVATION:				
Page 6	42" x 8' 4" Wendy's Letters	29.17		
Page 6	60" x 63-5/8" Wendy's Logo	26.50		
Page 7	4' 3 ½" x 5' 7 ½" Made Fresh to Order	24.05		
TOTAL EAST ELEVATION SQUARE FEET:		79.72		
TOTAL BUILDING SIGN SQUARE FEET:		528.05		
FUEL CANOPIES:				
GAS CANOPY LOGOS:				
Page 8	2' 3½" x 10' 2½" Vinyl Logo - North Elevation	23.39		
Page 8	2' 3½" x 10' 2½" Vinyl Logo - East Elevation	23.39		
Page 8	2' 3½" x 10' 2½" Vinyl Logo - South Elevation	23.39		
Page 8	2' 3½" x 10' 2½" Vinyl Logo - West Elevation	23.39		
DIESEL CANOPY LOGOS:				
Page 8	2' 3½" x 10' 2½" Vinyl Logo - North Elevation	23.39		
Page 8	2' 3½" x 10' 2½" Vinyl Logo - East Elevation	23.39		
Page 8	2' 3½" x 10' 2½" Vinyl Logo - South Elevation	23.39		
Page 8	2' 3½" x 10' 2½" Vinyl Logo - West Elevation	23.39		
TOTAL FUEL CANOPY LOGO SQUARE FEET:		187.12		
TOTAL BUILDING AND CANOPY SQ FT:		715.17	183.675	531.495
DIRECTIONAL SIGNS:				
Page 9	4' x 8' Love's Directional	32.00		
Page 9	4' x 8' Love's Directional	32.00		
Page 9	4' x 8' Truck Wash Directional (Future)	32.00		
Page 9	2' x 2' 2" Wendy's Directional	4.33		
Page 9	2' x 2' 2" Wendy's Directional	4.33		
TOTAL DIRECTIONAL SQUARE FEET:		104.66	EXEMPT	
CAT SCALE SIGNS:				
Page 10	5' 4½" x 20' Cat Scale Sign	107.50		
Page 10	2' 5 ½" x 3' ½" Cat Scale Sign	7.48		
TOTAL CAT SCALE SQUARE FEET:		114.98	EXEMPT	
TOTAL SQUARE FOOTAGE:		2398.63		



DATE:		DATE:	BY:		DATE:	BY:
**5/19/23	REV. #1	10/17/23	JLW	REV. #5:		
	REV. #2			REV. #6:		
DRAWN BY:	REV. #3			REV. #7:		
JLW	REV. #4			REV. #8:		

ALL SIGN LOCATIONS ARE APPROXIMATE. TO BE VERIFIED BY THE ARCHITECT AND LOVE'S REPRESENTATIVE.



A PRELIM SITE PLAN
 SCALE 1" = 60'-0"
 05-04-22
 06-22-22
 08-19-22
 08-22-22
 09-23-22
 12-13-22
 01-30-23
 03-03-23
 04-03-23
 07-18-23

PROJECT NORTH

Pascal Aughtry & Associates, PC

405.463.3494
 Fax: 405.463.3493
 937 East Britton Road
 Oklahoma City, OK 73114
 pascalarch.com

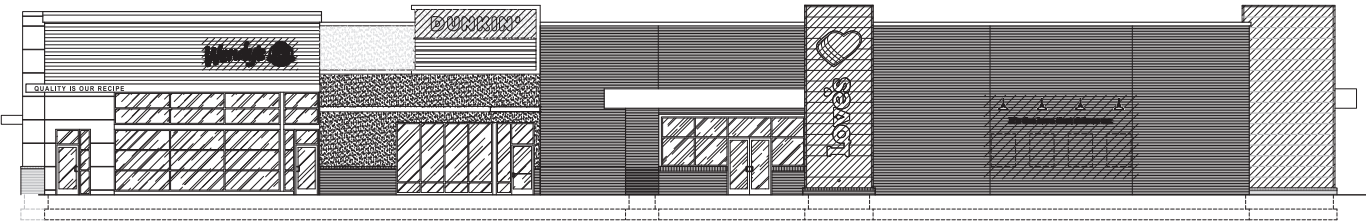
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL DESIGN OR CONSTRUCTION DOCUMENT.

A NEW TRAVEL STOP
 TIER I
 ELOY, AZ

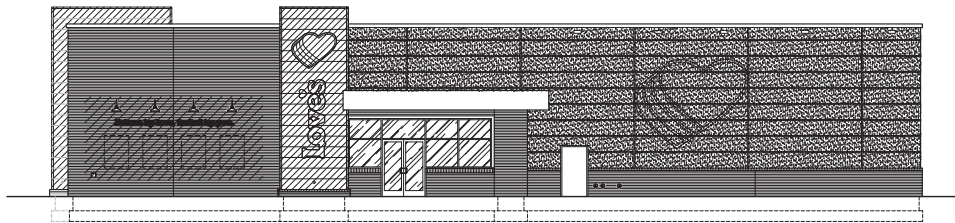
Revisions:

No.	Date

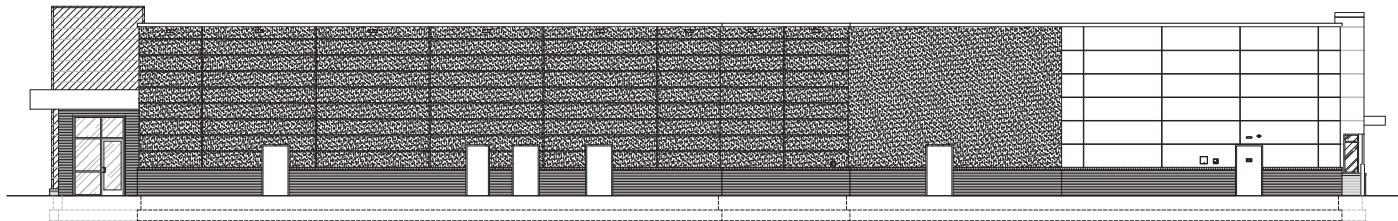
Project No.: LVS-
 Date:
 Sheet No.:
A-X
 OF: XX



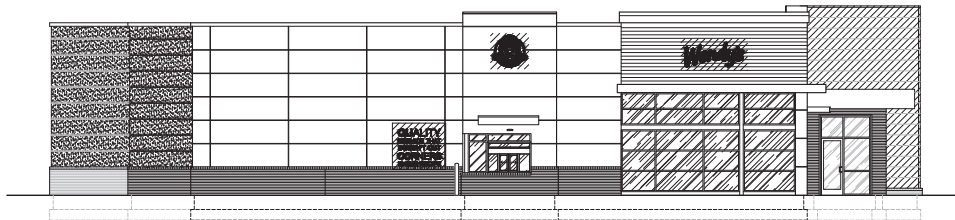
A NORTH ELEVATION
Scale: 1/8" = 1'-0"



B WEST ELEVATION
Scale: 1/8" = 1'-0"



C SOUTH ELEVATION
Scale: 1/8" = 1'-0"



D EAST ELEVATION
Scale: 1/8" = 1'-0"



Pascal/Aughry & Associates, PC

405.463.3494
Fax 405.463.3493
807 East Britton Road
Oklahoma City, OK 73114
pascalarch.com



THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL DESIGN. NO PART OF THIS DOCUMENT IS TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PASCAL/AUGHRY & ASSOCIATES, PC.

Loves
Travel Stops
A NEW TRAVEL STOP
TIER I
ELOY, AZ

Revisions:	No.	Date

Project No.: LVS-
Date:
Sheet No.:
A-X

OF: XX

LOVE'S FREEWAY PYLON SIGN ~ ELOY, AZ (EXHIBIT A)

OVERALL HEIGHT: 100'

TOTAL SQ. FT.: 1240.36

8' X 10' LED HEART = 80 SQ. FT.

9' X 22' LOVE'S = 198 SQ. FT.

11' X 41' 6" PRICE SIGN = 456.5 SQ. FT.

- 89" NUMERALS

15' 11 1/2" X 19' 5" WENDY'S = 309.86 SQ. FT.

7' X 28' DUNKIN' = 196 SQ. FT.

66' FROM BOTTOM OF PRICE SIGN TO GRADE

57' FROM BOTTOM OF DUNKIN' TO GRADE

LOVE'S & DIESEL INSTALLED TOWARDS
INTERSTATE / HIGHWAY

SIDE B
* NOT TO SCALE



** NOTE: PRODUCT PANEL COPY AND NUMERAL DETAILS TO BE CONFIRMED BY OTHERS.

ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ELOY, AZ	5/19/23	EI82305-1901	1 - 10/17/23 JLW	3/32" = 1'	JLW

effective
images, Inc.
PHONE: 605.753.9700

LOVE'S STREET SIGN ~ ELOY, AZ (EXHIBIT B)

OVERALL HEIGHT: 25'

TOTAL SQ. FT.: 223.46

12' 4" X 10' LOVE'S / PRICE SIGN / DUNKIN' = 123.33 SQ. FT.

- 24" NUMERALS ON PRICE SIGN

8' 5½" X 9' WENDY'S = 76.13 SQ. FT.

2' 8" X 9' READERBOARD = 24 SQ. FT.

12' 8" FROM BOTTOM OF DUNKIN' TO GRADE

UNLEADED INSTALLED TOWARDS ROAD

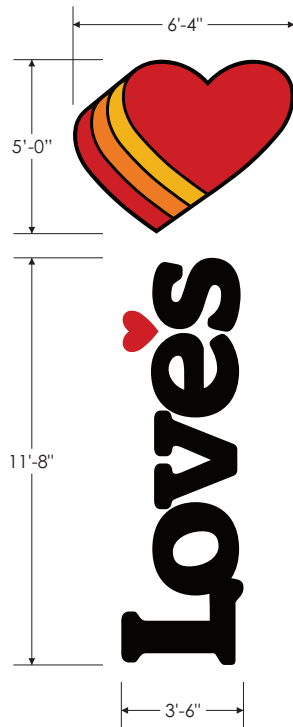


** NOTE: PRODUCT PANEL COPY AND NUMERAL DETAILS TO BE CONFIRMED BY OTHERS.

ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

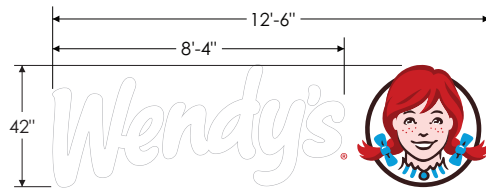
LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
ELOY, AZ	5/19/23	EI82305-1902	1 - 10/17/23 JLW	1/4" = 1'	JLW	

LOVE'S BUILDING SIGNS ~ ELOY, AZ

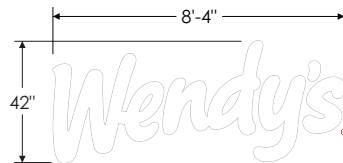


Qty (1) North elevation
Qty (1) West elevation
LED Illuminated
(31.67 Sq. ft. per sign)
(63.34 Sq. ft. total)

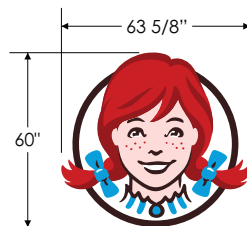
Qty (1) North elevation
Qty (1) West elevation
LED Illuminated
(40.84 Sq. ft. per sign)
(81.68 Sq. ft. total)



Qty (1) North elevation
LED Illuminated
(43.75 Sq. ft. per sign)
(43.75 Sq. ft. total)



Qty (1) East elevation
LED Illuminated
(29.17 Sq. ft. per sign)
(29.17 Sq. ft. total)

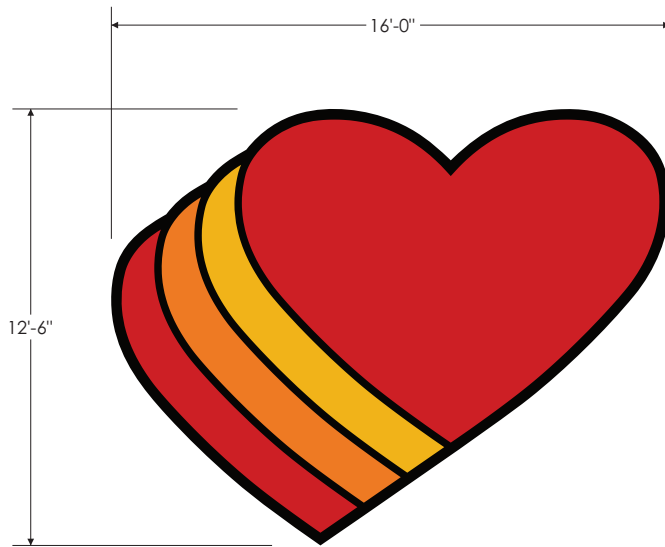


Qty (1) East elevation
LED Illuminated
(26.5 Sq. ft. per sign)
(26.5 Sq. ft. total)

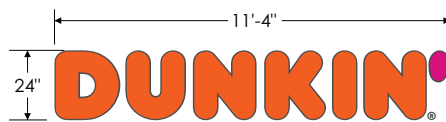
** ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
ELOY, AZ	5/19/23	EI82305-1903	1 - 10/17/23 JLW	3/16" = 1'	JLW	

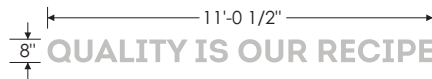
LOVE'S BUILDING SIGNS ~ ELOY, AZ



Qty (1) West elevation
Externally Illuminated
(200 Sq. ft. per sign)
(200 Sq. ft. total)



Qty (1) North elevation
LED Illuminated
(22.67 Sq. ft. per sign)
(22.67 Sq. ft. total)



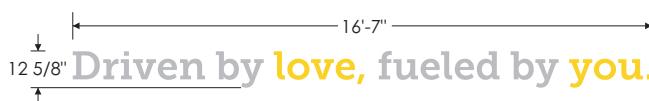
Qty (1) North elevation
Non-Illuminated PVC letters
(7.36 Sq. ft. per sign)
(7.36 Sq. ft. total)



Qty (1) East elevation
Non-Illuminated PVC letters
(24.05 Sq. ft. per sign)
(24.05 Sq. ft. total)



Qty (1) North elevation
(12.08 Sq. ft. per sign)
(12.08 Sq. ft. total)

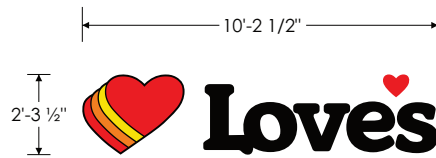


Qty (1) West elevation
(17.45 Sq. ft. sign)
(17.45 Sq. ft. total)

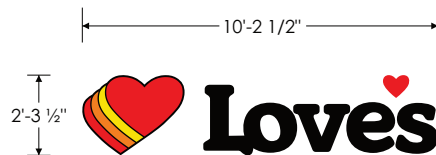
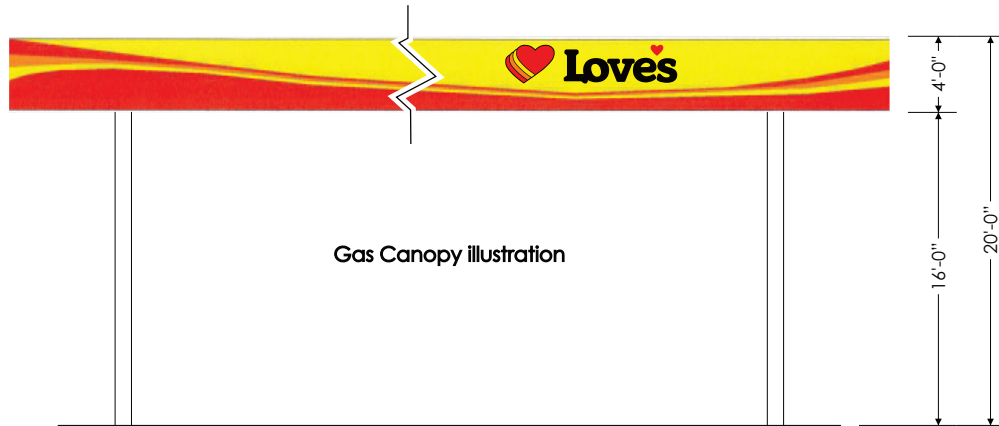
** ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
ELOY, AZ	5/19/23	EI82305-1904	1 - 10/17/23 JLW	3/16" = 1'	JLW	

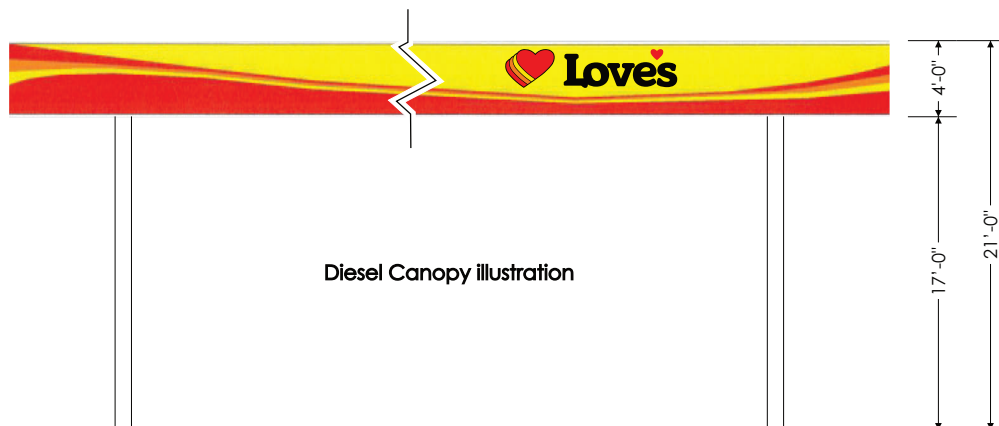
LOVE'S FUEL CANOPY LOGOS ~ ELOY, AZ



Qty (4) Gas Canopy Logos
(23.39 Sq. ft. per sign)
(93.56 Sq. ft. total)

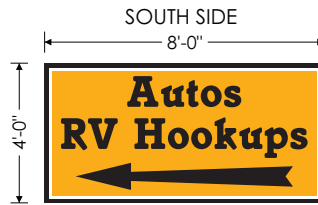
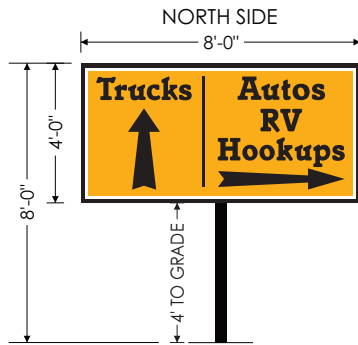


Qty (4) Diesel Canopy Logos
(23.39 Sq. ft. per sign)
(93.56 Sq. ft. total)

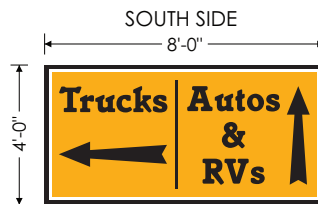
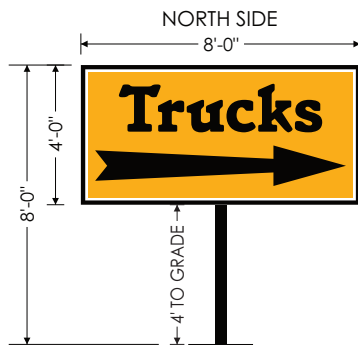


LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
ELOY, AZ	5/19/23	EI82305-1906	1 - 10/17/23 JLW	3/16" = 1'	JLW	

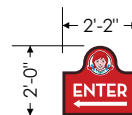
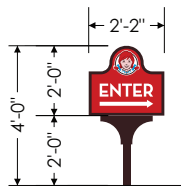
LOVE'S DIRECTIONAL SIGNS (#1-4) ~ ELOY, AZ



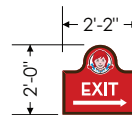
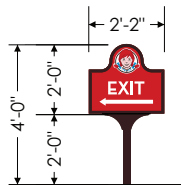
Love's Directional Sign #1
at Auto Entrance
(copy may vary)
LED Illuminated
(32 Sq. ft./sign)



Love's Directional Sign #2
at Truck Entrance
(copy may vary)
LED Illuminated
(32 Sq. ft./sign)



Wendy's Directional Sign #3
at Drive-thru entrance
(copy may vary)
LED Illuminated
(4.33 sq. ft./sign)



Wendy's Directional Sign #4
at Drive-thru entrance
(copy may vary)
LED Illuminated
(4.33 sq. ft./sign)

** ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
ELOY, AZ	5/19/23	EI82305-1907	1 - 10/17/23 JLW	3/16" = 1'	JLW	

CAT SCALE SIGNS ~ ELOY, AZ

OVERALL HEIGHT: 21' 5³/₄"

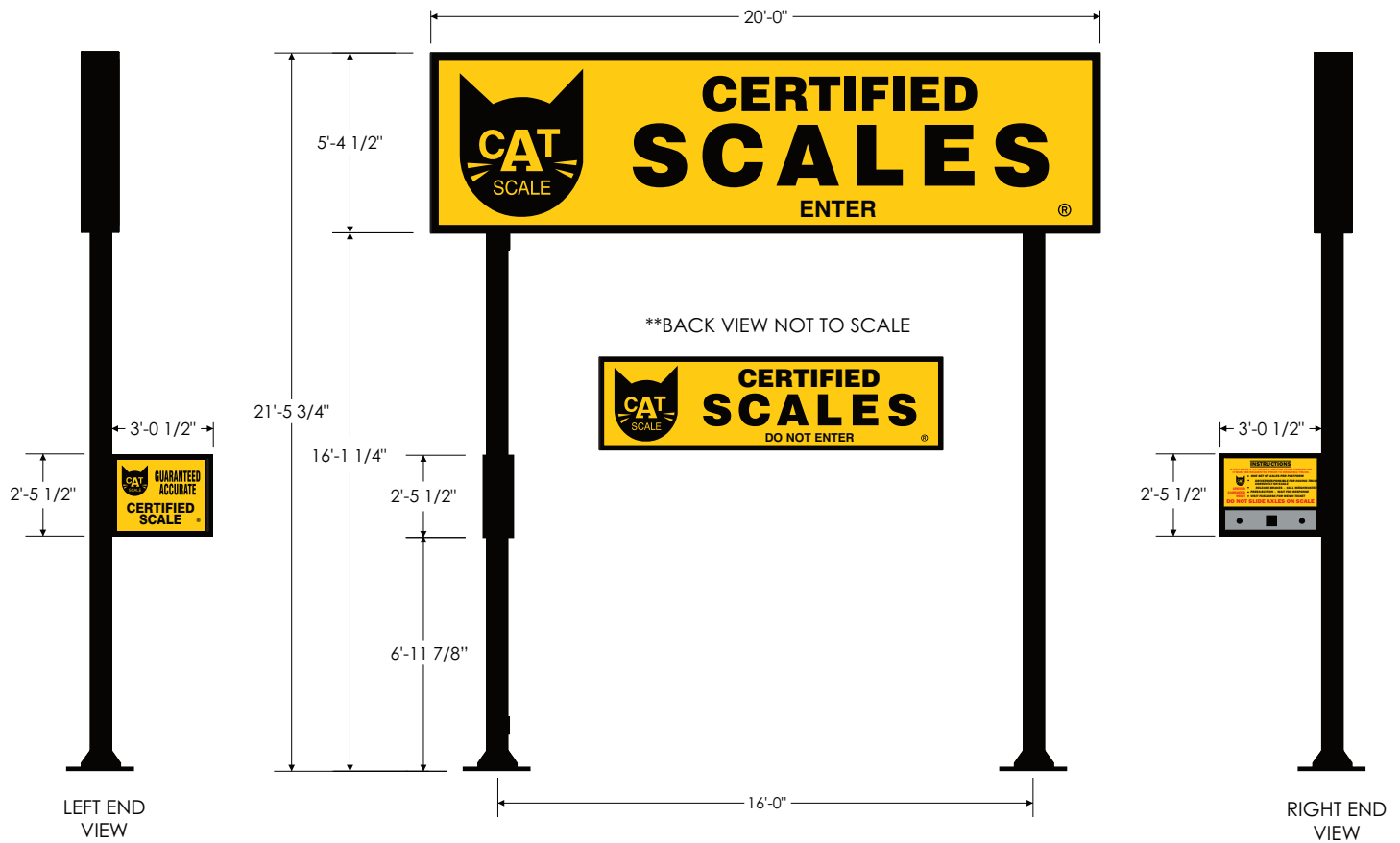
TOTAL SQ. FT.: 114.98

5' 4¹/₂" X 20' CAT SCALE SIGN = 107.5 SQ. FT.

2' 5¹/₂" X 3' 1¹/₂" SPEAKER POST SIGN = 7.48 SQ. FT.

16' 1¹/₄" FROM GRADE TO BOTTOM OF CAT SCALE

FRONT VIEW



**BACK VIEW NOT TO SCALE

LOCATION:

DATE:

DRAWING #:

REVISION # / DATE:

SCALE:

DRAWN BY:

ELOY, AZ

5/19/23

EI82305-1908

0

NOT TO
SCALE

JLW

effective
images, Inc.
PHONE: 605.753.9700

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: IX.B.

Date: 12/20/2023

Date submitted:
11/15/2023

Action: Other

Subject: 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)

TO: Planning and Zoning Commission

FROM: David Malewitz, Belinda Cota

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

N/A

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: IX.C.

Date: 12/20/2023

Date submitted:
11/09/2023

Action: Formal

Date requested:
12/20/2023

Subject: 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

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Consideration and discussion of Case No.: CUP2022-038 by the Eloy Planning & Zoning Commission.

DISCUSSION:

This proposed Conditional Use Permit (CUP) request is to allow for the design and construction of Utility Scale Solar Generation Facilities, Battery Energy Storage Facilities

and ancillary facilities within an entire square mile of land within the City of Eloy. The subject project is generally located at the southwest corner of Milligan Road and Eleven Mile Corner Road. The subject CUP request consists of approximately 646 gross acres, on Pinal County Assessor's Parcel Numbers: 408-01-022B, 408-01-022C and 408-01-022D, intending to utilize all of Section 13, Township 8 South, Range 7 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona.

The majority of the property is currently under agricultural production, but a small portion is vacant. The subject parcels are designated as Estate Density Residential (0.2-1.0 dwelling unit per acre) on approximately 480 acres and designated as Medium Density Residential (3.0-6.0 dwelling units per acre) on approximately 166 acres on the Land Use Map of the Eloy General Plan. Milligan Road, Eleven Mile Corner Road and Tweedy Road are designated as Minor Arterial roadways (55'-1/2 street right of way). Phillips Road is designated as a Major Arterial and as a Gateway Roadway in the Zoning Code (83'-1/2 street right of way).

The entire 646 acres is zoned R1-54 (Estate Residential), which was the Translational Zoning approved by the City Council when this property was annexed. The R1-54 zoning district allows Utility Scale Solar Generating Facilities and Battery Energy Storage System uses with Council approval of a conditional use permit in the City of Eloy. However, conditional use permits must be reviewed and approved in accordance with the procedures in Section 21-6-7 of Chapter 21 of the Eloy Zoning Code. All four sides of the subject section (13) have been entitled as residential community Planned Area Developments in the past, including Sunshine City (to the north), Cooley Eloy 640 (to the south), Rancho del Sol Brillante (to the east) and Tierra del Sol (to the west). During the deliberations on the amended zoning code, Sunshine City was identified as a property with intentions to be re-entitled to allow utility scale solar, but was withdrawn from consideration; The Cooley Eloy 640 was submitted for the first round of revised PAD review and revision, but has not been resubmitted at this time; Rancho del Sol Brillante has been formally submitted to amend its PAD to allow utility scale solar use; and Tierra Grande is expected to be submitted by Avantus in the near future for a PAD amendment as a component of this Kitt 1 Solar Project.

The applicant, prior to the submittal of this CUP request, and with the approval of the property owner, submitted and received Council approval for the annexation of this property in December of 2022 (Ordinance 22-935). This property was entirely surrounded by the City of Eloy, and represented a logical annexation by the City at that time as it would not have significantly added any additional costs to the City to provide services and allow for the City's capture of property taxes.

This CUP request was initially submitted in October 2022. However, the City could not take official action until the land was annexed. Subsequent to its successful annexation in December 2022, the applicant intended to continue with the CUP review and approval process. At that point, the City, based on the extensive interest expressed by many potential applicants for utility scale solar use within the City, identified the need for additional location standards, development standards and total acreage allowance

guidance to determine the community's appetite for such uses, and ancillary battery energy storage systems. As such, the City adopted an amendment to Chapter 21-Zoning (Ordinance 23-950) In August 2023, which now provides such guidance to applicants, staff and appointed and elected officials in the City of Eloy. If this request is approved, the applicant will be subject to the provisions of Section 21-3-1.39 as well as any other conditions. The specific requirements are located here (https://codelibrary.amlegal.com/codes/eloyaz/latest/eloy_az/0-0-0-9381#JD_21-3-1.39) and summarized below:

- Locational Criteria
- Acreage Limit and Future Expansion
- Conforming Development
- Project Zoning Amendments
- Site Plan Approval
- Utility Scale Solar Development Standards
- Development Conditions of Approval
- Project Decommissioning
- Decommissioning Financial Assurances
- Applicant/Property Owner Obligation
- Applicant/Property Owner Default; Decommissioning by the City of Eloy

The Locational Criteria identified in Chapter 21-3-1.39 identifies a minimum separation distance of 1/2 mile (2,640 feet) from an Interstate 10 traffic interchange and 2,200 feet from the southern right of way boundary of Interstate 10. This request is proposed for a site that is located a minimum of 5,300 from the closest Interstate 10 traffic interchange and 3,100 feet southwest of the southern right of way of Interstate 10.

In terms of Acreage Limit and Future Expansion, the net acreage that would be developed for the Kitt 1 Solar Project is estimated at 630 acres. This is the first project to be requested after the adoption of the amended zoning regulations for utility scale solar facilities and battery energy storage systems by the Eloy City Council. The existing supply of acreage that is available for utility scale solar was presented previously with the ordinance for consideration (see attached summary sheet). The Kitt 1 Solar Project (Project D) was one of four that was initially identified at a total project acreage of 1,285 acres. This request, if granted, would remove 646 acres from that total, leaving 639 acres. The City anticipates receiving requests for this additional acreage for this project in the future. This project would not change the net available acreage for utility scale solar generation facilities from 3,909 acres.

The other provisions listed above are specifically addressed in Section 21-3-1.39.

FISCAL IMPACT:

There is not a fiscal impact associated with the conduct of a public hearing and Commission discussion of this request. A fiscal impact statement is provided in the next item (Item VIII.B)

Kitt 1 Solar Project

Conditional Use Permit Application

Case No.: CUP2022-038

Presented by:

301AK 8me LLC, a subsidiary of



First Submittal: October 6, 2022

Second Submittal: September 27, 2023

Third Submittal: December 1, 2023

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
INTRODUCTION AND PURPOSE OF REQUEST	5
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Executive Summary

301AK 8me LLC (Applicant), a subsidiary of Avantus Clean Energy LLC (formerly 8minute Solar Energy), is requesting the City of Eloy's approval of a Conditional Use Permit (CUP) to allow development of the Kitt 1 Solar Project (Project)—a 100 megawatt (MW) solar photovoltaic (PV) power generating and 100 MW battery energy storage system (BESS) and associated ancillary facilities (i.e., solar generation facility)—on three parcels totaling 645.7 acres of privately owned vacant agricultural land in Section 13 of Township 8 South, Range 7 East, in the City of Eloy, Pinal County, Arizona (Table 1; Appendix A, Figures 1 and 2; Appendix B).

Table 1. Kitt 1 Solar Project Parcels

Pinal County APN	Legal	Acreage ¹
408-01-022B	Section 13, T8S, R7E	161.2
408-01-022C	Section 13, T8S, R7E	323.2
408-01-022D	Section 13, T8S, R7E	161.3
Total		645.7

¹Acreage based on project parcel survey (Appendix C).

The first submittal of the CUP application was on October 6, 2022; at that time, the three parcels were unincorporated and under the jurisdiction of Pinal County. The Applicant, in coordination with the landowner and the City of Eloy, concurrently submitted an application to incorporate the 645.7-acre section encompassing Pinal County Assessor's Parcel Numbers (APN) 408-01-022B, 408-01-022C, and 408-01-022D, and a portion of the Milligan Road, Phillips Road, Eleven Mile Corner Road, and Tweedy Road rights-of-way, into Eloy city limits. The annexation was adopted by the City Council on December 29, 2022 (Ordinance No. 22-935; Appendix D). The parcels are now zoned in the City of Eloy as Estate Residential (R1-54: 1 dwelling unit [du]/1.25 acres).

The Project is being developed in direct response to market demand for increased renewable energy production. The current anticipated commercial operation date (COD) of the Project is in 2026 and would ultimately be determined by the Power Purchase Agreement (PPA), once finalized.

Chapter 21, Article 6-7.3(B) of the City of Eloy's Code of Ordinance outlines the minimum requirements for a CUP application submittal, and states that the application shall include a narrative responding to the Required Findings section of that ordinance. This application narrative provides the information required to support each required finding. The Applicant would ensure the Project meets the City's required findings by:

- Constructing and operating the Project to conform with the conditions, requirements, and/or standards prescribed by the City's Zoning Ordinance; and in accordance with all applicable federal, state, and local laws, regulations, and

conditions, so as to not be detrimental to the health, safety, and/or general welfare of the public.

- Ensuring the Project is in conformance with the Eloy General Plan land use designation and policies, pursuant to an approved CUP.
- Implementing public improvements (e.g., roadways, water systems) that are necessary for the Project as outlined in this narrative and any stipulations outlined in the CUP, as approved by the Eloy City Council.
- Providing adequate vehicular and emergency ingress and egress to the Project Site to “minimize traffic hazards and traffic congestion” on the surrounding roadways.
- Designing and operating the Project in a manner so that it will not generate noxious or offensive conditions (e.g., vibration, noise, odor, dust).
- Working cooperatively with neighboring landowners to ensure the Project would not hinder surrounding uses or diminish property values.
- Developing the Project in an orderly manner in cooperation with Eloy officials.

Introduction and Purpose of Request

The Kitt 1 Solar Project (Project) would have a nameplate generation capacity of 100 megawatts (MW) of solar electricity paired with a 100 MW battery energy storage system (BESS) at full buildout. The Project would contribute a source of clean, renewable electricity directly to the regional grid, and would support the region's increasing demand for power while helping to fulfill national and state renewable energy and greenhouse gas emission goals. Additionally, the BESS would increase regional grid reliability by ensuring predictable, reliable power and stabilization with high renewable energy penetration.

The Project would also support the aggressive renewable energy goals adopted by Arizona utilities. In January 2020, Arizona Public Service (APS) announced its goal to deliver 100 percent clean, carbon-free electricity to customers by 2050; that goal includes a nearer-term 2030 target of achieving a resource mix that is 65 percent clean energy, with 45 percent generated by renewable energy sources. If approved, this Project would directly contribute to that goal through its interconnection to the APS Milligan substation.

The Applicant selected this site as an optimal location for development of a solar photovoltaic (PV) and BESS facility for the following reasons:

Existing Utility Uses/Proposed Improvements

- Proximity to existing electrical and transmission infrastructure (Appendix A, Figure 1).
 - The existing APS Milligan Substation is approximately 100 feet to the east of the Project site (at the southeast corner of Milligan Road and Eleven Mile Corner Road), and existing transmission lines cross the northern and eastern boundaries of the site on Milligan Road and Eleven Mile Corner Road, respectively.
- The proposed Project substation would be located at the northeast corner of Milligan Road and Eleven Mile Corner Road and would be immediately adjacent to the existing APS Milligan Substation.
- To minimize potential visual and other adverse impacts associated with the Project, the Project substation would be located within several hundred feet of existing substations and would therefore align with existing land uses immediately east and northeast of the site.
- The 100 MW BESS for the Project would be immediately adjacent to and west of the Project substation and would be placed along the northern portion of the Project site. The BESS would be charged from the existing transmission grid or by the Project's solar PV generation.

Suitable Land

- The Project area includes contiguous parcels of generally flat, privately owned land.

- The site is comprised of fallow farmland that would facilitate development of the Project without new disturbance or significant grading.
- No federally listed threatened or endangered wildlife species have been identified on this property, and the proposed use would have limited impact on wildlife that may be found in the area. The Arizona Game and Fish Department's (AGFD) Arizona Online Review Tool was accessed to identify state sensitive species that may occur in or near the Project area. Based on a preliminary desktop review and subsequent site visit, it is unlikely the sensitive species identified in the report occur in the Project site because there are no suitable habitats present. The AGFD Project report is included as Appendix F.
- The Project would use minimal water during its operational life. Solar panel washing would be conducted periodically, on an as needed basis, to remove accumulated dust and improve power generation efficiency. Perimeter drought tolerant landscaping would be selected to minimize the need for extensive watering and would be irrigated by drip irrigation. Water for the Project would be sourced from existing onsite wells, from the Central Arizona Irrigation and Drainage District (CAIDD), or a commercially available source.

