



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, September 17, 2025

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. 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.**

V. Motion to approve the August 13, 2025 meeting minutes of the Planning and Zoning Commission

A. August 13, 2025, Planning and Zoning Commission Meeting Minutes.

VI. 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 the following: Case No.s. GPA2025-003, RZPAD2005-63.A1, and CUP2025-008: Hideout Ranch Entertainment Center. A request by Tanner Peterson, on behalf of Petersen Eloy 501, LLC, for a Minor General Plan Amendment from Parks/Open space to Community Commercial, a request for Amendment to the Zoning Map (Rezone) from Open Space Recreational (OSR), Multiple Family Residential (R-3), and Single Family Residential (R1-6) with the Planned Area Development Overlay (PAD) to General Commercial (C-2) PAD with modified design, development, and land use standards, and a Conditional Use Permit for Commercial Entertainment, Outdoors on approximately 19.75 acres located at 1505 N Toltec Rd and 3500 W Clubhouse Dr.

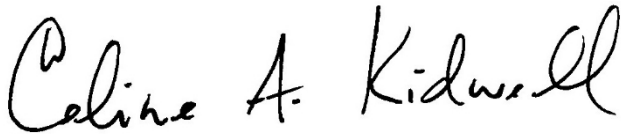
VII. Informational Item:

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

VIII. Motion to Adjourn

POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE: www.loyaz.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 black ink that reads "Celine A. Kidwell". The signature is written in a cursive style with a horizontal line underneath the name.

Celine A. Kidwell, CMC, FCRM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, 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.



PLANNING & ZONING COMMISSION
MINUTES
WEDNESDAY, AUGUST 13, 2025
6:00 PM
ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131

I. Call to Order

Chairman Paulson called the meeting to order at 6:01 pm

II. Roll Call

Chairperson Steven Paulson
Vice-Chair Conrad Tolson
Commissioner Frank Frassetto
Commissioner Bhakta Nallanthighal (Via telephone)
Commissioner Johnny Gunn
Commissioner Gerard Wittman
Alternate Commissioner Erika Lopez (Via telephone)
Ex-Officio Andrew Sutton

Absent

Commissioner Allen Crawford

Staff

Dan Symer, Community Development Director
Michelle Hall, Executive Assistant

III. Pledge of Allegiance

Chairman Paulson led the Pledge of Allegiance.

IV. Public Appearances

None

V. Motion to approve the July 16, 2025, meeting minutes of the Planning and Zoning Commission

A. July 16, 2025, Planning and Zoning Commission Meeting Minutes.

Commissioner Frassetto motioned to approve the minutes for July 16th, 2025.

Commissioner Wittman seconded the motion.

Motion passed 6-0

VI. 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. CUP2025-005: Desert Septic. A request by George Allen, property owner, for a Conditional Use Permit for Outdoor Storage for the property located at 4650 and 4712 N Tumbleweed Rd.

Chairman Paulson opened the public hearing.

Director Symer gave a brief description of the proposed CUP for Desert Septic and stated that staff agreed with this project, subject to the stipulations listed in his report.

Mr. Allen stated he planned to put up a privacy fence and store equipment. He is also planning an on-site office for his staff. Mr. Allen states there will be no public interaction; staff will arrive, pick up their vehicles, and return them at the end of the day.

Vice-Chair Tolson asked if he needed any FAA clearances since his property was close to the airport runway.

Mr. Allen stated not that he was aware of.

Director Symer stated that this project was below the height limits.

Mayor Sutton thanked Mr. Allen for investing in Eloy and asked if Mr. Allen planned to have security at his facility.

Mr. Allen stated yes, between the privacy fencing and cameras on the building.

Commissioner Frassetto asked Mr. Allen if he would be using Tumbleweed Rd, as it can get congested.

Mr. Allen explained that they would be offsetting the entrance gates back about 60 feet, and they would have plenty of room.

Chairman Paulson closed the public hearing.

Chairman Paulson requested a motion to recommend approval to the City Council.

Vice-Chairman Tolson motioned to approve the CUP by Desert Septic with the conditions listed by staff.
Commissioner Wittman seconded the motion.

Motion passed 6-0

VII. Informational Item:

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

Mayor Sutton and Director Symer gave updates on recent project approvals and the general plan.

VIII. Motion to Adjourn

Chairman Paulson adjourned the meeting at 6:20 pm.

**CITY OF ELOY
REQUEST FOR COMMISSION ACTION**

Agenda Item: **VI.A.**

Date: **9/17/2025**

Date submitted:
07/02/2025

Action: Formal

Subject: Conduct a public hearing and make a recommendation to the Eloy City Council on the following: Case No.s. GPA2025-003, RZPAD2005-63.A1, and CUP2025-008: Hideout Ranch Entertainment Center. A request by Tanner Peterson, on behalf of Petersen Eloy 501, LLC, for a Minor General Plan Amendment from Parks/Open space to Community Commercial, a request for Amendment to the Zoning Map (Rezone) from Open Space Recreational (OSR), Multiple Family Residential (R-3), and Single Family Residential (R1-6) with the Planned Area Development Overlay (PAD) to General Commercial (C-2) PAD with modified design, development, and land use standards, and a Conditional Use Permit for Commercial Entertainment, Outdoors on approximately 19.75 acres located at 1505 N Toltec Rd and 3500 W Clubhouse Dr.

Date requested:
9/17/2025

TO: Planning and Zoning Commission

FROM: Dan Symer

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission provide a recommendation of approval to the City Council of:

- Case No.GPA2025-003, General Plan Amendment from Parks/Open Space to Community Commercial, and find that the General Plan Amendment Guidelines have been met;

- Case No. RZPAD2005-63.A1, a rezone from Open Space Recreational (OSR), Multiple Family Residential, and Single Family Residential (R1-6) with the Planned Area Development Overlay (PAD) to General Commercial (C-2) PAD; and
- CUP2025-008: a Conditional Use Permit for Commercial Entertainment, Outdoors, and find that the Conditional Use Permit Criteria have been met.

DISCUSSION:

General Plan Amendment Request (Case No.GPA2025-003):

The applicant's request is for a Minor General Plan Amendment of approximately 19.75 acres of property from Parks/Open Space to Community Commercial. The purpose of this application is to accommodate the Amendment to the Zoning Map (Rezone) application specified below to rezone the property to General Commercial (C-2) with the Planned Area Development Overlay (PAD).

Amendment to the Zoning Map (Rezone) Request (Case No. RZPAD2005-63.A1):

The applicant's request is to rezone an approximately 19.75-acre property from Open Space Recreational (OSR), Multiple Family Residential, and Single Family Residential (R1-6) with the Planned Area Development Overlay (PAD) to C-2 PAD with modified design, development, and land use standards.

Conditional Use Permit Request (CUP2025-008):

The applicant's request is for a Conditional Use Permit to allow a Commercial Entertainment, Outdoor use on approximately 19.75 acres.

General Plan:

The General Plan Future Land Use Map designation of the property is Parks/Open Space. The Parks/Open Space land use designation allows for existing and planned open space, parks, and other related recreational facilities that serve the City's current and future recreational needs.

Context:

Located on the east side of the old San Miguel Golf Club course, the property is located north and west of the intersection of W Battaguila RD and Interstate-10 10 (I-10). The site is surrounded by the vacant San Miguel Golf Club course to the south and west, the Santa Rosa Canal to the north, and land previously used for the aforementioned golf course. The General Plan land use map designations, zoning, and land uses of the property abutting and adjacent to the property are identified below.

Direction	General Plan Land Use Map Designation	Existing Property Zoning	Existing Use of the Property
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Site	Parks/Open Space	Open Space Recreational (OSR), Multiple Family Residential (R-3), and Single Family Residential (R1-6) with the Planned Area Development Overlay (PAD)	Former San Miguel Golf Club course, clubhouse, and vacant land.
North	Community Commercial	Light Industrial (I-1)	San Miguel Canal, and further north, is vacant, undeveloped land
South	Parks/Open Space	Open Space Recreation (OSR) and Single Family Residential (R1-6) PAD	Former San Miguel Golf Course and vacant land
East	Community Commercial	Commercial (C-2) PAD	Vacant land
West	Parks/Open Space	Open Space Recreation (OSR) PAD	Former San Miguel Golf Course

General Plan Amendment Criteria and Guidelines (Case No.GPA2025-003):

The applicant's request is considered a Minor General Plan Amendment based on the criteria outlined in Section 2.2 of the Eloy General Plan. Furthermore, under Section 2.3 of the Eloy General Plan, changes to the General Plan must also meet the guidelines outlined below: (Staff's analysis of the guidelines is included in bold italic text, and the applicant's analysis is included in their narrative, attached)

1. That the City has not provided adequate land uses designated that would allow the proposed use to be sited as proposed.

- ***The General Plan's Future Land Use Map currently designates approximately 3.84% of the City's planning area for commercial land uses, of which includes approximately 1.78% designated as Community Commercial. It is not uncommon for cities to typically allocate approximately 5% to 15% of a city's land use area for commercial uses. The current amount of the City with the commercial land use, and***

more specifically Community Commercial, is lower than the typical low end of a city's land area allocated for commercial land uses.

2. That the amendment constitutes an overall improvement to the General Plan and will benefit the City in general.

- ***The property was historically used for the San Miguel Golf Club course from 1992 until 2016. Since its closing in 2016, the property has remained vacant. The proposed amendment to change the property from the Parks/Open Space land use to the Community Commercial would provide for the opportunity to rezone the property so that it may be redeveloped utilizing the existing clubhouse and golf course improvements for a restaurant and commercial entertainment venue. The change from Parks/Open Space land use to the Community Commercial land use would provide a minimal increase (0.01%) in the total land use that may be used for commercial uses. Although insignificant, the increase will assist in moving the total commercial area within the city to a more typical standard. Furthermore, the Community Commercial land use designation directly contributes to the General Plan's Goal 3.1.1.1 to "provide a range of supportive... land uses to encourage and maintain a sustainable community," and contributes to achieving the Goals 3.3.1.2 and 3.3.2.3 by encouraging a balance of land uses and promoting commercial development in the Sun Corridor Growth Area.***

3. The amendment will not adversely impact any portion of the community by: a) Creating incompatible land use patterns; b) Requiring additional and more expensive infrastructure improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses unless mitigated by the applicant and demonstrated to benefit the City; c) Adversely impacting existing or planned land uses through an unreasonable increase in traffic generated by the proposed use unless mitigated by the applicant, or d) Adversely affecting the livability of an area or the health and safety of existing residents.

- ***The proposed Community Commercial land use designation on the property is not anticipated to create an incompatible land use pattern with the abutting Community Commercial and Parks/Open Space and it is typically provided between the lower intensity land uses and the more intense land uses, such as the I-10 that abuts the golf courses' west property line.***
- ***The property is currently being serviced by existing water, wastewater (sewer), and roadway systems in the area. The property owner will be required to provide all necessary improvements related to traffic, roads, sewer, or water infrastructure to accommodate the development and the***

use of the property with the associated rezoning (Case No. RZPAD2005-63.A1) and the Conditional Use Permit (CUP2025-008).

4. That the amendment is consistent with the General Plan's overall intent and other adopted plans, codes, and ordinances.

- ***The proposed Community Commercial land use designation is consistent with the General Plan in that it contributes to achieving the General Plan's Goal 3.1.1.1 to "provide a range of supportive... land uses to encourage and maintain a sustainable community," and achieving the Goals 3.3.1.2 and 3.3.2.3 by encouraging a balance of land uses and promoting commercial development in the Sun Corridor Growth Area.***

Zoning Ordinance Issues for Consideration for a General Plan Amendment:

In determining whether to approve, approve with conditions, or deny proposed General Plan amendments, issues for consideration shall include, but not be limited to, staff's analysis, which is included in bold italic text, and the applicant's analysis, which is included in their narrative, attached.

A. Whether the development pattern contained in the future land use plan provides appropriate optional sites for the use proposed in the amendment.

- ***The General Plan's Future Land Use map provides a limited amount of Community Commercial land uses within the city. Furthermore, most existing designated Community Commercial land use areas are generally smaller than the proposed 19.75-acre site.***

B. That the amendment constitutes an overall improvement to the Eloy General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.

- ***The proposed Community Commercial land use designation is anticipated to constitute an overall improvement to the General Plan by increasing the area of the land use within the City. Furthermore, the increase in the Community Commercial area assists in implementing the Goals of the General Plan to provide a range of supportive land uses to encourage a sustainable community through the orderly development of the Sun Corridor Growth Area (Goals 3.1.1.1, 3.3.1.2, and 3.3.2.3).***

C. The degree to which the proposed amendment will impact the City as a whole or a portion of the City by: 1) Significantly altering acceptable existing land use patterns; 2) Requiring larger and more extensive improvements to roads, sewer, or water systems than are needed to support the prevailing land uses in which, therefore may negatively

impact the development of other lands. The Commission and/or the City Council may also consider the degree to which the need for such improvements will be mitigated pursuant to binding commitments by the applicant, a public agency, or other sources when the impacts of the uses permitted pursuant to the General Plan amendment will be realized; 3) Adversely impacting existing uses due to increased traffic on existing systems; and 4) Affecting the livability of the surrounding area or the health and safety of present or future residents.

- ***The proposed General Plan Amendment from Parks/Open Space to Community Commercial land use designation is not anticipated to significantly alter the existing land use patterns in the area, in that the property is adjacent to existing property that currently has the Community Commercial designation, and that the combined area is adjacent to the I-10, provided a buffer and land uses that are anticipated to be appropriate with its proximity to the interstate. Furthermore, a significant amount of the existing Park/Open Space will remain between the lower intensity residential land uses to the west.***
- ***The property is currently served by the existing water and roadway systems adjacent to the property, and has wastewater (sewer) service on the north side of the property. With the associated Amendment to the Zoning Map (Rezone) and Conditional Use Permit, the property owner will be required to provide the necessary improvements to the property.***

D. That the amendment is consistent with the overall intent of the adopted Eloy General Plan.

- ***The proposed General Plan Amendment from Parks/Open Space to the Community Commercial land use designation is consistent with the intent of the General Plan's in that it contributes to the General Plan's Goal 3.1.1.1 to "provide a range of supportive land uses to encourage and maintain a substantial community." Also, the amendment assists in encouraging a balanced use within a designated Growth area (Goal 3.3.1.2.). Furthermore, the proposed land use designation will assist in providing commercial land uses and encouraging the orderly development within the Sun Corridor Growth Area (Goals 3.3.1.2. and 3.3.1.3).***

E. Whether there was an error or oversight in the original Eloy General Plan adoption that did not fully consider facts, projects, or trends which could reasonably exist in the future.

- ***The proposed General Plan Amendment from Parks/Open Space to the Community Commercial land use designation is not an error or oversight in the existing plan, or other factor that could reasonably exist in the future.***

F. Whether events subsequent to the Eloy General Plan adoption have superseded the original premises and findings made upon plan adoption.

