



**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:

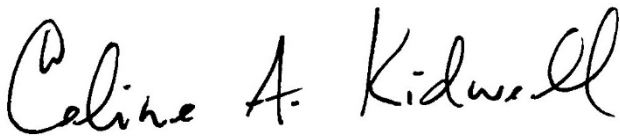
- A. Planning and Zoning Commission members and staff will update the public on relevant events and activities they have attended since the last meeting and any future events, activities, and potential agenda items. These items are for information only—no action will be taken.

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.



ELOY PLANNING AND ZONING COMMISSION
CITY HALL
595 NORTH C STREET
ELOY, AZ 85131
REGULAR MEETING
WEDNESDAY, SEPTEMBER 17, 2025
SUMMARIZED MEETING MINUTES

I. Call to Order

Chairman Paulson called the meeting to order at 6:03 pm.

II. Roll Call

PRESENT:

Chairperson Steven Paulson
Commissioner Frank Frassetto
Commissioner Gerard Wittman
Alternate Commissioner Erika Lopez
Ex-Officio Andrew Sutton

ABSENT:

Vice-chairperson Conrad Tolson (Excused absence)
Commissioner Allen Crawford (Excused absence)
Commissioner Johnny Gunn (Unexcused)
Commissioner Bhakta Nallanthighal (Unexcused)

STAFF:

Dan Symer, Community Development Director
Michelle Hall, Executive Assistant

III. Pledge of Allegiance

Chairman Paulson led the Pledge of Allegiance.

IV. Public Appearances

There were no public comments outside of the topic on the agenda.

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.

Chairman Paulson requested a motion to approve the meeting minutes of August 13, 2025.

Commissioner Wittman motioned to approve the meeting minutes.

Commissioner Frassetto seconded the motion.

The motion was passed unanimously.

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 Nos. 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.

Chairman Paulson opened the public hearing.

Director Symer gave a brief introduction of the proposed project before the Commissioners.

Tanner Petersen introduced himself and said his address was 3369 E. Queen Creek Road in Gilbert, AZ. Mr. Petersen said he liked the community presence, he valued their input. He stated community input helps the development. With information at this stage he is able to make changes early on. Mr. Petersen gave his presentation and said that this project would be in Eloy but they welcomed people and their families from the neighboring cities. The hope for this venue would be to host corporate events, weddings, and concerts just to name a few. This would be a family friendly environment with things to do for everyone. Mr. Petersen went on to speak about how this would revitalize the community, create jobs, and keep the money in its community.

James Canary said his address was 1217 N. Fairway Dr., Eloy AZ. Mr. Canary read a letter on behalf of his pastor and 14 neighbors that stated they were in favor of the project.

Wendie Beckerdite said her address was 1137 N Fairview Dr., Eloy AZ. Mrs. Beckerdite spoke on behalf of herself and her husband and stated that they have lived in their home for the last 15 years. Mrs. Beckerdite stated even without rezoning the property Mr. Petersen could still put in a restaurant. It would be fabulous to eat there. However, she urged the commission to deny the rezoning of the property until they had more information.

Marlous McNeil said her address was 1229 N. Fairway Dr., Eloy AZ. Mrs. McNeil stated they purchased their home a year ago. Her husband is terminally ill and they needed to be closer to better health care. Mrs. Neil quoted the term (quite enjoyment) and gave the definition. Mrs. McNeil stated the quite enjoyment of her property would be impacted. She was not in favor of the project and asked the commission to postpone their decision.

Connie Partridge said her address was 1054 N. Fairway Dr., Eloy AZ. Ms. Partridge asked about the rezoning and wanted to know what the use is. She asked if there was any residential.

Director Symer stated that C-2 was the general commercial zone. General Commercial Zone is for commercial only no homes are in this zone designation.

Ms. Partridge stated that the community has been told a lot of things and they have been changed several times and she is uncertain about what will happen to her community. Ms. Partridge stated the restaurant would be a great addition to the community. However she has some concerns about the project.

Mark Sprinkles said his address was 3833 W. Fairway Dr., Eloy AZ. Mr. Sprinkles stated he agreed with the other speakers and wanted to have the meeting postponed.

Beverly Sekass said her address was 1474 N. Fairway Dr., Eloy AZ. Ms. Sekass stated she read the 73 page document that was attached in the agenda. Ms. Sekass had a lot of concerns. She asked what statistical data from the former San Miguel golf course was being used to address traffic flow. Ms. Sekass went on to question parking, proposed condominiums, retention areas, traffic studies and road accesses.

Mr. Petersen stated he didn't want the community to lose sight in what he was trying to do in creating a community based project. Their initial thought was to open the clubhouse up and add a private restaurant. Later they decided to open it up for the entire community. Mr. Petersen wanted the public to feel comfortable going directly to him with their questions or concerns. He stated he didn't have all the answer but wanted to create a dialogue with the concerned community.

Chairman Paulson closed the public hearing and requested comments from the commission.

Commissioner Lopez stated she was concerned about the noise and asked Mr. Petersen when he conducted his noise experiments.

Mr. Petersen stated Saturday at noon. He just wanted to test the noise himself.

Commissioner Lopez stated she would like to see the experiment done at night. She also wanted to know how traffic would flow to this project. And if there would be another road to access this property.

Mr. Petersen stated there were no prior studies that they could find. He suspects there may have been one conducted to justify the previous owner to have 195 parking stalls.

Director Symer stated that the property could have 300 people outside and up to 150 people inside. If the project gets up to 600 the fire department will require an assessment be done to consider when the paved road would be installed. There is no way to know now until the project is up and running.

Chairman Paulson asked Mr. Petersen if they have a big event where would people go to the bathroom. Everyone can't use the clubhouse.

Mr. Petersen stated they would have nice portable facilities.

Mayor Sutton commended the Petersen group for their efforts and thanked them for parting with the city. He went on to say the city is taking its time and not cutting any

corners. He thanked the community for taking part in the process and being aware of what was going on.

Chairman Paulson thanked the community for coming out.

Chairman Paulson requested a motion or decision as to what the commission wanted to do.

Commissioner Frassetto motioned to approve the Hideout Ranch Entertainment Center. Commissioner Wittman seconded the motion.

Motioned 2-2 motioned failed

Chairman Paulson requested another motion.

Commissioner Lopez motioned to continue to November to receive more information.

Commissioner Frassetto seconded the motion.

Motion passed 4-0

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 gave a brief update on the project that was passed by City Council.

Director Symer gave an update on activities.

VIII. Motion to Adjourn

Chairman Paulson adjourned the meeting at 7:46 pm.

**CITY OF ELOY
REQUEST FOR COMMISSION ACTION**

Agenda Item: VI.A.

Date: 10/15/2025

Date submitted:
10/11/2025

Action: Other

Subject: 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:

Date requested:
10/15/2025

- **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.**

TO: Planning and Zoning Commission

FROM: Dan Symer

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend to the City Council the approval of Case Nos.: GPA2025-004, RZ2025-001, and CUP2025-07.

DISCUSSION:

General Plan Amendment Request:

The applicant's request is for a Minor General Plan Amendment from Public / Institutional and Medium Density Residential to Neighborhood Commercial, consisting of approximately 1 acre of land. The purpose of this application is to bring part of the site's General Plan land use designation into conformance with its base zoning designation of C-1 (approximately 0.5 acres) and to rezone the remainder of the property (approximately 0.5 acres) from Multiple Family Residential (R-3) to Neighborhood Commercial (C-1) as specified in the associated rezoning application below.

Amendment to the Zoning Map (Rezone) Request:

The applicant's request is to rezone approximately 0.5 acres from R-3 to C-1, while maintaining the Downtown Core Overlay zone. The purpose of this application is to allow the property to be used as a behavioral health facility in accordance with the associated Conditional Use Permit for a Healthcare/Medical Facility or Clinic specified below.

Conditional Use Permit Request:

The applicant's request is for a Conditional Use Permit for a Healthcare/Medical Facility or Clinic to allow the proposed behavioral health facility on approximately 0.5 acres.

General Plan:

The General Plan Future Land Use Map designation of the property is Public / Institutional and Medium Density Residential. The Public / Institutional land use designation allows for governmental, educational, cultural, solid waste disposal, or corrections services, and the Medium Density Residential allows for single-family detached and attached residential homes.

The southern half of the property has the Medium Density Residential land use designation, which does not align with the property's existing C-1 zoning, and the northern half of the property has the Public / Institutional land use designation, which does not align with the proposed C-1 zoning.

Context:

Located on the southeast corner of the intersection of N E St and E 1st St, the site is surrounded by vacant land to the north, and south, a place of worship and vacant land to the west, and existing single-family homes to the east. 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
Site	Public / Institutional and Medium Density Residential	Multiple Family Residential (R-3) and Neighborhood Commercial (C-1) with the Downtown Core Overlay	Previously, the building was used as a preschool and day care center
North	Medium Density Residential	Multiple Family Residential (R-3) with the Downtown Core Overlay	Vacant, undeveloped land
South	Medium Density Residential	Neighborhood Commercial (C-1) with the Downtown Core Overlay	Vacant, undeveloped land
East	Medium Density Residential	Multiple Family Residential (R-3) with the Downtown Core Overlay	Existing single-family homes.
West	Medium Density Residential	Multiple Family Residential (R-3) with the Downtown Core Overlay	Vacant, undeveloped land, N E Street, and further west is a Place of Worship.

General Plan Amendment Criteria and Guidelines:

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 1.8% of the City's planning area for commercial uses, of which about 0.02% is designated as Neighborhood Commercial. Eloy, in general, has a significant deficiency in the amount of land with the commercial designation.***

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

- ***The proposed General Plan Amendment would improve the General Plan by aligning its Future Land Use Map with part of the property's existing Neighborhood Commercial zoning designation, and would allow the remainder of the property to also be zoned Neighborhood Commercial. This modification would provide a cohesive designation for the property and allow it to be used in a manner consistent with the proposed Healthcare/Medical Facility or Clinic. Furthermore, the Neighborhood Commercial designation directly contributes to the General Plan's Goals 3.3.1.2 and 3.3.1.3 by providing commercial land uses and encouraging a balance and a mix of uses in an identified Growth Area (Downtown).***

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 Neighborhood Commercial land use designation is not anticipated to create an incompatible land use pattern with the abutting High Density Residential. The General Plan contemplates the Neighborhood Commercial designation among the Medium Density Residential area when it is sensitively integrated into the site and functionally linked for pedestrian and automobile access (GP's Medium Density Residential land use description).***
- ***The property is currently being serviced by existing water, wastewater (sewer), and roadway systems in the area. This application would align the General Plan with the property's existing zoning designation and allow the rezoning of the property to the Neighborhood Commercial to accommodate the proposed Healthcare/Medical Facility or Clinic, which is generally a community service use, and is not anticipated to negatively impact the existing or planned land uses, the health and safety of current residents, or unreasonably increase traffic in the area. Also, the land use's implementing zone (C-1) provided for neighborhood-supporting uses that contribute to the community's sustainability.***

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

- ***The proposed Neighborhood Commercial land use designation is consistent with the General Plan in that it contributes to achieving the General Plan's Goals 3.3.1.2 and 3.3.1.3 by providing commercial land uses and encouraging a balance and a mix of uses in an identified Growth Area (Downtown).***

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 currently designates approximately 1.8% of the City's planning area for commercial uses, of which about 0.02% is designated as Neighborhood Commercial, thereby providing limited locations that may be zoned with C-1. Furthermore, the General Plan contemplates the C-1 zoning among the Medium Density Residential area when it is sensitively integrated into the site and functionally linked for pedestrian and automobile access.***

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 Neighborhood Commercial would allow the property to utilize the existing quasi-commercial building in a manner that is consistent with the abutting Medium Residential Density General Plan land use designation. The General Plan's Medium Residential Density contemplates the Neighborhood Commercial when sensitively integrated (GP's Medium Density Residential land use description). Furthermore, the Neighborhood Commercial would effectuate the General Plan by promoting a mix of uses in an identified Growth Area (Downtown).***

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 Public/Institutional to Neighborhood Commercial land use designation would not significantly alter the existing land use patterns in the area, as the property has historically been used as a child care center (the definition of a child care center includes preschools). Furthermore, the Medium Density Residential land use designation contemplates the incorporation of the proposed use and other neighborhood-serving uses commonly found in the area.***
- ***The property was previously used as a child care center and is currently served by adjacent infrastructure improvements, which are anticipated to be adequate for the uses associated with the proposed Neighborhood Commercial land use designation. In addition, the proposed designation, along with its associated implementing zone (C-1), is not expected to negatively impact existing or planned land uses, compromise the health and safety of current residents, or unreasonably increase traffic in the area.***

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

- ***The proposed General Plan Amendment to the Neighborhood Commercial land use designation is consistent with the intent of the General Plan's in that it contributes to achieving the General Plan's Goals 3.3.1.2 and 3.3.1.3 by providing commercial land uses and encouraging a balance and a mix of uses in an identified Growth Area (Downtown).***

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 would not correct an error, oversight, or address a consideration that would not have been reasonably foreseen.***

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

- **Since the City Council had adopted the General Plan in May 2020, there have not been any known modifications or events that supersede the original premises and findings made upon plan adoption.**

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.

- ***Since the City Council had adopted the General Plan in May 2020, there have not been any known events that have altered the area's character and/or conditions. The proposed Neighborhood Residential land use designation would align the General Plan with the part of the property's current zoning designation.***

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 Public/Institutional to Neighborhood Commercial land use designation would align the Plan with part of the property's zoning and provide for a mix of use in a Growth Area, and contribute to efforts to provide a sustainable community (GP 3.3.1.3).***

Zoning Ordinance Issues for Consideration for an Amendment to the Zoning Map (Rezone):

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;

- ***Upon approval of the associated application, Case No. GPA2025-004, the proposed C-1 zoning will conform with the General Plan. Furthermore, the C-1 zone is contemplated to exist among the Medium Density Residential land use designation (GP's Medium Density Residential land use description).***

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

- ***The proposed C-1 zoning and associated uses are 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 has historically been used for quasi-commercial purposes, including operation as a child care center since the 2000s. The proposed rezoning to C-1 will allow the property to be utilized for neighborhood commercial uses that are anticipated in the General Plan. This designation is appropriate for the site and will encourage a mix of uses that support the development of a sustainable community (GP 3.3.1.3).**

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

- ***The property is suitable for the uses allowed in the R-3 zoning District.***

E. Availability of sewer and water facilities.

- ***Water and wastewater (sewer) services are available in N E St and E 1st St abutting the property, respectively, and the existing development is connected to these services. The existing services are anticipated to be adequate to serve the development.***

Conditional Use Permit Criteria:

Conditional Use Permits, 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 analysis 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;

- ***The proposed Healthcare/Medical Facility or Clinic is not expected to be detrimental to the health, safety, or general welfare of residents, employees, adjacent properties, the neighborhood, or the public at large.***

B. The proposed use conforms with the purposes, intent, and policies of the adopted

Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;

- ***The Neighborhood Commercial land use designation is intended to accommodate commercial services that are used by the general public on a daily basis. The proposed Healthcare/Medical Facility or Clinic use is consistent with the intent of this designation and would conform to the General Plan upon approval of the associated General Plan Amendment, Case No. GPA2025-004.***

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

- ***The proposed Conditional Use Permit application for Healthcare/Medical Facility or Clinic is required to comply with all applicable ordinance provisions.***

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 proposed use will utilize an existing development that has been part of the community for over 20 years. The applicant has not proposed any modifications to the property that would be inconsistent with surrounding properties or the neighborhood as a whole. The proposed Conditional Use for a Healthcare/Medical Facility or Clinic is anticipated to be compatible with and supportive of the existing neighborhood character.***

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

- ***Water, sewer lines, and a fire hydrant are present along N E St and W 1st St. The road currently meets Eloy standards, and access to the site will be from N E St and W 1st St.***

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

- ***The proposed site will be accessed from N E St and W 1st St.***

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

- ***The proposed Healthcare/Medical Facility or Clinic use is not anticipated to generate offensive vibration, noise, odor, dust, smoke, or gas.***

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

- ***The proposed Healthcare/Medical Facility or Clinic use is not anticipated to be injurious, or substantially diminish or impair the property values within the industrial 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 Healthcare/Medical Facility or Clinic use will be conducted within the existing building and site improvements, and is not anticipated to impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.***

FISCAL IMPACT:

No fiscal impacts are anticipated from these applications.

**Luke's House for Behavioral Health,
PLLC 99 N E Street, Eloy, AZ 85131**

General Plan Amendment Summary

Luke's House for Behavioral Health, PLLC requests a General Plan Amendment for 99 N E Street, changing the land use designation from Public/ Institutional to Neighborhood Commercial. This change will allow for an outpatient behavioral health clinic providing mental health counseling, trauma-informed care, group therapy, and support for veterans, families, and children. The clinic supports the City's goals for improving healthcare access, revitalizing downtown, and providing neighborhood-scale services.

Current and Proposed Land Use Designations

- **Current:** Public/Institutional
- **Proposed:** Neighborhood Commercial

General Plan Criteria for General Plan Amendment and Responses:

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

The downtown area lacks other appropriate sites for small-scale healthcare services in existing buildings. This site offers ideal access, infrastructure, and size. Most parcels in the area are designated Residential or Public/Institutional, which do not allow outpatient healthcare. This site offers ideal access, existing infrastructure, and building size to accommodate a neighborhood-scale clinic, filling a critical gap in local services while minimizing development impacts.

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

The proposed amendment improves health services, supports job creation, and revitalizes an underutilized downtown property, benefiting the community beyond the applicant. Specifically, it advances the following Eloy General Plan goals and objectives:

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

- *The subject property has been vacant for several years. Redevelopment as a behavioral health clinic directly promotes the reuse of an underutilized site, returning it to active community service.*

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

- *The project supports adaptive reuse by modernizing an existing building rather than allowing continued vacancy or deterioration, extending its useful life for a new public purpose.*

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

- *The clinic encourages new employment by creating professional healthcare jobs and supports commercial activity through local service provision.*

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

- *Re-designating the property to Neighborhood Commercial ensures adequate land is available for healthcare services in a location already served by infrastructure and compatible with surrounding uses.*

Goal 3.10.1.1 – Provide a range of accessible public and private services that support quality of life.

- *Luke’s House provides accessible behavioral health services, improving the quality of life for Eloy residents by reducing the need to travel for counseling and family support.*

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

- *The clinic promotes social interaction through group therapy, family programs, and supportive services that strengthen relationships and community well-being.*

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

- *The site is already served by utilities and roadways, ensuring the land use decision is coordinated with existing infrastructure and avoids unnecessary expansion.*

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

- *Revitalizing a long-vacant property into a healthcare facility strengthens community identity by demonstrating reinvestment and creates a source of pride for Eloy residents.*

By advancing these goals, the amendment represents a clear improvement to the General Plan. It transforms a long-vacant site into a productive use, aligns land use with infrastructure capacity, supports economic diversification, and expands essential healthcare access. Collectively, these benefits extend beyond the applicant, contributing to a healthier, more resilient, and more vibrant Eloy.

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

a. Creating incompatible land use patterns;

The proposed amendment from Public/Institutional to Neighborhood Commercial will enable a low-intensity, neighborhood-serving use that is compatible with adjacent Medium Density Residential. The clinic provides needed services in a professional office setting, with operations that fit the character of the surrounding neighborhood.

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.

Existing infrastructure (roads, water, sewer, and utilities) adequately supports the proposed use. No off-site improvements or public infrastructure expansions are required.

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

At full operations, the clinic is anticipated to generate approximately 60–80 daily trips, which is consistent with or lower than comparable small commercial uses. Appointment-based scheduling ensures trips are spread across weekday business hours, resulting in minimal impact to the transportation system.

d. Adversely affecting the livability of an area or the health and safety of existing residents.

The clinic enhances livability by expanding local access to behavioral health care while operating during regular weekday hours. The use is low-intensity, produces limited noise and activity, and provides direct community benefits that support public health and safety.

The proposed amendment will not adversely impact the community. By introducing a neighborhood-serving clinic within the Neighborhood Commercial designation, the project ensures compatibility with nearby residential uses, relies on existing infrastructure, generates modest traffic levels, and enhances community health and livability. Overall, the amendment provides clear benefits while maintaining harmony with the surrounding area.

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

The proposed amendment supports the overall vision of the Eloy General Plan by

reusing an underutilized property, creating jobs, and expanding healthcare services in a location served by existing infrastructure. It advances multiple goals, including:

- **Goal 3.1.1.1** – *Redevelopment of underutilized land.*
- **Goal 3.4.2.2** – *Adaptive reuse of existing structures.*
- **Goal 3.3.1.2** – *Encouraging employment and commercial activity.*
- **Goal 3.10.1.1** – *Providing accessible services that support quality of life.*
- **Goal 3.1.3.1** – *Coordinating land use with available infrastructure.*
- **Goal 3.10.1.2** – *Strengthening community identity and pride.*
- **Goal 3.10.1.4** – *Promoting opportunities for social interaction.*

By advancing these goals, the amendment reflects the General Plan’s overall intent for infill development, economic diversification, and improved community services, while remaining consistent with adopted zoning, building, and safety codes.

General Plan Criteria of the Zoning Ordinance: Issues for Consideration:

In determining whether to approve, approve with conditions, or deny proposed General Plan amendments, issues for consideration shall include but not be limited to:

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

The existing Future Land Use Plan provides limited appropriate sites for outpatient healthcare in downtown Eloy. Most parcels are designated Residential or Public/Institutional. This amendment allows siting of healthcare services in a logical location with existing infrastructure, supporting infill development.

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.

Approval of this amendment advances several adopted goals of the Eloy General Plan that provide lasting community benefit.

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

- *Brings a long-vacant property back into productive use as a community-serving clinic.*

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

- *Reuses and modernizes an existing building rather than allowing further*

deterioration.

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

- *Creates professional healthcare jobs and supports economic diversification.*

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

- *Provides an appropriate, infrastructure-ready location for healthcare services.*

Goal 3.10.1.1 – Provide a range of accessible public and private services that support quality of life.