Minimal Impact on Adjacent or Nearby Land Uses

- The nearest existing single family residential land use is located 0.6 of a mile southeast of the Project. Land uses bordering the Project include utility and agriculture to the east, and agriculture to the south and west; other land uses within one mile of the Project include industrial (0.1 of a mile to the east) and multi-family residential (0.9 of a mile to the northeast).
- The Project would have minimal impact on traffic long-term.
 - During construction, short-term traffic increases would occur on the surrounding unpaved roads.
 - During the facility's operational life, there would be minimal to no daily activity. There would be an onsite service provider for at least monthly inspections, maintenance, continuous monitoring, and other operational performance work as needed. Additional vendor/contractor support would be limited to periodic visits as needed for equipment diagnostics and repairs.
- The PV modules would not significantly affect visual resources and would maintain a relatively low profile with a maximum height of approximately 12 to 15 feet. Precise maximum panel height would be determined during final design and would be based on a range of factors such as the mounting system procured, site topography, foundation requirements, etc. The BESS would be less than 15 feet in height from finished grade.
- Once operational, there would be minimal noise emitted from the facility. Noise studies performed by Avantus for previous projects determined that noise emissions from trackers is negligible and would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.

- There would be no odors emitted from the Project during construction or operation.
- There would be minimal to no glare; the modules that would be used are treated with an anti-reflective coating and are designed to minimize the amount of visible light reflected.

Medium-Term Reversible Use

- Solar PV is an ideal interim low-impact use of the Project site for its expected 35- to 40-year operational life, after which the land could be decommissioned, rezoned, and redeveloped for another compatible use.

Property Description

The Project would be constructed on private land within Eloy city limits. In 2022 the Applicant processed an application to annex the three parcels comprising Section 13 from Pinal County into the City of Eloy (Table 1). Refer to Appendix A, Figures 1, 2 and 3 for an overview of the Project area, included parcels, and Appendix D for the Annexation Ordinance (No. 22-935).

Description of Proposed Use

The proposed use of the site includes a solar PV generation facility, substation, and BESS. The energy generated from the solar modules (direct current [DC]) would be delivered to solar inverters located within the solar array that would convert the solar array DC power to alternating current (AC) power. Each solar inverter would have a dedicated inverter step-up transformer for transmittal of energy through underground collector lines to the onsite Project substation.

The Project would be in operation year-round and would provide enough clean energy to power up to 20,000 homes (equivalent to power for 60,000 people) annually. The anticipated Commercial Operation Date (COD) of the Project is in the Spring of 2026 and would ultimately be determined by the Power Purchase Agreement (PPA), once finalized. Based on the Project's current stage of development, primary Project components are anticipated to include:

- Solar field consisting of a series of PV modules mounted on tracker systems.
- Collector lines, inverters, met stations, and distribution power circuits.
- A Battery Energy Storage System.
- Project Substation and control house.
- A temporary operations and maintenance (O&M) facility.
- Additional associated civil infrastructure, as necessary, such as fencing, access driveways and gates, internal roads, drainage channels and/or retention basins, signage, perimeter landscaping.

Detailed descriptions of some of the Project components are provided in the sections that follow. Appendix B includes a conceptual site layout plan for the Project.

Project Components

Solar Field and Generation System

Parallel strings of series connected PV solar modules, inverters, and transformers would be combined to form solar blocks. The solar blocks would be repeated as necessary to provide up to 100 MWAC of power generating capacity. Most of the site would be covered by solar modules installed on rows of single-axis trackers that would rotate to follow the sun over the course of the day. The solar modules would generally stand between 6 and 8 feet in height; however, they could be up to 15 feet above ground at their highest point during the early morning and early evening hours when the trackers are tilted at their maximum angle. Each solar array would be powered by a low-voltage electric drive motor. The motors would typically be operated for a few seconds every 5 to 10 minutes during daylight conditions to move the panels in approximately one-degree increments.

The energy generated from the solar modules would be transferred to inverters that would convert the solar array DC power to AC power. Each solar inverter would have a dedicated inverter step-up transformer for transmittal of energy through 34.5-kilovolt (kV) underground collector lines to the onsite Project substation. At the Project substation, the electricity would be stepped up to 69-kV for delivery to the existing Milligan Substation through the gen-tie line. The collector lines would be installed in underground trenches approximately four feet deep and six feet wide.

In addition to the structures associated with the solar field, the Project would include an O&M facility (likely a trailer) adjacent to the Project substation. The exact location and parameters of the O&M facility will be identified during final design; however, it is anticipated to be located directly adjacent to the Project substation and would not exceed 30 feet in length and 14 feet in height. The O&M facility may include an office, repair facilities/parts storage, and a control room. Portable toilets would be used for collection and disposal of sanitary waste. The O&M facility would be consistent with Pinal County and Eloy building codes/specifications and would be fully vetted during the Site Plan process following entitlements. Additional Project components may include aboveground water storage tanks, signage, a flagpole, trash containers, and supervisory control and data acquisition (SCADA) system.

Placement of the solar arrays and other structures during final design would be consistent with applicable setbacks along the Project's external property boundaries. Sage green painted/coated chain-link perimeter security fencing would be installed around the facility to provide protection of the equipment and/or deter unauthorized access to the site. Access to the Project would be from Tweedy Road and Eleven Mile Corner Road and would be controlled by gates equipped with Knox boxes to support emergency vehicle access. The Project would dedicate 55-foot rights-of-way on Tweedy, Milligan, and Eleven Mile Corner roads, and an 83-foot right-of-way along Phillips Road.

Battery Energy Storage System

The BESS would be charged by energy from the Project's PV system or from the electrical grid and would be located within the boundaries of the Project. A power plant controller would be installed at the Project substation to monitor the active power

delivery to the Point of Interconnection (POI) and would coordinate the active power outputs of the solar and BESS inverters to limit the maximum total facility output to the POI. The BESS would conform to all APS BESS Safety Requirements (Appendix W, Version 4.0 – 06/17/2022), applicable National Safety Standards, and any additional safety standards and codes identified by the City of Eloy and Eloy Fire District. The BESS would be selected and the design finalized once a PPA has been executed, but is anticipated to consist of modular and scalable battery packs and battery control systems. The BESS would be in pad- or post-mounted, stackable metal structures (approximately 40 feet long by 8 feet wide by 8 feet high). The dimensions of the BESS would vary depending on the application, supplier, chosen configuration, and applicable building standards and would not exceed an area of more than 10 acres.

Substation

Output from the inverter stations would be transferred via electrical conduits and conductor wires to the Project substation. The substation would contain several components, including auxiliary power transformers, distribution cabinets, revenue metering systems, microwave transmission tower, and voltage switch gear. At this preliminary stage of design, the substation is expected to be located at the northeast corner of Milligan Road and Eleven Mile Corner Road immediately adjacent to the existing APS Milligan Substation. The substation would occupy an area of approximately five acres and would be secured separately by an additional chain-link fence. The final location would be determined at the time of site plan review and approval.

Substations typically include a small control building (roughly 500 square feet) standing approximately 10 feet tall. The building is either prefabricated concrete or steel housing with rooms for the voltage switch gear and the metering equipment, a room for the station supply transformer, and a separate control technology room in which the main computer, the intrusion detection system, and the main distribution equipment are housed. Components of this building (e.g., control technology room and intrusion detection system) may instead be located at the O&M facility.

Lighting System

Lighting used on-site would be limited to the requirements outlined in the National Electrical Safety Code (NESC) Section 111 – Protective Arrangements in Electric Supply Stations and Table 111-1 – Illumination Levels, which requires lighting in occupied areas. To prevent light spillage offsite, lighting used would be fully shielded and of the lowest intensity foot-candle level, in compliance with applicable regulations (including Eloy Code of Ordinance 21-4-5: Outdoor Lighting), measured at the property line after dark.

Benefits of the Project

The proposed Project would positively benefit the City of Eloy and the surrounding region in several ways. The Project would contribute a source of clean, renewable electricity directly to the regional grid, and would support the region's increasing demand for power while helping to fulfill national and state renewable energy and greenhouse gas emission goals. Additionally, the BESS would increase regional grid reliability by ensuring predictable, reliable power and stabilization with high renewable energy penetration.

The Project would also generate a significant positive economic effect in the form of construction sales tax, long-term increased property tax revenue, short-term job creation, and support of local businesses by construction workers and Project support staff. The Applicant expects the Project will support up to 300 jobs during construction; once operational, the Project would require a full-time O&M team of up to 2 individuals. To the extent practicable, the Project would use local contractors and materials.

Relationship to Surrounding Properties Within One Mile

Land uses bordering the Project include vacant land to the north, utility and agriculture to the east, and agriculture to the south and west. Other land uses within one mile of the Project include industrial (0.1 of a mile to the east), single family residential (0.6 of a mile to the southeast), and multi-family residential (0.9 of a mile to the northeast).

Interstate 10 is located approximately 0.6 of a mile to the northeast of the Project site. Existing utility uses within one mile of the Project site include the APS-owned Milligan Substation adjacent to the Project's northeast corner; the APS Milligan-to-Casa Grande 230-kV transmission line that bounds the Property to the north; and the Western Area Power Administration (WAPA) ED4 to ED5 115-kV transmission line that bounds the Property to the east. The site has historically been used for agriculture and is currently fallow.

Location and Accessibility

Transportation and travel routes that provide access to the site include Milligan Road, Eleven Mile Corner Road, Phillips Road, and Tweedy Road. Interstate 10 (I-10) is approximately 0.6-mile northeast of the Project site, and primary access to the site is anticipated to be provided from the I-10/Sunshine Road interchange to Milligan Road. Once the site is operational, it would be largely self-sufficient, and there would be minimal impact on traffic in the surrounding area. Site visits would be limited to monthly inspections and as needed maintenance support. There are no residences within 0.5 mile of the Project site, and the existing single family residential use (approximately 0.6 mile southeast of the Project site) is fully surrounded by active agriculture. In addition, other active uses in the area are limited to maintenance activities at the APS and ED4 substations at the intersection of Milligan Road and Eleven Mile Corner Road. As part of the stipulations of the CUP, if approved, the Applicant would double chip seal all perimeter roads (Milligan Road, Eleven Mile Corner Road, Phillips Road, and Tweedy Road) at 28 feet. Accordingly, the Project, through the right-of-way (ROW) dedications and sealing of perimeter roads, would improve arterials surrounding the Project and would not adversely affect traffic patterns as a result of the proposed facility.

Water Use

Most of the water use associated with the proposed Project would occur during construction. Water use during construction is primarily for dust suppression and soil compaction. Total construction water demand is not anticipated to exceed one acre-foot per MW. Water demand for panel washing, O&M domestic use, and perimeter landscaping is not expected to exceed 20 acre-feet per year. The Project would source

water from existing onsite groundwater wells or from commercially available sources. Portable toilets would be used to provide sanitary facilities during construction. A small water treatment system with a footprint of up to 30 feet by 30 feet may be installed to provide deionized water for panel washing. Drip irrigation would be installed to support the perimeter landscaping and would be supplied by onsite 4,000-to-6,000-gallon water storage tanks, as needed.

Overall, the Project would use significantly less water than the land's historical agricultural use. With increasingly limited water supply throughout the region, the Project would facilitate a sustainable transition from harvesting crops to harvesting sunshine off the land. Regardless of the circumstances, we respect private property rights and support the landowner's decision to diversify the use of their land with help from Avantus.

Employment

The Applicant estimates that a maximum peak of 300 workers would be employed to construct the Project, the majority of which could be hired from within a 100-mile radius. Once completed, the Project would employ up to two full-time remote workers during operation. Site visits would be on an infrequent, and as needed basis, and would not consistently affect daily traffic patterns in the vicinity.

Ownership and Control

The Applicant is a subsidiary of Avantus Clean Energy LLC (Avantus), a clean energy leader that develops, owns, and operates utility scale renewable energy facilities. Avantus has executed over two dozen power purchase agreements across the Western United States, including multiple projects with the largest utilities in California and Nevada. Avantus has successfully developed, financed, and constructed over 2 gigawatts of operating solar projects and has one of the largest portfolios of smart power plants with integrated storage under development, including many industry-first projects. The intent of the Project is to generate clean, renewable energy that would be distributed to the surrounding region.

The Applicant has executed a Solar Generating Facility Land Option and Lease Agreement with the property owner for an initial term of 21 years. At the end of the term of the lease, the lease may be renewed for up to 19 years at the sole discretion of the Applicant. Following the lease's final termination, the use may be evaluated by the Applicant and landowner and would either be continued or decommissioned and prepared for the next development opportunity.

Timing of Development

The Applicant anticipates entering a PPA for the Project's energy output and storage to support to the local electrical grid. Once the appropriate entitlements are in place with the City of Eloy, the Applicant would select an engineering, procurement, and construction (EPC) contractor to commence final design, obtain remaining approvals, and initiate construction. The current anticipated timing of development of the Project supports a COD in 2026.

Conformance with Eloy's General Plan

Approximately two-thirds of the Project site (parcels 408-01-022D and 408-01-022C) is designated as Estate Density Residential (EDR) in the Eloy General Plan; the remaining third is designated as Medium Density Residential (MDR) (Table 2; Figure 4). Section 13 was annexed from Pinal County into Eloy in December 2022 with a translational zoning designation of R1-54. Eloy's Code of Ordinance permits solar as an approved use in R1-54 zoning with an approved CUP.

Table 2. Eloy General Plan – Land Use

Pinal County APN	General Plan - Land Use	Acreage
408-01-022B	MDR	161.2
MDR Total Acreage		161.2
408-01-022C	EDR	323.2
408-01-022D	EDR	161.3
EDR Total Acreage		484.5

Existing Eloy Land Use/Zoning Designations:

- General Plan: Estate Density Residential (1 dwelling unit [du]/20 acres to 1 du/1 acre), Medium Density Residential (3 to 6 du/ac)
- Eloy Zoning: R1-54 (1 du/1.25 acres)

Compliance with Development Standards

Section 21-3-1.39 of the Eloy Code of Ordinance provides additional development standards for utility scale solar generation and BESS facilities. The Project would be designed to comply with those standards as indicated in Table 3.

Table 3. Utility Scale Solar Development Standards

	City Code	Proposed Project
Minimum Project Size	160 acres	645.7 acres
Minimum Project Width	1,300 lineal feet	1,300 lineal feet

	City Code	Proposed Project
Minimum Setbacks	75 feet	75 feet
Maximum Lot Coverage	5% ¹	5%, in accordance with Eloy Code
Maximum Building Height	Maximum 15 ft ²	Maximum 15 feet, in accordance with Eloy Code

Utilities and Services

Utilities and other services in the City of Eloy are included in Table 4. The Project would constitute a low impact use and is therefore unlikely to adversely affect the local public utilities and services identified in Table 4.

Table 4. Utility and Services Providers

Utility and Services	Providers
Sewer	N/A
Sanitation/ Trash Collection	City of Eloy
Water	CAIDD or other commercial source
Electric	APS/ ED4
Telecommunications	Cox
Police	City of Eloy
Fire	Eloy Fire District
Schools	Toltec Elementary/ Casa Grande Union High School

Decommissioning Plan

The Applicant's lease has an initial term of 21 years with the option, at the Applicant's sole discretion, to extend the term for up to an additional 19 years. Following the useful life of the Project, the Applicant will prepare a decommissioning plan, cost estimate, and financial assurances as required by Eloy Code of Ordinance Chapter 21-Zoning: Article III, Section 21-3-1.39 Supplemental Use Standards-Solar, Utility Scale Generation Facilities.

All decommissioning of transmission structures, electrical devices, equipment, and wiring/cabling would be in accordance with local, state, and federal laws. Any electrical

¹ Freestanding, ground mounted solar arrays shall not count toward the lot coverage percentage. All inverters, inverter pads, BESS containers, and onsite substations are to be included in the lot coverage percentage determination.

² Does not apply to poles and other facilities associated with onsite substation uses.

decommissioning would include obtaining any required permits and following applicable safety procedures before de-energizing, isolating, and disconnecting electrical devices, equipment, and cabling. All structures would be removed, and the entire 645.7-acre property would be cleared and graded to the extent necessary. In addition, all existing roads would remain in a condition equal to or better than their condition prior to the commencement of Project decommissioning.

Required Findings for Approval of Conditional Use Permit

The City of Eloy's Code of Ordinance Article 21-6-7.4 outlines the criteria for the City Council's approval of a Conditional Use Permit. The following subsections provide Project information in support of each criterion.

21-6-7.4(A). *The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.*

The Project will be constructed and operated in accordance with all applicable federal, state, and local laws, regulations, and conditions. In addition, the Project will be designed in compliance with all applicable electrical, safety, and construction codes and standards. Access roads within the Project Site will be designed and constructed to support firefighting apparatuses up to 75,000 pounds, and water supplies at the Project Site will comply with National Fire Protection Association (NFPA) 11-42: Standard on Water Supplies for Suburban and Rural Firefighting.

The Applicant will regularly inspect and maintain the solar facility throughout its operational life. Solar PV modules selected for the Project will have an anti-reflective coating to minimize the potential for glint and glare and adverse visual impacts on the surrounding area. Once construction has been completed, traffic associated with the Project's routine O&M activities is not anticipated to contribute to congestion or increased maintenance costs on adjacent roadways. Therefore, the Project would not have a detrimental effect on the health, safety, or general welfare of the surrounding area.

21-6-7.4(B). *The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council.*

The Eloy General Plan designates two-thirds of the Project site as Estate Density Residential and one-third of the Project site as Medium Density Residential. Solar generation is an allowed use in the commensurate zoning designation; therefore, albeit indirectly, the proposed use is in conformance with the adopted General Plan.

The three parcels comprising the Project site are designated by the Eloy General Plan as two-thirds Estate Density Residential (1 du/20 acres to 1 du/1 acre), and one-third Medium Density Residential (3 to 6 du/ac) (City of Eloy 2020). The General Plan states that the following zoning districts are consistent with the Estate Density Residential land use designation: RR-20, RR-5, RR-2.5, R1-54, and R1-43 (City of Eloy 2020). Parcels comprising the Project Site are zoned as R1-54; as previously noted, solar generating facilities are conditionally allowed on properties zoned as R1-54 (Eloy Code of Ordinances Chapter 21, Article 2-2.3, Table 2.2-1). Accordingly, the proposed Project would conform with the Estate Density Residential and Medium Density Residential land use designations, subject to an approved CUP. The current City of Eloy General Plan land use designations that are within the Project vicinity are shown in Figure 5. The proposed use would not increase or otherwise change the density range proposed by the General Plan; therefore, the Project would maintain the desired character of this portion of Eloy.

The Project would comply with the first goal identified in Section 3.1 of the Eloy General Plan: “Provide a range of residential, employment, and supportive land uses to encourage and maintain a sustainable community.” (City of Eloy 2020). The Project would provide an ideal interim use of vacant land and would contribute to a balanced mix of viable uses within Eloy city limits while maintaining the character of the existing uses in the vicinity. The Project would support the local economy by providing up to 300 jobs during construction and up to two long-term jobs during operation. The Applicant maintains that increasing the availability of renewable energy resources is a key aspect of sustainable economic growth. Because the regional transmission system allows electricity to flow to the nearest load center, the Project would provide the necessary capacity to meet increasing energy demand in the region.

21-6-7.4(C). *The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, state, or federal requirements.*

As specified in Chapter 21, Article 6-7.3 of the City of Eloy’s Code of Ordinance, the Applicant will comply with the outlined CUP application process. In accordance with Article 6-2.3(A), the Applicant completed a pre-application conference on February 28, 2020 and is committed to implementing a thorough citizen review process in accordance with Article 6-2.3(C). An initial neighborhood meeting was held in the City of Eloy Community Room at 595 North C Street on December 13, 2022. In addition, as required by Section 21-6-2.2 of Article 6, a complete application for a CUP was submitted by the Applicant on October 6, 2022.

The Project will comply with the development standards for R1-54 (Article 2-2.4, Table 2.2-2) including standards for maximum dwelling unit (du) density, minimum setbacks, lot coverage, and building height limitations; the Project will also comply with the required supplemental use standards for utility scale solar generation and BESS facilities (Article 3-1.39). In addition, the Project will comply with additional CUP conditions deemed necessary, pursuant to Articles 6-7.1 or 6-7.3(G)(1). The Applicant would conform to all conditions and standards required by local, state, and federal regulations associated with construction plans to develop and operate the proposed solar facility.

21-6-7.4(D). *The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall include the location, type and height of the buildings or structures and the type and extent of landscaping and screening on the site.*

The existing zoning density in the Project vicinity varies and consists of Estate Density Residential in the Project area bordered by the Sunshine City Planned Area Development (PAD) (a combination of Single Family Residential and Commercial zoning) to the north, Estate Residential and the Rancho del Sol Brillante PAD (a mix of Open Space Recreational and Single Family Residential) to the east, the Cooley Eloy PAD (a combination of Single Family Residential and Commercial zoning) to the south, and the Tierra del Sol PAD (a combination of Single Family Residential and Commercial zoning) to the west. This location is ideal for the proposed use as it is surrounded by vacant land with utility and agricultural

uses, and it is located outside of the City's core boundary. There are proposed solar generation facilities on all four sides of the Project due to the proximity and available transmission capacity at the Milligan Substation.

The Project would be designed to minimize the visual impacts of project components on the surrounding landscape through the installation of a 7-foot-tall sage green powder coated chain-link perimeter fence and perimeter drought-tolerant landscaping. Project components would be a maximum of 15 feet in height as required by the City's Utility Scale Solar Development Standards. Therefore, the height of Project components would be compatible with the character of the neighborhood.

21-6-7.4(E). Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

The site is immediately adjacent to the existing APS Milligan and ED4 substations and bordered by existing transmission lines and irrigation infrastructure.

The Applicant would improve public perimeter arterial roads surrounding the project. Milligan, Eleven Mile Corner, Phillips, and Tweedy roads would be double chip sealed at 28 feet within the Project's half-street rights-of-way and would have a subbase of 6 inches of aggregate base course material. All internal Project access roads to the inverters and BESS will be designed in coordination with the Eloy Fire District and will be constructed to support firefighting vehicles up to 75,000 pounds (gross vehicle weight). An existing fire hydrant is located within 1,100 feet of the Project and would be suitable for fire protection needs based on correspondence with the Eloy Fire District. All Project access gates will have a Knox box for emergency vehicle access.

A Retention Plan will be developed for the Project by a Professional Engineer Registered in the state of Arizona. The Plan will ensure the site retains the 100-year, 2-hour duration storm event in accordance with the Pinal County Drainage Manual Volume II (Pinal County 2004).

Water would be hauled to the site both during construction and once the facility is operational; alternatively, water would be obtained from one or more of the existing on-site groundwater wells or irrigation canals. The Applicant is aware of active groundwater wells owned by the property owner that are present on the Project Site. Water hauled to the site would be from permitted sources, and any new or existing wells on-site would be permitted through the Arizona Department of Water Resources, as necessary. The Project would use existing groundwater wells/irrigation canals/hauled water to maintain the approved drought tolerant landscaping around the perimeter of the Project. In general, the Project would implement benefits to the community such as improving public roads and installing perimeter landscaping, and it would increase the land's taxable value while adding minimal burden to public services. The Project would not require common public utility services such as sewer, public water, or schools.

21-6-7.4(F). Adequate measures shall provide ingress and egress so designed as to minimize traffic hazards and traffic congestion on the public roads.

The Project Site is accessible from Milligan Road, Eleven Mile Corner Road, Phillips Road, and Tweedy Road. The Eloy General Plan's Circulation Map (Appendix E) identifies Phillips Road as a major arterial roadway with a dedicated 83-foot half street right-of-way. Milligan Road, Eleven Mile Corner Road, and Tweedy Road are classified as minor arterial roadways with dedicated 55-foot half street rights-of-way (City of Eloy 2020). The Applicant will work with the City of Eloy to dedicate the applicable rights-of-way and to obtain license agreements for any electrical or fiber optic lines proposed within Eloy rights-of-way. The Applicant understands that roadway improvements such as double chip sealing the perimeter arterials will be required as a condition of the CUP approval, and the City of Eloy may also stipulate additional improvements such as installing low water crossings at specific locations.

Most of the traffic accessing the site would occur during the construction phase and would be less than 40 trips during the typical roadway peak hour. Once construction is complete, it is anticipated that an average of two trips per month would be needed to access the site, with both trips occurring on the same day: one entering in the morning and one departing in the evening.

It is estimated that during construction, the site could generate a maximum of about 40 peak hour trips during the typical morning and evening peak hour, with an average of 10 peak hour trips. These trips would include supply deliveries, construction equipment (e.g., augers, bulldozers, trucks, trailers, tractors, cranes, etc.) and construction workers in their personal vehicles. Construction on the site would only occur during one shift of up to 12 hours; however, start times for the site may vary (based on prior City approval) depending on weather and the overall construction schedule.

The proposed solar use is a low-intensity use. Once operational, the Project would primarily be self-sufficient and would not require operational and/or maintenance support staff to come and go from the site daily. Overall, the proposed use would generate little to no traffic.

21-6-7.4(G). The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

To minimize fugitive dust, wind-related erosion, and emission that may be generated by vehicles and equipment during construction, the Applicant would incorporate the following design features and best management practices as appropriate and/or as required by the stipulation in the Project's Pinal County Air Quality Control/West Pinal Non-Attainment Dust Permit:

- Apply water to disturbed soil and/or apply a dust palliative to stabilize disturbed surfaces during windy conditions. Monitor the water's application to prevent runoff and ponding.
- Suspend excavation and grading during periods of high wind.
- Cover exposed loose material.

- Use gravel or aggregate where access roads meet paved roads to limit off-site disturbance and to prevent tracking out of mud and dirt.
- Limit unnecessary idling of equipment.

Noise associated with the Project would be limited to initial construction, maintenance, and decommissioning activities. The day-to-day operation of the solar facility is expected to generate minimal noise. Noise generated by construction activities would produce a short-term increase at the site boundary over the existing ambient noise levels. To minimize noise emissions, noise will be minimized through compliance with allowable start/stop times, as specified in Article 13-15.8 of the Eloy City Code of Ordinance. There would be no noxious vibration, odor, gas, dust, or smoke created by the Project once operational.

21-6-7.4(H). The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood.

This use would not result in any adverse impacts on the property and as mentioned in the Decommissioning Plan, and the Applicant would responsibly return the property to its pre-development condition at the end of the Project's useful life. There would be no adverse impacts on surrounding property values—independent studies conducted by professional real estate appraisers have found no impact to the value of homes or lots located near solar power plants (Kirkland Appraisals, LLC 2020). Overall, utility scale solar facilities are considered a quiet and low-impact neighbor.

21-6-7.4(I). The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

As previously discussed, with an approved CUP, development of the proposed Project would comply with the Eloy General Plan and would not adversely affect the surrounding properties or the development of those properties. The Project site, which encompasses Section 13 of T8S R7E, of the Gila and Salt River Base and Meridian, was previously a county island surrounded by incorporated lands within the City of Eloy. The Applicant successfully annexed the land into the City of Eloy with the intent of increasing Eloy's tax base while streamlining the entitlements necessary for the proposed Project.

Over the past six years, the Applicant has had numerous conversations with neighboring landowners and is not aware of any neighboring development plans that would conflict with the proposed Project in the City of Eloy such as a PAD or other residential development; however, the Applicant is aware of the proposed solar projects to the north, east, south, and west of the Project area.

As evidenced by the responses above, the proposed Project is an ideal interim use for this property, and it complies with the criteria outlined in the City of Eloy's Code of Ordinance to justify approval of this request.

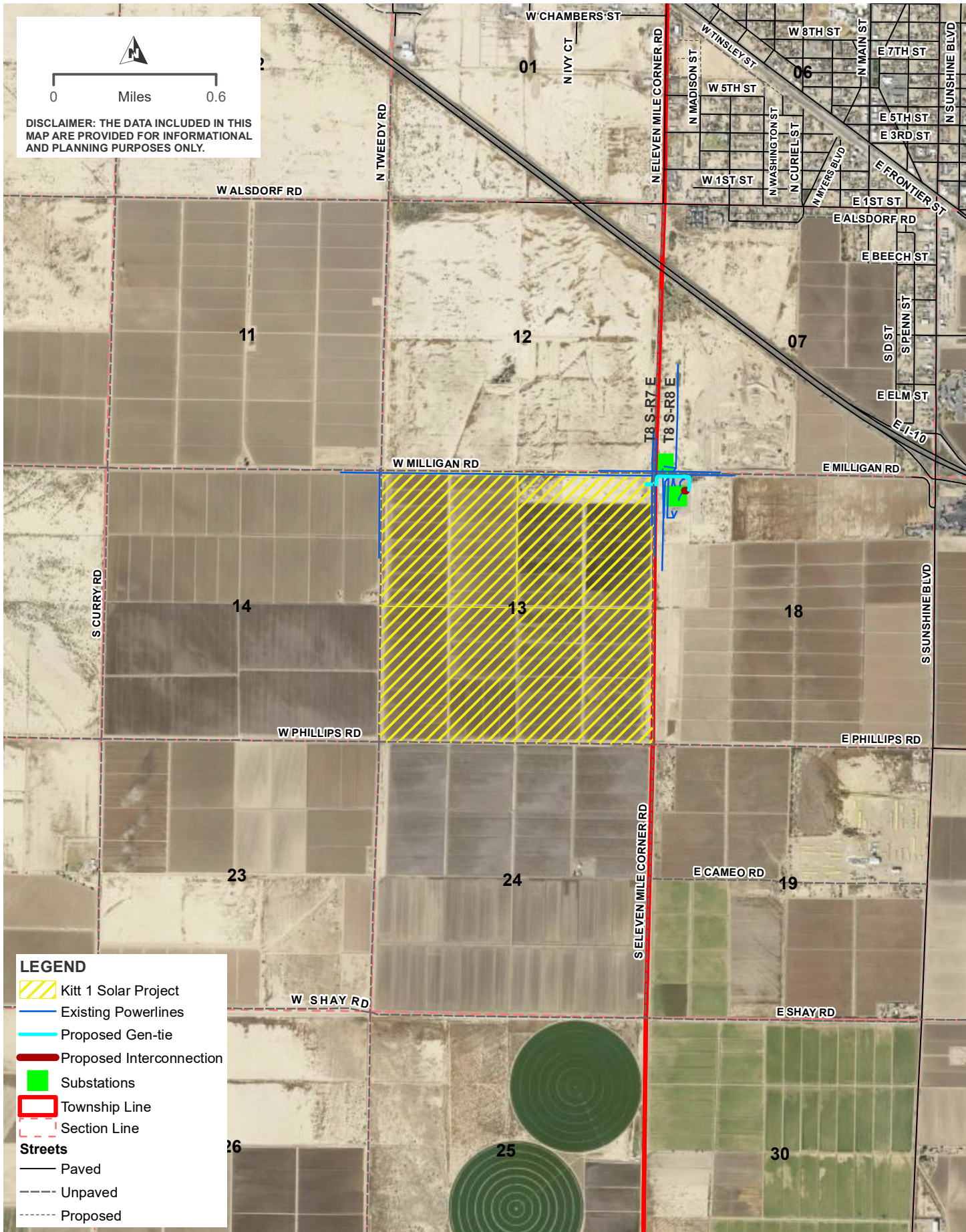
References

City of Eloy. 2020. General Plan Readoption. <https://eloyaz.gov/133/Eloy-General-Plan>. Accessed February 2023.

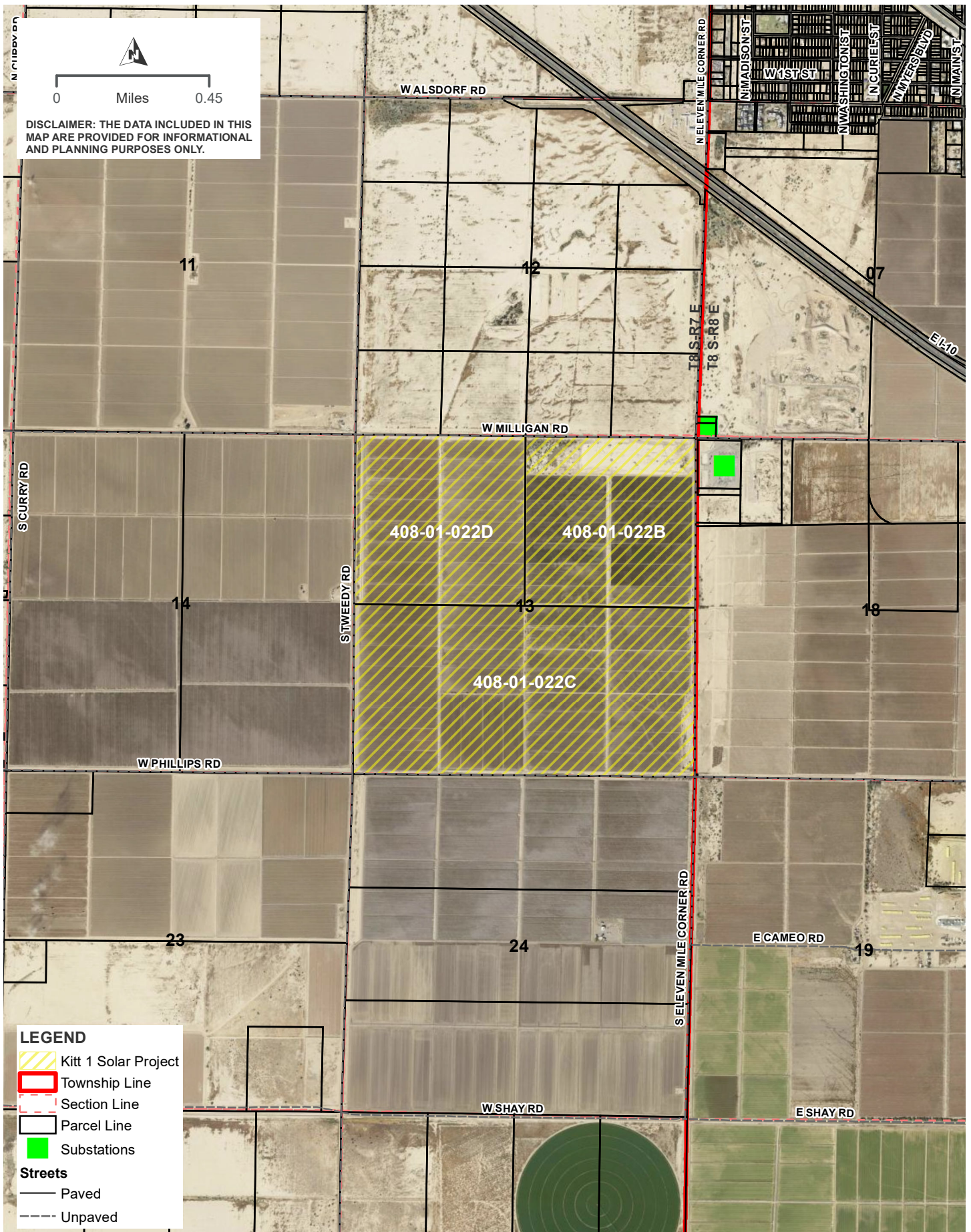
Kirkland Appraisals, LLC. 2020. "RE: Analysis of Solar Farm Impacts on Adjoining Property Values in Texas."
<https://static1.squarespace.com/static/60410ff54dd6c943d40bb07f/t/608331a45ea2ca71e860ab62/1619210718729/Texas+Solar+Property+Impact+Analysis.pdf>. Accessed February 2023.

Pinal County. 2004. *Pinal County Drainage Manual – Volume II: Design Methodology and Procedures*. <https://www.pinal.gov/DocumentCenter/View/7376/Pinal-County-Drainage-Manual---Volume-2-PDF?bidId=>. Accessed February 2023.