- ***Before and since the City Council adopted the General Plan in May 2020, the property had been the vacant San Miguel Golf Club course. In the past year and a half, the subject property was acquired by a current property owner who desires to redevelop the property to accommodate additional commercial uses that utilize a portion of the golf course improvements for other commercial activities, such as event and restaurant-related activities. The opportunity to redevelop the golf course may be considered a subsequent event to consider superseding the original premises and findings made upon the plan 's adoption pertaining to the property.***

G. Whether events subsequent to the Eloy General Plan adoption may have changed the character and/or condition of the area so as to make the application acceptable.

- ***Before and since the City Council adopted the General Plan in May 2020, the property has been the vacant San Miguel Golf Club course. Since these times, the property has continued to decline in such a way that a significant majority of the golf course landscaping has died, and improvement has steadily deteriorated. If this General Plan Amendment application and corresponding Amendment to the Zoning Map (rezone) (Case No. RZPAD2005-63.A1) and the Conditional Use Permit (CUP2025-008) are approved, they will provide an opportunity for the property to be redeveloped for a restaurant and commercial entertainment venue and other commercial uses.***

H. The extent to which the benefits of the plan amendment outweigh any of the impacts identified in subsections A through G of this Section.

- ***The proposed General Plan Amendment from Parks/Open Space to the Community Commercial will assist in encouraging a balance of uses within a designated Growth area (Goal 3.3.1.2.). Furthermore, the proposed land use designation will assist in providing commercial land uses and encouraging the "orderly development within Growth Areas" within the City (Goals 3.3.1.2. and 3.3.1.3).***

Zoning Ordinance Issues for Consideration for an Amendment to the Zoning Map (Rezone) (Case No. RZPAD2005-63.A1):

In determining whether to approve, approve with conditions, or deny the proposed Official Zoning Map amendment, the issue for consideration shall include, but not be limited to: (Staff's analysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, which is attached.)

A. Consistency (or lack thereof) with the adopted Eloy General Plan and other adopted plans;

- ***The property currently has a General Plan designation of Parks/Open Space. This is both consistent and inconsistent with the current property zoning designations of Open Space Recreational (OSR), Multiple Family Residential (R-3), and Single Family Residential (R1-6) with the Planned Area Development Overlay (PAD). Upon approval of the associated application, Case No. GPA2025-003, the proposed General Commercial (C-2) PAD zoning will conform to the General Plan.***

B. Compatibility with the existing zoning and conforming uses of nearby property and with the character of the neighborhood;

- ***The proposed C-2 PAD zoning and associated uses are anticipated to be consistent and compatible with the existing, abutting, and adjacent properties and character of the area/neighborhood.***

C. Suitability of the subject property for uses permitted by the proposed zoning district;

- ***The property had previously been used for a commercial golf course with a clubhouse that contained a restaurant. The proposed rezoning to the C-2 PAD will allow the property to be redeveloped for a variety of commercial uses, including the proposed primary uses of a Restaurant and Commercial Entertainment, Outdoors use, which are anticipated to be a suitable use of the property. Furthermore, the proposed C-2 PAD will assist in facilitating a balance of uses within a designated Growth area (Goal 3.3.1.2). Also, the proposed land use designation will assist in providing commercial land uses and encouraging the "orderly development within Growth Areas" within the City and providing for a sustainable community (Goals 3.1.1.1., 3.3.1.2. and 3.3.1.3).***

D. Suitability of the subject property for uses permitted by the existing district; and

- ***The property is located within the General Plan's Sun Corridor Growth Area. The Growth Areas are intended to guide new development and focus efforts to revitalize and redevelop areas of the City that meet the needs of all residents and businesses. Also, the proposed C-2 PAD zoning designation will assist in the redevelopment of the San Miguel Golf Club course for uses that are anticipated to contribute to meeting the General Plan's objective of providing a balance of uses within a designated Growth area (Goal 3.3.1.2). Furthermore, the proposed use designation will assist in providing commercial land uses and encouraging the "orderly***

development within Growth Areas" within the City (Goals 3.3.1.1. and 3.3.1.3).

E. Availability of sewer and water facilities.

- ***Water and wastewater (sewer) services are available on the north end of the property, which are anticipated to be adequate to serve the development.***

Planned Area Development (PAD) Consideration

A Planned Area Development (PAD) District may be approved only when the City Council determines that the proposed PAD would result in a greater benefit. It may include implementing adopted planning policies/design standards, natural resources preservation/conservation resources, provision of utilities, urban design, neighborhood/community amenities, or an overall level of increased development quality. (Staff's analysis is included in bold italic text and the applicant's analysis is included in their narrative, attached):

- ***The proposed modifications to incorporate the land uses indicated in the PAD Development Plan are intended to provide for the ability to redevelop and reutilize the property as a restaurant and entertainment venue to operate in a manner that provides flexibility that was not contemplated in the Zoning Ordinance. Furthermore, the proposed design and development standards would allow the use of turf for activdor new construction promotes consistency with General Plan objectives (GP Goal 3.1.1.1, 3.3.1.2, and 3.3.1.3).***

Conditional Use Permit Criteria (Case No. CUP2025-008)

A Conditional Use Permit, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly allowed after the Planning and Zoning Commission has made a recommendation and City Council has found as follows (Staff's ansalysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

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 the public in general;

- ***With proper mitigation implementation criteria and plans, the proposed use is not anticipated to be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or the public in general. Before the property owner may operate the Commercial Entertainment, Outdoor use for events with an attendance greater than 300 persons at any one time, or another timeframe***

agreed to by City Council, and in accordance with the Conditions of Approval, the property owner shall receive approval of traffic, parking, and security mitigation plans. These plans are intended to mitigate the impacts of Commercial Entertainment, Outdoor use.

- **All operations are required to maintain conformance with the City's noise ordinance. To assist in mitigating noise for amplified music and sounds, the Conditions of Approval require that the speakers and amplified sound distribution devices shall orient sound omitted toward the I-10 freeway.**

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;

- **Upon approval of the associated General Plan Amendment (Case No. GPA2025-003), the City's General Plan would designate the property as Community Commercial, which accommodates various types and intensities of commercial development intended to provide a wide range of goods and services for the community. The approval of the conditional use (Commercial Entertainment, Outdoor) will assist in supporting a diverse mix of land uses within a Growth Area, and contribute to promoting commercial development in a manner that contributes to a sustainable community (GP Policies 3.1.1.1., 3.3.1.2., and 3.3.1.3.).**

C. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, state, or Federal requirements; and

- **All improvements and operational use and activities of the property are required to comply with the applicable ordinance provisions and the Conditions of Approval that are recommended to be incorporated as part of the approval.**

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, considerations 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 property had previously been used for a commercial golf course with a clubhouse that contained a restaurant. Upon obtaining approval of the associated Amendment to the Zoning Map (Case No. RZPAD2005-63.A1) to rezone the property to the C-2 PAD zone, the property will allow a variety of commercial uses, including the proposed primary uses of a Restaurant and Commercial Entertainment, Outdoor use, which are anticipated to be suitable uses of the property. Furthermore, the applicant is proposing to**

maintain the elements and terrain of the vacant golf course for the Commercial Entertainment, Outdoors, and associated uses.

- ***The location of the Commercial Entertainment, Outdoors is proposed on the east side of the vacant golf course, adjacent to commercially zoned property and situated approximately 825 feet from the I-10. The area of the Conditional Use Permit is approximately 150 feet from the adjacent Multiple Family Residential property on the northeast corner of the property, although the performance stage is approximately 400 feet from the residential zone. The stage area is approximately 775 feet from the nearest single-family residential lot.***

E. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

- ***The property is currently accessed from W Clubhouse Dr, and a secondary emergency access road from W Battaglia Rd is required before using the property for the proposed Conditional Use Permit. Water and wastewater lines exist on W Clubhouse Dr and extend along the north end of the property. There appear to be existing facilities to assist with addressing stormwater drainage, although the property owner is required to comply with the City's ordinance requirements, and the Conditions of Approval require the property owner to obtain satisfactory compliance with the Pinal County Flood Control District to operate the use in the property's flood zone designation.***

F. Adequate measures shall provide ingress and egress so designed as to minimize traffic hazards and traffic congestion on the public roads.

- ***The site is accessed from W. Clubhouse Dr, which provides access to N Toltec Rd. via two driveways. Prior to the operations of the Commercial Entertainment, Outdoor use, the property owner is required to provide a secondary access to W Battaglia Rd for emergency access.***
- ***Before the property owner may operate the Commercial Entertainment, Outdoor use for events with an attendance greater than 300 persons at any one time, or another timeframe agreed to by City Council, and in accordance with the Conditions of Approval, the property owner shall receive approval of traffic mitigation and operation plans to address traffic and access considerations.***

G. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

- ***The proposed Commercial Entertainment, Outdoor use is not anticipated to generate noxious or offensive odor, dust, or smoke. All noise generated***

by the Commercial Entertainment, Outdoor use is required to comply with the City's noise ordinance. Vibrations are anticipated to be generated from the Commercial Entertainment, Outdoor use, although they are not anticipated to be inconsistent with the associated noise of the use that is allowed in accordance with the noise ordinance.

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 diminish or impair the property values within the neighborhood.

- ***The proposed Commercial Entertainment, Outdoor use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood.***

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.

- ***The proposed Commercial Entertainment, Outdoor use is not anticipated to impede the orderly development and improvement of surrounding property for uses permitted within the General Commercial (C-2) PAD zoning district.***

FISCAL IMPACT:

No fiscal impact are anticipated from these applications.

General Plan Amendment Application Narrative

Hideout Ranch – 19.75 Acres

Project Overview

This application proposes a General Plan Amendment to allow for the property to be rezoned to General Commercial (C-2) so that **19.75-acre** portion of the former San Miguel Golf Course. The site, which includes an **existing but deteriorating clubhouse**, will be **redeveloped into a community-oriented entertainment venue** with two primary components:

1. **Clubhouse Restoration and Conversion** – The existing **clubhouse will be rehabilitated and transformed into a restaurant and event center.**
2. **Entertainment Venue Development** – The **surrounding acreage will be developed into an entertainment destination**, providing **dining, social, and recreational amenities** for the local community. Upon receiving approval of the requested General Plan applications and the associated rezoning application, two subsequent Conditional Use Permit applications for Commercial Entertainment, indoor, and Commercial Entertainment, outdoor, will be submitted for Planning and Zoning Commission and City Council Consideration and decision once additional information and site design and related information is known (the conditional use permits will be for uses beyond what is being requested in this application. Other uses beyond outdoor wedding/corporate venues, outdoor gathering/stage area with small live music entertainment, and playground area for kids. Uses beyond that for the remaining 19.75 acres will be requested via a conditional use permit).

This project aligns with the City’s vision for **economic growth, smart land use, and community engagement**, while **preserving existing infrastructure** and **minimizing environmental impact**.

Current and Proposed General Plan designations:

- **General Plan designation: Parks/Open Space**
 - **General Plan designation: Community Commercial**
-

Justification for Amendment

The subject property, previously part of the San Miguel Golf Course, has been **vacant for several years** following the closure of the course. Due to **high water demands and maintenance costs**, the golf course is no longer a viable use for this land. As a result, the **clubhouse has fallen into disrepair**, and the site **remains underutilized**.

Repurposing this land **addresses an unmet community need for entertainment and dining spaces**, revitalizes an existing structure, and **stimulates local economic activity**. This proposal ensures that the site becomes **a functional and beneficial part of the City’s long-term vision** while avoiding unnecessary demolition and infrastructure expansion.

Amendment Guidelines Compliance (Section 2.3)

1. That the City has not provided adequate land uses designated that would allow the proposed use to be sited as proposed.

Response: While the City of Eloy's General Plan does include areas designated as **Community Commercial**, the overall **supply of developable land** within this category is **limited**, and a significant portion of those areas face challenges that make them **unsuitable for the proposed type of development**—particularly one that combines indoor and outdoor commercial entertainment with event programming and restaurant uses.

Many parcels currently designated Community Commercial on the General Plan Map:

- Are **already developed or subdivided** into traditional retail or service uses that cannot accommodate a large event-oriented site;
- Are located near **sensitive residential interfaces** or within commercial corridors intended for high-turnover retail and service rather than intermittent, event-driven traffic;
- Lack the **existing infrastructure**, access, or parcel size necessary to support a venue that includes open-air gathering areas, structured event space, and performance elements;
- Do not provide the spatial flexibility needed to operate **restaurant and entertainment programming on a single parcel** with appropriate buffering and parking.

In contrast, the subject property:

- Is a **19.75-acre site**, fully under single ownership, with prior use as a golf course and an existing clubhouse;
- Already includes **developed infrastructure** (roads, utilities, and parking) that can support commercial operations;
- Is adjacent to other lands held by the same owner, allowing **master-planned phasing** and integration with future compatible development;
- Is located in an area with **minimal existing commercial conflicts** and ample opportunity for noise and activity mitigation through design.

The General Plan's existing Community Commercial designations are **not currently sufficient to accommodate** this type of mixed-use redevelopment without significant site assembly, rezoning, or infrastructure extension. As such, amending the General Plan land use designation on this parcel from Open Space and Medium Density Residential to **Community Commercial** represents a **logical and compatible expansion** of the designation based on site conditions, infrastructure availability, ownership control, and projected demand.

This amendment aligns with the **intent of the Community Commercial category**, which supports larger-format retail, entertainment, dining, and service-oriented uses that draw from both local residents and regional visitors.

2. That the amendment constitutes an overall improvement to the General Plan and will benefit the City in general.

Response: The proposed General Plan Amendment—from **Parks/Open Space** to **Community Commercial**—represents an improvement to the General Plan by aligning land use designations with **actual site conditions, economic opportunity, and community needs**. The property is no longer functioning as parkland or a recreational open space. Instead, it consists of a closed golf course and deteriorated infrastructure with **no public recreational programming, access, or funding support**. Maintaining a Parks/Open Space designation on this underutilized land no longer reflects its intended or feasible use.

By changing the land use to **Community Commercial**, the General Plan better reflects a **sustainable and revenue-generating future for the property**, enabling uses that will revitalize the site and **activate a formerly passive area of the city**.

The proposed amendment specifically supports the following General Plan goals and policies:

Goal 3.1.1.1 – Promote development and redevelopment of vacant or underutilized land.

- The Hideout Ranch project proposes to **repurpose a long-vacant recreational facility**—the former San Miguel Golf Course—into a new commercial use that benefits the public while utilizing existing infrastructure.

Goal 3.3.1.2 – Promote land use and zoning that encourage new employment and commercial activity.

- The proposed Community Commercial designation directly supports this goal by enabling **hospitality, dining, and event-based employment**, and positioning the site as a **destination for tourism and community use**.

Goal 3.3.1.3 – Designate adequate land for a range of commercial land uses in appropriate locations.

- The site’s proximity to existing road infrastructure (Toltec Rd and Battaglia Dr), growing residential areas, and future growth corridors makes this an **ideal location for commercial development**. Its size and ownership structure also make it uniquely viable for **phased, integrated development**.

Goal 3.4.2.2 – Support adaptive reuse of vacant or deteriorated structures and properties.

- The existing clubhouse structure will be **preserved and adaptively reused** as part of Phase 1 of the project, reducing demolition waste and preserving the site’s historical footprint while introducing new economic life.

Goal 3.10.1.2 – Promote development that strengthens community identity and pride.

