



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, September 18, 2024

6:00 PM

**ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131**

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Motion to approve the August 21, 2024, meeting minutes of the Planning and Zoning Commission**
 - A. August 21, 2024, Regular Meeting Minutes of the Planning and Zoning Commission.
- V. New Business: Possible discussion and/or action on the following:**
 - A. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2006-035.A1: Picacho View II Planned Area Development-NextEra. The proposed Amendment to the Zoning Map will modify the Picacho View II Planned Area Development to permit Solar, Utility Scale Generation, and Battery Energy Storage System Facilities as an allowed use. Consisting of approximately 1,040 acres of land, the site is located between W Kenyon RD, W Harmon RD, S Tweedy RD, and S Curry RD.
 - B. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPA2007-007.A1 Steven Farms Planned Area Development - NextEra. The proposed Amendment to the Zoning Map will modify the Steven Farms Planned Area Development to permit Solar, Utility Scale Generation, and Battery Energy Storage System Facilities as an allowed use. Consisting of approximately 640 acres of land, the site is located between W Harmon RD, W Hotts RD, S Eleven Mile Corner Road, and S Tweedy RD.
 - C. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. CUP2024-002: Eloy Valley I and II Solar Energy Center. The proposed Conditional Use Permit is to allow Solar, Utility Scale Generation, and Battery Energy Storage System Facilities on an irregularly shaped property containing approximately 2,237 acres site zoned Rural Residential (RR-20) and Estate Residential (R1-43), and located between W Shay RD, W Pretzer RD, S Sunshine RD, and S Tweedy RD.
- VI. Old Business: Possible discussion and/or action on the following:**

- A. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. ZTA2024-001: Residential Walls and Fences, to amend Chapter 21 Zoning, Article IV. General Development Regulations, Section 21-4-2.10: Fences and Hedges, and other applicable articles and sections of the Zoning Ordinance, to incorporate requirements for opaque walls and fences on residential lots with an area of one (1) acre and less, excluding property zoned with a Planned Area Development Overlay.
- B. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. ZTA2024-002: Planning and Zoning Commission Responsibilities and Reasonable Accommodations, to amend Chapter 21 Zoning, Article V. Administration, Section 21-5-3 Planning and Zoning Commission, and Section 21-5-4: Board of Adjustment, and other applicable Articles and sections of the Zoning Ordinance, pertaining to the construct, powers, and responsibilities of the Planning and Zoning Commission and Board of Adjustment.
- C. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. ZTA2024-003: Historic Preservation Overlay and Miscellaneous Modifications, to amend Chapter 21 Zoning: Article II. Zoning Districts, including sections therein, to modify the title of the Planned Area Development (PAD) zone, and to incorporate the Historic Preservation Overlay (HP) zone, including the related processes and requirements; and Article VI. Zoning Procedures, to add Historic Preservation procedures, processes, criteria, standards, and guidelines.
- D. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. ZTA2024-004: Development Standards and Building Heights Exceptions, a request by the City of Eloy for a Text Amendment to the City of Eloy's Zoning Ordinance to amend Chapter 21 Zoning: Article II. Zoning Districts, to add building height exception allowances and modify the development standard tables of all zones to restate the provisions and provide clarity, remove conflicts, and add square footage allowance for the residential component of a mixed-use development; in addition, to amend Article IV. General Development Regulations to incorporate provisions and regulations pertaining to allowing building height exceptions for appurtenances, projections, and structures above the building height of a property's zone.

VII. Informational Item:

- A. Planning and Zoning Commission members and Staff will give updates on relevant events and activities they have attended since the last meeting and any future events, activities, potential future agenda items. These items are for information only - no action will be taken.

VIII. Communications:

IX. Motion to Adjourn

POSTED BY SEPTEMBER 13, 2024, AT ELOY CITY HALL, ELOY POST OFFICE, 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.