Appendix A – Figures



KITT 1 SOLAR PROJECT
 PROJECT AREA OVERVIEW
 FIGURE 1

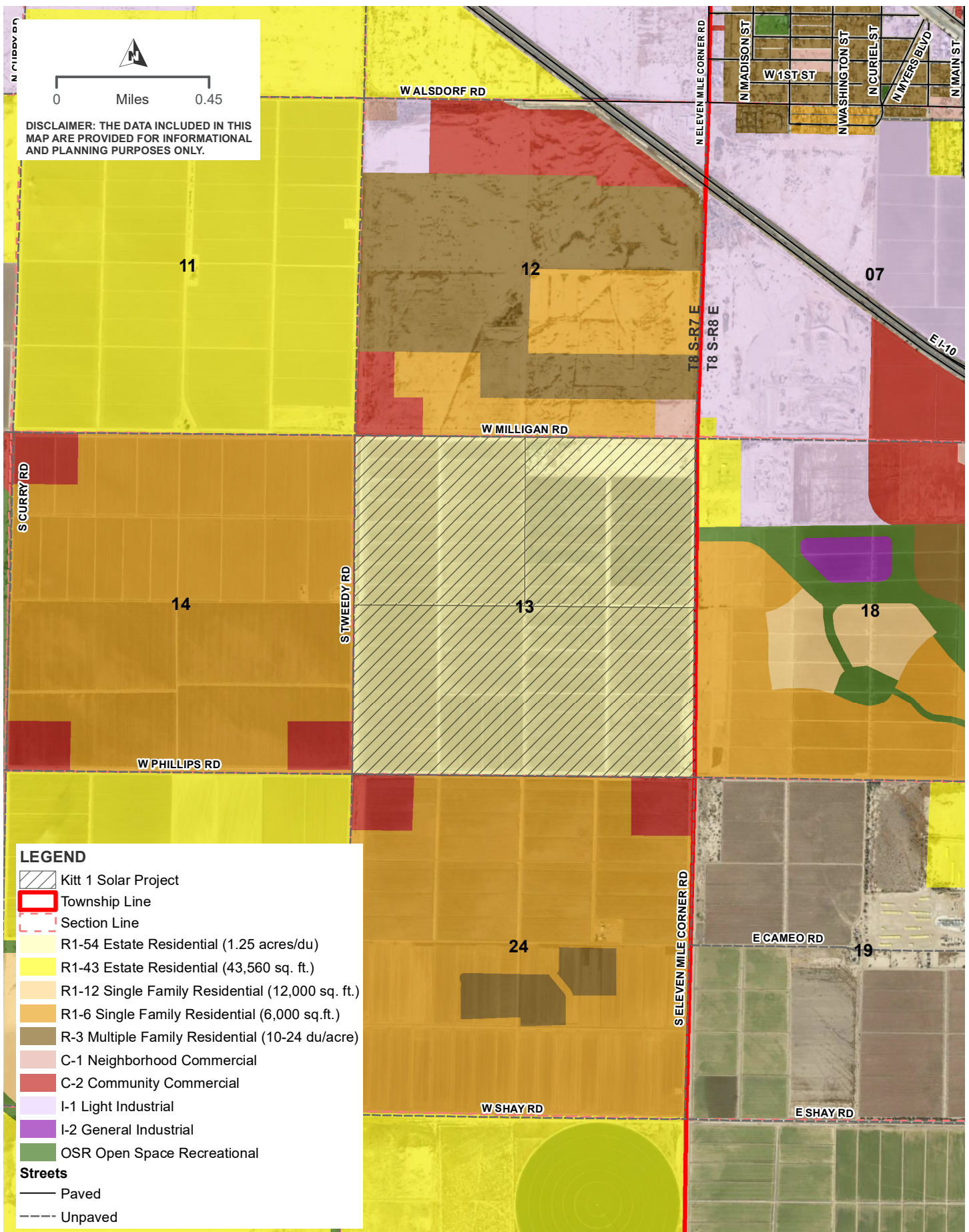


KITT 1 SOLAR PROJECT

ELOY PARCEL OVERVIEW

FIGURE 2



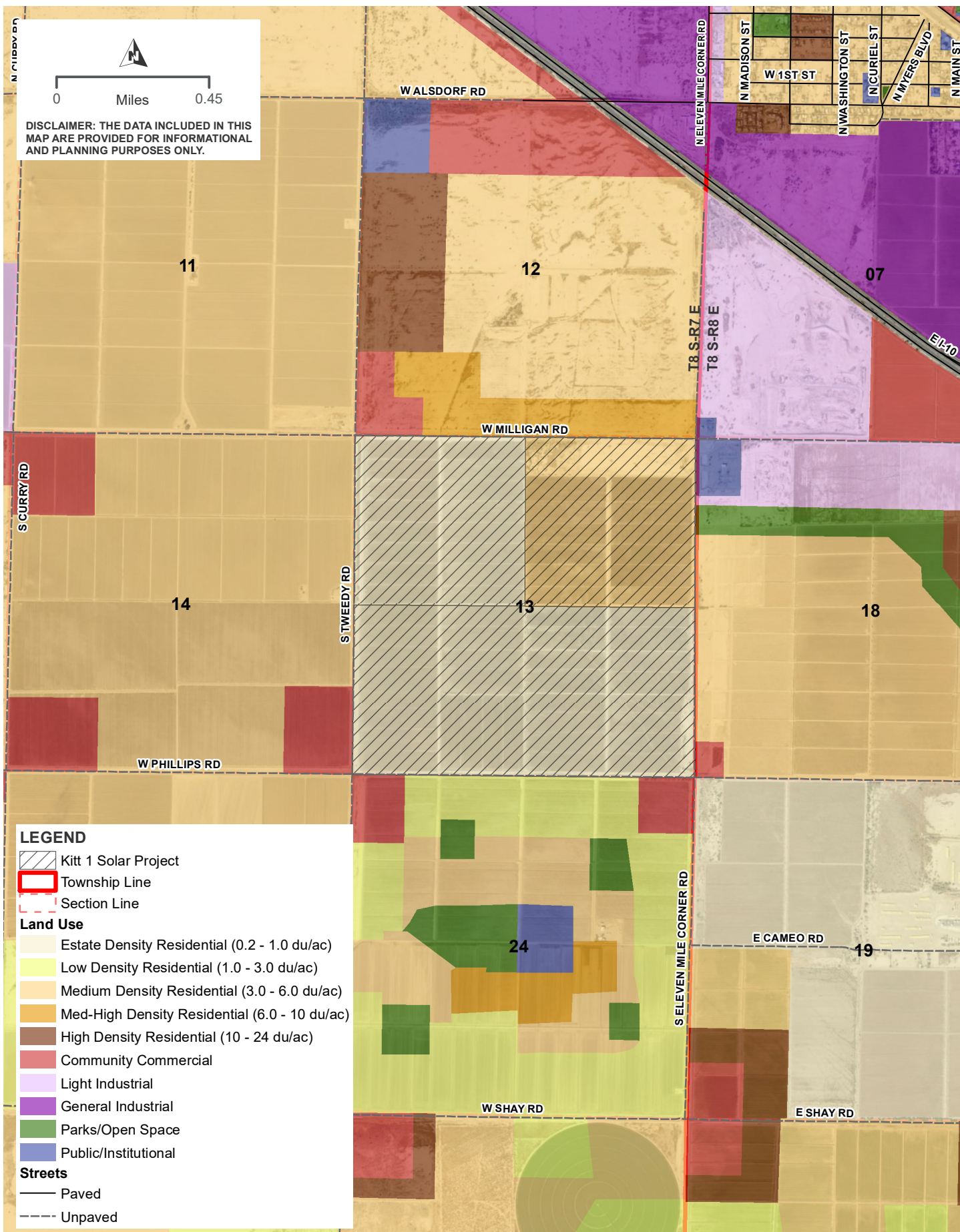


KITT 1 SOLAR PROJECT

ZONING OVERVIEW

FIGURE 3

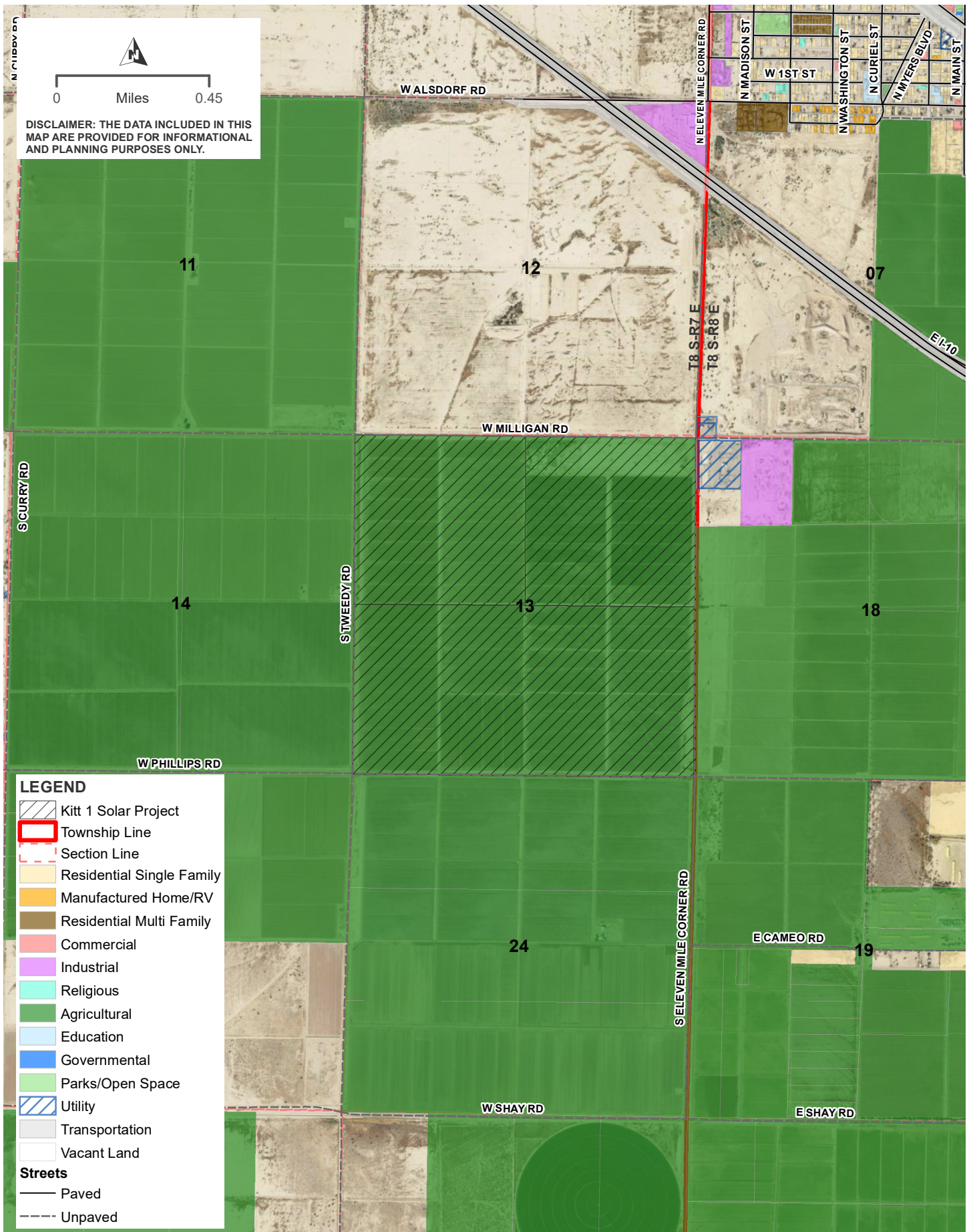




KITT 1 SOLAR PROJECT

GENERAL PLAN - LAND USE

FIGURE 4

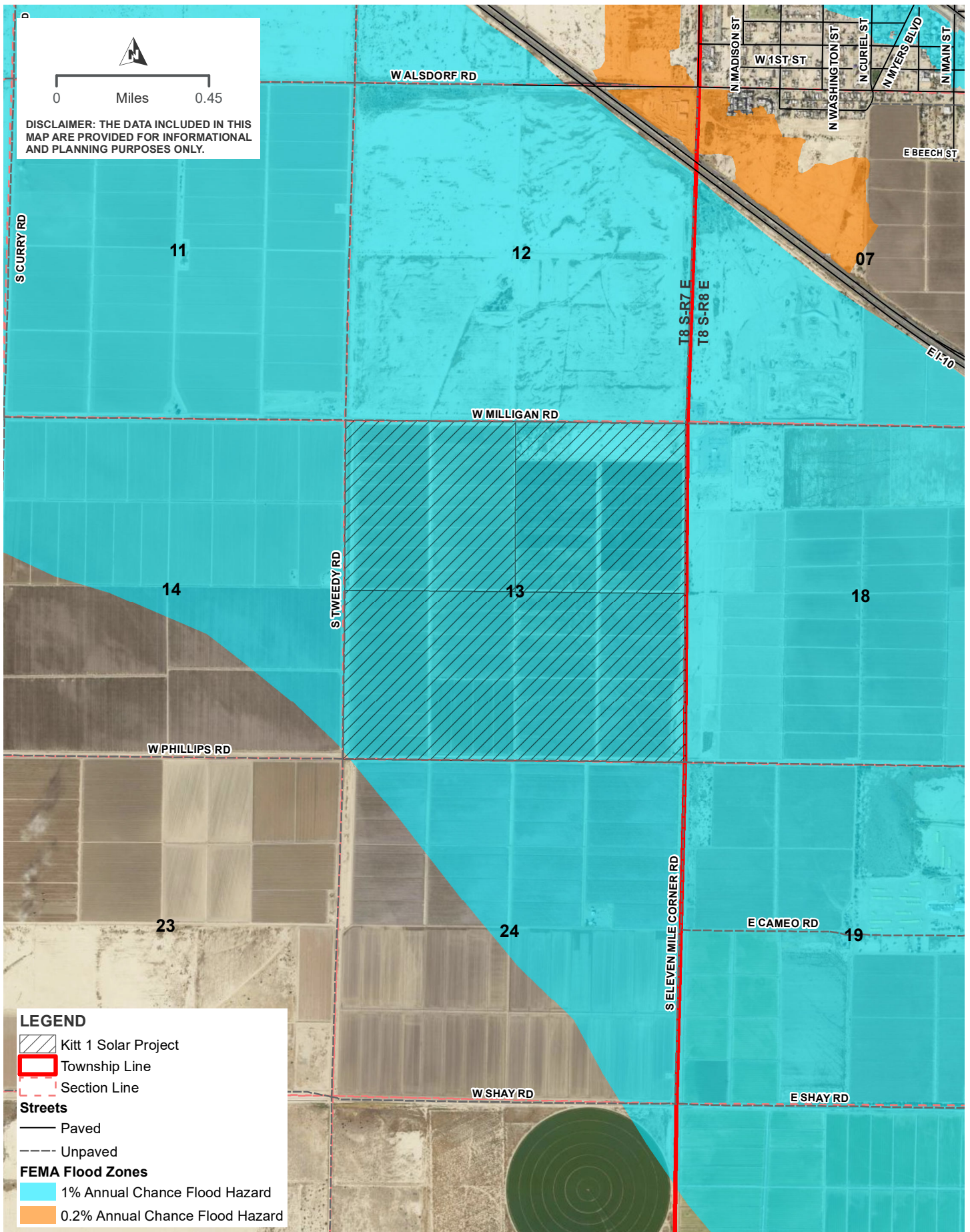


KITT 1 SOLAR PROJECT

EXISTING LAND USE

FIGURE 5



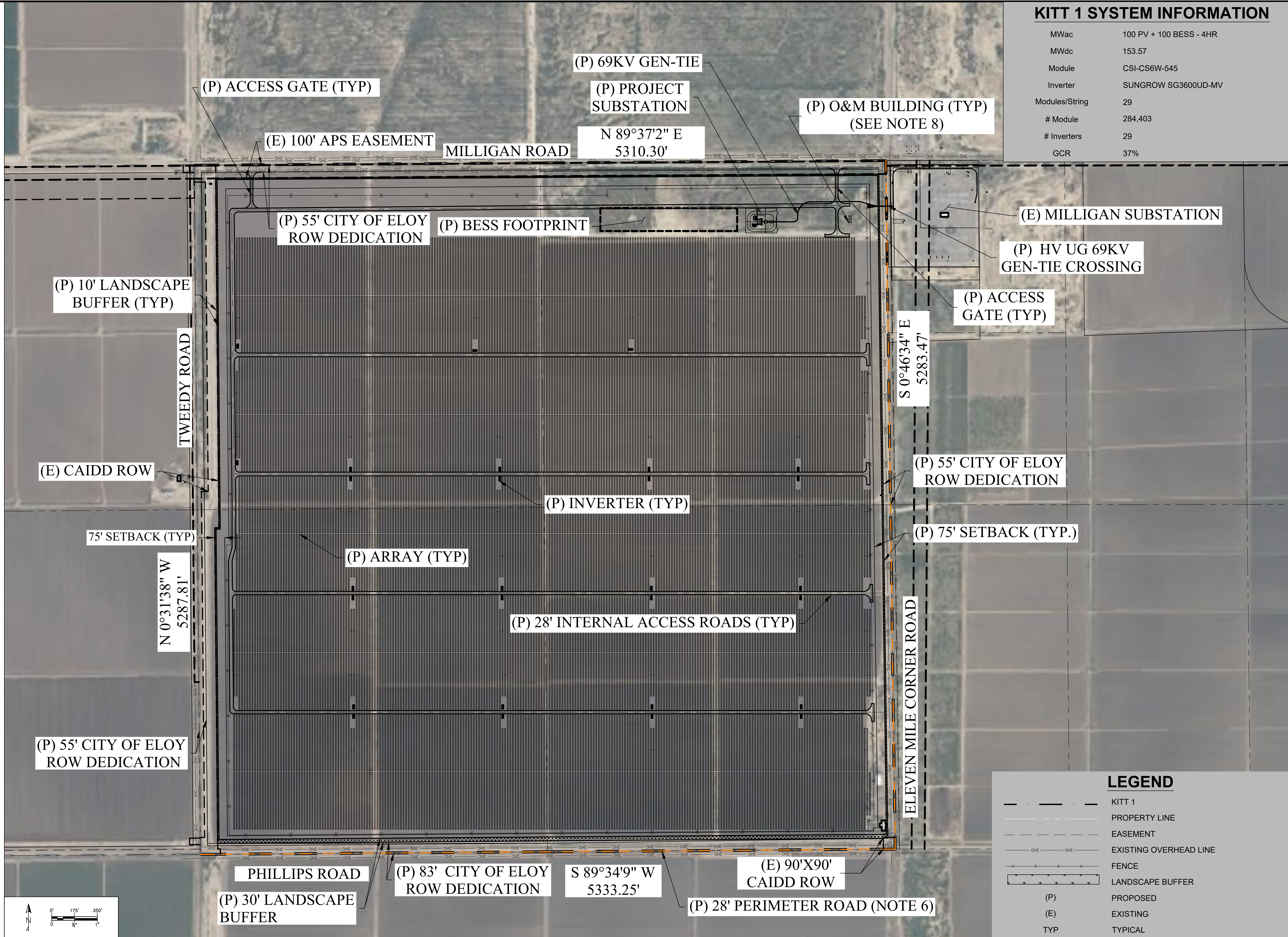


KITT 1 SOLAR PROJECT

FLOODPLAIN MAP

FIGURE 6

Appendix B – Conceptual Site Plan



KITT 1 SYSTEM INFORMATION

MWac	100 PV + 100 BESS - 4HR
MWdc	153.57
Module	CSI-CS6W-545
Inverter	SUNGROW SG3600UD-MV
Modules/String	29
# Module	284,403
# Inverters	29
GCR	37%



2375 E. CAMELBACK ROAD, SUITE 600
PHOENIX, AZ 85016

REVISIONS:		
#	DATE	COMMENT
1	12/05/23	CONCEPTUAL SITE PLAN

- NOTES:
- CONSTRAINTS BOUNDARIES INCLUSIVE OF ALL SETBACKS, RIGHTS, EASEMENTS, ENTITLEMENTS, OFFERINGS AND OTHER AGREEMENTS.
 - REFER TO CURRENT ALTA SURVEY BY AZTEC DATED 02/13/2023 FOR ALL THE EASEMENTS THAT ARE NOT SHOWN IN THE CONSTRAINTS MAP.
 - EQUIPMENT SUBJECT TO CHANGE PENDING FINAL DESIGN.
 - 75FT BUILDING SETBACK ON FRONT, REAR, AND SIDE OF PROJECT PARCELS FROM PROPOSED RIGHT OF WAYS.
 - EPC TO CONTRACT ENGINEER OF RECORD TO COMPLETE DRAINAGE PLAN. BASINS MAY BE PLACED BENEATH PV ARRAY AND EQUIPMENT.
 - PROJECT IS WITHIN FLOOD ZONE A.
 - ALL PERIMETER ARTERIAL ROADS TO BE DOUBLE CHIP SEALED WITH 28FT WIDTH.
 - DOUBLE WIDE TRAILERS ON FOUNDATIONS SHALL NOT EXCEED 15 FT IN HEIGHT.

ENGINEER'S STAMP:

PRELIMINARY DESIGN
NOT FOR
CONSTRUCTION

CITY ENGINEER APPROVAL BLOCK:

ZONING ADMINISTRATOR APPROVAL BLOCK:

KITT 1
301AK 8ME LLC
ELOY, AZ

OVERALL CONCEPTUAL
PLAN VIEW

DATE: December 5, 2023

SHEET: EX-1

LEGEND

---	KITT 1
---	PROPERTY LINE
---	EASEMENT
---	EXISTING OVERHEAD LINE
---	FENCE
---	LANDSCAPE BUFFER
(P)	PROPOSED
(E)	EXISTING
TYP	TYPICAL

Appendix C – Site Survey



AZTEC Engineering Group, Inc.
501 N 44th Street, Suite 300
Phoenix, AZ 85008
P: 602.454.0402 | F: 602.454.0403
www.aztec.us

LEGAL DESCRIPTION

SECTION 13 TOWNSHIP 8 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 13, BEING MARKED BY A 1/2 INCH IRON PIN FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 13, BEING A 1/2 INCH REBAR BEARS SOUTH 89°37' 05" WEST, A DISTANCE OF 5310.24 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 13, SOUTH 0°46' 41" EAST, A DISTANCE OF 5283.41 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 13 BEING A 1" LCP

THENCE ALONG SAID SOUTH LINE OF SAID SECTION 13, SOUTH 89°34'12" WEST, A DISTANCE OF 2666.60 FEET TO THE SOUTH ONE QUARTER OF SAID SECTION 13 BEING A 2" LCP.

THENCE CONTINUING ALONG SAID SOUTH LINE OF SAID SECTION 13, SOUTH 89°33'56" WEST, A DISTANCE OF 2666.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13, BEING A 1" IRON ROD

THENCE ALONG THE WEST LINE OF THE SAID SECTION 13, NORTH 00°31'39" WEST, A DISTANCE OF 5287.93 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13, BEING A 1/2" REBAR.

THENCE ALONG SAID NORTH LINE OF SECTION 13 NORTH 89° 37' 06" EAST A DISTANCE OF 5310.24 TO THE **POINT OF BEGINNING**.

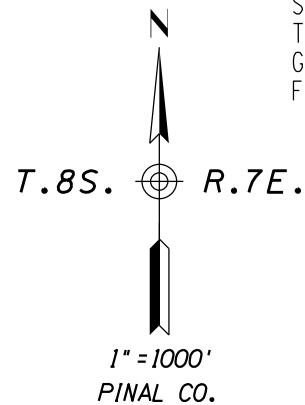
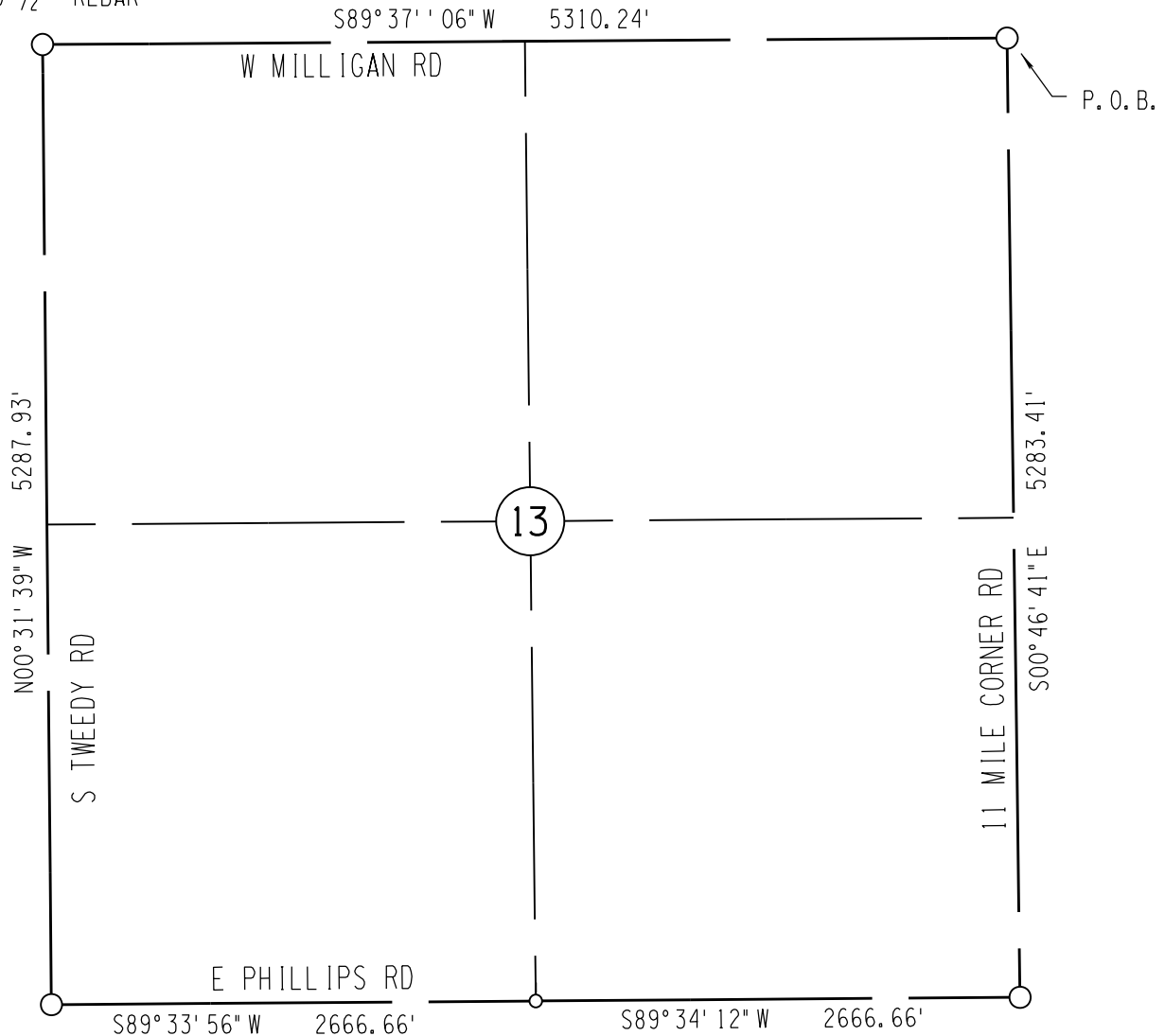
CONTAINING 645.7 ACRES MORE OR LESS.



EXHIBIT

SW COR SEC 13
T-8-S R-7-E
G&SRM
FD 1/2" REBAR

SW COR SEC 13
T-8-S R-7-E
G&SRM
FD 1/2" IRON ROD



AZTEC **TYPESA**
501 N 44th St. Suite 300
Phoenix, AZ 85008-4505
Tel (602) 454-0402
Fax (602) 454-0403 www.aztec.us

PROJECT NAME:

KITT 1

LOCATION:

SECTION 13 T.8S. R7E.

SHEET NO.

1 OF 1

Project Name: KITT SOLAR

Description:

Horizontal Alignment Name: SEC 13 T8SR7E

Description:

Style: Default

STATION	NORTHING	EASTING
---------	----------	---------

Element: Linear

POB (20)	0+00.00	7444.48575	2305.77518
PI (2)	52+83.41	2161.56289	2377.51974
Tangent Direction:	S 0°46'41" E		
Tangent Length:	5283.41		

Element: Linear

PI (2)	52+83.41	2161.56289	2377.51974
PI (3)	79+50.07	2141.55002	-289.06517
Tangent Direction:	S 89°34'12" W		
Tangent Length:	2666.66		

Element: Linear

PI (3)	79+50.07	2141.55002	-289.06517
PI (4)	106+16.73	2121.33030	-2955.64851
Tangent Direction:	S 89°33'56" W		
Tangent Length:	2666.66		

Element: Linear

PI (4)	106+16.73	2121.33030	-2955.64851
PI (5)	159+04.66	7409.03619	-3004.33174
Tangent Direction:	N 0°31'39" W		
Tangent Length:	5287.93		

Element: Linear

PI (5)	159+04.66	7409.03619	-3004.33174
POE (20)	212+14.89	7444.48575	2305.77518
Tangent Direction:	N 89°37'03" E		
Tangent Length:	5310.23		

Area: 28128530.4 sq.feet 645.7 acres

Appendix D – Ordinance No. 22-935



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis**

**When recorded return to:
CITY OF ELOY
595 NORTH C ST STE 104
ELOY AZ 85131**

DATE/TIME: 01/03/2023 1014
FEE: \$15.00
PAGES: 5
FEE NUMBER: 2023-000078

(The above space reserved for recording information)

ORDINANCE NO 22-935

DOCUMENT TITLE

DISCARD THIS PAGE. THIS COVER PAGE IS RECORDED AS PART OF YOUR DOCUMENT. THE CERTIFICATE OF RECORDATION WITH THE FEE NUMBER IN THE UPPER RIGHT CORNER IS THE PERMANENT REFERENCE NUMBER OF THIS DOCUMENT IN THE PINAL COUNTY RECORDER'S OFFICE.

ORDINANCE NO. 22-935

(Annexation of Section 13 of T. 8 S., R. 7 E. (A2022-031))

AN ORDINANCE INCREASING THE CORPORATE LIMITS OF THE CITY OF ELOY, PINAL COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING 645.70 ACRES OF LAND GENERALLY LOCATED WITHIN THE AREA BOUNDED BY MILLIGAN ROAD ON THE NORTH, PHILLIPS ROAD ON THE SOUTH, ELEVEN MILE CORNER ROAD ON THE EAST AND TWEEDY ROAD ON THE WEST, WHICH IS CONTIGUOUS TO THE EXISTING ELOY CITY LIMITS ON ALL FOUR SIDES; ESTABLISHING 645.70 ACRES OF ESTATE RESIDENTIAL (R1-54) ZONING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition in writing, accompanied by a map or plot of said real property, having been filed and presented to the Mayor and City Council of the City of Eloy, Arizona, signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Eloy in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of Eloy, and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Eloy, and to extend and increase the corporate limits of the City of Eloy so as to embrace the same; and,

WHEREAS, the Mayor and City Council of the City of Eloy, Arizona, are desirous of complying with said petition and extending and increasing the corporate limits of the City of Eloy to include said territory; and,

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Eloy, and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after said petition had been signed by any owner of real and personal property in such territory; and,

WHEREAS, the provisions of A.R.S. §9-471, and amendments thereto, have been fully observed; and,

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Eloy, Arizona, together with a true and correct copy of the original petition referred to herein, which is on file in the office of the Pinal County Recorder.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, AS FOLLOWS:

SECTION 1. That the following described territory be, and the same hereby is, annexed to the City of Eloy, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City limits, to wit:

Pinal County Assessor's Parcel Numbers: 408-01-022B, 408-01-022C, and 408-01-022D and a portion of the Milligan Road, Phillips Road, Eleven Mile Corner Road and Tweedy Road Rights of way.

Legal Description Annexation of A2022-031

SECTION 13 TOWNSHIP 8 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 13, BEING MARKED BY A 1/2 INCH IRON PIN FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 13, BEING A 1/2 INCH REBAR BEARS SOUTH 89°37' 05" WEST, A DISTANCE OF 5310.24 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 13, SOUTH 0°46' 41" EAST, A DISTANCE OF 5283.41 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 13 BEING A 1" LCP

THENCE ALONG SAID SOUTH LINE OF SAID SECTION 13, SOUTH 89°34'12" WEST, A DISTANCE OF 2666.60 FEET TO THE SOUTH ONE QUARTER OF SAID SECTION 13 BEING A 2" LCP.

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THENCE ALONG THE WEST LINE OF THE SAID SECTION 13, NORTH 00°31'39" WEST, A DISTANCE OF 5287.93 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13, BEING A 1/2" REBAR.

THENCE ALONG SAID NORTH LINE OF SECTION 13 NORTH 89° 37' 06" EAST A DISTANCE OF 5310.24 TO THE POINT OF BEGINNING.

CONTAINING 645.7 ACRES MORE OR LESS.

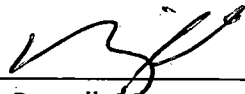
SECTION 2. That the properties are zoned as 645.70 acres of Estate Residential (R1-54) in the City of Eloy as follows for parcel numbers: 408-01-022B, 408-01-022C and 408-01-022D.

SECTION 3. That a copy of this ordinance, together with an accurate map of the territory hereby annexed to the City of Eloy, certified by the Mayor of said City, will be recorded in the office of the County Recorder of Pinal County, Arizona.

SECTION 4. This ordinance shall become effective as provided by law, and the annexation will become final on December 29, 2022.

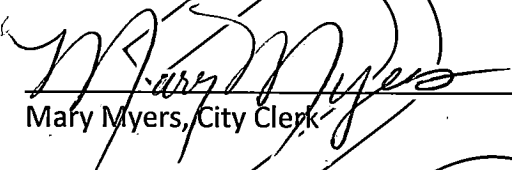
PASSED AND ADOPTED by the City Council of the City of Eloy, Arizona, this 28th day of November, 2022.

APPROVED:



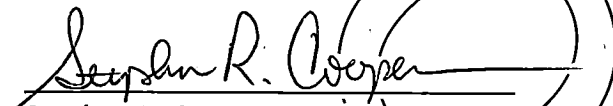
Micah Powell, Mayor

ATTEST:



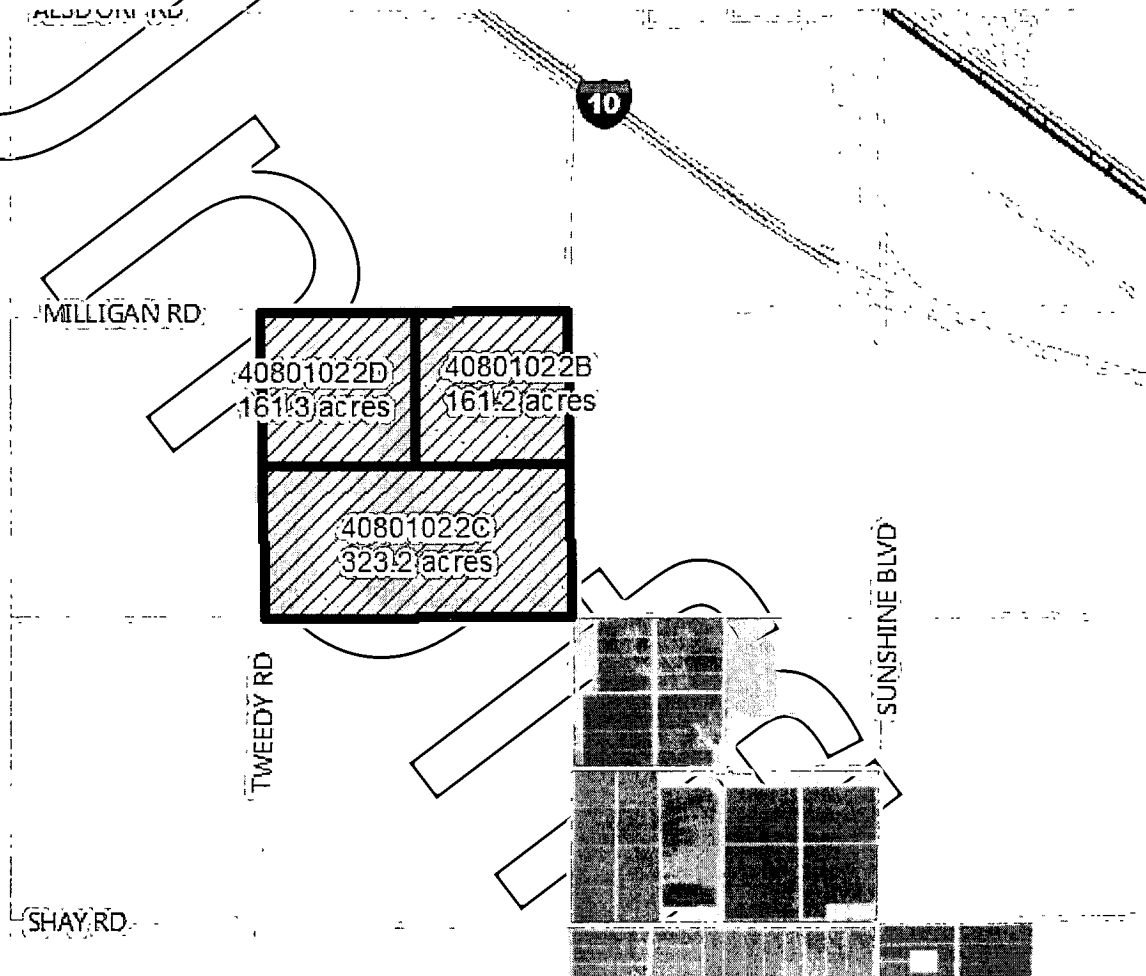
Mary Myers, City Clerk

APPROVED AS TO FORM:

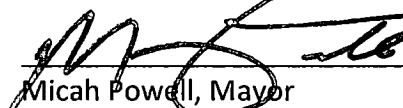


Stephen R. Cooper, City Attorney

CERTIFICATION OF MAP
(Case No. A2022-031)

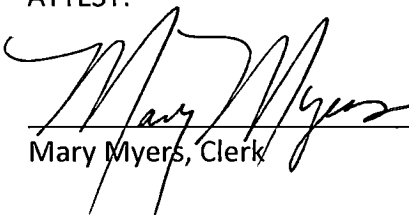


I, Micah Powell, Mayor of the City of Eloy, Arizona, do hereby certify that the foregoing map is a true and correct map of the territory annexed under and by virtue of the petition of the real and personal property owners in the said territory and by Ordinance No. 22-935, annexing the territory described in Ordinance No. 22-935 and as shown on said map as a part of the territory to be included within the corporate limits of the City of Eloy, Arizona.