- The Hideout Ranch will include locally themed architecture and programming that reflects the site’s **legacy as a community gathering space**, while introducing modern amenities and event space for weddings, live music, and corporate functions.

Goal 3.10.1.4 – Promote opportunities for social interaction and community gathering.

- The land use change to Community Commercial will allow for **purpose-built spaces for public events, private gatherings, and dining**, which create new opportunities for residents to connect and celebrate.

Growth Area Element – Toltec-Robson Area (Page 3)

The subject site falls within the **Toltec-Robson Growth Area**, which is identified as a key location for **targeted investment, employment, and destination-based development**. The project supports this designation by:

- Utilizing existing road and utility infrastructure;
- Creating a new **activity node** that will attract both residents and visitors;
- Providing amenities that **complement residential growth in the area**, increasing neighborhood livability and regional interest.

Though the amendment removes the Parks/Open Space designation, the site **has not functioned as active parkland for years** and lacks the physical or financial conditions to do so in the future. By changing to **Community Commercial**, the General Plan will reflect a **more realistic and beneficial use of the land**, while supporting economic, cultural, and recreational objectives in a way that is **sensitive to context and consistent with broader City goals**.

3. The amendment will not adversely impact any portion of the community, by:

Creating incompatible land use patterns

Response: The proposed amendment from **Parks/Open Space to Community Commercial** will enable a context-sensitive and community-serving transition. Despite bordering residential areas, the project design buffers and mitigates potential impacts. The **Community Commercial** designation allows dining, hospitality, and entertainment uses on sites with adequate separation from residences, existing infrastructure to minimize expansion impact, and unified ownership for cohesive design. The first phase includes a restaurant, event space to include but not limited to space for weddings/corporate meetings, children’s play area, other outdoor interactive activities, and live music near the clubhouse, ensuring a buffer from nearby homes. The closest existing residence is over 750’ from the planned stage area)

Requiring additional and more expensive infrastructure improvements

Response: The project will use existing water, sewer, and road infrastructure from the San Miguel Golf Course. No new off-site utility extensions or major roadway improvements are anticipated. If future site expansions necessitate upgrades, the applicant will coordinate with the City.

Adversely impacting traffic

Response: The venue will generate intermittent event-based traffic mainly during evenings and weekends, which is less than the continuous traffic from the former golf course. No Traffic Impact Analysis (TIA) is submitted at this time as initial uses remain below thresholds requiring such analysis. Measures include utilizing the existing parking lot, valet or shuttle services for large events, staff-directed traffic control, and clear access from two streets. It is understood that the existing parking lot does not need to be repair asphalt. A decomposed granite, or other parking lot material can be used as a restructured surface such as used-ground up asphalt known as GSA. If circumstances occur that additional event parking may be required, the applicant may use similar materials to surface the adjacent vacant land and/or the retention basin land adjacent to the existing parking lot.

Adversely affecting livability, health, or safety

Response: Revitalizing the property into a public space will improve livability, providing social, economic, and cultural opportunities. Design elements ensure safety and enjoyment for guests and residents. No heavy commercial uses are planned; the character will be low-profile and locally themed with controlled hours, sound limits, and community sensitivity. This proposal ensures that **Community Commercial land use can be implemented without adverse impact** to surrounding neighborhoods through buffering, setbacks, and operational controls, along with CUP oversight for higher-intensity future uses, benefiting the City without compromising nearby residents' quality of life.

4. That the amendment is consistent with the General Plan's overall intent and other adopted plans, codes, and ordinances.

Response: The proposed General Plan Amendment from Parks/Open Space to Community Commercial is consistent with the **overall vision and intent of the City of Eloy's 2020–2040 General Plan**, as well as other applicable City policies, codes, and ordinances. The amendment helps the City achieve its long-term goals by **revitalizing an underutilized parcel**, reactivating an existing community facility, and introducing flexible commercial uses that benefit both residents and visitors.

Specifically, this project implements and supports the following **General Plan goals and objectives**:

Goal 3.1.1.1 – Promote development and redevelopment of vacant or underutilized land.

- The subject property is a dormant golf course no longer viable for recreational use due to water demand and financial sustainability. The project transforms the existing clubhouse into a functioning venue and restaurant space, reactivating a key site without the need for major public investment or expansion of city services.

Goal 3.3.1.2 – Promote land use and zoning that encourage new employment and commercial activity.

- The project supports job creation and small business participation in the hospitality, dining, and events sector. This aligns with the General Plan’s economic development strategy to **diversify the local economy** and expand non-residential revenue sources.

Goal 3.4.2.2 – Support adaptive reuse of vacant or deteriorated structures and properties.

- Rather than demolishing the existing clubhouse, the applicant will **preserve and modernize the facility**, respecting its original character and incorporating current building and safety standards. This is a direct implementation of the Plan’s sustainability and preservation goals.

Goal 3.10.1.4 – Promote opportunities for social interaction and community gathering.

- The repurposed clubhouse will function as a **community venue for weddings, corporate events, and seasonal entertainment**, providing residents with new spaces for celebration, gathering, and local engagement.

Goal 3.1.3.1 – Ensure land use decisions are coordinated with infrastructure availability.

- The site already has access to **sewer, water, and road infrastructure**, allowing new uses to be supported with minimal new investment. This makes the site ideal for conversion to a more productive land use while respecting city capacity.

Goal 3.10.1.2 – Promote development that strengthens community identity and pride.

- The Hideout Ranch will become a **locally themed landmark destination**, featuring a blend of historic reuse and modern hospitality offerings. Its design and operation will reflect Eloy’s character while creating a new point of pride for the community.

Codes and Ordinance Compliance

- All development proposed under this amendment will be **subject to City zoning, building, fire, health, and engineering codes**.

The proposed Community Commercial designation and the associated project reflect the **intent and language of the General Plan**. It achieves multiple long-term planning goals related to land efficiency, economic opportunity, adaptive reuse, and social gathering—all while maintaining alignment with current codes and preserving City infrastructure capacity.

General Plan Consistency

Goals and Policies Alignment

Response: The proposed amendment from Parks/Open Space to Community Commercial supports the City of Eloy’s 2020–2040 General Plan by aligning with the City’s vision for economic diversification, land use efficiency, and the creation of vibrant, community-oriented destinations. Specifically, the project implements the following General Plan goals and objectives:

Goal 3.1.1.1 – Promote development and redevelopment of vacant or underutilized land.

- The former San Miguel Golf Course is a dormant site no longer viable as active recreational open space. Repurposing it for restaurant, event, and limited entertainment uses reactivates a valuable piece of land with existing infrastructure.

Goal 3.3.1.2 – Promote land use and zoning that encourage new employment and commercial activity.

- The project will introduce new jobs in hospitality, event services, and small business support (e.g., catering, live entertainment, rentals), while also increasing sales tax revenue and tourism-based spending.

Goal 3.3.1.3 – Designate adequate land for a range of commercial land uses in appropriate locations.

- The subject site is ideally located along existing road infrastructure and is surrounded by compatible zoning, making it well suited for Community Commercial land use.

Goal 3.4.2.2 – Support adaptive reuse of vacant or deteriorated structures and properties.

- The project preserves the historic golf course clubhouse and transforms it into a modern, functional venue, avoiding demolition and preserving architectural continuity.

Goal 3.10.1.2 – Promote development that strengthens community identity and pride.

- The Hideout Ranch will become a community landmark with local branding, gathering spaces, and events that reflect Eloy’s character and culture.

Goal 3.10.1.4 – Promote opportunities for social interaction and community gathering.

- By offering space for weddings, live music, and community events, the project creates a flexible environment for residents to gather, celebrate, and connect year-round.

Growth Area Policy – Toltec-Robson Growth Area (General Plan Growth Area Map, Page 3)

- The site is located within the Toltec-Robson Growth Area, which prioritizes destination-based, job-creating development. This project supports that vision by introducing a flexible venue that will draw visitors while supporting nearby residential expansion.

Additional Plan Themes Supported:

- **Land Use Balance:** Encourages a mix of commercial and social land uses that complement housing and open space.
- **Infrastructure Efficiency:** Utilizes existing sewer, water, road, and power connections.
- **Cultural Enrichment:** Enables event programming that reflects local history and values.

The proposed General Plan Amendment supports multiple core goals of the General Plan by transforming an underutilized site into a vibrant, economic and cultural hub. It respects past use, responds to present needs, and prepares for future growth—while maintaining full alignment with adopted goals, policies, and growth strategies of the City of Eloy.

Issues for Consideration (Section 21-6-4.5)

1. That the City has not provided adequate land uses designated that would allow the proposed use to be sited as proposed.

Response: While the City of Eloy General Plan includes areas designated as **Community Commercial**, the amount of land within this category that is available, viable, and appropriately located for mixed-use entertainment development is **extremely limited**. Many of the existing Community Commercial-designated parcels are either:

- Already developed or committed to traditional retail or service uses;
- Fragmented or too small in size to accommodate entertainment-related land uses that require buffer zones and support infrastructure;
- Located in areas with residential adjacency concerns or lacking infrastructure needed for these uses.

The proposed site, a 19.75-acre parcel formerly home to the San Miguel Golf Course, includes an existing clubhouse, existing access and utilities, and is under **unified ownership**. These characteristics make it uniquely suitable to accommodate a **restaurant**, to include but not limited to **wedding and corporate event venue, and outdoor live entertainment**, all consistent with the intent of the Community Commercial designation.

This land use change will allow the City to meet current and future demand for regional-serving, community-focused commercial activity. Without this amendment, **adequate sites simply do not exist within the City's current General Plan framework** to support these uses without significant off-site impacts, parcel assembly, or public infrastructure investment.

2. That the amendment constitutes an overall improvement to the General Plan and will benefit the City in general.

Response: The amendment improves the General Plan by **converting an abandoned recreational facility** into an **active, revenue-generating, and community-serving commercial node**. The change from Parks/Open Space to Community Commercial is appropriate because the property:

- Has not functioned as a park or active recreational facility for several years;
- Is privately owned with no current or planned public recreational use;
- Has existing infrastructure in place and is ready to be repurposed for low-impact commercial uses.

The project helps implement the following General Plan goals and objectives:

- **Goal 3.1.1.1:** Promote redevelopment of vacant or underutilized land;
- **Goal 3.3.1.2:** Promote land use and zoning that encourage new employment and commercial activity;
- **Goal 3.3.1.3:** Designate adequate land for a range of commercial uses in appropriate locations;
- **Goal 3.4.2.2:** Support adaptive reuse of deteriorated structures;
- **Goal 3.10.1.2:** Promote development that strengthens community identity and pride;
- **Goal 3.10.1.4:** Promote opportunities for social interaction and community gathering.

Furthermore, the property lies within the **Toltec-Robson Growth Area**, which is identified in the General Plan as a key area for destination-oriented commercial development and job creation. The project directly supports the vision for this growth area by introducing a flexible event and hospitality space that will help serve and attract residents, visitors, and businesses.

3. That the amendment will not adversely impact any portion of the community, by:

• Creating incompatible land use patterns

The Community Commercial designation is compatible with the surrounding zoning and land use context, especially with the adoption of a PAD (Planned Area Development) overlay to tailor and restrict use types, layout, and operations. The project includes **significant natural setbacks**, a centrally located activity core, and **screening measures** such as landscaping to ensure compatibility with nearby residential and open space zoning.

• Requiring additional and more expensive infrastructure improvements

The property is already served by **existing roadways (Toltec Rd and Battaglia Dr)**, as well as water, sewer, and electric connections installed during its previous use as a golf course. No major new off-site infrastructure improvements are required for the proposed Phase 1 uses. Any future infrastructure enhancements triggered by higher-intensity phases will be managed by the developer in coordination with City engineering and utility departments.

• Adversely impacting traffic

The proposed use will generate **intermittent event-based traffic**, primarily during evenings and weekends. This is substantially lower than the daily, consistent flow of traffic previously generated by the golf course, especially during tournaments. A **Traffic Impact Analysis is not required at this time**, but will be submitted in the future as required by the City.

Traffic flow and parking management strategies will be implemented, including:

- Use of the existing paved lot; vacant land, and retention area adjacent to the existing parking lot, if needed.
- Directional signage during events;
- Possible Valet or shuttle accommodations for large gatherings;

• **Adversely affecting livability, health, or safety**

The project enhances livability by creating a **locally themed gathering space**, revitalizing a long-dormant site with new cultural and social value. Safety and community standards will be addressed through:

- Controlled hours of operation;
- Compliance with noise and lighting regulations; however, the active area around the restaurant will not be subject to the dark sky ordinance and will feature lighting such as bistro lights.
- On-site security during events, as required at the applicant's discretion;
- Ongoing collaboration with Eloy Police, Fire, and Public Works.

4. That the amendment is consistent with the General Plan's overall intent and other adopted plans, codes, and ordinances

Response: This amendment reflects the core vision of the City of Eloy's 2020–2040 General Plan by enabling the strategic reuse of existing land, infrastructure, and facilities for flexible, community-benefiting commercial purposes. It supports:

- **Economic diversification and job creation;**
- **Tourism and destination-based development;**
- **Land use efficiency through infill and adaptive reuse;**
- **Community engagement via public-facing amenities;**
- **Environmental sustainability through infrastructure reuse.**

The project supports and implements the following General Plan goals:

- **3.1.3.1** – Ensure land use decisions are coordinated with infrastructure availability;
- **3.3.1.2** – Encourage new employment and commercial activity;
- **3.4.2.2** – Support adaptive reuse of deteriorated structures;

- **3.10.1.2** – Promote development that strengthens community identity;
- **3.10.1.4** – Promote opportunities for social interaction and gathering.

All proposed uses will comply with the City’s adopted **zoning, site development, building, safety, and fire codes**, and future phases will require appropriate CUP or site plan reviews to ensure continued alignment with City standards.

Community Benefits

The **redevelopment of this 19.75-acre parcel** will bring **significant benefits to the community**, including:

✓ **Increased Economic Activity** – A revitalized **restaurant, event center, and entertainment space** will attract visitors, create jobs, and boost local business revenue.

✓ **Preserving Existing Infrastructure** – The **rehabilitation of the clubhouse** maintains architectural continuity and reduces waste.

✓ **Meeting Demand for Entertainment & Dining** – This project will provide **much-needed amenities** that enhance the City’s **quality of life**.

