



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, November 19, 2025

6:00 PM

**TOLTEC ELEMENTARY
3315 N TOLTEC RD
ELOY, ARIZONA 85131**

AGENDA

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Public Appearances

Those wishing to **ADDRESS THE PLANNING & ZONING COMMISSION** may do so by signing in on a form provided by the Community Development Director, identifying the topic(s) or agenda item(s). **ACTION** taken as a result of public comment regarding non agenda items will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date. **SPEAKERS SHALL BE LIMITED TO THREE (3) MINUTES.**

V. Motion to Approve Meeting Minutes.

- A. October 15, 2025, Joint City Council and Planning and Zoning Commission work session meeting minutes.
- B. October 15, 2025, Planning and Zoning Commission meeting minutes.

VI. New Business: Possible discussion and/or action on the following:

- A. Conduct a public hearing and discuss the following: Case No. GPA2024-005: Eloy 310. A request by Julie Vermillion, of Coe & Van Loo Consultant, on behalf of TES Farms, for a major General Plan Amendment from Community Commercial and Light Industrial to Mixed-Use consisting of approximately 310 acres located approximately 1237 feet east of the northeast corner of North Sunshine Boulevard and West Shedd Road. This is a non-action public hearing.

VII. Old Business: Possible discussion and/or action on the following:

- A. Conduct a public hearing and make a recommendation to the Eloy City Council on the following: Case No.s. GPA2025-003, RZPAD2005-63.A1, and CUP2025-008: Hideout Ranch Entertainment Center. A request by Tanner Peterson, on behalf of Petersen Eloy 501, LLC, for a Minor General Plan Amendment from Parks/Open space to Community

Commercial, a request for Amendment to the Zoning Map (Rezone) from Open Space Recreational (OSR), Multiple Family Residential (R-3), and Single Family Residential (R1-6) with the Planned Area Development Overlay (PAD) to General Commercial (C-2) PAD with modified design, development, and land use standards, and a Conditional Use Permit for Commercial Entertainment, Outdoors on approximately 19.75 acres located at 1505 N Toltec Rd and 3500 W Clubhouse Dr.

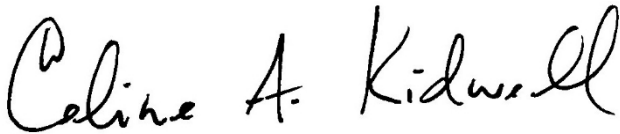
VIII. Informational Item:

- 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.

IX. Motion to Adjourn

POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE: www.loyaz.gov

THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR “REASONABLY ANTICIPATED ATTENDANCE.”



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.



THE ELOY CITY COUNCIL
and
PLANNING & ZONING COMMISSION
MEETING
WEDNESDAY, OCTOBER 15, 2025
5:00 PM
ELOY CITY HALL COMMUNITY ROOM
595 NORTH C STREET
ELOY, ARIZONA 85131
FOR A
WORK SESSION

I. Call to Order

The meeting began at 5:01 PM

II. Roll Call

Quorum present of both the City Council and the Planning Commission

III. Pledge of Allegiance

IV. Unscheduled Public Appearances

V. Discussion Items

A. Airpark Area Plan, Plan Development Process, and Public Participation Plan

Director Symer introduced himself and the speaker, Ms. Marion McGilvray, from Logan Simpson.

Ms. McGilvray introduced her team and stated she was happy to be there. Ms. McGilvray stated What they hoped to do was give an overview of their process in terms of public engagement. The Airport Master Plan examined the uses surrounding the airport. She states they asked several questions, such as what are some opportunities for additional circulation, connectivity, and utility needs? What will the influence area look like? Ms. McGilvray stated that they will launch a questionnaire and conduct community listening sessions as part of this process. Ms. McGilvray gave a brief presentation of the

airport. As a part of her presentation, she used a Mentee Poll activity to request input from the audience.

Vice-Chairman Tarango was concerned that the information would not be available to all of the citizens of Eloy. And asked how they would be publishing the information to the public.

Councilmember Galindo stated that people probably don't realize that the city has an airport.

Councilmember Snyder echoed Councilmember Galindo, and they both suggested showing pictures to put people in the mindset of the airport.

Commissioner Nallanthighal stated that they have a limited radius around the airpark to do commercial. He was curious as to how that would shape the plans.

Ms. McGilvray stated that they want to ensure everything around the airport is safe.

Councilmember Snyder asked if they knew the size of the boundary.

Ms. McGilvray stated they were trying to figure that part out.

Director Symer stated that if they don't plan now, it could end up pieced together like in other communities, and they wanted to avoid that.

Ms. McGilvray concluded by informing the audience about what they could expect in the next couple of months. The website is up, and they will be launching the questionnaire within the next week. She stated that they would have another meeting in December to update the Council and the Commission.

VI. Adjournment

The meeting was adjourned at 5:58 pm.



PLANNING & ZONING COMMISSION
MEETING MINUTES
WEDNESDAY, OCTOBER 15, 2025
6:30 PM
ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131
AGENDA

I. Call to Order

Chairman Paulson called the meeting to order at 6:30 pm.

II. Roll Call

Chairman Steven Paulson
Vice-Chair Conrad Tolson
Commissioner Frank Frassetto
Commissioner Allen Crawford
Commissioner Bhakta Nallanthighal
Commissioner Gerard Wittman
Alternate Commissioner Erika Lopez
Ex-Officio Stand-in Michael Vodrazka

Absent

Commissioner Johnny Gunn (excused)
Ex-Officio Andrew Sutton (excused)

Staff

Dan Symer, Community Development Director
Michelle Hall, Executive Assistant
Raquel Bojorquez, Administrative Assistant

III. Pledge of Allegiance

Chairman Paulson led the Pledge of Allegiance.

IV. Public Appearances

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.

Commissioner Crawford motioned to approve the meeting minutes of September 17, 2025.

Commissioner Nallanthighal seconded the motion.

Motion passed by six votes, one vote to abstain

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 acres 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.

Chairman Paulson opened the public hearing and asked if anyone in the audience would like to address the consent items.

Kyley Mammon stated she lived at 131 S. Attaw Eloy, AZ 85131. Ms. Mammon indicated that access to mental health facilities in rural areas was hard for adults and youth. Ms. Mammon went on to say that she is a teacher at the Eloy School District, and they have only one counselor for three schools with more than 600 students. Ms. Mammon believes this project would be a great asset to the city of Eloy.

Belinda Sherwood, 110 W. Phoenix, Eloy, AZ 85131. Ms. Sherwood stated that she grew up down the street from this proposed project. She believes that this would be beneficial in Eloy. Ms. Sherwood spoke of her son and stated she had to drive back and forth from Tucson to get her son treatment. So, she is happy this project will be here for the youth, as she is currently taking her children to Casa Grande.

Chairman Paulson closed the public hearing and requested a motion to approve the consent agenda.

Vice-Chairman Tolson motioned to approve the consent agenda item A.

Commissioner Crawford seconded the motion.

Motion passed 7-0

VII. Executive Session

No Executive Session due to ARS information missing from the agenda.

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.

Director Symer gave a brief introduction of the Poblano Expansion Solar Project.

Andrew Yancey 4343 E. Camelback Rd. Phoenix, AZ. Mr. Yancey stated he was there on behalf of Longroad Energy, which was requesting a conditional use permit for an 80-acre expansion to the Poblano Solar Project that was approved earlier this year. Mr. Yancey stated this was a unique request in that this project would connect some out parcels to the main body of the project. Mr. Yancey went on to say that they left out 53 acres to keep a buffer between Eloy and Arizona City. These 80 acres are a standard solar project; as the city has stated, there is a city-wide cap for solar in the code. He states the code does allow for a vote of the city council to allow acreage to go over the cap. Mr. Yancey asked that the commission recommend approval to the city council to approve the 80-acre CUP. Mr. Yancey stated he would be happy to answer any questions.

Vice-Chairman Tolson requested clarification to confirm that they wanted 5 years to Complete the project.

Mr. Yancey stated that the solar projects take a while to come into fruition, which are outside of the city and the developer's control.

Commissioner Lopez stated that she was curious if a maximum had been proposed. If this project were approved.

Director Symer stated that the maximum was 11,744 acres. That amount has been exceeded. This project is also asking that the cap be exceeded. The maximum is 16% of the city.

Commissioner Nallanthighal inquired about the two parcels that were disconnected. He Asked if that had any bearing on how the parcels were used.

Mr. Yancey stated Yes, the parcels can be used as part of the project. The more distant they are, the more issues it could cause with how the layout works. This is a way to make the layout more efficient. It would allow the project to get more electricity.

Chairman Paulson closed the public hearing.

Vice-Chairman Tolson stated the city had a cap, and he felt that the city would weaken its stance if it continued to allow developers to exceed the cap. He felt that continuing with small acreage additions, the city is creeping toward gutting the 16% maximum that was established at the time we adopted the Utility Scale Solar plan. He didn't feel it was a good idea.

City Attorney Cooper addressed the board and brought to their attention that the executive session was properly noticed, but did not populate correctly on the agenda. He stated that he had provided the commissioners with possible motions for their consideration. Mr. Cooper reminded the commissioners that this was their decision. He advised them that they could deny it or send it to the council for approval.

Chairman Paulson requested a motion.

Vice-Chairman Tolson motioned to deny the CUP for Poblano Solar expansion.
Commissioner Lopez seconded the motion.
Motion failed 2-5

Commissioner Nallanthighal motioned to approve the CUP for Poblano Solar expansion.
Commissioner Crawford seconded the motion.
Motion passed 5-2

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:

Ex-Official stand-in Vodrazka thanked the commissioners for their time.

Director Symer gave an update and information on the upcoming General Plan open house.

XI. Motion to Adjourn

Chairman Paulson adjourned the meeting at 7:16 pm.

**CITY OF ELOY
REQUEST FOR COMMISSION ACTION**

Agenda Item: **VI.A.**

Date: **11/19/2025**

Date submitted:
11/15/2025

Action: Other

Subject: Conduct a public hearing and discuss the following: Case No. GPA2024-005: Eloy 310. A request by Julie Vermillion, of Coe & Van Loo Consultant, on behalf of TES Farms, for a major General Plan Amendment from Community Commercial and Light Industrial to Mixed-Use consisting of approximately 310 acres located approximately 1237 feet east of the northeast corner of North Sunshine Boulevard and West Shedd Road. This is a non-action public hearing.

Date requested:
11/19/2025

TO: Planning and Zoning Commission

FROM: Dan Symer

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission conduct a public hearing and discuss the proposed major General Plan Amendment.

DISCUSSION:

General Plan Amendment Request (Case No. GPA2024-005):

The applicant's request is for a major General Plan Amendment of approximately 310 acres of property from Community Commercial and Light Industrial to Mixed-use located approximately 1237 feet east of the northeast corner of North Sunshine Boulevard and West Shedd Road. The purpose of this application is to accommodate a separate Amendment to the Zoning Map (Rezone) application (Case No. RZ2024-004) to rezone the property from Single-family (R1-12) to Light Industrial (I-1) and Multiple Family Residential (R-3).

General Plan:

The General Plan Future Land Use Map designation of the property is Community Commercial. The Community Commercial land use designation allows a variety of types

and intensities of commercial development, typically consisting of large shopping centers and districts that offer a wider variety of goods and services

Context:

The property is located approximately 1237 feet east of the northeast corner of North Sunshine Boulevard and West Shedd Road, and south of the Interstate-10 (I-10). The site is surrounded by undeveloped land on all sides — although it should be noted that the undeveloped Toltec/Arizona Valley Units Twenty-four, Twenty-five, and Thirty-three subdivisions abut the south side of the West Shedd Road. 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	Community Commercial and Light Industrial	Single Family Residential (R1-12)	Undeveloped land
North	Community Commercial and General Industrial on the north side of I-10.	Single Family Residential (R1-12) and Light Industrial (I-1), and General Industrial (I-2) on the north side of I-10.	Undeveloped land
South	Medium Density Residential	Single Family Residential (R1-12)	Undeveloped land
East	Medium Density Residential	Single Family Residential (R1-12)	Undeveloped land
West	Medium Density Residential	Single Family Residential (R1-12)	Undeveloped land

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

The applicant's request is considered a major 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 2.3% of the City's planning area for the Mixed-use General Plan land use designation. The proposed application would increase the***

Mixed-use General Plan land use designation to 2.4% of the City's total planning area. It is not uncommon for cities to typically allocate approximately 2% to 10% of a city's land use area for Mixed-used areas. While the Mixed-use land use falls within the typical range, the increase does not significantly expand the area of the city designated for this use designation. It should be noted that if the application is approved, the City's planning area with the Community Commercial land use designation would decrease from approximately 2.06% to 1.96%. The typical area of a city with a commercial land use designation ranges between 5% to 15%.

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

- **The proposed amendment is anticipated to be an overall improvement to the General Plan in that the Mixed-use land use designation allows for a broader variety of implementing zones (Small Property Residential (R-2), Multiple family Residential (R-3), Neighborhood Commercial (C-1), General Commercial (C-2), Mixed-use (MU), Public Facilities (PF), Business Park (BP), and Light-industrial (I-1)) within the Toltec-Robson Area growth area. The proposed amendment would contribute to implementing the General Plan in the growth area by promoting "commercial, employment and industrial development [and uses in] an identified Growth Area nodes and encouraging a balanced and mixed-use environment in the growth area (GP 3.3.1.2 and 3.3.1.3).**

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 Mixed-use land use designation is not anticipated to create an incompatible land use pattern with the abutting Community Commercial, Medium Density Residential, and Light Industrial, and it is typically provided between the lower-intensity land uses and the more intense land uses, such as the I-10 that abuts and the Light Industrial to the east.**
- **There are water, wastewater (sewer), and roadway systems in the area. The property owner will be required to provide all necessary improvements related to traffic, roads, sewer, and water infrastructure to accommodate**

the development and the use of the property, as well as the associated rezoning (Case No. RZ2025-004).

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

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

Zoning Ordinance Issues for Consideration for a General Plan Amendment:

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

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

- ***The General Plan's Future Land Use map provides a limited amount of Mixed-use land uses in this area of the city in general. Furthermore, most of the existing designated Mixed-use land use areas are located at the south end of the Sun Corridor Growth Area, near State Route 87 and I-10. The addition of the Mixed-use land use designation in the Toltec-Robson growth area will assist in promoting a broader balance of uses in the northeast quadrant of the city near the I-10 and Sunland Gin Road interchange.***

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

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

C. The degree to which the proposed amendment will impact the City as a whole or a portion of the City by: 1) Significantly altering acceptable existing land use patterns; 2) Requiring larger and more extensive improvements to roads, sewer, or water systems than are needed to support the prevailing land uses in which, therefore may negatively impact the development of other lands. The Commission and/or the City Council may also consider the degree to which the need for such improvements will be mitigated pursuant to binding commitments by the applicant, a public agency, or other sources when the impacts of the uses permitted pursuant to the General Plan amendment will be realized; 3) Adversely impacting existing uses due to increased traffic on existing systems; and 4) Affecting the livability of the surrounding area or the health and safety of present or future residents.

- ***The proposed General Plan Amendment from Community Commercial and Light Industrial to the Mixed-Use land use designation is not anticipated to significantly alter the existing land use patterns in the area. While larger and more extensive improvements to roads, sewer, or water systems are anticipated to serve the development, these infrastructure necessities have been anticipated in the General Plan and the Water and Wastewater Master Plan to support the prevailing land uses planned for the area and the existing land use designations. The modification from the Community Commercial and Light Industrial to the Mixed-Use land use designation is not anticipated to affect the livability of the surrounding area or the health and safety of present or future residents.***

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

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

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

- ***The proposed General Plan Amendment from Community Commercial and Light Industrial to the Mixed-Use land use designation is not an error or***

oversight in the existing plan, or other factor that could reasonably exist in the future.

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

- ***There have been no known events after the Eloy General Plan adoption that have superseded the original premises and findings made upon plan adoption. The proposed amendment from Community Commercial and Light Industrial to the Mixed-Use land use designation will assist in encouraging a balanced use within a designated Toltec-Robson Growth area (Goal 3.3.1.2). Furthermore, the proposed land use designation will help provide a mix of land uses and encourage orderly development within the Growth Area (Goals 3.3.1.2 and 3.3.1.3).***

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

- ***Before and since the City Council adopted the General Plan in May 2020, the property has been undeveloped land. The proposed Mixed-Use land use designation is anticipated to contribute to the ability to provide additional flexibility in the development potential of the land.***

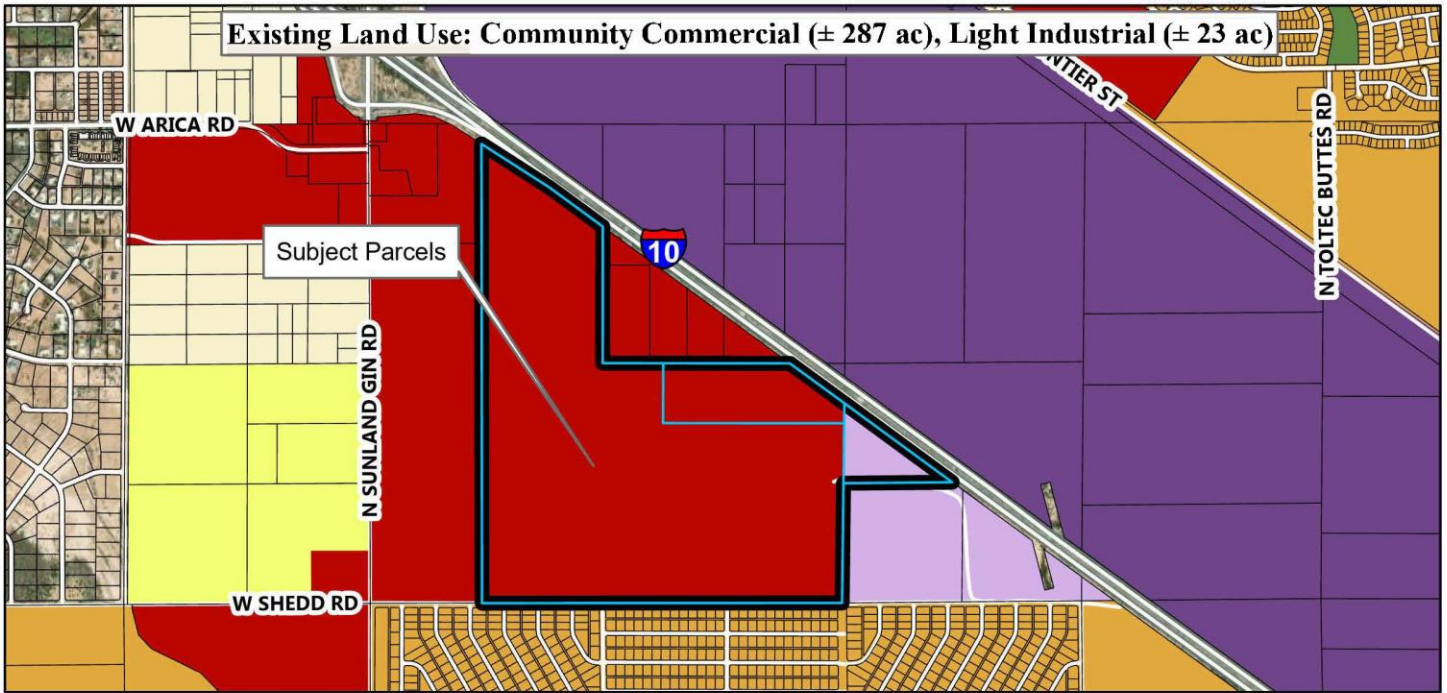
H. The extent to which the benefits of the plan amendment outweigh any of the impacts identified in subsections A through G of this Section.

- ***The proposed General Plan Amendment from Community Commercial and Light Industrial to the Mixed-Use land use designation will assist in encouraging a balance of uses within a designated Growth area (Goal 3.3.1.2.). Furthermore, the proposed land use designation will assist in providing a mix of land uses that is anticipated to encourage the "orderly development within Growth Areas" within the City (Goals 3.3.1.2 and 3.3.1.3).***

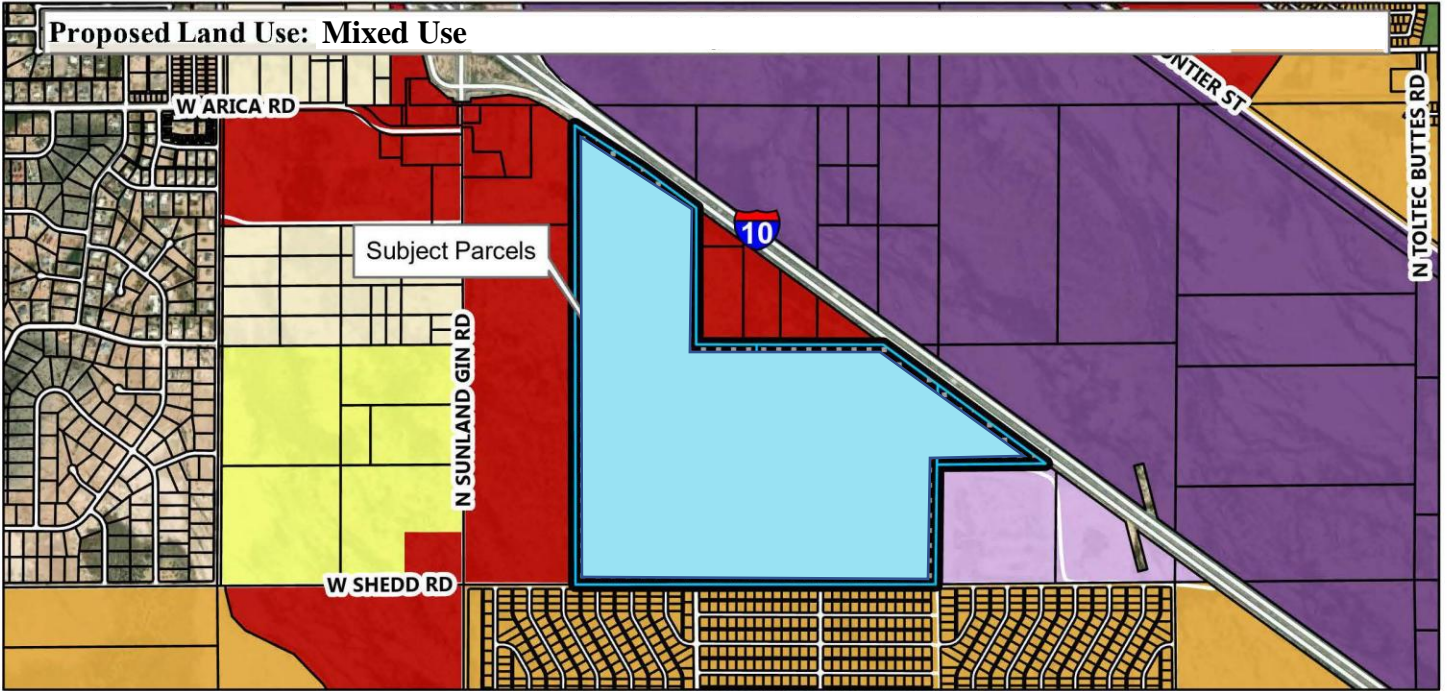
FISCAL IMPACT:

No financial impacts are anticipated from this agenda item.

Existing Land Use: Community Commercial (± 287 ac), Light Industrial (± 23 ac)



Proposed Land Use: Mixed Use



Existing Land Use: ± 287 acres - CC, ± 23 acres LI

Proposed Land Use ± 310 to Mixed Use

Eloy 310

General Plan Amendment Exhibit - Case No: GPA2024-005

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)

Industrial

- Light Industrial
- General Industrial

Other

- Parks/Open Space
- Mixed Use
- Public/Institutional
- Proposed Planned Community Area

Commercial

- Neighborhood Commercial
- Community Commercial

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



December 4, 2024
Revised: August 12, 2025
October 17, 2025
November 5, 2025

Eloy 310

Located south of the I-10 and east
of the northeast corner of Sunland
Gin Road and Shedd Road

City of Eloy, Arizona

Citizen Review Report



4550 N 12th Street
Phoenix, AZ 85014
Job #: 1-01-04166-01

Citizen Review Report

for

Eloy 310

City of Eloy, Arizona

Owner/Developer

RMG Real Estate Services III, L.L.C

c/o Vaulter

Attn: Andrea Sepulveda

8800 N. Gainey Center Drive, Suite 255

Scottsdale, AZ 85258

Planning/Civil Engineering Consultant

CVL Consultants

4550 North 12th Street

Phoenix, Arizona 85014

Attn: Julie Vermillion

jvermillion@cvlci.com

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Exhibits

- Vicinity Plan
- Ownership Map
- Sign Affidavit
- Notification Letter
- 300' Notification Buffer Map
- Mailing Labels
- Neighborhood Meeting Minutes
- Neighborhood Meeting Presentation

1. Introduction

On behalf of and in conjunction with the property owner, CVL Consultants is pleased to submit this Citizen Review Plan to the City of Eloy (City) in support of the new master-planned development known as Eloy 310 (the Project), an approximately 310-acre development generally located south of Interstate 10 (I-10) and east of the northeast corner of Sunland Gin Road and Shedd Road in the City of Eloy. The I-10 borders the site to the northeast, providing close connectivity between the Project and the regional transportation system. (Exhibit A, Vicinity Plan).

Please refer to the General Plan Amendment and Rezoning Application Narratives for additional details regarding this request. The applicant completed the following citizen notification procedures to pursue the concurrent General Plan Amendment and Rezoning Applications for the Project.

2. Stakeholders & Parties Affected

The stakeholders and other parties most likely to be affected by the request for the Property were determined to include:

- All property owners within 300' of the subject Property. (Refer to Exhibit B, Ownership Map).
- Neighborhood Home Owners Associations, other property owners associations, or groups in the vicinity of the subject Property, as identified by City staff, as having an interest in the subject Property or immediate area.
- To date, no associations or other groups in the immediate vicinity have been identified by City staff for inclusion in this plan.
- Any other persons or parties interested in the Property, as identified by City staff.

3. Neighborhood Meeting

The applicant held a neighborhood meeting in the Community Room at Eloy City Hall on Tuesday, November 4th at 5:30pm. Two members of the development team and the Community Development Director were in attendance. No members of the public attended.

One phone call was received from a neighbor who owns a lot in the vicinity of the site and a primary residence in Buckeye. She expressed support of the project and excitement for new development in the area. Details of the neighborhood meeting were recorded and attached.

4. Public Hearing Notification

The applicant completed the citizen notification steps for the public hearings as follows:

- November 4th: Notification letters mailed via first-class U.S. Mail to all property owners within 300' of the subject Property, as well as any other interested persons, parties, and/or interested neighborhood groups as identified by City staff.
- November 4th: Sign posting on site pursuant to City requirements.

Notification included information regarding the description of the proposed request, details required to attend the neighborhood meeting, the applicant's name and contact information, and the applicant's name and contact information.

5. Feedback and Applicant Response

One neighborhood has reached out regarding this application, Dawn Akin, who owns a lot located at 409 E Eason Avenue, Buckeye, Arizona. Her primary residence is in Buckeye. She called to obtain more information and express support for this application. No additional follow up was necessary.

6. Conclusion

The applicant completed the citizen notification procedures to pursue the concurrent General Plan Amendment and Rezoning Applications for the Project. The application received support from one neighbor and has not received any opposition from the public.

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Elov's posting requirements for Case # RZ2024-004 & GPA2024-005 on 10/21/25.

See attached photo exhibit.

For applicant:

COE & VAN LOO CONSULTANTS, INC.

Dynamite Signs, Inc.
Sign Company Name

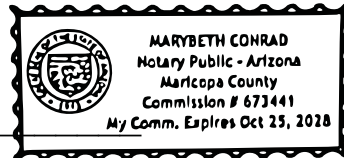
Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 10/21/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

My Commission expires: 10-25-28



City of Eloy Public Hearing Notice

Case Number: RZ2024-004 & GPA2024-005

Request to amend the zoning from R1-12 to R-3 & I-1 and for a major amendment to the general plan land use from Community Commercial & Light Industrial to Mixed Use

Site Location: South of I-10 & east of the northeast corner of Sunland Gin Rd & Shedd Rd

Site Size: +/-310 acres

Proposed Use: New master plan consisting of residential and industrial uses.