Micah Powell, Mayor

ATTEST:



Mary Myers, Clerk

Appendix E – General Plan Circulation Map



Circulation Map

Eloy General Plan

Functional Classification

- Interstate
- State Highway
- Major Arterial (130' ROW)
- Minor Arterial (110' ROW)
- Two Lane Collector (80' ROW)
- Union Pacific Railroad

Interchanges

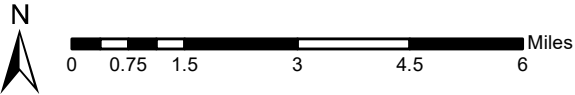
- Existing Interchange
- Potential Interchange

Proposed Transportation Corridors

- Proposed North-South Corridor
- Proposed Interstate 11 Corridor
- Proposed Regional Corridor
- Future Transit System Route
- Proposed Passenger Rail Corridor
- Existing Transit System Route

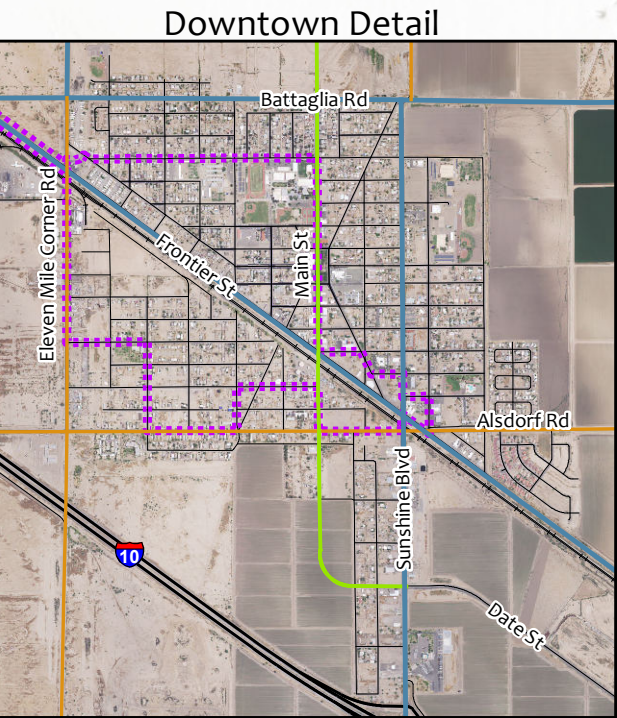
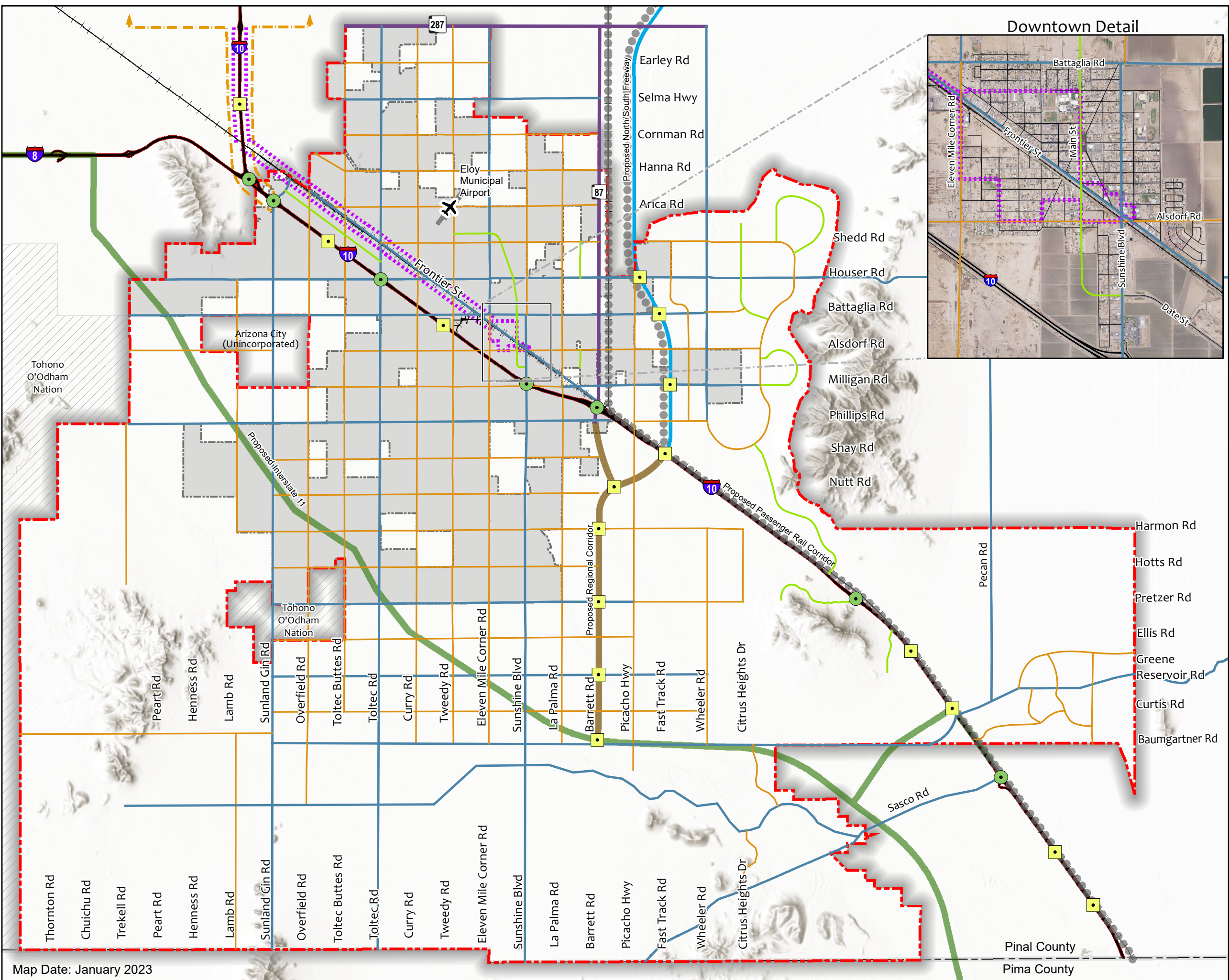
Reference

- Eloy City Limits
- Eloy Planning Boundary



Disclaimer: This map is furnished 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.

Service Layer Credits: Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



Appendix F – AGFD Report

Arizona Environmental Online Review Tool Report



Arizona Game and Fish Department Mission

To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:

Kitt 1 Solar

Project Description:

301AK 8me LLC (Applicant), a subsidiary of Avantus (formerly 8minute Solar Energy), is proposing development of the Kitt 1 Solar Project (Project)--a solar photovoltaic (PV) power generating and battery energy storage system (BESS) and associated ancillary facilities (i.e., solar generation facility)--on 645.7 acres of privately owned vacant agricultural land in Section 13 of Township 8 South, Range 7 East, in the City of Eloy, Arizona.

Project Type:

Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

Contact Person:

Tracy Hamilton

Organization:

Avantus

On Behalf Of:

PRIVATE

Project ID:

HGIS-18527

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. Arizona Wildlife Conservation Strategy (AWCS), specifically Species of Greatest Conservation Need (SGCN), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:

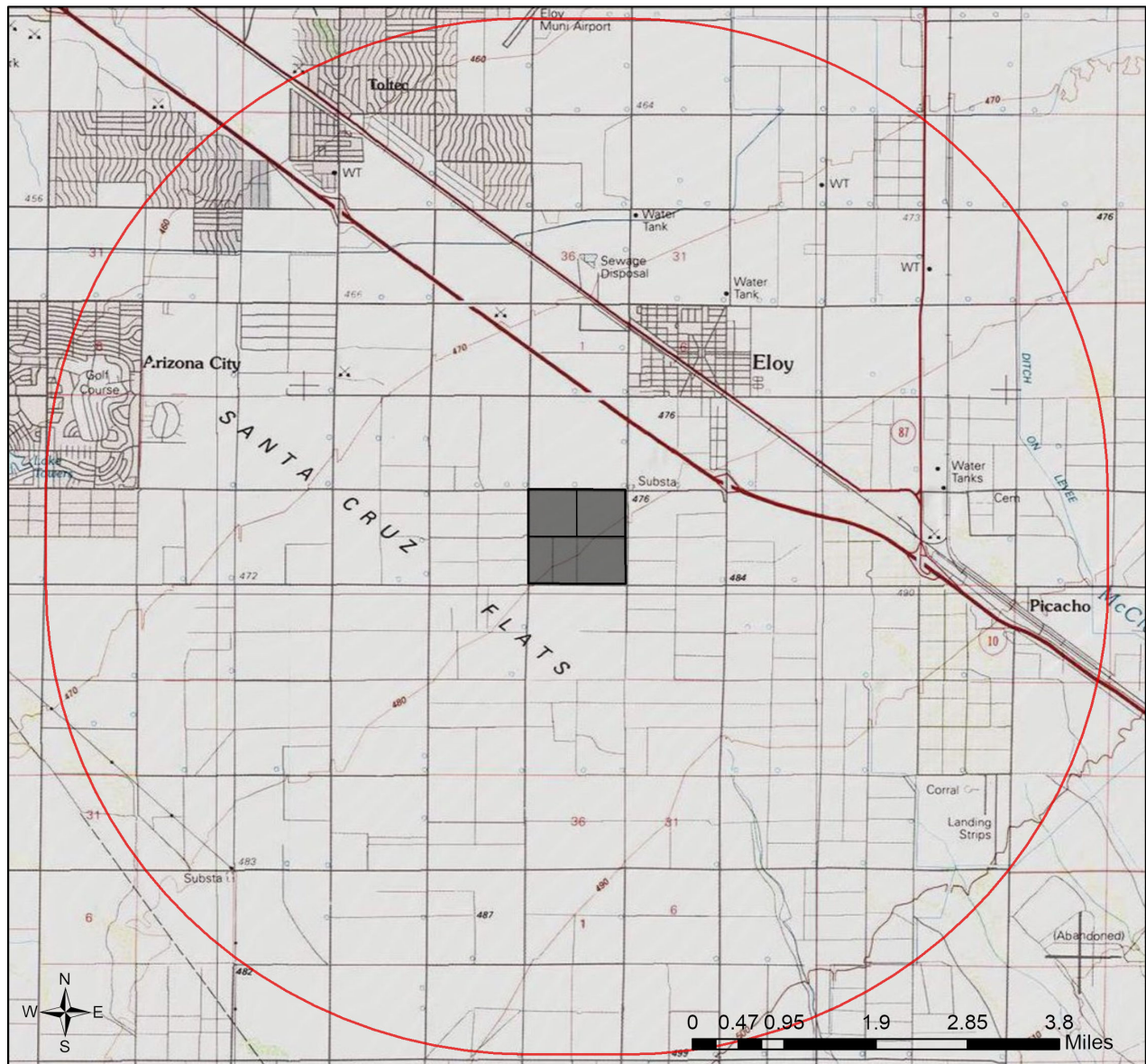
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366
Or
PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Kitt 1 Solar

USA Topo Basemap With Locator Map



-  Buffered Project Boundary
-  Project Boundary

Project Size (acres): 645.40

Lat/Long (DD): 32.7268 / -111.5768

County(s): Pinal

AGFD Region(s): Tucson

Township/Range(s): T8S, R7E; T8S, R8E

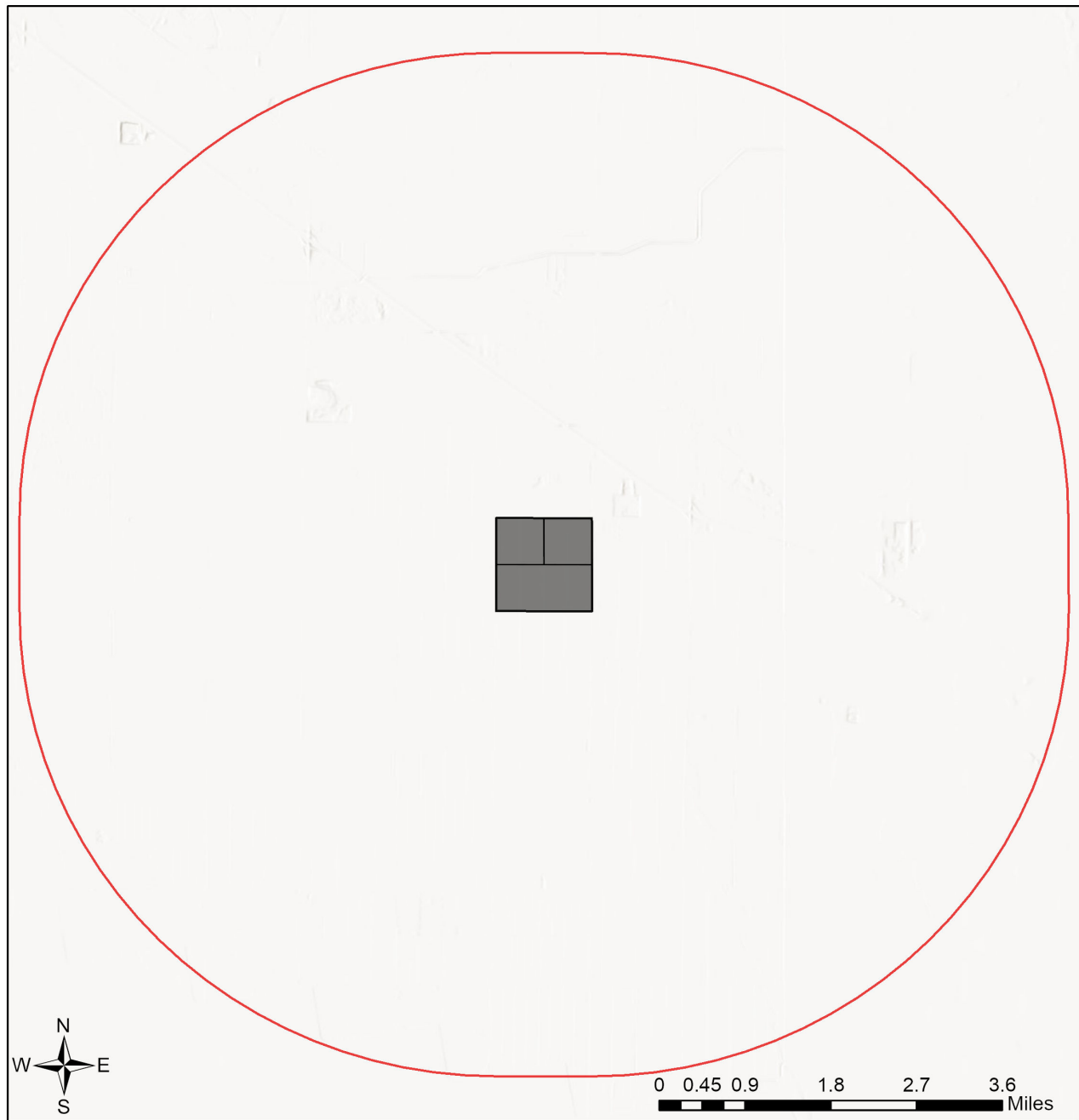
USGS Quad(s): ELOY SOUTH

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



Kitt 1 Solar

Web Map As Submitted By User



-  Buffered Project Boundary
-  Project Boundary

Project Size (acres): 645.40

Lat/Long (DD): 32.7268 / -111.5768

County(s): Pinal

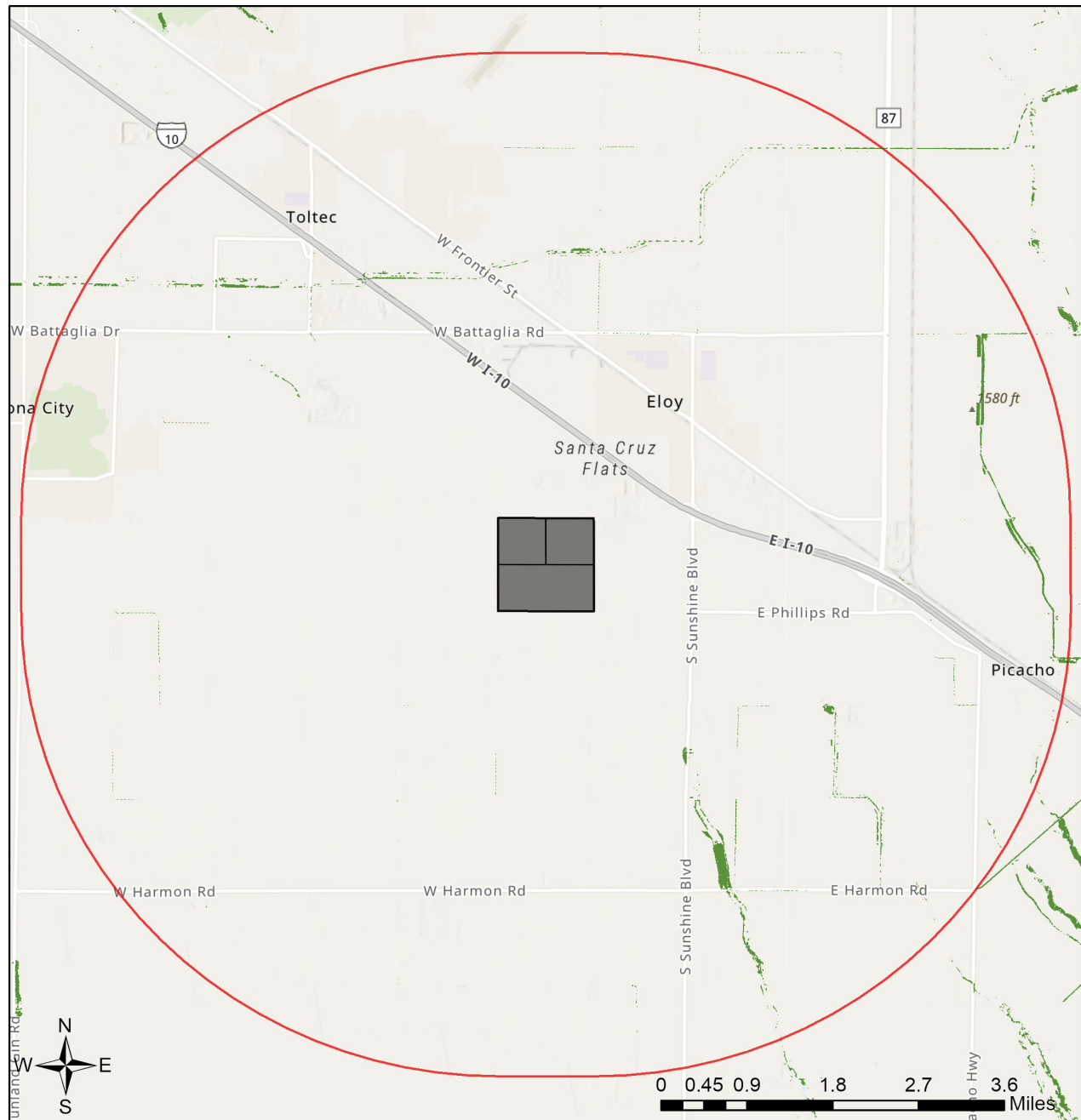
AGFD Region(s): Tucson

Township/Range(s): T8S, R7E; T8S, R8E

USGS Quad(s): ELOY SOUTH

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Kitt 1 Solar Important Areas



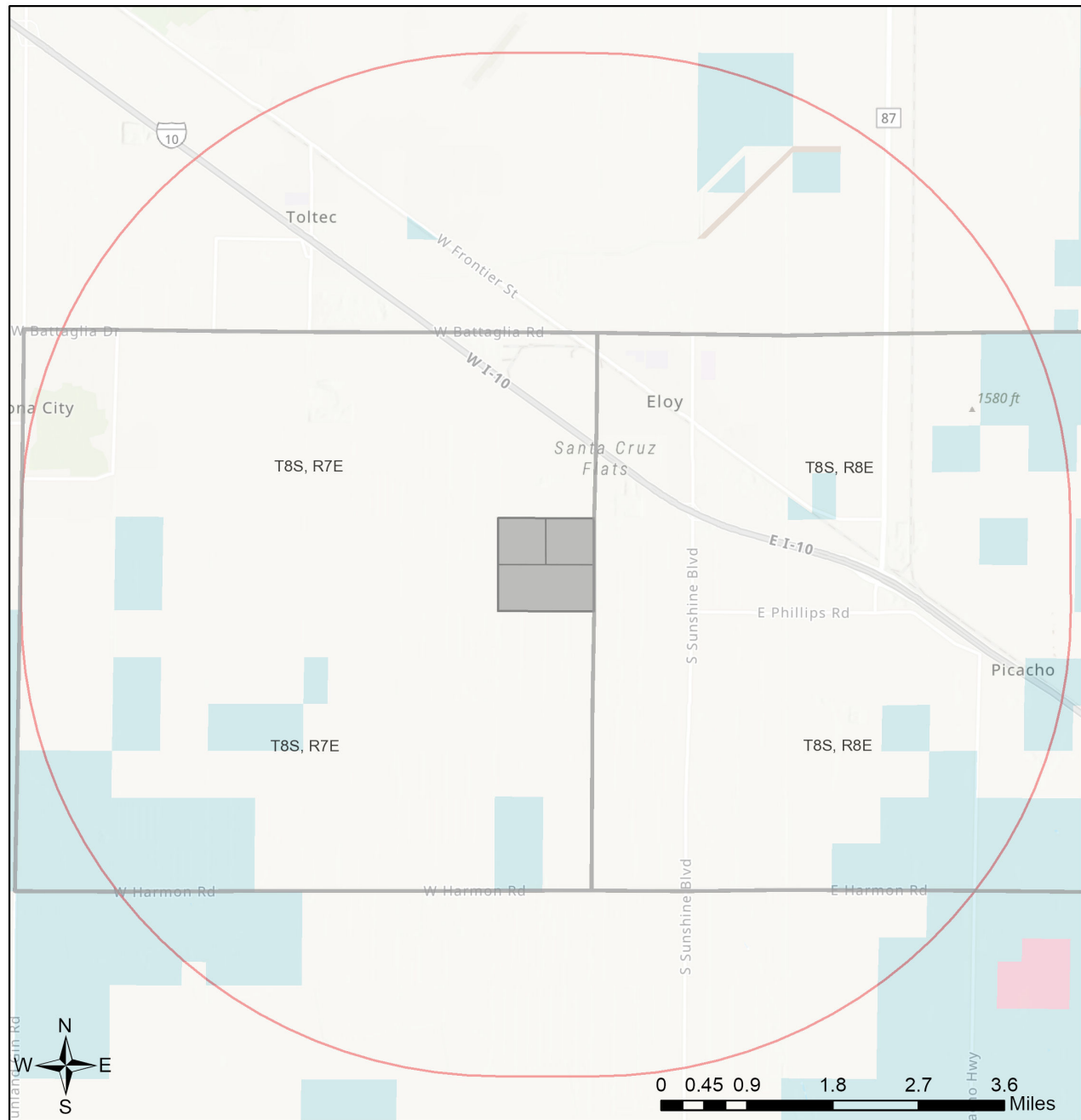
- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Important Connectivity Zones
- Wildlife Connectivity

Project Size (acres): 645.40
 Lat/Long (DD): 32.7268 / -111.5768
 County(s): Pinal
 AGFD Region(s): Tucson
 Township/Range(s): T8S, R7E; T8S, R8E
 USGS Quad(s): ELOY SOUTH

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastylelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
 Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kitt 1 Solar

Township/Ranges and Land Ownership



- | | |
|---|---|
| Buffered Project Boundary | National Park/Mon. |
| Project Boundary | Private |
| AZ Game & Fish Dept. | State & Regional Parks |
| BLM | State Trust |
| BOR | US Forest Service |
| Indian Res. | Wildlife Area/Refuge |
| Military | Township/Ranges |
| Mixed/Other | |

Project Size (acres): 645.40
Lat/Long (DD): 32.7268 / -111.5768
County(s): Pinal
AGFD Region(s): Tucson
Township/Range(s): T8S, R7E; T8S, R8E
USGS Quad(s): ELOY SOUTH

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Special Status Species Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Chionactis annulata	Resplendent Shovel-nosed Snake					
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Incilius alvarius	Sonoran Desert Toad					2
Micruroides euryxanthus	Sonoran Coralsnake					2
Phrynosoma solare	Regal Horned Lizard					2
Toxostoma bendirei	Bendire's Thrasher					2

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Riparian Area	Riparian Area					

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Anthus spragueii	Sprague's Pipit	SC				2
Aquila chrysaetos	Golden Eagle			S		2
Artemisiospiza nevadensis	Sagebrush Sparrow					
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Auriparus flaviceps	Verdin					2
Botaurus lentiginosus	American Bittern					2
Buteo regalis	Ferruginous Hawk	SC		S		2
Buteo swainsoni	Swainson's Hawk					2
Calcarius ornatus	Chestnut-collared Longspur					2
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Catharus ustulatus	Swainson's Thrush					2
Charadrius montanus	Mountain Plover	SC				2
Chilomeniscus stramineus	Variable Sandsnake					2
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)					
Colaptes chrysoides	Gilded Flicker			S		2
Columbina inca	Inca Dove					2
Cynanthus latirostris	Broad-billed Hummingbird		S			2
Empidonax wrightii	Gray Flycatcher					2
Eumops perotis californicus	Greater Western Bonneted Bat					

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon					
Falco sparverius	American Kestrel					2
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Icterus bullockii	Bullock's Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus blossevillii	Western Red Bat		S			2
Lasiurus xanthinus	Western Yellow Bat		S			2
Lepus alleni	Antelope Jackrabbit					2
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1
Macrotus californicus	California Leaf-nosed Bat	SC		S		2
Megascops kennicottii	Western Screech-owl					
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolni	Lincoln's Sparrow					2
Melospiza aberti	Abert's Towhee		S			2
Micrathene whitneyi	Elf Owl					
Myotis velifer	Cave Myotis	SC		S		2
Myotis yumanensis	Yuma Myotis	SC				2
Neotamias cinereicollis	Gray-collared Chipmunk					
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Poocetes gramineus	Vesper Sparrow					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					
Toxostoma bendirei	Bendire's Thrasher					2

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

Project Type Recommendations:

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found

at: <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

For any powerlines built, proper design and construction of the transmission line is necessary to prevent or minimize risk of electrocution of raptors, owls, vultures, and golden or bald eagles, which are protected under state and federal laws. Limit project activities during the breeding season for birds, generally March through late August, depending on species in the local area (raptors breed in early February through May). Conduct avian surveys to determine bird species that may be utilizing the area and develop a plan to avoid disturbance during the nesting season. For underground powerlines, trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches. In addition, indirect affects to wildlife due to construction (timing of activity, clearing of rights-of-way, associated bridges and culverts, affects to wetlands, fences) should also be considered and mitigated.

Based on the project type entered, coordination with State Historic Preservation Office may be required (<https://azstateparks.com/>).

Based on the project type entered, coordination with U.S. Fish and Wildlife Service (Migratory Bird Treaty Act) may be required (<https://www.fws.gov/office/arizona-ecological-services>).

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <https://www.fws.gov/office/arizona-ecological-services> or:

Phoenix Main Office

9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office

201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office

SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies 6.1.2.1 and 7.1.2.4), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: <https://www.azgfd.com/wildlife/nongamemanagement/tortoise/>

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at:
<https://www.azgfd.com/wildlife/speciesofgreatestconservneed/burrowingowlmanagement/>.



Kitt Solar Project Neighborhood Meeting Summary

Case No.: CUP2022-038

Presented by:

301AK 8me LLC, a subsidiary of



Submittal Date: December 1, 2023

Introduction

301AK 8me LLC (Applicant), a subsidiary of Avantus Clean Energy LLC (formerly 8minute Solar Energy), in accordance with A.R.S §9-462.03 and Section 6.2.3 of the City of Eloy's Zoning Ordinance & Subdivision Regulations, held a Neighborhood Meeting as part of the Citizen Review Process on December 13, 2022. The following is a summary of the meeting and required submittals.

Meeting Summary

On December 2, 2022, 301AK 8me LLC (Applicant), a subsidiary of Avantus Clean Energy LLC (formerly 8minute Solar Energy), mailed a Notice of Public Hearing to all property owners within 300 feet of the proposed Kitt Solar Project as part of the Conditional Use Permit application process. A map of the property owners within 300 feet of the proposed Project is included as Attachment 1. A notarized Affidavit of Notification is included, along with the mailing list and Notice of Public Hearing as Attachment 2.

The Public Hearing occurred on December 13, 2022 at 5:00 PM in the City Hall Community Room located at 595 North C Street, Eloy, Arizona, 85131. There were no attendees. A copy of the Meeting Sign-in Sheet is included as Attachment 3.

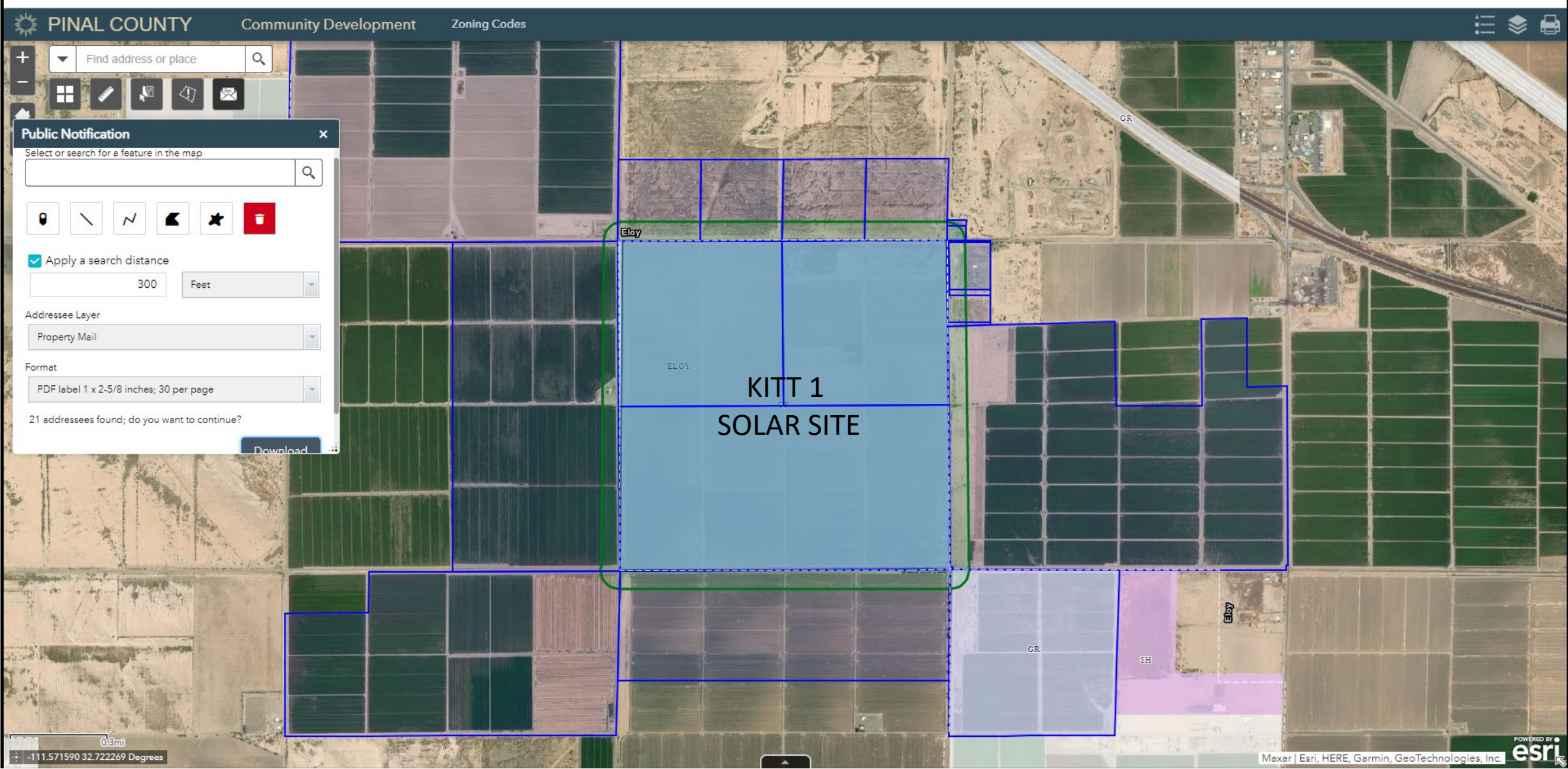
An email from an adjacent property owner was sent to the City of Eloy Planning Department representatives on December 13, 2022 sharing concern regarding lack of notice of the meeting. The Applicant subsequently contacted the adjacent property owner to discuss the proposed Project. From that conversation there were no objections or concerns to address. This email is included as Attachment 4.

Conclusion

As a result of the Neighborhood Meeting held on December 13, 2022, there are no items for the Applicant to address.

**Attachment 1 – Map of Project Site and 300 foot
Radius of Property Owner Mailing**

KITT 1 SOLAR SITE – 300 FT BUFFER NOTIFICATION MAP



Attachment 2 – Affidavit of Notification

Affidavit of Notification

Application: Conditional Use Permit for solar facility

Applicant Name: 301AK 8me LLC, a subsidiary of Avantus (formerly 8minute Solar Energy)

Location: southwest corner of Eleven Mile Corner Road and Milligan Road

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

[Signature]
Applicant/Representative Signature

12/2/22
Date

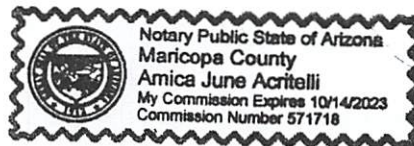
This instrument was acknowledged before me on this 5th day of December,

20 22, by Kayla Bertoldo. In witness whereof

I hereunto set my hand and official seal.

[Signature]
Notary Public

My commission expires 10/14/2023



COX ROBERT A
PO BOX 1968
CAVE CREEK, AZ 85327

SHEDD JAMES & SHARON FAM ...
12832 S OVERFIELD RD
CASA GRANDE, AZ 85193

SHEDD DANIEL & ELAINE FAM ...
2948 E RIVER BUSH RD
ELOY, AZ 85131

ARIZONA PUBLIC SERVICE CO...
PO BOX 53999, MS 9565
PHOENIX, AZ 85072

JLC FAMILY INVESTMENTS LLC ...
6859 E REMBRANDT AVE STE 1...
MESA, AZ 85212

MDT INVESTMENTS LTD PSHIP
2107 E SOLANO DR
PHOENIX, AZ 85016

HORNE INVESTMENTS LLC
1465 E MOTORPLEX LOOP STE ...
GILBERT, AZ 85297

MDT INVESTMENTS LTD PSHIP
2107 E SOLANO DR
PHOENIX, AZ 85016

MDT INVESTMENTS LTD PSHIP
2107 E SOLANO DR
PHOENIX, AZ 85016

ELECTRICAL DISTRICT NO 4
PO BOX 605
ELOY, AZ 85131

ELOY 170 LLC
PO BOX 80770
PHOENIX, AZ 85060

GFP INVESTMENTS LLLP
1004 N 6TH AVE
TUCSON, AZ 85705

CASA GRANDE WEST ETAL
8009 GOLFERS OASIS DR
LAS VEGAS, NV 89149

GFP INVESTMENTS LLLP
1004 N 6TH AVE
TUCSON, AZ 85705

ELOY 170 LLC
PO BOX 80770
PHOENIX, AZ 85060

GFP INVESTMENTS LLLP
1004 N 6TH AVE
TUCSON, AZ 85705

ARIZONA PUBLIC SERVICE CO...
PO BOX 53999, MS 9565
PHOENIX, AZ 85072

GFP INVESTMENTS LLLP
1004 N 6TH AVE
TUCSON, AZ 85705

Notice of Public Hearing

This letter is to provide notification that 301AK 8me LLC, a subsidiary of Avantus (formerly 8minute Solar Energy), will hold a neighborhood meeting on December 13, 2022 at 5:00 p.m. in the City Hall Community Room located at 595 North C Street, Eloy, Arizona, 85131, to receive comments and views on a Conditional Use Permit Application for development of a new solar generation facility.