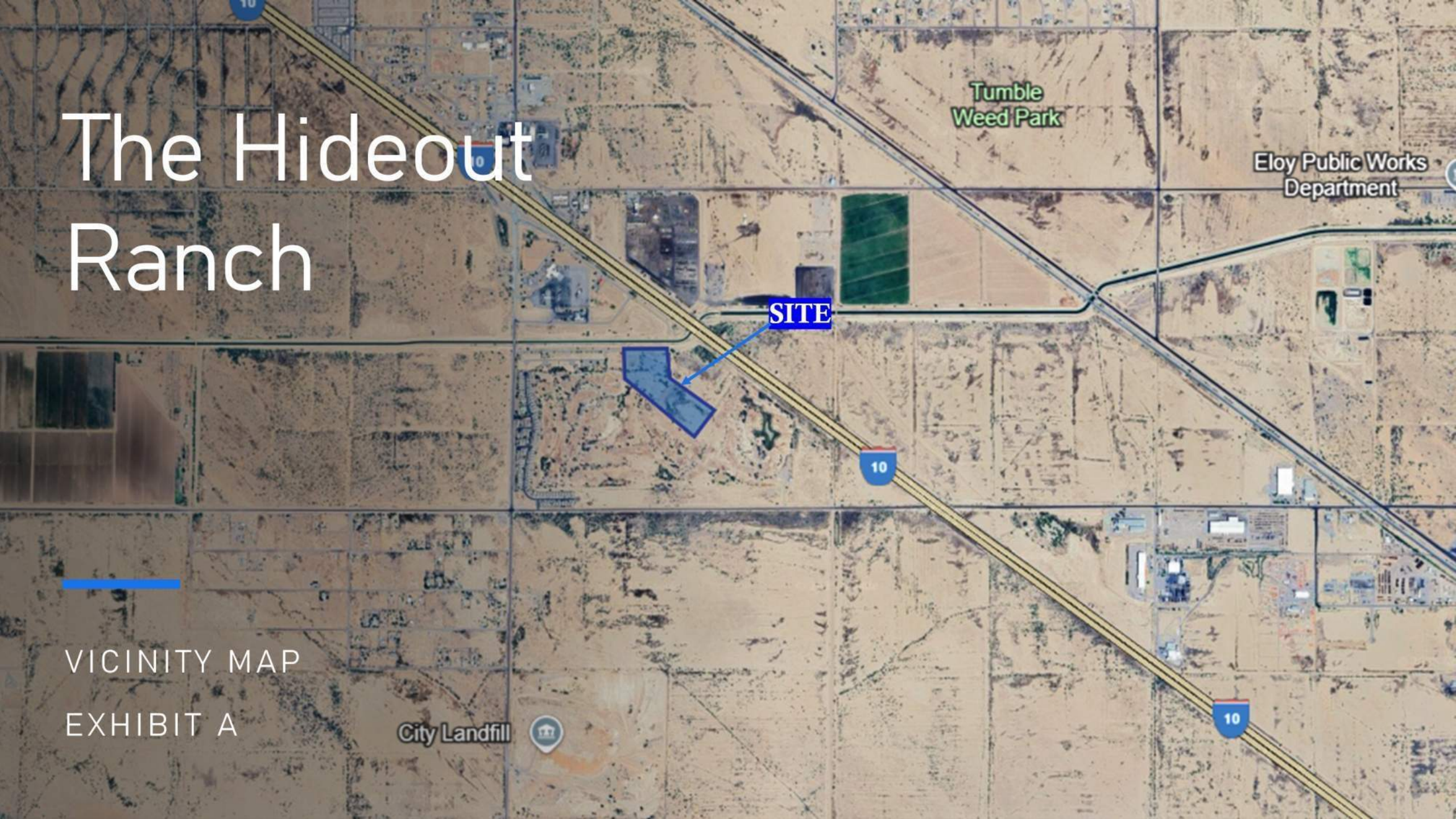
✓ **Sustainable Land Use** – The **transition from a defunct golf course to an entertainment venue** aligns with modern **urban planning and resource conservation strategies**.

Conclusion

This General Plan Amendment will **breathe new life into the 19.75-acre parcel of the former San Miguel Golf Course**, transforming it into a **restaurant, event center, and entertainment venue**. The project aligns with **City planning goals, meets amendment guidelines**, and **provides lasting benefits to the community**.

By **revitalizing an existing structure, enhancing local economic growth, and creating a new social hub**, this amendment represents a **forward-thinking, sustainable use of the property** while maintaining its **historical significance and community value**.

The Hideout Ranch



Tumble
Weed Park

Eloy Public Works
Department

SITE

10

10

City Landfill



VICINITY MAP
EXHIBIT A

Hideout Ranch Existing General Plan

 Site Area

Existing General Plan Designation:

 Parks/Open space

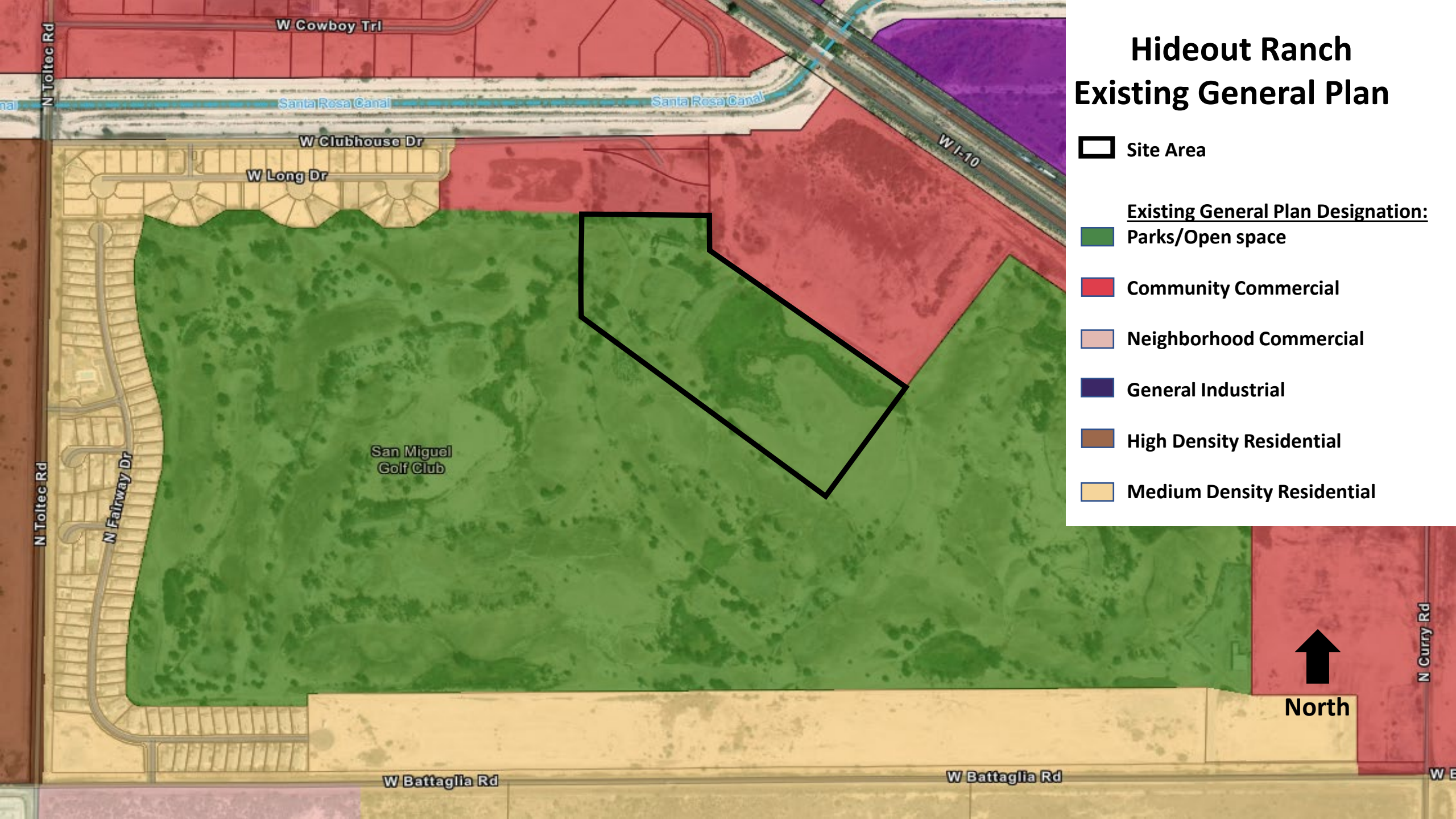
 Community Commercial

 Neighborhood Commercial

 General Industrial

 High Density Residential

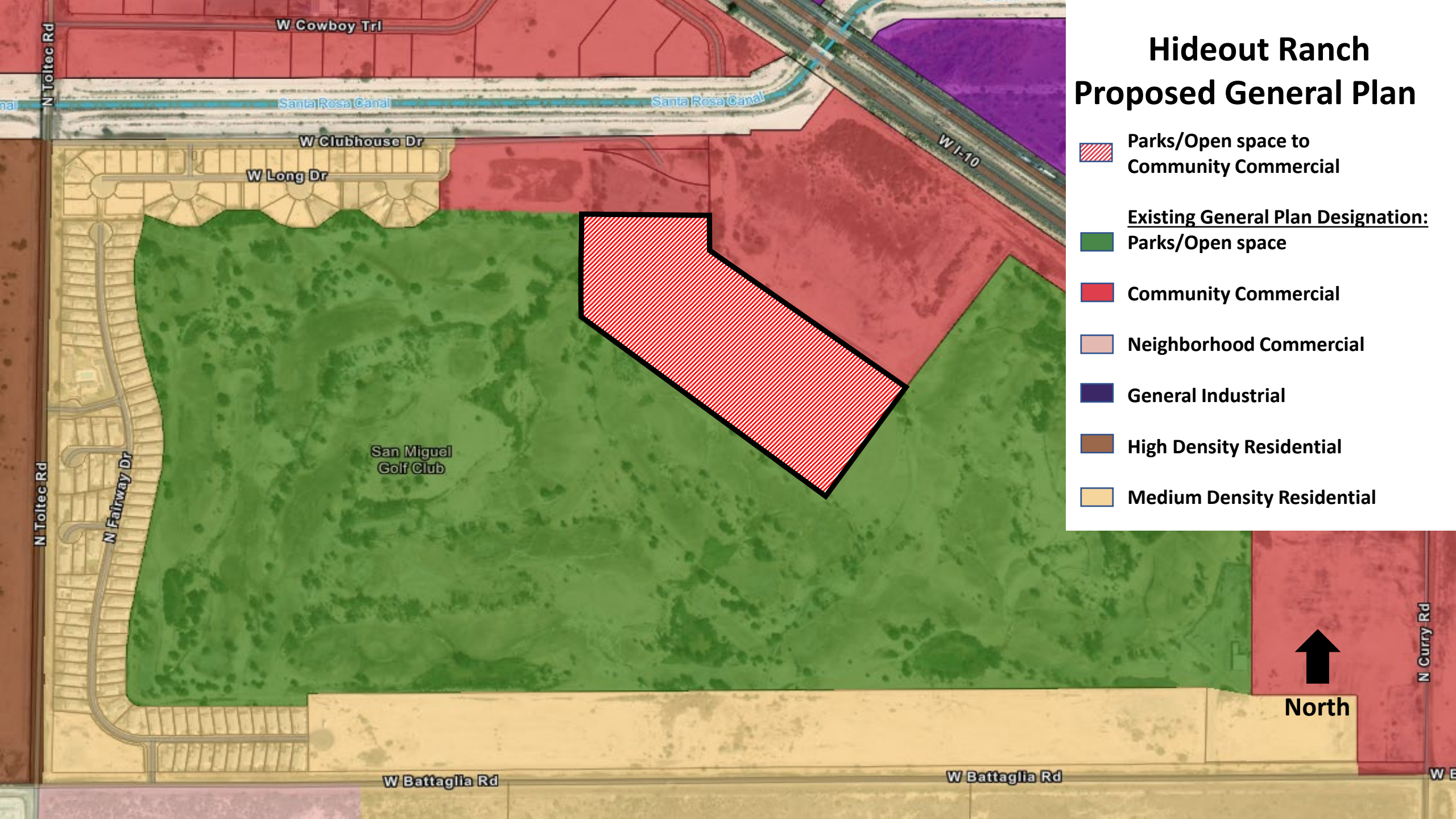
 Medium Density Residential



North

Hideout Ranch Proposed General Plan

-  Parks/Open space to Community Commercial
- Existing General Plan Designation:
 -  Parks/Open space
 -  Community Commercial
 -  Neighborhood Commercial
 -  General Industrial
 -  High Density Residential
 -  Medium Density Residential



Zoning Application Narrative

Hideout Ranch Entertainment Center – 19.75 Acres

Project Overview

This Amendment to the Zoning Map (Rezone) application is to allow for the repurposing of a **19.75-acre** portion of the former San Miguel Golf Course. The site, which includes an **existing but deteriorating clubhouse**, will be **redeveloped into a community-oriented entertainment venue** with two primary components:

1. **Clubhouse Restoration and Conversion** – The existing **clubhouse will be rehabilitated and transformed into a restaurant and event center.**
2. **Entertainment Venue Development** – The **surrounding acreage will be developed into an entertainment destination**, providing **dining, social, and recreational amenities** for the local community. This project aligns with the City’s vision for **economic growth, smart land use, and community engagement**, while **preserving existing infrastructure** and **minimizing environmental impact.**

Current and Proposed Zoning Districts

- **Current Zoning District:** Current Zoning Districts: Open Space Recreation District (OSR), Single-Family Residential (R1-6) and Multiple Family Residential (R-3) with the Planned Area Development Overlay (PAD)
- **Proposed Zoning District:** General Commercial (C-2) with the Planned Area Development Overlay (PAD)

Justification for Amendment

The subject property, previously part of the San Miguel Golf Course, has been **vacant for several years** following the closure of the course. Due to **high water demands and maintenance costs**, the golf course is no longer a viable use for this land. As a result, the **clubhouse has fallen into disrepair**, and the site **remains underutilized.**

Repurposing this land **addresses an unmet community need for entertainment and dining spaces**, revitalizes an existing structure, and **stimulates local economic activity.** This proposal ensures that the site becomes **a functional and beneficial part of the City’s long-term vision** while avoiding unnecessary demolition and infrastructure expansion.

General Plan Consistency

Goals and Policies Alignment

Response: The proposed amendment is consistent with, and directly supports the implementation of, the following goals and objectives of the City of Eloy General Plan:

Goal LU-3: Create land use patterns that support economic development and tourism.

- The Hideout Ranch will re-establish the former golf course clubhouse as a **community-focused commercial venue**, generating revenue through dining, events, and live entertainment.
- The project's restaurant and event uses promote **short-term and long-term tourism**, drawing visitors from across the region for weddings, corporate gatherings, and weekend entertainment.

Goal ED-1: Encourage business development and job creation in Eloy.

- By activating a previously dormant property, the project will create new employment opportunities in hospitality, event services, operations, and property maintenance.
- The project fosters **small business participation** (e.g., catering, event planning, rentals), aligning with the City's vision to diversify and grow the local economy.

Goal LU-1: Promote the efficient use of land and support infill and redevelopment efforts.

- This amendment allows for the **reuse of existing infrastructure**—including the clubhouse building, roads, and utilities—rather than requiring costly new extensions or sprawl-based development.
- The project meets infill criteria by using a previously developed site and creating new community-serving uses with **minimal environmental disturbance**.

Goal OSR-2: Enhance recreational opportunities for residents and visitors.

- While the golf course has closed due to high operational costs and water demands, this project introduces **alternative recreational amenities**, such as open event lawns, shaded patios, and casual gathering areas.
- These passive recreational elements contribute to **community well-being and quality of life**.

Goal CC-1: Preserve and enhance Eloy's identity and historic assets.