Applicant Name: Julie Vermillion

Phone Number: (602) 753-8311

Applicant Email: jvermillion@cvlci.com

Neighborhood Meeting

Date: November 4, 2025

Time: 5:30 PM

Location: Community Room,
595 N. C Street, Eloy

Planning & Zoning Commission

Date: TBD

Time: TBD

Location: TBD

Planning & Zoning Commission

Date: TBD

Time: TBD

Location: City Council Chambers, 595 N C Street, Eloy

City Council

Date: TBD

Time: TBD

Location: City Council Chambers, 595 N C Street, Eloy

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



October 21, 2025 at 1:20 PM

+32.792040 -111.659196

6305 W Shedd Rd

Eloy AZ 85131

City of Eloy Public Hearing Notice

Case Number: RZ2024-004 & GPA2024-005

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Location: City Council Chambers, 595 N C Street, Eloy

City Council

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+32.792040, -111.659196

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Planning & Zoning Commission

Date: TBD

Time: TBD

Location: City Council Chambers, 595 N C Street, Eloy

City Council

Date: TBD

Time: TBD

Location: City Council Chambers, 595 N C Street, Eloy

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



October 21, 2025 at 1:00 PM

+32.792078, -111.665933

6700 W Shedd Rd

Eloy AZ 85131

City of Eloy Public Hearing Notice

Case Number: RZ2024-004 & GPA2024-005

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Planning & Zoning Commission

Date: TBD

Time: TBD

Location: TBD

Planning & Zoning Commission

Date: TBD

Time: TBD

Location: City Council Chambers, 595 N C Street, Eloy

City Council

Date: TBD

Time: TBD

Location: City Council Chambers, 595 N C Street, Eloy

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



October 21, 2025 at 12:59 PM

+32.792078, -111.665933

6700 W Shedd Rd

Eloy AZ 85131

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Eloy's posting requirements for Case # RZ2024-004 & GPA2024-005 on 10/03/25.

See attached photo exhibit.

For applicant:

COE & VAN LOO CONSULTANTS, INC.

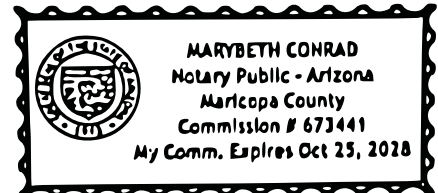
Dynamite Signs, Inc.
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 10/03/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10-25-28

City of Eloy Public Hearing Notice

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Neighborhood Meeting

Date: November 4, 2025

Time: 5:30 PM

Location: Community Room,
595 N. C Street, Eloy

Planning & Zoning Commission

Date: November 19, 2025

Time: 6:00 PM

Location: Toltec Elementary School Gym, 3315 N Toltec Rd. Eloy

Planning & Zoning Commission

Date: December 17, 2025

Time: 6:00 PM

Location: City Council Chambers, 595 N C Street, Eloy

City Council

Date: January 12, 2026

Time: 6:00 PM

Location: City Council Chambers, 595 N C Street, Eloy

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



November 3, 2025 at 11:19 AM

+32.792065, -111.659185

6305 W Shedd Rd

Eloy AZ 85131

City of Eloy Public Hearing Notice

Case Number: RZ2024-004 & GPA2024-005

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595 N C St. Eloy, Arizona (520) 466-2578

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+32.792065, -111.659185

6305 W Shedd Rd

Eloy AZ 85131

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Location: City Council Chambers, 595 N C Street, Eloy



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

November 3, 2025 at 11:10 AM

+32 792077 -111 665916

6700 W Shedd Rd

Eloy AZ 85131

City of Eloy Public Hearing Notice

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City Council

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Time: 6:00 PM

Location: City Council Chambers, 595 N C Street, Eloy

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



November 3, 2025 at 11:10 AM

+32.792077, -111.665916

6700 W Shedd Rd

Eloy AZ 85131



4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

October 21, 2025

Subject: Eloy 310 - Rezoning & Major General Plan Amendment
Case #s RZ2024-004 & GPA2024-005

Dear Neighbor:

The purpose of this letter is to inform you that concurrent Rezoning and Major General Plan Amendment (GPA) applications have been filed with the City of Eloy for Eloy 310. The applications request to amend the current zoning for the ±310-acre site known as Eloy 310 generally located south of I-10 & east of the northeast corner of Sunland Gin Road & Shedd Road from R1-12 to R-3 Multi-Family Residential & I-1 Light Industrial zoning and for a major amendment to the general plan land use from Community Commercial & Light Industrial to overall Mixed Use. The intention is to allow for the development of a new master plan consisting of residential and industrial uses.

According to the Pinal County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail.

- **Neighborhood Meeting**

Date: November 4, 2025

Time: 5:30 p.m.

Location: Community Room, Eloy City Hall, 595 N C St. Eloy

We look forward to meeting with you at the scheduled meeting and answering all of your questions regarding this proposed request. If you wish to provide input on this matter, you may attend the meeting or submit a written comment before or during the meeting.

If you have any questions concerning this matter, feel free to reach me at the contact information listed below or contact Dan Symer, Community Development Director, at the City of Eloy Community Development Department at (520) 466-2578. You can also email them at dsymer@eloyaz.gov with the subject: Case #s RZ2024-004 & GPA2024-005, Project Name: Eloy 310 - Rezoning and Major General Plan Amendment.

Please refer to the attached documents for additional information regarding this request.

Sincerely,

A handwritten signature in black ink that reads 'Julie Vermillion'.

Julie Vermillion

Project Manager, CVL Consultants









4550 North 12 Street, Phoenix, Arizona 85014

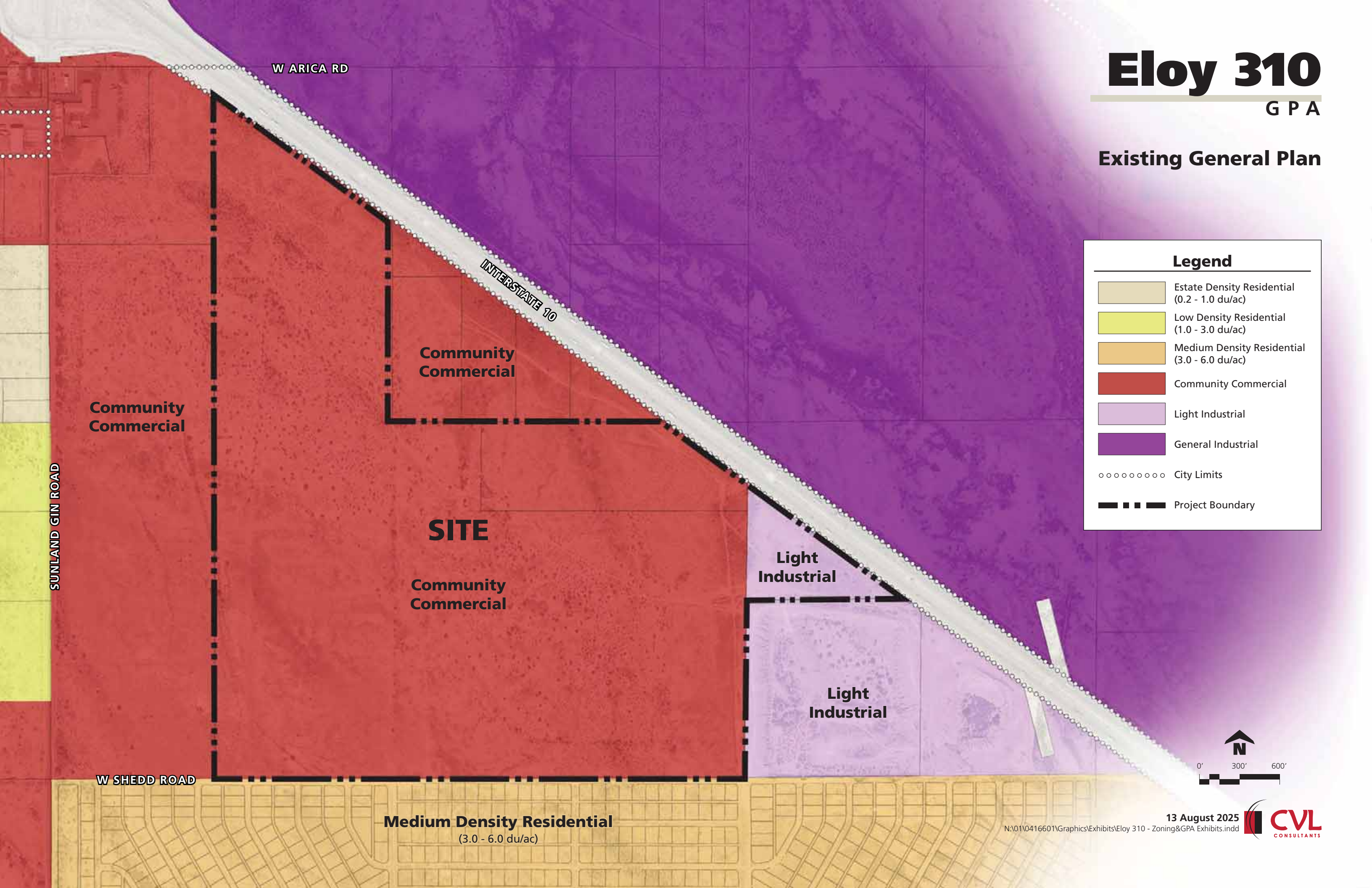
Phone: 602-753-8311 | Email: jvermillion@cvlc.com

Eloy 310

G P A

Existing General Plan

Legend	
	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)
	Community Commercial
	Light Industrial
	General Industrial
	City Limits
	Project Boundary



Medium Density Residential
(3.0 - 6.0 du/ac)











Eloy 310

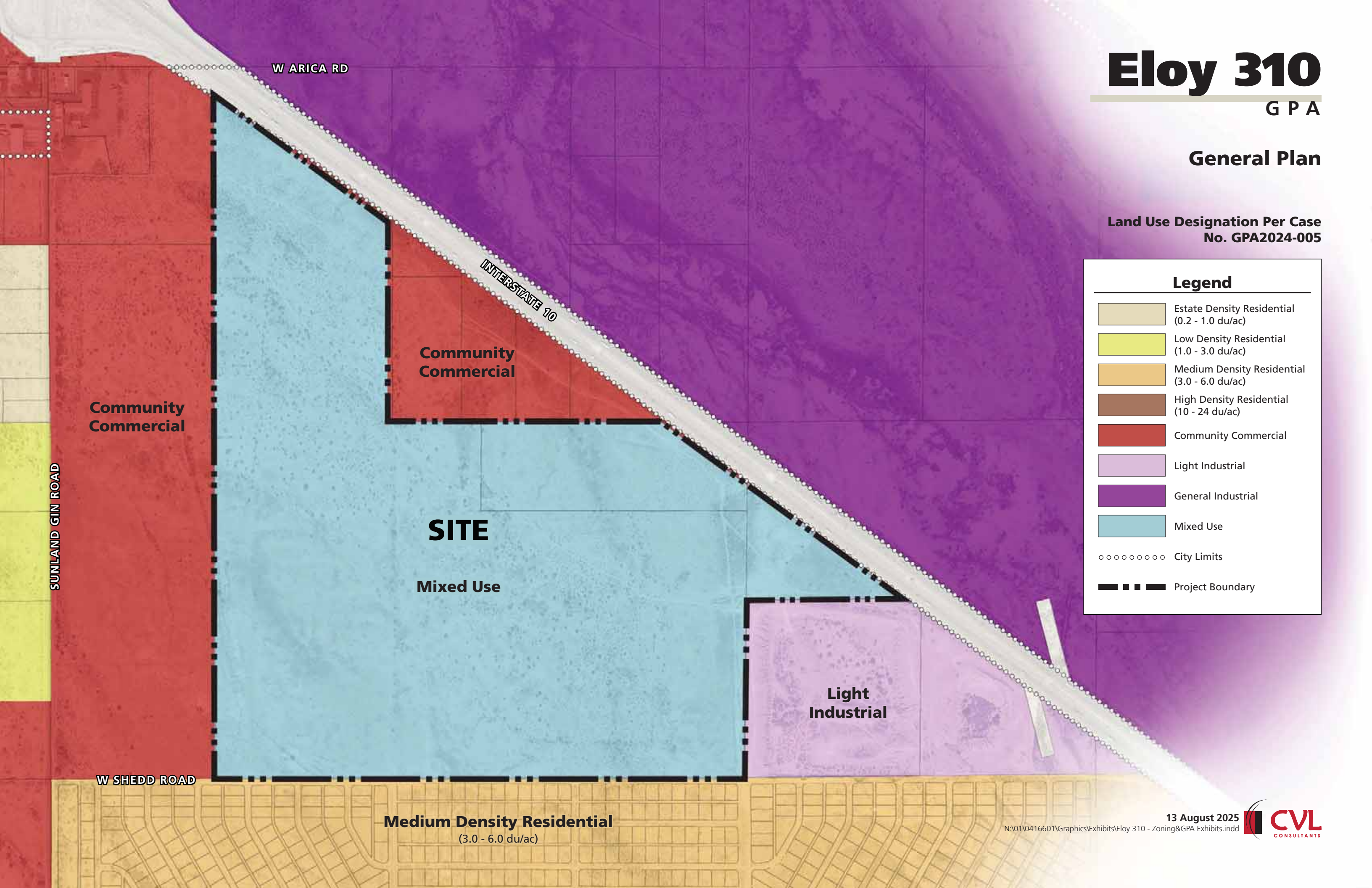
G P A

General Plan

Land Use Designation Per Case
No. GPA2024-005

Legend

	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)
	High Density Residential (10 - 24 du/ac)
	Community Commercial
	Light Industrial
	General Industrial
	Mixed Use
	City Limits
	Project Boundary



Community Commercial

Community Commercial

SITE

Mixed Use

Light Industrial

Medium Density Residential
(3.0 - 6.0 du/ac)

13 August 2025










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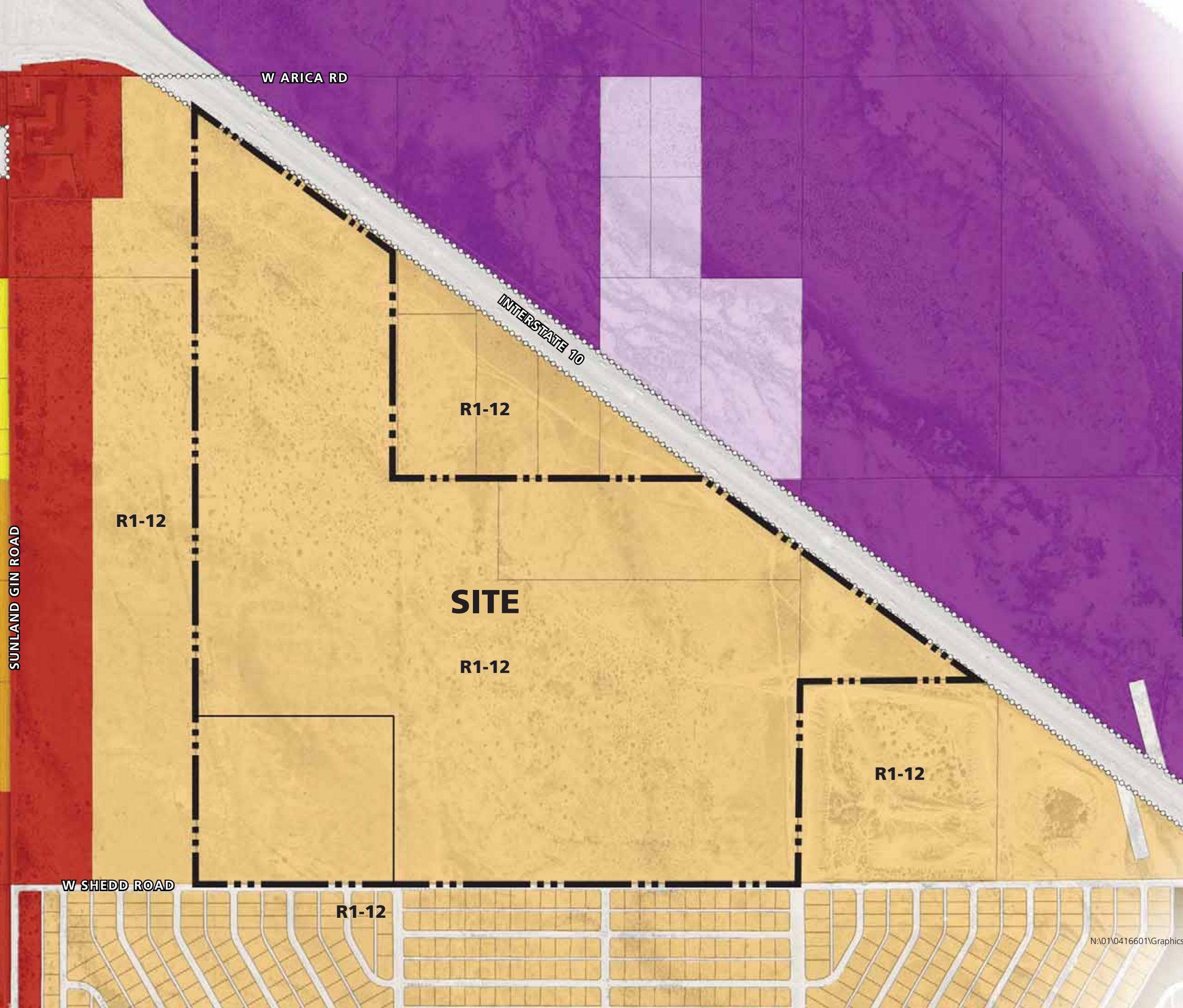


Eloy 310

ZONING

Existing Zoning Map

Legend	
	R1-43 Estate Residential (43,560 sq. ft.)
	R1-12 Single Family Residential (12,000 sq. ft.)
	R1-6 Single Family Residential (6,000 sq.ft.)
	R-3 Multiple Family Residential (10-24 du/acre)
	C-2 General Commercial
	I-1 Light Industrial
	I-2 General Industrial
	City Limits
	Project Boundary



13 August 2025

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Eloy 310

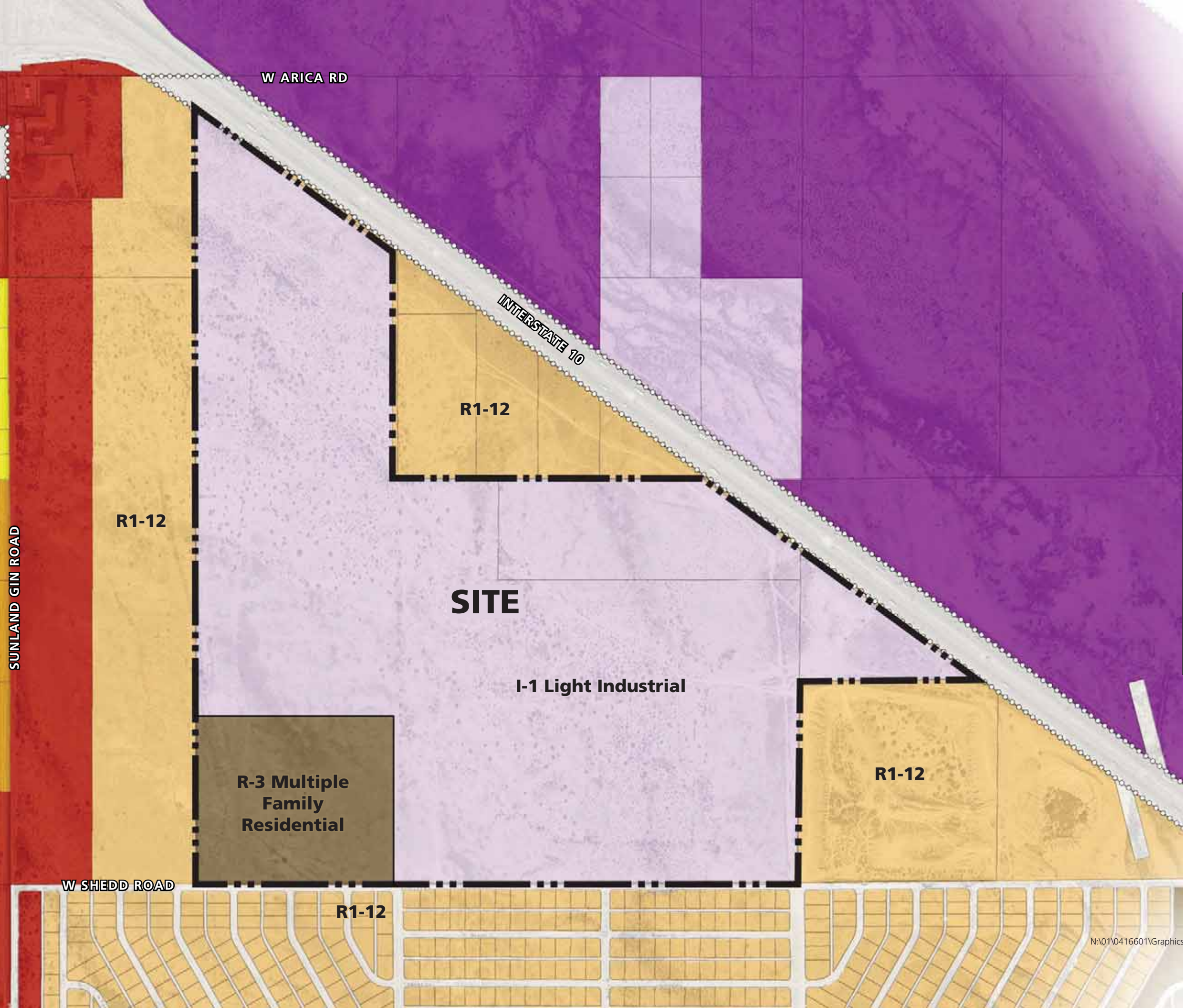
ZONING

Zoning Map

Zoning Designation Per Case
No. RZPAD2024-004

Legend

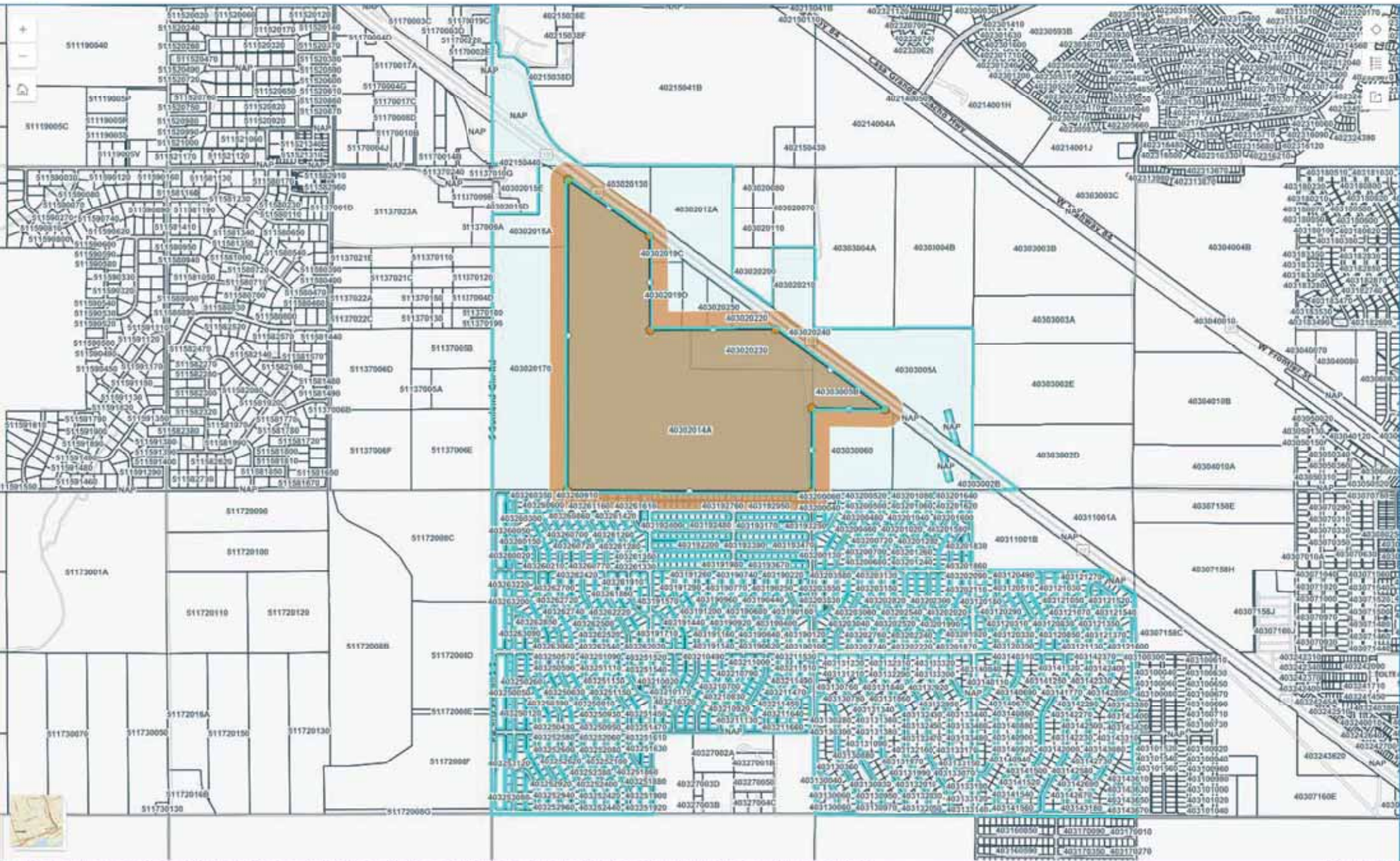
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-  I-1 Light Industrial
-  I-2 General Industrial
-  City Limits
-  Project Boundary



13 August 2025

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NAP
, -
403260940
STOCKEBRAND CHRIS & TRICIA
1495 130TH RD
YATES CENTER , KS 66783-3520

NAP
, -
403260870
LEAL LEONEL & SANDRA
1010 E SHADOW RIDGE RD
CASA GRANDE , AZ 85122-2171

NAP
, -
403200040
WINNIE COOPER LLC
7721 N SANTA MONICA BLVD
MILWAUKEE , WI 53217-7326

NAP
, -
403261610
ANDERSON FAMILY LIVING TRUST
3721 S TRECK PL
TUCSON , AZ 85730-8573

NAP
, -
403261490
OCOTILLO HOMES LLC
2771 E CATTLE DR
GILBERT , AZ 85297-7811

403261600
MCELROY SUZANNE E
921 THISTLE RIDGE LN
ARLINGTON , TX 76017-7601
403261440
RLG GROUP LLC
PO BOX 12334
CASA GRANDE , AZ 85130-0058

403261500
DAO DANG
8392 LENORE ST
GARDEN GROVE , CA 92841-9284
403261210
SCOVEL YEN DIEP LIV TRUST
4163 S PRAIRIE ZINNIA DR
GOLD CANYON , AZ 85118--593

403261430
SIKSIKA TRAIL LLC
2550 E DESERT INN RD # 448
LAS VEGAS , NV 89121-1361
403261160
SCOVEL YEN DIEP LIV TRUST
4163 S PRAIRIE ZINNIA DR
GOLD CANYON , AZ 85118--593

403261220
BHUIYA ASRAFUL I TR
4559 S ANTONIO
MESA , AZ 85212-2522
403260930
MCELROY SUZANNE
921 THISTLE RIDGE LN
ARLINGTON , TX 76017-7601

403261150
SCOVEL YEN DIEP LIV TRUST
4163 S PRAIRIE ZINNIA DR
GOLD CANYON , AZ 85118--593
403260880
ROUNTREE RICHARD & LUCILE JOINT REV TRUST
PO BOX 33183
JUNEAU , AK 99803-3318