301AK 8me LLC has applied for a Conditional Use Permit to allow development of a new solar photovoltaic (PV) power generating and energy storage system facility on approximately 640 acres at the southwest corner of Eleven Mile Corner Road and Milligan Road. The proposed Project would add up to 100 megawatts (MW) of solar energy into the regional electrical grid.

This notice will be mailed to property owners within 300 feet by December 3, 2022.

Sincerely,

Tracy Hamilton
DIRECTOR, PERMITTING



Attachment 3 – Meeting Sign-in Sheet



Kitt 1 Solar Project – Case No.: CUP2022-038

Neighborhood Meeting

December 13, 2022

Eloy City Hall Community Room
595 North C Street
Eloy, Arizona 85131

Meeting Sign-in Sheet

Name	Contact	Comment(s)

Name	Contact	Comment(s)

Attachment 4 – Adjacent Landowner e-mail

Jon Vlaming

From: Larry Fink <larryafink@gmail.com>
Sent: Tuesday, December 13, 2022 2:45 PM
To: David Malewitz; Jon Vlaming
Subject: Avantus Solar Project Notice
Attachments: Avantus Solar 12-13-22.pdf

CAUTION: This email originated from outside of the City of Eloy. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Mr. Malewitz and Mr. Vlaming,

I just received in today's mail the attached notice of a public hearing occurring today at 5:00 PM with regard to a proposed solar project at Milligan and Eleven Mile Corner.

I own a substantial property adjacent to this proposed project and have had no reasonable notice of this hearing.

Therefore, I hereby object to the project and want my objection to be on record.

I would appreciate that someone with authority reach out to me and provide me with an explanation why I would only receive notice 6 hours prior to the public hearing and secondly I would like to know more about the proposal.

I look forward to a response.

Larry Fink, Manager of
SRS Advisors LLC, Manager of
Eloy 170 LLC
602-989-9899

Notice of Public Hearing

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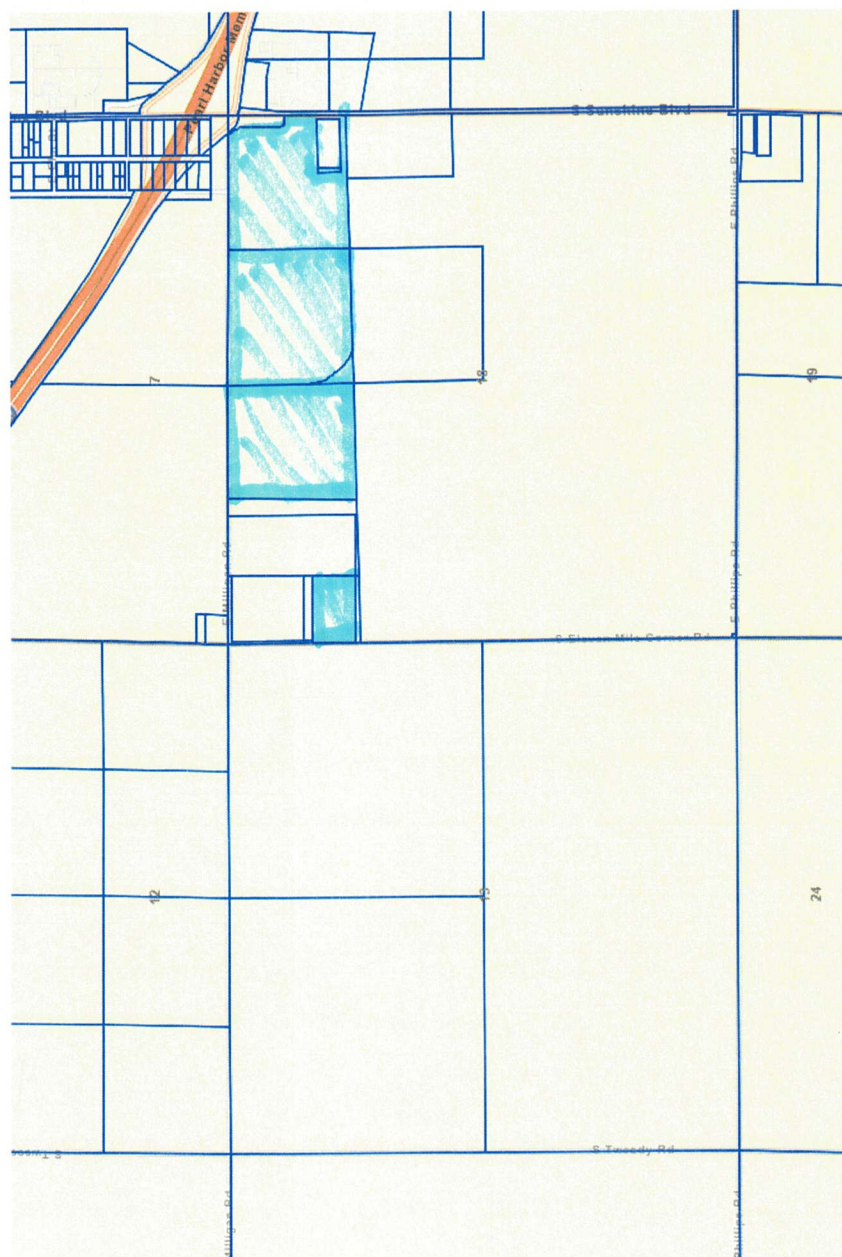
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This notice will be mailed to property owners within 300 feet by December 3, 2022.

Sincerely,

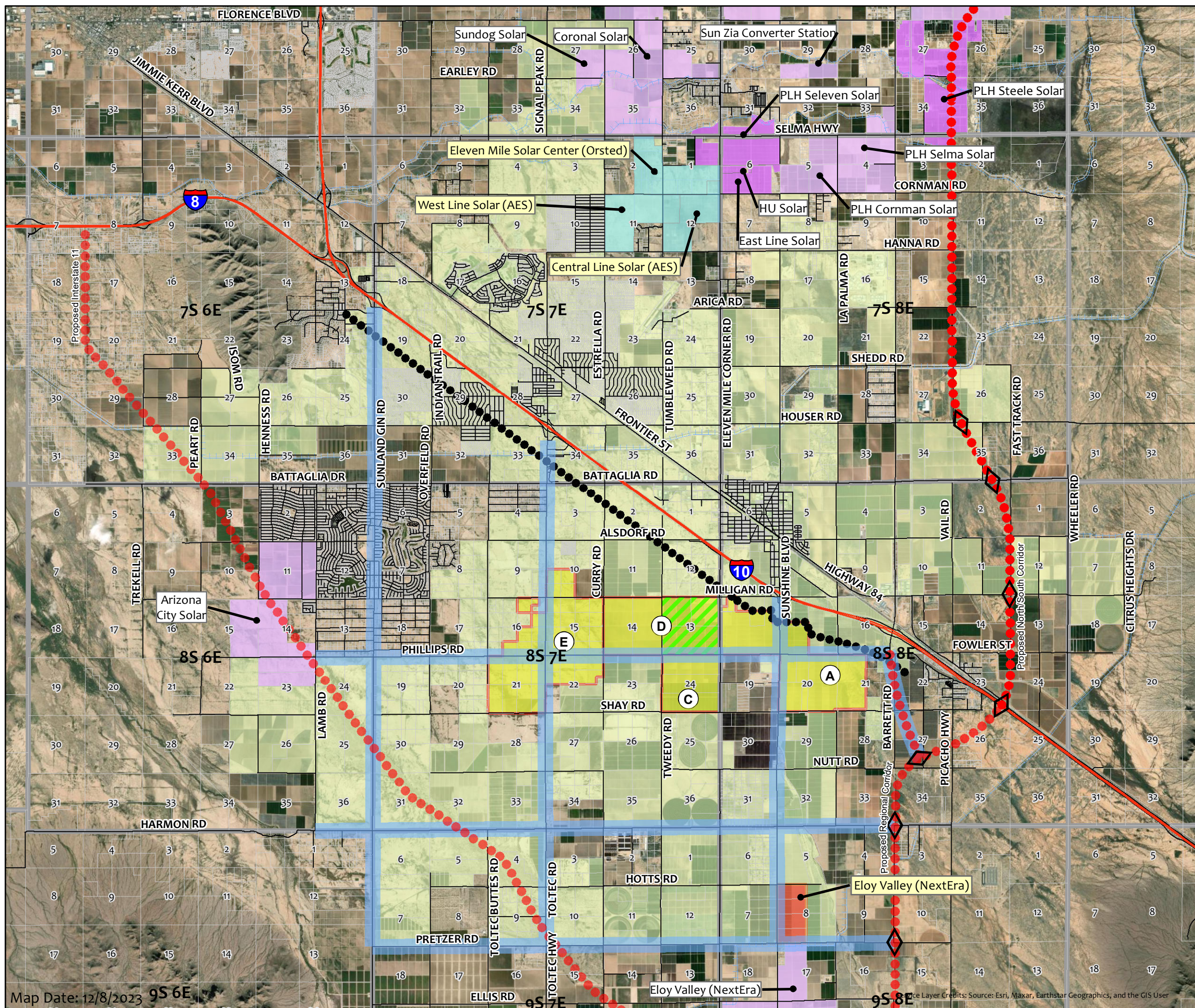
Tracy Hamilton
DIRECTOR, PERMITTING







Document Name: Solar Utility Scale 2



Preliminary Calculation of Existing, Approved and Proposed Utility Scale Solar Acreage City of Eloy, Arizona

Operational Solar (Eleven Mile Solar Center (586 ac.); West Line Solar (558 ac.); and Central Line Solar (402 ac.) 1,546 acres

Solar Under Design (Eloy Valley (NextEra) 320 acres

Subtotal 1,866 acres

Proposed Solar Projects (all located south of Interstate 10)

Project A: Milligan Solar 1,645 acres

Project B: Sunshine Solar Removed Voluntarily

Project C: Shay Solar 651 acres

Project D: Kitt 1 Solar 1,285 acres (CUP 2022-038 request would remove 646 acres from this total, leaving 639 acres)

Project E: Sawtooth Solar 2,020 acres

Subtotal 5,601 acres

Total Allocated Acreage* 7,467 acres

*At this point, the Eloy City Council adopted maximum total allowable acreage (Ordinance 23-950/August 28, 2023) for utility scale solar/Battery Energy Storage System use is 16% of the City's **entire** incorporated area (73,400 acres) which totals (11,744 acres). As such, there would be a possible residual allotment of 4,277 acres.

Note: Future projects will be required to be **contiguous** with City Council adopted solar projects or partial projects after **March 1, 2024**. At and after that time, the proposed solar project and the existing and/or planned and approved solar project must be "in contact with one or more sides" (definition of "contiguous" in the Eloy Zoning Code). The intent is to minimize the creation of a "checkerboard" effect where non-utility scale solar lands are bordered on one or more side(s), or surrounded by, approved and/or developed utility scale solar parcel(s).

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **IX.D.**

Date: **12/20/2023**

Date submitted:
11/09/2023

Action: Formal

Subject: 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)

Date requested:
12/20/2023

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Staff recommends that Case No.: CUP2022-038 be approved with conditions, subject to the following three (3) conditions:

1. That Site Plan, Building Plans and Construction of the Kitt 1 Solar Project shall be in compliance with the Conditional Use Permit Narrative (*dated December 8, 2023*) and/or the Eloy Zoning Ordinance; if mutually executed;
2. That any major changes or modifications to the subject CUP shall be reviewed and processed in accordance with those procedures outlined in the Eloy Zoning Ordinance, as may be amended from time to time. The Zoning Administrator, or designee, may administratively approve minor amendments and will determine the difference between major and minor amendments;
3. That the Property Owner/Developer shall submit and receive Zoning Administrator or designee approval for the Site Plan for the entire 646 acre subject property prior to the approval of construction plans for any part of the subject property;

DISCUSSION:

FISCAL IMPACT:

If approved and constructed in its entirety, a total of more than 600 acres of utility scale solar generation and battery energy storage use would generate enhanced property

taxes (on a depreciating basis, long term) and one time construction sales taxes to the City than if the property remained in agricultural production. Due to the low impact of development and the very low number of full time employee presence on the premises, the demand for municipal water, city services and police protection are expected to be minimal for this use.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: IX.E.

Date: 12/20/2023

Date submitted:
11/16/2023

Action: Other

Date requested:
12/20/2023

Subject: 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)

TO: Planning and Zoning Commission

FROM: David Malewitz, Belinda Cota

RECOMMENDATION:

Commission to conduct a public hearing for a proposed Minor General Plan Amendment (GPA) request for a land use map changed from Community Commercial (CC) to High Density Residential (HDR). Staff has reviewed this Minor General Plan Amendment request and finds it is compatible with adjacent land use designations as shown on the City's General Plan for Eloy's Downtown.

DISCUSSION:

The City has received an application from The Planning Center in care of Brian Underwood on behalf of Pinal Hispanic Council to amend the Eloy General Plan Land Use designation of Pinal County Assessor's Parcel Numbers 405-03-066 and 405-03-068, 0.87 acres from Community Commercial (CC) to High Density Residential (HDR) to allow developing a cohesive community of efficiently designed, well-built dwelling for those needing attainable rental housing in Eloy. The subject property is surrounded by

4th Street to the south and Stuart Boulevard to the east, in a portion of Section 6, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

High Density Residential Density Range: 10.0 to 24.0 du/ac

Permitted Zoning District: R-3 Uses allowed within this designation include multifamily residential density development. The density range (10.0 to 24.0 dwelling units per gross acre) is intended to accommodate two-and three-story apartments, condominiums, and townhomes close to employment and service areas and to buffer lower density residential areas from higher intensity uses. Development potential of properties within this designation is determined by location, access, and availability of existing or proposed public facilities and utilities, and existing and future land use patterns. Other uses permitted in this category may include limited Neighborhood Commercial development if sensitively integrated into the site and functionally linked to pedestrian and automobile access.

FISCAL IMPACT:

There is not a direct fiscal impact from this action.

November 16, 2023

Belinda Cota

Planner

City of Eloy Community Development, Planning & Zoning Division

595 N. C Street, Suite 102

Eloy, AZ 85131

SUBJECT: STUART AND 4TH MINOR GPA (TPC Job No. PHC-01)

Dear Ms. Cota:

We are requesting a minor general plan amendment and concurrent rezoning for the property at 106 East 4th Street and 404 North Stuart Boulevard in Downtown Eloy (APNs 405-03-0660 and 405-03-0680). The Planning Center is working with Pinal Hispanic Council (PHC), Compass Affordable Housing, and the Idea'l Trade Institute on a joint effort to develop a cohesive community of efficiently designed, well-built dwellings for those needing attainable rental housing in Eloy.

Pinal Hispanic Council is an Arizona-based nonprofit organization specializing in behavioral health education and services, permanent supportive housing, supportive employment, wellness services, and outpatient care to residents in Pinal County. PHC is spearheading this project out of a need for more attainable housing in the area and a commitment to seeing a safe and respectable community built in Eloy once all approvals and permits are secured.

As a great example of infill development in the Sun Corridor Growth Area, the subject property's location in the heart of Eloy will allow tenants to work, play, and shop in and near the downtown area without needing an automobile in many cases. This has the triple benefit of stimulating the economy of Eloy's downtown commercial district, lowering the time and financial costs imposed on residents who would otherwise drive from further away, and mitigating environmental impacts associated with a reliance on automobile use, including the urban heat island effect and vehicle emissions. The project site is ideal as it is owned by Pinal Hispanic Council and located across the street from PHC's Eloy office.

Currently, the area south of Central Park is largely commercial in nature. Amending these two parcels from Community Commercial to High Density Residential would allow for the integration of residential and commercial land uses and more closely tie residents to local businesses along Main Street, leading to



a more sustainable community. Residents can conveniently shop and visit the surrounding area more easily than if they were driving in from another location. Existing businesses, parks, and other destinations become more likely to be visited frequently, leading to a more lively street scene along Main Street and downtown. Furthermore, existing residences across Stuart Boulevard and rental housing immediately north of the property make this development an ideal land use transition between existing residential development and commercial businesses along Main Street.

Since the site's current Community Commercial designation does not allow for residential, we are proposing a minor general plan amendment to High Density Residential to accommodate the need for higher-density infill housing. Concurrent with the general plan amendment, we are also requesting a rezoning from C-1 (Neighborhood Commercial) to R-3 (Multiple Family Residential), subject to the Tiny House Park Design Guidelines (21-2-7.11). In addition to being located in a growth area, this project furthers many goals and objectives in the Eloy General Plan's eleven elements, which encourage infill and development in the downtown area, greater housing choice, and a sustainable land use mix.

We are confident this project will benefit the City of Eloy and serve as a model for quality, affordable housing. Please do not hesitate to contact us with any questions that you may have.

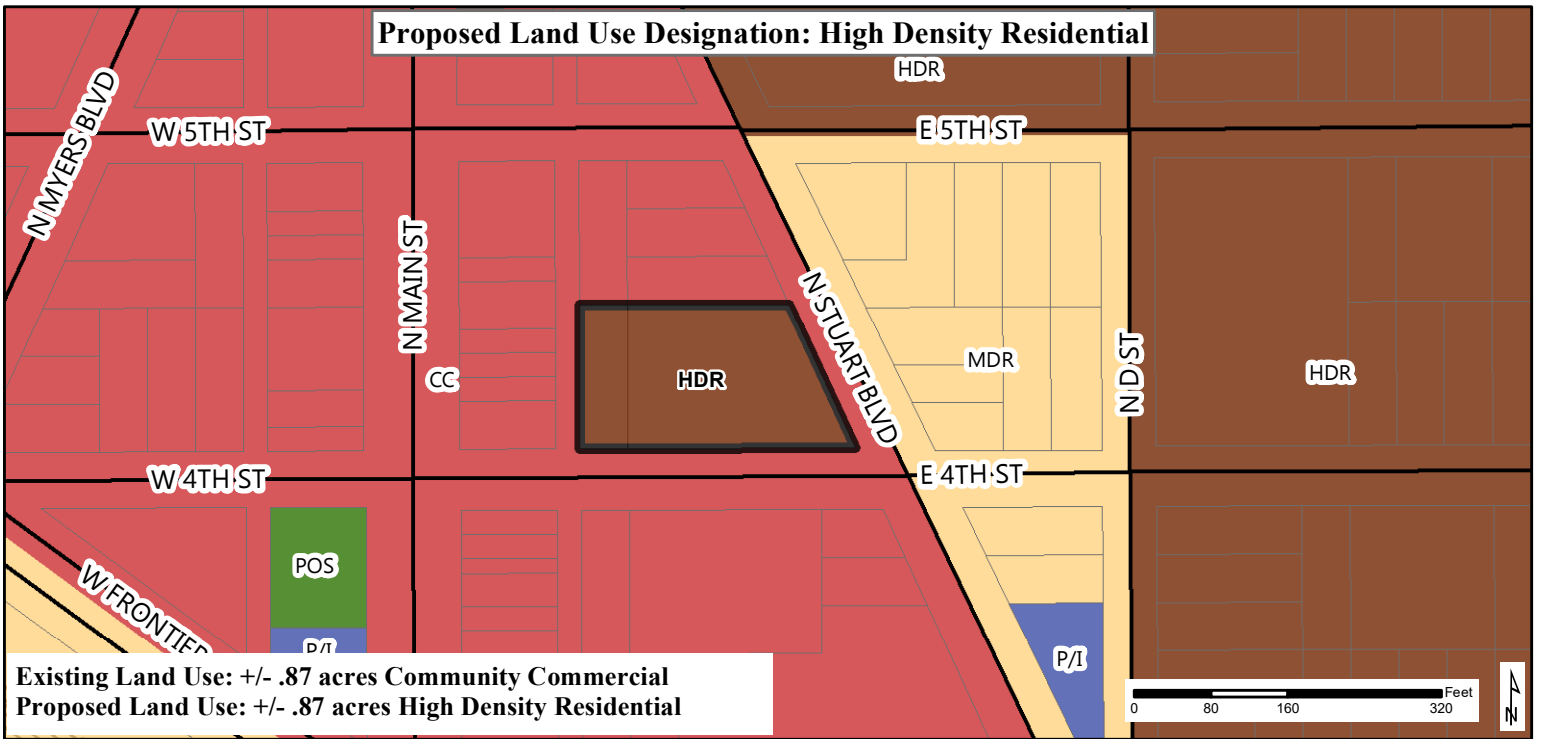
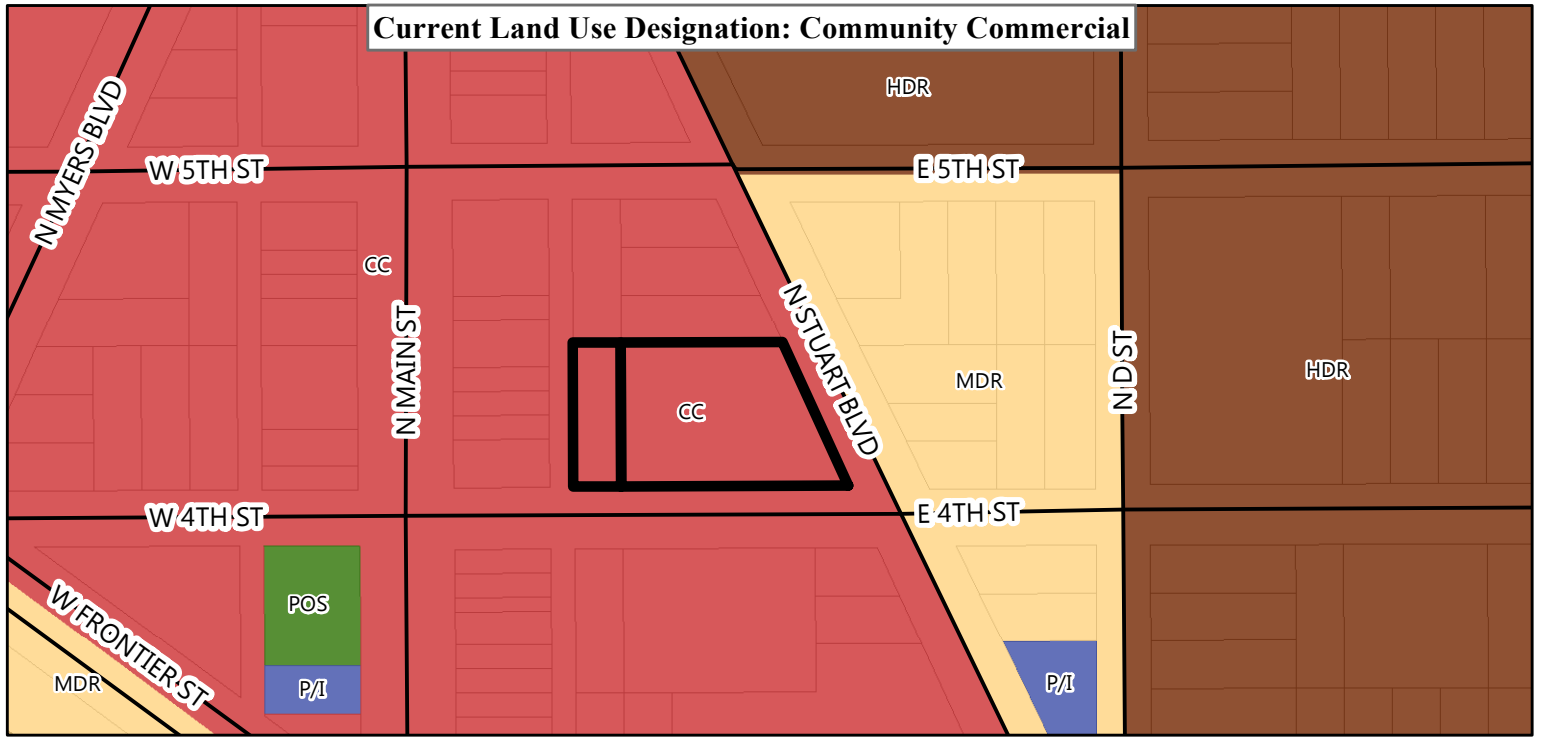
Sincerely,

THE PLANNING CENTER



Brian Underwood
Principal





General Plan Amendment Exhibit - Case No: GPA2023-039

Legend

Residential

Estate Density Residential (0.2 - 1.0 du/ac)	<i>Estate Density Residential</i> (0.2 - 1.0 du/ac)
Low Density Residential (1.0 - 3.0 du/ac)	<i>Low Density Residential</i> (1.0 - 3.0 du/ac)
Medium Density Residential (3.0 - 6.0 du/ac)	<i>Medium Density Residential</i> (3.0 - 6.0 du/ac)
Med-High Density Residential (6.0 - 10 du/ac)	<i>Med-High Density Residential</i> (6.0 - 10.0 du/ac)
High Density Residential (10 - 24 du/ac)	<i>High Density Residential</i> (10 - 24 du/ac)

Commercial

Neighborhood Commercial
Community Commercial

Industrial

Light Industrial
General Industrial

Other

Parks/Open Space
Mixed Use
Public/Institutional

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.



MEMORANDUM

DATE:	November 6, 2023	CASE NO:	PHC-01
TO:	Belinda Cota, Planner City of Eloy Community Development, Planning & Zoning Division		
FROM:	Brian Underwood, Principal The Planning Center		
SUBJECT:	Stuart & 4 th Minor General Plan Amendment & Rezoning Neighborhood Meeting Summary		

This memo summarizes the neighborhood meeting held on Wednesday, November 1st, 2023, as part of the rezoning request for the property (APN: 405-03-0660 and 405-03-0680) located at 404 N. Stuart Boulevard, the northwest corner of East 4th Street and North Stuart Boulevard. The meeting was held in person at the Pinal Hispanic Council building across the street at 107 E. 4th Street. Notices about the meeting were sent to all property owners and residents within 500 feet of the subject property. Local businesses such as Nico's Mexican Food and Circle K were also notified in addition to the Santa Cruz Valley Union High School District office, the Eloy Chamber of Commerce, Eloy Fire District, and the City of Eloy Police Department.

Attendees started gathering at 5:45 PM as advertised, and the meeting began at approximately 6:00 PM in the Pinal Hispanic Council's main meeting room. The meeting was hosted by Ralph Varela, CEO of the Pinal Hispanic Council. Also in attendance with Mr. Varela were Clay Abernathy and Pete Toone from Idea'l Trade Institute, Brian Underwood and Ethan Stoneburner from The Planning Center, and Maryann Beerling, CEO of Compass Affordable Housing. A total of six nearby owners/residents attended the meeting, along with Mayor Micah Powell, Council Member Jose Garcia, and Assistant City Manager Mackenzie Letcher.

The meeting began with introductions of project team members and attendees and then transitioned to a presentation of the project to those in attendance. The presentation included a description of the site's characteristics and the proposed Preliminary Development Plan, including site access, parking, circulation, views, drainage, and overall site design. The presentation also included an overview of Idea'l Trade Institute, which showcased the quality of the tiny homes being built, the increasing need for trade workers, job opportunities created by the project, and some of Idea'l's previous tiny home projects. The plan amendment and rezoning processes were also described, and critical next steps were highlighted. The presentation concluded with an opportunity for questions from those in attendance.



Topics of Discussion

Ingress/Egress and Parking

One attendee mentioned a few times that she was concerned about the area potentially not having enough parking. She stated that during festivals and other events in town, available street parking is limited and that increasing the number of people living in the area would only worsen the issue. Ms. Beerling responded that this project was intended for individuals who likely will not have personal automobiles and that the 15 proposed parking spaces are more than enough for the demographic that will be living onsite. It was further explained that Pinal Hispanic Council staff will free up additional on-street parking by utilizing their own back parking lot after the site is developed. Pinal Hispanic Council will also offer shuttle services to further reduce the need for a personal vehicle.

New Residents

A few attendees brought up concerns about the types of individuals that would be living in the tiny homes. Attendees expressed an understanding of the need for lower-income housing, but also trepidation about potential unwanted behavior or activity and long-term maintenance of the community. Both Ms. Beerling and Mr. Abernathy replied that although these new residents would be low-income and may need services provided by Pinal Hispanic Council to address potential mental health or substance use, they would be monitored by Pinal Hispanic Council case managers. In addition, all tenants will be required to sign year-long leases through a third-party property management company and will be required to follow a list of community rules. Tenants not living up to the lease and their agreements will be evicted, and the Pinal Hispanic Council will help them find other housing and support services. Mr. Abernathy explained that the community is for individuals who are experiencing poverty and related issues but are on an upward trajectory in terms of employment and lifestyle. Ms. Beerling also highlighted that tenants would be subject to extensive background checks on criminal and credit history before any leases were signed.

Property Values

An attendee asked about the impact of the project on home values. Ms. Beerling explained it is likely that property values will increase because of the high quality of the construction and curb appeal of the site. Mr. Abernathy was confident that this complex would raise property values due to the aesthetic appeal of the homes and landscaping, and the removal of a vacant lot which otherwise represents uncertainty as to what could be built there.

Security

Some attendees expressed concerns about security on the property, especially after hours. Mr. Varela explained that the Pinal Hispanic Council would oversee daytime security issues, while the responsibility of after-hours security would be handled by a future resident living onsite.

Quality of Construction

One attendee was concerned about accessibility for disabled residents. Mr. Abernathy clarified that these homes would be situated at grade, as opposed to a raised foundation as he showed in the video of other



work. Mr. Letcher asked about temperature regulation in the homes. Mr. Abernathy replied that these homes are built in accordance with IRC standards, regulate temperature with mini-split units, and are considered higher-tier efficiency in terms of both heating and cooling than traditional site-built homes. In addition, he mentioned that the floors will also be insulated, increasing efficiency even more.

Commitment to the Community

Attendees were generally supportive of the project, but wary about the developers' commitment to the site and to Eloy at large. Ms. Beerling replied that the Pinal Hispanic Council is taking complete ownership of the project. She assured the group that the Pinal Hispanic Council is “not going anywhere” and that they would be the caretakers from here on out. She also explained that regular inspections of the complex are required and that this community will be held to higher standards than typical housing projects due to its funding. Mayor Powell expressed support and followed up with a reminder that there are currently landowners in town who lease to “anybody”, which worsens issues that residents are concerned about. He explained that this project would have the opposite effect, as a trusted community asset (Pinal Hispanic Council) would be overseeing the site indefinitely.

After asking if the attendees had any other questions or concerns, none were raised, and the meeting was adjourned at approximately 7:30 p.m.

Our team is committed to working with the community members to ensure the proposed community positively contributes to the City of Eloy. Should you have questions or would like additional information, please do not hesitate to contact me.

Thank you.



STUART & 4TH

PLAN AMENDMENT & REZONING | NEIGHBORHOOD MEETING

E 4th St

Pinal Hispanic Council

Image © 2022 Airbus

NOVEMBER 1, 2023



LanningArchitecture



STUART & 4TH

INTRODUCTIONS



An aerial photograph of a city intersection. The image is centered on a large, rectangular, undeveloped lot with dry, brownish ground and some sparse green trees. This lot is bordered by a street on the left, a street on the right, and a street at the bottom. To the left of the central lot are several large, light-colored commercial buildings with flat roofs and parking lots. To the right of the central lot are smaller, more densely packed residential or commercial buildings. At the bottom of the image, a large building with a red roof is visible, with a red pin and the text 'Pinal Hispanic Council' next to it. The text 'STUART & 4TH' is overlaid in large, bold, black letters at the top left. The text 'WHY THIS SITE?' is overlaid in large, bold, black letters in the center of the image. Street names 'E 5th St' and 'E 4th St' are visible at the top and bottom respectively. A north arrow is in the bottom right corner.

STUART & 4TH

WHY THIS SITE?

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” 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.



STUART & 4TH

UNIT PLANS

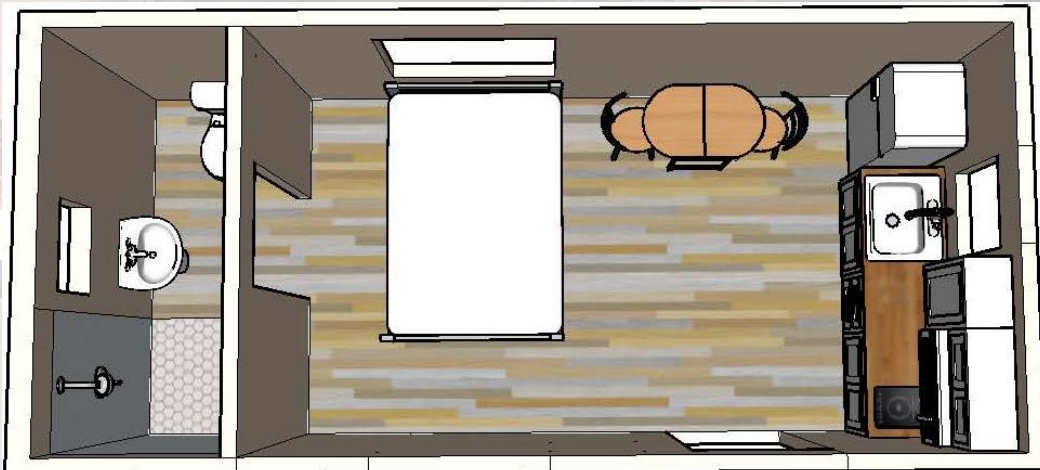
Standard Unit Install:

<https://www.youtube.com/watch?v=4zbu96uar0M>

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?