- The renovation of the San Miguel Golf Course clubhouse retains and repurposes a well-known structure, maintaining the architectural presence and memory of the original facility.
- Through site design and branding, the project reflects Eloy's culture and values while preparing the space for **modern and sustainable use**.

Goal HN-1 (Housing & Neighborhoods): Foster attractive, safe, and livable neighborhoods.

- The uses proposed are **compatible with nearby residential areas**, and the site layout, buffering, and operating hours will be carefully managed to prevent disruption.

- The availability of nearby dining and event space adds value and services to the community, supporting neighborhood livability and cohesion.

In summary, the project:

- Encourages economic development through the creation of a revenue-generating entertainment and dining destination;
- Enhances quality of life by providing new social and recreational amenities for residents and visitors;
- Revitalizes underutilized land in a sustainable and infrastructure-efficient manner;
- Preserves Eloy's character while promoting a future-focused land use strategy.

Goals Not Consistent with the Application

Response: The proposed amendment does not conflict with any major General Plan goals or policies. While the original golf course was a valued recreational amenity, its closure and substantial water demand made its continued use unsustainable. This project maintains a recreational component through open space and community event programming, while offering a **more flexible and economically viable land use** that better aligns with current community needs and fiscal realities.

Issues for Consideration (Section 21-6-6.4)

A. Consistency with the adopted Eloy General Plan and other adopted plans

Response: The proposed amendment aligns with the goals of the Eloy General Plan by repurposing an underutilized property to support economic development, tourism, and community engagement. The plan encourages sustainable land use and adaptive reuse of existing structures, making this project a strong fit. The amendment enhances the economic viability of the area by creating a revenue-generating entertainment destination, aligning with the General Plan's emphasis on economic growth and revitalization. Additionally, the project supports several specific General Plan goals and objectives, including promoting efficient land use through infill development (Goal LU-1), stimulating job creation and attracting visitors through local hospitality and event programming (Goals LU-3 and ED-1), and preserving Eloy's character by restoring and enhancing the original San Miguel Golf Course clubhouse (Goal CC-1). The project also provides flexible, passive recreational opportunities and public gathering spaces that align with the City's vision for active, inclusive community spaces (Goal OSR-2). Through its thoughtful design and phased implementation, The Hideout Ranch will serve as a catalyst for cultural enrichment, economic diversification, and long-term community value.

B. Compatibility with the existing zoning and conforming uses of nearby property and with the character of the neighborhood

Response: The proposed zoning change is compatible with the surrounding land uses, which include a mix of recreational, commercial, and residential zoning designations. The initial phase of

this project—**the renovation and adaptive reuse of the existing clubhouse as a restaurant and event space**—is a low-impact use that will operate within an existing structure and utilize current access points and parking. This use is consistent with both past activity on the site (as part of the former golf course) and nearby commercial zoning and services planned in the area.

While the Planned Area Development (PAD) zoning allows for future uses such as indoor and outdoor commercial entertainment.,

C. Suitability of the subject property for uses permitted under the proposed zoning district

Response: The property is well suited for the proposed entertainment and restaurant use, given its existing clubhouse structure, parking availability, and access to major roadways. The site already contains infrastructure that supports commercial use, minimizing the need for extensive modifications.

D. Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand

Response: There is limited land currently designated with the General Commercial (C-2) zoning district in Eloy that is both available and suitably located with the necessary infrastructure to support new commercial development of the type proposed. Many parcels with C-2 zoning are either built out, encumbered by access or utility limitations, or not in proximity to existing or planned residential areas that could support destination-based commercial uses. The subject property, with existing road access, utility connections, and central location near growing residential zones, presents a unique and efficient opportunity to meet this demand.

This project addresses an **unmet community and regional demand** for a **family-friendly venue** that offers flexible space for dining, events, and social gatherings—uses that are notably underrepresented in the local market. The adaptive reuse of the existing clubhouse offers a cost-effective and environmentally responsible approach to meeting this demand quickly and with minimal infrastructure burden.

The General Plan supports this position through multiple goals and objectives, including:

- **Goal LU-3:** "Create land use patterns that support economic development and tourism."
- **Goal ED-1:** "Encourage business development and job creation in Eloy."
- **Objective (ED-1.1):** "Provide an adequate amount of appropriately zoned land to meet the needs of future commercial and employment-related growth."
- **Strategy (ED-1.1.3):** "Encourage land uses that serve local needs while also attracting regional visitors."

The Hideout Ranch project directly implements these goals by converting a dormant, previously recreational site into a productive commercial land use that will serve residents, attract outside visitors, and support small businesses. By rezoning to PAD and focusing initially on the restaurant and event space use, this project fills a current market void and aligns with the City's broader economic and land use strategy.

E. Potential impact on the existing transportation system

Response: This application seeks approval for the renovation and adaptive reuse of the existing clubhouse to accommodate a restaurant, as well as to serve as a venue for weddings, corporate events, and live music performances. These uses are intended to operate within the existing infrastructure, including the current building footprint, parking facilities, and access points via Toltec Road and Battaglia Drive.

Historically, the San Miguel Golf Course hosted daily golfers and periodic tournaments, generating consistent traffic volumes throughout the week. The proposed uses are anticipated to produce **intermittent traffic**, primarily during evenings and weekends, which is expected to be **less intensive** than the steady flow associated with the golf course's peak operations. This assessment is based on the nature of scheduled events and dining services, which typically attract patrons during off-peak traffic hours.

Given the existing infrastructure and the anticipated traffic patterns, a **Traffic Impact Analysis (TIA)** is not proposed at this stage

However, if warranted in the future the applicant will work with the Town in good faith to mitigate potential impacts from the proposed uses, the following measures may be implemented:

- **Event Scheduling:** Coordinating event times to avoid overlap with peak traffic periods and other local events.
- **Parking Management:** Utilizing the existing parking lot efficiently, with provisions for valet services or shuttle arrangements for larger events if necessary.
- **Traffic Control:** Implementing directional signage and, when appropriate, on-site personnel to manage vehicle flow during events.
- **Noise Mitigation:** Adhering to city noise ordinances and implementing sound buffering strategies, such as strategic landscaping and orientation of outdoor stages away from residential areas.

By focusing on these mitigation strategies and leveraging the site's existing infrastructure, the proposed development aims to enhance community offerings while maintaining the integrity and functionality of the local transportation system.

F. Potential impact on the integrity of existing neighborhoods

Response: The proposed project will positively contribute to the integrity of nearby neighborhoods by **revitalizing a long-vacant property**, restoring a recognizable community structure (the former clubhouse), and introducing amenities that serve both residents and visitors. The project creates a new, accessible social and dining destination without placing undue burden on adjacent residential or open space-zoned parcels.

While General Commercial (C-2) zoning can accommodate a wide range of uses, this PAD is being applied with **intentional use limitations and design standards** to ensure compatibility with surrounding single-family and open space land. Specifically:

Compatibility of Use Types - The uses proposed in this application—**restaurant, weddings, corporate events, and outdoor music programming**—

These uses are **community-serving rather than high-traffic regional draws**, and they maintain a smaller operational footprint than a traditional commercial center or big-box use.

Setbacks and Separation - The PAD zoning overlay retains and reinforces **C-2 zoning district setbacks**, which require a **minimum 25-foot front setback** from property lines and **additional separation from adjacent residential zoning**.

All structures and active outdoor event areas will be located **significantly inward from perimeter property lines**, with the majority of the activity focused around the clubhouse area in the center of the site.

These spatial separations naturally **reduce potential visual, noise, and traffic impacts** on adjacent parcels.

Buffering and Transition Design - The project incorporates **landscape buffering**, fencing, and natural berms to visually and acoustically screen the site from nearby open space and residential zoning.

Future site planning will ensure that **light fixtures are dark-sky compliant**, directed downward, and placed strategically to minimize glare beyond the property. However, the area around the restaurant does not need to conform with the dark-sky ordinance and will have lighting such as bistro lights.

The current stage is going to be located over 750 feet from an existing resident. No outdoor stage can be located within 500 feet of an existing residence. **Compatible Redevelopment of a Historical Use** - It is important to note that this property was previously operated as a golf course—**a commercial recreational use**—and was routinely used by dozens (if not hundreds) of patrons per day.

By repurposing the site for dining and special events, this project **preserves the recreational character** of the space, while introducing limited commercial activity that is **lower intensity than its historic use** and more predictable in nature.

The PAD zoning with a C-2 base designation provides a framework that balances flexibility with compatibility. Through large setbacks, focused inward site design, use limitations, and screening measures, the project aligns with General Plan policies to **protect neighborhood integrity** while activating underutilized land. The uses proposed in this application are **complementary rather than disruptive**, and future development will continue to prioritize appropriate transitions to ensure harmony with adjacent residential and open space properties.

G. Ability of the subject property and surrounding area to support the permitted uses in terms of infrastructure

Response: The property has existing infrastructure, including road access, water, sewer, and electricity, reducing the need for significant upgrades. Any required infrastructure improvements will be provided by the property owner/developer.

H. Impact on public services, including police, fire, water, and wastewater

Response: The proposed use does not place excessive demands on public services. The project will be designed to meet all fire, safety, and utility requirements, ensuring efficient service delivery. Discussions with local agencies will ensure adequate planning for emergency services and resource availability.

I. Compliance with all applicable site development standards

Response: The project will adhere to all zoning and building code requirements, including setbacks, parking, landscaping, and lighting regulations.

J. Impact on the economic welfare of the community

Response: The development will create jobs, attract visitors, and generate tax revenue for the City. By providing a high-quality entertainment venue, the project enhances Eloy's reputation as a destination for leisure and recreation, benefiting local businesses and increasing economic activity.

K. Steps to Minimize Potential Negative Impacts on Adjacent Property Owners

Response: The project design will incorporate **buffering elements such as landscaping, fencing, and controlled lighting** to ensure minimal disruption to adjacent properties. Additionally, operational hours will be managed to **mitigate noise concerns**. Community outreach efforts will provide nearby property owners with information and a platform for feedback.

Community Benefits

The **redevelopment of this 19.75-acre parcel** will bring **significant benefits to the community**, including:

- ✓ **Increased Economic Activity** – A revitalized **restaurant, event center, and entertainment space** will attract visitors, create jobs, and boost local business revenue.
- ✓ **Preserving Existing Infrastructure** – The **rehabilitation of the clubhouse** maintains architectural continuity and reduces waste.
- ✓ **Meeting Demand for Entertainment & Dining** – This project will provide **much-needed amenities** that enhance the City's **quality of life**.
- ✓ **Sustainable Land Use** – The **transition from a defunct golf course to an entertainment venue** aligns with modern **urban planning and resource conservation strategies**.

Conclusion

The proposed Amendment to the Zoning Map (rezone) to change the property to the General Commercial (C-2) zone will allow the property owner to **breathe new life into the 19.75-acre parcel of the former San Miguel Golf Course**, transforming it into a **restaurant and an entertainment venue**. The project aligns with **City planning goals, meets amendment guidelines**, and **provides lasting benefits to the community**.

By **revitalizing an existing structure, enhancing local economic growth, and creating a new social hub**, this amendment represents a **forward-thinking, sustainable use of the property** while maintaining its **historical significance and community value**.

LEGAL DESCRIPTION

ZONING EXHIBIT

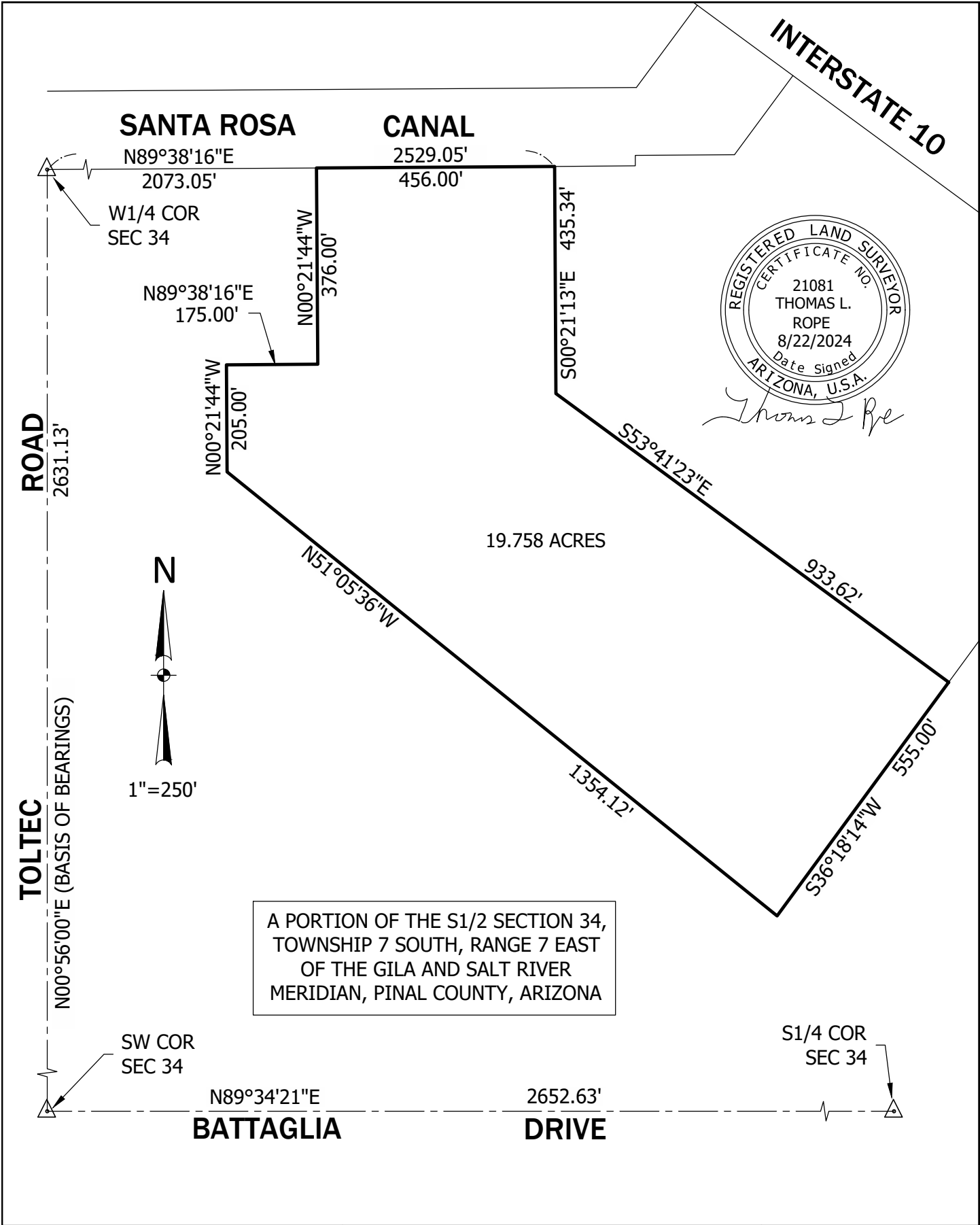
That portion of the South half of Section 34, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