403260650
CHO DAVID & CHO WOO CATHERINE YI-YU TRS
9530 W PROSPECTOR DR
QUEEN CREEK , AZ 85142-2778

403200090
LAND DIRECT USA LLC
12956 BLISS LOOP
BRADENTON , FL 34211-1406

403261650
PRI ENTERPRISES LLC
MAIL RETURN
, -

403193010
WINNIE COOPER LLC
7721 N SANTA MONICA BLVD
MILWAUKEE , WI 53217-7326

403193000
WINNIE COOPER LLC
7721 N SANTA MONICA BLVD
MILWAUKEE , WI 53217-7326

403192990
MCFARLAND MARY M
31041 GROVE
FRASER , MI 48026-4802

403192980
WINNIE COOPER LLC
7721 N SANTA MONICA BLVD
MILWAUKEE , WI 53217-7326

403192970
LAND DIRECT USA LLC
12956 BLISS LOOP
BRADENTON , FL 34211-1406

403192960
BROWN MAUREEN A
4251 E VISTA DR
PHOENIX , AZ 85032-2812

403192950
PATAO ANTONIO V & CAROL A
MAIL RETURN
, -

403192940
LAND DIRECT USA LLC
12956 BLISS LOOP
BRADENTON , FL 34211-1406

403192930
WINNIE COOPER LLC
7721 N SANTA MONICA BLVD
MILWAUKEE , WI 53217-7326

403192920
FYNSKOV PAMELA J
751 MONTECITO DR
PAHRUMP , NV 89048-8088

403192910
SALLIS LOUIS & JEAN
8829 N ELMORE ST
NILES , IL 60714-6071

403192900
SALLIS LOUIS & JEAN
8829 N ELMORE ST
NILES , IL 60714-6071

403192770
SOLIS REYES JESUS & ALMA HILDA
MAIL RETURN
, -

403192760
MANESE JOVETH & RHODORA DELA ROSA
4224 E CHERRYWOOD PL
CHANDLER , AZ 85249-9541

403192750
MANESE JOVETH & RHODORA DELA ROSA
4224 E CHERRYWOOD PL
CHANDLER , AZ 85249-9541

403192740
PSYHOGIOS C
MAIL RETURN
, -

403192730
SINGLETON RAYMOND
PO BOX 5999
GLENDALE , AZ 85312-2599

403192720
DOUBLE P HOMES LLC
67 S HIGLEY RD
GILBERT , AZ 85296-6116

403192710
DOUBLE P HOMES LLC
67 S HIGLEY RD
GILBERT , AZ 85296-6116

403192700
WINNIE COOPER LLC
7721 N SANTA MONICA BLVD
MILWAUKEE , WI 53217-7326

403192690
EQUITY INVESTMENTS & MANAGEMENT LLC
2106 W GARDEN DR
TEMPE , AZ 85282-2611

403192680
EQUITY INVESTMENTS & MANAGEMENT LLC
2106 W GARDEN DR
TEMPE , AZ 85282-2611

403192670
EQUITY INVESTMENTS & MANAGEMENT LLC
2106 W GARDEN DR
TEMPE , AZ 85282-2611

403192660
GARCIA YAMILET
MAIL RETURN
, -

403192650
ROSSBOW LLC
1704 W RUNNING DEER DR
GOLD CANYON , AZ 85118-8905

403200050
WINNIE COOPER LLC
7721 N SANTA MONICA BLVD
MILWAUKEE , WI 53217-7326

403261620
SALVATOR GATTO PARTNERS LP
PO BOX 33184
PHOENIX , AZ 85067-8506

403261480
OCOTILLO HOMES LLC
2771 E CATTLE DR
GILBERT , AZ 85297-7811

403261450
SIKSIKA TRAIL LLC
2550 E DESERT INN RD # 448
LAS VEGAS , NV 89121-1361

403261200
SCOVEL YEN DIEP LIV TRUST
4163 S PRAIRIE ZINNIA DR
GOLD CANYON , AZ 85118--593

403261170
SCOVEL YEN DIEP LIV TRUST
4163 S PRAIRIE ZINNIA DR
GOLD CANYON , AZ 85118--593

403260920
CHO DAVID & CHO WOO CATHERINE YI-YU TRS
9530 W PROSPECTOR DR
QUEEN CREEK , AZ 85142-2778

403260890
CHO DAVID & CHO WOO CATHERINE YI-YU TRS
9530 W PROSPECTOR DR
QUEEN CREEK , AZ 85142-2778

403260640
DENTON GREGORY M
3216 POE COVE 4B
LAGO VISTA , TX 78645-7864

403200080
LAND DIRECT USA LLC
12956 BLISS LOOP
BRADENTON , FL 34211-1406

403261640
PARO BARBARA C
211 6TH ST
CHENEY , WA 99004-4152

403261630
L & G INVESTMENTS INC
PO BOX 1419
MONTEBELLO , CA 90640-0141

403261470
SCHMANSKY MICHAEL F & PHYLLIS M
48741 STONEFIELD DR
MACOMB , MI 48044-4804

403261460
CUKROWSKI VIRGINIA D LIV TRUST
56 RACCOON LN
BARNEGAT , NJ 08005-5102

403261190
CALLOWAY GENIE & DONTA
PO BOX 1602
BAINBRIDGE , GA 39818-8160

403261180
CALLOWAY GENIE & DONTA
PO BOX 1602
BAINBRIDGE , GA 39818-8160

403260910
TOMS BILLY J & XANTHA P TRS
6128 E SOLSTICE ST
YUMA , AZ 85365-5118

403260900
ST CROIX DAVID R
3514 WILLIAMSBURG PKWY
WOODBURY , MN 55129-5512

403260630
DENTON GREGORY M
3216 POE COVE 4B
LAGO VISTA , TX 78645-7864

403192780
LEVIN BRUCE B
844 W SUMMERFIELD GLEN CIR
ANN ARBOR , MI 48103-3916

403192790
LAND DIRECT USA LLC
12956 BLISS LOOP
BRADENTON , FL 34211-1406

403192800
MACKAY MARION E
1371 POTOMAC DR
ROCHESTER HILLS , MI 48306-4830

403192810
MACKAY MARION E
1371 POTOMAC DR
ROCHESTER HILLS , MI 48306-4830

403192820
DOREZA REX MICHAEL DURAN
2139 SPRAGUE CT
SPARKS , NV 89436-6990

403200060
RAMIREZ MANUEL A
2450 W GLENROSA AVE UNIT 6
PHOENIX , AZ 85015-5498

403192830
DOREZA REX MICHAEL DURAN
2139 SPRAGUE CT
SPARKS , NV 89436-6990

403192840
SCHULTZ ROBIN & CAROL A
321 E JUDY LYNN DR
FARRELL , PA 16121-1152

403192850
MILLER MARK J & TINA LEKAS TRS
21 KIRKCREST CT
ALAMO , CA 94507-7246

403200070
WAMPLER CHARITY
MAIL RETURN
, -

403192860
LAND DIRECT USA LLC
12956 BLISS LOOP
BRADENTON , FL 34211-1406

403192870
AKIN DAWN D
409 E EASON AVE
BUCKEYE , AZ 85326-8532

403192880
AKIN DAWN D
409 E EASON AVE
BUCKEYE , AZ 85326-8532

403192890
CINTRON RICO & JOYCE
2071 W AGRARIAN HILLS DR
QUEEN CREEK , AZ 85142-2637

403192520
WINNIE COOPER LLC
7721 N SANTA MONICA BLVD
MILWAUKEE , WI 53217-7326

403192530
LAND DIRECT USA LLC
12956 BLISS LOOP
BRADENTON , FL 34211-1406

403192540
LAND DIRECT USA LLC
12956 BLISS LOOP
BRADENTON , FL 34211-1406

403192550
WIZNIAK NELSON & BERNICE
14 STRATHDEE DR
TORONTO , ON -

403192560
WIZNIAK NELSON & BERNICE
14 STRATHDEE DR
TORONTO , ON -

403192570
TOMKO CHARLES E & LILLIAN K CO-TRS
12944 SUNDERLAND ST
POWAY , CA 92064-9206

403192580
TOMKO CHARLES E & LILLIAN K CO-TRS
12944 SUNDERLAND ST
POWAY , CA 92064-9206

403192590
TOMKO CHARLES E & LILLIAN K CO-TRS
12944 SUNDERLAND ST
POWAY , CA 92064-9206

403192600
MAITLAND BARBARA ANN
234 CORSICANA DR
OXNARD , CA 93036-6130

403192610
MAITLAND BARBARA ANN
234 CORSICANA DR
OXNARD , CA 93036-9303

403192620
PREMIER ACRES LLC
34 ADELPHI DR
JACKSON , NJ 08527-7230

403192630
BUTCH MARGARET YOUNG
10349 NW 11 ST
PEMBROKE PINES , FL 33026-3302

403192640
BUTCH MARGARET YOUNG
10349 NW 11 ST
PEMBROOKE PINES , FL 33026-3302

40303005B
TES FARMS
314 E ROVEY AVE
PHOENIX , AZ 85012-2124

403030060
TES FARMS
314 E ROVEY AVE
PHOENIX , AZ 85012-2124

40303005B
TES FARMS
314 E ROVEY AVE
PHOENIX , AZ 85012-2124

403020240
TES FARMS
314 E ROVEY AVE
PHOENIX , AZ 85012-2124

403020230
TES FARMS
314 E ROVEY AVE
PHOENIX , AZ 85012-2124

40303005A
TES FARMS AZ
314 E ROVEY AVE
PHOENIX , AZ 85012-2124

403020220
UNITARIAN-UNIVERSALIST CONGREGATION OF PHX
4027 E LINCOLN DR
PARADISE VALLEY , AZ 85253-3394

40302015A
VIEL GLUCK LLC ETAL
1223 S CLEARVIEW AVE STE 105
MESA , AZ 85209-9330

403020250
HELENIUM LAND LLC
1803 W CANARY WAY
CHANDLER , AZ 85286-6803

40302019D
ERICKSON PHILIP TR
1013 LAKESHORE BLVD
INCLINE VILLAGE , NV 89451-8945

403020260
ERICKSON PHILIP TR
1013 LAKESHORE BLVD
INCLINE VILLAGE , NV 89451-8945

403020210
HU ENDA ETAL
25452 N 114TH ST
SCOTTSDALE , AZ 85255-8525

403020170
VIEL GLUCK LLC ETAL
1223 S CLEARVIEW AVE STE 105
MESA , AZ 85209-9330

40302019C
KLEIN LOUIS R & HANNAH E CO-TR
8170 N 90TH ST APT 1315
SCOTTSDALE , AZ 85258-8464

40302014A
TES FARMS
314 E ROVEY AVE
PHOENIX , AZ 85012-2124

40302012A
PETERSEN ARIZONA LAND & ENTITLEMENT FUND LLC
3369 E QUEEN CREEK RD STE 101
GILBERT , AZ 85297-7850

403020130
PETERSEN ARIZONA LAND & ENTITLEMENT FUND LLC
3369 E QUEEN CREEK RD STE 101
GILBERT , AZ 85297-7850



November 4, 2025

Subject: Eloy 310 - Rezoning & Major General Plan Amendment
Case #s RZ2024-004 & GPA2024-005

Dear Neighbor:

The purpose of this letter is to inform you that concurrent Rezoning and Major General Plan Amendment (GPA) applications have been filed with the City of Eloy for Eloy 310. The applications request to amend the current zoning for the ±310-acre site known as Eloy 310 generally located south of I-10 & east of the northeast corner of Sunland Gin Road & Shedd Road from R1-12 to R-3 Multi-Family Residential & I-1 Light Industrial zoning and for a major amendment to the general plan land use from Community Commercial & Light Industrial to overall Mixed Use. The intention is to allow for the development of a new master plan consisting of residential and industrial uses.

According to the Pinal County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail.

Planning and Zoning Commission	Planning and Zoning Commission	City Council
Date: November 19, 2025 Time: 6:00 p.m. Location: Toltec Elementary School Gym, 3315 N Toltec Rd. Eloy	Date: December 17, 2025 Time: 6:00 p.m. Location: Council Chambers, Eloy City Hall, 595 N C St. Eloy	Date: January 12, 2026 Time: 6:00 p.m. Location: Council Chambers, Eloy City Hall, 595 N C St. Eloy

If you wish to provide input on this matter, you may attend the meeting or submit a written comment before or during the meeting.

If you have any questions concerning this matter, feel free to reach me at the contact information listed below or contact Dan Symer, Community Development Director, at the City of Eloy Community Development Department at (520) 466-2578. You can also email them at dsymer@eloyaz.gov with the subject: Case #s RZ2024-004 & GPA2024-005, Project Name: Eloy 310 - Rezoning and Major General Plan Amendment.

Please refer to the attached documents for additional information regarding this request.


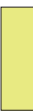






Sincerely,

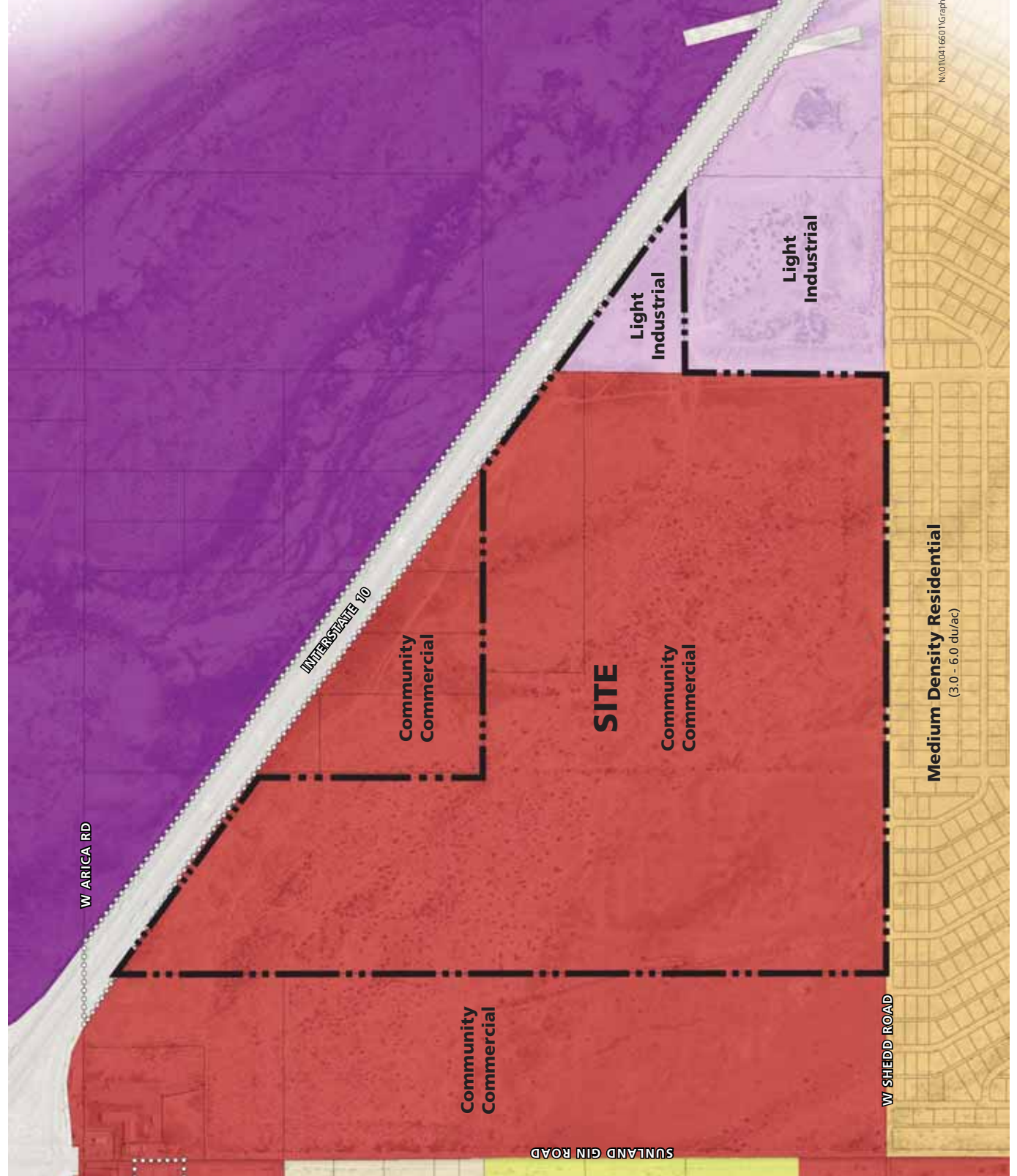
Julie Vermillion
Project Manager, CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-753-8311 | Email: jvermillion@cvcici.com

Eloy 310

GPA

Existing General Plan

Legend	
	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)
	Community Commercial
	Light Industrial
	General Industrial
	City Limits
	Project Boundary









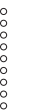



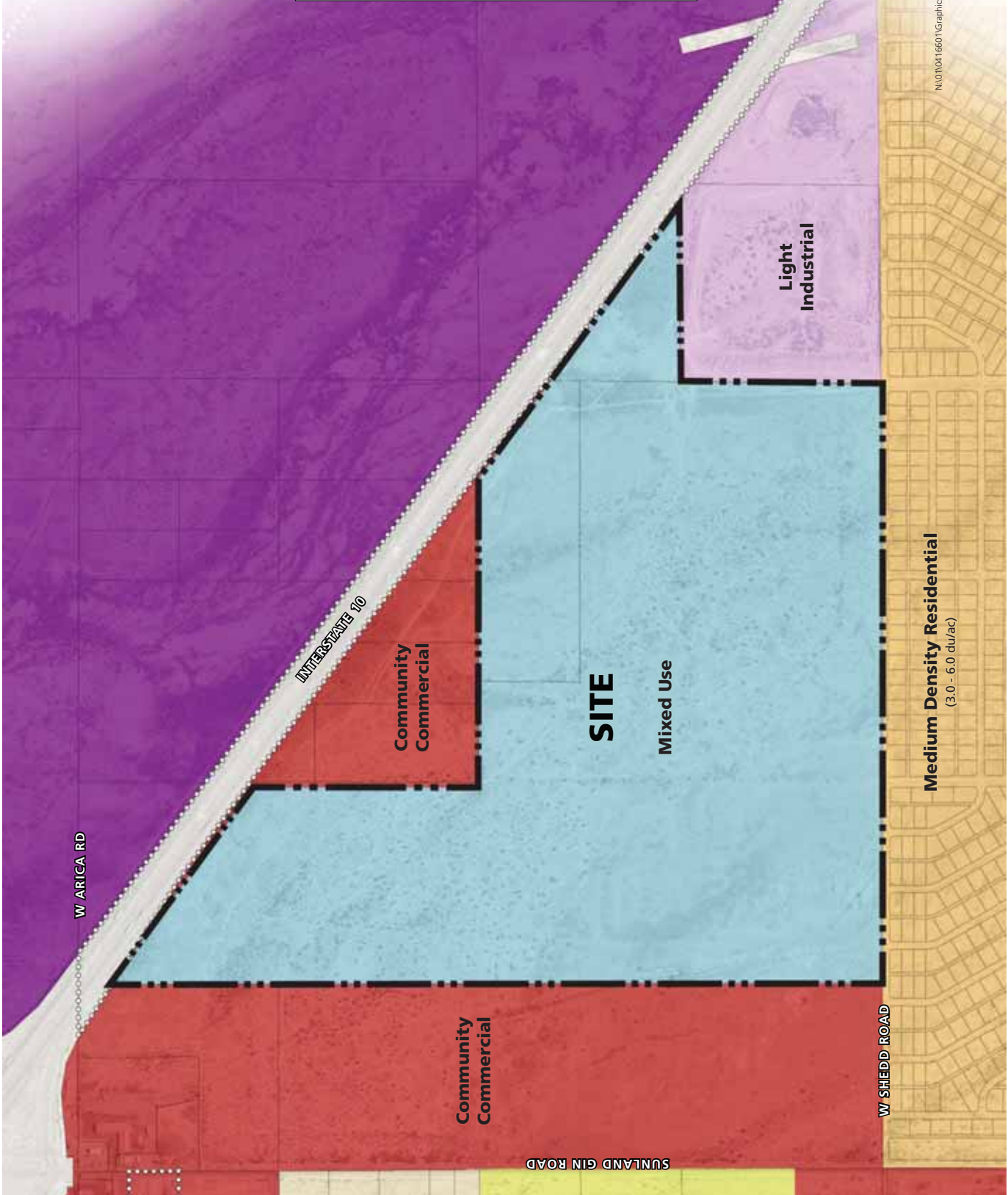
Eloy 310

GPA

General Plan

Land Use Designation Per Case
No. GPA2024-005










Legend	
	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)
	High Density Residential (10 - 24 du/ac)
	Community Commercial
	Light Industrial
	General Industrial
	Mixed Use
	City Limits
	Project Boundary

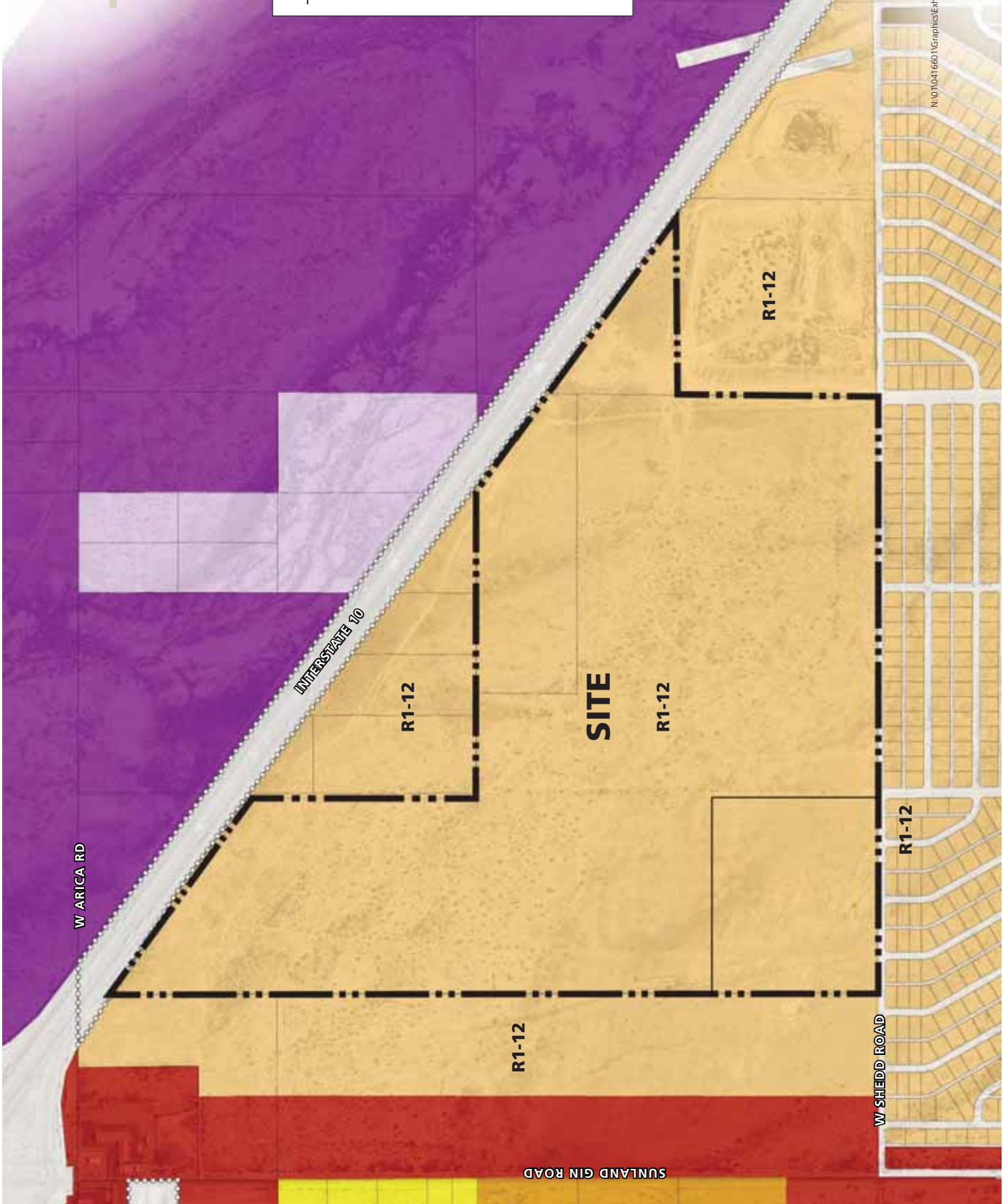


Eloy 310

ZONING

Existing Zoning Map

Legend	
	R1-43 Estate Residential (43,560 sq. ft.)
	R1-12 Single Family Residential (12,000 sq. ft.)
	R1-6 Single Family Residential (6,000 sq. ft.)
	R-3 Multiple Family Residential (10-24 du/acre)
	C-2 General Commercial
	I-1 Light Industrial
	I-2 General Industrial
	City Limits
	Project Boundary








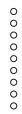



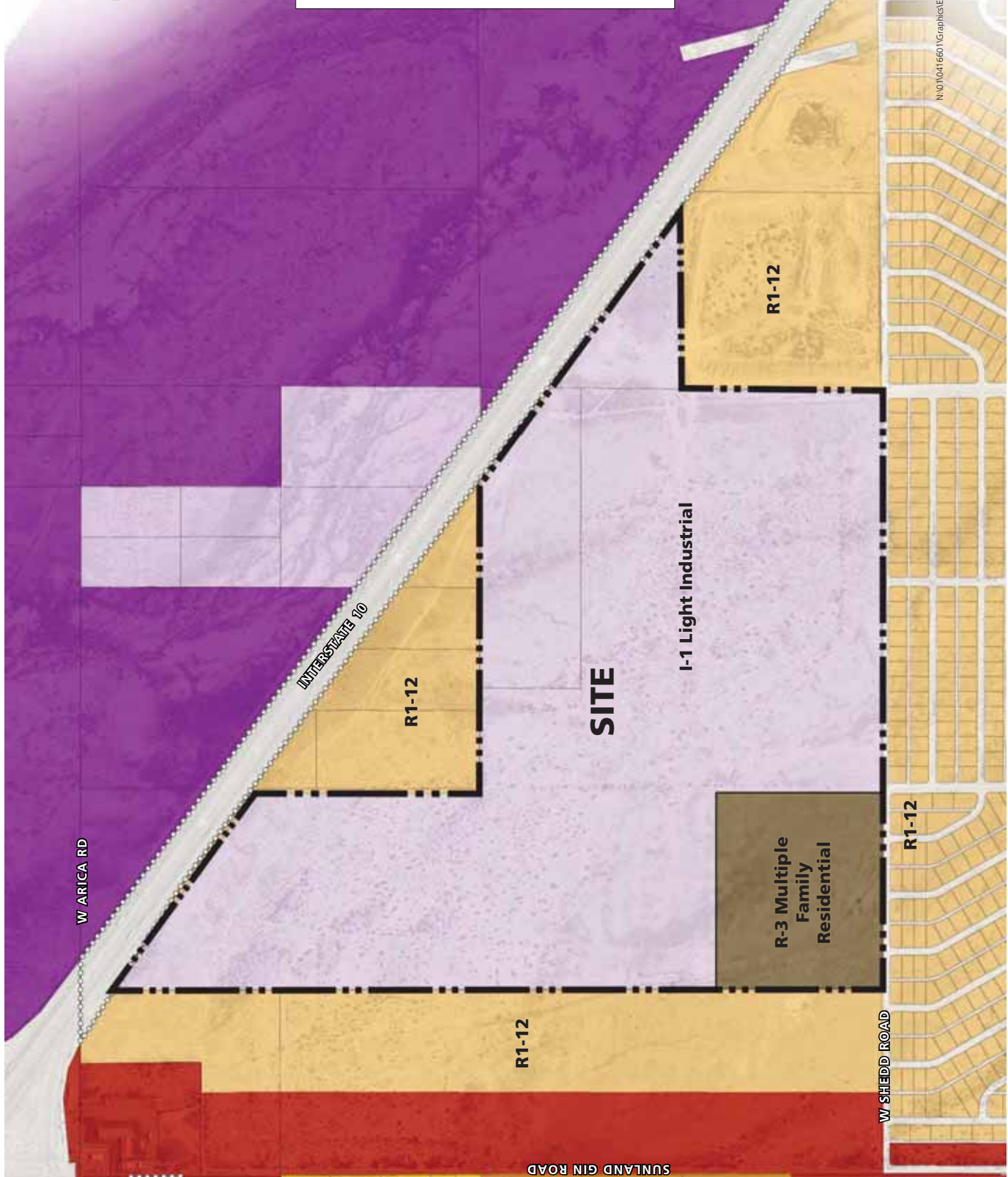
Eloy 310

ZONING

Zoning Map

Zoning Designation Per Case
No. RZPAD2024-004

Legend	
	R1-43 Estate Residential (43,560 sq. ft.)
	R1-12 Single Family Residential (12,000 sq. ft.)
	R1-6 Single Family Residential (6,000 sq. ft.)
	R-3 Multiple Family Residential (10-24 du/acre)
	C-2 General Commercial
	I-1 Light Industrial
	I-2 General Industrial
	City Limits
	Project Boundary



MEETING MINUTES

November 4, 2025

Meeting: Eloy 310 – Neighborhood Meeting
Location: Community Room, Eloy City Hall
Date: Tuesday, November 4, 2025
Start Time: 5:30 p.m. Estimated Ending Time: 6:30 p.m.
Attendees: Julie Vermillion with CVL Consultants (Applicant)
Tim Keenan (Representative of Developer)
Dan Symer (City of Eloy)

The neighborhood meeting for the Eloy 310 was held at 5:30 pm on Tuesday, November 4, 2025, in the Community Room of Eloy City Hall.

The meeting minutes are as follows:

1. The in-person meeting opened at 5:30 pm with a member of the development team available to share information related to the project. No members of the public were in attendance.
2. A Power Point presentation detailing the project was displayed on the television in the meeting room. A copy of this presentation is attached for reference.
3. A sign-in sheet and copies of the presentation were made available. Comment forms were provided to give attendees the option to submit written concerns as part of this case file. None were filled out.
4. The meeting was adjourned at 6:30 pm.

END OF MINUTES

Prepared by: Julie Vermillion
Date Prepared: November 4, 2025

Attachments: Power Point Presentation.