NOVEMBER 1, 2023



LanningArchitecture





LEGEND

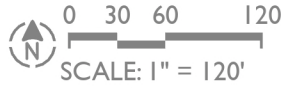
-  Subject Property
-  500-Foot Radius
-  Parcels Within 500 Feet
-  Parcels

Parcel ID	APN
1	405030320
2	405030230
3	405030240
4	405030250
5	405030260
6	405030270
7	405030280
8	405030290
9	405030300
10	405030310
11	405033190
12	405030400
13	40503320A
14	40503320B
15	405030410
16	405030420
17	405030530
18	405030540
19	405033210
20	405022810
21	405030430
22	40503044A
23	40503055A
24	405022820
25	405032270
26	405033220
27	40502283A
28	40503044B
29	405030450
30	405030570
31	405032280
32	405033230
33	405030460
34	405030470

Parcel ID	APN
35	405030480
36	40503052C
37	405030580
38	405022800
39	405032290
40	405033240
41	405033300
42	405022960
43	405022880
44	405032300
45	405030590
46	405022970
47	405030600
48	405032310
49	405022890
50	405030610
51	405030620
52	405022900
53	405022910
54	405022920
55	405022930
56	40502299A
57	405032320
58	405032350
59	405032360
60	405030660
61	405030680
62	405030630
63	40502294B
64	405023000
65	405030640
66	40503069B
67	40502301B
68	40502301A

Parcel ID	APN
69	40503069C
70	40502294A
71	405022950
72	405023020
73	405032340
74	405032330
75	405032370
76	405032380
77	405032390
78	405030650
79	405030670
80	405030710
81	405033380
82	405023030
83	405030720
84	405033580
85	405030730
86	405023040
87	405030740
88	405030780
89	405033590
90	405023060
91	405030750
92	405033600
93	405023050
94	405023070
95	405030790
96	40503076A
97	40503240B
98	405023090
99	405030800
100	405030810
101	40503240A

Note: Complete parcel information is available on the next page



Map Parcel Key

Parcel_ID	APN	OwnerName	MailingAddress
1	405030320	ZAZUETA DIANA DENISE & MONZON SONIA	34729 N KACHINA LN, SAN TAN VALLEY,AZ 85140
2	405030230	ROSS SHANNON & ROSS BRIAN LEE	89 COLLEGE AVE, ELBERTON, GA 30635
3	405030240	TURAN KENAN & ANGELS INVESTMENTS LLC	2746 E BRILL ST, PHOENIX,AZ 85008
4	405030250	NAYUDU SRINIVAS BABU	MAIL RETURN
5	405030260	CASTANEDA ROGELIO & ELOVIA	1644 W WILSON AVE, COOLIDGE,AZ 85128
6	405030270	JOHNSON DOROTHY & EVANS JAMECIA	2135 MIDDLE DR, SLIDELL, LA 70458
7	405030280	RAMIREZ ERNIE & VALENZUELA FLORINA & WAHPETA PATRICIA	115 E 3RD ST, ELOY,AZ 85131
8	405030290	HHH LLC	309 E AMBASSADOR DR, TEMPE,AZ 85281
9	405030300	HHH LLC	309 E AMBASSADOR DR, TEMPE,AZ 85281
10	405030310	HHH LLC	309 E AMBASSADOR DR, TEMPE,AZ 85281
11	405033190	GUNARDI CHARLYNA	20335 VIA SANLUCAR,YORBA LINDA, CA 92887
12	405030400	GARCIA RUBEN DIMAS & DIMAS MIRELLA & DIMAS CHANTAL	314 W 13TH ST, ELOY,AZ 85131
13	40503320A	ESPINOZA MARTHA G	303 N D ST, ELOY,AZ 85131
14	40503320B	ESPINOZA MARTHA G	303 N D ST, ELOY,AZ 85131
15	405030410	GARCIA RUBEN DIMAS & DIMAS MIRELLA & DIMAS CHANTAL	314 W 13TH ST, ELOY,AZ 85131
16	405030420	MILLENNIUM DESIGNS INC	7077 E BELL RD STE 108, SCOTTSDALE,AZ 85254
17	405030530	GARCIA ALICIA & MARTIN	PO BOX 11224, CASA GRANDE,AZ 85130
18	405030540	LOPEZ JOHNNY C	3925 N ZAPOTEC AVE, ELOY,AZ 85131
19	405033210	DOMINGUEZ ROBERT	305 N D ST, ELOY,AZ 85131
20	405022810	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
21	405030430	MILLENNIUM DESIGNS INC	7077 E BELL RD STE 108, SCOTTSDALE,AZ 85254
22	40503044A	MILLENNIUM DESIGNS INC	7077 E BELL RD STE 108, SCOTTSDALE,AZ 85254
23	40503055A	PINAL/GILA COMMUNITY CHILD SERVICES INC	1183 E COTTONWOOD LN STE 2, CASA GRANDE,AZ 85122
24	405022820	CITY OF ELOY-DUST BOWL THEATER	595 N C ST STE 104, ELOY,AZ 85131
25	405032270	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
26	405033220	JCV MARKETING & INVESTMENTS GROUP LLC	6548 W PECK DR, GLENDALE,AZ 85301
27	40502283A	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
28	40503044B	PINAL HISPANIC COUNCIL	994 S HARRISON RD,TUCSON,AZ 85748
29	405030450	PATINO FRANCISCO & MAGDALENA	306 W 13TH ST, ELOY,AZ 85131
30	405030570	RESENDIZ ANNA	308 N STUART BLVD, ELOY,AZ 85131
31	405032280	MEEKS CELIA OTERO	PO BOX 1224 , RED ROCK,AZ 85145
32	405033230	VILLACIS JULIO	11218 N 54TH LN, SURPRISE,AZ 85379
33	405030460	ZENIL ISABEL Z	104 E 7TH ST, ELOY,AZ 85131
34	405030470	VEGA DE GARCIA ALICIA GUADALUPE	PO BOX 11224, CASA GRANDE,AZ 85130
35	405030480	ELIZONDO ABRAM	105 E 4TH ST, ELOY,AZ 85131
36	40503052C	PINAL HISPANIC COUNCIL INC	994 S HARRISON RD,TUCSON,AZ 85748
37	405030580	SMILEYCRIB LLC	741 W UNIVERSITY DR, TEMPE,AZ 85281
38	405022800	HANCOCK MICHAEL R & LUCINDA	104 W FRONTIER ST, ELOY,AZ 85131
39	405032290	MEEKS CELIA OTERO	PO BOX 1224 , RED ROCK,AZ 85145
40	405033240	ROMERO FREDY A LOPEZ & COTA LLUVIA URIAS	511 W PHOENIX AVE, ELOY,AZ 85131
41	405033300	ATLAS RESIDENTIAL LLC	6250 E CHENEY DR , PARADISE VALLEY,AZ 85253
42	405022960	AZ HEALTH SUPPLY LC	2015 E 5TH ST STE 10, TEMPE,AZ 85281
43	405022880	CANEZ EDGARDO ESPINOZA & CANEZ EVA ORTIZ	401 N MYERS BLVD, ELOY,AZ 85131
44	405032300	LEON ROY DEMETRIO & LEON ROSALIE M	401 N STUART BLVD, ELOY,AZ 85131
45	405030590	DOYLE CLIFFORD B JR	741 BALBOA AVE, CORONADO, CA 92118
46	405022970	AZ HEALTH SUPPLY LC	2015 E 5TH ST STE 10, TEMPE,AZ 85281
47	405030600	DOMINGUEZ JOSE FERNANDO	321 N 35TH ST LOT 30, PHOENIX,AZ 85008
48	405032310	MENDOZA CRISPIN C & INES C	403 N STUART BLVD, ELOY,AZ 85131
49	405022890	CANEZ FELIPE & MARIA ANDREA	401 N MYERS BLVD, ELOY,AZ 85131
50	405030610	WAN SIMON & VIVIAN & BROWN LARRY D & DEBBIE K	1252 W MYRNA LN, TEMPE,AZ 85284
51	405030620	SKYDIVE TUCSON LLC	3550 N LA PAZ DR, ELOY,AZ 85131

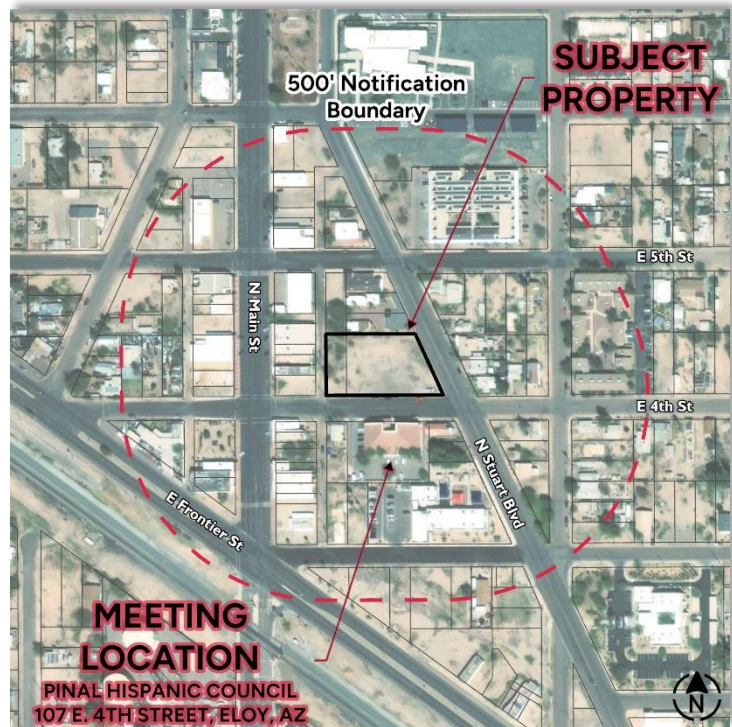
Parcel_ID	APN	OwnerName	MailingAddress
52	405022900	CANEZ YLIANA	3130 W SHEDD RD, ELOY,AZ 85131
53	405022910	GARCIA RAMON A SR & GARCIA AURORA R	PO BOX 614, ELOY,AZ 85131
54	405022920	MITCHELL TONY L	3221 E DEMIN TRL, SAN TAN VALLEY,AZ 85143
55	405022930	HANCOCK MICHEAL R	104 W FRONTIER ST, ELOY,AZ 85131
56	40502299A	GALAVIZ & RODRIGUEZ FAM LLC	408 N MAIN ST, ELOY,AZ 85131
57	405032320	MARTINEZ JOHN SR & RODRIGUEZ MARY ELVA	106 N SANTA CRUZ AVE, ELOY,AZ 85131
58	405032350	VALENTINE RAYMOND & MARY	110 E 4TH ST, ELOY,AZ 85131
59	405032360	WRIGHT TIMOTHY R	741 W UNIVERSITY DR, TEMPE,AZ 85281
60	405030660	PINAL HISPANIC COUNCIL INC	994 S HARRISON RD,TUCSON,AZ 85748
61	405030680	PINAL HISPANIC COUNCIL INC	994 S HARRISON RD,TUCSON,AZ 85748
62	405030630	SKYDIVE TUCSON LLC	3550 N LA PAZ DR, ELOY,AZ 85131
63	40502294B	RAMIREZ VERENICE RODRIGUEZ	407 N MYERS BLVD , ELOY,AZ 85131
64	405023000	GALAVIZ & RODRIGUEZ FAM LLC	408 N MAIN ST, ELOY,AZ 85131
65	405030640	CUTTING MICHAEL A LIV TRUST	PO BOX 21214, FORT LAUDERDALE, FL 33335
66	40503069B	ATLAS RESIDENTIAL LLC	6250 E CHENEY DR , PARADISE VALLEY,AZ 85253
67	40502301B	MGF FUNDING INC	PO BOX 41941, MESA,AZ 85274
68	40502301A	MGF FUNDING INC	PO BOX 41941, MESA,AZ 85274
69	40503069C	ATLAS RESIDENTIAL LLC	6250 E CHENEY DR , PARADISE VALLEY,AZ 85253
70	40502294A	CHALUE FRANK	9121 N 68TH AVE, PEORIA,AZ 85345
71	405022950	JACQUES TRICIA M	101 W 5TH ST, ELOY,AZ 85131
72	405023020	QWEST CORPORATION	PO BOX 2599, OLATHE, KS 66063
73	405032340	RAMIREZ EVA M & RAMIREZ MICHELLE	504 S DOWNING LN, TUCSON,AZ 85711
74	405032330	RAMIREZ EDUVIJES R (EST OF) & EVA M	504 S DOWNING LN, TUCSON,AZ 85711
75	405032370	VAUGHN GEORGE	PO BOX 579, SEQUIM,WA 98382
76	405032380	RAMIREZ EVA M & RAMIREZ MICHELLE	504 S DOWNING LN, TUCSON,AZ 85711
77	405032390	GARCIA KATHERINE	6115 E MONITOR ST APT B-3, PICACHO,AZ 85141
78	405030650	SANTA CRUZ VALLEY INVESTMENTS LLC	PO BOX 1883, ARIZONA CITY,AZ 85123
79	405030670	LIONS CLUB OF ELOY	PO BOX 71, ELOY,AZ 85131
80	405030710	CENTRAL PINAL LIONS FOUNDATION INC	PO BOX 71, ELOY,AZ 85131
81	405033380	ATLAS RESIDENTIAL LLC	6250 E CHENEY DR , PARADISE VALLEY,AZ 85253
82	405023030	IRON GATE PROPERTIES LLC	1737 WYOSEMITE PL, CHANDLER,AZ 85248
83	405030720	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
84	405033580	AREVALOS JAVIER	6 N LIEBRE RD, MARICOPA,AZ 85139
85	405030730	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
86	405023040	OSUNA OSCAR & ALMA ELIZABETH	PO BOX 12909, CASA GRANDE,AZ 85130
87	405030740	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
88	405030780	MA JIM P & WAI Y	106 E 5TH ST, ELOY,AZ 85131
89	405033590	SANTOS JESUS R & MARIA R	503 N D ST, ELOY,AZ 85131
90	405023060	OSUNA OSCAR & ALMA ELIZABETH	PO BOX 12909, CASA GRANDE,AZ 85130
91	405030750	CUTTING MICHAEL A LIVING TRUST	PO BOX 21214, FORT LAUDERDALE, FL 33335
92	405033600	LOPEZ PEDRO	1218 N GAGE LN, NAMPA, ID 83687
93	405023050	HERNANDEZ MARIA	505 N MYERS BLVD, ELOY,AZ 85131
94	405023070	ROBINSON LEE ROY SR TR	MAIL RETURN
95	405030790	CUTTING MICHAEL A LIVING TRUST	PO BOX 21214, FORT LAUDERDALE, FL 33335
96	40503076A	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
97	40503240B	PINAL GILA COUNCIL FOR SR CITIZENS	8969 W MCCARTNEY RD, CASA GRANDE,AZ 85194
98	405023090	LEYVA RODRIGO E & BRENDA	PO BOX 4656, ARIZONA CITY,AZ 85123
99	405030800	PINAL HISPANIC COUNCIL INC	994 S HARRISON RD,TUCSON,AZ 85748
100	405030810	SAUCEDA EDWARD & SAUCEDA EDWARD J	421 E 4TH ST, ELOY,AZ 85131
101	40503240A	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131



October 19, 2023

Dear Neighbor,

As the City of Eloy continues to grow, so does the need to provide additional housing for everyone, including those more vulnerable to financial challenges in today's economy. As a way to address these challenges, organizations such as the Pinal Hispanic Council, Intermountain Centers, Compass Affordable Housing, and the Idea'l Trade Institute are collaborating to develop vacant land that is owned by the Pinal Hispanic Council at 404 N. Stuart Boulevard to provide attainable housing opportunities. A location such as this, which is directly across the street from Pinal Hispanic Council, offers an extra layer of direct property oversight and management and is near jobs, commercial services, schools, and parks.



Pinal Hispanic Council owns the vacant 0.85 acres of land at the northwest corner of Stuart Boulevard and 4th Street and is seeking to construct and manage twenty innovative and quality built tiny homes that will be rented to tenants signing lease agreements and community rules who will participate in the supportive services offered by Pinal Hispanic Council. The goal is for this residential development proposal to transform the vacant land in the neighborhood into a place for people to call home as they participate in the greater community. The tiny homes will be monitored daily and maintained by a third-party property manager and overseen by staff from the Pinal Hispanic Council since it is located across the street at 107 East 4th Street. Each tiny home will have comfortable, high-quality interiors, exteriors, and a yard. The proposed community consists of studios, one-bedroom, and two-bedroom rental homes. Per the preliminary site design, they are centered around a community ramada with a communal laundry facility and neighboring green space.

Pinal Hispanic Council is an Arizona-based nonprofit organization specializing in behavioral health education and services, permanent supportive housing, supportive employment, wellness services, and

[TURN PAGE](#) →



outpatient care for residents in Eloy and Pinal County. The organization is spearheading this project to help provide people living and working within Eloy and Pinal County with stable, quality housing, in conjunction with programming, transportation, wellness services, employment assistance, and/or other services. This means that local individuals who need housing will also receive structured and monitored assistance that they may need right across the street.

Pinal Hispanic Council's vacant land is currently zoned C-1 (Neighborhood Commercial), and we are proposing to rezone it to R-3 (Multiple Family Residential). A minor amendment to the Eloy General Plan is also proposed in conjunction with the rezoning request. In addition to being located in the Downtown Core, a City of Eloy-designated growth area, this project furthers many goals and objectives in the Eloy General Plan, which encourages infill and development in the downtown area, greater housing choice, quality housing, and a sustainable land use mix.

We invite you to attend a neighborhood meeting to discuss the proposed development and the rezoning process and address any questions or comments you may have. If you would like to attend, details can be found below.

Please join us: **WEDNESDAY, NOVEMBER 1, 2023 at 5:45 PM**
at PINAL HISPANIC COUNCIL, 107 E. 4TH ST, ELOY, AZ

If you cannot attend the meeting and have questions, please don't hesitate to contact me at the information provided below.

Comments on this proposal may also be submitted to the City of Eloy Planning and Zoning Division by mail: 595 North C Street, Suite 102, Eloy, AZ 85131; phone: (520) 466-2578; or email: Belinda Cota at bcota@eloyaz.gov. Additionally, comments may be made verbally and/or in writing at an upcoming public hearing to be announced.

I appreciate your time and look forward to discussing this project with you.

Sincerely,

THE PLANNING CENTER



Brian Underwood

Principal

(520) 623-6146

bunderwood@azplanningcenter.com



HANCOCK MICHAEL R & LUCINDA
104 W FRONTIER ST
ELOY, AZ 85131

CITY OF ELOY
100 W FRONTIER ST
ELOY, AZ 85131

ROMERO FREDY A LOPEZ & COTA LLUVIA
URIAS
511 W PHOENIX AVE
ELOY, AZ 85131

CITY OF ELOY
308 N MAIN ST
ELOY, AZ 85131

CANEZ EDGARDO ESPINOZA & CANEZ EVA
ORTIZ
401 N MYERS BLVD
ELOY, AZ 85131

CANEZ FELIPE & MARIA ANDREA
403 N MYERS BLVD
ELOY, AZ 85131

CANEZ YLIANA
405 N MYERS BLVD
ELOY, AZ 85131

ATLAS RESIDENTIAL LLC
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

MITCHELL TONY L
106 W 4TH ST
ELOY, AZ 85131

HANCOCK MICHEAL R
104 W 4TH ST
ELOY, AZ 85131

JACQUES TRICIA M
101 W 5TH ST
ELOY, AZ 85131

AZ HEALTH SUPPLY LC
400 N MAIN ST
ELOY, AZ 85131

AZ HEALTH SUPPLY LC
406 N MAIN ST
ELOY, AZ 85131

GALAVIZ & RODRIGUEZ FAM LLC
408 N MAIN ST
ELOY, AZ 85131

GALAVIZ & RODRIGUEZ FAM LLC
412 N MAIN ST
ELOY, AZ 85131

QWEST CORPORATION
422 N MAIN ST
ELOY, AZ 85131

IRON GATE PROPERTIES LLC
501 N MYERS BLVD
ELOY, AZ 85131

OSUNA OSCAR & ALMA ELIZABETH
503 N MYERS BLVD
ELOY, AZ 85131

HERNANDEZ MARIA
505 N MYERS BLVD
ELOY, AZ 85131

OSUNA OSCAR & ALMA ELIZABETH
508 N MAIN ST
ELOY, AZ 85131

ROBINSON LEE ROY SR TR
510 N MAIN ST
ELOY, AZ 85131

LEYVA RODRIGO E & BRENDA
514 N MAIN ST
ELOY, AZ 85131

ROSS SHANNON & ROSS BRIAN LEE
101 E 3RD ST
ELOY, AZ 85131

TURAN KENAN & ANGELS INVESTMENTS
LLC
107 E 3RD ST
ELOY, AZ 85131

NAYUDU SRINIVAS BABU
109 E 3RD ST
ELOY, AZ 85131

CASTANEDA ROGELIO & ELOVIA
111 E 3RD ST
ELOY, AZ 85131

JOHNSON DOROTHY & EVANS JAMECIA
113 E 3RD ST
ELOY, AZ 85131

RAMIREZ ERNIE & VALENZUELA FLORINA &
WAHPETA PATRICIA
115 E 3RD ST
ELOY, AZ 85131

ATLAS RESIDENTIAL LLC
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

HHH LLC
210 N STUART BLVD
ELOY, AZ 85131

CITY OF ELOY
505 N MAIN ST
ELOY, AZ 85131

AREVALOS JAVIER
6 N LIEBRE RD
MARICOPA, AZ 85139

ZAZUETA DIANA DENISE & MONZON SONIA
208 N STUART BLVD
ELOY, AZ 85131

GARCIA RUBEN DIMAS & DIMAS MIRELLA &
DIMAS CHANTAL
301 N MAIN ST
ELOY, AZ 85131

GARCIA RUBEN DIMAS & DIMAS MIRELLA &
DIMAS CHANTAL
309 N MAIN ST
ELOY, AZ 85131

MILLENNIUM DESIGNS INC
311 N MAIN ST
ELOY, AZ 85131

MILLENNIUM DESIGNS INC
313 N MAIN ST
ELOY, AZ 85131

PATINO FRANCISCO & MAGDALENA
319 N MAIN ST
ELOY, AZ 85131

ZENIL ISABEL Z
321 N MAIN ST
ELOY, AZ 85131

VEGA DE GARCIA ALICIA GUADALUPE
323 N MAIN ST
ELOY, AZ 85131

ELIZONDO ABRAM
105 E 4TH ST
ELOY, AZ 85131

PINAL HISPANIC COUNCIL INC
107 E 4TH ST
ELOY, AZ 85131

GARCIA ALICIA & MARTIN
104 E 3RD ST
ELOY, AZ 85131

LOPEZ JOHNNY C
106 E 3RD ST
ELOY, AZ 85131

PINAL/GILA COMMUNITY CHILD SERVICES
INC
114 E 3RD ST
ELOY, AZ 85131

RESENDIZ ANNA
308 N STUART BLVD
ELOY, AZ 85131

SMILEYCRIB LLC
320 N STUART BLVD
ELOY, AZ 85131

DOYLE CLIFFORD B JR
403 N MAIN ST
ELOY, AZ 85131

DOMINGUEZ JOSE FERNANDO
405 N MAIN ST
ELOY, AZ 85131

WAN SIMON & VIVIAN & BROWN LARRY D
& DEBBIE K
407 N MAIN ST
ELOY, AZ 85131

SKYDIVE TUCSON LLC
409 N MAIN ST
ELOY, AZ 85131

SKYDIVE TUCSON LLC
413 N MAIN ST
ELOY, AZ 85131

CUTTING MICHAEL A LIV TRUST
415 N MAIN ST
ELOY, AZ 85131

SANTA CRUZ VALLEY INVESTMENTS LLC
425 N MAIN ST
ELOY, AZ 85131

PINAL HISPANIC COUNCIL INC
106 E 4TH ST
ELOY, AZ 85131

LIONS CLUB OF ELOY
105 E 5TH ST
ELOY, AZ 85131

PINAL HISPANIC COUNCIL INC
404 N STUART BLVD
ELOY, AZ 85131

CENTRAL PINAL LIONS FOUNDATION INC
410 N STUART BLVD
ELOY, AZ 85131

CITY OF ELOY
501 N MAIN ST
ELOY, AZ 85131

ESPINOZA MARTHA G
303 N D ST
ELOY, AZ 85131

WRIGHT TIMOTHY R 741 W UNIVERSITY DR TEMPE, AZ 85281	CITY OF ELOY 507 N MAIN ST ELOY, AZ 85131	CUTTING MICHAEL A LIVING TRUST 511 N MAIN ST ELOY, AZ 85131
MA JIM P & WAI Y 106 E 5TH ST ELOY, AZ 85131	CUTTING MICHAEL A LIVING TRUST 504 N STUART BLVD ELOY, AZ 85131	PINAL HISPANIC COUNCIL INC 519 N MAIN ST ELOY, AZ 85131
SAUCEDA EDWARD & SAUCEDA EDWARD J 103 E 6TH ST ELOY, AZ 85131	CITY OF ELOY 305 N STUART BLVD ELOY, AZ 85131	MEEKS CELIA OTERO 309 N STUART BLVD ELOY, AZ 85131
MEEKS CELIA OTERO 115 E 4TH ST ELOY, AZ 85131	LEON ROY DEMETRIO & LEON ROSALIE M 401 N STUART BLVD ELOY, AZ 85131	MENDOZA CRISPIN C & INES C 403 N STUART BLVD ELOY, AZ 85131
MARTINEZ JOHN SR & RODRIGUEZ MARY ELVA 405 N STUART BLVD ELOY, AZ 85131	RAMIREZ EDUVIJES R (EST OF) & EVA M 407 N STUART BLVD ELOY, AZ 85131	RAMIREZ EVA M & RAMIREZ MICHELLE 111 E 5TH ST ELOY, AZ 85131
VALENTINE RAYMOND & MARY 110 E 4TH ST ELOY, AZ 85131	WRIGHT TIMOTHY R 400 N D ST ELOY, AZ 85131	VAUGHN GEORGE 115 E 5TH ST ELOY, AZ 85131
RAMIREZ EVA M & RAMIREZ MICHELLE 117 E 5TH ST ELOY, AZ 85131	GARCIA KATHERINE 119 E 5TH ST ELOY, AZ 85131	GUNARDI CHARLYNA 301 N D ST ELOY, AZ 85131
DOMINGUEZ ROBERT 305 N D ST ELOY, AZ 85131	JCV MARKETING & INVESTMENTS GROUP LLC 307 N D ST ELOY, AZ 85131	VILLACIS JULIO 311 N D ST ELOY, AZ 85131
ROMERO FREDY A LOPEZ & COTA LLUVIA URIAS 313 N D ST ELOY, AZ 85131	ATLAS RESIDENTIAL LLC 203 E 4TH ST ELOY, AZ 85131	ATLAS RESIDENTIAL LLC 401 N D ST ELOY, AZ 85131
AREVALOS JAVIER 501 N D ST ELOY, AZ 85131	SANTOS JESUS R & MARIA R 503 N D ST ELOY, AZ 85131	CITY OF ELOY 595 N C ST ELOY, AZ 85131

LOPEZ PEDRO
1218 N GAGE LN
NAMPA, ID 83687

CHALUE FRANK
107 W 5TH ST
ELOY, AZ 85131

RAMIREZ VERENICE RODRIGUEZ
407 N MYERS BLVD
ELOY, AZ 85131

MGF FUNDING INC
416 N MAIN ST
ELOY, AZ 85131

MGF FUNDING INC
414 N MAIN ST
ELOY, AZ 85131

MILLENNIUM DESIGNS INC
315 N MAIN ST
ELOY, AZ 85131

PINAL HISPANIC COUNCIL
317 N MAIN ST
ELOY, AZ 85131

ATLAS RESIDENTIAL LLC
406 N STUART BLVD
ELOY, AZ 85131

ATLAS RESIDENTIAL LLC
408 N STUART BLVD
ELOY, AZ 85131

CITY OF ELOY
515 N MAIN ST
ELOY, AZ 85131

CIRCLE K PROPERTIES INC, C/O TOSCO
MARKETING CO STORE-DEPT DC 17
PO BOX 52085
PHOENIX, AZ 85072

PINAL GILA COUNCIL FOR SR CITIZENS
118 E 5TH ST
ELOY, AZ 85131

ELOY FIRE DISTRICT
4010 N TOLTEC RD
ELOY, AZ 85131

ELOY POLICE DEPARTMENT
630 N MAIN ST
ELOY, AZ 85131

THE PLANNING CENTER
RE: PHC-01
2 E. CONGRESS ST, SUITE #600
TUCSON, AZ 85701

SANTA CRUZ VALLEY UNION HIGH SCHOOL
DISTRICT 40
PO BOX 827
FLORENCE, AZ 85132

ATTN: NICO'S MEXICAN FOOD
919 N MAIN ST LLC
925 N COLORADO ST
CASA GRANDE, AZ 85122

PINAL GILA COUNCIL FOR SR CITIZENS
8969 W MCCARTNEY RD
CASA GRANDE, AZ 85194

ZAZUETA DIANA DENISE & MONZON SONIA
34729 N KACHINA LN
SAN TAN VALLEY, AZ 85140

RAMIREZ EVA M & RAMIREZ MICHELLE
504 S DOWNING LN
TUCSON, AZ 85711

RAMIREZ EDUVIJES R (EST OF) & EVA M
504 S DOWNING LN
TUCSON, AZ 85711

LOPEZ PEDRO
1218 N GAGE LN
NAMPA, ID 83687

CHALUE FRANK
9121 N 68TH AVE
PEORIA, AZ 85345

ZENIL ISABEL Z
104 E 7TH ST
ELOY, AZ 85131

MGF FUNDING INC
PO BOX 41941
MESA, AZ 85274

MA JIM P & WAI Y
106 E 5TH ST
ELOY, AZ 85131

MILLENNIUM DESIGNS INC
7077 E BELL RD STE 108
SCOTTSDALE, AZ 85254

PINAL HISPANIC COUNCIL
994 S HARRISON RD
TUCSON, AZ 85748

ATLAS RESIDENTIAL LLC
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

CITY OF ELOY-DUST BOWL THEATER
595 N C ST STE 104
ELOY, AZ 85131

SMILEYCRIB LLC
741 W UNIVERSITY DR
TEMPE, AZ 85281

VAUGHN GEORGE
PO BOX 579
SEQUIM, WA 98382

DOMINGUEZ ROBERT
305 N D ST
ELOY, AZ 85131

CITY OF ELOY
595 N C ST STE 104
ELOY, AZ 85131

SANTA CRUZ VALLEY INVESTMENTS LLC
PO BOX 1883
ARIZONA CITY, AZ 85123

CANEZ FELIPE & MARIA ANDREA
401 N MYERS BLVD
ELOY, AZ 85131

CANEZ YLIANA
3130 W SHEDD RD
ELOY, AZ 85131

GARCIA RAMON A SR & GARCIA AURORA R
PO BOX 614
ELOY, AZ 85131

MITCHELL TONY L
3221 E DEMIN TRL
SAN TAN VALLEY, AZ 85143

VILLACIS JULIO
11218 N 54TH LN
SURPRISE, AZ 85379

DOYLE CLIFFORD B JR
741 BALBOA AVE
CORONADO, CA 92118

AZ HEALTH SUPPLY LC
2015 E 5TH ST STE 10
TEMPE, AZ 85281

SAUCEDA EDWARD & SAUCEDA EDWARD J
421 E 4TH ST
ELOY, AZ 85131

DOMINGUEZ JOSE FERNANDO
321 N 35TH ST LOT 30
PHOENIX, AZ 85008

MEEKS CELIA OTERO
PO BOX 1224
RED ROCK, AZ 85145

QWEST CORPORATION
PO BOX 2599
OLATHE, KS 66063

IRON GATE PROPERTIES LLC
1737 W YOSEMITE PL
CHANDLER, AZ 85248

OSUNA OSCAR & ALMA ELIZABETH
PO BOX 12909
CASA GRANDE, AZ 85130

RESENDIZ ANNA
308 N STUART BLVD
ELOY, AZ 85131

OSUNA OSCAR & ALMA ELIZABETH
PO BOX 12909
CASA GRANDE, AZ 85130

JCV MARKETING & INVESTMENTS GROUP
LLC
6548 W PECK DR
GLENDALE, AZ 85301

LEYVA RODRIGO E & BRENDA
PO BOX 4656
ARIZONA CITY, AZ 85123

ROSS SHANNON & ROSS BRIAN LEE
89 COLLEGE AVE
ELBERTON, GA 30635

TURAN KENAN & ANGELS INVESTMENTS
LLC
2746 E BRILL ST
PHOENIX, AZ 85008

CUTTING MICHAEL A LIVING TRUST
PO BOX 21214
FORT LAUDERDALE, FL 33335

CASTANEDA ROGELIO & ELOVIA
1644 W WILSON AVE
COOLIDGE, AZ 85128

JOHNSON DOROTHY & EVANS JAMECIA
2135 MIDDLE DR
SLIDELL, LA 70458

WAN SIMON & VIVIAN & BROWN LARRY D
& DEBBIE K
1252 W MYRNA LN
TEMPE, AZ 85284

HHH LLC
309 E AMBASSADOR DR
TEMPE, AZ 85281

PINAL/GILA COMMUNITY CHILD SERVICES
INC
1183 E COTTONWOOD LN STE 2
CASA GRANDE, AZ 85122

GARCIA KATHERINE
6115 E MONITOR ST APT B-3
PICACHO, AZ 85141

GUNARDI CHARLYNA
20335 VIA SANLUCAR
YORBA LINDA, CA 92887

LIONS CLUB OF ELOY
PO BOX 71
ELOY, AZ 85131

GARCIA RUBEN DIMAS & DIMAS MIRELLA &
DIMAS CHANTAL
314 W 13TH ST
ELOY, AZ 85131

LEON ROY DEMETRIO & LEON ROSALIE M
401 N STUART BLVD
ELOY, AZ 85131

MARTINEZ JOHN SR & RODRIGUEZ MARY
ELVA
106 N SANTA CRUZ AVE
ELOY, AZ 85131

VALENTINE RAYMOND & MARY
110 E 4TH ST
ELOY, AZ 85131

PATINO FRANCISCO & MAGDALENA
306 W 13TH ST
ELOY, AZ 85131

CENTRAL PINAL LIONS FOUNDATION INC
PO BOX 71
ELOY, AZ 85131

VEGA DE GARCIA ALICIA GUADALUPE
PO BOX 11224
CASA GRANDE, AZ 85130

SKYDIVE TUCSON LLC
3550 N LA PAZ DR
ELOY, AZ 85131

PINAL HISPANIC COUNCIL INC
994 S HARRISON RD
TUCSON, AZ 85748

GARCIA ALICIA & MARTIN
PO BOX 11224
CASA GRANDE, AZ 85130

LOPEZ JOHNNY C
3925 N ZAPOTEC AVE
ELOY, AZ 85131

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **IX.F.**

Date: **12/20/2023**

Date submitted:
11/16/2023

Action: Other

Subject: 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)

Date requested:
12/20/2023

TO: Planning and Zoning Commission

FROM: David Malewitz, Belinda Cota

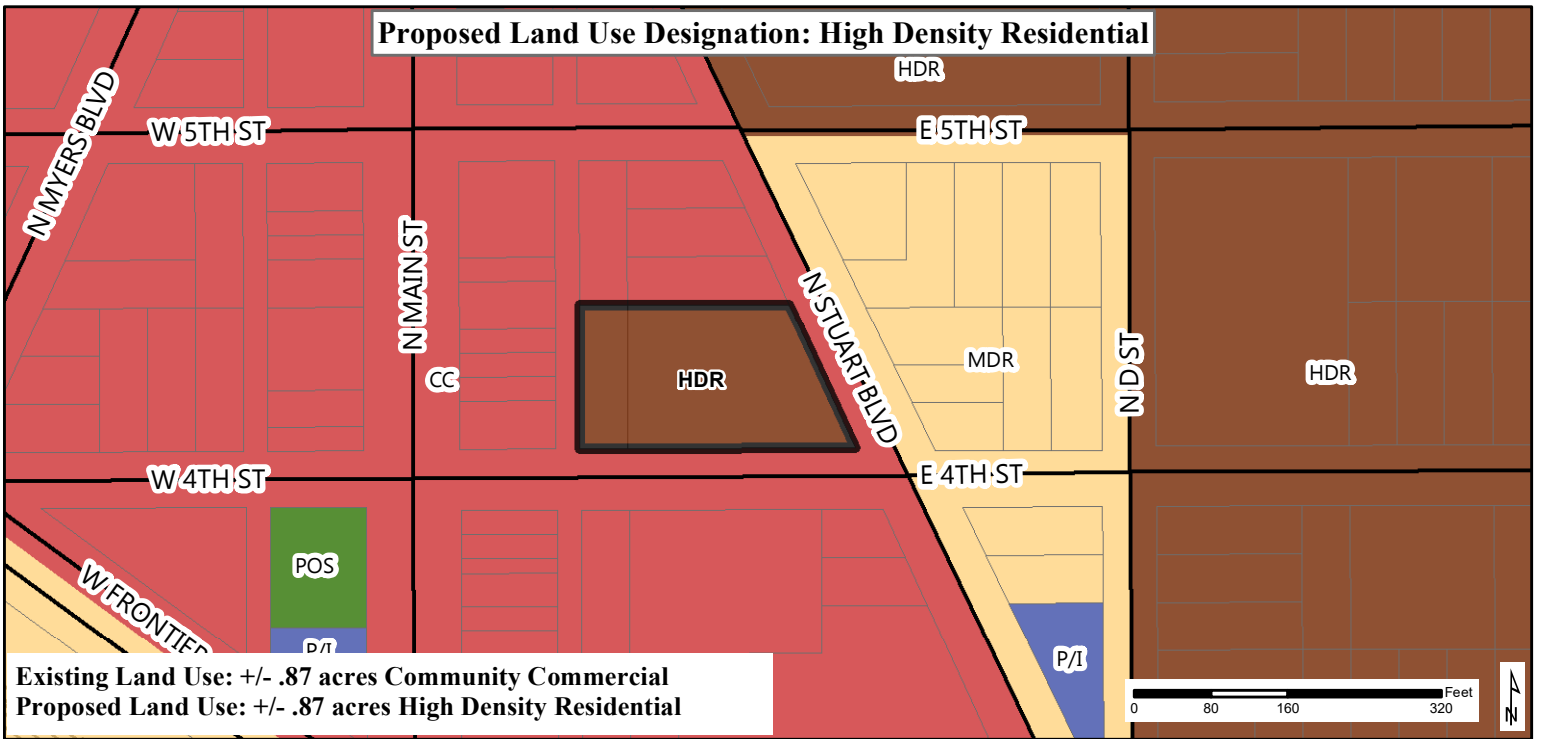
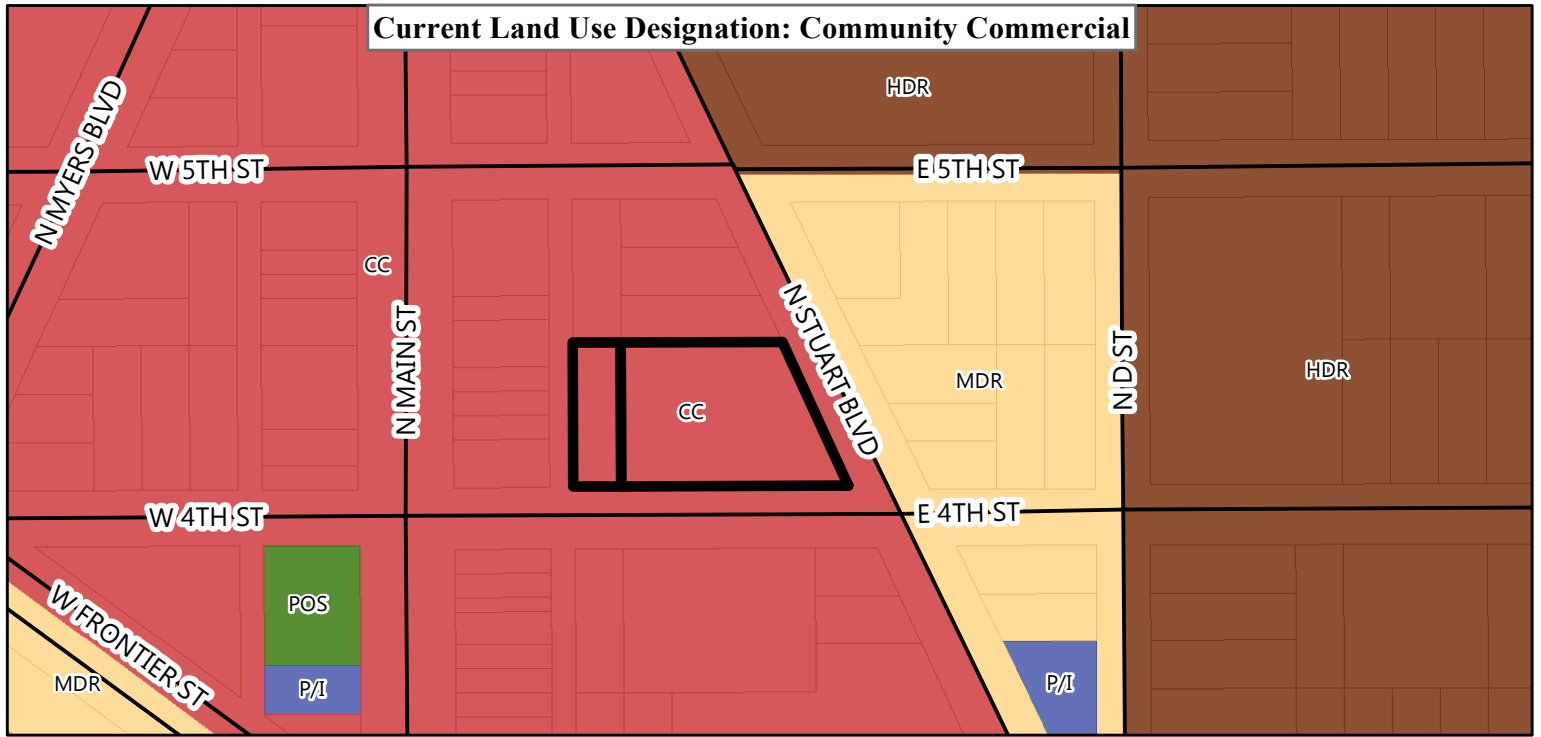
RECOMMENDATION:

Staff has reviewed this Minor General Plan Amendment request and finds it is compatible with adjacent land uses designation as shown on the City's General Plan. Pinal County Assessor's Parcel Numbers: 405-03-066 and 405-03-068, approximately 0.87 acres of Community Commercial (CC) to High Density Residential (HDR). The subject property is bounded by 4th Street to the south and Stuart Boulevard to the east, in a portion of Section 6, Township 8 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

DISCUSSION:

FISCAL IMPACT:

N/A



General Plan Amendment Exhibit - Case No: GPA2023-039

Legend			
Residential		Commercial	
	Estate Density Residential (0.2 - 1.0 du/ac)		Neighborhood Commercial
	Low Density Residential (1.0 - 3.0 du/ac)		Community Commercial
	Medium Density Residential (3.0 - 6.0 du/ac)		Light Industrial
	Med-High Density Residential (6.0 - 10 du/ac)		General Industrial
	High Density Residential (10 - 24 du/ac)		Parks/Open Space
	Estate Density Residential (0.2 - 1.0 du/ac)		Mixed Use
	Low Density Residential (1.0 - 3.0 du/ac)		Public/Institutional
	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)		

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: **IX.G.**

Date: **12/20/2023**

Date submitted:
11/16/2023

Action: Other

Date requested:
12/20/2023

Subject: 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)

TO: Planning and Zoning Commission

FROM: David Malewitz, Belinda Cota

RECOMMENDATION:

Commission to conduct a public hearing for a proposed zoning map amendment 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). Staff has reviewed this rezoning request and finds it to be in conformance with the proposed minor General Plan (previous agenda item, Case No. GPA2023-039).