- *Expands access to local counseling and family support services.*

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

- *Offers group therapy and family programs that foster social connection.*

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

- *Utilizes existing roads, utilities, and sewer without requiring expansion.*

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

- *Revitalizes a vacant property, demonstrating reinvestment and creating neighborhood pride.*

The amendment improves the General Plan by aligning land use with community needs, expanding services, creating jobs, and reinvesting in existing infrastructure—all for the long-term benefit of Eloy.

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.

The amendment introduces a compatible Neighborhood Commercial use that maintains harmony with adjacent residential.

- 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 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.**

Existing utilities are sufficient; no major expansions are required.

- 3. Adversely impacting existing uses due to increased traffic on existing systems.**

At full operations with up to 12 providers, Luke's House is anticipated to generate approximately 60–80 daily trips in Eloy. This reflects the community's smaller population base and appointment-only scheduling, which spreads visits evenly across weekday business hours.

For comparison, the ITE Trip Generation Manual (11th Edition) estimates a medical office of this size at 70–80 trips/day, while retail uses generate about 88 trips/day, and coffee/fast-food drive-throughs can exceed 1,000 trips/day for a similar site.

Because the clinic operates at a modest scale and avoids high-turnover traffic, its volume will remain significantly lower than many other Neighborhood Commercial uses. As a result, the proposed amendment will not adversely impact existing or planned land uses with traffic and is fully compatible with the surrounding neighborhood.

- 4. Affecting the livability of the surrounding area or the health and safety of present or future residents.**

The use enhances livability by providing local access to counseling and support services while maintaining quiet, low-impact operations.

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

The proposed amendment supports the overall vision of the Eloy General Plan by reusing an underutilized property, creating jobs, and expanding healthcare services in a location served by existing infrastructure. It advances multiple goals, including:

- **Goal 3.1.1.1** – *Redevelopment of underutilized land.*
- **Goal 3.4.2.2** – *Adaptive reuse of existing structures.*

- **Goal 3.3.1.2** – Encouraging employment and commercial activity.
- **Goal 3.10.1.1** – Providing accessible services that support quality of life.
- **Goal 3.1.3.1** – Coordinating land use with available infrastructure.
- **Goal 3.10.1.2** – Strengthening community identity and pride.
- **Goal 3.10.1.4** – Promoting opportunities for social interaction.

Summary

By advancing these goals, the amendment reflects the General Plan’s overall intent for infill development, economic diversification, and improved community services, while remaining consistent with adopted zoning, building, and safety codes.

E. Whether there was an error or oversight in the original plan adoption.

At the time of adoption, the General Plan did not anticipate the growing community need for behavioral health services or the lack of designated parcels to accommodate them. This amendment corrects that oversight.

F. Whether events subsequent to adoption have superseded original premises.

Since adoption, Eloy has experienced population growth, increased demand for healthcare access, and a rise in behavioral health needs post-pandemic. These trends support siting healthcare in neighborhood-serving locations.

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.

Eloy is transitioning, with vacant or underutilized buildings. The area’s condition now makes neighborhood-scale adaptive reuse desirable and consistent with broader revitalization goals.

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 amendment provides multiple community benefits that substantially outweigh any potential impacts:

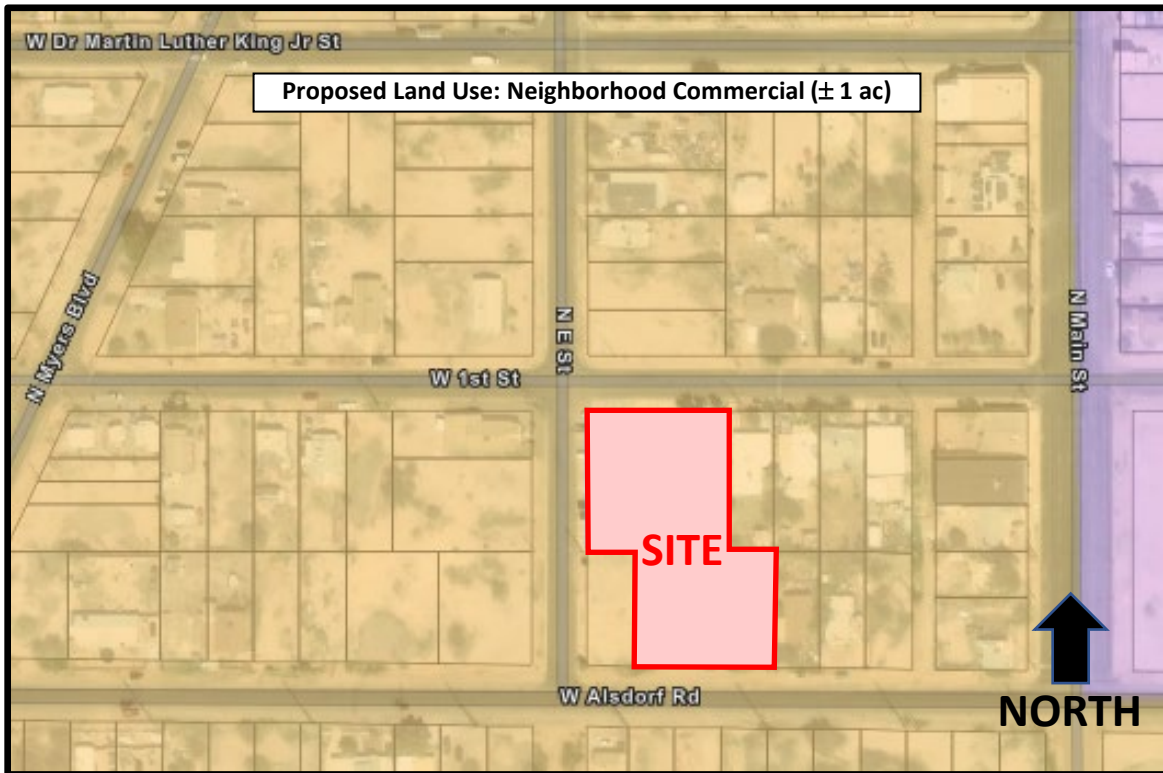
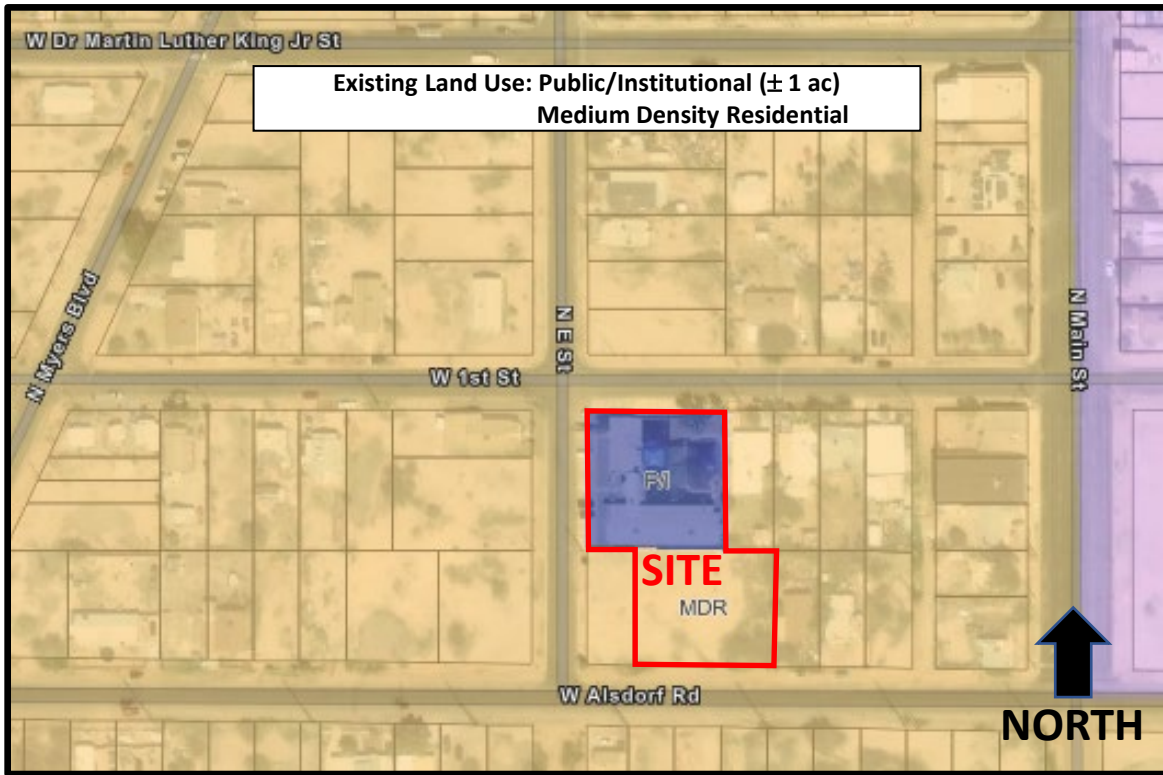
- *Expanded healthcare access – Brings outpatient behavioral health and family support services into Eloy, reducing the need for residents to travel outside the community.*
- *Job creation and economic diversification – Establishes professional healthcare positions and supports small-business growth in a sector not currently well represented in Eloy.*

- *Infill and adaptive reuse – Revitalizes a long-vacant property, conserving resources and strengthening surrounding neighborhood stability.*
- *Efficient use of infrastructure – Utilizes existing water, sewer, road, and utility systems, avoiding the need for costly expansions.*
- *Community vitality and pride – Demonstrates visible reinvestment, improving livability and fostering a sense of pride among residents.*

Potential impacts—such as modest increases in daily trips or the introduction of a small-scale commercial use near residential areas—are limited in scope and mitigated by the clinic’s appointment-based operations, weekday schedule, and professional office character.

Conclusion

On balance, the amendment achieves significant long-term benefits for Eloy by expanding healthcare access, creating jobs, and reinvesting in existing infrastructure, while maintaining compatibility with surrounding uses. These benefits far outweigh any minimal impacts, making the amendment a clear improvement to the City’s General Plan and a positive step for the community’s future.



Land Use

Residential

- Estate Density Residential (0.2 - 1.0 du/ac)
- Low Density Residential (1.0 - 3.0 du/ac)
- Medium Density Residential (3.0 - 6.0 du/ac)
- Med-High Density Residential (6.0 - 12 du/ac)
- High Density Residential (10 - 24 du/ac)

Commercial

- Neighborhood Commercial

- Community Commercial

Industrial

- Light Industrial
- General Industrial

Other

- Parks/Open Space
- Mixed Use
- Public/Institutional

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Amendment to the Zoning Map Narrative

Luke's House for Behavioral Health,

PLLC 99 N E Street, Eloy, AZ 85131

APN: 405-02-222A

Summary of Proposed Zoning Map Amendment:

This application requests approval to amend the City of Eloy Zoning Map to rezone the subject property located at 99 N E Street, Eloy, AZ, from R-3 (Multiple Dwelling Residential) to C-1 (Neighborhood Commercial). This change will allow the development and operation of an outpatient behavioral health clinic, providing counseling, mental health treatment, supportive care, and group therapy to Eloy residents, including children, veterans, and underserved populations.

Current Zoning District:

Multiple Family Residential (R-3)

Proposed Zoning District:

Neighborhood Commercial (C-1)

Section 21-6-6.4: Issues for Consideration

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

The proposed rezoning to Neighborhood Commercial (C-1) is consistent with the Eloy General Plan and other adopted plans. The General Plan emphasizes access to healthcare, adaptive reuse of existing structures, infill development, and neighborhood revitalization. The project advances these objectives as follows:

- *Goal 3.10.1.1 – Provide a range of accessible public and private services that support quality of life. The rezoning supports increased access to outpatient behavioral health services, ensuring that Eloy residents can obtain care locally.*
- *Goal 3.4.2.2 – Support adaptive reuse of vacant or deteriorated structures and properties. The project modernizes and reuses an existing vacant property, conserving resources and improving the surrounding neighborhood.*
- *Goal 3.1.1.1 – Promote development and redevelopment of vacant or underutilized land. Rezoning enables redevelopment of a long-vacant site into a productive, neighborhood-serving use.*
- *Goal 3.3.1.2 – Promote land use and zoning that encourage new employment and commercial activity. The rezoning will allow for the creation of professional healthcare jobs and support economic diversification.*
- *Goal 3.3.1.3 – Designate adequate land for a range of commercial land uses in appropriate locations. Rezoning provides a suitable site for healthcare services within an existing infrastructure network.*
- *Goal 3.1.3.1 – Ensure land use decisions are coordinated with infrastructure availability. The project relies on existing water, sewer, and roadway capacity without requiring costly expansion.*
- *Goal 3.10.1.2 – Promote development that strengthens community identity and pride. Converting an underutilized property into a health clinic demonstrates reinvestment in Eloy and provides a visible source of community pride.*

By advancing these adopted goals, the rezoning is consistent with the intent of the General Plan and supports orderly growth, improved access to essential services, and enhanced neighborhood vitality.

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

The property is surrounded by a mix of residential, civic, and small-scale commercial uses. The C-1 zoning district is intended to support neighborhood-serving commercial activities that are compatible with adjacent residential areas. The existing structure on-site is consistent with commercial design standards, and the proposed use will maintain the area's character.

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

The property is appropriately sized, located, and improved to support a low-intensity commercial use such as a behavioral health clinic. Adequate parking, access, and infrastructure exist to serve the intended use under C-1 zoning.

D. Suitability of the subject property for uses permitted by the current zoning district

The property's configuration, structure, and surroundings are better suited for commercial or professional uses than high-density residential. The current zoning is not the most appropriate or functional designation for the property's location along N E Street near Main Street.

E. Potential impact on the integrity of existing neighborhoods

The project contributes positively to the surrounding neighborhoods by rehabilitating a vacant property, improving the visual character of the area, and providing services close to where residents live.

- *Goal 3.10.1.2 – Promote development that strengthens community identity and pride.*
 - *Reinvestment in the property improves the neighborhood environment.*
- *Goal 3.10.1.4 – Promote opportunities for social interaction and community gathering.*
 - *Group and family therapy programs provide structured opportunities for connection.*

The rezoning improves neighborhood integrity by revitalizing a vacant site and offering community-serving uses that align with the surrounding residential context.

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

The property is well suited for Neighborhood Commercial uses. It is located on an existing roadway, served by utilities, and buffered by appropriate separation from other residential areas. The project avoids the need for off-site extensions or costly public improvements, making it a fiscally responsible land use decision.

G. Impact on public services

The project does not place undue demand on police, fire, water, wastewater, or schools.

- *Police and fire protection already serve the site.*
- *The clinic will not increase demand for parks or schools.*
- *The building will be improved to meet all fire, safety, and utility requirements.*

The rezoning will not create adverse impacts on public services or facilities.

H. Compliance with site development standards

All development will comply with City zoning and site development standards, including setbacks, parking, landscaping, and lighting.

The proposed rezoning will comply with all applicable site development and building standards.

I. Impact on the economic welfare of the community

The rezoning supports the City's economic development goals by creating professional jobs and investing in an underutilized property.

- *Goal 3.3.1.2 – Promote land use and zoning that encourage new employment and commercial activity.*
 - *The clinic provides healthcare jobs and expands local economic opportunities.*
- *Goal 3.3.1.3 – Designate adequate land for a range of commercial land uses in appropriate locations.*
 - *This rezoning provides space for healthcare within an appropriate, neighborhood-serving setting.*

The project enhances Eloy's economic welfare by adding jobs, diversifying services, and reinvesting in an underutilized property.

Steps to Minimize Negative Impacts to Adjacent Property Owners

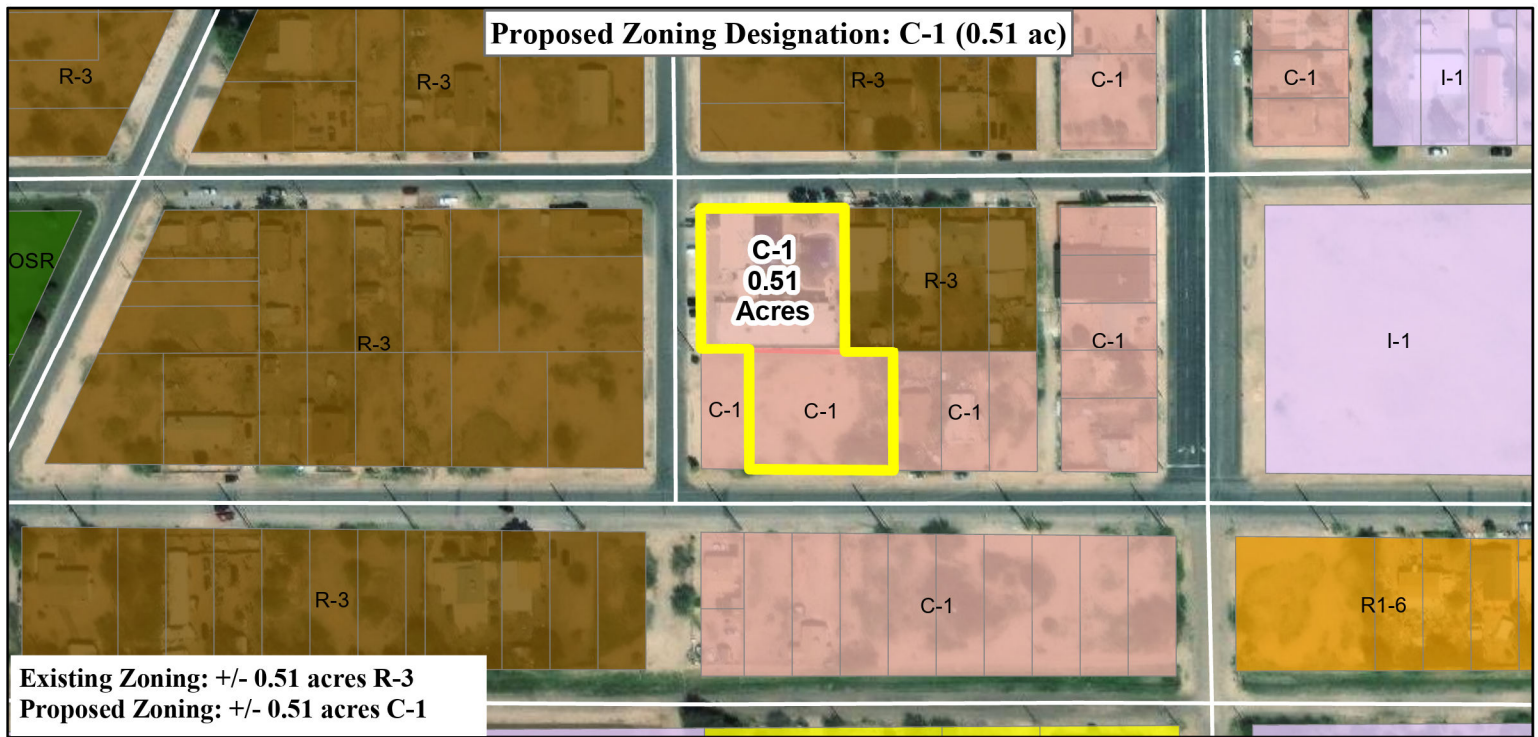
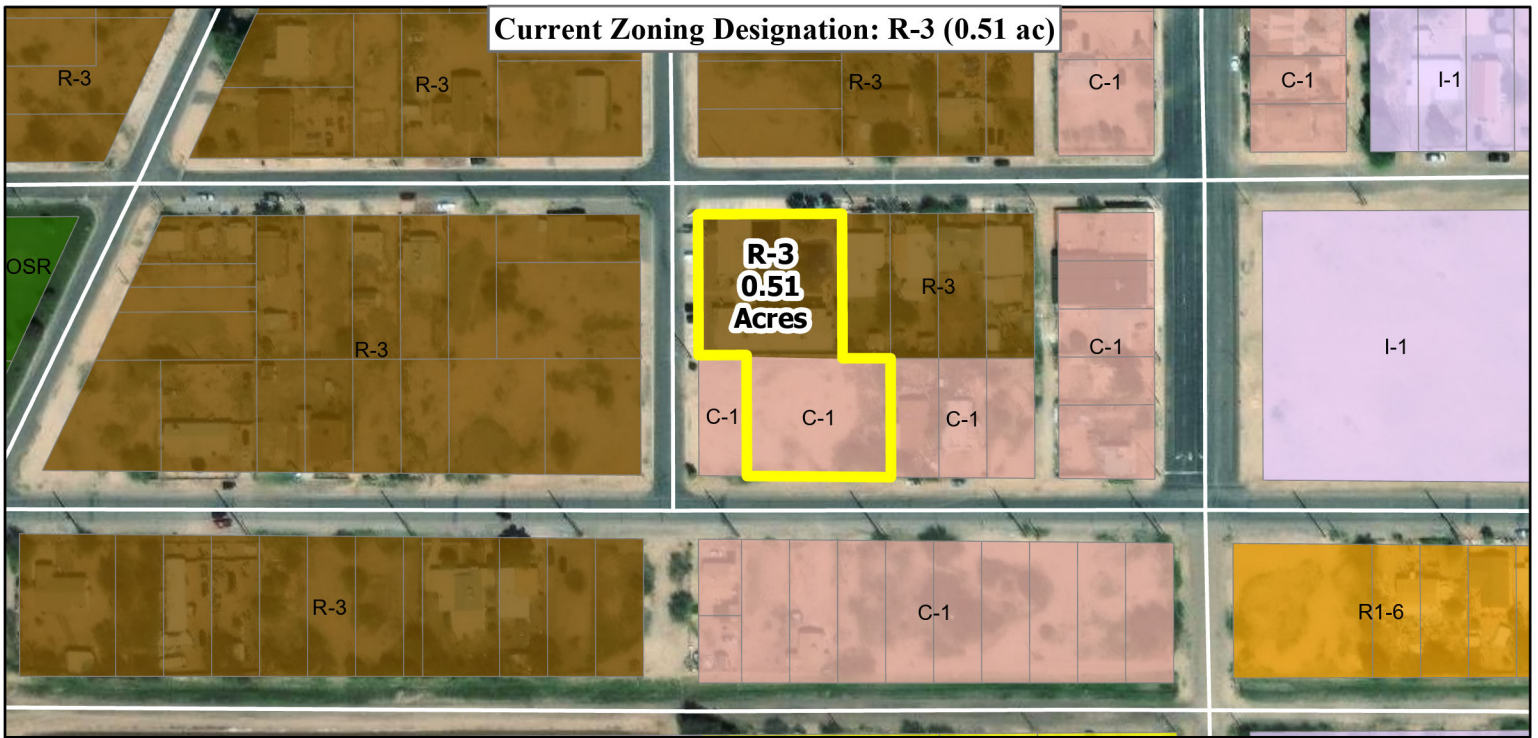
- *Maintain existing building scale and height consistent with neighboring properties.*
- *Preserve or enhance existing landscaping and screening.*
- *Limit hours of operation to daytime business hours (8 a.m. to 5 p.m.).*
- *Provide adequate on-site parking to prevent street congestion.*
- *Conduct neighborhood outreach via a Citizen Review process to address concerns.*

Analysis and Considerations

- *Demand for services: There is a demonstrated need for accessible behavioral health and supportive services in Eloy. Rezoning to C-1 enables a neighborhood-serving clinic to meet this unmet demand.*
- *Balance of land uses: There is an adequate supply of residential zoning in the area. Rezoning this underutilized parcel provides complementary use that strengthens neighborhood stability.*
- *Community benefits:*
 - ✓ *Expanded healthcare access locally.*
 - ✓ *Job creation and economic diversification.*
 - ✓ *Revitalization of a long-vacant property.*
 - ✓ *Efficient use of existing infrastructure.*

Conclusion:

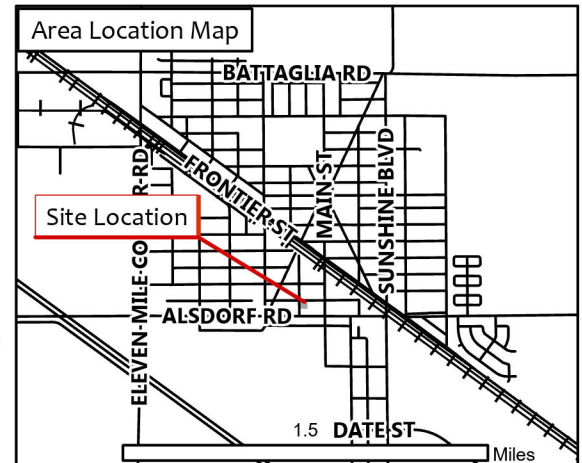
The proposed rezoning to C-1 is consistent with the Eloy General Plan, enhances neighborhood health resources, revitalizes a vacant structure, and promotes orderly development while protecting nearby residential uses.