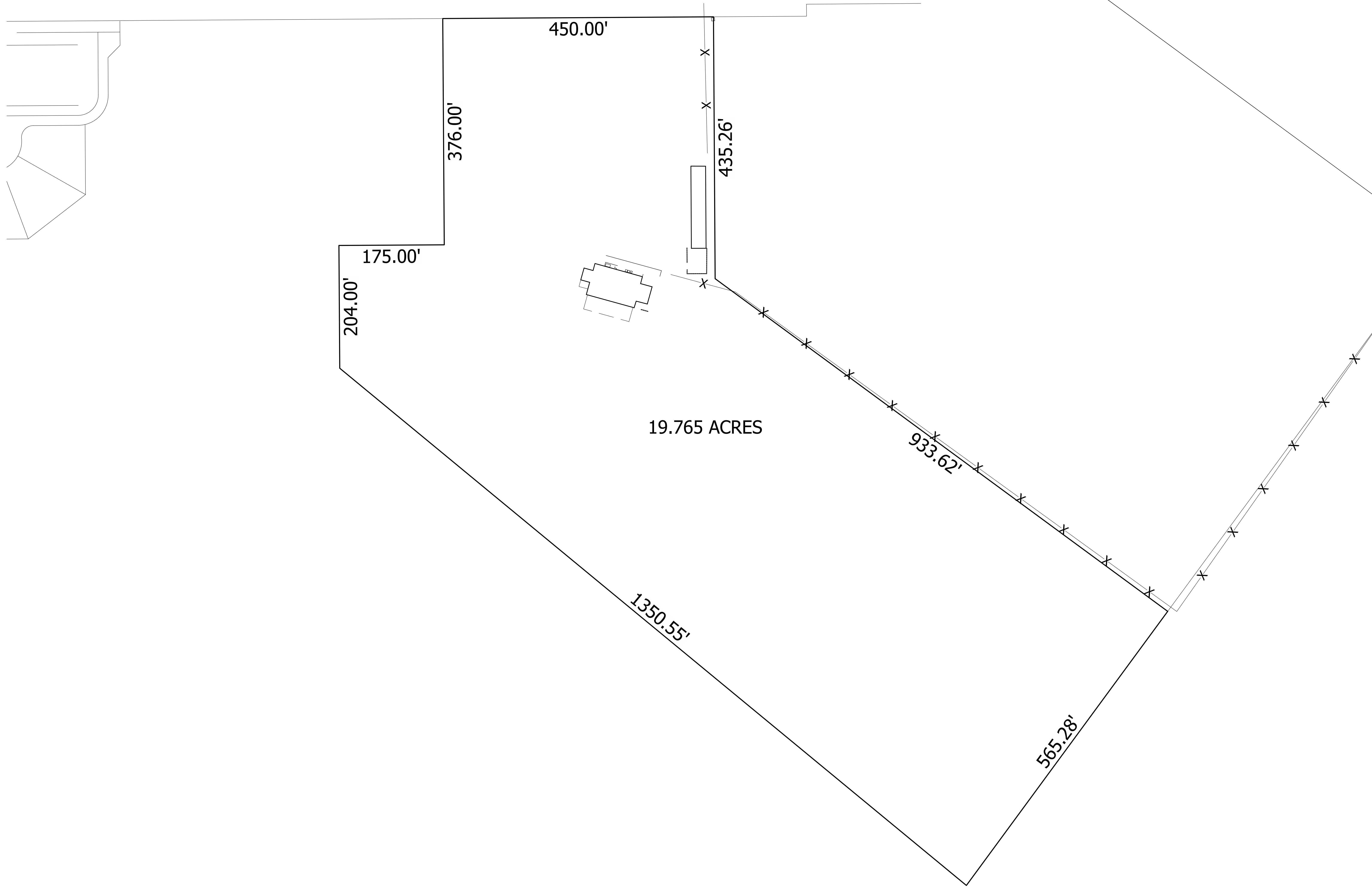
Commencing at the Southwest corner of said Section 34, from whence the South quarter corner of Section 34 bears North 89° 34' 21" East a distance of 2652.63 feet;
Thence North 00° 56' 00" East (Basis of Bearings) along the West line of Section 34 a distance of 2631.13 feet to the West quarter corner of Section 34;
Thence North 89° 38' 16" East along the South line of the Santa Rosa Canal a distance of 2073.05 feet to the **POINT OF BEGINNING**;
Thence continuing North 89° 38' 16" East a distance of 456.00 feet to the Northeast corner of that Parcel No. 1 described in Warranty Deed recorded in Document No. 2011-048989, Official Records;
Thence South 00° 21' 13" East along the East line thereof a distance of 435.34 feet;
Thence South 53° 41' 23" East along the Northerly line thereof a distance of 933.62 feet;
Thence South 36° 18' 14" West a distance of 555.00 feet;
Thence North 51° 05' 36" West a distance of 1354.12 feet;
Thence North 00° 21' 44" West a distance of 205.00 feet;
Thence North 89° 38' 16" East a distance of 175.00 feet;
Thence North 00° 21' 44" West a distance of 376.00 feet to the **POINT OF BEGINNING**.

Containing 19.758 acres

See attached Exhibit Drawing by reference made part hereto.





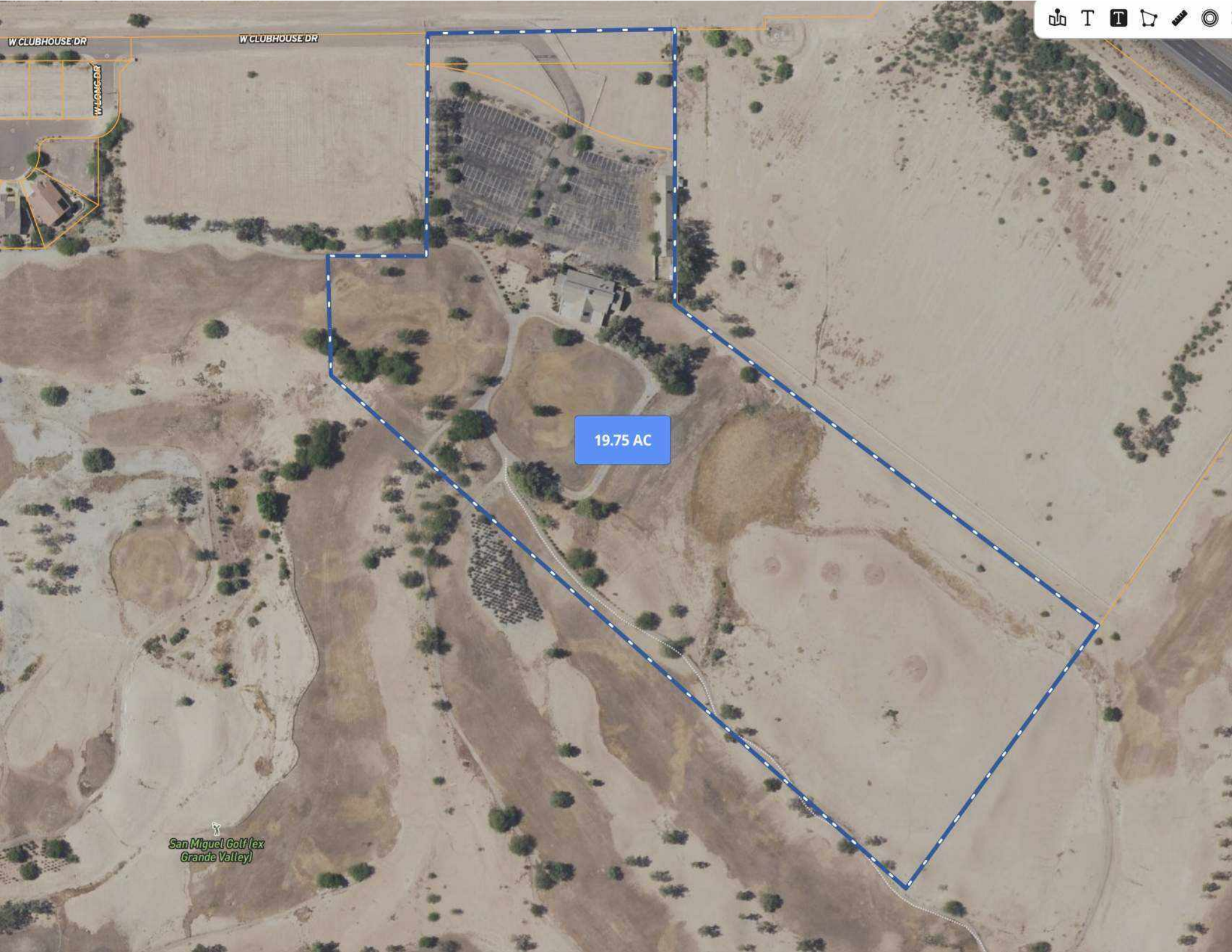


W CLUBHOUSE DR
W LONG DR

W CLUBHOUSE DR

19.75 AC

San Miguel Golf (ex Grande Valley)





R-3

C-2

OSR

C-2

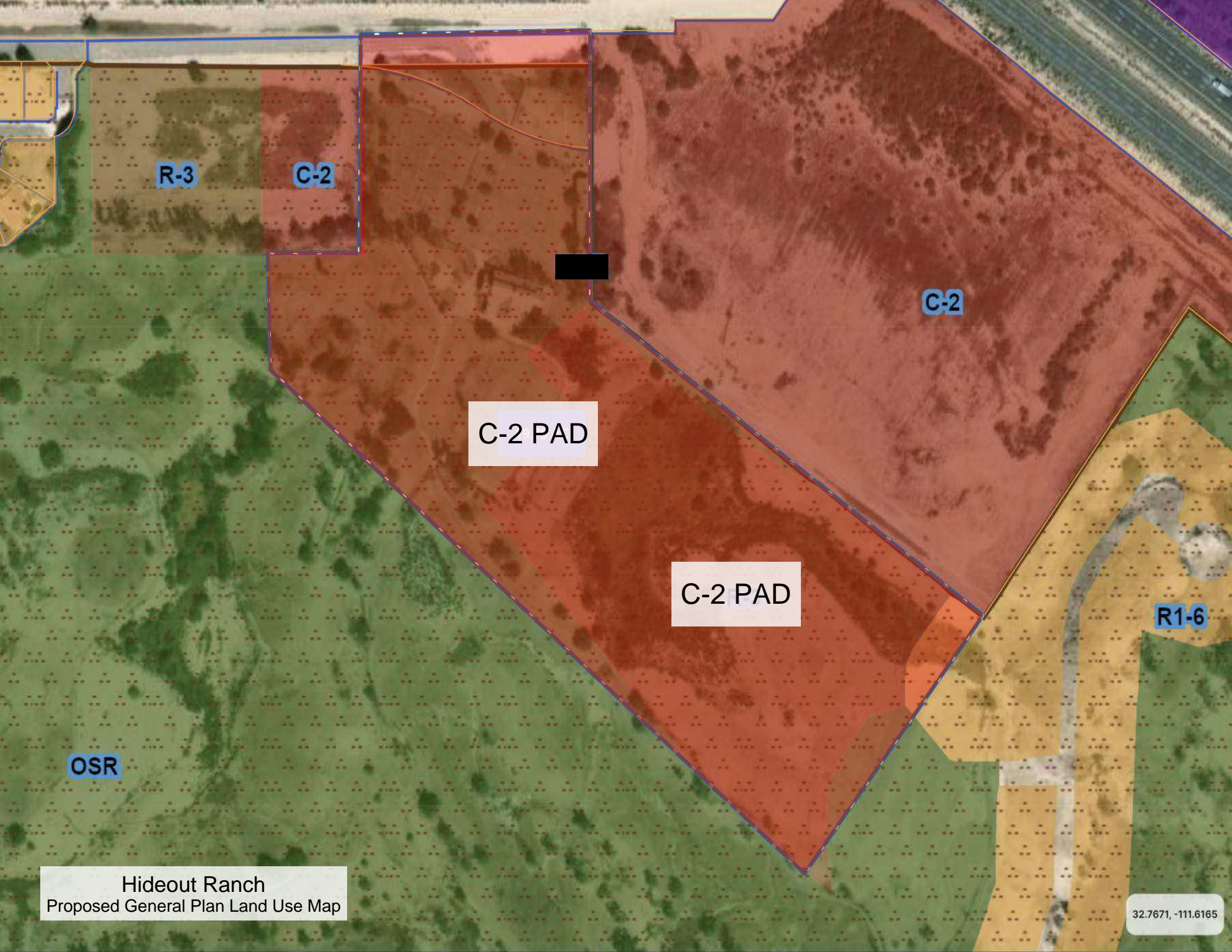
19.75 AC

R-3

R1-6

OSR

Hideout Ranch
Existing General Plan Land Use Map



R-3

C-2

C-2

C-2 PAD

C-2 PAD

R1-6

OSR

Hideout Ranch
Proposed General Plan Land Use Map

32.7671, -111.6165



PAD DEVELOPMENT PLAN

Hideout Ranch

Entertainment Center

General Commercial (C-2) with the
Planned Area Development Overlay (PAD)
City of Eloy, Arizona

Rezoning Case

RZPAD2005-63.A1



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1. Introduction

This Development Plan for the PAD Overlay (Case No. RZPAD05-63.A1.) application is to govern the repurposing of approximately 19.75-acres of the former San Miguel Golf Course and clubhouse. The repurposing of the golf course and clubhouse will occur as a separate and independent phase of the Grande Valley Ranch & Golf Club PAD (RZ05-63).

2. Governing Provisions of the PAD Overlay

The purpose of the Planned Area Development (PAD) Overlay Zoning District is to allow both the City and an applicant enhanced flexibility in the application of development standards in exchange for a more creative approach to land planning and building design

- Where this PAD is silent on a topic, the Zoning Ordinance shall govern. Where there is a conflict between this PAD and the Zoning Ordinance, the PAD shall govern.
- This PAD shall only apply to the property identified in the legal description and graphic incorporated as, Exhibit A. All other uses and development of the Grande Valley Ranch & Golf Club shall comply with Case No. RZ05-63, as amended from time-to-time with a separate Amendment to the Zoning Map (Rezone).

3. Permitted, Conditional and Accessory Uses

This PAD overlay and Development Plan maintains the City's Permitted, Conditional, and Accessory uses as provided in Zoning Ordinance Section 21-2-3.3: Commercial and Mixed-Use Standards, Table 2.3-1 Table of Allowed Uses for Commercial and Mixed-Use Districts for the General Commercial (C-2) zoning district, including the applicable Zoning Ordinance Article III. Supplemental Use Standards, although the uses of the C-2 zone specified in subsection 3.a. below are modified as part of the PAD Overlay.

a. Modified Uses of the PAD Overlay

1. For the purposes of this PAD, the following abbreviations shall apply:
 - Permitted Uses (P): A "P" in a cell indicates that the use is allowed by right in that zoning district.
 - Conditional Uses (C): A "C" in a cell indicates that the use is allowed with a

conditional use permit in the respective zoning district. Conditional Use Permits must be reviewed and approved in accordance with the procedures of section 21-6-7 of this chapter.