Eloy 310

Rezoning & Major General Plan Amendment

Neighborhood Meeting
November 4, 2025

Eloy 310

ZONING

Vicinity Plan
Exhibit A

SITE

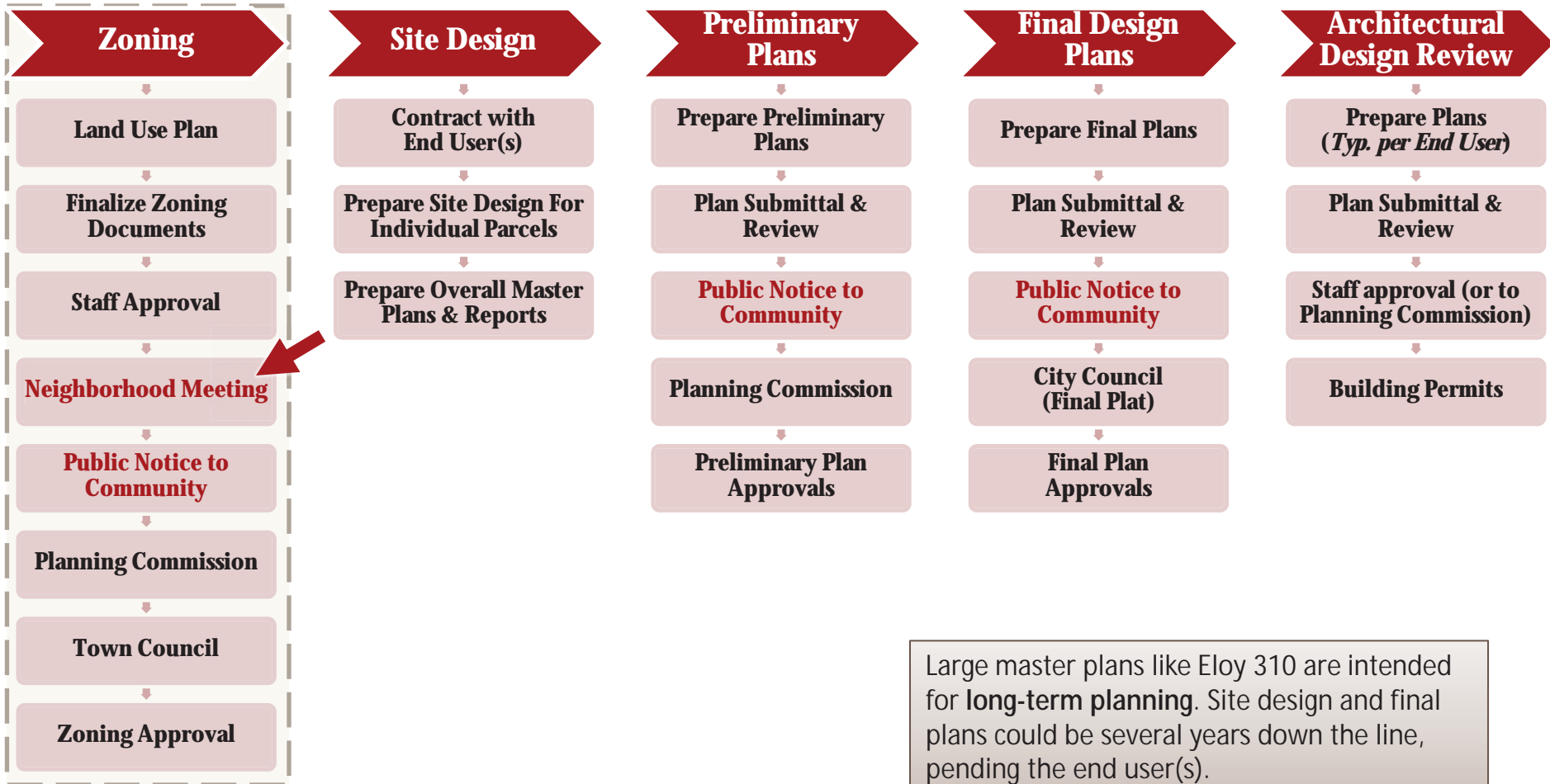
Eloy 310 is a ± 310-acre development generally located south of I-10 & east of the northeast corner of Sunland Gin Road & Shedd Road.



17 October 2025



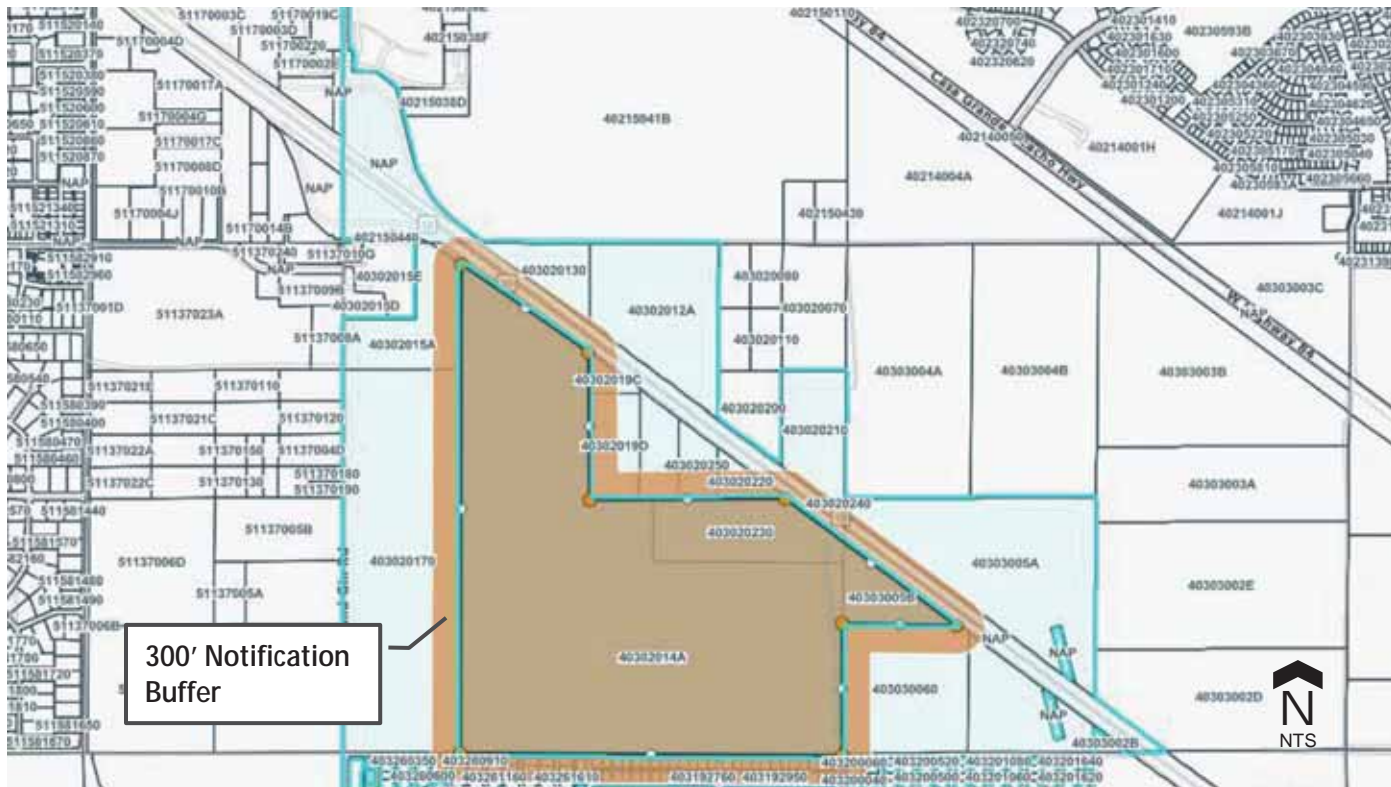
Development Process Overview



Large master plans like Eloy 310 are intended for **long-term planning**. Site design and final plans could be several years down the line, pending the end user(s).

Neighborhood Meeting & Open Communication

City of Eloy requires a sign posting and mailed notification to all within 300' of the site to ensure that all immediate neighbors would be included in the process. Addresses were provided by the Pinal County Assessor's Office.



Neighborhood Meeting & Open Communication (Cont.)

- This meeting is open to the public, and we welcome feedback from all. Neighborhood input will be addressed, considered, and incorporated where possible as we refine this proposal through the design process.
- Development team will continue to be available to record feedback and answer questions from the neighborhood.
- Plans and exhibits will be proactively provided to all interested parties during the rezoning and design process as they develop.
- Hearing notification signs will be posted on the site, and a mass mailing notification will be sent to all neighbors and interested parties at least 15 calendar days before the first public hearing.
- Public hearings will be open to the neighborhood for comment.

Eloy 310 ZONING

Existing General Plan
Exhibit B

Light Industrial permits industrial employment uses, such as office, research and development, warehouse, utility center, repairing and packaging of goods, and similar industrial use.

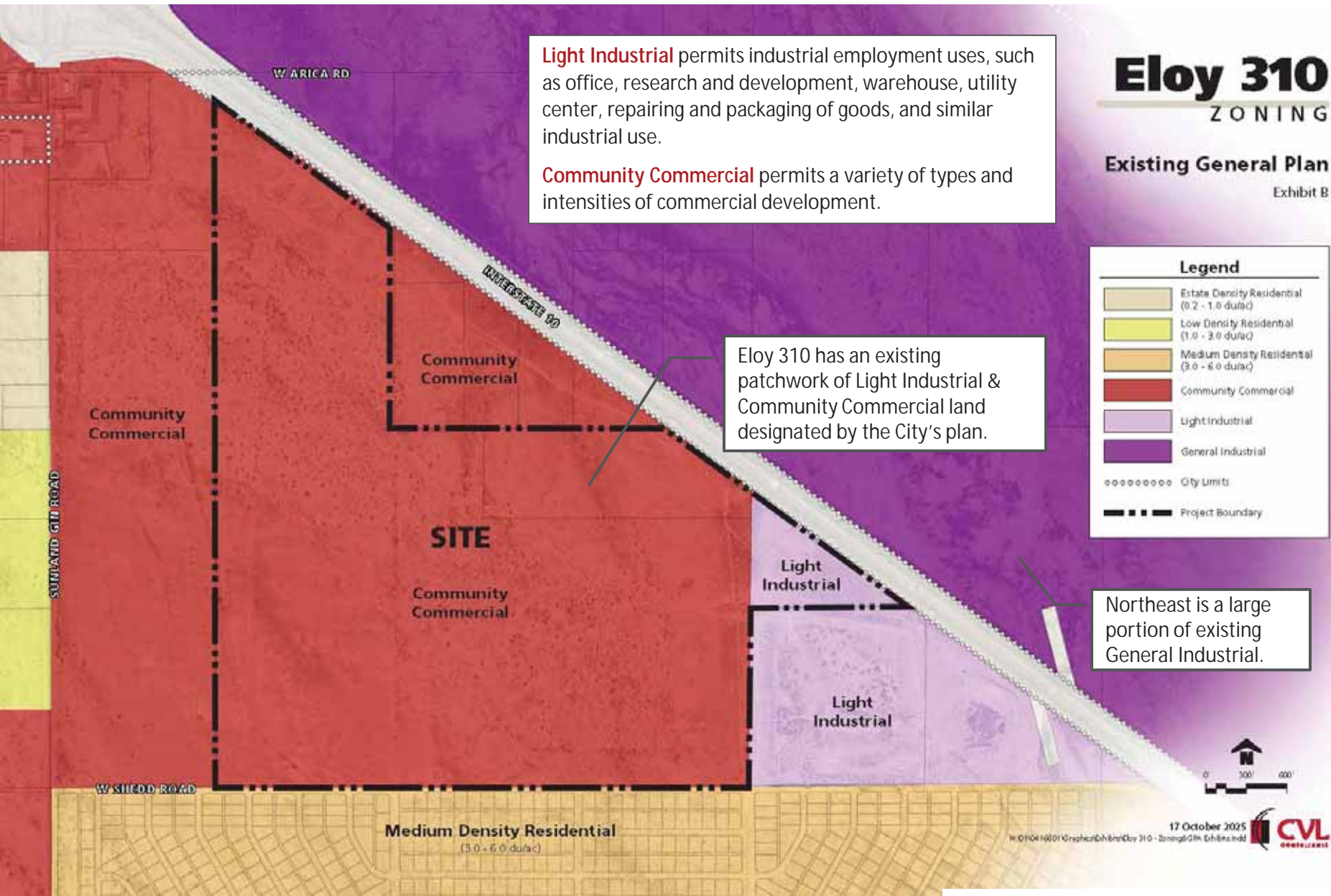
Community Commercial permits a variety of types and intensities of commercial development.


Eloy 310 has an existing patchwork of Light Industrial & Community Commercial land designated by the City's plan.

Legend

-  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)
-  Community Commercial
-  Light Industrial
-  General Industrial
-  City Limits
-  Project Boundary

Northeast is a large portion of existing General Industrial.



17 October 2025
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Eloy General Plan Land Use Map (LU-3)
Data from the City of Eloy

Eloy 310 ZONING

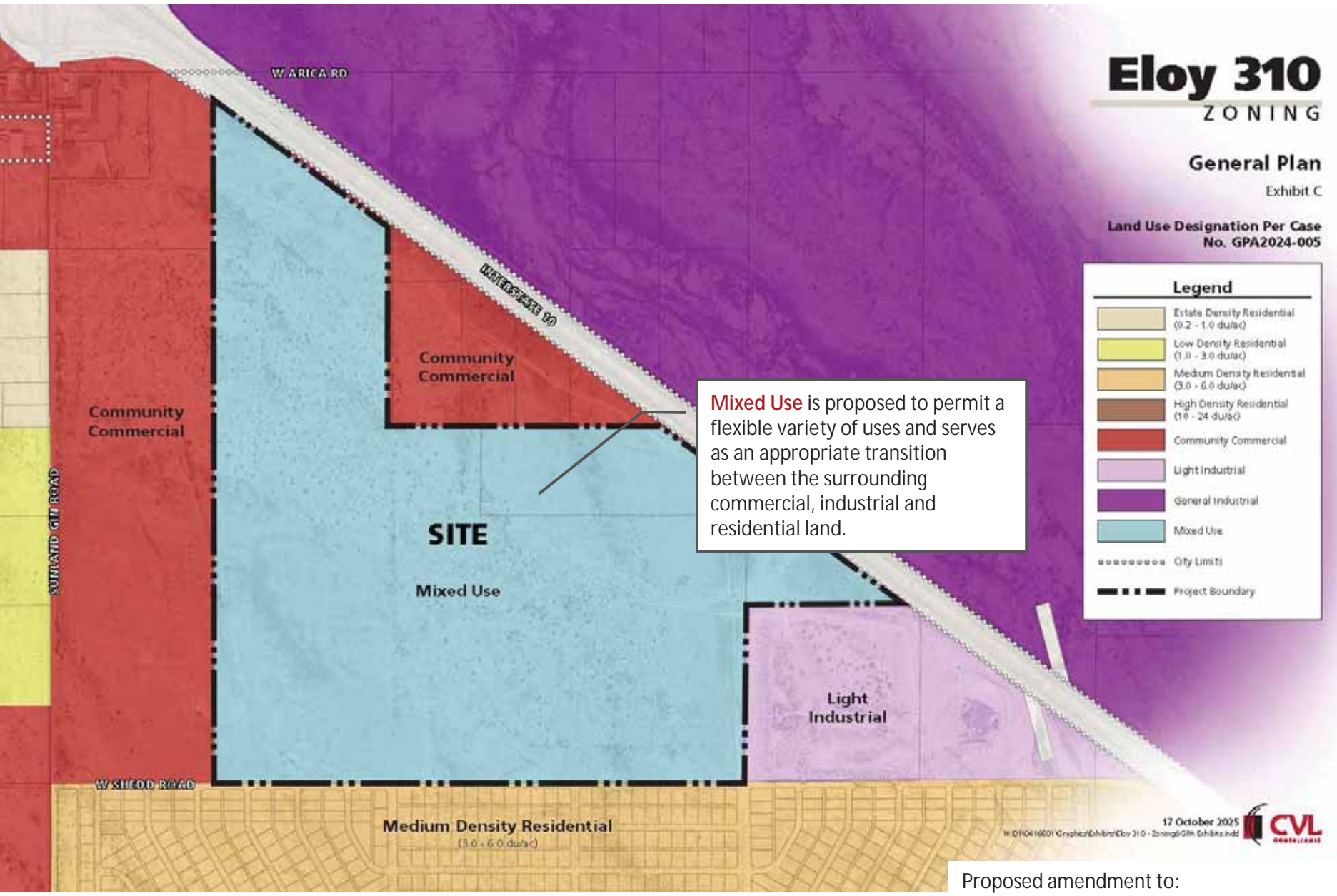
General Plan

Exhibit C

Land Use Designation Per Case No. GPA2024-005

Legend	
	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)
	High Density Residential (10 - 24 du/ac)
	Community Commercial
	Light Industrial
	General Industrial
	Mixed Use
	City Limits
	Project Boundary

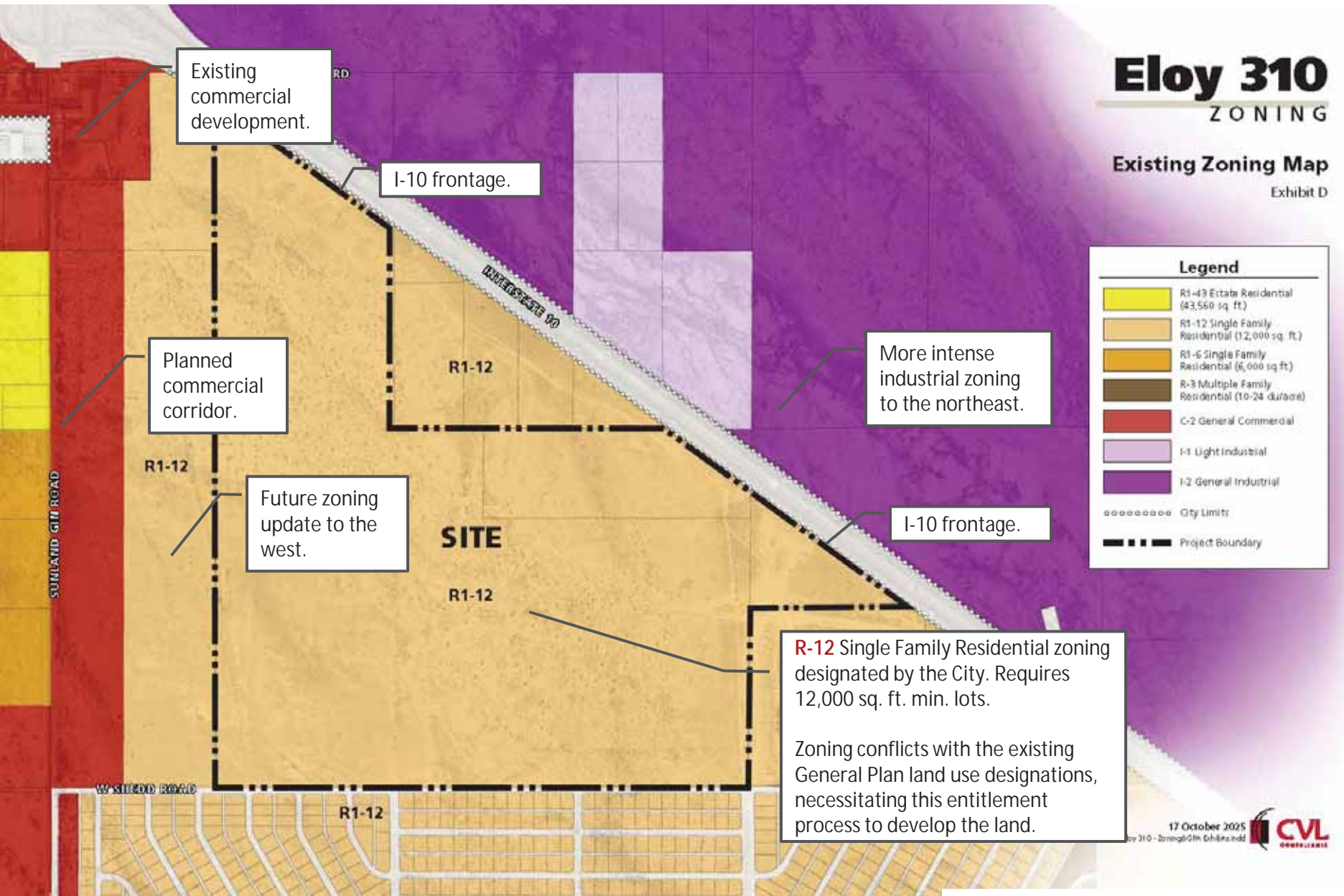
Mixed Use is proposed to permit a flexible variety of uses and serves as an appropriate transition between the surrounding commercial, industrial and residential land.



Proposed amendment to:
Eloy General Plan Land Use Map (LU-3)
Data from the City of Eloy

Eloy 310 ZONING

Existing Zoning Map Exhibit D



Legend	
	R1-43 Estab Residential (43,560 sq. ft.)
	R1-12 Single Family Residential (12,000 sq. ft.)
	R1-6 Single Family Residential (6,000 sq. ft.)
	R-3 Multiple Family Residential (10-24 du/acre)
	C-2 General Commercial
	I-1 Light Industrial
	I-2 General Industrial
	City Limits
	Project Boundary

R-12 Single Family Residential zoning designated by the City. Requires 12,000 sq. ft. min. lots.

Zoning conflicts with the existing General Plan land use designations, necessitating this entitlement process to develop the land.

Eloy 310

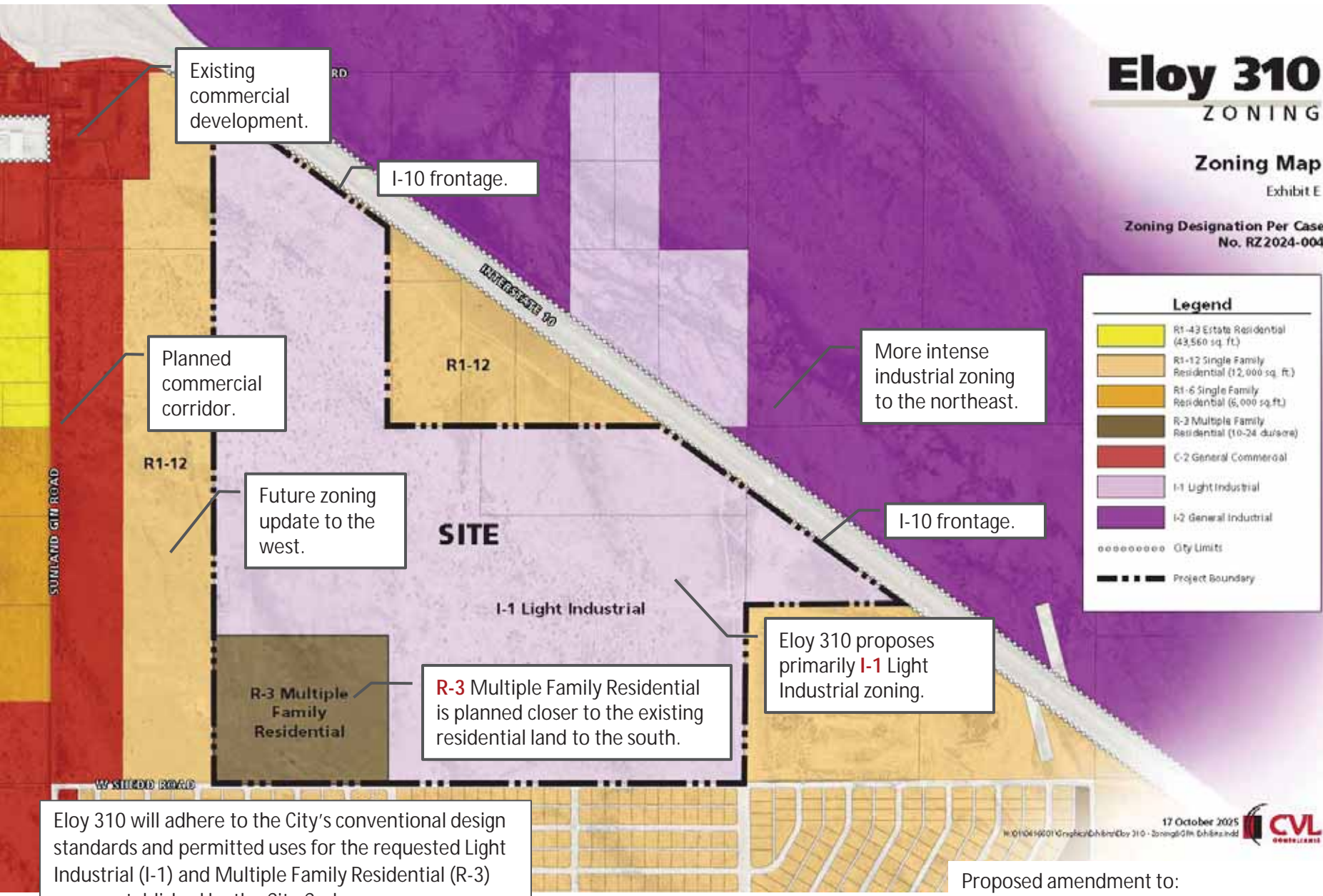
ZONING

Zoning Map

Exhibit E

Zoning Designation Per Case
No. RZ2024-004

Legend	
	R1-43 Estate Residential (43,560 sq. ft.)
	R1-12 Single Family Residential (12,000 sq. ft.)
	R1-6 Single Family Residential (6,000 sq. ft.)
	R-3 Multiple Family Residential (10-24 du/sere)
	C-2 General Commercial
	I-1 Light Industrial
	I-2 General Industrial
	City Limits
	Project Boundary



Existing commercial development.

I-10 frontage.

Planned commercial corridor.

More intense industrial zoning to the northeast.

Future zoning update to the west.

I-10 frontage.

R-3 Multiple Family Residential is planned closer to the existing residential land to the south.

Eloy 310 proposes primarily I-1 Light Industrial zoning.

Eloy 310 will adhere to the City's conventional design standards and permitted uses for the requested Light Industrial (I-1) and Multiple Family Residential (R-3) zones established by the City Code.