Luke's House for Behavioral Health Rezoning Exhibit - Case No: RZ2025-001

Legend

 Subject Property	 R1-6 Single Family Residential (6,000 sq.ft.)	Industrial
Zoning Designations	Multi-Family	 BP Business Park
Single Family	 R-2 Small Lot Residential (6-10 du/acre)	 I-1 Light Industrial
 RR-20 Rural Residential (20 acres/du)	 R-3 Multiple Family Residential (10-24 du/acre)	 I-2 General Industrial
 RR-5 Rural Residential (5 acres/du)	Commercial	Public Facility
 RR-2.5 Rural Residential (2.5 acres/du)	 C-1 Neighborhood Commercial	 PF Public Facility
 R1-54 Estate Residential (1.25 acres/du)	 C-2 General Commercial	Open Space
 R1-43 Estate Residential (43,560 sq. ft.)	 MU Mixed Use	 OSC Open Space Conservation
 R1-12 Single Family Residential (12,000 sq. ft.)		 OSR Open Space Recreational



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Conditional Use Permit Application Narrative
Luke's House for Behavioral Health, PLLC
99 N E Street, Eloy, AZ 85131 APN: 405-02-222A

Current Zoning District:

The property is currently zoned Multiple Family Residential (R-3) to Neighborhood Commercial (C-1) has been submitted as a separate application.

Description of Proposed Use:

The applicant requests a Conditional Use Permit for a Health Care/Medical Facility or Clinic, is to allow the operation of an outpatient behavioral health clinic providing counseling, mental health services, supportive care, group therapy, and resources for individuals and families, including children, veterans, and underserved populations. The clinic will operate Monday through Friday from 8:00 a.m. to 5:00 p.m.

Section 21-6-7.4: Required Findings

A. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general. *The proposed outpatient clinic will enhance public health by providing accessible behavioral health services. The use is office-based, non-residential, and will not negatively impact surrounding properties.*

B. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and any applicable area or neighborhood plan.

The proposed use is consistent with the City of Eloy General Plan 2025 and advances multiple adopted goals and policies:

- *Land Use Goal LU-3: Encourage compatible infill and redevelopment of underutilized parcels.
The project adaptively reuses an existing vacant building, reducing blight and strengthening the surrounding neighborhood.*
- *Community Services Goal CS-2: Improve access to health and human services.
Luke's House will directly provide outpatient behavioral health and supportive services, expanding local access to care.*
- *Economic Development Goal ED-1: Diversify the local economy by supporting small businesses and healthcare services.
Luke's House will generate new jobs, supports local hiring, and establishes a professional service use in downtown Eloy.*
- *Neighborhood Revitalization Goal NR-1: Support reinvestment in existing neighborhoods to improve quality of life.*

Reuse of the building and daily presence of staff improves safety, reduces vacancy, and contributes to neighborhood stability.

Accordingly, the application conforms with the purposes, intent, and adopted policies of the Eloy General Plan by directly advancing its land use, community service, economic development, and neighborhood revitalization objectives.

C. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirements. *The clinic will comply with all applicable City zoning regulations, State licensing requirements for behavioral health services, and federal standards, including ADA accessibility.*

D. The proposed conditional use shall conform to the neighborhood's character within the same zoning district. Considerations include the location, type, and height of buildings, and extent of landscaping and screening. *The clinic will operate within an existing single-story building consistent with neighboring structures. The site will maintain existing landscaping and incorporate additional screening if required by the City.*

E. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided. *The property is served by existing utilities, including water, sewer, and electrical. Access is provided via N E Street and Alsdorf Road, with fire protection from the City of Eloy Fire Department.*

F. Adequate measures shall provide ingress and egress designed to minimize traffic hazards and traffic congestion on public roads. *The site provides adequate off-street parking and ingress/ egress points. The clinic's appointment-based operations will limit traffic impact and prevent congestion.*

G. The proposed use shall not be noxious or offensive because of vibration, noise, odor, dust, smoke, or gas. *The outpatient clinic use generates no noise, odor, dust, smoke, or emissions beyond typical office operations.*

H. The proposed use shall not be injurious to the use and enjoyment of property in the vicinity nor substantially diminish or impair property values. *The project will improve neighborhood appearance and activity by revitalizing a vacant structure, increasing service availability, and supporting property values.*

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

clinic complements the surrounding mixed residential and commercial uses. It encourages orderly development by promoting neighborhood stability and essential services.

General Plan Consistency:

The application complies with the following goals of the City of Eloy General Plan 2025:

- *Community Services Goal CS-2: Improve access to health services within Eloy. Luke's House will directly provides outpatient mental health and supportive services to residents, reducing the need to travel outside the community.*
- *Land Use Goal LU-3: Encourage neighborhood revitalization and adaptive reuse of underutilized parcels. The project rehabilitates and reactivates an existing structure for a community-beneficial purpose, reducing vacancy and stabilizing the neighborhood.*
- *Economic Development Goal ED-1: Promote economic development and quality of life. By creating new jobs, supporting local hiring, and offering needed healthcare services, the project enhances Eloy's quality of life and economic vitality.*

No applicable General Plan goals or policies are inconsistent with this application.

Measures to Minimize Negative Impacts:

- *The clinic will operate during regular business hours only.*
- *On-site parking will be maintained to avoid street congestion.*
- *Landscaping and screening will be preserved or enhanced as needed.*
- *Continuous community engagement through the Citizen Review process.*

Conclusion:


The proposed outpatient behavioral health clinic will positively contribute to Eloy's public health resources while complying with zoning requirements, General Plan policies, and neighborhood compatibility standards.



Conditional Use Permit - Case No: CUP2025-007
Luke's House for Behavioral Health



Legend

 Subject Property

Citizen Review Report

Applicant: Luke’s House for Behavioral Health, PLLC

Project Location: 99 N E Street, Eloy, AZ

Case Nos.: GPA 2025-004 (General Plan Amendment), RZ2025-001 (Rezoning), CUP 2025-007 (Conditional Use Permit)

PURPOSE OF THE MEETING

The applicant, Luke’s House for Behavioral Health, PLLC, held a Neighborhood Meeting in compliance with the City of Eloy’s public participation requirements. The purpose of the meeting was to inform nearby residents and stakeholders of the proposed project, gather input, and address questions and concerns related to the General Plan Amendment, Rezoning, and Conditional Use Permit applications.

PROJECT OVERVIEW

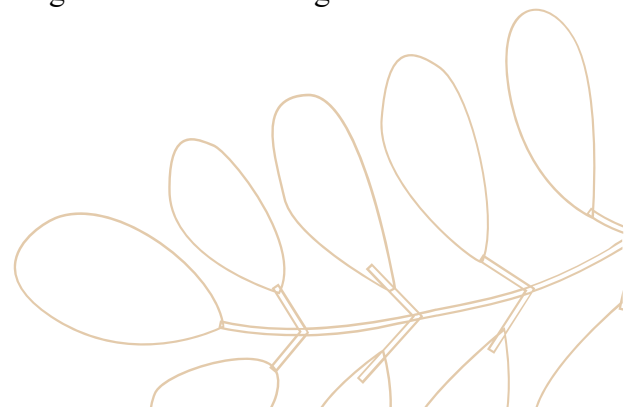
Luke’s House for Behavioral Health, PLLC is proposing to establish an outpatient behavioral health clinic at 99 N E Street, Eloy, AZ.

- **Mission:** To provide accessible, compassionate, and community-focused behavioral health services for children, adolescents, adults, and families in Eloy and surrounding communities.
- **Applications Submitted:**
 - **GPA 2025-004:** General Plan Amendment from *Public/Institutional* to *Neighborhood Commercial*.
 - **RZ2025-001:** Rezoning from *R-3 (Multifamily Residential)* to *C-1 (Neighborhood Commercial)*.
 - **CUP 2025-007:** Conditional Use Permit for an outpatient behavioral health clinic.

The facility will operate during **regular business hours (8 AM – 5 PM, Monday–Friday)**. All services will be **by scheduled appointment only**, with no walk-in or emergency care provided.

MEETING NOTIFICATION

- **Notification Radius:** Letters were mailed to all property owners within 300 feet of the subject site.
- **Sign Posting:** A Neighborhood Meeting sign was posted on the northwest corner of the property.
- **Timing:** Notices and sign postings occurred at least 10 days prior to the meeting date in compliance with City requirements.
- **Additional Outreach:** Staff also spoke with church members across the street, invited community partners, and welcomed walk-in questions from neighbors while working onsite.



SUMMARY OF COMMUNITY QUESTIONS AND APPLICANT RESPONSES

Client Services & Safety

- **Q: Will you serve pedophiles or sex offenders?**
A: No. The clinic will not provide services to registered sex offenders. Our clinic's scope of services specifically excludes serving individuals who are required to register as sex offenders, and our Admission & Eligibility policy expressly prohibits their enrollment.
- **Q: Will you serve abused children and their abusers? Will they be onsite together?**
A: No. Luke's House follows trauma-informed care principles and adheres to Arizona Department of Health Services (ADHS) outpatient treatment standards which require separation of populations to ensure safety and therapeutic appropriateness. Youth and adult programs will be scheduled on separate days, and treatment plans are structured to avoid contact between victims and potential perpetrators.
- **Q: What safety measures will be in place?**
A: Safety measures are layered and follow ADHS licensure rules and best practices in healthcare security, including controlled access (doorbell entry, fingerprint & restricted keycards), security cameras at entrances and parking areas, trained staff in crisis mitigation, and strict policies preventing loitering.

Neighborhood Impacts

- **Q: Can you guarantee there will be no loitering?**
A: While no facility can provide an absolute guarantee to ensure loitering does not happen, we will have policies and procedures in place to ensure clients will remain indoors during appointments and are encouraged to wait inside for transportation. No walk-in appointments are permitted. Staff will monitor the property during sessions. Our compliance with the CUP conditions provides enforceable accountability with the City of Eloy.
- **Q: Will there be additional police patrols?**
A: Police patrols are determined by the Eloy PD. However, this area benefits from proximity to the Eloy Fire Department and the Eloy Police Substation at the Troy Thomas Center. The clinic's internal emergency plan includes coordination with law enforcement when necessary and our internal security features will further reduce concerns.
- **Q: Will emergency/ crisis response times be delayed due to the railroad tracks?**
A: No. Emergency services are located on this side of the tracks and can respond promptly. Our staff are trained under the ADHS crisis intervention standards to provide immediate response until first responders arrive.
- **Q: Will my property value decrease?**
A: Outpatient medical and professional offices have not been shown to reduce property values. In fact, reactivating an empty building with professional services often improves stability and reduces crime.

Community Process

- **Q: Who was invited to this meeting?**

A: Notices were sent to neighbors within 300 feet per city requirements, a sign was posted, and outreach was extended to local partners and passersby.

- **Q: Will there be more meetings?**

A: Yes. The project will be heard at a Public Hearing before the Planning & Zoning Commission and later at a City Council Meeting. Both are open to the public.

- **Q: Will there be more meetings at this location?**

A: Yes. If requested by anyone here, or if you have neighbors that still have questions, we can schedule additional meetings to accommodate. We welcome neighbors to stop by and ask questions or tour the facility when we are on site.

- **Q: Can community members attend City Council meetings?**

A: Yes, City Council meetings are always open to the public.

- **Q: How can concerns or complaints be reported?**

A: There are many ways to voice your concerns. Neighbors can contact Luke's House directly or report to the City of Eloy for CUP compliance enforcement. We are required to post all local and state complaint contacts. You can see them already displayed in the lobby. We have an internal process and complaints can be emailed to compliance@lukeshouse-bh.com.

Community Support & Comments

- *"It will be good to have a facility like this in the neighborhood. People currently have to travel to Casa Grande, Phoenix, Tucson, and there is always a waitlist. It will be good to have somewhere close by."*

Response: Thank you. Our goal is to provide care close to home, so residents no longer have to travel long distances for care.

- *"I am glad to see the building used for our community. Since it has been empty, there has been an increase in crime and homeless activity. When the daycare was open, people behaved themselves. An empty building encourages transient activity."*

Response: Thank you. We agree. We believe our active use of the site, with staff present daily, will reduce crime and loitering.

- **Comment on advertising:** Neighbors asked if the clinic could advertise at parks, festivals, or church bulletins.

Response: We are not currently advertising services until zoning approvals are complete, but neighbors and community partners are welcome to share flyers and information with others.

- **Comment on community need:** Residents noted limited school counseling availability and waitlists for local behavioral health providers.

Response: Luke's House will help address this gap by serving youth, adolescents, adults, and families, and by training new clinicians through supervised practice.

Summary of Community Concerns & Applicant Responses

Concern / Question	Applicant Response / Mitigation	Status
Will you serve pedophiles or sex offenders?	No. Clinic will not accept registered sex offenders per ARS §13-3821 and internal Admission & Eligibility Policy.	Addressed
Will you serve abused children and their abusers onsite together?	No. Youth and adult programs scheduled separately; victims and abusers will not be treated together.	Addressed
What safety measures will be in place?	Controlled access entry; security cameras; staff trained in crisis de-escalation; strict no-loitering policies; emergency plan per A.A.C. R9-10-712.	Addressed
Can you guarantee there will be no loitering?	Appointment-only model; no walk-ins; clients remain indoors; staff monitor property; CUP requires compliance with conditions.	Ongoing (enforced through policies & CUP)
Will there be additional police patrols?	Patrols are determined by City. Clinic benefits from proximity to Eloy Police Substation and Fire Department. Internal emergency plan ensures coordination.	Addressed
Will emergency response be delayed due to train tracks?	No. Police/Fire are on same side of tracks; staff trained for immediate response.	Addressed
What about property values?	Healthcare offices have not been shown to reduce values; adaptive reuse of vacant buildings improves stability and discourages crime.	Addressed
Who was invited to this meeting?	Notices sent to all owners within 300 feet; on-site sign posted; outreach extended to partners.	Addressed
Will there be more meetings?	Yes. Public hearings before Planning & Zoning Commission and City Council.	Addressed
Will there be more meetings at this location?	Yes, upon request. Applicant open to additional neighborhood meetings or tours.	Ongoing
Can community members attend City Council meetings?	Yes, all Council meetings are open to the public.	Addressed
How can concerns or complaints be reported?	Directly to Luke's House; to City of Eloy for CUP enforcement; to ADHS complaint line; internal compliance email; notices posted per A.A.C. R9-10-1208.	Addressed
Will the clinic advertise locally?	No advertising until zoning approvals complete.	Addressed
Community need (limited school counseling & waitlists)	Luke's House will provide youth, adolescent, and family services; train new clinicians under ARS §32-3251 supervision standards.	Addressed

CONCLUSION

The Neighborhood Meeting provided an opportunity to hear concerns and answer questions. Neighbors expressed both concerns about safety and operations and support for the clinic's community benefits. The applicant has committed to:

- Appointment-only operations during business hours.
- Strict safety and security policies.
- Youth and adult programs scheduled separately.
- Ongoing communication with neighbors and City officials.
- Compliance with Eloy CUP conditions and ADHS licensing requirements.

Luke's House is a locally owned healthcare provider dedicated to revitalizing an underutilized property, increasing community safety, and expanding access to much-needed behavioral health services in Eloy.

Attachments

- Mailing list of notified property owners
- Meeting sign-in sheet
- Copy of meeting agenda
- Maps/illustrations presented at the meeting
- Fact sheet about Luke's House for Behavioral Health
- Luke's House Flyer

Project: Luke's House for Behavioral Health, PLLC. **APN**
40502222A **Citizen Review Mailing List**

1. **APN 41107005b**
First Owner Name Dye Equities LLC Etal
Property Address 231 W Alsdorf Rd Eloy, Az 85131
Mailing Address 4727 E Bell Rd Ste 45283 Phoenix Az 85032
2. **APN 411080100**
First Owner Name Noriz Gloria
Second Owner Name Sherwood Belinda A
Property Address 107 W Hinton St Eloy, Az 85131
3. **APN 41108009e**
First Owner Name OC Star Investment LLC
Property Address 104 W Hinton St Eloy, Az 85131
Mailing Address 9201 Garden Grove Blvd, Garden Grove Ca 92844
4. **APN 41108124a**
First Owner Name Smith Sandy K
Property & Mailing Address 209 W Alsdorf Rd Eloy, Az 85131
5. **APN 411081230**
First Owner Name Loggins Joel E & Delois
Property Address 205 W Alsdorf Rd Eloy, Az 85131
Mailing Address Po Box 841 Eloy, Az 85131
6. **APN 411081210**
First Owner Name Soqui Emet
Property Address 201 W Alsdorf Rd Eloy, Az 85131
Mailing Address 2010 E Melrose St Gilbert Az 85297
7. **APN 411081200 & 411081190 (James Ruby & Robert Lee Jr)**
First Owner Name James Ruby Jean
Property Address 121 W Alsdorf Rd Eloy, Az 85131
Mailing Address Po Box 494 Eloy, Az 85131
8. **APN 411081180**
First Owner Name Beltran Yolanda
Property Address 119 W Alsdorf Rd Eloy, Az 85131
Mailing Address 105 W Auburn Sky Ct Cg, Az 85122
9. **APN 411081170**
First Owner Name Mondragon Gerardo
Property & Mailing Address 117 W Alsdorf Rd Eloy, Az 85131
10. **APN 411081160, 411081150, 411081140, 411081130, 411081120, 411081110, 411081100,**
First Owner Name Turfbreakers LLC
Property Addresses 113 W Alsdorf Rd, 111 W Alsdorf Rd, 109 W Alsdorf Rd, 107 W Alsdorf Rd, 105 W Alsdorf Rd, 103 W Alsdorf Rd, 112 S Main St,
Mailing Address 6085 E Paseo Ventoso, Tucson, Az 85750

Project: Luke's House for Behavioral Health, PLLC. **APN** 40502222A
Citizen Review List

11. **APN** 405021100
First Owner Name Smith Lula
Property Address 208 W Alsdorf Rd Eloy, Az 85131
Mailing Address 425 E Phoenix Ave Eloy, Az 85131
12. **APN** 405021110
First Owner Name C & E Construction LLC
Property Address 206 W Alsdorf Rd Eloy, Az 85131
Mailing Address 1543 E Racine Dr, Casa Grande, Az 85122
13. **APN** 405021120
First Owner Name Campbell Frank & Susie Joyce
Property Address 202 W Alsdorf Rd Eloy, Az 85131
Mailing Address 2 Sedgewood Ct Fountain Inn, Sc 29644
14. **APN** 411081220, 405022210, 405022370
First Owner Name
Robinson Fredrick
Property Addresses 203 W Alsdorf Rd Eloy, Az 85131, 116 W Alsdorf Rd, 42 N Main St
Mailing Address 1120 E Shepherds Way Casa Grande, Az 85122
15. **APN** 405022250
First Owner Name Ortega Feliciano & Gloria
Property & Mailing Address 106 W Alsdorf Rd Eloy, Az 85131
16. **APN** 405022260
First Owner Name Coronado Mike T & Anna M
Property & Mailing Address 104 W Alsdorf Rd Eloy, Az 85131
17. **APN** 405022270
First Owner Name Lopez Ana Maria
Second Owner Name Preciado Juan Vincente Lopez
Property Address 102 W Alsdorf Rd Eloy, Az 85131
Mailing Address 1925 E La Costa Dr Gilbert, Az, 85298
18. **APN** 40502236a
First Owner Name Garcia Oralia
Property Address 20 N Main St Eloy, Az 85131
Mailing Address Po Box 572 Eloy, Az 85131
19. **APN** 405022380
First Owner Name Planet Home Lending LLC
Property Address 64 N Main St Eloy, Az 85131
Mailing Address 321 Research Pkwy Ste 303 Meriden, Ct 06450
20. **APN** 40502239b
First Owner Name Sepulveda Holding LLC
Property Address 86 N Main St Eloy, Az 85131
Mailing Address 116 N Casa Grande Ave Casa Grande, Az 85122