DISCUSSION:

The City has received an application from the Planning Center in care of Brian Underwood on behalf of Pinal Hispanic Council, which has submitted an application to rezone for a proposed residential rental housing. The site is approximately 0.87 acres located at the northwest corner of Stuart Boulevard and 4th Street, Pinal County Assessor's Parcel numbers 405-03-066 and 405-03-068. Specifically, this application requests approval of an amendment to the City of Eloy Official Zoning Map rezoning the property from R1-6, Single Family Residential (6,000 Sq. ft.) with a Downtown Core Overlay (DCO) to R-3, Multiple Family Residential (10-24 du/acre) with a Downtown Core Overlay (DCO) zoning district.

The purpose of this Multiple Family Residential Zoning District is to allow for higher densities to provide a balance of housing opportunities in the community. Anticipated project densities may range between 10 - 24 dwelling units per acre (gross), with typical heights limited to three (3) stories. This district is most appropriate in the downtown area, adjacent to large shopping or employment centers, or within a large PAD. The district requires direct connection to higher volume roadways and all public utilities. The maximum density is twenty-four (24) dwelling units per acre.

The purpose of the Downtown Development and Neighborhood Preservation Element is to provide an overarching blueprint to reinvigorate Downtown Eloy as a major economic engine and livable community that is a magnet for residents, businesses, retail and tourism.

The applicant's request to rezone the Property to R-3, Multiple Family Residential (10-24 du/acre) with a Downtown Core Overlay (DCO) zoning district which would be consistent with the previous request to amend the General Plan to High Density Residential.

FISCAL IMPACT:

There is not a direct fiscal impact from this action.

November 16, 2023

Belinda Cota

Planner

City of Eloy Community Development, Planning and Zoning Division

595 N. C Street, Suite 102

Eloy, AZ 85131

SUBJECT: STUART AND 4TH REZONING (TPC Job No. PHC-01)

Dear Ms. Cota:

We are requesting a rezoning for the property at 106 East 4th Street and 404 North Stuart Boulevard in Downtown Eloy, concurrent with a minor general plan amendment (APNs 405-03-0660 and 405-03-0680). The Planning Center is working with Pinal Hispanic Council (PHC), Compass Affordable Housing, and the Idea'l Trade Institute on a joint effort to develop a cohesive community of efficiently designed, well-built dwellings for those needing attainable rental housing in Eloy.

Pinal Hispanic Council is an Arizona-based nonprofit organization specializing in behavioral health education and services, permanent supportive housing, supportive employment, wellness services, and outpatient care to residents in Pinal County. PHC is spearheading this project out of a need for more attainable housing in the area and a commitment to seeing a safe and respectable community built in Eloy once all approvals and permits are secured.

As a great example of infill development in the Sun Corridor Growth Area, the subject property's location in the heart of Eloy will allow tenants to work, play, and shop in and near the downtown area without needing an automobile in many cases. This has the triple benefit of stimulating the economy of Eloy's downtown commercial district, lowering the time and financial costs imposed on residents who would otherwise drive from further away, and mitigating environmental impacts associated with a reliance on automobile use, including the urban heat island effect and vehicle emissions. The project site is ideal as it is owned by Pinal Hispanic Council and located across the street from PHC's Eloy office.

Currently, the area south of Central Park is largely commercial in nature. Rezoning these two C-1 parcels to R-3 would more closely tie residents to local businesses along Main Street and allow for the integration of residential and commercial land uses, leading to a more sustainable community. Residents can



conveniently shop and visit the surrounding area more easily than if they were driving in from another location. Existing businesses, parks, and other destinations become more likely to be visited frequently, leading to a more lively street scene along Main Street and downtown. Furthermore, existing residences across Stuart Boulevard and rental housing immediately north of the property make this development an ideal land use transition between existing residential development and commercial businesses along Main Street.

The proposed site design calls for twenty single-story rental units with yards centered around a community ramada with a communal laundry facility and neighboring green space. As the units will be pre-fabricated, factory-built dwellings with comfortable, high-quality interiors, they shall conform with the Tiny House Park Design Guidelines per Eloy Zoning Ordinance Section 21-2-7.11. A parking lot with fifteen spaces is also included in the plan, as is allowed for projects within the Downtown Core Overlay District. Units will be studios, one bedroom, and two bedrooms specifically customized for the site. Most future tenants will not have personal vehicles, lessening the need for parking. The walkability of the surrounding downtown area, combined with Pinal Hispanic Council offering a shuttle service, will allow future tenants to conveniently reach their daily destinations without relying on individual car ownership. On-street parking and an overflow parking area across the street at Pinal Hispanic Council will also ensure adequate parking availability. The community will be managed and maintained by a professional third-party property management company, and PHC will have daily access to and supervision of the site.

The project site is currently zoned C-1 (Neighborhood Commercial), which does not allow for housing. We are proposing a rezoning to R-3 (Multiple Family Residential) to accommodate the need for high-density infill housing subject to the Tiny House Park Design Guidelines (21-2-7.11). Concurrent with the rezoning, we are also requesting a general plan amendment to High Density Residential as the project site is currently designated Community Commercial. In addition to being located in a growth area, this project furthers many goals and objectives in the Eloy General Plan's eleven elements, which encourage infill and development in the downtown area, greater housing choice, and a sustainable land use mix.

We are confident this project will benefit the City of Eloy and serve as a model for quality, affordable housing. Please do not hesitate to contact us with any questions that you may have.

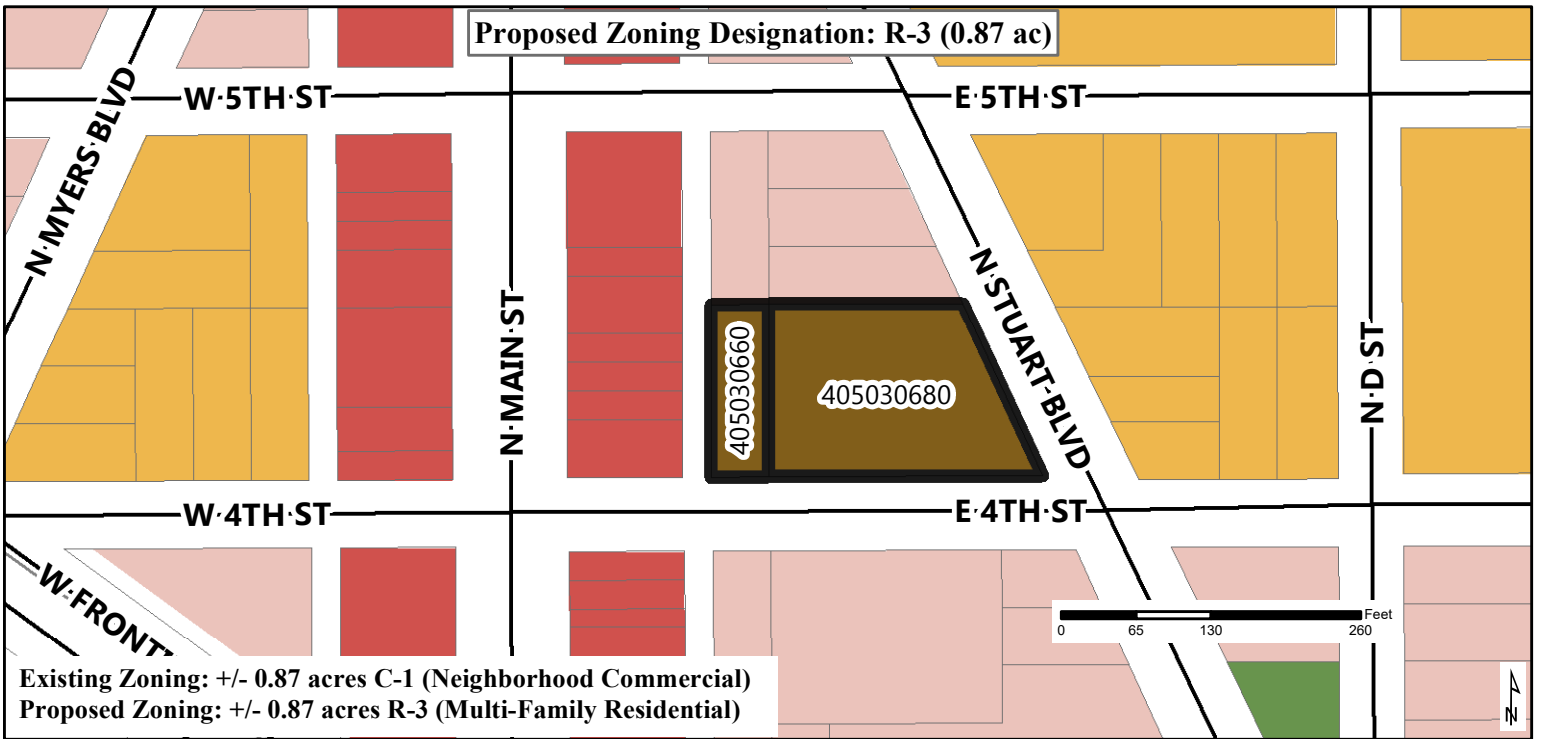
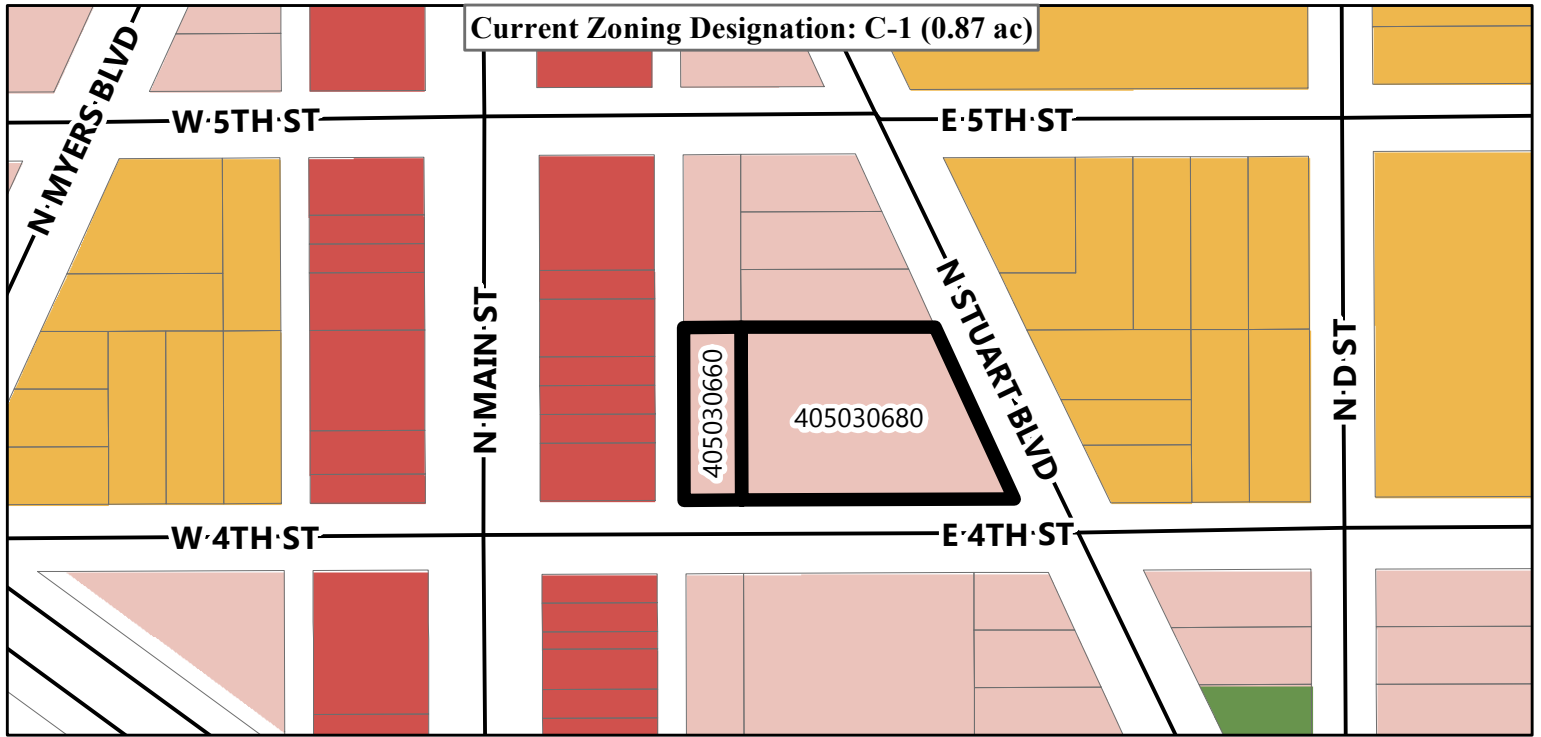
Sincerely,

THE PLANNING CENTER



Brian Underwood
Principal





Pinal Hispanic Council Rezoning Exhibit - Case No: RZ2023-040

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.

MEMORANDUM

DATE:	November 6, 2023	CASE NO:	PHC-01
TO:	Belinda Cota, Planner City of Eloy Community Development, Planning & Zoning Division		
FROM:	Brian Underwood, Principal The Planning Center		
SUBJECT:	Stuart & 4 th Minor General Plan Amendment & Rezoning Neighborhood Meeting Summary		

This memo summarizes the neighborhood meeting held on Wednesday, November 1st, 2023, as part of the rezoning request for the property (APN: 405-03-0660 and 405-03-0680) located at 404 N. Stuart Boulevard, the northwest corner of East 4th Street and North Stuart Boulevard. The meeting was held in person at the Pinal Hispanic Council building across the street at 107 E. 4th Street. Notices about the meeting were sent to all property owners and residents within 500 feet of the subject property. Local businesses such as Nico's Mexican Food and Circle K were also notified in addition to the Santa Cruz Valley Union High School District office, the Eloy Chamber of Commerce, Eloy Fire District, and the City of Eloy Police Department.

Attendees started gathering at 5:45 PM as advertised, and the meeting began at approximately 6:00 PM in the Pinal Hispanic Council's main meeting room. The meeting was hosted by Ralph Varela, CEO of the Pinal Hispanic Council. Also in attendance with Mr. Varela were Clay Abernathy and Pete Toone from Idea'l Trade Institute, Brian Underwood and Ethan Stoneburner from The Planning Center, and Maryann Beerling, CEO of Compass Affordable Housing. A total of six nearby owners/residents attended the meeting, along with Mayor Micah Powell, Council Member Jose Garcia, and Assistant City Manager Mackenzie Letcher.

The meeting began with introductions of project team members and attendees and then transitioned to a presentation of the project to those in attendance. The presentation included a description of the site's characteristics and the proposed Preliminary Development Plan, including site access, parking, circulation, views, drainage, and overall site design. The presentation also included an overview of Idea'l Trade Institute, which showcased the quality of the tiny homes being built, the increasing need for trade workers, job opportunities created by the project, and some of Idea'l's previous tiny home projects. The plan amendment and rezoning processes were also described, and critical next steps were highlighted. The presentation concluded with an opportunity for questions from those in attendance.



Topics of Discussion

Ingress/Egress and Parking

One attendee mentioned a few times that she was concerned about the area potentially not having enough parking. She stated that during festivals and other events in town, available street parking is limited and that increasing the number of people living in the area would only worsen the issue. Ms. Beerling responded that this project was intended for individuals who likely will not have personal automobiles and that the 15 proposed parking spaces are more than enough for the demographic that will be living onsite. It was further explained that Pinal Hispanic Council staff will free up additional on-street parking by utilizing their own back parking lot after the site is developed. Pinal Hispanic Council will also offer shuttle services to further reduce the need for a personal vehicle.

New Residents

A few attendees brought up concerns about the types of individuals that would be living in the tiny homes. Attendees expressed an understanding of the need for lower-income housing, but also trepidation about potential unwanted behavior or activity and long-term maintenance of the community. Both Ms. Beerling and Mr. Abernathy replied that although these new residents would be low-income and may need services provided by Pinal Hispanic Council to address potential mental health or substance use, they would be monitored by Pinal Hispanic Council case managers. In addition, all tenants will be required to sign year-long leases through a third-party property management company and will be required to follow a list of community rules. Tenants not living up to the lease and their agreements will be evicted, and the Pinal Hispanic Council will help them find other housing and support services. Mr. Abernathy explained that the community is for individuals who are experiencing poverty and related issues but are on an upward trajectory in terms of employment and lifestyle. Ms. Beerling also highlighted that tenants would be subject to extensive background checks on criminal and credit history before any leases were signed.

Property Values

An attendee asked about the impact of the project on home values. Ms. Beerling explained it is likely that property values will increase because of the high quality of the construction and curb appeal of the site. Mr. Abernathy was confident that this complex would raise property values due to the aesthetic appeal of the homes and landscaping, and the removal of a vacant lot which otherwise represents uncertainty as to what could be built there.

Security

Some attendees expressed concerns about security on the property, especially after hours. Mr. Varela explained that the Pinal Hispanic Council would oversee daytime security issues, while the responsibility of after-hours security would be handled by a future resident living onsite.

Quality of Construction

One attendee was concerned about accessibility for disabled residents. Mr. Abernathy clarified that these homes would be situated at grade, as opposed to a raised foundation as he showed in the video of other



work. Mr. Letcher asked about temperature regulation in the homes. Mr. Abernathy replied that these homes are built in accordance with IRC standards, regulate temperature with mini-split units, and are considered higher-tier efficiency in terms of both heating and cooling than traditional site-built homes. In addition, he mentioned that the floors will also be insulated, increasing efficiency even more.

Commitment to the Community

Attendees were generally supportive of the project, but wary about the developers' commitment to the site and to Eloy at large. Ms. Beerling replied that the Pinal Hispanic Council is taking complete ownership of the project. She assured the group that the Pinal Hispanic Council is “not going anywhere” and that they would be the caretakers from here on out. She also explained that regular inspections of the complex are required and that this community will be held to higher standards than typical housing projects due to its funding. Mayor Powell expressed support and followed up with a reminder that there are currently landowners in town who lease to “anybody”, which worsens issues that residents are concerned about. He explained that this project would have the opposite effect, as a trusted community asset (Pinal Hispanic Council) would be overseeing the site indefinitely.

After asking if the attendees had any other questions or concerns, none were raised, and the meeting was adjourned at approximately 7:30 p.m.

Our team is committed to working with the community members to ensure the proposed community positively contributes to the City of Eloy. Should you have questions or would like additional information, please do not hesitate to contact me.

Thank you.



STUART & 4TH

PLAN AMENDMENT & REZONING | NEIGHBORHOOD MEETING

E 4th St

Pinal Hispanic Council

Image © 2022 Airbus

NOVEMBER 1, 2023



LanningArchitecture



STUART & 4TH

INTRODUCTIONS



An aerial photograph of a city intersection. A large, rectangular, undeveloped lot is the central focus. To its left is a parking lot and several commercial buildings. To its right is a residential neighborhood with houses and trees. The lot is bordered by E 5th St to the north and E 4th St to the south. A road runs east-west through the center, and another runs north-south through the middle of the lot. The text 'STUART & 4TH' is overlaid in the top left, and 'WHY THIS SITE?' is overlaid in the center of the lot. A red pin marks a location on the east side of the lot, labeled 'Pinal Hispanic Council'. Street names 'E 5th St' and 'E 4th St' are visible. A north arrow is in the bottom right corner.

STUART & 4TH

WHY THIS SITE?

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"
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.



STUART & 4TH

UNIT PLANS

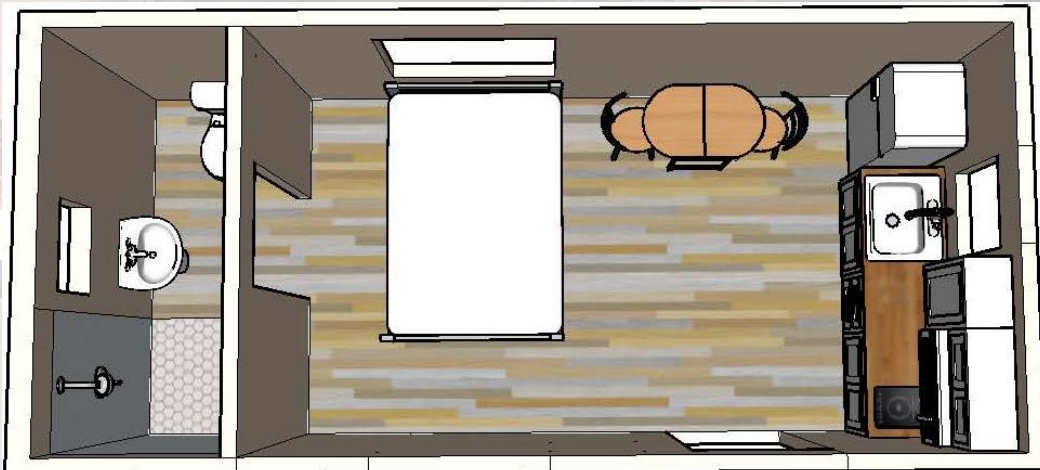
Standard Unit Install:

<https://www.youtube.com/watch?v=4zbu96uar0M>

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?

NOVEMBER 1, 2023



LanningArchitecture





- LEGEND
-  Subject Property
 -  500-Foot Radius
 -  Parcels Within 500 Feet
 -  Parcels

Parcel ID	APN
1	405030320
2	405030230
3	405030240
4	405030250
5	405030260
6	405030270
7	405030280
8	405030290
9	405030300
10	405030310
11	405033190
12	405030400
13	40503320A
14	40503320B
15	405030410
16	405030420
17	405030530
18	405030540
19	405033210
20	405022810
21	405030430
22	40503044A
23	40503055A
24	405022820
25	405032270
26	405033220
27	40502283A
28	40503044B
29	405030450
30	405030570
31	405032280
32	405033230
33	405030460
34	405030470

Parcel ID	APN
35	405030480
36	40503052C
37	405030580
38	405022800
39	405032290
40	405033240
41	405033300
42	405022960
43	405022880
44	405032300
45	405030590
46	405022970
47	405030600
48	405032310
49	405022890
50	405030610
51	405030620
52	405022900
53	405022910
54	405022920
55	405022930
56	40502299A
57	405032320
58	405032350
59	405032360
60	405030660
61	405030680
62	405030630
63	40502294B
64	405023000
65	405030640
66	40503069B
67	40502301B
68	40502301A

Parcel ID	APN
69	40503069C
70	40502294A
71	405022950
72	405023020
73	405032340
74	405032330
75	405032370
76	405032380
77	405032390
78	405030650
79	405030670
80	405030710
81	405033380
82	405023030
83	405030720
84	405033580
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86	405023040
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88	405030780
89	405033590
90	405023060
91	405030750
92	405033600
93	405023050
94	405023070
95	405030790
96	40503076A
97	40503240B
98	405023090
99	405030800
100	405030810
101	40503240A

Note: Complete parcel information is available on the next page



Map Parcel Key

Parcel_ID	APN	OwnerName	MailingAddress
1	405030320	ZAZUETA DIANA DENISE & MONZON SONIA	34729 N KACHINA LN, SAN TAN VALLEY,AZ 85140
2	405030230	ROSS SHANNON & ROSS BRIAN LEE	89 COLLEGE AVE, ELBERTON, GA 30635
3	405030240	TURAN KENAN & ANGELS INVESTMENTS LLC	2746 E BRILL ST, PHOENIX,AZ 85008
4	405030250	NAYUDU SRINIVAS BABU	MAIL RETURN
5	405030260	CASTANEDA ROGELIO & ELOVIA	1644 W WILSON AVE, COOLIDGE,AZ 85128
6	405030270	JOHNSON DOROTHY & EVANS JAMECIA	2135 MIDDLE DR, SLIDELL, LA 70458
7	405030280	RAMIREZ ERNIE & VALENZUELA FLORINA & WAHPETA PATRICIA	115 E 3RD ST, ELOY,AZ 85131
8	405030290	HHH LLC	309 E AMBASSADOR DR, TEMPE,AZ 85281
9	405030300	HHH LLC	309 E AMBASSADOR DR, TEMPE,AZ 85281
10	405030310	HHH LLC	309 E AMBASSADOR DR, TEMPE,AZ 85281
11	405033190	GUNARDI CHARLYNA	20335 VIA SANLUCAR,YORBA LINDA, CA 92887
12	405030400	GARCIA RUBEN DIMAS & DIMAS MIRELLA & DIMAS CHANTAL	314 W 13TH ST, ELOY,AZ 85131
13	40503320A	ESPINOZA MARTHA G	303 N D ST, ELOY,AZ 85131
14	40503320B	ESPINOZA MARTHA G	303 N D ST, ELOY,AZ 85131
15	405030410	GARCIA RUBEN DIMAS & DIMAS MIRELLA & DIMAS CHANTAL	314 W 13TH ST, ELOY,AZ 85131
16	405030420	MILLENNIUM DESIGNS INC	7077 E BELL RD STE 108, SCOTTSDALE,AZ 85254
17	405030530	GARCIA ALICIA & MARTIN	PO BOX 11224, CASA GRANDE,AZ 85130
18	405030540	LOPEZ JOHNNY C	3925 N ZAPOTEC AVE, ELOY,AZ 85131
19	405033210	DOMINGUEZ ROBERT	305 N D ST, ELOY,AZ 85131
20	405022810	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
21	405030430	MILLENNIUM DESIGNS INC	7077 E BELL RD STE 108, SCOTTSDALE,AZ 85254
22	40503044A	MILLENNIUM DESIGNS INC	7077 E BELL RD STE 108, SCOTTSDALE,AZ 85254
23	40503055A	PINAL/GILA COMMUNITY CHILD SERVICES INC	1183 E COTTONWOOD LN STE 2, CASA GRANDE,AZ 85122
24	405022820	CITY OF ELOY-DUST BOWL THEATER	595 N C ST STE 104, ELOY,AZ 85131
25	405032270	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
26	405033220	JCV MARKETING & INVESTMENTS GROUP LLC	6548 W PECK DR, GLENDALE,AZ 85301
27	40502283A	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
28	40503044B	PINAL HISPANIC COUNCIL	994 S HARRISON RD,TUCSON,AZ 85748
29	405030450	PATINO FRANCISCO & MAGDALENA	306 W 13TH ST, ELOY,AZ 85131
30	405030570	RESENDIZ ANNA	308 N STUART BLVD, ELOY,AZ 85131
31	405032280	MEEKS CELIA OTERO	PO BOX 1224 , RED ROCK,AZ 85145
32	405033230	VILLACIS JULIO	11218 N 54TH LN, SURPRISE,AZ 85379
33	405030460	ZENIL ISABEL Z	104 E 7TH ST, ELOY,AZ 85131
34	405030470	VEGA DE GARCIA ALICIA GUADALUPE	PO BOX 11224, CASA GRANDE,AZ 85130
35	405030480	ELIZONDO ABRAM	105 E 4TH ST, ELOY,AZ 85131
36	40503052C	PINAL HISPANIC COUNCIL INC	994 S HARRISON RD,TUCSON,AZ 85748
37	405030580	SMILEYCRIB LLC	741 W UNIVERSITY DR, TEMPE,AZ 85281
38	405022800	HANCOCK MICHAEL R & LUCINDA	104 W FRONTIER ST, ELOY,AZ 85131
39	405032290	MEEKS CELIA OTERO	PO BOX 1224 , RED ROCK,AZ 85145
40	405033240	ROMERO FREDY A LOPEZ & COTA LLUVIA URIAS	511 W PHOENIX AVE, ELOY,AZ 85131
41	405033300	ATLAS RESIDENTIAL LLC	6250 E CHENEY DR , PARADISE VALLEY,AZ 85253
42	405022960	AZ HEALTH SUPPLY LC	2015 E 5TH ST STE 10, TEMPE,AZ 85281
43	405022880	CANEZ EDGARDO ESPINOZA & CANEZ EVA ORTIZ	401 N MYERS BLVD, ELOY,AZ 85131
44	405032300	LEON ROY DEMETRIO & LEON ROSALIE M	401 N STUART BLVD, ELOY,AZ 85131
45	405030590	DOYLE CLIFFORD B JR	741 BALBOA AVE, CORONADO, CA 92118
46	405022970	AZ HEALTH SUPPLY LC	2015 E 5TH ST STE 10, TEMPE,AZ 85281
47	405030600	DOMINGUEZ JOSE FERNANDO	321 N 35TH ST LOT 30, PHOENIX,AZ 85008
48	405032310	MENDOZA CRISPIN C & INES C	403 N STUART BLVD, ELOY,AZ 85131
49	405022890	CANEZ FELIPE & MARIA ANDREA	401 N MYERS BLVD, ELOY,AZ 85131
50	405030610	WAN SIMON & VIVIAN & BROWN LARRY D & DEBBIE K	1252 W MYRNA LN, TEMPE,AZ 85284
51	405030620	SKYDIVE TUCSON LLC	3550 N LA PAZ DR, ELOY,AZ 85131

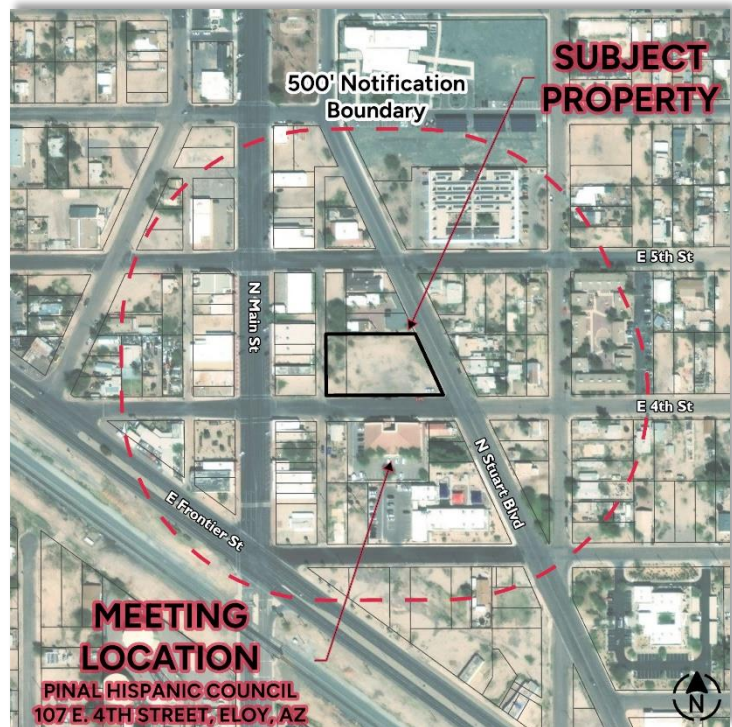
Parcel_ID	APN	OwnerName	MailingAddress
52	405022900	CANEZ YLIANA	3130 W SHEDD RD, ELOY,AZ 85131
53	405022910	GARCIA RAMON A SR & GARCIA AURORA R	PO BOX 614, ELOY,AZ 85131
54	405022920	MITCHELL TONY L	3221 E DEMIN TRL, SAN TAN VALLEY,AZ 85143
55	405022930	HANCOCK MICHEAL R	104 W FRONTIER ST, ELOY,AZ 85131
56	40502299A	GALAVIZ & RODRIGUEZ FAM LLC	408 N MAIN ST, ELOY,AZ 85131
57	405032320	MARTINEZ JOHN SR & RODRIGUEZ MARY ELVA	106 N SANTA CRUZ AVE, ELOY,AZ 85131
58	405032350	VALENTINE RAYMOND & MARY	110 E 4TH ST, ELOY,AZ 85131
59	405032360	WRIGHT TIMOTHY R	741 W UNIVERSITY DR, TEMPE,AZ 85281
60	405030660	PINAL HISPANIC COUNCIL INC	994 S HARRISON RD,TUCSON,AZ 85748
61	405030680	PINAL HISPANIC COUNCIL INC	994 S HARRISON RD,TUCSON,AZ 85748
62	405030630	SKYDIVE TUCSON LLC	3550 N LA PAZ DR, ELOY,AZ 85131
63	40502294B	RAMIREZ VERENICE RODRIGUEZ	407 N MYERS BLVD , ELOY,AZ 85131
64	405023000	GALAVIZ & RODRIGUEZ FAM LLC	408 N MAIN ST, ELOY,AZ 85131
65	405030640	CUTTING MICHAEL A LIV TRUST	PO BOX 21214, FORT LAUDERDALE, FL 33335
66	40503069B	ATLAS RESIDENTIAL LLC	6250 E CHENEY DR , PARADISE VALLEY,AZ 85253
67	40502301B	MGF FUNDING INC	PO BOX 41941, MESA,AZ 85274
68	40502301A	MGF FUNDING INC	PO BOX 41941, MESA,AZ 85274
69	40503069C	ATLAS RESIDENTIAL LLC	6250 E CHENEY DR , PARADISE VALLEY,AZ 85253
70	40502294A	CHALUE FRANK	9121 N 68TH AVE, PEORIA,AZ 85345
71	405022950	JACQUES TRICIA M	101 W 5TH ST, ELOY,AZ 85131
72	405023020	QWEST CORPORATION	PO BOX 2599, OLATHE, KS 66063
73	405032340	RAMIREZ EVA M & RAMIREZ MICHELLE	504 S DOWNING LN, TUCSON,AZ 85711
74	405032330	RAMIREZ EDUVIJES R (EST OF) & EVA M	504 S DOWNING LN, TUCSON,AZ 85711
75	405032370	VAUGHN GEORGE	PO BOX 579, SEQUIM,WA 98382
76	405032380	RAMIREZ EVA M & RAMIREZ MICHELLE	504 S DOWNING LN, TUCSON,AZ 85711
77	405032390	GARCIA KATHERINE	6115 E MONITOR ST APT B-3, PICACHO,AZ 85141
78	405030650	SANTA CRUZ VALLEY INVESTMENTS LLC	PO BOX 1883, ARIZONA CITY,AZ 85123
79	405030670	LIONS CLUB OF ELOY	PO BOX 71, ELOY,AZ 85131
80	405030710	CENTRAL PINAL LIONS FOUNDATION INC	PO BOX 71, ELOY,AZ 85131
81	405033380	ATLAS RESIDENTIAL LLC	6250 E CHENEY DR , PARADISE VALLEY,AZ 85253
82	405023030	IRON GATE PROPERTIES LLC	1737 WYOSEMITE PL, CHANDLER,AZ 85248
83	405030720	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
84	405033580	AREVALOS JAVIER	6 N LIEBRE RD, MARICOPA,AZ 85139
85	405030730	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
86	405023040	OSUNA OSCAR & ALMA ELIZABETH	PO BOX 12909, CASA GRANDE,AZ 85130
87	405030740	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
88	405030780	MA JIM P & WAI Y	106 E 5TH ST, ELOY,AZ 85131
89	405033590	SANTOS JESUS R & MARIA R	503 N D ST, ELOY,AZ 85131
90	405023060	OSUNA OSCAR & ALMA ELIZABETH	PO BOX 12909, CASA GRANDE,AZ 85130
91	405030750	CUTTING MICHAEL A LIVING TRUST	PO BOX 21214, FORT LAUDERDALE, FL 33335
92	405033600	LOPEZ PEDRO	1218 N GAGE LN, NAMPA, ID 83687
93	405023050	HERNANDEZ MARIA	505 N MYERS BLVD, ELOY,AZ 85131
94	405023070	ROBINSON LEE ROY SR TR	MAIL RETURN
95	405030790	CUTTING MICHAEL A LIVING TRUST	PO BOX 21214, FORT LAUDERDALE, FL 33335
96	40503076A	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131
97	40503240B	PINAL GILA COUNCIL FOR SR CITIZENS	8969 W MCCARTNEY RD, CASA GRANDE,AZ 85194
98	405023090	LEYVA RODRIGO E & BRENDA	PO BOX 4656, ARIZONA CITY,AZ 85123
99	405030800	PINAL HISPANIC COUNCIL INC	994 S HARRISON RD,TUCSON,AZ 85748
100	405030810	SAUCEDA EDWARD & SAUCEDA EDWARD J	421 E 4TH ST, ELOY,AZ 85131
101	40503240A	CITY OF ELOY	595 N C ST STE 104, ELOY,AZ 85131



October 19, 2023

Dear Neighbor,

As the City of Eloy continues to grow, so does the need to provide additional housing for everyone, including those more vulnerable to financial challenges in today's economy. As a way to address these challenges, organizations such as the Pinal Hispanic Council, Intermountain Centers, Compass Affordable Housing, and the Idea'l Trade Institute are collaborating to develop vacant land that is owned by the Pinal Hispanic Council at 404 N. Stuart Boulevard to provide attainable housing opportunities. A location such as this, which is directly across the street from Pinal Hispanic Council, offers an extra layer of direct property oversight and management and is near jobs, commercial services, schools, and parks.