17 October 2025



Proposed amendment to:
Eloy Zoning Map
Data from the City of Eloy

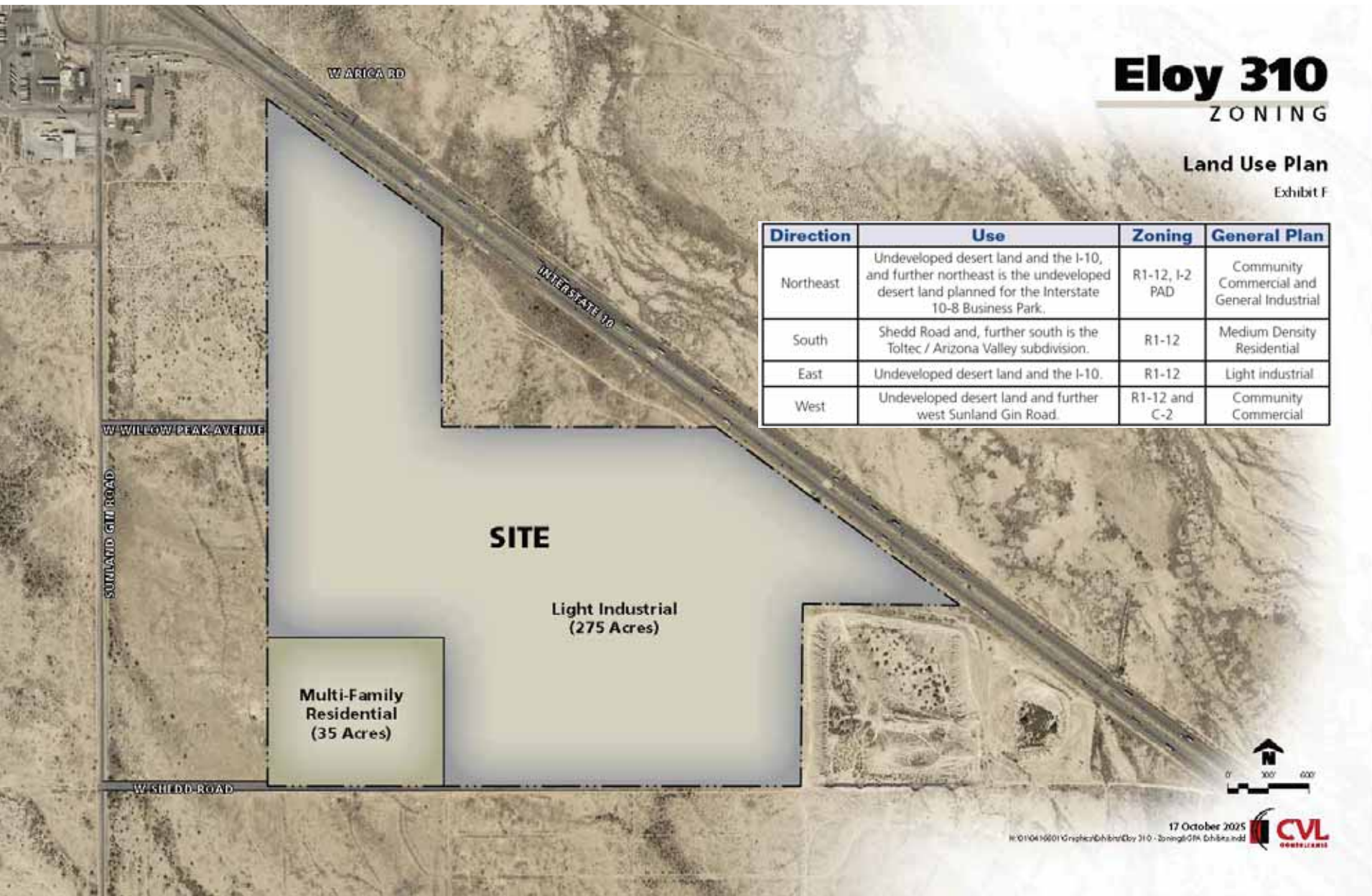
Eloy 310

ZONING

Land Use Plan

Exhibit F

Direction	Use	Zoning	General Plan
Northeast	Undeveloped desert land and the I-10, and further northeast is the undeveloped desert land planned for the Interstate 10-8 Business Park.	R1-12, I-2 PAD	Community Commercial and General Industrial
South	Shedd Road and, further south is the Toltec / Arizona Valley subdivision.	R1-12	Medium Density Residential
East	Undeveloped desert land and the I-10.	R1-12	Light industrial
West	Undeveloped desert land and further west Sunland Gin Road.	R1-12 and C-2	Community Commercial

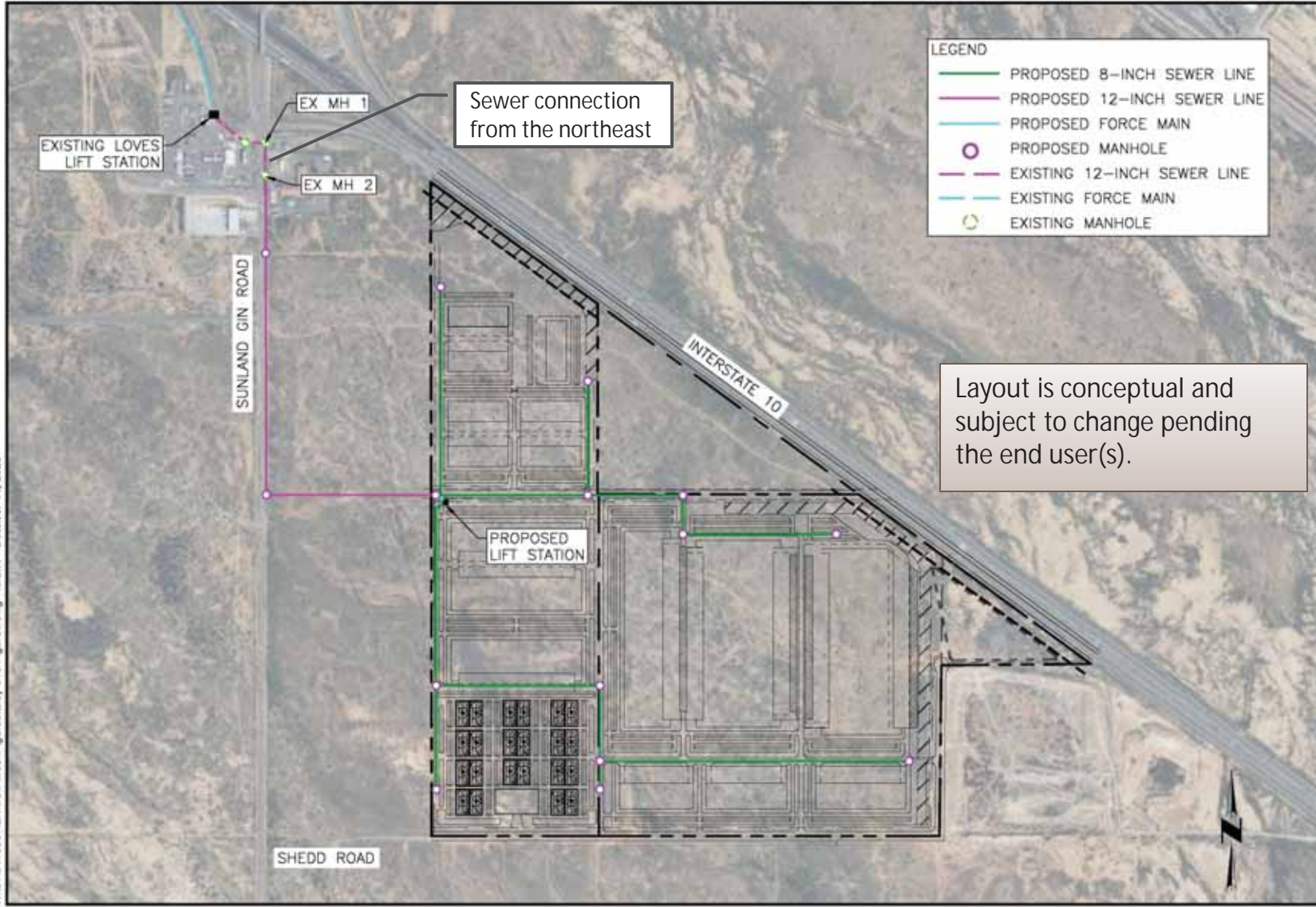


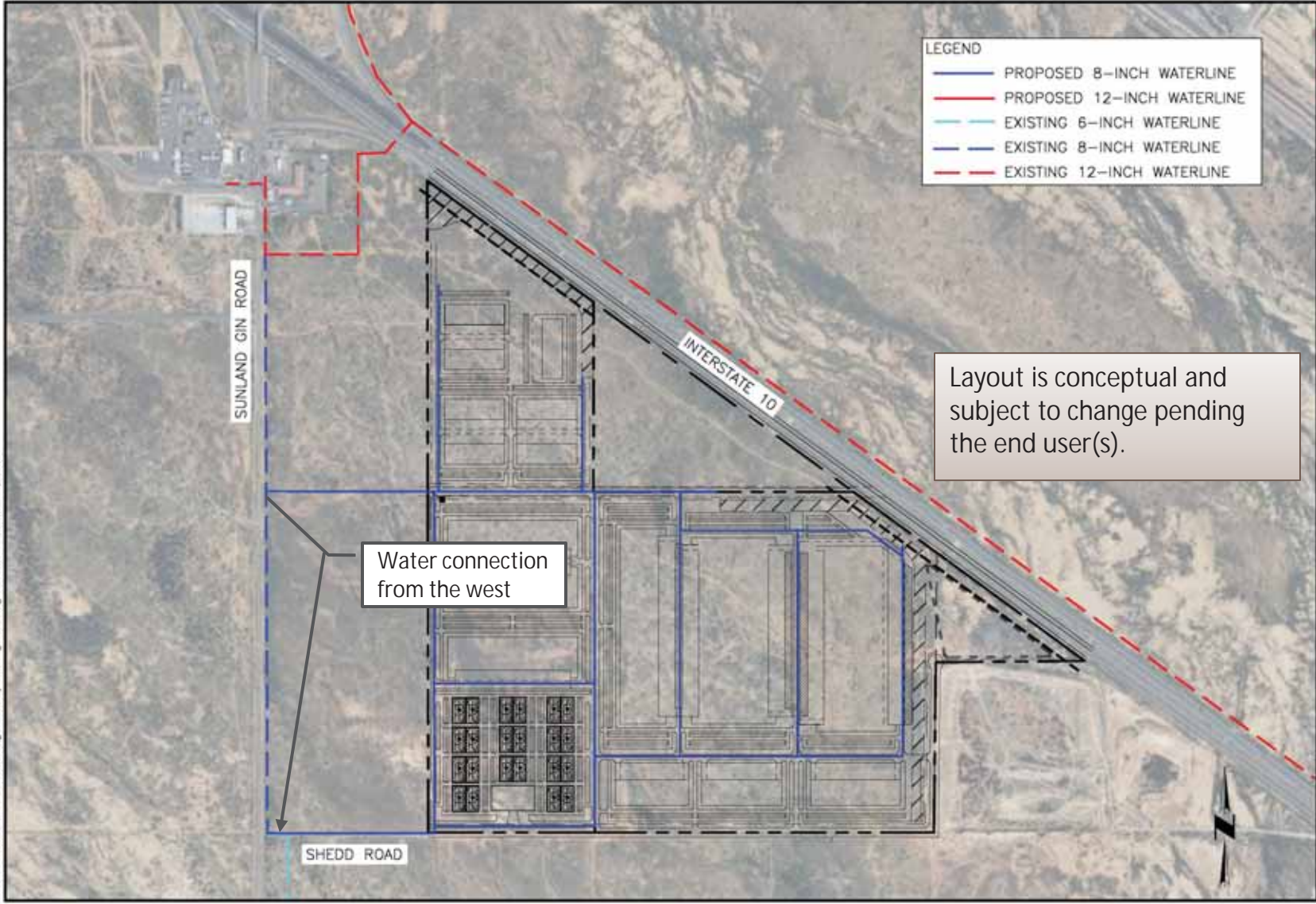
SITE

**Light Industrial
(275 Acres)**

**Multi-Family
Residential
(35 Acres)**

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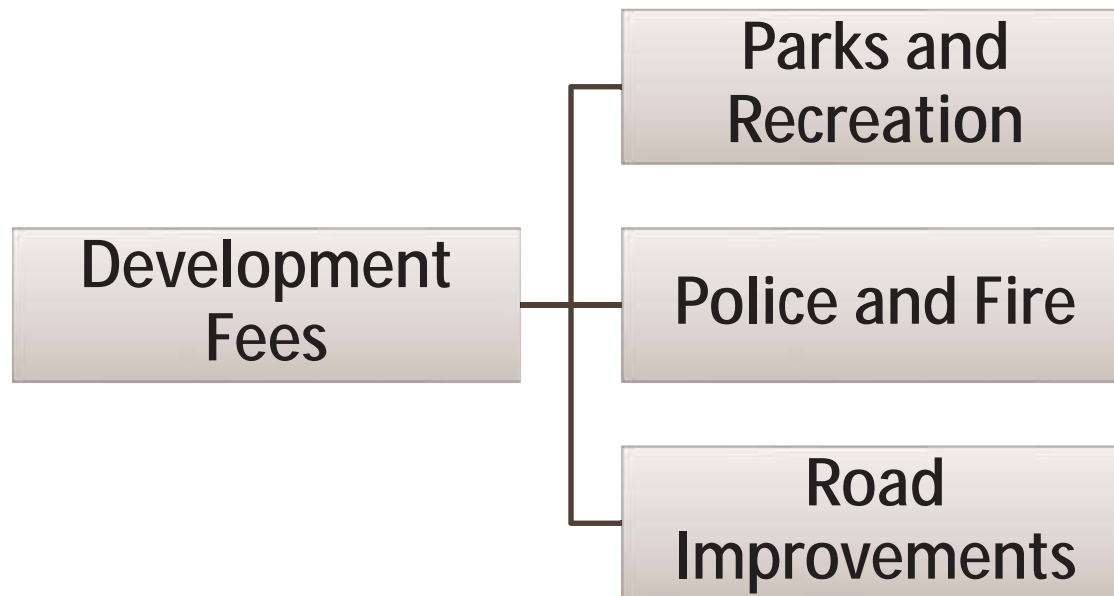
- LEGEND**
- PROPOSED 8-INCH WATERLINE
 - PROPOSED 12-INCH WATERLINE
 - EXISTING 6-INCH WATERLINE
 - - - EXISTING 8-INCH WATERLINE
 - - - EXISTING 12-INCH WATERLINE

Layout is conceptual and subject to change pending the end user(s).

Water connection from the west

 <p>1.01.0416601</p>	<p>ELOY 310</p> <p>WATER LAYOUT</p>
<p>SCALE 1" = 700'</p> <p>FIGURE 3</p> <p>4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvl.com</p>	

Giving Back to the City



Benefits of Proposal

Job Creation

- Establishes the zoning for lighter industrial, office, and business opportunities that support employment and economic growth.

Water Use

- Industrial development is generally 1/3 the water use of a typical residential project.

Public Safety

- ±\$2M anticipated in Public Safety funding.

Parks & Recreation

- ±\$3M anticipated in Parks funding.

Transportation

- ±\$3.5M anticipated in Roadway funding.

Preliminary dollar estimates per the City's current development impact fee schedule at the time of ultimate buildout, subject to adjustment.

Next Involvement: Public Hearings

- Applicant will continue to record feedback and answer questions from the neighborhood. Please feel free to contact the Applicant, Julie Vermillion, at 602-753-8311 or jvermillion@cvlci.com with any questions.
- Applicant will post hearing notification signs, and complete additional mailed notification to all neighbors and interested parties.
- Public hearings will be open to all for comment.

Questions?



4550 N 12th Street
Phoenix, AZ 85014

December 4, 2024
Revised: August 12, 2025

Eloy 310

Located south of the I-10 and east
of the northeast corner of Sunland
Gin Road and Shedd Road

City of Eloy, Arizona

General Plan Amendment Application Narrative



4550 N 12th Street
Phoenix, AZ 85014
Job #: 1-01-04166-01

General Plan Amendment Application Narrative

for

Eloy 310

City of Eloy, Arizona

Owner/Developer

RMG Real Estate Services III, L.L.C

c/o Vaulter

Attn: Andrea Sepulveda

8800 N. Gainey Center Drive, Suite 255

Scottsdale, AZ 85258

Planning/Civil Engineering Consultant

CVL Consultants

4550 North 12th Street

Phoenix, Arizona 85014

Attn: Julie Vermillion

jvermillion@cvlci.com

Contents

1. Introduction	1
2. Purpose of Request	1
3. Existing Conditions	2
4. Relationship to Surrounding Properties	2
5. Community Services	3
6. Utilities and Services	3
Water	4
Wastewater	4
7. Circulation	4
8. Drainage	5
9. General Plan and Zoning	5
Site Data	6
10. General Plan Conformance	6
11. General Plan Amendment Guidelines	8
12. Issues for Consideration	10
13. Conclusion	13

Exhibits

Vicinity Plan	Exhibit A
Existing General Plan	Exhibit B
General Plan	Exhibit C
FEMA Map	Exhibit D

1. Introduction

On behalf of and in conjunction with the property owner, CVL Consultants is pleased to submit this request to the City of Eloy (City) for a new master planned development known hereto as Eloy 310 (the Project), an approximately 310 acre development generally located south of Interstate 10 (I-10) and east of the northeast corner of Sunland Gin Road and Shedd Road in the City of Eloy. The I-10 borders the site to the northeast, providing close connectivity between the Project and the regional transportation system. (Refer to Exhibit A, Vicinity Plan).

The purpose of this narrative is to identify the information and criteria for the General Plan Amendment (GPA) requested to facilitate the development of the Project as intended. Please refer to the Rezoning Application Narrative provided under the concurrent rezoning application submittal for additional details regarding this request.

Eloy 310 promotes a flexible and dynamic range of land uses to support the City by building the framework for large-scale employment, services, and supporting uses suitable for this property positioned at a major development corridor along the I-10.

The Project provides a comprehensive vision of land use opportunities, allowing for various multi-family and industrial uses with consideration for appropriate transitional buffering between uses of differing intensities. The proposed plan allows the flexibility to prepare for future market conditions while addressing the need for industry, employment, and housing in this area and mitigating conditions encumbering the site, such as the existing site access constraints and the designated Flood Zone A covering a significant portion of the land.

Eloy 310 achieves the aforementioned goals while providing the opportunity for development of the highest and best land use solution for this undeveloped property situated in a growing area of Eloy.

2. Purpose of Request

The purpose of this request is to submit, process, and obtain approval for a General Plan Amendment (GPA) to facilitate the associated Amendment to the Zoning Map (Rezone) and the development of the Project. Please refer to the Rezoning Application Narrative provided under the concurrent Rezoning application submittal for additional details regarding this request.

Eloy 310 is located primarily within the Community Commercial land use designated by the City of Eloy General Plan, with the easternmost parcel of the property

classified as Light Industrial. This proposal seeks to bring the existing patchwork of entitlements on this long-undeveloped property up to one overall category for a cohesive development. The City of Eloy’s General Plan’s Mixed-Use land use designation will create the opportunity for a new and attractive industrial master plan with supporting multi-family uses. (Refer to Exhibits B and C, Existing General Plan and General Plan).

The vision for the Project is for those industrial and multi-family residential uses that will result in a coordinated, planned area with lasting and growing economic value.

3. Existing Conditions

The property is within Section 19, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The site is further identified as Assessor Parcel Numbers 40302014A, 40303005B, and 403020230, consisting of approximately 310 acres of undeveloped desert land. The property generally slopes to the northwest, and soils within the site consist predominantly of Casa Grande fine sandy loam. Regionally, the property is to the immediate southwest of I-10, which creates a route from the Project to metro Phoenix, Tucson, and further outlying communities.

4. Relationship to Surrounding Properties

The City of Eloy has jurisdiction over the immediate surrounding area. The character and zoning of the surrounding properties are detailed below.

Direction	Use	Zoning	General Plan
Northeast	Undeveloped desert land, the I-10, and undeveloped desert land planned for the Interstate 10-8 Business Park.	R1-12, I-2 PAD	General Industrial
South	Shedd Road and the Toltec / Arizona Valley subdivision.	R1-12	Medium Density Residential
East	Undeveloped desert land and the I-10.	R1-12	Light industrial
West	Undeveloped desert land and Sunland Gin Road.	C-2	Community Commercial

The proposed General Plan designation of Mixed Use for Eloy 310 site is an appropriate land use for this property and the growth planned in this area of the City, as detailed further in this narrative.

5. Community Services

Service	Provider
Police	Eloy Police Department
Fire	Eloy Fire District
Library	Eloy Santa Cruz Library
School Districts	Toltec Elementary School District, Casa Grande Union High School District

The City of Eloy Police Department is located at 630 N. Main St. Eloy, Arizona, 85131 approximately 8 miles southeast of the Property.

The nearest fire protection facility is currently the Eloy Fire District Station 522, located at 4015 N. Toltec Rd. Eloy, Arizona 85131, approximately 5 miles east of the Property.

6. Utilities and Services

All proposed utility systems and plans will be accessed and designed to the standards of the City of Eloy and the utility provider and submitted for staff review and approval with future development and permit applications. All required infrastructure improvements will be provided by the property development as part of the future development and permit applications.

Service	Provider
Sewer	City of Eloy
Water	City of Eloy
Electric	Arizona Public Service (APS)
Telephone	CenturyLink, Cox Communications
Gas	Southwest Gas Corporation
Solid Waste	City of Eloy
Fire Protection	City of Eloy

Water

The Property is located within the water service area of the City of Eloy. The following summarizes CVL's findings of the proposed water system required to serve the Project.

- A system of 8-inch waterlines will be designed to provide the Project with adequate water service and fire protection.
- The water service connections will be made to the existing 8-inch waterline located west of the site within Sunland Gin Road. The development will be served by Pressure Zone 2, specifically through Toltec site, located approximately 3 miles east and 1 mile south of the site.

Wastewater

The Property is located within the wastewater service area of the City of Eloy. The following summarizes CVL's findings of the proposed wastewater system required to serve The Development.

- A system of 8 and 12-inch sewer lines is being designed to provide the Project with adequate sewer service.
- The wastewater collection system will flow by gravity to the proposed lift station which will pump flows to the existing 12-inch sewer main within Sunland Gin Road. Wastewater flows will be conveyed to the existing Eloy WWTP located approximately 4.5 miles east and 1.25 miles south of the site.

7. Circulation

Eloy 310 is generally located south of Interstate 10 (I-10) and east of the northeast corner of Sunland Gin Road and Shedd Road. The site will be served by internal roadways with two primary access points provided to the surrounding roadway network. Willow Peak Avenue, a Commercial Collector roadway, will be constructed approximately 1,500 feet south of Mountain View Avenue to provide access to Sunland Gin Road. Additionally, the alignment of Shedd Road will be improved as a Commercial Collector to provide access to Sunland Gin Road from the south side of the site. The I-10 is approximately 3,000 feet north of the closest access point to the site.

With the rezoning of the Project site area, traffic impact analysis will be completed to determine the infrastructure need to mitigate the effects of the General Plan land use change and subsequent development of the property. Finite infrastructure improvements and details, interior street patterns, and access and circulation for each parcel will be detailed during the site planning process.

8. Drainage

The Pinal County, Arizona Flood Areas Flood Insurance Rate Map (FIRM), panel number 04021C1570F (Map revised May 16, 2019), indicates the site falls predominantly within Zone X (unshaded), with a large portion falling within Zone A. If necessary or required, a CLOMR will be completed. (Exhibit D, FEMA Map).

- Zone X (shaded) is defined by FEMA as: “Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.”
- Zone A is defined by FEMA as: “Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.”

Off-site flows to the site will maintain historic inlet and outlet locations and hydraulic characteristics. Analysis of off-site flows and design of any required conveyance corridors will be provided, which will be prepared for the preliminary and final plats.

The site’s design will not cause adverse drainage impacts or increased drainage problems for adjacent properties, upstream or downstream.

9. General Plan and Zoning

The Property is currently split between the City of Eloy General Plan’s Community Commercial and Light Industrial land use categories. Both categories are incompatible with the site’s existing zoning of overall R1-12 Single Family Residential (12,000 sq. ft.). Due to this inherent incompatibility, a General Plan Amendment and/or Rezoning request would be necessary to pursue development of the property.

As stated above, the requested General Plan Amendment aims to amend the existing patchwork land use designations to a cohesive overall Mixed Use (MU) designation to facilitate the rezoning of the property to Light Industrial (I-1) and Multiple Family Residential (R-3), and subsequently developed the property consistent with the correspond zoning case’s development plan.

Companion rezoning of the approximately 310-acre Property from R1-12 to Light Industrial (I-1) and Multiple Family Residential (R-3) zoning is requested, which is permitted by and consistent with the intent of the Mixed Use land use designation.

Site Data

This proposal's comprehensive list of detailed site data is identified below for reference.

Site Data	
Gross Area	±310 acres
Assessor's Parcel No.	40302014A, 40303005B, 403020230
Existing Use	Undeveloped desert land
Existing General Plan	Community Commercial (CC), Light Industrial (LI)
Proposed General Plan	Mixed Use (MU)
Existing Zoning	Single Family Residential 12,000 minimum lot size (R1-12)
Proposed Zoning	Light Industrial (I-1), Multiple Family Residential (R-3)

10. General Plan Conformance

Eloy 310 is consistent with the goals and policies established by the City of Eloy General Plan. As described below, this request conforms with the key concepts identified for future growth within the City.

Land Use

The Land Use element of the General Plan analyzes the existing patterns of land use and identifies the changes that are needed to realize the community's vision for Eloy's future. Eloy 310 furthers the featured land use goals identified below.

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

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.

Eloy 310 establishes both residential and employment land uses to support the range of uses encouraged by the General Plan. The Project will comply with the standards and guidelines established by the City Code.

Housing

The Housing element of the General Plan addresses several aspects of Eloy's housing supply and recommends strategies and actions for the future of Eloy. Eloy 310 furthers the housing goal featured in the list below.

Goal 3.5.1.2. Encourage a variety of housing types to accommodate various levels of income and lifestyles.

Eloy 310 proposes a higher density housing option to support the City’s goal to meet the needs of various levels of income and lifestyles. The residential use proposed increases the opportunity for affordable housing options and supports the diversity of housing types in the City.

Economic Prosperity

The Economic Prosperity element of the General Plan addresses the local economy, which helps determine the rate of growth in a community, the prosperity of its residents, and the resources available to the City government to carry out capital improvement projects, desired programs and services, and other public improvements. Eloy 310 furthers the economic goals featured in the list below.

Goal 3.10.1.1. Create the opportunity for, and successfully attract, quality employers with a focus on diversity and multiple salary levels.

Goal 3.10.1.2. Brand Eloy as a prime regional location for business, community growth and capital investment.

Eloy 310 proposes the entitlements for a new area of light industrial development in support of the City’s economic goals to attract employers to the area. The proposed residential growth resulting from the residential portion of Eloy 310 could have a resulting increase in retail and service business activities.

Parks, Open Space, and Trails

The intent of the Parks, Open Space, and Trails element of the General Plan is to address Eloy’s current and future networks of parks, open space, and trails, which are an asset to quality of life in Eloy. A selection of the goals met by Eloy 310 are listed below.

Goal 3.4.1.1. Improve the Community’s livability, aesthetics and desirability through active and passive “green” space.

Goal 3.4.1.2. Provide a wide variety of organized recreation opportunities for residents of all ages.

Eloy 310 furthers these plan elements by planning for active and passive green space and a neighborhood amenity area located within the residential component of the Project in accordance with the City Code requirements. The amenity plan

and recreational facilities shall be determined and provided later in the development process.

Circulation

The Circulation element of the General Plan describes the City's roads, pathways, and other means for people to get from place to place. It assesses how Eloy's transportation network is functioning, address where development that impact the transportation system might occur and determine the improvements that are needed. The featured circulation goals listed below are applicable to the Eloy 310.

Goal 3.2.1.1. Encourage public safety through appropriate street design.

Goal 3.2.1.2. Improve "Level of Service" through coordinated street design, signal spacing and access management within the community and the surrounding region.

All new streets within Eloy 310 will be constructed to meet City of Eloy standards. As recommended by the City, Eloy 310 proposes two Commercial Collector roadway connections to Sunland Gin Road.

11. General Plan Amendment Guidelines

This proposal conforms to the amendment guidelines identified below pursuant to Section 2.3. of the City of Eloy General Plan.

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

This property is positioned at a major development corridor along the I-10 with a patchwork General Plan land use designation of Community Commercial (CC) and Light Industrial (LI). Both categories are incompatible with the site's existing zoning of overall R1-12 Single Family Residential (12,000 sq. ft.). This application corrects the incompatibility between the City's zoning map and General Plan.

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

This application corrects the existing incompatibility between the City's zoning map and General Plan noted above. The requested General Plan Amendment amends the existing patchwork of land use designations to an overall MU designation to facilitate development of the Property. The Project has been designed with the parameters of the MU land use in mind, which permits similar uses to the existing CC and LI designations in conformance with the intent of the City's General Plan for the area. This request addresses the need for

industry, employment and housing in the area to benefit the residents and workers in the City of Eloy.

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

1. Creating incompatible land use patterns;

The Property is located adjacent to the I-10, which serves as a growing economic corridor. The proposed majority of industrial use with supporting multi-family residential is consistent with it's proximity to the I-10 and similar development currently proposed in the immediate surrounding area.

2. 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;

This request is not anticipated to require considerably more expensive infrastructure improvements to the roads, sewer, or water delivery systems in comparison to the existing combination of CC and LI land use designations. The owner, developer, and builder of Eloy 310 are committed to paying their associated fair share of costs used to fund and finance the public services necessary to serve the development.

3. Adversely impacting existing or planned land uses through an unreasonable increase in traffic generated by the proposed use unless mitigated by the applicant, or

Approving this amendment will not have any adverse impact on any existing uses. Traffic generated by the proposed use shall be mitigated as needed so as not to adversely impact the adjacent properties. In comparison to the existing combination of CC and LI land use designations, it is anticipated that the removal of commercial land use area with this proposal will reduce traffic generated.

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

The proposed amendment will positively impact the livability of the area by bringing the property's zoning and land use designation into compliance with one another, facilitating the development of the property. Additionally, the project will provide employment opportunities, services, and housing options to the City of Eloy. The requested MU land use is consistent with the intent of the planned growth in the area and will not result in a detriment to public health, safety, or welfare.

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

This amendment is consistent with the General Plan’s overall intent by bringing the zoning and land use into compliance with one another and correcting an existing incompatibility. Any development standard not addressed within this proposal or by the concurrent rezoning process shall be consistent to the current City Code and shall be maintained or exceeded without deviation from any of the applicable City of Eloy zoning, engineering, and subdivision standards, design review standards, requirements or provisions for the proposed zoning and land use.

12. Issues for Consideration

This proposal conforms to the issues for consideration identified below pursuant to Section 21-6-4.5. of the Eloy Zoning Ordinance.

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

The Project has been designed with the parameters of the MU land use in mind, which permits similar uses to the existing CC and LI designations in conformance with the intent of the City’s General Plan for the area. The MU land use is proposed to accommodate the concurrent rezoning to Light Industrial (I-1) and Multiple Family Residential (R-3). Optional sites for the requested MU land use or similar uses that permit the desired combination of zones for Eloy 310 are not identified on the future land use plan.