Project: Luke's House for Behavioral Health, PLLC. **APN** 40502222A
Citizen Review List

21. **APN** 40502239a
First Owner Name Carralejo Maria Guadalupe
Property Address 98 N Main St Eloy, Az 85131
Mailing Address 109 W 1st St Eloy, Az 85131
22. **APN** 405022310
First Owner Name Rodriguez Gonzalo Jr
Property Address 111 W 1st St Eloy, Az 85131
Mailing Address Po Box 2805 Arizona City, Az 85123
23. **APN** 405022300
First Owner Name Porras-Romero Alma E
Property & Mailing Address 109 W 1st St Eloy, Az 85131
24. **APN** 405022290
First Owner Name Maldonado Olivia & Cruz Julia J
Second Owner Name Young Mary & Vasquez Rosalia J Etal
Property Address 107 W 1st St Eloy, Az 85131
Mailing Address 128 W La Siesta Dr Eloy, Az 85131
25. **APN** 405022280
First Owner Name Vidal Freddy
Property & Mailing Address 105 W 1st St Eloy, Az 85131
26. **APN** 405021160
First Owner Name Carter Bolivia J
Property Address 203 W 1st St Eloy, Az 85131
Mailing Address 1120 E Shepherds Way Casa Grande, Az 85122
27. **APN** 405021150
First Owner Name Cooksey Roy L Sr
Second Owner Name Cooksey Malissia
Property Address 201 W 1st St Eloy, Az 85131
28. **APN** 405021140
First Owner Name Mount Zion Church Of God In Christ Eloy
Second Owner Name C/O Mcneal Rev Bryant
Property Address 98 N E St Eloy, Az 85131
Mailing Address Po Box 8353 Phoenix, Az 85066
29. **APN** 405021130
First Owner Name Thomas La Joie
Property Address 64 N E St Eloy, Az 85131
Mailing Address 2606 E Beautiful Ln Phoenix, Az 85042
30. **APN** 40502138a
First Owner Name Chase-Berry Lillie Vern
Second Owner Name Chase-Bratton Marilyn Louise Etal
Property Address 202 W 1st St Eloy, Az 85131
Mailing Address 24481 N Plum Rd Florence, Az 85132

Citizen Review List

31. **APN** 405021320
First Owner Name Benitez Carlos Armando Zelaya
Second Owner Name Riego Patricia Ninoska Zelaya
Property Address 205 W Dr Martin Luther King Jr St Eloy, Az 85131
Mailing Address 210 W Dr Martin Luther King Jr St Eloy, Az 85131
32. **APN** 405021340
First Owner Name Verdin Jaime Enrique Bandela
Second Owner Name Almaida Mariela Martinez
Property Address 110 N E St Eloy, Az 85131
Mailing Address 108 N Main St Eloy, Az 85131
33. **APN** 405021350, 405021360
First Owner Name Sanchez Santiago P Mancillas & Montoya Felicitas Ma T Perez
Property Addresses 108 N E St Eloy, Az 85131, 106 N E St
Mailing Address 387 N 21st Ave Phoenix, Az 85009
34. **APN** 405021370
First Owner Name De La Torre Francisco
Property Address 102 N E St Eloy, Az 85131
Mailing Address 24382 S 150th St Chandler, Az 85249
35. **APN** 405022450
First Owner Name Salazar Juana
Property & Mailing Address 111 N E St Eloy, Az 85131
36. **APN** 405022440
First Owner Name Loreto-Lopez Lorenzo
Property & Mailing Address 107 N E St Eloy, Az 85131
37. **APN** 405022430
First Owner Name Gonzales Jorge
Property Address 105 N E St Eloy, Az 85131
Mailing Address 1012 S Stapley Dr Ste 113 Mesa, Az 85204
38. **APN** 405022420
First Owner Name Holmes Andrew & Jean
Second Owner Name C/O James Ruby
Property Address 103 N E St Eloy, Az 85131
Mailing Address Po Box 494, Eloy, Az 85131
39. **APN** 405022410
First Owner Name Thomas Troy A (Est Of) & La Joie
Property Address 101 N E St Eloy, Az 85131
Mailing Address 2606 E Beautiful Ln Phoenix, Az 85042

Citizen Review List

40. **APN** 405022500
First Owner Name Garcia-Padilla Jose Ignacio
Second Owner Name Padilla Martha M
Property Address 111 W Dr Martin Luther King Jr St Eloy, Az 85131
Mailing Address 517 W Alsdorf Rd Unit 10 Eloy, Az 85131
41. **APN** 405022510
First Owner Name Garcia-Padilla Jose Ignacio
Second Owner Name Padilla Martha M
Property Address 109 W Dr Martin Luther King Jr St Eloy, Az 85131
Mailing Address 517 W Alsdorf Rd Unit 10 Eloy, Az 85131
42. **APN** 405022520
First Owner Name Vasquez Noe D
Property Address 103 W Dr Martin Luther King Jr St Eloy, Az 85131
Mailing Address 695 E Vasquez Way Casa Grande, Az 85193
43. **APN** 405022530
First Owner Name Verdin Jaime Enrique Bandela
Second Owner Name Almaida Mariela Martinez
Property Address 105 W Dr Martin Luther King Jr St Eloy, Az 85131
Mailing Address 108 N Main St Eloy, Az 85131
44. **APN** 40502254a, 40502254b
First Owner Name Bandala Jaimie Enrique & Mariela Martinez
Second Owner Name Almeida Zenaida Martinez
Property Addresses 104 N Main St Eloy, Az 85131, 102 N Main St
Mailing Address 108 N Main St Eloy, Az 85131
45. **APN** 40502246a
First Owner Name Vallejo Pearl Reennee & Baeza Cruz Iii
Second Owner Name Baeza Cruz Reyes
Property & Mailing Address 106 W 1st St Eloy, Az 85131
46. **APN** 405022480, 405022490
First Owner Name Williams Earthy B Jr & Gloria
Property & Mailing Addresses 108 W 1st St Eloy, Az 85131, 104 W 1st St
47. **APN** 40502222A
First Owner Name Eloy Division of Self & Community Improvement
Property & Mailing Addresses 515 W 1st St Eloy, Az 85131



Neighborhood Meeting Agenda

Luke's House for Behavioral Health, PLLC

Citizen Review Meeting – Case Nos. GPA 2025-004, RZ2025-001, CUP2025-007

Date: 9/8/2025

Time: 6:00 p.m.

Location: 99 N E Street, Eloy, AZ 85131

1. Welcome & Introductions (5 minutes)

- Introduce Luke's House for Behavioral Health, PLLC.
- Introduce representatives attending (Leticia Martinez, LPC/ Clinical Director & Sonnette Cherry Federico COO/Administrative Director).
- Purpose of the meeting: to inform, answer questions, and hear community feedback.

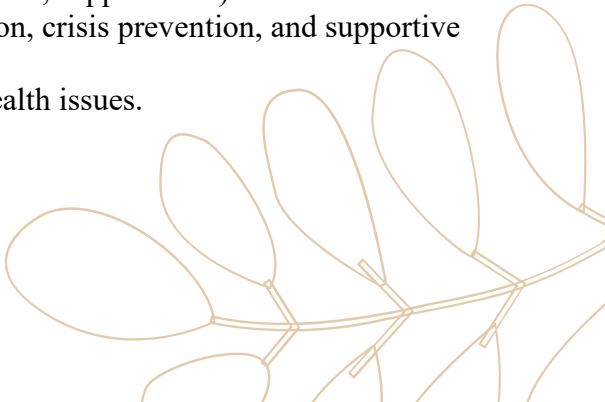
2. Project Overview (10 minutes)

- Case No. GPA 2025-004: Request to amend General Plan land use designation from Public/Institutional to Neighborhood Commercial.
- Case No. RZ2025-001: Rezoning from Multiple Development Residential (R-3) to Neighborhood Commercial (C-1).
- Case No. CUP2025-007: Conditional Use Permit for an outpatient behavioral health clinic.
- Show site map, zoning map, and proposed site plan (if available).

3. About Luke's House for Behavioral Health (10 minutes)

- Locally founded behavioral health practice, serving Eloy and surrounding areas.
- Licensed outpatient facility providing:
 - Counseling & therapy services (individual, family, group).
 - Mental health support (depression, anxiety, trauma care).
 - Substance use counseling and supportive recovery services.
 - Referrals to higher levels of care when needed.
- Staffed by licensed professionals, with oversight and compliance with Arizona Department of Health Services (ADHS) and AHCCCS.
- Mission: To provide accessible, compassionate, and professional behavioral health services close to home.

4. Community Benefits (10 minutes)

- Expands local access to mental health services without requiring travel to Casa Grande, Tucson, or Phoenix.
 - Supports families, youth, veterans, and seniors in Eloy.
 - Reduces stigma by providing a professional clinic environment in a central, safe, and accessible location.
 - Creates jobs for Eloy residents (administrative staff, counselors, support staff).
 - Strengthens community safety by providing early intervention, crisis prevention, and supportive care.
 - Enhances quality of life by reducing untreated behavioral health issues.
- 

5. Addressing Community Concerns (15 minutes)

6. Community Input & Q&A (20 minutes)

7. Next Steps in the Process (5 minutes)

- Citizen Review feedback will be summarized in a Citizen Review Report submitted to the City.
- Formal considerations by Planning & Zoning Commission and City Council will follow.
- Community members can continue to submit comments to the City of Eloy Community Development Department.

8. Closing Remarks (5 minutes)

- Reiterate commitment to being a good neighbor and resource to the community.
- Provide contact information for follow-up questions.
- Thank attendees for their time and input.

SITE PLAN

Address: 99 N E St

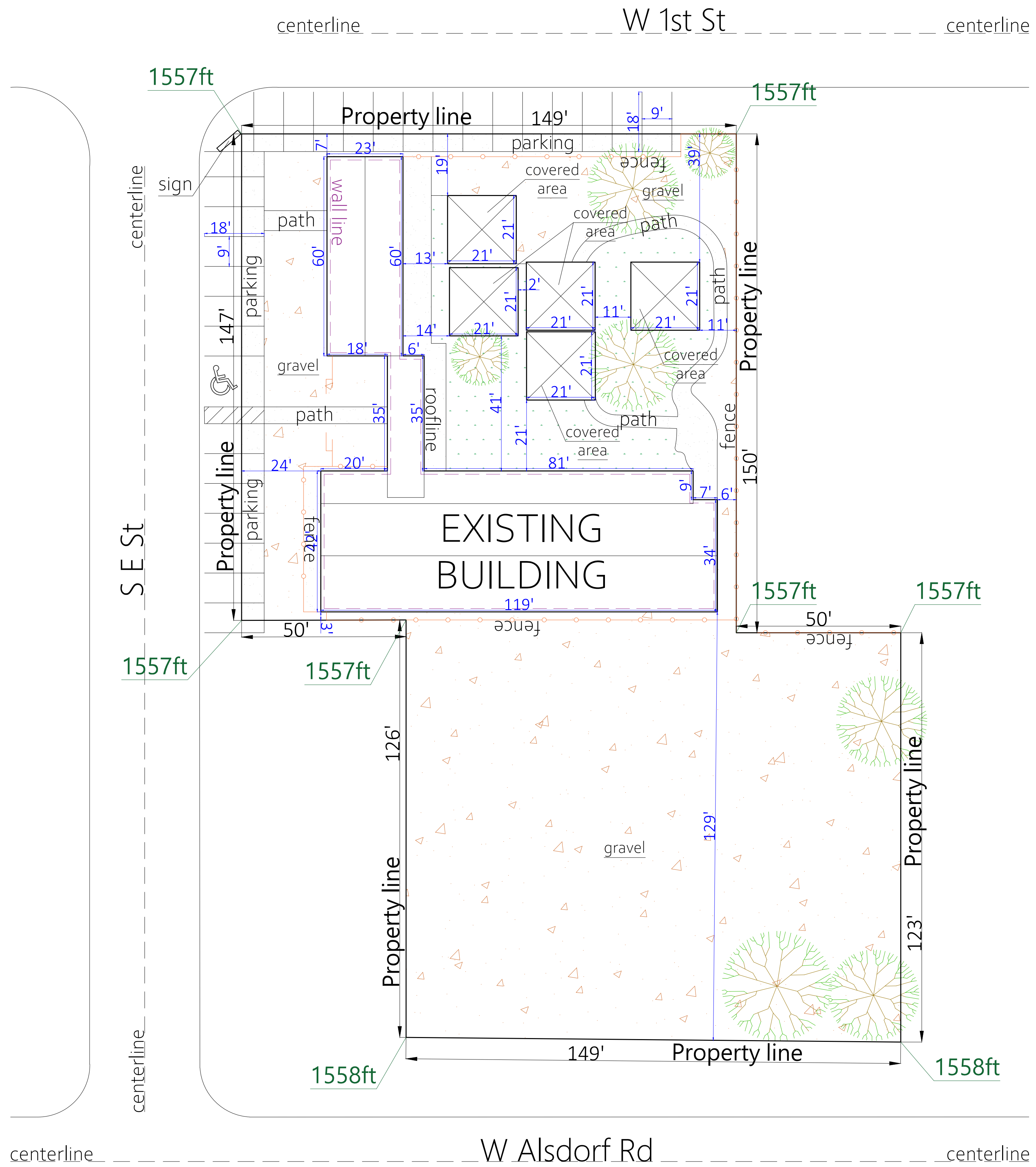
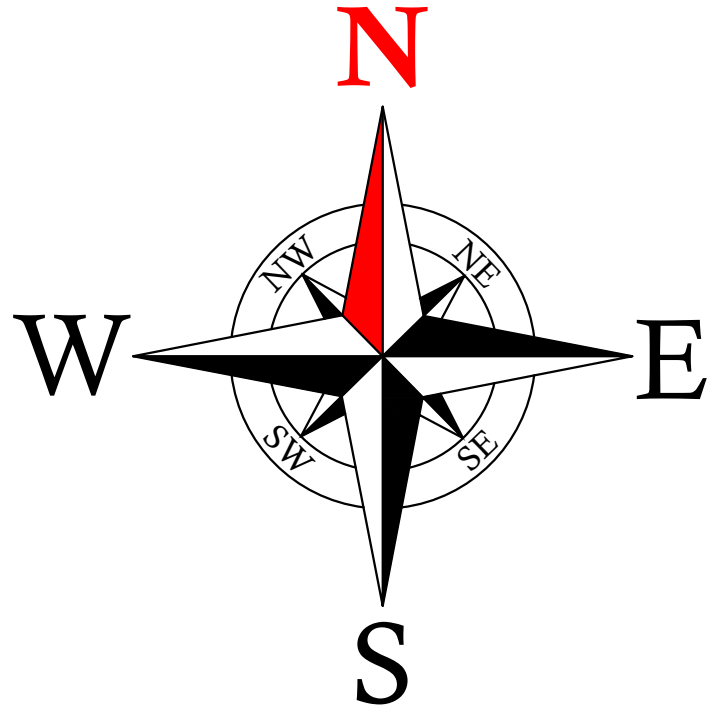
Eloy, AZ 85131

Parcel ID: 405-02-222A

Lot area: 0.94 Acres

Plot Size: 24"x36"

Drawing scale: 1"=20'



BuyaSitePlan
Fast and Quality Site Plans

Coming Soon to Eloy!



LUKE'S HOUSE
for BEHAVIORAL HEALTH

We are excited to join your community! Luke's House will provide caring, professional Outpatient Behavioral Health Services for adults, children, teens, and families right here in your neighborhood.

Our Services will include:

- 🍂 Individual Counseling
- 🍂 Family and Group Therapy
- 🍂 Case Management
- 🍂 Wellness and Life Skills Training & Resources

We look forward to partnering with the Eloy community — providing compassionate, respectful care close to home.



<https://sites.google.com/lukeshouse-bh.com/lukeshouse>
info@lukeshouse-bh.com
(520) 866-1532

**Open House
Invitation**

Date: September 8,
2025

Time: 6:00 – 7:00 p.m.

Location: Luke's
House
99 N. E. Street
Eloy, Arizona 85131

Tour the clinic, meet
the Founders, enjoy
refreshments, and
learn how we'll
support community



LUKE'S HOUSE
for BEHAVIORAL HEALTH

Our Mission

To provide accessible, compassionate, and professional behavioral health services that strengthen individuals, families, and the Eloy community.

Who We Serve

- ☛ Children & youth in need of counseling and support
- ☛ Adults seeking mental health care
- ☛ Veterans and their families
- ☛ Individuals managing stress, trauma, or life transitions
- ☛ Families who need guidance and supportive care

Services Offered

- ☛ Outpatient counseling & therapy (individual, group, family)
- ☛ Mental health and wellness support
- ☛ Crisis prevention & intervention
- ☛ Case management & resource referrals
- ☛ Educational workshops on coping, wellness, and resilience

Community Benefits

- ☛ Expands access to mental health services close to home
- ☛ Provides early intervention to prevent crises
- ☛ Creates local jobs for licensed professionals
- ☛ Strengthens community resilience through education
- ☛ Quiet, professional, office-like setting
- ☛ No inpatient or overnight stays – outpatient only.

Clinic Information

- ☛ Proposed Location: 99 N E Street, Eloy, AZ 85131
- ☛ Hours: Weekdays, standard business hours (no late nights)
- ☛ Facility Type: Outpatient clinic – appointment-based, low traffic

We are dedicated to being a good neighbor by ensuring a safe, welcoming, and respectful environment. Luke's House is here to support families, reduce barriers to care, and improve wellness across Eloy.



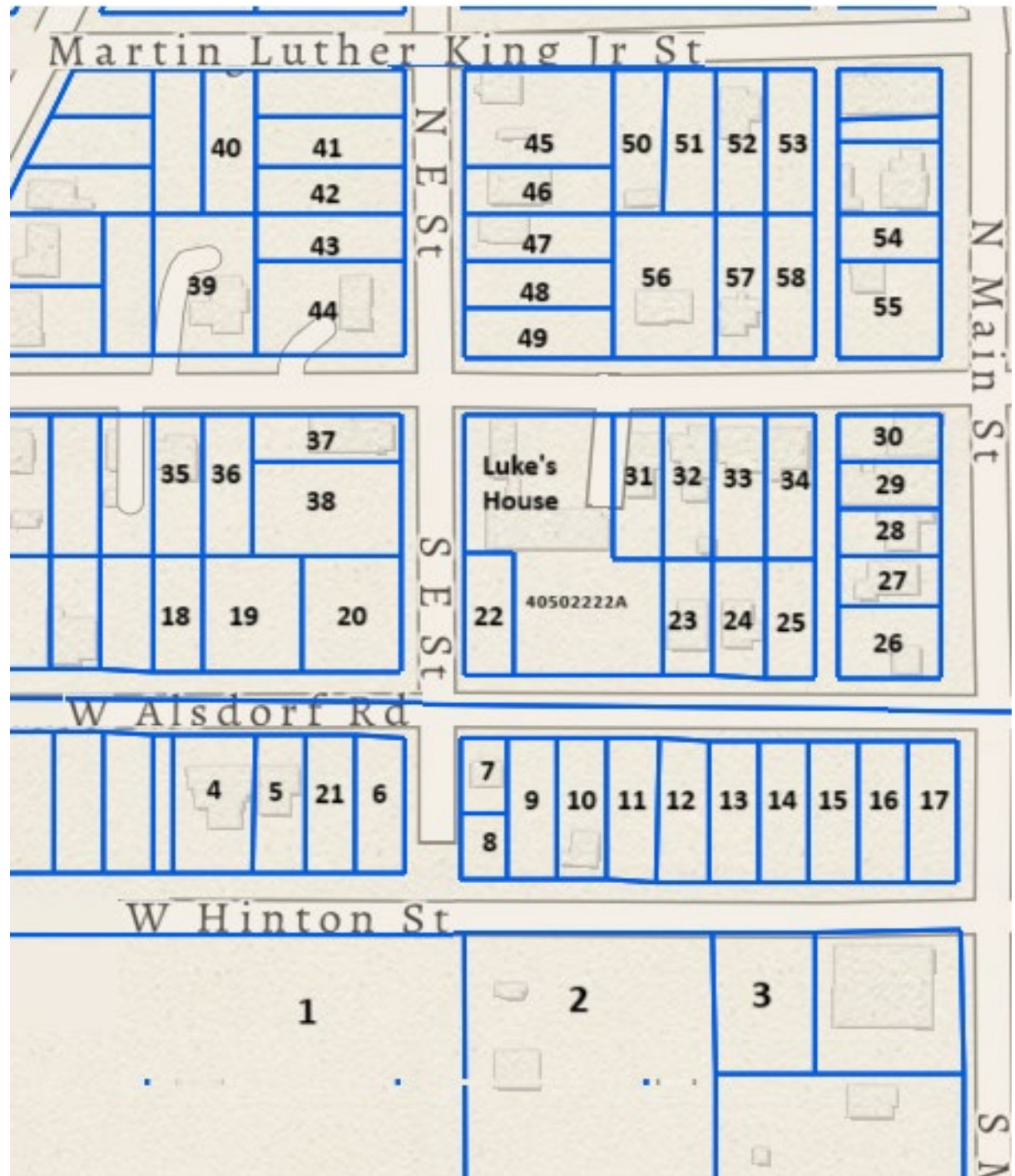
Contact Us

Luke's House for Behavioral Health, PLLC
708 N Sunshine Blvd., Eloy, AZ 85131
<https://tinyurl.com/lukeshouse-bh>
info@lukeshouse-bh.com
(520) 866-1532



CITIZEN REVIEW MAP

- | | |
|--------------------------|--------------------------|
| 1. APN 41107005B | 30. APN 40502239A |
| 2. APN 411080100 | 31. APN 405022310 |
| 3. APN 41108009E | 32. APN 405022300 |
| 4. APN 41108124A | 33. APN 405022290 |
| 5. APN 411081230 | 34. APN 405022280 |
| 6. APN 411081210 | 35. APN 405021160 |
| 7. APN 411081200 | 36. APN 405021150 |
| 8. APN 411081190 | 37. APN 405021140 |
| 9. APN 411081180 | 38. APN 405021130 |
| 10. APN 411081170 | 39. APN 40502138A |
| 11. APN 411081160 | 40. APN 405021320 |
| 12. APN 411081150 | 41. APN 405021340 |
| 13. APN 411081140 | 42. APN 405021350 |
| 14. APN 411081130 | 43. APN 405021360 |
| 15. APN 411081120 | 44. APN 405021370 |
| 16. APN 411081110 | 45. APN 405022450 |
| 17. APN 411081100 | 46. APN 405022440 |
| 18. APN 405021100 | 47. APN 405022430 |
| 19. APN 405021110 | 48. APN 405022420 |
| 20. APN 405021120 | 49. APN 405022410 |
| 21. APN 411081220 | 50. APN 405022500 |
| 22. APN 405022210 | 51. APN 405022510 |
| 23. APN 405022250 | 52. APN 405022520 |
| 24. APN 405022260 | 53. APN 405022530 |
| 25. APN 405022270 | 54. APN 40502254A |
| 26. APN 40502236A | 55. APN 40502254B |
| 27. APN 405022370 | 56. APN 40502246A |
| 28. APN 405022380 | 57. APN 405022480 |
| 29. APN 40502239B | 58. APN 405022490 |



CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VIII.A.**

Date: **10/15/2025**

Date submitted:
10/11/2025

Action: Formal

Subject: 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.