- Accessory Uses (A): An “A” in a cell indicates that the use is allowed as an accessory use to an established principal Permitted Use or Conditional Use that has received approval of a Conditional Use Permit. Accessory uses indicated herein are in addition to those accessory uses allowed in accordance with section 21-3-2 of the Zoning Ordinance.
2. The following uses of Table 3.a.2. are allowed as Permitted Uses, Conditional Use, and Accessory Uses in this PAD as indicated in the table.

Table 3.a.2. PAD Governing Modified Uses		
Specific Use Type	Allowance	Supplemental Use Regulations
Commercial Entertainment, indoor	P	Limited to the existing clubhouse building.
Commercial Entertainment, outdoor	P	Limited to 300 persons at any one time, and less. Section 21-3-1.29, except as indicated in Note a
Commercial Entertainment, outdoor	C	Greater than 300 persons at any one time Section 21-3-1.29, except as indicated in Note a
Campground	C	Section: 21.3-1.8
Outdoor/mobile vending/Farmers Market with outdoor dining	A	See notes b & c.
Restaurant, with off track betting and outdoor dining	P	
Children’s playground and recreation area, interactive outdoor activities	P	Shall be located interior to site and buffered from residential uses
Lighted recreational driving	P	Note d.

range/pitch and putt		
<p>Notes:</p> <ol style="list-style-type: none"> a. The following sentence that is part of subsection 21-3-1.29.B. of the Zoning Ordinance is deleted: <i>“Outdoor musical entertainment conditional use permits shall be subject to an annual review, based on the initial approval date, to ensure the use is conducted in accordance with all of the terms, conditions and restrictions of this chapter, the approved CUP or any other applicable laws. If the use is found to be in compliance, an administrative renewal shall be issued by the Community Development Department.”</i> The annual review and renewal by the Community Development Department shall not apply to the Commercial Entertainment, outdoor use on a property with this PAD Overlay. b. Outdoor/mobile vending must be accessed from a drivable surface. c. A minimum of one refuse container shall be provided by each vendor for rubbish and made available to patrons. d. Lighting shall comply the Outdoor Lighting requirements of the Zoning Ordinance. 		

4. Development Standards

This PAD overlay maintains the City’s development standards as provided in Zoning Ordinance Section 21-2-3.4: Commercial and Mixed-Use Development Standards, and Article IV General Development Regulations of the Zoning Ordinances unless by this development plan.

a. Signage

In addition to the sign allowances of the Zoning Ordinance, the following shall be allowed:

1. Freeway Pylon Signs

- Maximum number of Freeway Pylon Signs: 1
- Maximum Height: 80 feet

2. A maximum of one (1) Commercial signage flag for the on-site business may be hung from the flag pole that is allowed in section 4.b. below, and it shall not exceed 600 square feet..

3. Flags for special events are limited to a specific duration during which the special event occurs. A maximum of one (1) special event flag may be approved per event to be hung from the flag pole that is allowed in section 4.b., and it shall not exceed 600 square feet.

b. Building Height Exception for Flagpoles

- A maximum of one (1) flagpole exceeding that allowance of the Zoning Ordinance, with a total height of 80 feet, is allowed.

c. Landscaping

- Turf is allowed to be planted in playgrounds, recreation areas, and interactive outdoor activity areas.

5. Development Requirements and Guidelines

This PAD overlay maintains the City’s development requirements and guidelines as provided in Zoning Ordinance Section 21-2-3.5: Commercial and Mixed-Use Development Requirements and Guidelines unless modified by this development plan.

6. Definitions

For the purposes of this PAD Overlay, the definition of Commercial Entertainment shall apply to the Commercial Entertainment, Indoor, and Commercial Entertainment, Outdoor uses as defined below:

- Commercial Entertainment: is an indoor or outdoor area used to accommodate live music performances, recorded music (including music played by a Disc Jockey (DJ)), banquets, conferences, conventions, farmers market, karaoke, seminars, receptions, theatrical performances, trade shows, weddings, and other accessory and similar activities as determined by the Zoning Administrator.

Exhibit A: Sign Location

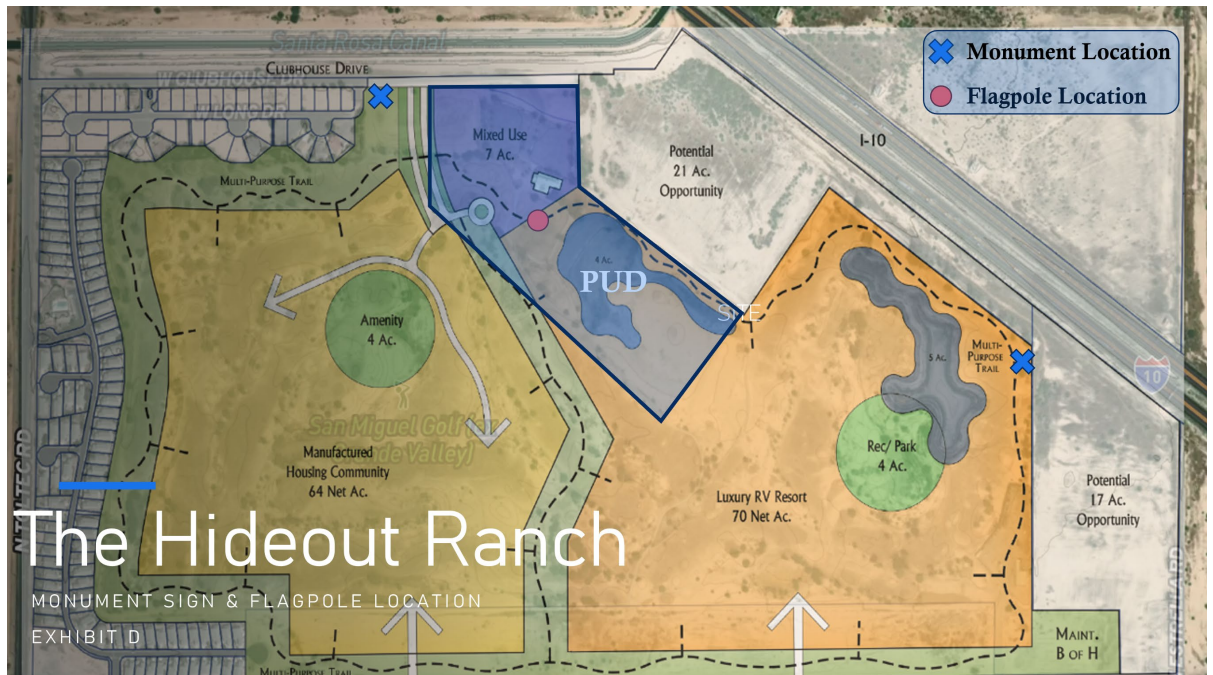
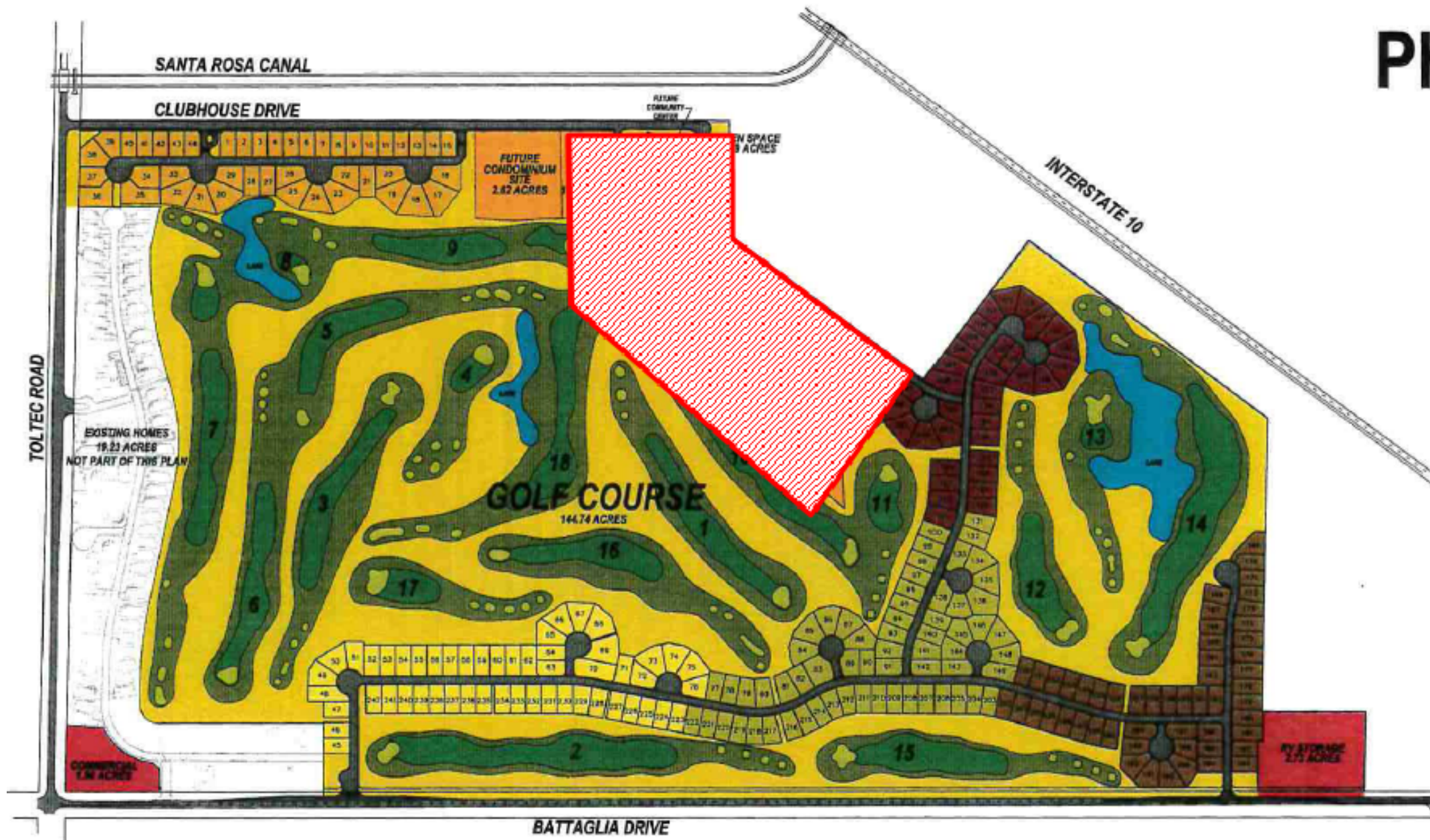


Exhibit B. Phasing Map

Phasing Map



Phasing Data:

- Phase I
44 Lots / 10.35 Acres
- Phase II
52 Lots / 10.90 Acres
- Phase III
63 Lots / 12.44 Acres
- Phase IV
53 Lots / 10.06 Acres
- Phase V
35 Lots / 7.60 Acres

 Hideout Ranch Entertainment Center (RZ05-63.A1) is a separate development and will be developed separately from the above-referenced phases

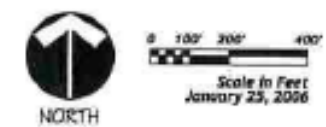


Exhibit C. Conceptual Design



The Hideout Ranch
EXHIBIT - CONCEPTUAL DESIGN

Exhibit D. Conceptual Entertainment Gathering

(Indoor and Outdoor Entertainment Requires the Approval of a Conditional Use Permit)



The Hideout Ranch
EXHIBIT – ENTERTAINMENT GATHERING

Exhibit E. Conceptual Entertainment Stage

(Indoor and Outdoor Entertainment Requires the Approval of a Conditional Use Permit)



The Hideout Ranch

EXHIBIT - ENTERTAINMENT STAGE

Exhibit F. Conceptual Wedding Venue



The Hideout Ranch

EXHIBIT

CORPORATE & WEDDING VENUE

Conditional Use Permit Narrative

Project Name: Hideout Ranch Entertainment Center

Location: 1505 N Toltec Rd, Eloy, AZ 85131

Assessor's Parcel Numbers: 404-22-013H, 404-22-014D

Gross Acreage: 19.75 acres

Applicant: Petersen Eloy 501, LLC

Representative: Tanner Petersen, Petersen Properties & Management Inc.

Project Description

Hideout Ranch proposes to repurpose 19.75 acres of the former San Miguel Golf Course into a **community-oriented dining and entertainment destination**. The project includes the rehabilitation of the existing clubhouse into a restaurant and event center, along with designated indoor and outdoor areas for entertainment, weddings, and community gatherings.

The Conditional Use Permit (CUP) is specifically requested for Commercial Entertainment, Outdoor, as defined in the RZPAD2005-63.A1 Hideout Ranch Entertainment Center PAD Development plan. The project retains the clubhouse structure and existing site infrastructure, reusing parking areas, utilities, and access drives. Open-air gathering lawns, landscaped buffers, and family-friendly amenities will create a safe and vibrant community hub.

This CUP application accompanies a **rezoning request to C-2 PAD**, establishing a master-planned commercial entertainment use while ensuring compatibility with nearby residential and open space parcels.

Current Zoning District

- **Current Zoning:** Open Space Recreation (OSR), Single-Family Residential (R-1-6), and Multi-Family Residential (R-3), with Planned Area Development (PAD) overlay.
-

Proposed Use

Proposed CUP Use: Commercial Entertainment, Outdoor.

Required Findings – Section 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.**

Response: The project will be operated in compliance with City codes. Noise, lighting, and traffic will be actively managed through landscaped berms, directional sound orientation, downward-facing lighting, and scheduled events. Security, parking attendants, and compliance with fire and safety codes will ensure safe operations.

- 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.**

Response: The Hideout Ranch supports General Plan goals including:

- *LU-3: Establishing land use patterns that support tourism and economic development.*
- *ED-1: Creating employment and fostering local business growth.*
- *OSR-2: Expanding recreational opportunities.*
- *CC-1: Preserving and reusing community landmarks such as the San Miguel Golf Course clubhouse.*

The project strengthens community identity, adds jobs, and enhances Eloy as a destination.

- B. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirements.**

Response: The development will comply with City Code, State, or Federal requirements .

- C. The proposed conditional use shall conform to the neighborhood's character 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.**

Response: The clubhouse will remain the focal point, with outdoor event spaces located toward the interior of the site. Stages will remain more than 500 feet from the nearest residences. Lighting will be designed to minimize offsite glare.

D. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

Response: Existing golf course infrastructure, including paved parking, utility connections, and drainage, will be reused. Any needed upgrades to water, sewer, or fire systems will be provided in accordance with City Codes, and the Eloy Fire District and utility providers.

E. Adequate measures shall provide ingress and egress designed to minimize traffic hazards and traffic congestion on public roads.

Response: The site is served by Clubhouse Dr, Toltec Road and Battaglia Drive. Event traffic will occur primarily during evenings and weekends, reducing conflicts with peak commuter hours. Parking attendants, valet/shuttle options, and directional signage will manage flow during large events.

F. The proposed use shall not be noxious or offensive because of vibration, noise, odor, dust, smoke, or gas.

Response: Entertainment activities will comply with Eloy's noise ordinance. Outdoor stages will be inward-facing to limit sound travel. No odor, dust, or smoke impacts will occur or be created by the Commercial Entertainment, Outdoor Conditional Use.

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 diminish or impair the property values within the neighborhood.