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 property has a patchwork General Plan land use designation of Community Commercial (CC) and Light Industrial (LI). Both categories are incompatible with the site’s existing zoning of overall R1-12 Single Family Residential (12,000 sq. ft.). This request resolves an incompatibility between the City’s zoning map and General Plan.

The intent of the requested General Plan Amendment is to amend the existing patchwork land use designations to an overall MU designation to facilitate development of the Property with the intended variety of land uses. The Project has been designed with the parameters of the MU land use in mind, which permits similar uses to the existing CC and LI designations in conformance with the intent of the City’s General Plan for the area.

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 Property is well suited for the proposed majority of industrial and employment use with supporting services and multi-family residential due to its location adjacent to the I-10 which serves as a growing economic corridor. It is not a significant deviation from the initial intent of the existing combination of CC and LI land use designations.

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;

Approving this amendment will not require additional or more expensive improvements to be funded by the City. This request is not anticipated to require considerably more expensive infrastructure improvements to the roads, sewer, or water delivery systems in comparison to the existing combination of CC and LI land use designations. Furthermore, the owner, developer, and builder of Eloy 310 are committed to paying their associated fair share of costs for the public services necessary to serve the development.

3. Adversely impacting existing uses due to increased traffic on existing systems; or

Traffic generated by the proposed use shall be mitigated as needed so as not to adversely impact the adjacent properties. In comparison to the existing combination of CC and LI land use designations, it is anticipated that the removal of commercial land use area with this proposal would provide a reduction in traffic generated.

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

With light industrial and residential uses proposed, the Project shall not permit those heavier industrial uses that generate excessive noise, vibrations, or odors that could become a nuisance to the public. Traffic shall be mitigated according to the provided analysis.

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

The proposed plan allows the flexibility to prepare for future market conditions while addressing the current need for industry, employment and housing in this area.

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 existing zoning currently does not match the existing land use designation. This amendment will clean up this discrepancy and bring the zoning, the use and the General Plan into compliance.

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

As noted above, this amendment will clean up the discrepancies in the land use designation and zoning on this site. Additionally, since adopting the Eloy General Plan, there has been an increase in demand for industrial development opportunities in Eloy. The proposed plan allows the flexibility to prepare for future market conditions while addressing the current need for industry, employment and housing in this area.

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.

As noted above, this amendment will clean up the discrepancies in the land use designation and zoning on this site. Additionally, since adopting the Eloy General Plan, there has been an increase in demand for industrial development opportunities in Eloy. The location of the Eloy 310 property adjacent to the I-10 makes good land use sense to meet this demand.

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.

This amendment, in conjunction with the concurrent rezoning application, will allow for much-needed improvements to the existing undeveloped site well positioned at a major development corridor along the I-10. The proposed improvements will provide additional housing and employment for residents and workers in the City of Eloy and surrounding area. For these reasons it will create an excellent land use solution for this growing area of Eloy.

13. Conclusion

Eloy 310 will transform the existing undeveloped site into a development that will improve the existing entitlements to provide economic opportunities and an underrepresented service to residents, fulfilling a need in this area of the City. This request offers compatibility with existing development in the region while supporting the goals and objectives of the City of Eloy. The proposed request makes good land use sense for this property, maintains compatibility with the surrounding uses, and will be an economically attractive presence in the area.

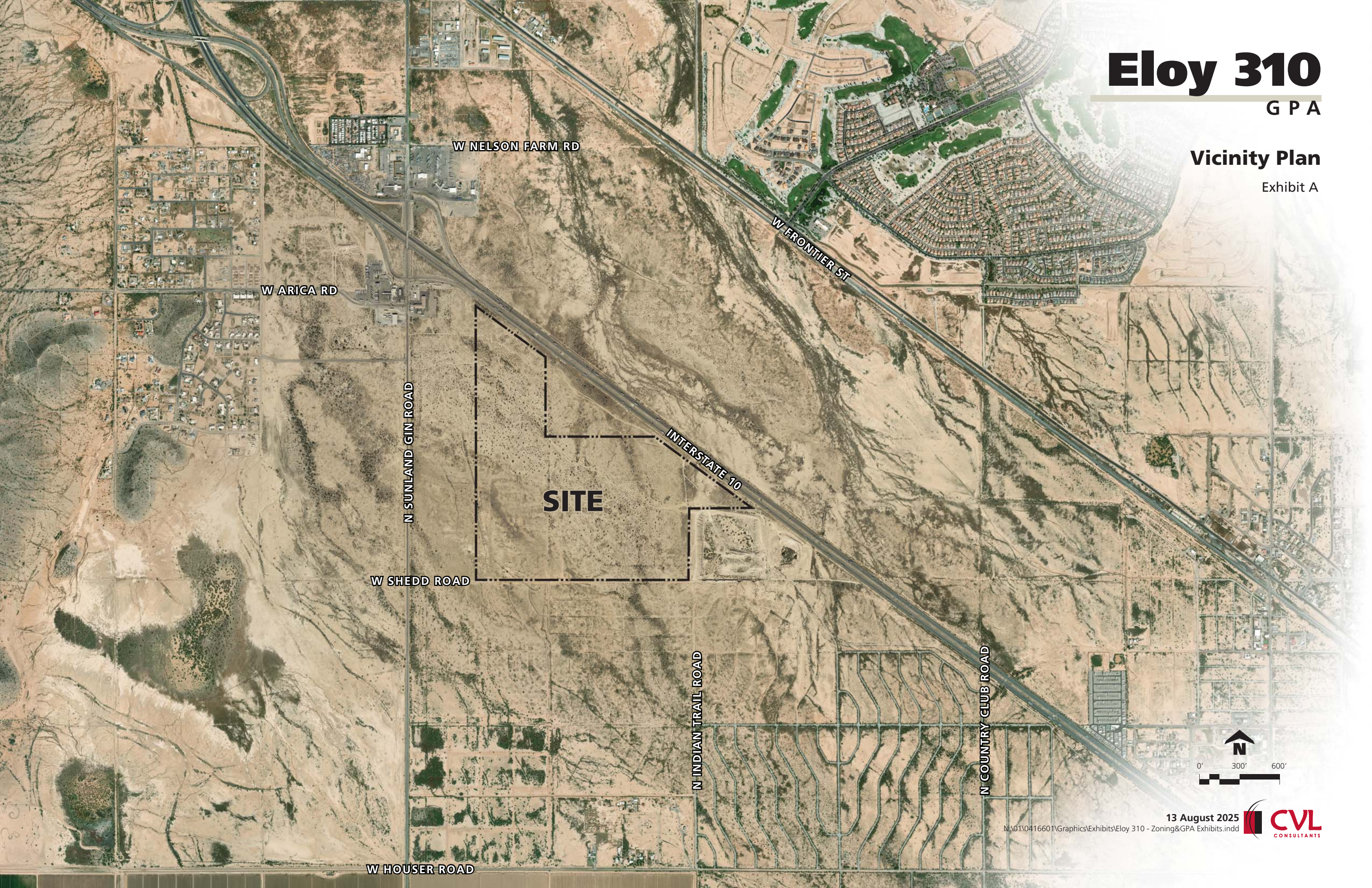
Thank you for your consideration. We respectfully request your approval of this request to establish the highest and best use for the Property.

Eloy 310

G P A

Vicinity Plan

Exhibit A



SITE

INTERSTATE 10

W NELSON FARM RD

W ARICA RD

W FRONTIER ST

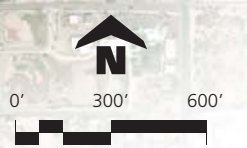
N SUNLAND GIN ROAD

W SHEDD ROAD

N INDIAN TRAIL ROAD

N COUNTRY CLUB ROAD

W HOUSER ROAD



13 August 2025

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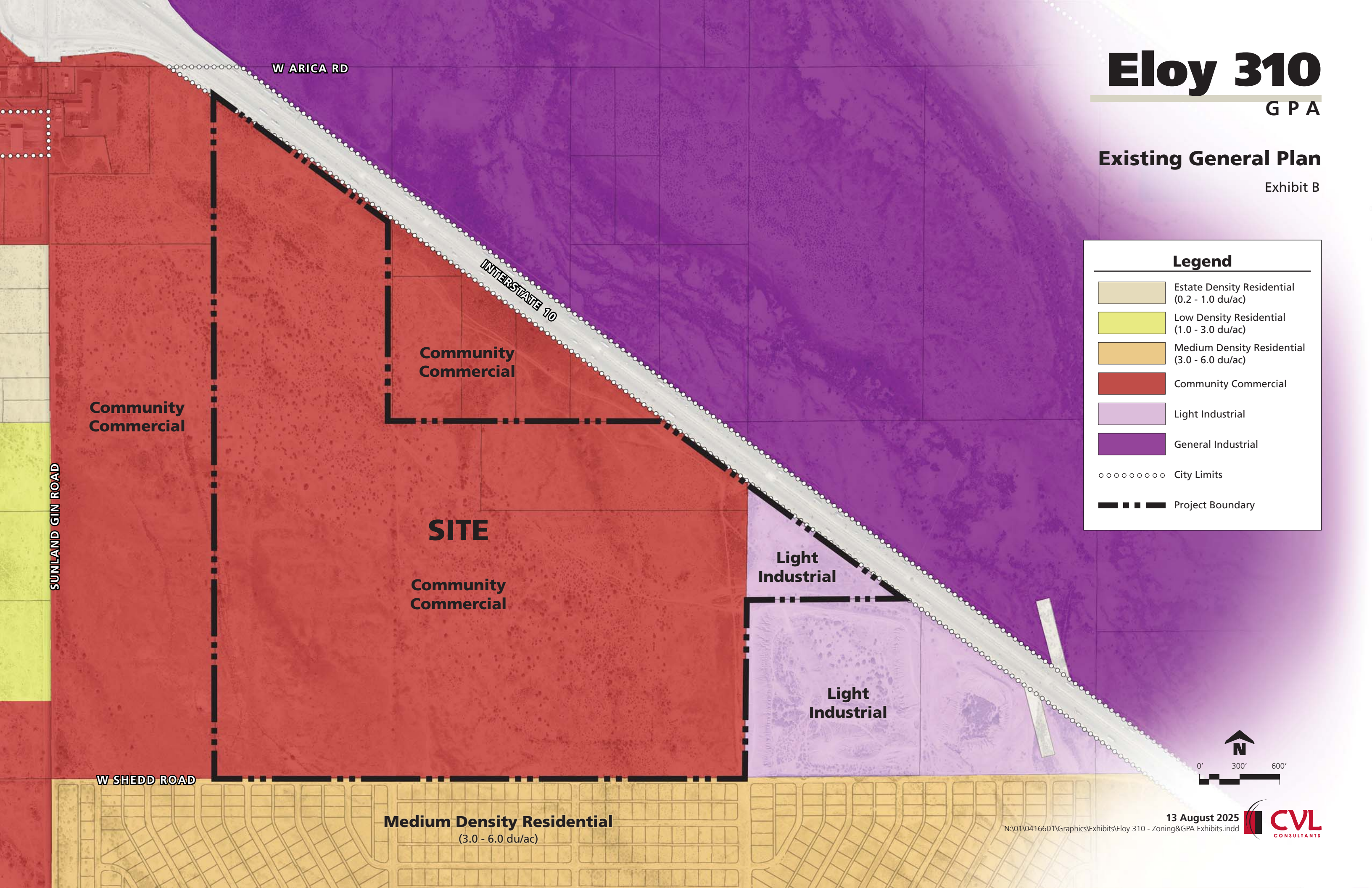
Eloy 310

G P A

Existing General Plan

Exhibit B

Legend	
	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)
	Community Commercial
	Light Industrial
	General Industrial
	City Limits
	Project Boundary



W SHEDD ROAD

Medium Density Residential
(3.0 - 6.0 du/ac)

13 August 2025



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Eloy 310











G P A

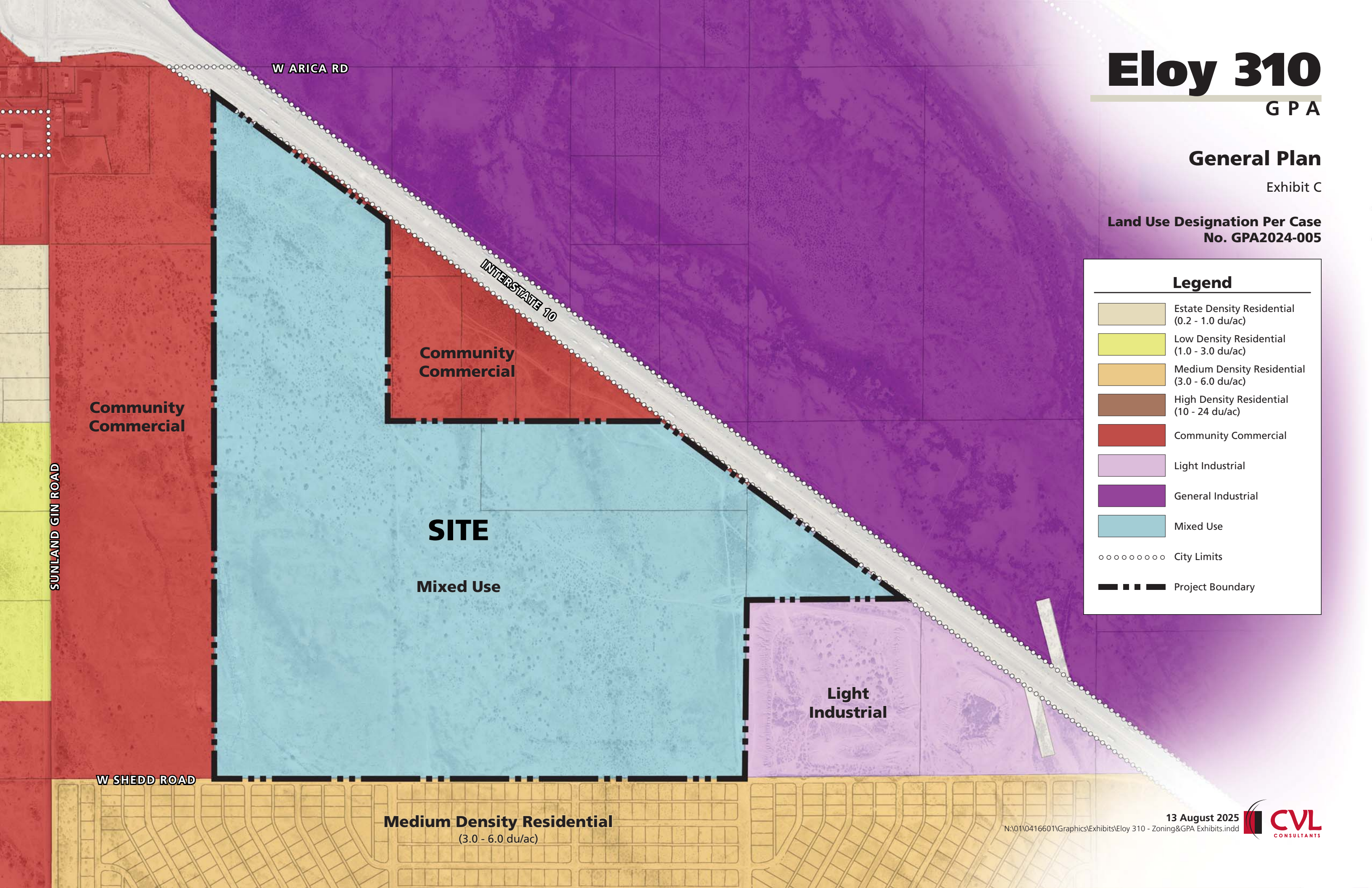
General Plan

Exhibit C

Land Use Designation Per Case
No. GPA2024-005

Legend

	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)
	High Density Residential (10 - 24 du/ac)
	Community Commercial
	Light Industrial
	General Industrial
	Mixed Use
	City Limits
	Project Boundary



W SHEDD ROAD

W ARICA RD

INTERSTATE 10

Community
Commercial

Community
Commercial

SITE

Mixed Use

Light
Industrial

Medium Density Residential
(3.0 - 6.0 du/ac)

13 August 2025

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Pinal County
Unincorporated Areas

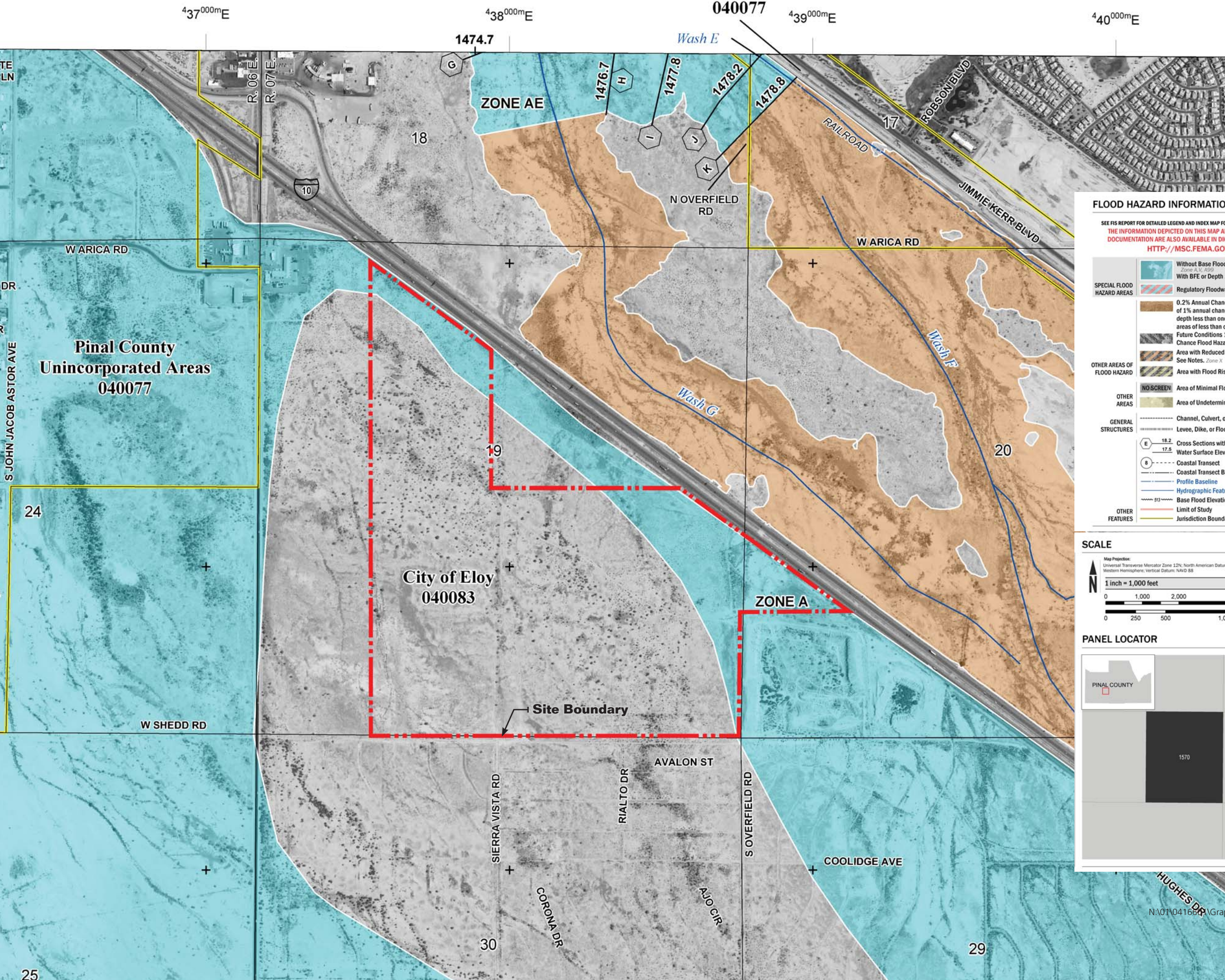
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Eloy 310

GPA

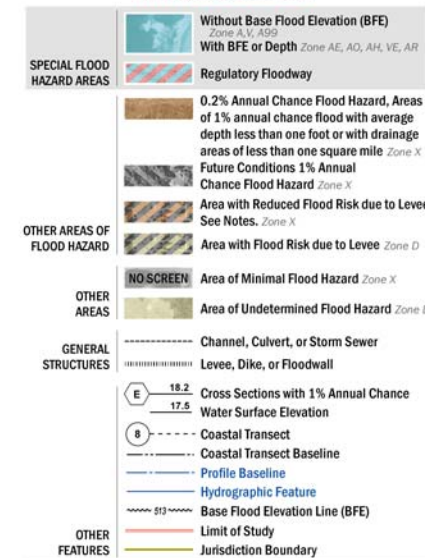
FEMA Map

Exhibit D



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)



NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

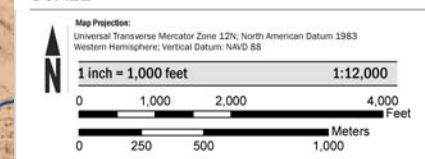
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for the jurisdiction.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-8620.

Base map information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). This information was derived from digital orthophotography at a 2-foot resolution from photography dated 2010.

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PINAL COUNTY, AZ
And Incorporated Areas

PANEL 1570 of 2575

COMMUNITY	NUMBER	PANEL	SUFFIX
ELOY, CITY OF	040083	1570	F
PINAL COUNTY	040077	1570	F

Panel Contains:

VERSION NUMBER: 2.3.3.0
MAP NUMBER: 04021C1570F
MAP REVISED: MAY 16, 2019



4550 N 12th Street
Phoenix, AZ 85014

**CITY OF ELOY
REQUEST FOR COMMISSION ACTION**

Agenda Item: **VII.A.**

Date: **11/19/2025**

Date submitted:
11/15/2025

Action: Formal

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

Date requested:
11/19/2025

TO: Planning and Zoning Commission

FROM: Dan Symer

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission provide a recommendation of approval to the City Council, subject to the attached Conditions of Approval for:

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

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

DISCUSSION:

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

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

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

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

Conditional Use Permit Request (CUP2025-008):

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

General Plan:

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

Context:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Zoning Ordinance Issues for Consideration for a General Plan Amendment:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. Availability of sewer and water facilities.

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

Planned Area Development (PAD) Consideration

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

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

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

A Conditional Use Permit, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly allowed after the Planning and Zoning Commission has made a recommendation and City Council has found as follows (Staff's 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;

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

attendance greater than 300 persons at any one time, or another timeframe agreed to by City Council, and in accordance with the Conditions of Approval, the property owner shall receive approval of traffic, parking, and security mitigation plans. These plans are intended to mitigate the impacts of Commercial Entertainment, Outdoor use.

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

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

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

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

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

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

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

suitable uses of the property. Furthermore, the applicant is proposing to maintain the elements and terrain of the vacant golf course for the Commercial Entertainment, Outdoors, and associated uses.

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

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

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

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

- ***The site is accessed from W. Clubhouse Dr, which provides access to N Toltec Rd. via two driveways. Prior to the commencement of Commercial Entertainment, Outdoor Use operations, the property owner is required to provide secondary access to W Battaulia Rd for emergency access.***
- ***Before the property owner may operate the Commercial Entertainment, Outdoor use for events with an attendance greater than 300 persons (450 total indoor and outdoor) at any one time, or another timeframe agreed to by City Council, and in accordance with the Conditions of Approval, the property owner shall receive approval of traffic mitigation and operation plans to address traffic and access considerations.***

The City Engineer and Eloy Fire District Staff have reviewed the use of the Clubhouse DR for the proposed use and have not objected to its use for the proposed use of the property that has a total attendance equal to and less than 450 persons (150 persons in the restaurant and an outdoor attendance or 300

person) provided that a separate emergency access drive is provided accordance with the adopted International Building and Fire Codes (IBC and IFB) to the existing clubhouse/restaurant from W Battaulia Dr. As it pertains to the use of the property with more than 450 and less 750 persons, a permanent unrestricted second access drive in compliance with City of Eloy standards is necessary from **W Battaulia Dr.**, in addition to Clubhouse Dr., to operate the proposed use of the property without obtaining a special event permit for the aforementioned attendance. Until the aforementioned **access drive** is provided, and the improvements are completed and approved by City Staff, any use of the property with an attendance of between 450 and 750 persons will require the approval of a separate special event permit, accompanied by an appropriate traffic control and management plan acceptable to **City Staff**. Any use of the property for an attendance of 750 persons or more warrants, regardless of improvements, the approval of a special event permit that includes a traffic control and management plan acceptable to City Staff. **One of the purposes of the special event permit requirement is to allow City Staff and Eloy Fire District staff to review the type of event and traffic control and management plan to ensure appropriate traffic control and emergency access is provided, and minimize impacts to the area. These requirements have been incorporated into the Conditions of Approval.**

Regarding the traffic considerations on N Toltec Rd, the City Engineer and Eloy Fire District Staff have reviewed the use in relation to this roadway and have not objected to it, considering current uses in the area, the proposed uses' potential impacts, and emergency response, even with the potential for additional development in the area. Traffic and emergency access to the area is available to the proposed use and adjacent residential uses from both N Toltec RD and W Battaulia Dr. With additional redevelopment of the former golf course property, a Traffic Impact Analysis and associated improvements to accommodate the proposed use and other redevelopment uses of the property will be required.

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

- The proposed Commercial Entertainment, Outdoor use is not anticipated to generate noxious or offensive odor, dust, or smoke. All noise generated by the Commercial Entertainment, Outdoor use is required to comply with the City's noise ordinance. Vibrations are anticipated to be generated from the Commercial Entertainment, Outdoor use, although they are not anticipated to be inconsistent with the associated noise of the use that is allowed in accordance with the noise ordinance. To assist with mitigating noise consideration, Conditions of Approval have been incorporated that require compliance with the commercial noise ordinance requirements at the perimeter of the boundary of the conditional use permit as illustrated by the yellow line shown on the associated rezoning boundary of Case No. RZPAD2005-36.A1.**

The allowable Commercial Noise Levels pursuant to the Eloy Code (Section 13-15.6) are 85 decibels between 10:00 p.m. and 7:00 a.m., and 90 decibels between 7:00 a.m. and 10:00 p.m. Also, the use would be subject to compliance with the noise levels measured in the area of the property affected by the noise emission (i.e., another adjacent property). On an adjacent residential property, the noise levels pursuant to the Eloy Code shall not exceed 70 decibels between 10:00 p.m. and 7:00 a.m., and 80 decibels between 7:00 a.m. and 10:00 p.m. According to the American Academy of Audiology (see attached) 90 decibels is equivalent to lawnmowers, power tools, blenders, and hair dryers, and 80 decibels is equivalent to an alarm clock. It should be noted that the Eloy Zoning Ordinance limits music from outdoor commercial entertainment between the hours of 8:00 a.m. to 11:00 a.m.

To assist in mitigating noise, staff has incorporated Conditions of Approval that require all live music is to be performed within a band shell enclosure with one open side facing the northeast, towards the I-10 freeway. Furthermore, all speakers and sound-implementing devices broadcasting sound shall project sound to the northeast, towards the I-10 freeway. Alternative configurations may be approved on a case-by-case basis as part of an approved special event permit.

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

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

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

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

September 17, 2025, Planning and Zoning Commission Hearing

On September 17, 2025, the Planning and Zoning Commission continued this application to provide residents and seasonal residents with the opportunity to return and attend the public hearing and provide their input on this application.

Public Comments

Staff have received three written public comments and questions, attached. Additionally, staff have received phone calls and in-person comments regarding noise, traffic, emergency response, and parking issues generated by outdoor entertainment use. To assist in addressing the public comments, the applicant has submitted an operations plan, which is attached.

FISCAL IMPACT:

No fiscal impact are anticipated from these applications.