Date requested:
10/15/2025

TO: Planning and Zoning Commission

FROM: Dan Symer

RECOMMENDATION:

The staff recommends that the Planning and Zoning Commission find the Conditional Use Permit Criteria have been met only upon the City Council separately approving the applicant's separate request to exceed the cumulative acreage maximum allowed for area of the for the Solar, Utility Scale Generation and Battery Energy Storage System Facilities use within the city (hereafter, the "Cumulative Allowed Area") and recommend to the City Council approve the application; and, find the Conditional Use Permit Criteria have not been met if the City Council does not approve the request to exceed the Cumulative Allowed Area since the conditions, requirements, and standards of the Eloy Zoning Ordinance [i.e "this chapter"] have not been met and recommend that the City Council not approve the application.

DISCUSSION:

Request:

The applicant, Poblano Solar, LLC (Longroad Energy) c/o Alyssa Menzel on behalf of the property owners, has submitted an application for a Conditional Use Permit (CUP) to

allow 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 and zoned Estate Residential (R1-43). The applicant is also requesting a 5-year period to utilize the Conditional Use Permit.

Context

The site is primarily surrounded by vacant land. The General Plan land use map designations adjacent to the site are Medium Density Residential and Parks/Open space. The surrounding properties are zoned Estate Residential (R1-43) and Single Family Residential (R1-43) and Open Space Recreational (OSR) with the Planned Area Development Overlay (PAD).

Background

On March 24, 2025, the City Council approved the applicant's adjacent Amendment to the Zoning Map (Rezone) application on the north side of W Milligan Rd for the approximately 938-acre Poblano Solar facility to add the Utility Scale Generation and Battery Energy Storage System Facilities (hereafter, "Utility-Scale Solar") as an allowed use. As a Condition of Approval, the applicant agreed, and the City Council approved, a setback from the adjacent residential use that effectively removed 53 acres from being used for Utility Scale Solar.

Conditional Use Permit Criteria

Conditional Use Permits, 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 analysis 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 to the public in general;

- ***The proposed Utility Scale Solar facility 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 to the public in general. Also, the developer will be required to provide a minimum of a 25,000-gallon onsite water tank to assist in providing fire protection and onsite firefighting service, unless the Eloy Fire District staff determines that the tank is not required.***

B. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;

- ***The proposed Utility-Scale Solar facility use is consistent with specific goals and policies in the Eloy General Plan. In addition, as part of the Site Plan and permit application and approval processes, the developer will be required to demonstrate compliance with all applicable requirements.***

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

- ***The application only conforms to the conditions, requirements, and standards of the Eloy Zoning Ordinance [i.e "this chapter"] upon the City Council approving the applicant's separate request to exceed the Cumulative Allowed Area for a Utility-Scale Solar use. If the City Council does not approve the applicant's request to exceed the Cumulative Allowed Area, this application does not meet this criterion.***

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

- ***With the development of the proposed Utility-Scale Solar facility, the developer will be required to demonstrate conformance with all City of Eloy and the Eloy Fire District requirements, including providing street, utility, drainage, and fire protection improvements for the development.***

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

- ***The proposed Utility-Scale Solar facility access locations have been reviewed by City Engineering staff, and the locations are not anticipated to cause a traffic hazard or traffic congestion on the abutting public streets. To assist in reducing traffic hazards and congestion, Conditions of Approval have been incorporated requiring that the access gates to the facility be set back to a minimum of 50 feet right-of-way. The minimum 50 set back will allow vehicles to exit the roadways before being stopped so that the access gates into the facility may be open.***

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

- ***The proposed Utility-Scale Solar facility is not anticipated to produce noxious or offensive vibration, noise, odor, dust, smoke, or gas. The equipment cabinet will contain air conditioning units for cooling purposes,***

but the noise should be minimal and not have an impact on any adjacent properties.

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

- ***The proposed Utility-Scale Solar facility is not anticipated to be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already allowed, nor substantially diminish or impair the property values.***

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 Utility-Scale Solar facility is not anticipated to impede the orderly development and improvement of surrounding property.***

FISCAL IMPACT:

There is no anticipated fiscal impact related to this application.

POBLANO EXPANSION SOLAR PROJECT

Conditional Use Permit Application

Project Narrative

Prepared for
City of Eloy
Planning & Zoning



July 10, 2025

INTRODUCTION

Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of Poblano Solar, LLC, is applying for a Conditional Use Permit (“CUP”) on approximately 80 acres of vacant privately owned vacant land (“Expansion Property”) located approximately two (2) miles south of Interstate 10 to expand the recently approved 938-acre Poblano Solar Project (“Poblano”) by permitting additional utility-scale solar generation and battery energy storage system facilities on contiguous land that connects the main body of the Poblano project to outparcels that are already part of the approved project. See Figure 1 below.

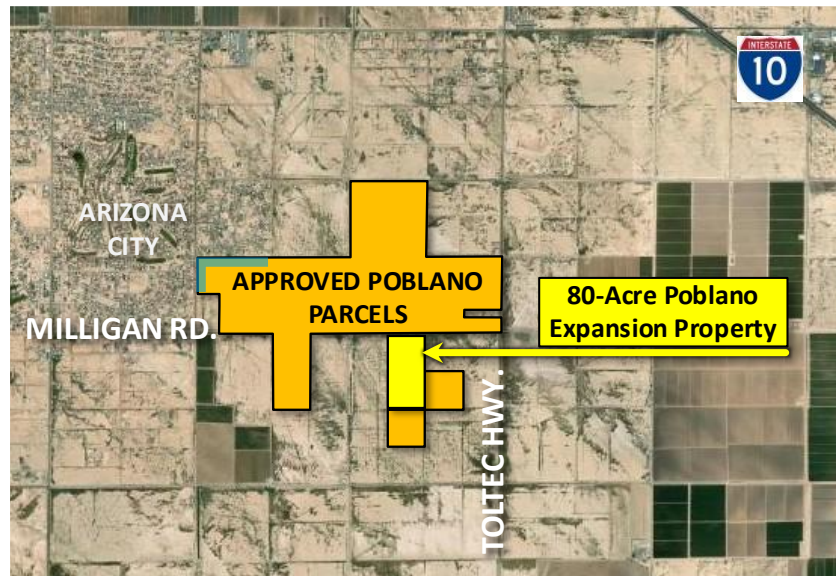


FIGURE 1. POBLANO EXPANSION AREA

Poblano Solar, LLC, a wholly-owned subsidiary of Longroad Energy Holdings, LLC, which is a Boston-based developer, owner and operator of renewable energy projects across the United States, and led by a team of industry veterans with a demonstrated track record of success. Longroad has developed or acquired 5.4 GW of renewable energy projects across the United States and is currently operating multiple solar projects in Arizona with enough generation either under construction or in operation to power over 500,000 homes in the State. They have identified the Expansion Property as appropriate for additional solar generation because of its proximity to utility infrastructure and general remoteness. More importantly, the Expansion Property connects already approved portions of the Poblano project to each other, providing benefits for access and efficiency of transmitting generated electricity to the project substation.

This narrative provides the City of Eloy with information on the proposed Poblano Expansion Solar Project (“Poblano Expansion Project” or “Project”).

SITE LOCATION and CONTEXT

The Project is located in Section 16 of Township 8 South, Range 7 East of Pinal County and is comprised of two privately-owned parcels totaling approximately 80 acres located approximately 2 miles south of Interstate-10 and approximately ½-mile west of Milligan Road and Toltec Hwy. A list of the Project parcels is shown in **Table 1** below.

Assessor Parcel Number (APN)	Property Owner	Acreage
408-23-023	JVB Investments LLC	40
408-23-026	Cason Tyler LLC	40
		Total = 80 acres

TABLE 1: POBLANO SOLAR PROJECT PARCELS AND ACREAGE

PROJECT DESCRIPTION / PROPOSED USE

The proposed use is a photovoltaic (“PV”) solar energy facility, referred to in Section 21-3-1.39 of the City of Eloy Zoning Ordinance as Utility Scale Generation and Battery Energy Storage System (“Solar Ordinance”). The two parcels associated with this application do not include the use of battery energy storage. This Project adds 80 acres to the Poblano Solar Project, which was approved by Eloy City Council on March 24, 2025. The proposed addition is directly adjacent to the Poblano Solar Project. The original project includes two outparcels, which would be connected to the larger Poblano Solar Project by the Expansion Property to create a fully contiguous project area and increases the overall generation capacity and efficiency. The Poblano Solar Project and the Poblano Expansion Project (“Projects”) are expected to be built as one phase, for a combined capacity of up to 200 MW solar PV plus 200 MW Battery Energy Storage. The Projects would interconnect into the local electrical grid via a 230 kV generation interconnection transmission (“gen-tie”) line. Approval of the CUP would not create a new solar project in Eloy. Instead, it fills certain gaps in the currently approved Poblano project.

REQUEST

The two parcels within the Project area are both zoned R1-43 Estate Residential. Table 2.2-1 Table of Allowed Uses for Residential Districts of the Zoning Ordinance requires a Conditional Use Permit (“CUP”) for the proposed solar use in the R1-43 district. In addition to conformance with the City’s Solar Ordinance, projects requiring a CUP must also demonstrate conformance Section 21-6-7.4 of the Zoning Ordinance, which provides nine (9) criteria that are used the City when evaluating a CUP. These criteria and a brief statement of conformance for each are included in Appendix A of this narrative.

Another component to this request is to set an appropriate duration for the CUP. The Project construction and timing is dependent on interconnection studies and upgrades to be built as determined

by the interconnecting utility. This CUP application is the first step in preparing this Project site for development. The Applicant will develop the overall Project in response to market demand, and is in process of working with the local electric utilities to determine the Project's ability and schedule for interconnection to the grid, a process that can typically takes several years. The remainder of the project was approved by PAD amendment and does not have any time condition. Accordingly, to allow sufficient time for the appropriate utility-related studies and approvals and to better align with the perpetual duration of the zoning on the remainder of the Poblano Project, this application requests an extension of the typical code provision that deems CUPs null and void if not used within six (6) months of their approval to five (5) years to obtain a permit, plus additional extensions to be approved by City Council, if requested.

PROJECT PURPOSE / NEED

The purpose of the Project is to make use of vacant private land to contribute to the power grid and the utility companies' efforts to satisfy significant increases and contribute to local job creation and economic benefits. The Expansion Property has remained vacant and has limited near-term development potential due to a lack of public services and limited transportation infrastructure. In addition, it is anticipated to be surrounded by solar projects with the approved Poblano project on multiple sides and an adjacent project to the east. The proposed 80-acre Poblano Expansion Project would put this land into productive use and fill an existing gap within the approved Poblano Project. Current economic growth in Pinal County and throughout the State is causing an increased infrastructure burden, with a particular emphasis on electricity needs at a time when coal plants are being phased out. This utility-scale solar generation project can help support these electrical power needs without creating a drain on other services, such as water or wastewater. The Poblano Expansion Project represents the highest and best use of this vacant land for the owner and the City.

A preliminary concept plan has been included as Appendix B of this narrative. The primary components of the Projects would be expected to include:

- Solar array field of PV modules mounted on a single-axis tracking system
- Electrical collection systems, including switchgear, power conversion stations, inverters, transformers, and collection lines
- Associated infrastructure including site perimeter fencing, internal access roads and access driveways / gates
- Meteorological stations
- Operations and maintenance building and associated equipment storage facilities
- Possible water storage tanks

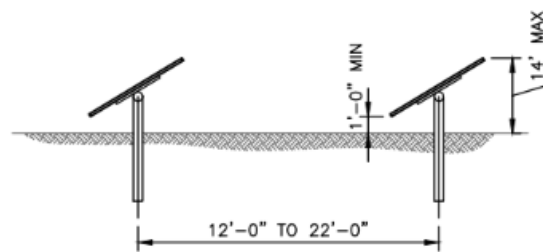
Each of the primary project components is described below; however, some of the components would be limited to the already approved portion of the Poblano project site. This expansion is expected to be developed primarily as a solar array field

SOLAR ARRAY FIELD

The solar array field will consist of PV modules mounted on a single axis tracking rack system supported by driven posts, driven concrete piles, ground screws and/or concrete ballasts. The single-axis tracking system will rotate to follow the sun throughout the day and the panel rows will be oriented north – south and rotate east-to-west during the day. The rotation of the panels will be extremely slow, and essentially noiseless. The typical height of the photovoltaic modules, when mounted on the racks, will be approximately 8 feet and the maximum height at full rotation will be approximately 12 feet. Because of the site topography, flood control features, such as channels and basins, will be included in the design. The solar arrays will be fenced for security and access to each part of the solar site would be provided via gates. Additional secondary gates may be included in the final design for emergency site access, which may be connected to other portions of the larger project.



SAMPLE SINGLE AXIS TRACKING SYSTEM DETAIL



ELECTRICAL COLLECTION SYSTEM

The panels will be organized into approximately 3-6 MW groups referred to as arrays. Near the center of each array will be a power conversion station (PCS) or its equivalent, consisting of one or more power inverters, one step-up transformer, cabling systems, and grounding systems. The PCS could be installed within prefabricated metal or pre-cast concrete enclosures or have no enclosures. The electrical equipment within the PCS prepares the solar power to be interconnected to the electrical grid. The inverters convert the low voltage direct current (DC) electricity generated by the panels to alternating current (AC) electricity. The step-up transformer then steps up the voltage of the AC electricity to medium voltage (34.5 kV). Once the voltage is stepped up to 34.5 kV, the electricity will be routed by underground or aboveground collection lines to the Project substation located on the Project site.

At the on-site substation, located on the larger, previously approved Poblano Solar Project, the generated electricity will be stepped up to transmission voltage of up to 230 kV and transmitted to the electrical grid via a gen-tie line. The exact location, schedule and cost for interconnection onto the grid will be determined by APS throughout the Project's interconnection studies.

OPERATIONS AND MAINTENANCE / LIGHTING

The Project will operate year-round. Because the Project generates power during daylight hours, some maintenance may be performed during the night. Lighting and security could include motion-activated or infrared (IR) security lighting and cameras at the Project's perimeter, at O&M buildings, storage facilities, at substations, and at each power conversion station and photovoltaic combining switchgear. Lighting will be designed to provide the minimum illumination needed to achieve safety and security objectives and will be downward facing and shielded to focus illumination on the desired areas only.

PV solar energy generating facilities require a limited amount of maintenance. Maintenance activities include periodic inspections, cleaning PV modules, dust control, weed control, maintaining electrical collection system components, and maintaining on-site infrastructure.

The only maintenance activities requiring water are the periodic cleaning of PV modules and controlling dust. To allow the modules to function continuously through daylight hours, some maintenance, including some panel cleaning, if needed, may be performed at night. There will be no lighting in the solar field. When night-time maintenance activities are required, directed lighting would be used.

WATER USE

The Project will use relatively small amounts of water during construction and operation. During construction, non-potable water will be used to facilitate soil compaction and as needed to control fugitive dust on exposed soils. This water would be obtained from local water sources. Potable water during construction would be brought on-site by construction personnel. Portable toilets will be used during construction.

During operation, the Project will use a small amount of water for the operations and maintenance building, occasional washing of the solar panels and could also make water available for fire suppression as needed. This water would also be provided by local sources and may be stored in water tanks as needed.

SAFETY SYSTEM

The Project will incorporate safety systems for the solar project and the battery storage system that are required by code and the agencies having jurisdiction as appropriate. In addition to code-compliant safety systems, it is important that key stakeholders, particularly the first responders, have a deep understanding of these safety systems and the associated technologies. As part of the Project, Longroad will engage with local first responders to offer formal and informal training opportunities and establishing a site-specific Emergency Response Plan.

EMPLOYMENT

For the overall project, up to 300 construction workers would be employed during construction. During operations, up to 4 full-time workers are expected to be employed to maintain the Projects, with additional local contractors engaged to support on-site activities including module maintenance, vegetation management and other operations and maintenance activities.

PROJECT SCHEDULE

Construction of the Project is expected to begin in 2027 or later. The exact schedule will be determined based on market demand, when necessary agreements are in place with applicable utilities.

APPENDIX A: ZONING ORDINANCE SECTION 21-6-7.4 REQUIRED FINDINGS

The City Council may approve a conditional use permit as submitted or modified only upon making the following findings:

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

The Expansion Property is in a generally undeveloped portion of Eloy and is not adjacent to existing residences. The Poblano project will meet the siting and performance criteria set forth in Eloy's Solar Ordinance.

- 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.

This Project does not require a rezoning or a General Plan Amendment; however, it is an expansion of the larger 938-acre Poblano project that received zoning approval by the City Council in March of this year. General Plan conformance was demonstrated through that application. The underlying General Plan land use designation for the Expansion Property is Medium Density Residential (3.0-6.0 du/ac). This CUP application maintains the existing permitted uses in the R1-43 zoning district and adds the Solar, Utility Scale Generation and Battery Energy Storage System Facilities, as an interim use consistent with the Solar Ordinance. Further, the proposed use is in alignment with, and complementary to the City's land use and economic goals as provided below.

Relevant General Plan Goals include:

Land Use Element Goal 3.1.1.1: Provide a range of residential, employment and supportive land uses to encourage and maintain a sustainable community.

Land Use Element Goal 3.1.1.2: Maintain, update and create standards and guidelines to which developments should adhere in an effort to achieve a sustainable community.

Economic Prosperity Element Goal 3.10.1.4: Create a community with adequate infrastructure, utilities, community amenities and housing that will attract new businesses and residents.

The Land Use Element goals above support land uses and standards that encourage, achieve, and maintain a sustainable community. The overall Poblano project will produce 200 MW of renewable energy to bolster the existing power grid. Arizona is ideal for solar development because of its 300+ days of sunshine, and the Expansion Property is well-suited for solar generation due to its close proximity to a utility interconnection point and to other proposed solar uses, such as the Tierra Del Sol, Eloy Acres, Sawtooth, and Cooley Eloy solar projects, in addition to the balance of the Poblano project.

The Economic Prosperity goal above encourages adequate infrastructure, utilities, community amenities and housing that will attract new businesses and residents. The Poblano Project is a large renewable energy project that will enhance the existing power grid to meet the electricity demands created by the type of industrial and high-tech manufacturing uses that have been driving recent job growth.

The Property is not located within any know area plans, nor is it in close proximity to any existing neighborhoods thereby reducing the potential for neighborhood concerns about the use.

- 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

The Poblano Expansion Project will comply with the City's Ordinance. It is possible that by the time this CUP requests reaches City Council, the overall acreage of utility scale solar energy generation facility within the City may have reached or exceeded the maximum set forth Section 21-3-1.39.B of the Zoning Ordinance. In that event, the applicant has included a request to exceed the acreage per Zoning Ordinance requirements, and that request is submitted under separate cover. In addition, the Zoning Ordinance typically requires CUPs to be used within six (6) months of approval. Here, the applicant is requesting a condition of approval extending that timeframe to five (5) years to obtain a permit, plus an allowance for additional extensions to be approved by City Council, if requested. In order to bring a utility scale solar project to market, the application must work with the local electric utilities to determine the Project's ability and schedule for interconnection to the grid, a process that can typically takes several years. The remainder of the project was approved by PAD amendment and does not have any time condition. The request for additional time is appropriate to allow for utility-related studies and approvals and to better align with the perpetual duration of the zoning on the remainder of the Poblano project.

Due to the prolonged review and project selection process by the utility provider that occurs after all local entitlements have been granted, this application does include a request to extend the expiration period of the CUP to twenty-four (24) months instead of the current six (6) months. This request appears to be a commonly supported request for other similar solar projects in the City.

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

Table 2.2-1 Table of Allowed Uses for Residential Districts identifies this use as a Conditionally Permitted Use in the R1-43 zoning district and does not provide any district-specific development standards. Alternatively, the City's Solar Ordinance does apply, which includes locational criteria, acreage requirements, and development screening, landscaping, access, and decommissioning requirements. This Project is an expansion of the larger Poblano Solar Project and will be developed in conjunction with and consistent with the remainder of the project.