Response: Redeveloping the abandoned golf course will increase adjacent property values by removing blight, introducing new amenities, and improving community livability. Residents will gain access to a desirable gathering space, positively influencing neighborhood character and value.

I. Establishing the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Response: The project represents infill and adaptive reuse, supporting Eloy's long-term planning goals. By revitalizing existing infrastructure and adding amenities, the CUP use strengthens orderly development and does not restrict future growth on adjacent parcels.

Mitigation Measures

- **Noise Management:** Stage orientation away from homes, event scheduling, and compliance with noise standards.
- **Lighting Controls:** Dark-sky compliance, downward fixtures, and event-specific ambient lighting.
- **Traffic Management:** Parking attendants, valet, or potential shuttle service for large events.
- **Community Outreach:** Ongoing communication with neighbors and compliance with Citizen Review process requirements.

W CLUBHOUSE DR

W CLUBHOUSE DR

W LONG DR

Overflow Parking

Open Space/
Overflow Parking

Parking Lot

Storage

TBD / Open
Space

Food Truck
Court

Restaurant

Wedding Venue
/ Event Area

TBD / Open
Space

Playground /
Kid Play Area

Seating Area
/ Event Lawn

Farmers
Market / Food
Truck Area

19.75 AC

TBD / Open
Space

Stage Area

Farmers
Market / Food
Truck Area

TBD / Open
Space

San Miguel Golf (ex
Grande Valley)

Conditions of Approval for Zoning Map Amendment:

Case No. RZPAD2005-63.A1

Hideout Ranch Entertainment Center

These stipulations are in order to protect the public health, safety, and welfare of the City of Eloy.

SITE DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT PLAN.** The development shall conform to the Development Plan, entitled "Hideout Ranch Entertainment Center PAD Development Plan," which is on file with the City Clerk and made a public record by Resolution No. (*To Be Determined at the City Council Hearing*) and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning and Zoning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. **DEVELOPMENT AND SITE PLAN.** The development of the property shall substantially conform to the Conceptual Site Plan (Dated September 2, 2025) and the Eloy Zoning Ordinance. Areas indicated TBD / Open Space area be limited to uses that do not require a separate Conditional Use Permit, open space, recreational uses, and other uses in accordance with the definition of Commercial Entertainment as defined in the Hideout Ranch Entertainment Center PAD Development Plan, except for live or Disc Jockey (DJ) music performances or performance stages unless authorized as part of a Special Event Permit.
3. **OPERATION PLANS.** Before the property owner/operator may operate the Commercial Entertainment, Outdoor use for events, or before another timeframe separately agreed to by City Council by separate agreement, the property owner shall receive acceptance of the following plans from the Zoning Administrator in consultation with the person in brackets that address aforementioned events and attendance:
 - a. Traffic Control and Management Plan (Eloy City Engineer)
 - b. Parking Management Plan (Eloy City Engineer)
 - c. Security and Maintenance Plan (Eloy Police Chief)
4. **UPDATES TO OPERATION PLANS.**
 - a. The property owner/operator shall receive City of Eloy acceptance of updates to any or all Operation Plans for a Commercial Entertainment, Outdoor event not previously contemplated in an accepted plan prior to conducting such event.
 - b. Upon request by the Zoning Administrator, the property owner/operator shall submit and receive acceptance of an updated to any or all of the Operation Plans specified above from the Administrator addressing the Administrator's requested criteria. Required update to be submitted and accepted shall be a reasonable timeframe determined by the Zoning Administrator.
5. **TEMPORARY STRUCTURES.** The use of tents for banquets, conferences, conventions, farmers' markets, seminars, receptions, theatrical performances, trade shows, weddings, and other similar activities as determined by the Zoning Administrator, shall comply with the adopted Eloy City Code Building Codes and the requirements of the Eloy Fire District's Fire Marshall.

6. STANDARDS OF IMPROVEMENTS. All required infrastructure improvements shall be constructed in accordance with the Eloy City Code, and the applicable City of Eloy or Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and determined by the City Engineer.
7. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy, or Final Inspection, whichever is first, for construction requiring a building permit or right-of-way permit, the property owner shall complete all permits and improvements required by the Eloy City Code and these stipulations. Construction that does not require a permit shall comply with the applicable Eloy City Code requirements.

Conditions of Approval for Conditional Use Permit:

Case No. CUP2025-004

Hideout Ranch Entertainment Center

These stipulations are in order to protect the public health, safety, and welfare of the City of Eloy.

SITE DEVELOPMENT

1. **MODIFICATIONS.** Any major changes or modifications to the subject CUP shall be reviewed and processed following the 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.
2. **DEVELOPMENT AND SITE PLAN.** The development property shall substantially conform to the Conditional Use Permit Narrative, the Conceptual Site Plan (Dated September 2, 2025) and the Eloy Zoning Ordinance. Areas indicated TBD / Open Space area be limited to uses that do not require a separate Conditional Use Permit, open space, recreational uses, and other uses in accordance with the definition of Commercial Entertainment as defined in the Hideout Ranch Entertainment Center PAD Development Plan, except for live or Disc Jockey (DJ) music performances or performance stages unless authorized as part of a Special Event Permit.
3. **OPERATION PLANS.** Before the property owner/operator may operate the Commercial Entertainment, Outdoor use for events with an attendance greater than three hundred (300) persons at any one time, or before another timeframe separately agreed to by City Council by separate agreement, the property owner shall receive acceptance of the following plans from the Zoning Administrator in consultation with the person in brackets that address aforementioned events and attendance:
 - a. Traffic Control and Management Plan (Eloy City Engineer)
 - b. Parking Management Plan (Eloy City Engineer)
 - c. Security and Maintenance Plan (Eloy Police Chief)
4. **UPDATES TO OPERATION PLANS.**
 - a. The property owner/operator shall receive City of Eloy acceptance of updates to any or all Operation Plans for a Commercial Entertainment, Outdoor event not previously contemplated in an accepted plan prior to conducting such event.
 - b. Upon request by the Zoning Administrator, the property owner/operator shall submit and receive acceptance of an updated to any or all of the Operation Plans specified above from the Administrator addressing the Administrator's requested criteria. Required update to be submitted and accepted shall be a reasonable timeframe determined by the Zoning Administrator.
5. **MAXIMUM OCCUPANCY.** The maximum occupancy at any one time of a Commercial Entertainment, Outdoor use shall not exceed six hundred (600) persons.
6. **EMERGENCY ACCESS.** The property owner shall construct a paved access road to provide a second means of emergency vehicle access to W Battaglia Rd in conformance with the requirements of the Eloy Fire District.

7. SPECIAL EVENT PERMIT.
 - a. The property owner/operator shall obtain a Special Event Permit for any Commercial Entertainment, Outdoor use event with an attendance greater than 300 persons and equal to or less than 600 persons, if the property owner/operator has not received acceptance of the plans in Condition 3 and constructed the paved road required in Condition 4.
 - b. The property owner/operator shall receive approval of a Special Event Permit for any Commercial Entertainment, Outdoor use event with attendance greater than 600 persons.
8. STANDARDS OF IMPROVEMENTS. All required infrastructure improvements shall be constructed in accordance with the Eloy City Code, and the applicable City of Eloy or Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and determined by the City Engineer.
9. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy, or Final Inspection, whichever is first, for construction requiring a building permit or right-of-way permit, the property owner shall complete all permits and improvements required by the Eloy City Code and these stipulations. Construction that does not require a permit shall comply with the applicable Eloy City Code requirements.

W CLUBHOUSE DR

W CLUBHOUSE DR

W LONG DR

Overflow Parking

Open Space/
Overflow Parking

Parking Lot

Storage

TBD / Open
Space

Food Truck
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Playground /
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Seating Area
/ Event Lawn

Farmers
Market / Food
Truck Area

19.75 AC

TBD / Open
Space

Stage Area

Farmers
Market / Food
Truck Area

TBD / Open
Space

San Miguel Golf (ex
Grande Valley)

**Citizen Review Plan
Conditional Use Permit
1505 N Toltec Rd, Eloy, AZ 85131**

I. Plan for Notification

As required by the City of Eloy Zoning Ordinance, Chapter 21, Section 21-6.2.3, the Citizen Review Process for the General Plan Amendment of Hideout Ranch will include the following steps:

1. Mail Notifications:

- A formal notification letter will be mailed to all property owners within a **300-foot radius** of the subject property. This letter will provide information about the proposed amendment, details on how to submit feedback, and notification of the public meeting.

2. Public Posting:

- A public notice sign will be placed at a visible location on the property in accordance with City requirements. The sign will include details of the proposed amendment, project contact information, and the date/time of any scheduled public meetings.

3. Public Meeting:

- A neighborhood/community meeting will be held to provide residents and stakeholders with an opportunity to ask questions, express concerns, and provide input. The meeting details will be included in the notification letter and public notice sign.

4. City Coordination:

- The applicant will work closely with the City of Eloy Planning & Zoning Department to ensure compliance with all public notification requirements.

II. List of Persons to Be Notified

A list of all property owners within **300 feet of the perimeter boundary** of **1505 N Toltec Rd, Eloy, AZ 85131** will be obtained from the **Pinal County Assessor's Office or the City of Eloy Planning Department**. This list will be included as an attachment and will be submitted in the final version of the Citizen Review Plan.

III. Map Identifying the Notified Properties

A GIS or parcel map will be generated showing:

- The **subject property** (outlined in blue).

- The **300-foot notification boundary**.
- The **properties and owners receiving notification**.

This map will be included as an attachment in both **PDF and Word formats**.



Date: 8/26/25

**Subject: Notice of General Plan Amendment Proposal and Amendment to Zoning Map (Rezoning)
and Conditional Use Permit for Hideout Ranch**

Behalf of: Petersen Eloy 501, LLC

Dear Property Owner,

You are receiving this letter because your property is within 300 feet of a proposed Minor General Plan Amendment: for 19.75 Acres from Parks/Open Space to Community Commercial; and An Amendment to Zoning Map (Rezone): for 19.75 Acres from Open Space Recreation District (OSR), Single-Family Residential (R1-6) and Multiple Family Residential (R-3) with the Planned Area Development Overlay (PAD) to General Commercial (C-2) with the Planned Area Development Overlay (PAD), and Conditional Use Permit for commercial entertainment at 1505 N Toltec Rd, Eloy, AZ 85131. The proposal involves repurposing 19.75 acres of the former San Miguel Golf Course, including:

- **Restoration of an existing clubhouse** into a restaurant and event center.
- **Development of an entertainment venue** for community use.

A **neighborhood meeting** will be held to discuss this project and allow for public input:

Meeting Date: Tuesday September 9th, 2025

Time: 8 am - 9 am

Location: San Miguel Clubhouse - 1505 N Toltec Rd, Eloy, AZ 85131

Note: A previous neighborhood meeting was held July 31st in regards to the above. This neighborhood meeting will be for a Conditional Use Permit, case # CUP2025-008 & 009 for Commercial Entertainment.

We encourage your participation and welcome your input. If you have any questions or concerns, please feel free to contact us at:

Tanner Petersen
tanner@ppmland.com
602.568.4295

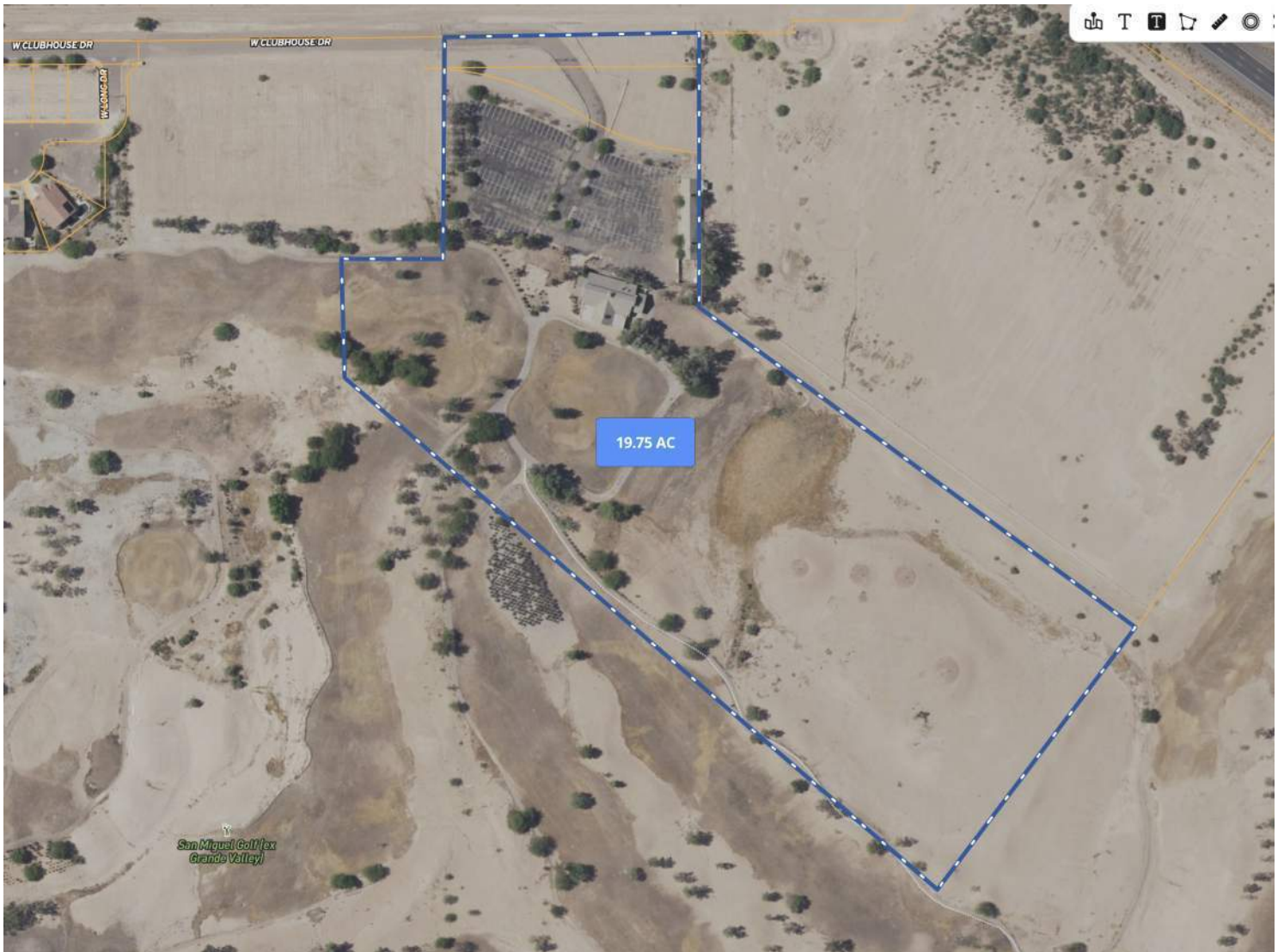
Sincerely,

A handwritten signature in black ink, appearing to read 'Tanner Petersen', is written over a light blue rectangular background.

Tanner Petersen
Manager, Petersen Properties & Management Inc.



Current abandoned Clubhouse condition



19.75 Acre Location