General Plan Amendment Application Narrative

Hideout Ranch – 19.75 Acres

Project Overview

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

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

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

Current and Proposed General Plan designations:

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

Justification for Amendment

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

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

Amendment Guidelines Compliance (Section 2.3)

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

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

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

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

In contrast, the subject property:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Creating incompatible land use patterns

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

Requiring additional and more expensive infrastructure improvements

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

Adversely impacting traffic

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

Adversely affecting livability, health, or safety

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Codes and Ordinance Compliance

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

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

General Plan Consistency

Goals and Policies Alignment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Additional Plan Themes Supported:

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

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

Issues for Consideration (Section 21-6-4.5)

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

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

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

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

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

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

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

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

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

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

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

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

• Creating incompatible land use patterns

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

• Requiring additional and more expensive infrastructure improvements

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

• Adversely impacting traffic

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

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

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

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

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

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

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

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

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

The project supports and implements the following General Plan goals:

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

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

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

Community Benefits

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

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

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

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

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

Conclusion

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

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

The Hideout Ranch



SITE

Tumble
Weed Park

Eloy Public Works
Department

10

10

City Landfill




VICINITY MAP
EXHIBIT A

Hideout Ranch Existing General Plan

 Site Area

Existing General Plan Designation:

 Parks/Open space

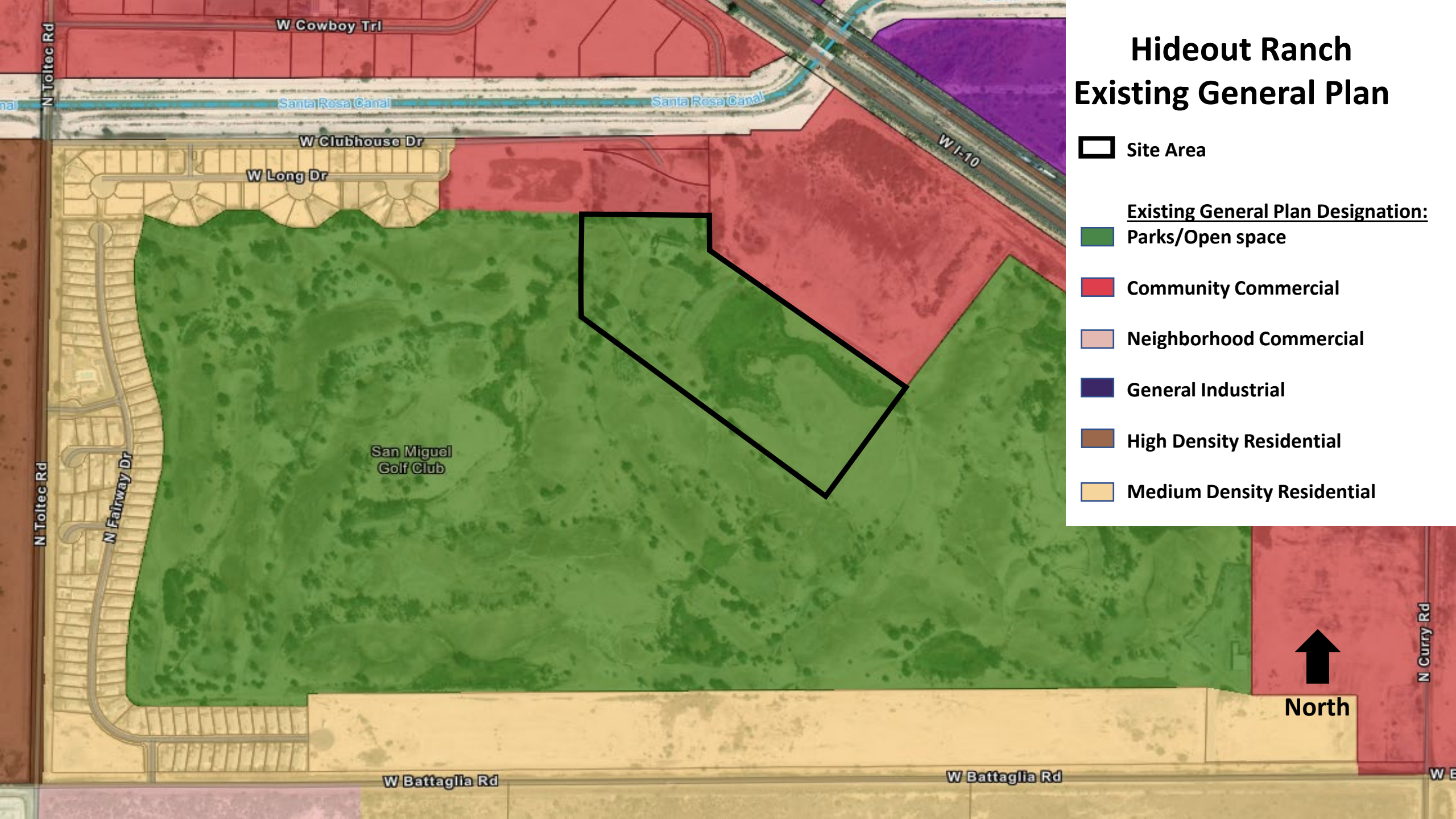
 Community Commercial

 Neighborhood Commercial

 General Industrial

 High Density Residential

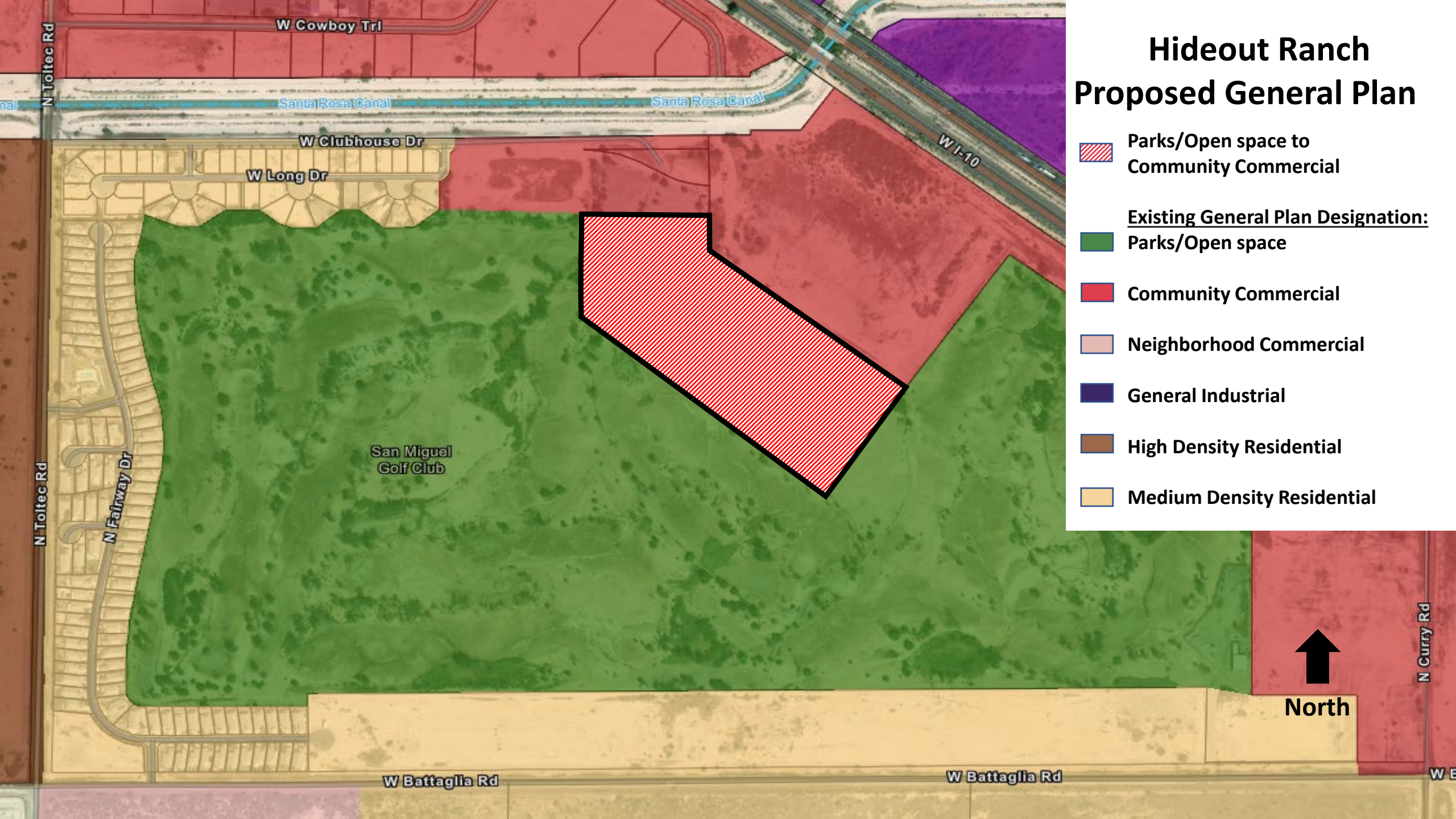
 Medium Density Residential



North

Hideout Ranch Proposed General Plan

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



Zoning Application Narrative

Hideout Ranch Entertainment Center – 19.75 Acres

Project Overview

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

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

Current and Proposed Zoning Districts

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

Justification for Amendment

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

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

General Plan Consistency

Goals and Policies Alignment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

In summary, the project:

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

Goals Not Consistent with the Application

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

Issues for Consideration (Section 21-6-6.4)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. Potential impact on the existing transportation system

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

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

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

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

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

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

F. Potential impact on the integrity of existing neighborhoods

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. Compliance with all applicable site development standards

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

J. Impact on the economic welfare of the community

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

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

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

Community Benefits

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

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

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

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

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

Conclusion

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

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

LEGAL DESCRIPTION

ZONING EXHIBIT

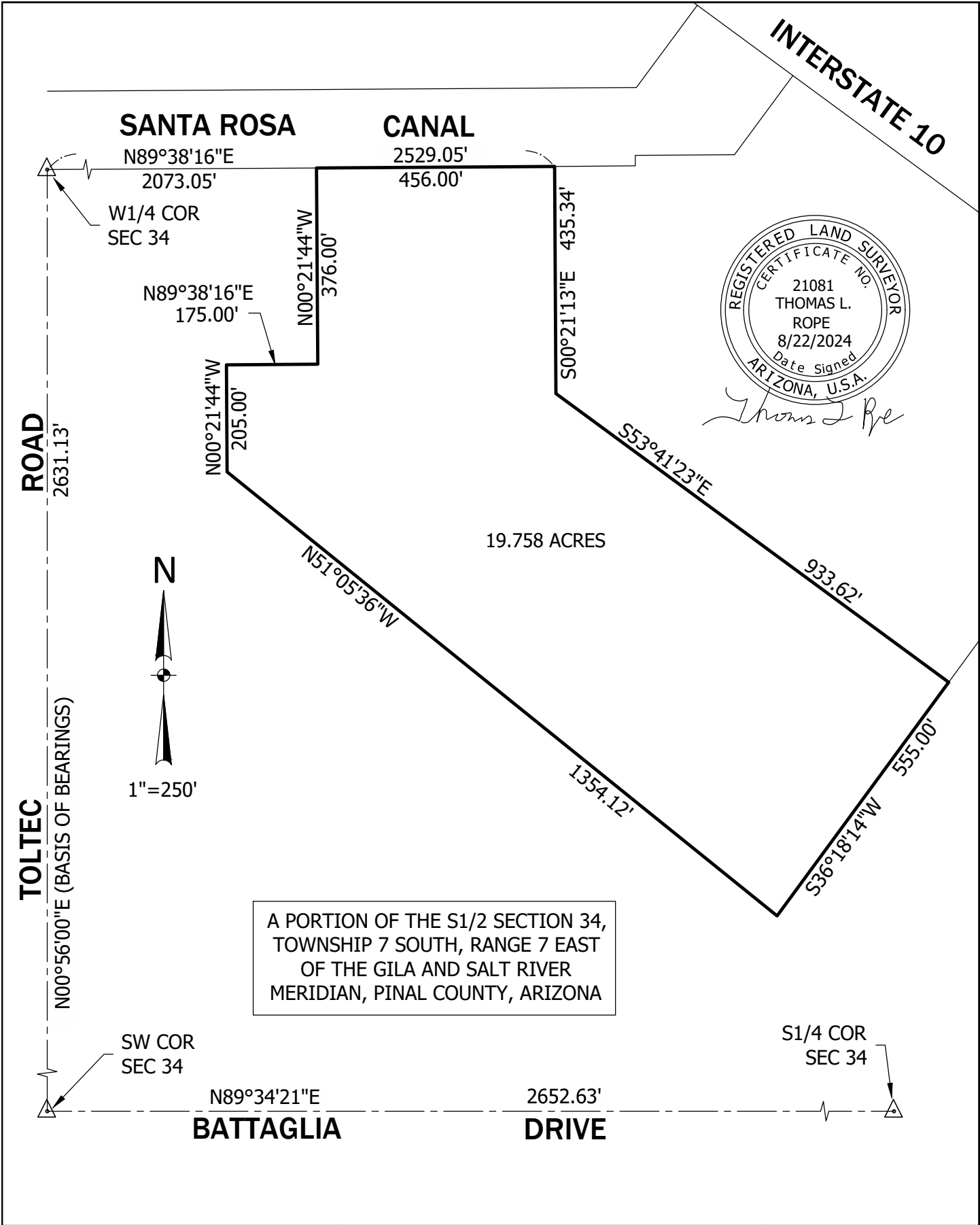
That portion of the South half of Section 34, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

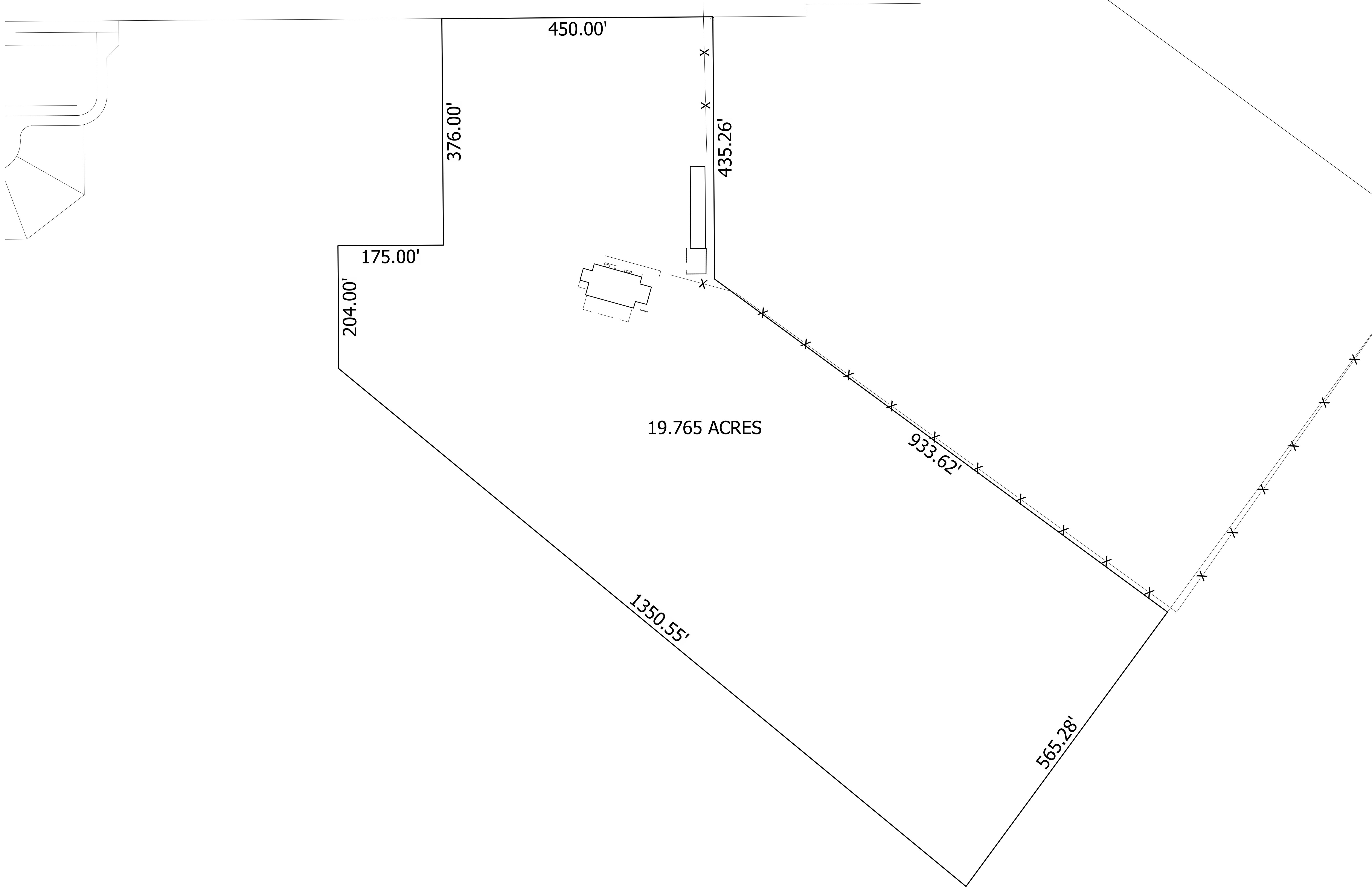
Commencing at the Southwest corner of said Section 34, from whence the South quarter corner of Section 34 bears North 89° 34' 21" East a distance of 2652.63 feet;
Thence North 00° 56' 00" East (Basis of Bearings) along the West line of Section 34 a distance of 2631.13 feet to the West quarter corner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

Containing 19.758 acres

See attached Exhibit Drawing by reference made part hereto.







450.00'

376.00'

435.26'

175.00'

204.00'

19.765 ACRES

933.62'

1350.55'

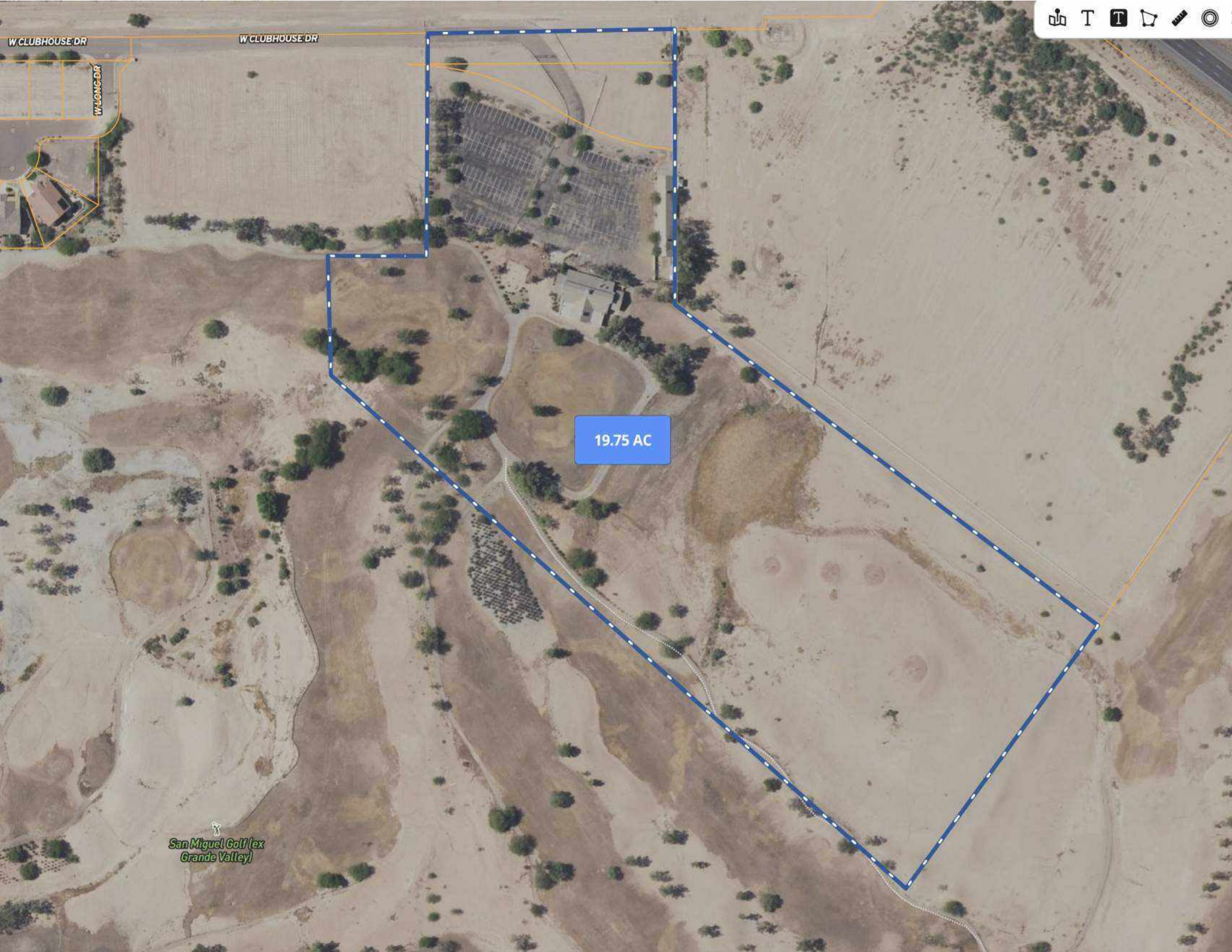
565.28'

W CLUBHOUSE DR
W LONG DR

W CLUBHOUSE DR

19.75 AC

San Miguel Golf (ex Grande Valley)





R-3

C-2

OSR

C-2

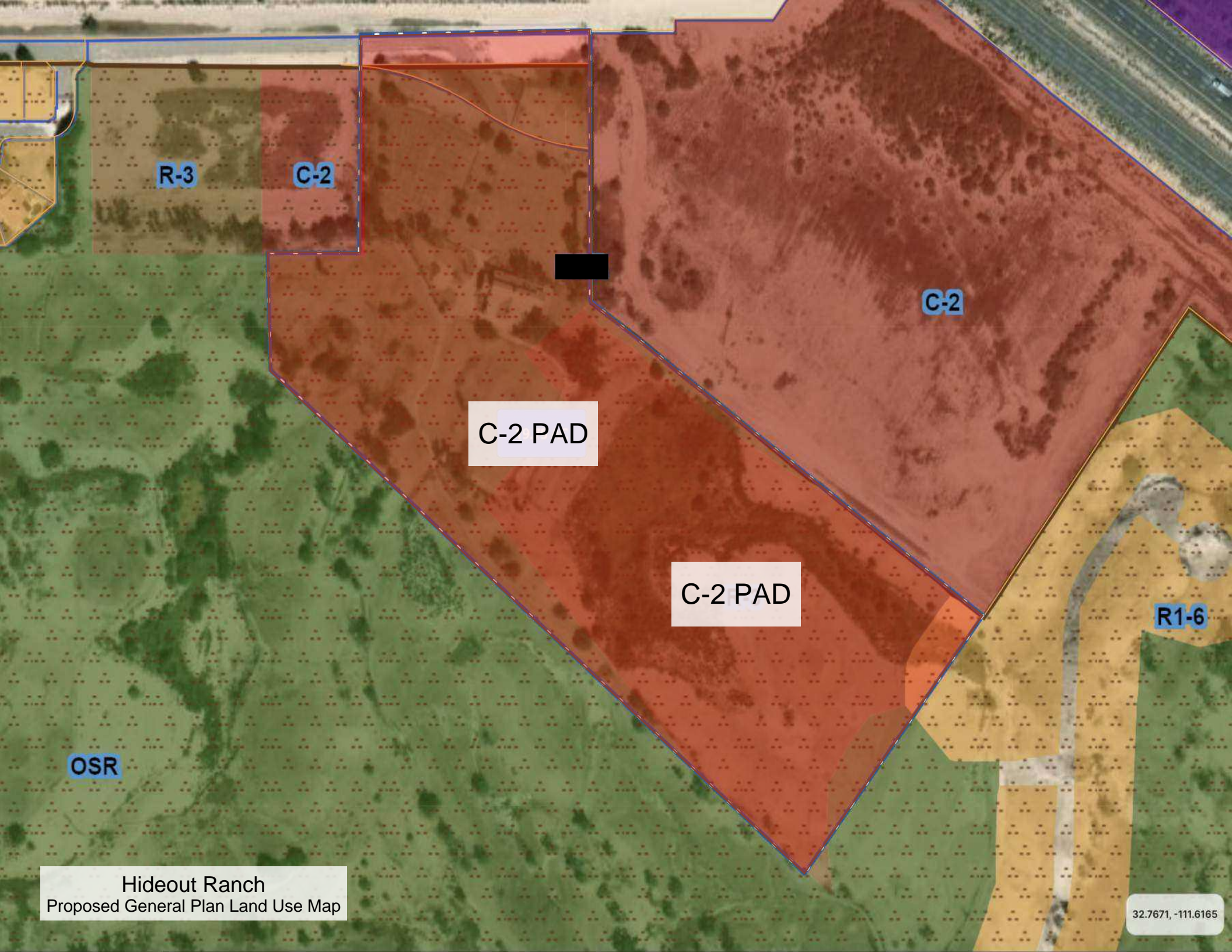
19.75 AC

R-3

R1-6

OSR

Hideout Ranch
Existing General Plan Land Use Map



R-3

C-2

C-2

C-2 PAD

C-2 PAD

R1-6

OSR

Hideout Ranch
Proposed General Plan Land Use Map

32.7671, -111.6165



PAD DEVELOPMENT PLAN

Hideout Ranch

Entertainment Center

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

Rezoning Case

RZPAD2005-63.A1



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1. Introduction

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

2. Governing Provisions of the PAD Overlay

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

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

3. Permitted, Conditional and Accessory Uses

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

a. Modified Uses of the PAD Overlay

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

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

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

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

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

4. Development Standards

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

a. Signage

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

1. Freeway Pylon Signs

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

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

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

b. Building Height Exception for Flagpoles

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

c. Landscaping

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

5. Development Requirements and Guidelines

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

6. Definitions

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

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

Exhibit A: Sign Location

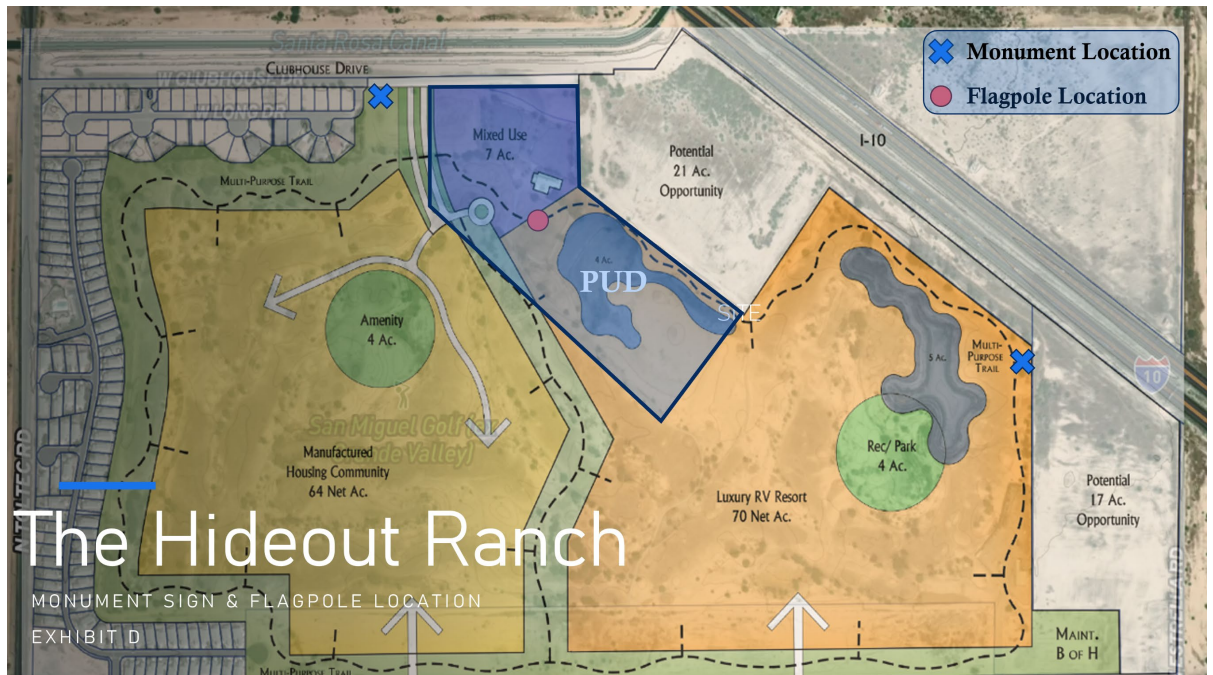
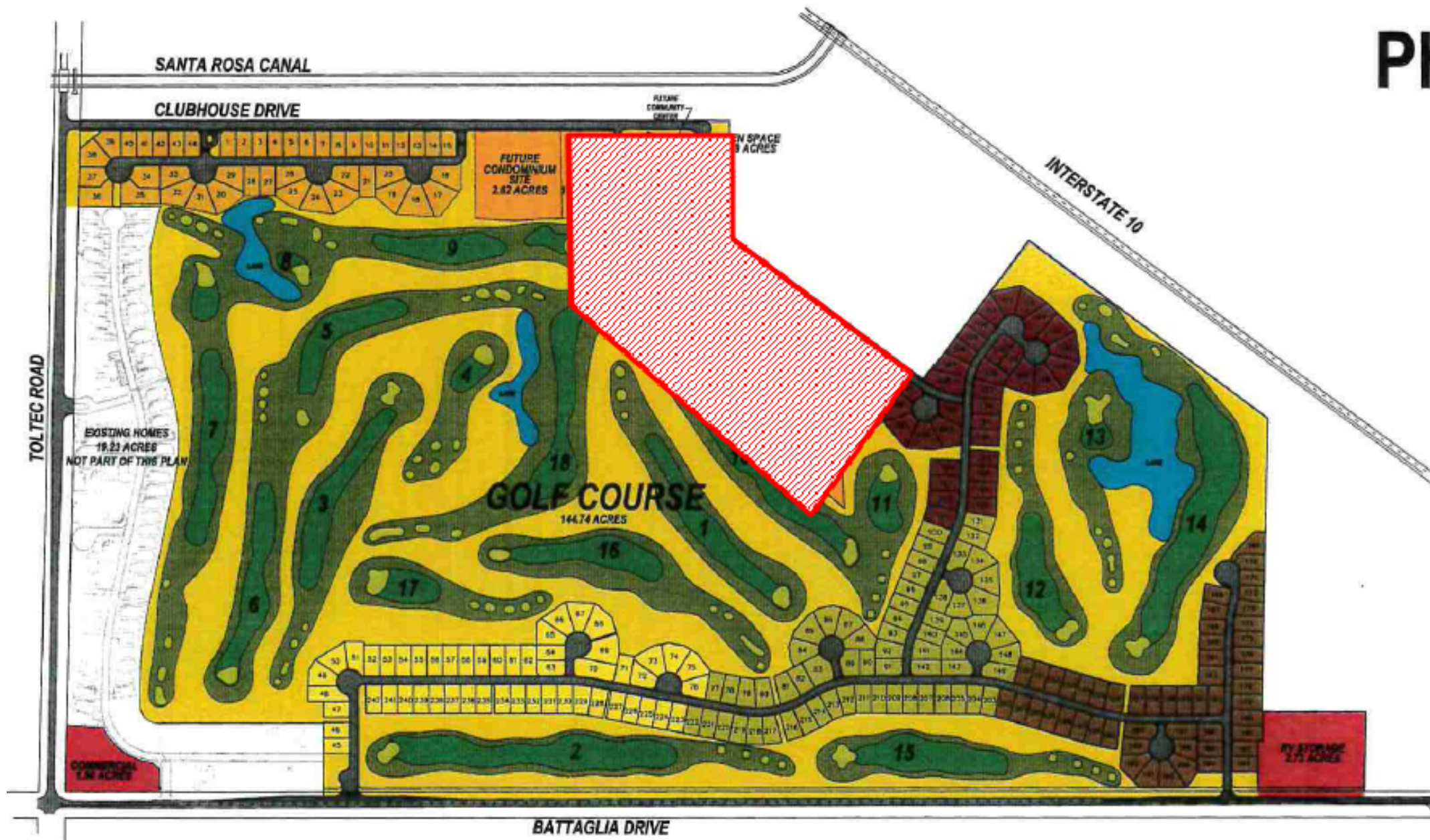


