



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, October 15, 2025

6:30 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. Meeting minutes of the Planning and Zoning Commission

- A. Motion to approve the September 17, 2025, meeting minutes of the Planning and Zoning Commission

VI. Consent Agenda

- A. Luke's House for Behavioral Health: A request by Sonnette Cherry Federico on behalf of Luke's House for Behavioral Health, PLLC, for a recommendation to the City Council on the following applications located on the property at 99 South E Street:
- Case No. GPA2025-004: A General Plan Amendment from Public / Institutional and Medium Density Residential to Neighborhood Commercial, consisting of approximately 1 acre of land;
 - Case No. RZ2025-001: An Amendment to the Zoning Map (Rezone) from Multiple Family Residential (R-3) to Neighborhood Commercial (C-1) and maintaining the Downtown Core Overlay zone, consisting of approximately 0.5 acre of land; and,

- Case No. CUP2025-07: A Conditional Use Permit for a Healthcare/Medical Facility or Clinic, consisting of approximately 0.5 acres of land.

VII. Executive Session

VIII. 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. CUP2025-006: Poblano Expansion Solar Project. A request by Poblano Solar, LLC (Longroad Energy) c/o Alyssa Menzel, as the applicant, for a Conditional Use Permit to allow a Solar, Utility Scale Generation and Battery Energy Storage System Facilities use, on approximately 80 acres of land located on the south side of West Milligan Road, approximately 800 feet south of the southwest corner of West Milligan Road and South Toltec Road.

IX. Informational Item:

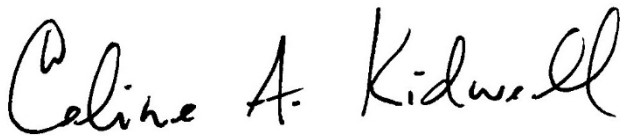
- A. Planning and Zoning Commission members and staff will update the public on relevant events and activities they have attended since the last meeting and any future events, activities, and potential agenda items. These items are for information only—no action will be taken.

X. Communications:

XI. Motion to Adjourn

POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE: www.loy.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.”



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.