Pinal Hispanic Council owns the vacant 0.85 acres of land at the northwest corner of Stuart Boulevard and 4th Street and is seeking to construct and manage twenty innovative and quality built tiny homes that will be rented to tenants signing lease agreements and community rules who will participate in the supportive services offered by Pinal Hispanic Council. The goal is for this residential development proposal to transform the vacant land in the neighborhood into a place for people to call home as they participate in the greater community. The tiny homes will be monitored daily and maintained by a third-party property manager and overseen by staff from the Pinal Hispanic Council since it is located across the street at 107 East 4th Street. Each tiny home will have comfortable, high-quality interiors, exteriors, and a yard. The proposed community consists of studios, one-bedroom, and two-bedroom rental homes. Per the preliminary site design, they are centered around a community ramada with a communal laundry facility and neighboring green space.

Pinal Hispanic Council is an Arizona-based nonprofit organization specializing in behavioral health education and services, permanent supportive housing, supportive employment, wellness services, and

[TURN PAGE](#) →



outpatient care for residents in Eloy and Pinal County. The organization is spearheading this project to help provide people living and working within Eloy and Pinal County with stable, quality housing, in conjunction with programming, transportation, wellness services, employment assistance, and/or other services. This means that local individuals who need housing will also receive structured and monitored assistance that they may need right across the street.

Pinal Hispanic Council's vacant land is currently zoned C-1 (Neighborhood Commercial), and we are proposing to rezone it to R-3 (Multiple Family Residential). A minor amendment to the Eloy General Plan is also proposed in conjunction with the rezoning request. In addition to being located in the Downtown Core, a City of Eloy-designated growth area, this project furthers many goals and objectives in the Eloy General Plan, which encourages infill and development in the downtown area, greater housing choice, quality housing, and a sustainable land use mix.

We invite you to attend a neighborhood meeting to discuss the proposed development and the rezoning process and address any questions or comments you may have. If you would like to attend, details can be found below.

Please join us: **WEDNESDAY, NOVEMBER 1, 2023 at 5:45 PM**
at PINAL HISPANIC COUNCIL, 107 E. 4TH ST, ELOY, AZ

If you cannot attend the meeting and have questions, please don't hesitate to contact me at the information provided below.

Comments on this proposal may also be submitted to the City of Eloy Planning and Zoning Division by mail: 595 North C Street, Suite 102, Eloy, AZ 85131; phone: (520) 466-2578; or email: Belinda Cota at bcota@eloyaz.gov. Additionally, comments may be made verbally and/or in writing at an upcoming public hearing to be announced.

I appreciate your time and look forward to discussing this project with you.

Sincerely,

THE PLANNING CENTER



Brian Underwood

Principal

(520) 623-6146

bunderwood@azplanningcenter.com



HANCOCK MICHAEL R & LUCINDA
104 W FRONTIER ST
ELOY, AZ 85131

CITY OF ELOY
100 W FRONTIER ST
ELOY, AZ 85131

ROMERO FREDY A LOPEZ & COTA LLUVIA
URIAS
511 W PHOENIX AVE
ELOY, AZ 85131

CITY OF ELOY
308 N MAIN ST
ELOY, AZ 85131

CANEZ EDGARDO ESPINOZA & CANEZ EVA
ORTIZ
401 N MYERS BLVD
ELOY, AZ 85131

CANEZ FELIPE & MARIA ANDREA
403 N MYERS BLVD
ELOY, AZ 85131

CANEZ YLIANA
405 N MYERS BLVD
ELOY, AZ 85131

ATLAS RESIDENTIAL LLC
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

MITCHELL TONY L
106 W 4TH ST
ELOY, AZ 85131

HANCOCK MICHEAL R
104 W 4TH ST
ELOY, AZ 85131

JACQUES TRICIA M
101 W 5TH ST
ELOY, AZ 85131

AZ HEALTH SUPPLY LC
400 N MAIN ST
ELOY, AZ 85131

AZ HEALTH SUPPLY LC
406 N MAIN ST
ELOY, AZ 85131

GALAVIZ & RODRIGUEZ FAM LLC
408 N MAIN ST
ELOY, AZ 85131

GALAVIZ & RODRIGUEZ FAM LLC
412 N MAIN ST
ELOY, AZ 85131

QWEST CORPORATION
422 N MAIN ST
ELOY, AZ 85131

IRON GATE PROPERTIES LLC
501 N MYERS BLVD
ELOY, AZ 85131

OSUNA OSCAR & ALMA ELIZABETH
503 N MYERS BLVD
ELOY, AZ 85131

HERNANDEZ MARIA
505 N MYERS BLVD
ELOY, AZ 85131

OSUNA OSCAR & ALMA ELIZABETH
508 N MAIN ST
ELOY, AZ 85131

ROBINSON LEE ROY SR TR
510 N MAIN ST
ELOY, AZ 85131

LEYVA RODRIGO E & BRENDA
514 N MAIN ST
ELOY, AZ 85131

ROSS SHANNON & ROSS BRIAN LEE
101 E 3RD ST
ELOY, AZ 85131

TURAN KENAN & ANGELS INVESTMENTS
LLC
107 E 3RD ST
ELOY, AZ 85131

NAYUDU SRINIVAS BABU
109 E 3RD ST
ELOY, AZ 85131

CASTANEDA ROGELIO & ELOVIA
111 E 3RD ST
ELOY, AZ 85131

JOHNSON DOROTHY & EVANS JAMECIA
113 E 3RD ST
ELOY, AZ 85131

RAMIREZ ERNIE & VALENZUELA FLORINA &
WAHPETA PATRICIA
115 E 3RD ST
ELOY, AZ 85131

ATLAS RESIDENTIAL LLC
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

HHH LLC
210 N STUART BLVD
ELOY, AZ 85131

CITY OF ELOY
505 N MAIN ST
ELOY, AZ 85131

AREVALOS JAVIER
6 N LIEBRE RD
MARICOPA, AZ 85139

ZAZUETA DIANA DENISE & MONZON SONIA
208 N STUART BLVD
ELOY, AZ 85131

GARCIA RUBEN DIMAS & DIMAS MIRELLA &
DIMAS CHANTAL
301 N MAIN ST
ELOY, AZ 85131

GARCIA RUBEN DIMAS & DIMAS MIRELLA &
DIMAS CHANTAL
309 N MAIN ST
ELOY, AZ 85131

MILLENNIUM DESIGNS INC
311 N MAIN ST
ELOY, AZ 85131

MILLENNIUM DESIGNS INC
313 N MAIN ST
ELOY, AZ 85131

PATINO FRANCISCO & MAGDALENA
319 N MAIN ST
ELOY, AZ 85131

ZENIL ISABEL Z
321 N MAIN ST
ELOY, AZ 85131

VEGA DE GARCIA ALICIA GUADALUPE
323 N MAIN ST
ELOY, AZ 85131

ELIZONDO ABRAM
105 E 4TH ST
ELOY, AZ 85131

PINAL HISPANIC COUNCIL INC
107 E 4TH ST
ELOY, AZ 85131

GARCIA ALICIA & MARTIN
104 E 3RD ST
ELOY, AZ 85131

LOPEZ JOHNNY C
106 E 3RD ST
ELOY, AZ 85131

PINAL/GILA COMMUNITY CHILD SERVICES
INC
114 E 3RD ST
ELOY, AZ 85131

RESENDIZ ANNA
308 N STUART BLVD
ELOY, AZ 85131

SMILEYCRIB LLC
320 N STUART BLVD
ELOY, AZ 85131

DOYLE CLIFFORD B JR
403 N MAIN ST
ELOY, AZ 85131

DOMINGUEZ JOSE FERNANDO
405 N MAIN ST
ELOY, AZ 85131

WAN SIMON & VIVIAN & BROWN LARRY D
& DEBBIE K
407 N MAIN ST
ELOY, AZ 85131

SKYDIVE TUCSON LLC
409 N MAIN ST
ELOY, AZ 85131

SKYDIVE TUCSON LLC
413 N MAIN ST
ELOY, AZ 85131

CUTTING MICHAEL A LIV TRUST
415 N MAIN ST
ELOY, AZ 85131

SANTA CRUZ VALLEY INVESTMENTS LLC
425 N MAIN ST
ELOY, AZ 85131

PINAL HISPANIC COUNCIL INC
106 E 4TH ST
ELOY, AZ 85131

LIONS CLUB OF ELOY
105 E 5TH ST
ELOY, AZ 85131

PINAL HISPANIC COUNCIL INC
404 N STUART BLVD
ELOY, AZ 85131

CENTRAL PINAL LIONS FOUNDATION INC
410 N STUART BLVD
ELOY, AZ 85131

CITY OF ELOY
501 N MAIN ST
ELOY, AZ 85131

ESPINOZA MARTHA G
303 N D ST
ELOY, AZ 85131

WRIGHT TIMOTHY R 741 W UNIVERSITY DR TEMPE, AZ 85281	CITY OF ELOY 507 N MAIN ST ELOY, AZ 85131	CUTTING MICHAEL A LIVING TRUST 511 N MAIN ST ELOY, AZ 85131
MA JIM P & WAI Y 106 E 5TH ST ELOY, AZ 85131	CUTTING MICHAEL A LIVING TRUST 504 N STUART BLVD ELOY, AZ 85131	PINAL HISPANIC COUNCIL INC 519 N MAIN ST ELOY, AZ 85131
SAUCEDA EDWARD & SAUCEDA EDWARD J 103 E 6TH ST ELOY, AZ 85131	CITY OF ELOY 305 N STUART BLVD ELOY, AZ 85131	MEEKS CELIA OTERO 309 N STUART BLVD ELOY, AZ 85131
MEEKS CELIA OTERO 115 E 4TH ST ELOY, AZ 85131	LEON ROY DEMETRIO & LEON ROSALIE M 401 N STUART BLVD ELOY, AZ 85131	MENDOZA CRISPIN C & INES C 403 N STUART BLVD ELOY, AZ 85131
MARTINEZ JOHN SR & RODRIGUEZ MARY ELVA 405 N STUART BLVD ELOY, AZ 85131	RAMIREZ EDUVIJES R (EST OF) & EVA M 407 N STUART BLVD ELOY, AZ 85131	RAMIREZ EVA M & RAMIREZ MICHELLE 111 E 5TH ST ELOY, AZ 85131
VALENTINE RAYMOND & MARY 110 E 4TH ST ELOY, AZ 85131	WRIGHT TIMOTHY R 400 N D ST ELOY, AZ 85131	VAUGHN GEORGE 115 E 5TH ST ELOY, AZ 85131
RAMIREZ EVA M & RAMIREZ MICHELLE 117 E 5TH ST ELOY, AZ 85131	GARCIA KATHERINE 119 E 5TH ST ELOY, AZ 85131	GUNARDI CHARLYNA 301 N D ST ELOY, AZ 85131
DOMINGUEZ ROBERT 305 N D ST ELOY, AZ 85131	JCV MARKETING & INVESTMENTS GROUP LLC 307 N D ST ELOY, AZ 85131	VILLACIS JULIO 311 N D ST ELOY, AZ 85131
ROMERO FREDY A LOPEZ & COTA LLUVIA URIAS 313 N D ST ELOY, AZ 85131	ATLAS RESIDENTIAL LLC 203 E 4TH ST ELOY, AZ 85131	ATLAS RESIDENTIAL LLC 401 N D ST ELOY, AZ 85131
AREVALOS JAVIER 501 N D ST ELOY, AZ 85131	SANTOS JESUS R & MARIA R 503 N D ST ELOY, AZ 85131	CITY OF ELOY 595 N C ST ELOY, AZ 85131

LOPEZ PEDRO
1218 N GAGE LN
NAMPA, ID 83687

CHALUE FRANK
107 W 5TH ST
ELOY, AZ 85131

RAMIREZ VERENICE RODRIGUEZ
407 N MYERS BLVD
ELOY, AZ 85131

MGF FUNDING INC
416 N MAIN ST
ELOY, AZ 85131

MGF FUNDING INC
414 N MAIN ST
ELOY, AZ 85131

MILLENNIUM DESIGNS INC
315 N MAIN ST
ELOY, AZ 85131

PINAL HISPANIC COUNCIL
317 N MAIN ST
ELOY, AZ 85131

ATLAS RESIDENTIAL LLC
406 N STUART BLVD
ELOY, AZ 85131

ATLAS RESIDENTIAL LLC
408 N STUART BLVD
ELOY, AZ 85131

CITY OF ELOY
515 N MAIN ST
ELOY, AZ 85131

CIRCLE K PROPERTIES INC, C/O TOSCO
MARKETING CO STORE-DEPT DC 17
PO BOX 52085
PHOENIX, AZ 85072

PINAL GILA COUNCIL FOR SR CITIZENS
118 E 5TH ST
ELOY, AZ 85131

ELOY FIRE DISTRICT
4010 N TOLTEC RD
ELOY, AZ 85131

ELOY POLICE DEPARTMENT
630 N MAIN ST
ELOY, AZ 85131

THE PLANNING CENTER
RE: PHC-01
2 E. CONGRESS ST, SUITE #600
TUCSON, AZ 85701

SANTA CRUZ VALLEY UNION HIGH SCHOOL
DISTRICT 40
PO BOX 827
FLORENCE, AZ 85132

ATTN: NICO'S MEXICAN FOOD
919 N MAIN ST LLC
925 N COLORADO ST
CASA GRANDE, AZ 85122

PINAL GILA COUNCIL FOR SR CITIZENS
8969 W MCCARTNEY RD
CASA GRANDE, AZ 85194

ZAZUETA DIANA DENISE & MONZON SONIA
34729 N KACHINA LN
SAN TAN VALLEY, AZ 85140

RAMIREZ EVA M & RAMIREZ MICHELLE
504 S DOWNING LN
TUCSON, AZ 85711

RAMIREZ EDUVIJES R (EST OF) & EVA M
504 S DOWNING LN
TUCSON, AZ 85711

LOPEZ PEDRO
1218 N GAGE LN
NAMPA, ID 83687

CHALUE FRANK
9121 N 68TH AVE
PEORIA, AZ 85345

ZENIL ISABEL Z
104 E 7TH ST
ELOY, AZ 85131

MGF FUNDING INC
PO BOX 41941
MESA, AZ 85274

MA JIM P & WAI Y
106 E 5TH ST
ELOY, AZ 85131

MILLENNIUM DESIGNS INC
7077 E BELL RD STE 108
SCOTTSDALE, AZ 85254

PINAL HISPANIC COUNCIL
994 S HARRISON RD
TUCSON, AZ 85748

ATLAS RESIDENTIAL LLC
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

CITY OF ELOY-DUST BOWL THEATER
595 N C ST STE 104
ELOY, AZ 85131

SMILEYCRIB LLC
741 W UNIVERSITY DR
TEMPE, AZ 85281

VAUGHN GEORGE
PO BOX 579
SEQUIM, WA 98382

DOMINGUEZ ROBERT
305 N D ST
ELOY, AZ 85131

CITY OF ELOY
595 N C ST STE 104
ELOY, AZ 85131

SANTA CRUZ VALLEY INVESTMENTS LLC
PO BOX 1883
ARIZONA CITY, AZ 85123

CANEZ FELIPE & MARIA ANDREA
401 N MYERS BLVD
ELOY, AZ 85131

CANEZ YLIANA
3130 W SHEDD RD
ELOY, AZ 85131

GARCIA RAMON A SR & GARCIA AURORA R
PO BOX 614
ELOY, AZ 85131

MITCHELL TONY L
3221 E DEMIN TRL
SAN TAN VALLEY, AZ 85143

VILLACIS JULIO
11218 N 54TH LN
SURPRISE, AZ 85379

DOYLE CLIFFORD B JR
741 BALBOA AVE
CORONADO, CA 92118

AZ HEALTH SUPPLY LC
2015 E 5TH ST STE 10
TEMPE, AZ 85281

SAUCEDA EDWARD & SAUCEDA EDWARD J
421 E 4TH ST
ELOY, AZ 85131

DOMINGUEZ JOSE FERNANDO
321 N 35TH ST LOT 30
PHOENIX, AZ 85008

MEEKS CELIA OTERO
PO BOX 1224
RED ROCK, AZ 85145

QWEST CORPORATION
PO BOX 2599
OLATHE, KS 66063

IRON GATE PROPERTIES LLC
1737 W YOSEMITE PL
CHANDLER, AZ 85248

OSUNA OSCAR & ALMA ELIZABETH
PO BOX 12909
CASA GRANDE, AZ 85130

RESENDIZ ANNA
308 N STUART BLVD
ELOY, AZ 85131

OSUNA OSCAR & ALMA ELIZABETH
PO BOX 12909
CASA GRANDE, AZ 85130

JCV MARKETING & INVESTMENTS GROUP
LLC
6548 W PECK DR
GLENDALE, AZ 85301

LEYVA RODRIGO E & BRENDA
PO BOX 4656
ARIZONA CITY, AZ 85123

ROSS SHANNON & ROSS BRIAN LEE
89 COLLEGE AVE
ELBERTON, GA 30635

TURAN KENAN & ANGELS INVESTMENTS
LLC
2746 E BRILL ST
PHOENIX, AZ 85008

CUTTING MICHAEL A LIVING TRUST
PO BOX 21214
FORT LAUDERDALE, FL 33335

CASTANEDA ROGELIO & ELOVIA
1644 W WILSON AVE
COOLIDGE, AZ 85128

JOHNSON DOROTHY & EVANS JAMECIA
2135 MIDDLE DR
SLIDELL, LA 70458

WAN SIMON & VIVIAN & BROWN LARRY D
& DEBBIE K
1252 W MYRNA LN
TEMPE, AZ 85284

HHH LLC
309 E AMBASSADOR DR
TEMPE, AZ 85281

PINAL/GILA COMMUNITY CHILD SERVICES
INC
1183 E COTTONWOOD LN STE 2
CASA GRANDE, AZ 85122

GARCIA KATHERINE
6115 E MONITOR ST APT B-3
PICACHO, AZ 85141

GUNARDI CHARLYNA
20335 VIA SANLUCAR
YORBA LINDA, CA 92887

LIONS CLUB OF ELOY
PO BOX 71
ELOY, AZ 85131

GARCIA RUBEN DIMAS & DIMAS MIRELLA &
DIMAS CHANTAL
314 W 13TH ST
ELOY, AZ 85131

LEON ROY DEMETRIO & LEON ROSALIE M
401 N STUART BLVD
ELOY, AZ 85131

MARTINEZ JOHN SR & RODRIGUEZ MARY
ELVA
106 N SANTA CRUZ AVE
ELOY, AZ 85131

VALENTINE RAYMOND & MARY
110 E 4TH ST
ELOY, AZ 85131

PATINO FRANCISCO & MAGDALENA
306 W 13TH ST
ELOY, AZ 85131

CENTRAL PINAL LIONS FOUNDATION INC
PO BOX 71
ELOY, AZ 85131

VEGA DE GARCIA ALICIA GUADALUPE
PO BOX 11224
CASA GRANDE, AZ 85130

SKYDIVE TUCSON LLC
3550 N LA PAZ DR
ELOY, AZ 85131

PINAL HISPANIC COUNCIL INC
994 S HARRISON RD
TUCSON, AZ 85748

GARCIA ALICIA & MARTIN
PO BOX 11224
CASA GRANDE, AZ 85130

LOPEZ JOHNNY C
3925 N ZAPOTEC AVE
ELOY, AZ 85131

21-2-7.11: TINY HOUSE PARK DESIGN GUIDELINES:

A. These guidelines apply to tiny house parks. The development or construction of any on site or off site tiny house park shall comply with the following minimum criteria:

1. The minimum distance between tiny houses or attached/detached accessory structures in the same tiny house park shall be ten feet (10'). Tiny houses or attached/detached accessory structure may not be closer than ten feet (10') to the exterior boundary or five feet (5') to individual lot lines of the park.
2. There shall be a minimum distance of ten feet (10') between the front of the tiny house and any private street or private sidewalk, including any bay windows or any other attached projection.
3. A minimum of ten percent (10%) of the total park area shall be designated as permanent open space. Where phases are proposed for the tiny house park, the percentage of open space in each phase shall meet or exceed the minimum total for the specified phase area. The open space shall be available through the use of easements to all residents of the development. Streets, driveways, parking areas, buffer areas, recreation vehicle storage, and buildings shall not be included in calculating the size of open space.
4. A ten-foot (10') landscape area shall be required where the park is adjacent to a public street/sidewalk.
5. Two (2) paved off-street parking spaces of 9 feet by 20 feet shall be required for each tiny house space/lot.
6. One (1) 9-foot by 20-foot visitor parking space shall be required for each eight (8) tiny house spaces. Common lots spaced equidistant throughout the park may be employed to provide off-street parking. One (1) 12-foot by 30-foot oversized parking space shall be required for four (4) tiny house lots/spaces.
7. Designated areas for boat and recreational vehicle storage within the park shall be provided for the sole use of the residents of the park. Storage areas shall be completely screened from outside park boundaries by a six foot (6') high decorative wall.
8. Street improvements for any public roads bounding or within the tiny house park shall be made as required by the City of Eloy Engineer.
9. All interior drives or roadways within the tiny house park shall be a minimum width of twenty-four feet (24') or as required by the International Fire Code, whichever is greater. The width of the roadway is exclusive of curbs and walkways, measured from the edge of pavement to the edge of pavement. The interior drives or roadways shall be paved with a minimum of three inches (3") of asphalt over six inches (6") of aggregate base course (ABC) or its equivalent.
10. Provision for on-site stormwater retention, drainage and off- site stormwater drainage both entering and leaving the property shall be as required by the City of Eloy Engineer.
11. Each tiny house park shall provide fire protection facilities as set forth in the International Fire Code.
12. The tiny house park shall be permanently screened from adjacent properties by a decorative solid wall, six feet (6') in height.
13. One tiny house shall be permitted on each approved lot or as per setback requirements.
14. Access to all tiny house lots/spaces shall be from the interior of the park. There shall be no individual access to any tiny house space/lot from a public street.

15. Tiny house parks with more than one hundred (100) lots/houses shall have a minimum of two (2) separate access entry drives connecting the park to public streets or one (1) separate access entry drive and a cul de sac, with a minimum turning diameter of ninety-six (96) feet. Access to the development shall not be through a residential area to reach a collector street.

16. All refuse collection areas shall be completely enclosed via a solid six-foot (6') wall and view-obstructing gate and located on a concrete surface. Refuse collection areas shall be readily accessible to refuse collection vehicles, without substantially encumbering adjacent parking and vehicular access. If the refuse collection area can be viewed directly from the exterior of the park, the enclosure should be screened with landscaping on all of its viewable sides.

17. All lighting shall be in conformance with section 21-4-5 of this chapter.

18. All utilities shall be placed underground. Placement of utilities, including master meters, shall meet all requirements of the City of Eloy, as well as the respective utility companies.

19. The site plan shall provide for a system of pedestrian circulation within the development. The system shall connect with existing sidewalks, if any are adjacent to the property. The pedestrian access may be located either in the street right-of-way or in common open space. The system shall be designed to link residential units with recreation facilities, school bus stops, and existing sidewalks in the neighborhood. Pedestrian ways may take the form of sidewalks or walking paths with a minimum width of five feet (5'). (Ord. 21-911, 7-26-2021)

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: IX.H.

Date: 12/20/2023

Date submitted:
11/16/2023

Action: Other

Subject: 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)

Date requested:
12/20/2023

TO: Planning and Zoning Commission

FROM: David Malewitz, Belinda Cota

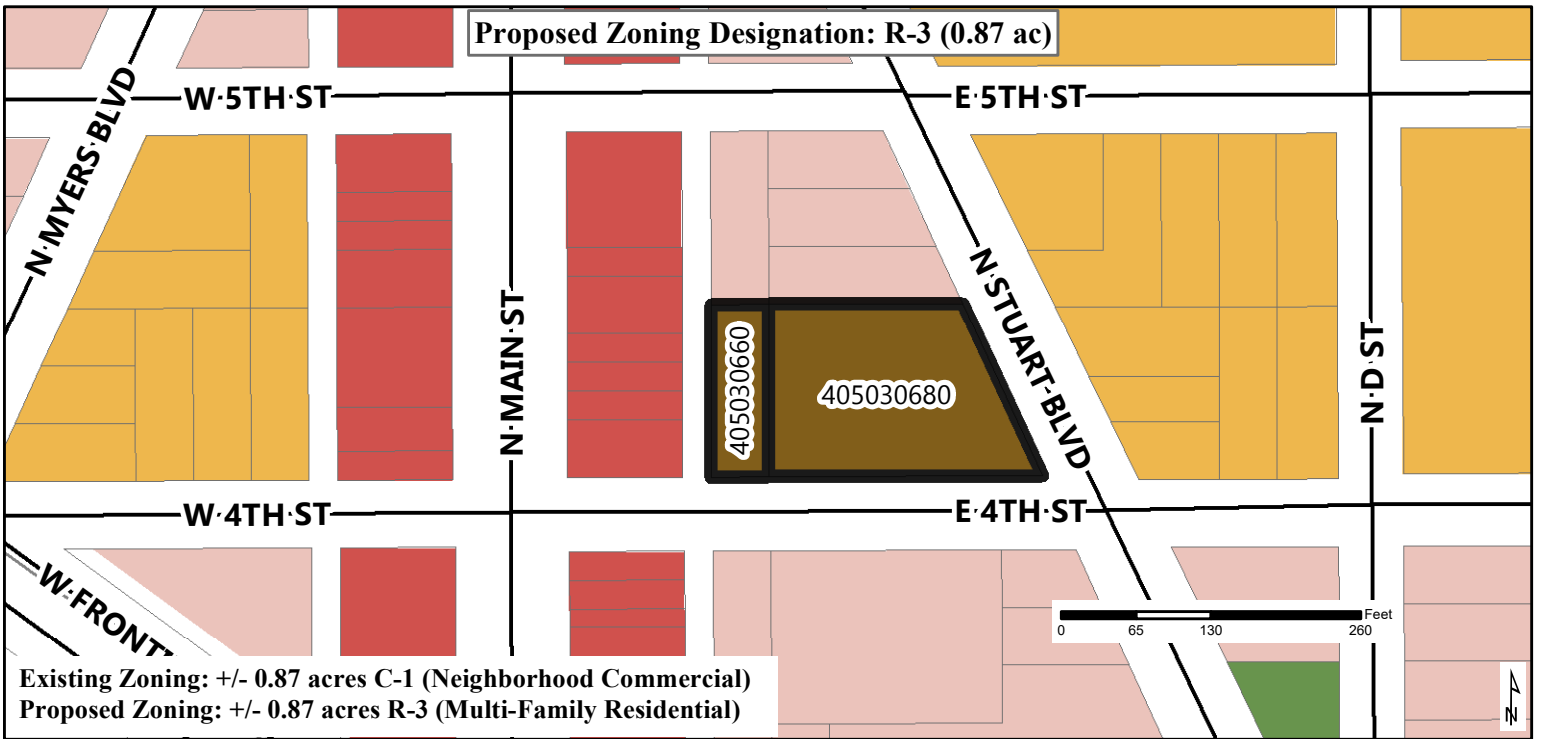
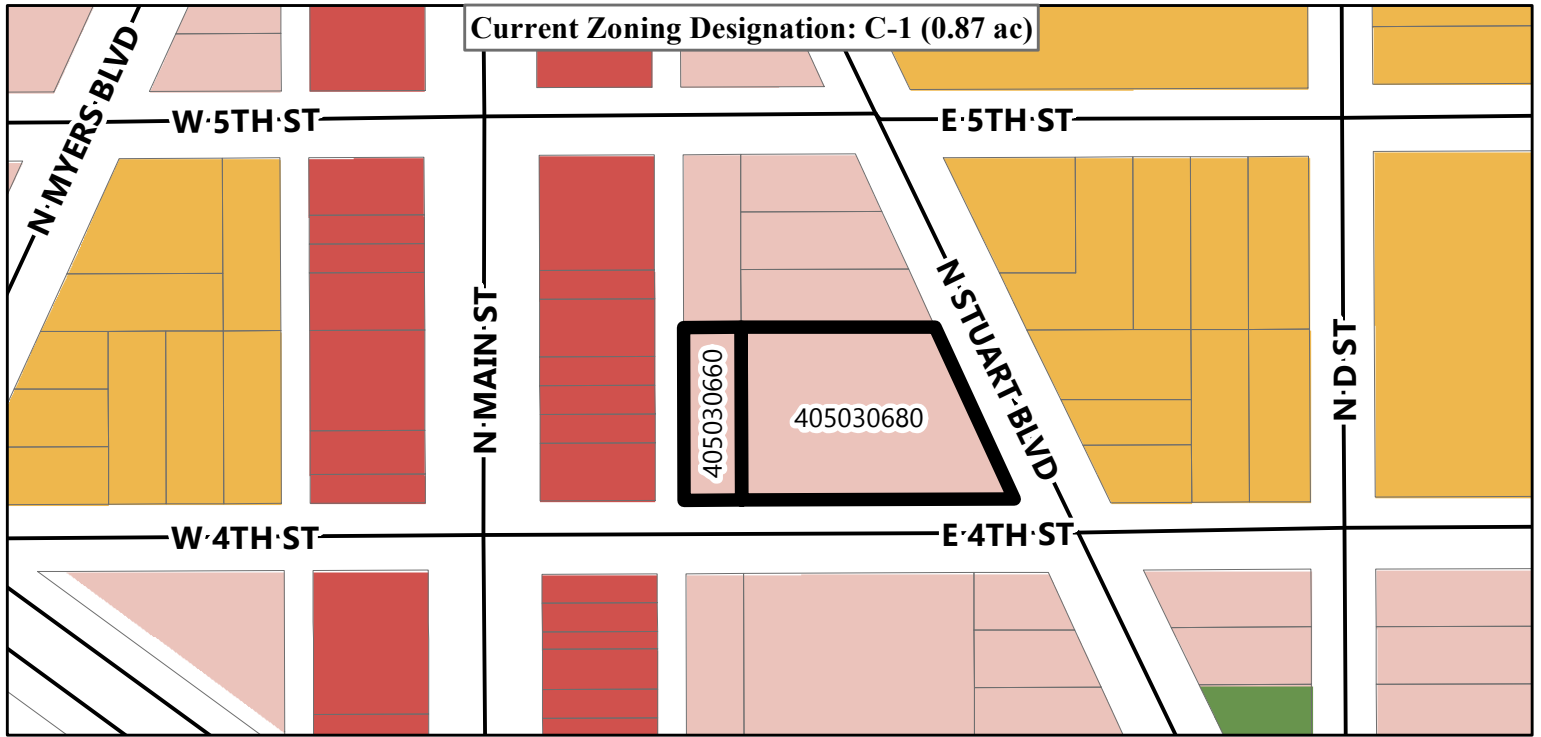
RECOMMENDATION:

Staff has reviewed the proposed Rezone request and finds it is compatible with adjacent zoning designations to rezone approximately 0.87 acres located on Pinal County Assessor's Parcel Numbers 405-03-066 and 405-03-068 from C-1, Neighborhood Commercial with a Downtown Core Overlay (DCO) to R-3, Multiple Family Residential with a Downtown Core Overlay (DCO) subject to the Tiny House Park Design Guidelines (21-2-7.11). The subject property is bounded by 4th Street to the south and Stuart Boulevard to the east, in a portion of Section 6, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

DISCUSSION:

FISCAL IMPACT:

N/A



Pinal Hispanic Council Rezoning Exhibit - Case No: RZ2023-040

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.