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

Access to the Property will be provided by Milligan Road, which will be subject to improvement resulting from the development of this Project, consistent with the Solar Ordinance. Aside from transmission lines, there are not utility services in the area, which limits the overall development potential of the Expansion Property and surrounding area. Access to the Project will be gated for security and all service and fire access roads will be improved as required by the appropriate fire authorities.

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

Upon completion, this Project will generate virtually no daily traffic. Construction is anticipated to last 18-24 months and generate approximately 300 jobs. Appropriate ingress and egress will be developed as needed.

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

This utility scale solar project and battery storage is a low-impact use with panels limited to approximately 12' in height and with minimal noise, dust, vibration, and traffic. Solar projects are generally passive uses.

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

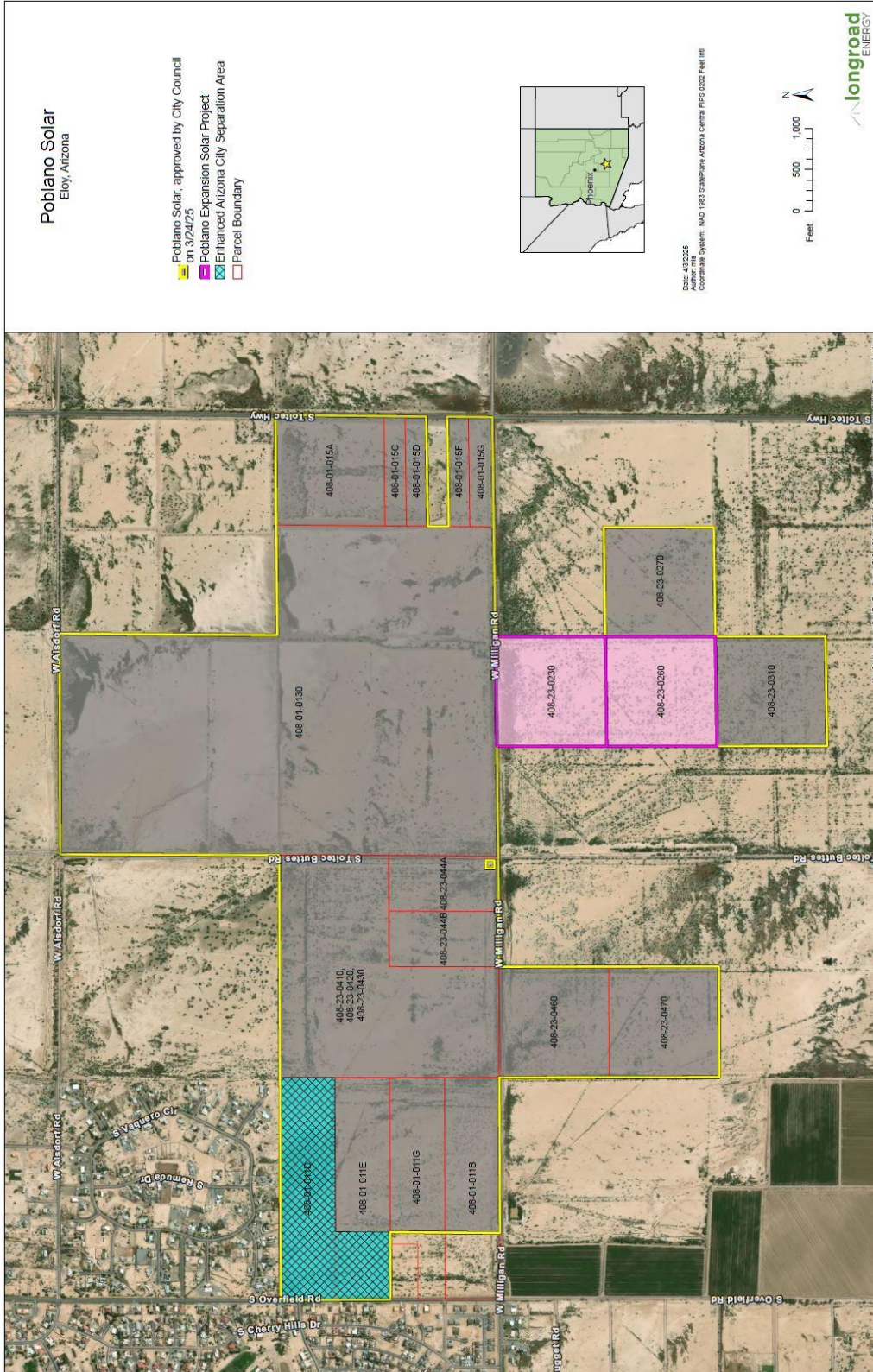
The Poblano Expansion Project will not negatively impact the surrounding area, which is primarily vacant land with much of it already approved for solar use. Like solar project generally, the Poblano project will have very low traffic, low building and structure heights, and will not strain water or wastewater resources. The Poblano Expansion Project will also require with the setbacks, screening, and other criteria set forth in Eloy's Solar Ordinance. The Poblano project may improve overall property values by making productive use of vacant land as well as the dedication and improvement of certain adjacent roadways consistent with the Solar Ordinance.

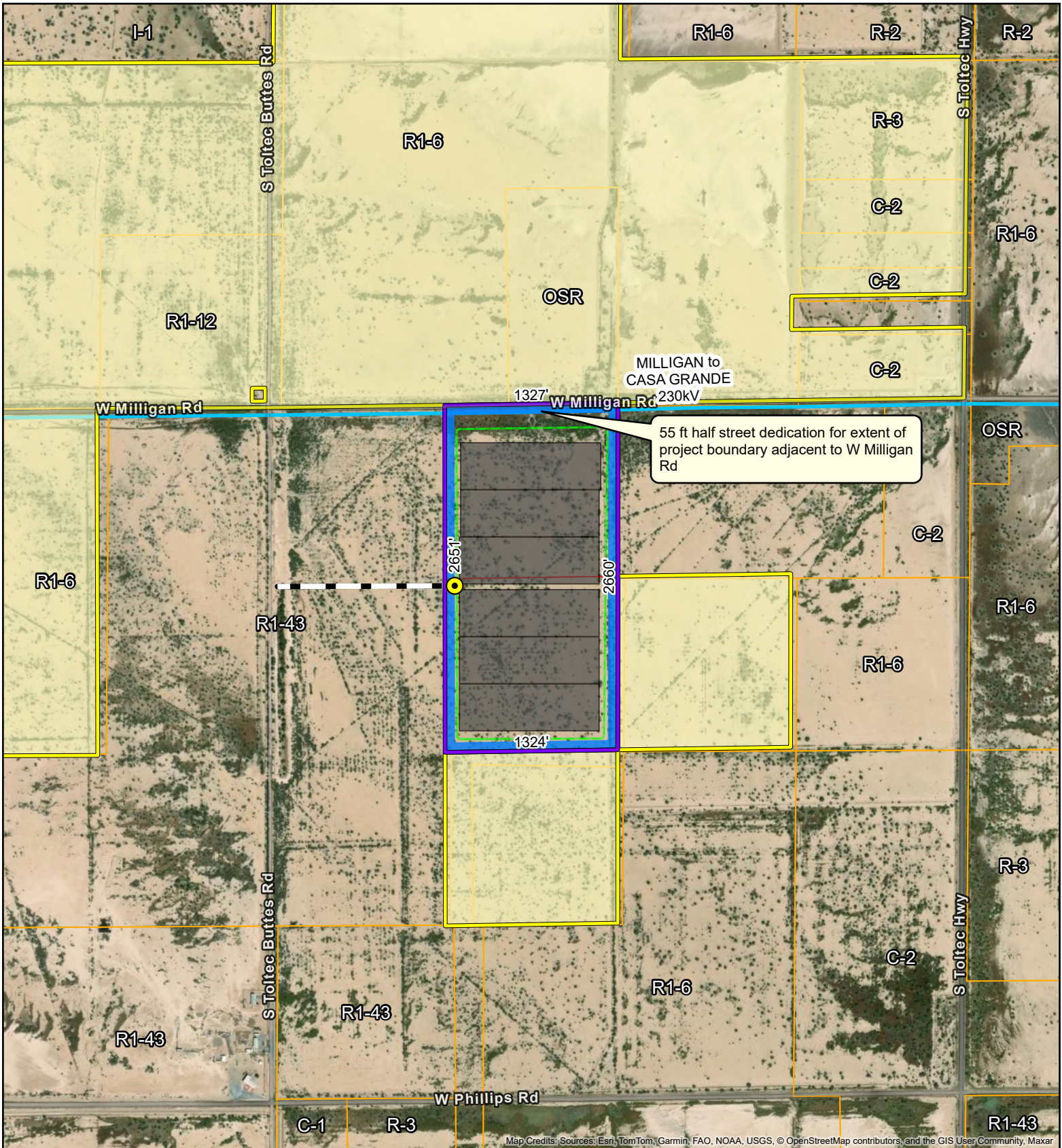
- I. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district. (Ord. 18-880, 7-23-2018)

This Project will not impede the ability for adjacent properties to develop in an orderly manner. Properties to the north, south, and east are part of the larger Poblano Solar Project and this

Property is an expansion of that project. The property to the west is vacant and shares the same R1-43 zoning that exists on this Property. All properties in the immediate area face similar development challenges with the general lack of infrastructure. By improving adjacent roads, as being required by the Solar Ordinance, the Projects may reduce the cost of future development. Further, the Solar Ordinance requires that the utility-scale solar generation use includes a decommissioning plan to place the property back in a state for future development after conclusion of the solar project.

APPENDIX B: SITE PLAN





Poblano Solar Expansion

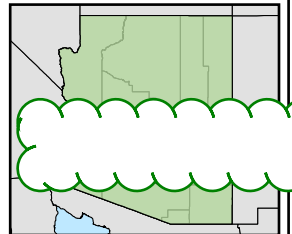
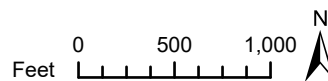
Eloy City, AZ

Conceptual Site Plan

- ▭ Project Boundary
- ▭ Poblano Expansion Solar Project
- ▭ PV Array
- Site Access Gate
- ▬▬▬ Proposed Access Road
- ▭ Zoning Setback: 75 ft
- ▭ Perimeter Landscaping Buffer: 10 ft Wide
- ▭ Parcel Boundary
- ▭ Zoning Boundary
- ▬ 162 - 300 kV Transmission

CUP2025-006
July 9, 2025

Date: 7/9/2025
Author: mls
Coordinate System: NAD 1983 StatePlane Arizona Central FIPS 0202 Feet Intl



Citizen Participation Report

Longroad Poblano Expansion Conditional Use Permit

West of the Southwest Corner of Milligan Road & Toltec Hwy.

Case Numbers

CUP2025-006 Poblano 80-Acre Expansion, CUP

October 2, 2025

PREPARED BY:

Bergin, Frakes, Smalley & Oberholtzer PLLC

Contact: Adam Pruett

apruett@bfsolaw.com

(602) 899-0318

Introduction

Section 21-6-2.5 of the Zoning Ordinance outlines the requirements for the Citizen Review Process component for all development applications. Included in these requirements is the provision of a detailed Citizen Participation Plan, which identifies the steps to be taken to ensure adequate notification is provided to the surrounding property owners. Section 21-6-2.5.C.2.b of Zoning Ordinance requires property owners within 300 feet of the property to be notified of the meeting by first class mail, and the property was posted in accordance with City requirements; however, to increase awareness, property owners within 1,000 feet of the application area were notified of the meeting.

A copy of the Citizen Participation Plan is included in this report.

Neighborhood Meeting Summary

The required neighborhood meeting was held from 5:30pm to 6:30pm on September 9, 2025 in the Community Room at Eloy City Hall. For the applicant team, Andrew Yancey and Adam Pruet from Bergin, Frakes, Smalley & Oberholtzer and Alyssa Menzel from Longroad Energy were present for the entire meeting. City of Eloy Development Services Director, Dan Symer, and Councilwoman Galindo attended portions of the meeting. The meeting was held in an open house format where property owners could speak directly with members of the team and have specific questions answered.

No property owners or other members of the public attended the meeting.

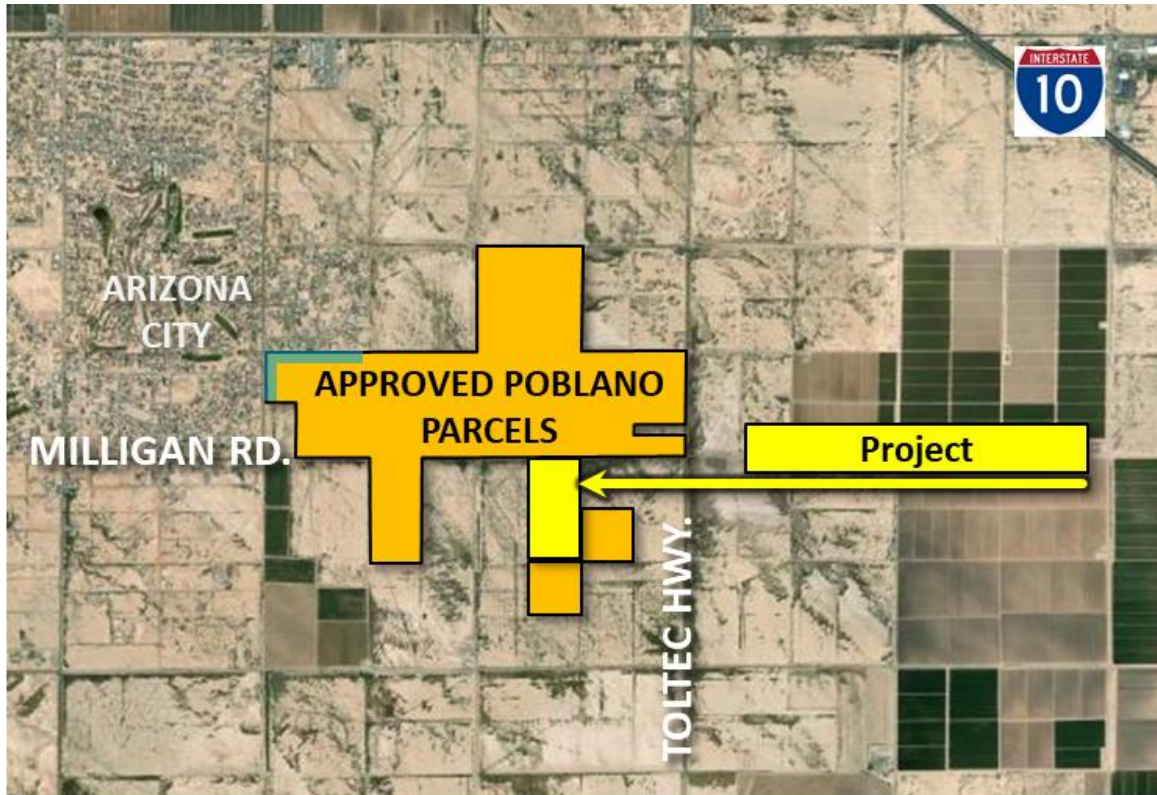
There has been no stated or indicated opposition to the project during the meeting or via phone or email communication; therefore.

The following documents are attached as exhibits

- Property Owners within 1000 feet
- Notification Radius Map
- Site Posting Affidavits
- Neighborhood Meeting Notices
- Neighborhood Meeting Presentations Boards (reduced)

Poblano Solar CUP

Citizen Participation Plan



Case No. _____

Location: Section 16 of Township 8 South, Range 7 East of Pinal County

APNs: 408-23-023 and 408-23-026

Zoning District: R1-43

PREPARED BY:

Bergin, Frakes, Smalley & Oberholtzer, PLLC

4343 East Camelback Road, Suite 210

Phoenix, AZ 85018

602-888-7855

Contact: Andrew Yancey

Email: Ayancey@bfsolaw.com

This Citizen Participation Plan (“Plan”) is being implemented in conjunction with a request for a Conditional Use Permit (“CUP”) application to support the operations of a photovoltaic (PV) solar energy facility on approximately 80 acres of private land (“Project”). The Project is approximately two miles south of Interstate 10 Freeway and generally south of Milligan Road and west of Toltec Hwy (“Project Area”). The Project Area is currently vacant, zoned Estate Residential (R1-43, and is designated Medium Density Residential on the City’s General Plan. The CUP would allow for solar generation facilities to be built within the Project Area, supporting utility grid system operations in proximity to existing electrical transmission infrastructure (“Request”) and would connect portions of the previously approved 938-acre Poblano Solar Project that was the subject of two PAD Amendments – Eloy Valley and Picacho View I.

This Plan is meant to open the lines of communication between the property owners in the area surrounding the Property and to facilitate the meaningful inclusion of all interested parties in the development of the proposed Request.

I. Description of Community Involvement Area

The Community Involvement Area will be defined by a 300-foot area around the boundaries of the Property (see **Exhibit A**, attached). The development team will notify the property owners, interested parties, and registered homeowner associations within this area and additional stakeholders as set forth below.

II. Parties Affected by the Application

Attached to this Plan is a list of those property owners, interested parties identified by the City, and HOA representatives within the 300-foot boundary. The complete list within the boundary is attached as **Exhibit B**.

III. Notification and Information Procedures

The required notification letters, site posting, and personal contact with neighborhood leaders and interested residents are the most appropriate notification techniques for this type of request. The development team is committed to ensuring that all interested citizens are advised of the proposed Request and understand all issues relevant thereto. Information will be made available in the following ways:

1. Letters will be sent to (a) all property owners and interested parties within 300 feet of the Property boundary, (b) any person who has submitted a request to the City to be notified, and (c) additional identified stakeholders not less than ten (10) calendar days of the scheduled neighborhood meeting. Included in the letter will be the date, time, and location of the meeting as well as a brief description of the Request and the applicant’s contact information. Recipients will be encouraged in the letter to call, email, or otherwise contact the applicant’s representatives or the City with any questions or concerns. A copy of the draft example letter is included as **Exhibit C**. Prior to the public hearing, the Applicant will provide the City mailing labels to send advanced notice of the hearing.

2. If the notification letter generates interest from the citizens, the development team will respond via email, phone, or meetings with those citizens to discuss their comments, feedback, issues, and questions.

3. For all contact made with citizens to discuss this Request a record of that contact will be sent to the City. This record will include names of those involved, time, date, place, and method of contact as well as the issues discussed.

4. A minimum of one Public Hearing Sign will be erected on the property in accordance with City placement, size, and content requirements. These signs will be posted in locations specified by the Community Development at least fifteen (15) days prior to the neighborhood meeting, stating the type of application requested; a general description of the proposed Request; the dates, times, and locations of public hearings; and the applicant's and City's contact information. The signs will be posted along the frontage of the parcel, so they are visible from the nearest public rights-of-way. The signs shall be a minimum of four feet by eight feet in size and will be maintained throughout the required posting period. A signed Affidavit of Posting along with photographic evidence shall be submitted to staff demonstrating proof of posting within two (2) business days following site posting. The posting shall be updated at least fifteen (15) days prior to the Planning and Zoning Commission hearing and City Council hearing, and the applicant shall provide staff with a completed Affidavit of Posting and photographic evidence each time. Within fourteen (14) days of the final hearing, the Applicant shall remove the sign.

IV. Response Procedures

Through the notification techniques described above, the public will be able to gain a full understanding of the proposed Request and will be able to contact the development team to voice their issues and concerns. The ways in which the public will be able to contact the development team include, but are not limited to, telephone, U.S. mail, personal contact, and/or email. The issues and concerns brought to the attention of the development team will be taken into consideration and further communication will be initiated by the development team to fully consider those comments and, wherever possible, integrate them into the application and proposal throughout the application process.

V. Schedule for Completion

1. In July 2025, this Plan will be submitted to Community Development Department staff with the official application. The development team will make appropriate changes according to staff's comments, if necessary.

2. The site will be posted 15 days prior to the neighborhood meeting and will be updated with information regarding the Planning and Zoning Commission hearing and City Council hearing dates. The Property will be posted according to the sign specifications of the City of Eloy Community Development Department. Notifications will be sent to identified stakeholders not less than 10 days prior to the neighborhood meeting.

3. As interested parties reply to the letters and signage, communication will be opened between those citizens and the development team to address all questions, concerns, and comments. At least one neighborhood meeting shall be held in a publicly accessible location near

the Project Area. The meeting will be held at least 15 days prior to the first public hearing. A meeting summary will be submitted to staff seven (7) days prior to the first public hearing. Additional meetings may be held with those who would like to further discuss the project. The results of those discussions and the feedback gained will be taken into consideration with the application. This will be an ongoing aspect of the Plan from first notification through public hearing.

4. Prior to notice of public hearing, a written report will be submitted detailing the results of the Plan. This report will include 1) the dates, times, and locations of all meetings initiated with stakeholders, 2) a description of the approximate number of people that participated in the public participation process, and where they are located in relation to the subject property, 3) a discussion of the results of the public participation process, including major issues and concerns identified by stakeholders and how the development team has and will address them, and 4) an appendix of information, including mailings, flyers, newsletters, handouts, and/or other pertinent materials that were used to help describe the public participation program.

VI. Status Procedure

As a part of the application process, the development team will be in close communication with the Community Development Department and will provide updates to this Plan to ensure that they are fully apprised of the progress and inclusiveness of the public participation process. These updates will include the information (comments, questions, concerns, times, dates, and names) of all contact between the development team and the public. A final report summarizing the public involvement process will be submitted to the Community Development Department prior to the City providing official notice of public hearing according to the guidelines in the City of Eloy Zoning Ordinance.

Exhibit A
Community Involvement Area
Property Owners within 300' Buffer

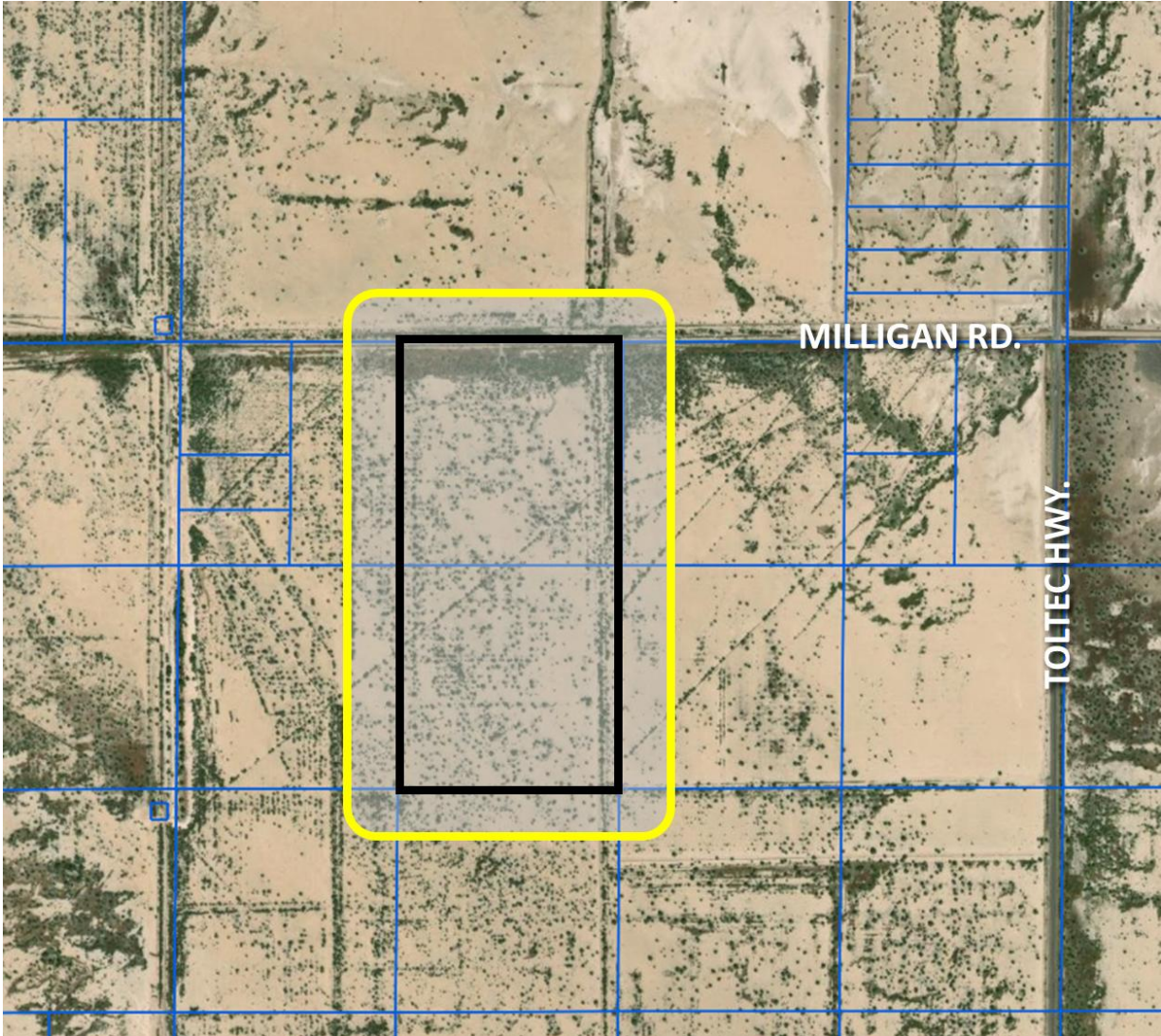


Exhibit B

Property Owners and Interested Parties Labels

GIBELI LLC
2804 N 89TH ST
MESA, AZ 85207

WANG HUI SHAN & REN FANG TRS
3439 ASHBOURNE PL
ROWLAND HEIGHTS, CA 91748

LEE YUE-CHIANG & CHEN CHIN-CHIH &
LEE TAI-HSIUAN
6 PADUA
IRVINE, CA 92614

LINMARK LLC
13125 N 75TH PL
SCOTTSDALE, AZ, 85260

GM GABRYCH FAMILY LTD PSHIP
16700 N THOMPSON PEAK PKWY STE 230
SCOTTSDALE, AZ, 85260

SAIGANA LLCC
2009 W TOMBSTONE TRL
PHOENIX, AZ 85085

JVB INVESTMENTS LLC
4601 S KACHINA DR
TEMPE, AZ 85282

CASON TYLER LLC
5080 N 40TH ST STE 205
PHOENIX, AZ 85018

Neighborhood Meeting Notification

July __, 2025

SENT VIA U.S. MAIL

Dear Neighbor,

This letter is to inform you that our office has filed an application for a Conditional Use Permit for an approximately 80-acre site located approximately 2 miles south of Interstate 10 generally south of Milligan Road and west of Toltec Hwy in the City of Eloy. **An in-person neighborhood meeting will be held on August __, 2025 at 6:00 p.m. and will be held in the Community Room at the City of Eloy City Hall (595 C Street).**

We invite you to attend our meeting to discuss this request.

Request: Conditional Use Permit to allow solar generation use on vacant land.

Purpose: The Project will allow solar energy generation in accordance with *Zoning Ordinance Section 21-3-1.39: Solar, Utility Scale Generation and Battery Energy Storage System Facilities*. This Project will serve as an extension of the recently approved 938-acre Poblano Solar Project.

Location: Approximately two miles south of Interstate 10 and generally south of Milligan Road and west of Toltec Hwy.

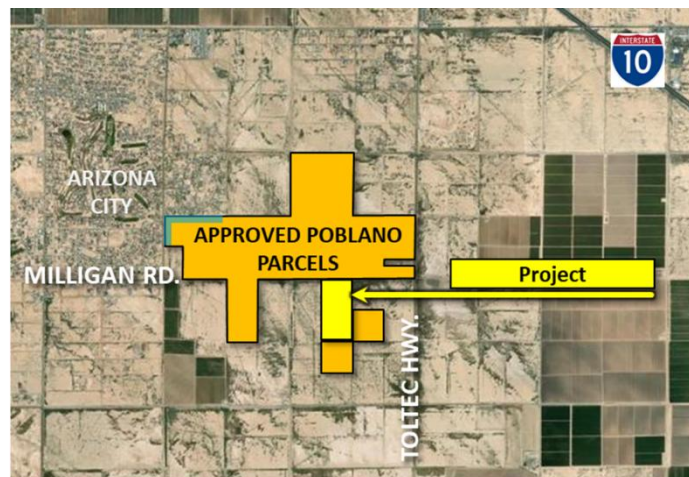
Size: Approximately 80 acres

Applicant: Andrew Yancey
Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 East Camelback Road, Suite 210
Phoenix, AZ 85018

Phone: 602-888-7855; Fax: 602-888-7856

Email: Ayancey@bfsolaw.com

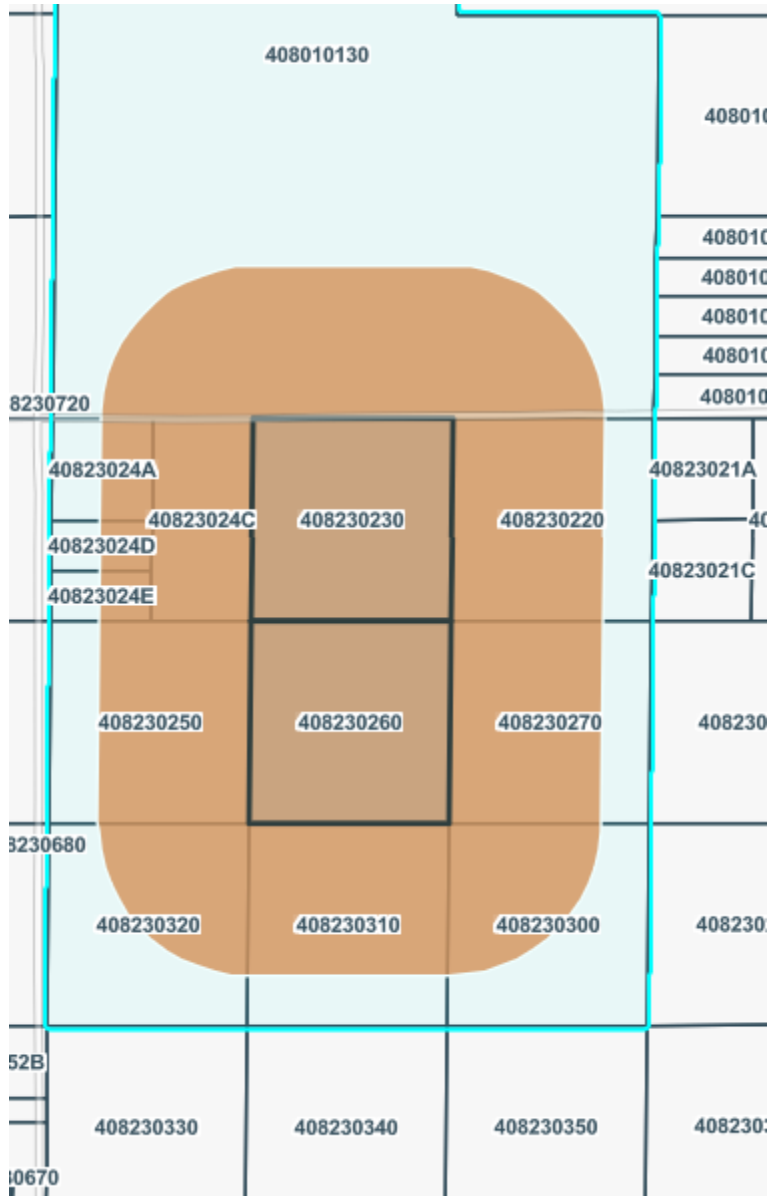
Map of Area:



An application has been filed with the City of Eloy Community Development Department regarding the request above. This notice is being sent to you because you were listed as a party of interest within 300 feet of the site noted above. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues, or concerns regarding this application to the contract person listed in the top box of this page.

PARCEL ID	OWNER NAME	STREET ADDRESS	CITY, STATE, ZIP
408230320	LEE YUE-CHIANG & CHEN CHIN-CHIH	6 PADUA	IRVINE , CA 92614-4730
408230310	LINMARK LLC	13125 N 75TH PL	SCOTTSDALE , AZ 85260-8526
408230300	GM GABRYCH FAMILY LTD PSHIP	16700 N THOMPSON PEAK PKWY STE 230	SCOTTSDALE , AZ 85260-0238
408230250	WANG HUI SHAN & REN FANG TRS	3439 ASHBOURNE PL	ROWLAND HEIGHTS , CA 91748-8518
408230260	JVB INVESTMENTS LLC	4601 S KACHINA DR	TEMPE , AZ 85282-8528
408230270	LIN MARK LLC	13125 N 75TH PL	SCOTTSDALE , AZ 85260-8526
408230230	CASON TYLER LLC	5080 N 40TH ST STE 205	PHOENIX , AZ 85018-8215
408230220	SAIGANA LLC	2009 W TOMBSTONE TRL	PHOENIX , AZ 85085-5171
408010130	LINMARK LLC	13125 N 75TH PL	SCOTTSDALE , AZ 85260-8526
40823024A	GILBELI LLC	2804 N 89TH ST	MESA , AZ 85207-7427
40823024C	GILBELI LLC	2804 N 89TH ST	MESA , AZ 85207-7427
40823024D	WAITE STERLING S	PO BOX 3875	ARIZONA CITY , AZ 85123-3257
40823024E	WAITE SHANNON L	PO BOX 3557	ARIZONA CITY , AZ 85123-3249

Property Owner Notification, 1000-Foot Radius Map





City of Eloy

Community Development
525 North C Street, Suite 102
Eloy, Arizona 85131

Affidavit of Sign Posting

Case No.:

Project Name:

I, Adam Pruett, BFSO Law, the representative for Case No. CUP2025-006, hereby certify that on this 25th day of August, 2024, posted 1 sign(s) on the subject property in accordance with the requirements of the City of Eloy.

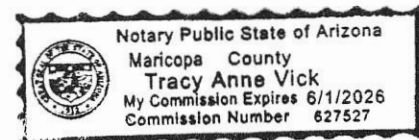
[Signature]
Applicant/Representative Signature

8/25/25
Date

This instrument was acknowledged before me on this 25th day of August, 2025, by

Adam Pruett. In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public



My commission expires June 1, 2026

City of Eloy Public Hearing Notice

Case Number and Request Description: CUP2025-006, Conditional Use Permit to allow an expansion of a recently approved solar generation facility use known as Poblano Solar.

Site Location: Approximately two miles south of Interstate 10 generally south and west of the intersection of Toltec Highway and Milligan Road.

Site Size: Approximately 80 Acres

Proposed Use: The Project will allow solar generation facility in accordance with Zoning Ordinance Section 21-2-2.3 Residential Use Standards, Table 2.2-1 Allowed Uses for Residential Districts (R1-43 Zoning District).

Applicant Name: Andrew Yancey; Bergin, Frakes, Smalley & Oberholtzer PLLC

Phone Number: (602) 888-7855

Applicant Email: ayancey@bfsolaw.com

Neighborhood Meeting

Date: September 9, 2025

Time: 5:30 PM

Location: City of Eloy City Hall, 595 C Street, Eloy

Planning & Zoning Commission

Date: TBD

Time: 6:00 PM

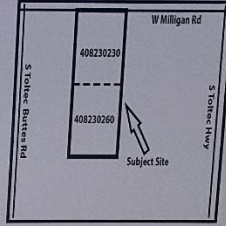
Location: City Council Chambers, 595 C Street, Eloy

City Council

Date: TBD

Time: 6:00 PM

Location: City Council Chambers, 595 C Street, Eloy



Information available at: City of Eloy Community Development
595 N C St. Eloy, Arizona (520) 466-2578

August 22, 2025 at 1:27 PM
+32 733887-111 631156
Eloy AZ 85131
United States

City of Eloy Public Hearing Notice

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Phone Number: (602) 888-7855

Applicant Email: ayancey@bfsolaw.com

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Date: September 9, 2025

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Location: City of Eloy City Hall, 595 C Street, Eloy

Planning & Zoning Commission

Date: TBD

Time: 6:00 PM

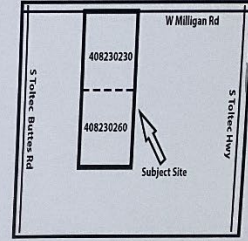
Location: City Council Chambers, 595 C Street, Eloy

City Council

Date: TBD

Time: 6:00 PM

Location: City Council Chambers, 595 C Street, Eloy



Information available at: City of Eloy Community Development
595 N C St. Eloy, Arizona (520) 466-2578

August 22, 2025 at 1:26 PM
+32.733887,-111.631156
Eloy AZ 85131
United States

Neighborhood Meeting Notification

August 21, 2025

SENT VIA U.S. MAIL

Dear Neighbor,

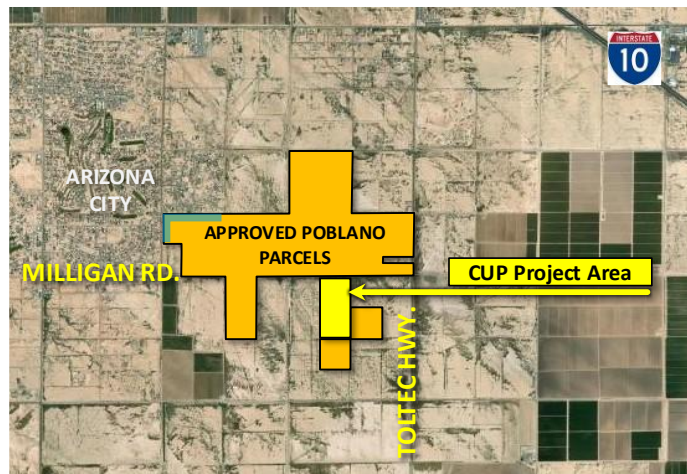
This letter is to inform you that our office has filed a Conditional Use Permit for an approximately 80-acre site located approximately two miles south of Interstate 10 generally south and west of the intersection of Toltec Highway and Milligan Road. **An in-person neighborhood meeting will be held on September 9, 2025 at 5:30 p.m. and will be held in the Community Room at the City of Eloy City Hall (595 C Street). We invite you to attend our meeting to discuss this request.**

Request: Conditional Use Permit to allow an expansion of a recently approved solar generation facility use known as Poblano Solar.

Purpose: The Project will allow solar generation facility in accordance with *Zoning Ordinance Section 21-2-2.3 Residential Use Standards, Table 2.2-1 Allowed Uses for Residential Districts (R1-43 Zoning District)*.

Location: Approximately two miles south of Interstate 10 and generally south and west of the intersection of Toltec Highway and Milligan Road.

Size: Approximately 80 acres
Applicant: Andrew Yancey
Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 East Camelback Road, Suite 210
Phoenix, AZ 85018
Phone: 602-888-7855; Fax: 602-888-7856
Email: Ayancey@bfsolaw.com
Map of Area:



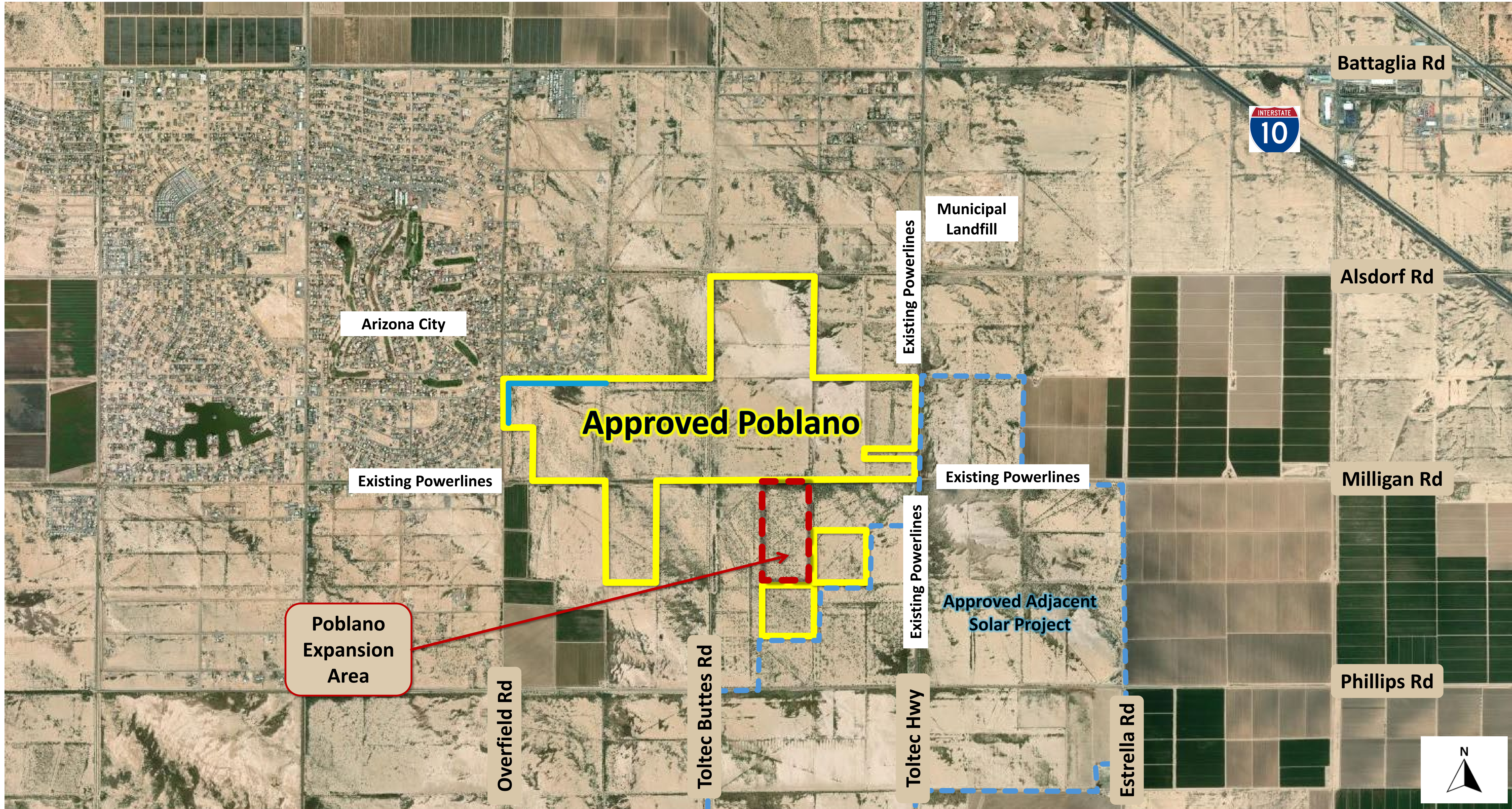
An application has been filed with the City of Eloy Community Development Department regarding the request above. This notice is being sent to you because you were listed as a party of interest within 300 feet of the site noted above. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues, or concerns regarding this application to the contract person listed in the top box of this page.

Overall Project Highlights

- Longroad Energy Holdings, LLC is a developer, owner, and operator of renewable energy projects across Arizona
- Longroad currently operates multiple solar projects in Arizona with enough generation to soon power over 500K homes
- The approved Poblano Project area is comprised of 961 acres of private land
 - ≈ 200 megawatts AC Solar Photovoltaic
 - 200 megawatts of Battery Energy Storage
 - Interconnect to the grid via a 230 kV generation interconnection transmission
- Poblano created a 53-acre Enhanced Separation along its boundary with Arizona City.
- The solar field will contain photovoltaic modules mounted on a single axis tracking rack system.
- The proposed Expansion would add 80 acres and provide internal connectivity.
- Typical height of the PV modules is ~8 feet when mounted. At full rotation, these modules have a maximum height of ~14 feet.
- Project will not add strain to water or wastewater resources. Water usage will be limited to bathrooms for 3-5 employees and the occasional washing of panels (no more than once per year).



Poblano Expansion Project Boundary & Context



Existing / Planned Solar Facilities



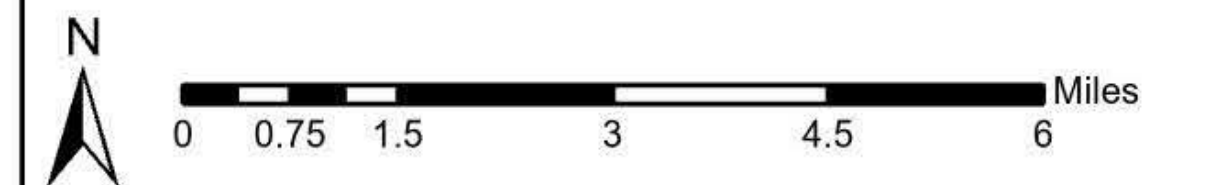
Solar Facilities

Eloy, Arizona

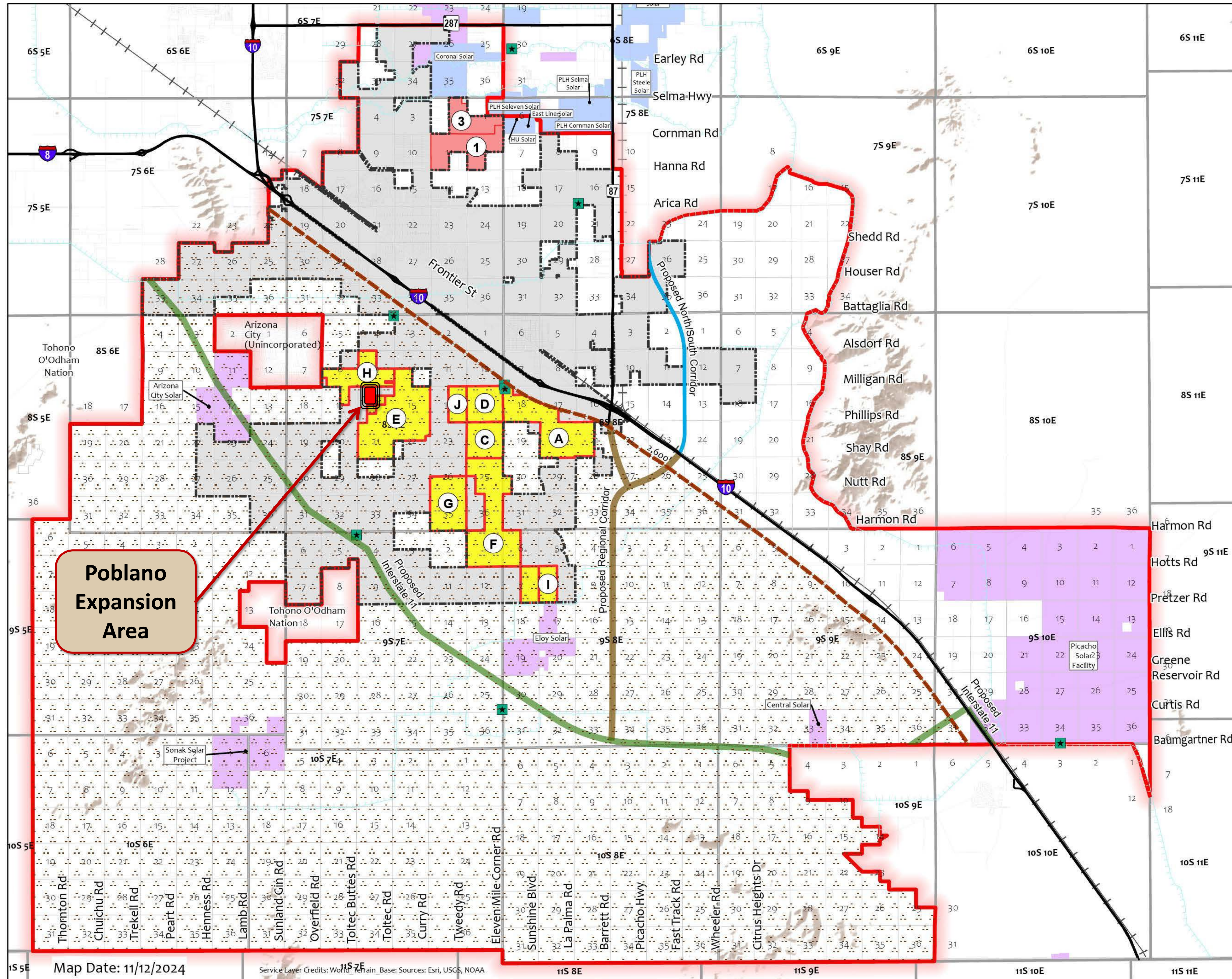
Completed Solar Projects		
1	Villages of Eloy (AES)	959.42 AC.
3	Villages of Eloy (AES)	592.47 AC.
Total Completed (approximate)		1,551.89 AC.
Proposed Solar Projects		
A	Milligan Energy Center	1,574.95 AC.
C	Cooley Eloy - Shay Solar	619.30 AC.
D	Kitt 1 Solar	601.39 AC.
E	Sawtooth Solar	1,947.85 AC.
F	Eloy Valley / Steven Farm Solar	2,784.79 AC.
G	Picacho View II	926.78 AC.
H	Poblano Solar	915.04 AC.
I	Eloy Valley Solar Expansion	312.22 AC.
J	Tierra Del Sol - Sawtooth East	310.18 AC.
Total Proposed (approximate)		9,992.50 AC.
TOTAL (approximate excluding right-of-way dedications)		11,544.39 AC.

Reference

- Solar Allowed
- Eloy Planning Boundary
- Eloy City Limits
- Coolidge Solar Projects
- Pinal County Solar Projects
- Substation
- Canal
- Railroad
- 2,640' I-10 Buffer



Disclaimer: This map is furnished for reference purposes only and is not suitable for legal, financial, engineering, or surveying purposes or commitments. The City of Eloy assumes no responsibility for errors, omissions, or inaccuracies presented, and shall have neither liability nor responsibility for any direct or indirect loss or damage in connection with, or arising from, the information on this map. Any conclusions derived from this map are the responsibility of the user.



Poblano Expansion Area

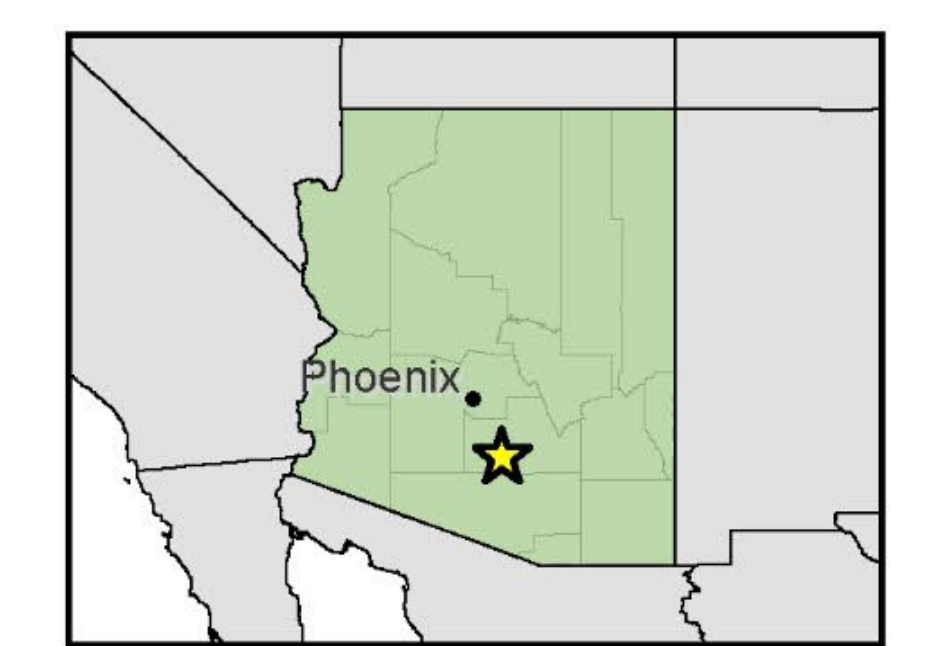
Map Date: 11/12/2024

Service Layer Credits: World Terrain Base Sources: Esri, USGS, NOAA

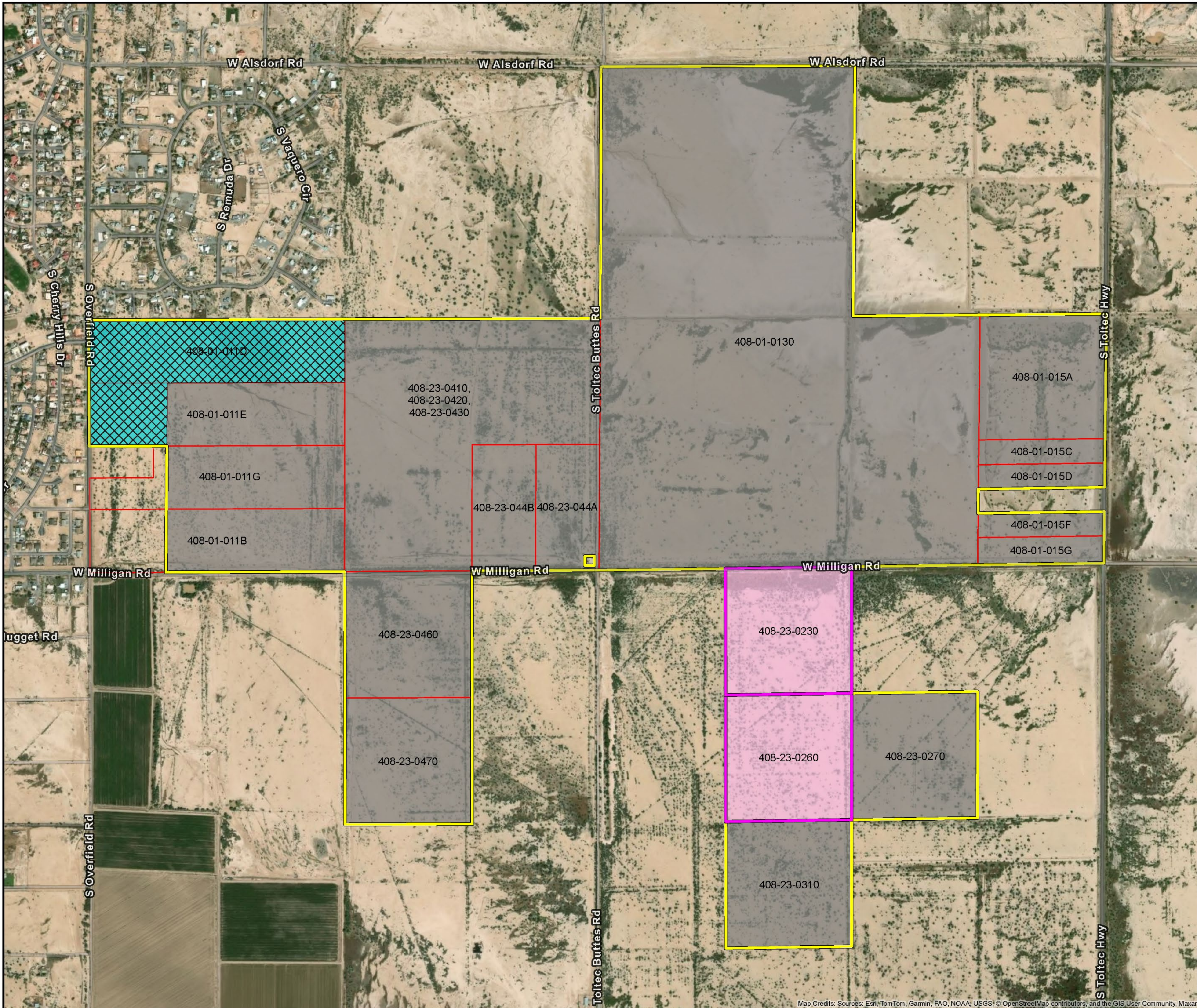
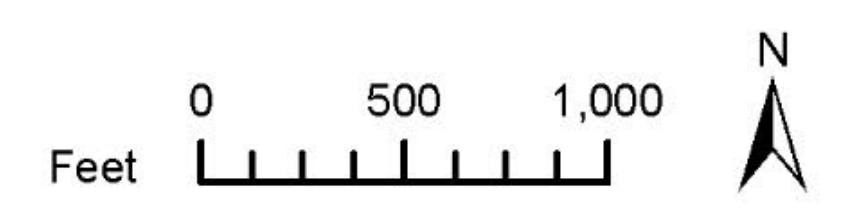
Poblano Solar

Eloy, Arizona

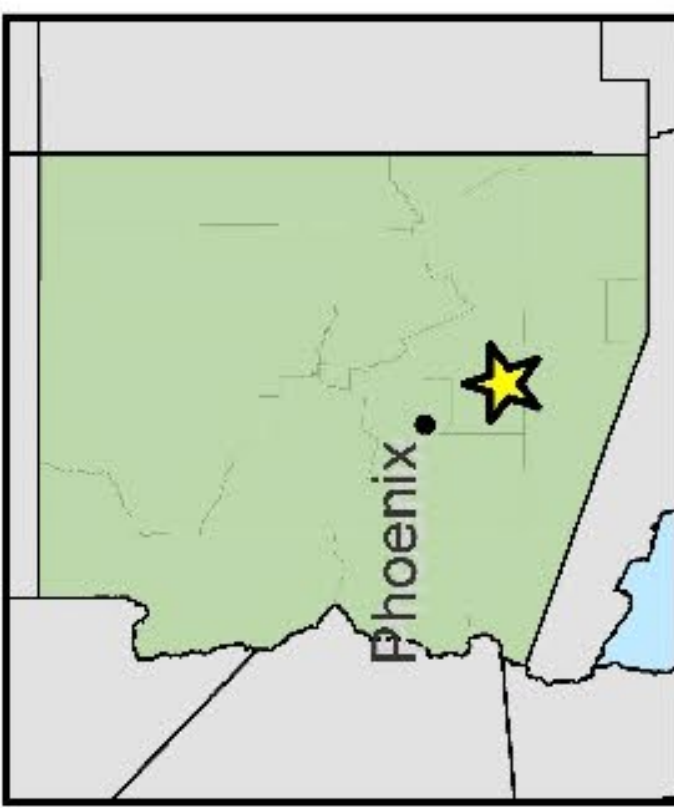
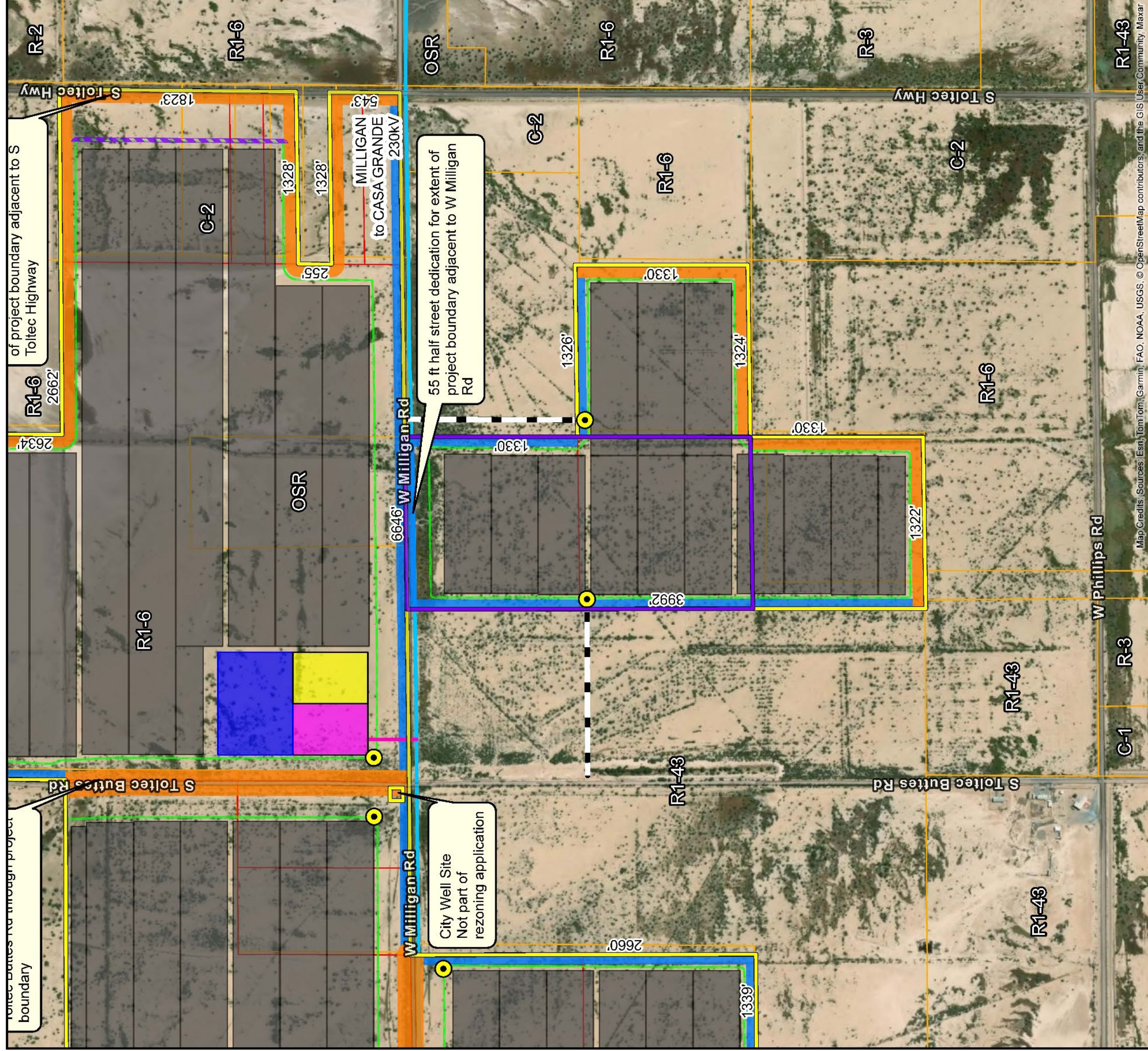
- Poblano Solar, approved by City Council on 3/24/25
- Poblano Expansion Solar Project
- Enhanced Arizona City Separation Area
- Parcel Boundary



Date: 4/3/2025
 Author: mls
 Coordinate System: NAD 1983 StatePlane Arizona Central FIPS 0202 Feet Intl



Map Credits: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Maxar.



Poblano Solar
Eloy City, AZ

Conceptual Site Plan

- Project Boundary
- Poblano Expansion Solar Project
- PV Array
- Project Substation
- BESS
- O&M Facilities/Laydown Yard
- Site Access Gate
- Proposed Access Road
- Gen-Tie
- Zoning Setback: 75 ft
- Zoning Setback: 100 ft
- Perimeter Landscaping Buffer: 10 ft Wide
- Perimeter Landscaping Buffer: 30 ft Wide
- Parcel Boundary
- Parcel Boundary
- Zoning Boundary
- 162 - 300 kV Transmission

Date: 5/13/2025
Author: mls
Coordinate System: NAD 1983 StatePlane Arizona Central FIPS 0202 Feet Intl



Map Credits: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Conditions of Approval for Conditional Use Permit:

Case No. CUP2025-006

Poblano Expansion Solar Project

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

SITE DEVELOPMENT

1. **DEVELOPMENT.** The Site Plan, Building Plans, and Construction of the Poblano Expansion Solar Project shall comply with the Conditional Use Permit Narrative and Conceptual Site Plan (July 9, 2025) and the Eloy Zoning Ordinance.
 - 1.a. All perimeter walls and fencing, including entry gates, shall be set a minimum of 50 feet from the right-of-way.
2. **MODIFICATIONS.** Any major changes or modifications to the subject CUP shall be reviewed and processed following those procedures outlined in the Eloy Zoning Ordinance, as may be amended from time to time. The Zoning Administrator or designee may administratively approve minor amendments and will determine the difference between major and minor amendments.
3. **SITE PLAN.** The Property Owner/Developer shall submit and receive the Zoning Administrator or designee's approval for the Site Plan prior to submitting the construction documents for any part of the subject property.
4. **EXPIRATION.** The Conditional Use Permit (Case No. CUP2025-006) shall expire on October 28, 2030, unless the Conditional Use Permit has been used or extended by the City Council.
5. **WATER RESERVOIR.** Prior to, or concurrent with, the issuance of any building permit for a Solar, Utility Scale Generation, and Battery Energy Storage System Facility, the property owner/developer shall obtain permits to construct a minimum 25,000-gallon water reservoir tank in a location approved by the Eloy Fire District Fire Chief or designee. The water reservoir may be located on another site upon receiving approval from the Eloy Fire District Fire Chief or designee. The water reservoir tank shall be operational and filled with water prior to any Final Inspection for the development project.
6. **INTERNAL ROADWAYS.** All internal roadways for a Solar, Utility Scale Generation and Battery Energy Storage System Facility shall be compacted to withstand a minimum gross vehicle weight of 75,000 pounds, and comply with the most recent Fire Code requirements of the Eloy City Code applicable at the time of permit issuance.
7. **SCREENING.** Other than the photovoltaic panels and related panel mounting structures, any batteries and substation(s) equipment shall be screened by a minimum seven-foot-tall opaque wall, fence, or chain-link fence with opaque slats on all sides, subject to the approval of the Community Development Director.
8. **STANDARDS OF IMPROVEMENTS.**
 - a. With the development of the property for a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the property owner/developer shall construct improvements as required by the Zoning Ordinance and the City Engineer. All required infrastructure improvements shall be constructed in accordance with the Eloy City Code, Eloy Standard Details and the applicable 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.

9. CONSTRUCTION COMPLETED. Prior to the Final Inspection for the development project, the property owner shall complete all the infrastructure and improvements required by the Eloy City Code and these stipulations.