Exhibit B. Phasing Map

Phasing Map



Phasing Data:

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

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



0 100' 200' 400'
Scale in Feet
January 23, 2006

Exhibit C. Conceptual Design



The Hideout Ranch
EXHIBIT - CONCEPTUAL DESIGN

Exhibit D. Conceptual Entertainment Gathering

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



The Hideout Ranch
EXHIBIT – ENTERTAINMENT GATHERING

Exhibit E. Conceptual Entertainment Stage

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



The Hideout Ranch

EXHIBIT - ENTERTAINMENT STAGE

Exhibit F. Conceptual Wedding Venue



The Hideout Ranch

EXHIBIT

CORPORATE & WEDDING VENUE

Conditions of Approval for Zoning Map Amendment:

Case No. RZPAD2005-63.A1

Hideout Ranch Entertainment Center

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

SITE DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT PLAN. The development shall conform to the Development Plan, entitled "Hideout Ranch Entertainment Center PAD Development Plan," which is on file with the City Clerk and made a public record by Resolution No. *(To Be Determined at the City Council Hearing)* and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning and Zoning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. DEVELOPMENT AND SITE PLAN. The development of the property shall substantially conform to the Conceptual Site Plan (Dated September 2, 2025) and the Eloy Zoning Ordinance. Areas indicated TBD / Open Space area be limited to uses that do not require a separate Conditional Use Permit, open space, recreational uses, and other uses in accordance with the definition of Commercial Entertainment as defined in the Hideout Ranch Entertainment Center PAD Development Plan, except for live or Disc Jockey (DJ) music performances or performance stages unless authorized as part of a Special Event Permit.
3. OPERATION PLANS. The operation of the Commercial Entertainment, Outdoor use, shall conform to the Operation Plan dated November 14, 2025, by City Staff, except as required to be modified herein, and accepted by the Zoning Administrator. Before the property owner/operator may operate the Commercial Entertainment, Outdoor use for events with outdoor attendance equal to, or less hundred (300) persons at any one time, or before another timeframe separately agreed to by the City Council in separate agreement, and address staff comments and consideration, and obtain the acceptance of the updated Operations Plan from the Zoning Administrator. The plans shall incorporate the following
 - a. Traffic Control and Management Plan
 - b. Parking Management Plan designed
 - c. Security and Maintenance Plan
4. SUBSEQUENT UPDATES TO OPERATION PLANS.
 - a. The property owner/operator shall receive City of Eloy acceptance from the Zoning Administrator of updates to any or all Operation Plans for a Commercial Entertainment, Outdoor event(s) not previously contemplated in an accepted plan prior to conducting such event.
 - b. Upon request by the Zoning Administrator, the property owner/operator shall submit and receive acceptance of an updated to any or all of the Operation Plans specified above from the Administrator addressing the Administrator's requested criteria and modifications. Required update to be submitted and accepted shall be a reasonable timeframe determined by the Zoning Administrator.
5. TEMPORARY STRUCTURES. The use of tents for banquets, conferences, conventions, farmers' markets, seminars, receptions, theatrical performances, trade shows, weddings, and other similar

activities, as determined by the Zoning Administrator, shall comply with the adopted Eloy City Code Building Codes and the requirements of the Eloy Fire District's Fire Marshall.

6. BAND SHELL AND SPEAKERS. All live music is to be performed within a band shell enclosure with one open side facing the northeast towards the I-10 freeway. All outdoor speakers and other sound-implementing devices broadcasting sound shall be oriented to project sound northeast toward the I-10 freeway. No other configurations of locations are allowed, unless separately for a one-time orientation approved as part of a Special Event Permit.
7. EMERGENCY ACCESS. Before any use of the property for outdoor commercial entertainment or recreational activities, or other uses as determined by the Zoning Administrator in consultation with the Eloy Fire District, the property owner shall construct an emergency access drive to provide a second means of emergency access from W Battaglia Rd to the parking lot on the north side of the restaurant, identified on the site plan. The access drive shall be constructed to withstand a gross vehicle weight of 75,000 pounds in conformance with the requirements of the City of Eloy and Eloy Fire District.
8. SANITATION FACILITY.
 - a. Temporary sanitation facilities (portable toilets) shall be provided at minimum of four (4) portable units for the Commercial Entertainment, Outdoor use for events equal to, and less than, 300 persons, and shall be maintained on the property while the use is operating, and until the permanent sanitation facilities are constructed. Additional Temporary sanitation facilities (portable toilets) may be required as part of the approval of a Special Event Application.
 - b. Within two (2) years of the date of January 12, 2026, the property owner/operator shall construct permanent sanitation facilities (toilets, latrines, sinks, etc.) in accordance with the assembly use requirements of the Eloy Code's adopted building code applicable at the time of development, as determined by the City's Building Official, for an outdoor occupancy of 300 person.
9. STANDARDS OF IMPROVEMENTS. All required infrastructure improvements shall be constructed in accordance with the Eloy City Code, and the applicable City of Eloy or Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and determined by the City Engineer.
10. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy, or Final Inspection, whichever is first, for construction requiring a building permit or right-of-way permit, the property owner shall complete all permits and improvements required by the Eloy City Code and these stipulations. Construction that does not require a permit shall comply with the applicable Eloy City Code requirements.

Conditional Use Permit Narrative

Project Name: Hideout Ranch Entertainment Center

Location: 1505 N Toltec Rd, Eloy, AZ 85131

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

Gross Acreage: 19.75 acres

Applicant: Petersen Eloy 501, LLC

Representative: Tanner Petersen, Petersen Properties & Management Inc.

Project Description

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

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

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

Current Zoning District

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

Proposed Use

Proposed CUP Use: Commercial Entertainment, Outdoor.

Required Findings – Section 21-6-7.4

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

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

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

Response: The Hideout Ranch supports General Plan goals including:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mitigation Measures

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

W CLUBHOUSE DR

W CLUBHOUSE DR

W LONG DR

Overflow Parking

Open Space/
Overflow Parking

Parking Lot

Storage

TBD / Open
Space

Food Truck
Court

Restaurant

Wedding Venue
/ Event Area

TBD / Open
Space

Playground /
Kid Play Area

Seating Area
/ Event Lawn

Farmers
Market / Food
Truck Area

19.75 AC

TBD / Open
Space

Stage Area

Farmers
Market / Food
Truck Area

TBD / Open
Space

San Miguel Golf (ex
Grande Valley)

Conditions of Approval for Conditional Use Permit:

Case No. CUP2025-008

Hideout Ranch Entertainment Center

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

SITE DEVELOPMENT

1. **GOVERNANCE.** These Conditions of Approval shall govern the Commercial Entertainment, Outdoor use, of the property, and supersede the application narrative, plans, and documents submitted by the owner with the application, unless specifically specified herein.
2. **MODIFICATIONS.** Any major changes or modifications to the subject CUP shall be reviewed and processed following the procedures outlined in the Eloy Zoning Ordinance, as may be amended from time to time. The Zoning Administrator or designee may administratively approve minor amendments and will determine the difference between major and minor amendments.
3. **DEVELOPMENT AND SITE PLAN.** The development property shall substantially conform to the Conditional Use Permit Narrative, the Conceptual Site Plan (Dated September 2, 2025), and the Eloy Zoning Ordinance. Areas indicated TBD / Open Space area be limited to uses that do not require a separate Conditional Use Permit, open space, recreational uses, and other uses in accordance with the definition of Commercial Entertainment as defined in the Hideout Ranch Entertainment Center PAD Development Plan, except for live or Disc Jockey (DJ) music performances or performance stages unless authorized as part of a Special Event Permit.
4. **OPERATION PLANS.** The operation of the Commercial Entertainment, Outdoor use, shall conform to the Operation Plan dated November 14, 2025, by City Staff, except as required to be modified herein, and accepted by the Zoning Administrator. Before the property owner/operator may operate the Commercial Entertainment, Outdoor use for events with outdoor attendance greater than three hundred (300) persons at any one time, or before another timeframe separately agreed to by the City Council in separate agreement, the property owner shall separately submit to the Zoning Administrator an update to the Operation Plan submitted with this application (CUP2025-004) and date November 14, 2025 by City Staff, and address staff comments and consideration, and obtain the acceptance of the updated Operations Plan from the Zoning Administrator. The plans shall incorporate the following
 - a. Traffic Control and Management Plan designed by an Arizona Registered Traffic Engineer
 - b. Parking Management Plan
 - c. Security and Maintenance Plan
5. **SUBSEQUENT UPDATES TO OPERATION PLANS.**
 - a. The property owner/operator shall receive City of Eloy acceptance from the Zoning Administrator of updates to any or all Operation Plans for a Commercial Entertainment, Outdoor event(s) not previously contemplated in an accepted plan prior to conducting such event.
 - b. Upon request by the Zoning Administrator, the property owner/operator shall submit and receive acceptance of an updated to any or all of the Operation Plans specified above from the Administrator addressing the Administrator's requested criteria and modifications. Required

update to be submitted and accepted shall be a reasonable timeframe determined by the Zoning Administrator.

6. **MAXIMUM OCCUPANCY.** The maximum outdoor occupancy at any one time of a Commercial Entertainment, Outdoor use shall not exceed six hundred (600) persons.
7. **SANITATION FACILITY.**
 - a. Temporary sanitation facilities (portable toilets) shall be provided at a minimum of eight (8) portable units for the Commercial Entertainment, Outdoor use, for events greater than 300, and less than, 600 persons, and shall be maintained on the property while the use is operating, and until the permanent sanitation facilities are constructed. Additional Temporary sanitation facilities (portable toilets) may be required as part of the approval of a Special Event Application.
 - b. Within five (5) years of the date of January 12, 2026, the property owner/operator shall construct permanent sanitation facilities (toilets, latrines, sinks, etc.) in accordance with the assembly use requirements of the Eloy Code's adopted building code applicable at the time of development, as determined by the City's Building Official, for an outdoor occupancy of 600 person.
8. **ACCESS.** The property owner shall construct an unrestricted paved access road/drive to provide a second means of vehicle access from W Battaglia Rd to the parking lot on the north side of the restaurant, identified on the site plan, in conformance with the requirements of the City of Eloy and Eloy Fire District.
9. **SPECIAL EVENT PERMIT.**
 - a. The property owner/operator shall obtain a Special Event Permit for any Commercial Entertainment, Outdoor use event with an attendance greater than 300 persons and equal to or less than 600 persons, if the property owner/operator has not received acceptance of the plans in Condition 4 and constructed the paved road required in Condition 5.
 - b. The property owner/operator shall receive approval of a Special Event Permit for any Commercial Entertainment, Outdoor use event with attendance greater than 600 persons.
10. **SPECIAL EVENT OPERATIONS PLAN.** The Operations Plan dated November 14, 2025, by City Staff, shall be satisfactorily modified as required by City Staff to address the specifics of the special event application prior to receiving approval of a Special Event Application.
11. **BAND SHELL AND SPEAKERS.** All live music is to be performed within a band shell enclosure with one open side facing the northeast towards the I-10 freeway. All outdoor speakers and other sound-implementing devices broadcasting sound shall be oriented to project sound northeast toward the I-10 freeway. No other configurations of locations are allowed, unless separately for a one-time orientation approved as part of a Special Event Permit.
12. **STANDARDS OF IMPROVEMENTS.** All required infrastructure improvements shall be constructed in accordance with the Eloy City Code, and the applicable City of Eloy or Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, and determined by the City Engineer.
13. **CONSTRUCTION COMPLETED.** Prior to issuance of any Certificate of Occupancy, or Final Inspection, whichever is first, for construction requiring a building permit or right-of-way permit, the property owner shall complete all permits and improvements required by the Eloy City Code and these

Case No.: **CUP2025-008**

stipulations. Construction that does not require a permit shall comply with the applicable Eloy City Code requirements.

W CLUBHOUSE DR

W CLUBHOUSE DR

W LONG DR

Overflow Parking

Open Space/
Overflow Parking

Parking Lot

Storage

TBD / Open
Space

Food Truck
Court

Restaurant

Wedding Venue
/ Event Area

TBD / Open
Space

Playground /
Kid Play Area

Seating Area
/ Event Lawn

Farmers
Market / Food
Truck Area

19.75 AC

TBD / Open
Space

Stage Area

Farmers
Market / Food
Truck Area

TBD / Open
Space

San Miguel Golf (ex
Grande Valley)





PETERSEN
PROPERTIES & MANAGEMENT INC.
est. 1991

CITY OF ELOY

**SPECIAL EVENT
& OPERATIONS
MANAGEMENT
PLAN**

OPERATIONS PLAN

STAFF DATE: NOVEMBER 14, 2025

FOR

Hideout Ranch Entertainment Center

LOCATION

1505 N Toltec Rd, Eloy, AZ 85131

OWNER / OPERATOR

Petersen Eloy 501, LLC

2025

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01

APPLICANT & PROPERTY INFORMATION



Event / Facility Name: Hideout Ranch Entertainment Center

Organizing Entity / Sponsor: Petersen Eloy 501, LLC.

Mailing Address: 3369 E. Queen Creek Rd, Ste 101, Gilbert, AZ 85297

Event Contact / Coordinator: Macaulay Smith

Property Owner: Petersen Eloy 501, LLC

Parcel Numbers: 40422013H , 40422014D

Web Address: N/A

Contact Email: macaulay@smithvg.com

Contact Phone: 480.738.6627

02

FACILITY PURPOSE AND OVERVIEW

The **Hideout Ranch Entertainment Center** represents the adaptive reuse and revitalization of the former San Miguel Golf Course into a **family-oriented dining and entertainment destination**. The facility combines a full-service restaurant, indoor and outdoor event space, and flexible community gathering areas that support weddings, corporate functions, live music, and family recreation.

The project's purpose is to **enhance community vitality and economic growth** by transforming an underutilized site into a high-quality venue that attracts residents and visitors alike. Operations are designed to maintain a relaxed, family-friendly environment while ensuring full compliance with all **City of Eloy** and **Pinal County** regulations related to public safety, health, air quality, and event management.

The **Operations and Management Plan** establishes clear procedures for safety, maintenance, sanitation, and event logistics. Activities are organized under a **three-tier operational system** (see Section 3) that scales staffing, coordination, and permitting requirements based on attendance levels to maintain consistent compliance and minimize neighborhood impacts.

All phases of operation—daily restaurant use, moderate events, and large special events—are conducted in accordance with **City-approved Conditional Use Permit (CUP 2025-008)** conditions, the **PAD Development Plan (Case No. RZPAD 2005-63.A1)**, and applicable **Pinal County Community Development** standards. This ensures that Hideout Ranch continues to operate safely, responsibly, and as a valued long-term community amenity.

03

EVENT TIER CLASSIFICATION & REQUIREMENTS

To ensure that all activities at The Hideout Ranch Entertainment Center are conducted safely and in full regulatory compliance, the facility operates under a three-tier event management framework.

This system establishes clear thresholds for attendance, agency coordination, and operational requirements—allowing the property to scale activity responsibly while maintaining consistency with the City of Eloy Conditional Use Permit (CUP2025-008) and Pinal County Large Special Event guidelines.

Each tier defines the expected range of visitors, corresponding operational classification, and regulatory context required for compliance.

The tier structure also supports transparency in communication with City departments, first responders, and community stakeholders.



Tier	Visitor Range (Total Inside/Outside)	Classification	Regulatory Context / Requirements
Tier 1 Standard Operations	0 – 450 Visitors	Routine restaurant, outdoor live bands and outdoor entertainment use	Day-to-day operations under existing approvals. No special event permit required, unless a proposed event use of the property is not consistent with the property zoning or conditional use permit. Managed through internal procedures, standard maintenance, and site supervision.
Tier 2 Moderate Event Operations	451 – 750 Visitors	Elevated activity such as live music nights, community gatherings, or private celebrations	May trigger limited coordination with Public Works, Fire, or Eloy Police Department for parking, dust control, and safety verification. Will require a 1) Traffic Control and Management Plan, 2) Parking Management Plan and 3) Security and Maintenance Plan approved by the city.
Tier 3 Large Special Event	751 or More visitors (or multi-day events)	Large public or regional event	Requires submittal of a Special Event Application and coordination meeting with City of Eloy departments. Compliance with all applicable County and City requirements, including traffic control, medical coordination, and insurance verification. Will also require a 1) Traffic Control and Management Plan, 2) Parking Management Plan and 3) Security and Maintenance Plan approved by the city.

NOTE

- Visitor count is based on the count at one specific time. Does not refer to an accumulative count over a period of time. All visitor counts on this management plan will reference all at once



STANDARD OPERATIONS

(0–450 VISITORS)

Tier 1 applies to normal restaurant and outdoor operations conducted under the facility's approved zoning and use permits. No additional agency coordination or special permits are required at this level, unless a proposed event use of the property is not consistent with the property zoning or conditional use permit

- Routine restaurant and patio operations with entertainment events within visitor count.
- Security managed by on-site staff; no dedicated security personnel anticipated. Security will be required for ticketed events and as required by the State and County
- First-aid kit and AED maintained in the main building.
- Ongoing compliance with City accepted **Maintenance Management Plan** (landscaping, lighting, and waste services).
- Parking limited to existing on-site paved/DG areas.
- Routine cleaning, trash removal, and dust suppression as needed.
- Maintain minimum insurance coverage of **\$1 million per occurrence / \$2 million aggregate**.



MODERATE EVENT OPERATIONS

(451–750 VISITORS)

Tier 2 applies to elevated attendance events such as community gatherings, live music nights, or private celebrations that exceed standard operational thresholds but remain below the large-event threshold.

These events require limited interdepartmental coordination.

- Provide a minimum of **1 licensed security guard or off-duty Police Department deputies** on-site during peak demand.
- Ensure at least one trained staff member or contracted EMT is on call.
- Implement a **Traffic Control and Parking Plan** consistent with MUTCD standards; include stabilized overflow parking and directional signage as necessary.
- Complete the **Pinal County Air Quality Checklist** and ensure pre-watering of unpaved or overflow parking areas.
- If guest food vendors are present, file **Temporary Food Booth Applications** with Pinal County Environmental Health before the event. Each vendor is required to have a valid City of Eloy business license.
- Maintain insurance coverage of **\$1 million per occurrence / \$2 million aggregate**.
- Perform full cleanup and waste removal within **24 hours** following the event.



LARGE SPECIAL EVENT

(751+ VISITORS OR MULTI-DAY EVENT)

Tier 3 encompasses large public gatherings or multi-day events that meet the definition of a **Large Special Event** under Pinal County guidelines.

These events require a coordinated review process involving City and County departments.

- Submit a **Pinal County Large Special Event Application** no later than **30 days** before the event date.
- Participate in a **multi-agency coordination meeting** including City of Eloy Community Development, Public Works, Eloy Police Department, Eloy Fire District, and County Risk Management.
- Provide a **Professional Traffic Control Plan (TCP)**
- Retain a minimum of **1-2 licensed security guards or off duty Police Department deputies** during peak demand, with additional staff as required by City or Fire District review.
- Designate at least one EMT or medical professional on-site with a first-aid station; coordinate with **Eloy Fire District** for response readiness (no ambulance required unless directed).
- Coordinate with the Fire District to confirm hydrant locations, emergency access, and egress routes.
- Provide sufficient **portable restrooms and ADA-compliant units consistent with Aquifer Protection and Health Department standards.**
- Maintain active **dust-control measures**, including a water suppression mechanism on-site during peak attendance.
- Maintain insurance coverage of **\$1 million per occurrence / \$2 million aggregate**; include liquor liability if alcohol is served.
- Complete full site cleanup, restoration, and post-event inspection within **72 hours**.

TIER ESCALATION & MONITORING

- Attendance will be monitored through POS data, ticketing systems, and parking counts.
- If projected attendance exceeds **450 visitors**, Tier 2 protocols will automatically apply.
- If attendance is projected to exceed **750 visitors** or span multiple days, the event must be reviewed under Tier 3 procedures.
- Confirmation of tier classification and corresponding compliance measures will be filed with the **City of Eloy Special Event Coordinator** prior to each event.

TIER GOVERNANCE SUMMARY

All tiered operational activities shall conform to the performance standards established under **Conditional Use Permit (CUP2025-008) and Planned Area Development (PAD Case No. RZPAD2005-63.A1)** for The Hideout Ranch Entertainment Center.

These tiers may be reviewed or updated in coordination with the **City of Eloy Community Development Department** as future site phases are developed or as event programming evolves, ensuring continued compliance with City and County requirements.



EVENT PERSONNEL & STAFFING

Effective staffing and defined responsibilities are critical to ensuring the safe and orderly operation of The Hideout Ranch Entertainment Center.

Event management is overseen by a single point of contact to maintain consistency, accountability, and rapid decision-making during both daily operations and special events.

Role / Title	Name	Phone	Email
Event / Facility Manager	TBD	XXX-XXX-XXXX	TBD@hideout.com
Maintenance Manager	TBD	XXX-XXX-XXXX	TBD@hideout.com
Security / Crowd Manager	TBD	XXX-XXX-XXXX	TBD@hideout.com
Medical / Safety Lead	TBD	XXX-XXX-XXXX	TBD@hideout.com

ORGANIZATIONAL STRUCTURE

All operational decisions flow through the Event / Facility Manager, who coordinates directly with City of Eloy and Pinal County representatives as needed.

During higher-tier events, temporary staff or contracted personnel may be added under Event / Facility Manager supervision for security, parking management, custodial, or medical support functions.

TRAINING & PREPAREDNESS

- All staff and volunteers receive orientation covering **emergency response procedures, fire safety, food handling and sanitation, ADA accessibility, and evacuation protocols.**
- Staff members are instructed in communication hierarchy, crowd-control techniques, and guest-service expectations appropriate to their assigned duties.
- CPR and first-aid training are maintained for management personnel, and AED operation is reviewed quarterly.

CHAIN OF COMMAND

Event Manager → Safety Manager → Maintenance / Security Teams

This unified staffing framework ensures that all personnel understand their roles, reporting relationships, and responsibilities for maintaining compliance with City and County safety and operational requirements.

SITE & VENUE MANAGEMENT

Site and venue operations at The Hideout Ranch Entertainment Center are managed in accordance with City of Eloy and Pinal County development standards.

To ensure that site configuration, access, and safety measures remain appropriate for each activity level, this plan establishes **tier-based site management** requirements that scale in proportion to event attendance and operational complexity.







A SITE PLAN REQUIREMENTS (ALL TIERS)

A current **site plan** shall accompany this plan and be updated as needed for higher-tier events. The plan must clearly show:

- Vehicular and pedestrian **entrances and exits**
- **Emergency access and fire lanes**, kept unobstructed at all times
- **ADA parking** and accessible pedestrian routes
- **Restaurant building footprint**, patios, and outdoor activity lawns
- **Temporary structures** (tents, stages, booths, restrooms, etc.)
- **First-aid and security stations**
- **Food-truck and vendor locations**, including service connections
- **Dust-control zones** and **water-truck access routes**
- **Drainage and retention basins**



B TIER-SPECIFIC SITE AND UTILITY REQUIREMENTS

Category	TIER 1 Standard Operations	TIER 2 Moderate Events	TIER 3 Large Special Events
 Site Layout	Use of existing restaurant, patio, and event entertainment areas	Expansion into designated event lawn or parking overflow area permitted.	Full property utilization including temporary stages, and vendor zones. Requires application approval by City of Eloy.
 Utilities / Power	Generators allowed for vendors or lighting, properly grounded and inspected. Generator may require Eloy Fire Department approval	Generators allowed for vendors or lighting, properly grounded and inspected. Generator may require Eloy Fire Department approval	Multiple generator use permitted with Fire District approval and labeled electrical routing.
 Temporary Structures	Allowed for shade, vendors, or small entertainment areas. Must carry flame-retardant tags.	Allowed for shade, vendors, or small entertainment areas. Must carry flame-retardant tags.	All tents and stages require Fire Department inspection and anchoring certification.
 Lighting	Supplemental outdoor or bistro lighting permitted; must be downward-facing.	Temporary lighting towers or event fixtures must meet City lighting standards.	Temporary lighting towers or event fixtures must meet City lighting standards.
 Vendor Areas	Up to five temporary vendor booths or food trucks allowed with valid county permits, and valid fire inspection, and City of Eloy Business license	Up to ten temporary vendor booths or food trucks allowed with valid county permits, and valid fire inspection, and City of Eloy Business license	Expanded vendor zone; all vendors booths or food trucks must have valid county permits, and valid fire inspection, and City of Eloy Business licenses
 Dust & Drainage Control	Routine maintenance of paved areas.	Water down overflow parking and dirt access roads pre-event.	Full dust-control plan implemented; water suppression mechanism during event.

C ACCESSIBILITY (ADA STANDARDS)

Accessibility will be maintained throughout all operational tiers in compliance with the **Americans with Disabilities Act (ADA)** and City of Eloy standards:

- **Accessible routes** shall connect all parking, entryways, restrooms, and activity areas.
- **Portable restroom facilities**, when added, shall include the required number of **ADA-compliant units**.
- **Signage and lighting** shall ensure visibility and wayfinding for all guests, including those with mobility or visual impairments.
- Temporary structures shall be placed to maintain clear, unobstructed ADA routes at all times.

D OPERATIONAL OVERSIGHT & INSPECTION

- The **Facility Manager** is responsible for ensuring site setup and teardown comply with the approved tier requirements.
- For Tier 3 events, pre-event coordination with the **City of Eloy Community Development Department** and **Eloy Fire District** will occur to verify compliance.
- A **post-event inspection** will be completed within 24–72 hours after teardown to ensure cleanup, removal of temporary structures, and surface restoration.

SUMMARY

By applying this **tier-based site management framework**, The Hideout Ranch maintains operational flexibility while ensuring compliance with City of Eloy and Pinal County standards.


Each tier increment introduces additional safeguards, inspections, and documentation proportional to the scale of the event—ensuring public safety, accessibility, and environmental protection at all times.



AIR QUALITY & DUST-CONTROL PLAN

All operations at The Hideout Ranch Entertainment Center comply with the Pinal County Air Quality Control District requirements (Rule 4-2-020 through 4-2-050).

A completed Air Quality Checklist will be kept on file and updated as needed for Tier 2 and Tier 3 events.

TIER	 DUST-CONTROL REQUIREMENTS
TIER 1 STANDARD OPERATIONS	Routine sweeping and surface maintenance; monitor for visible dust along driveways and parking areas.
TIER 2 MODERATE EVENTS	Pre-wet unpaved parking and access drives before event; operate a small water truck or other water suppression mechanism as needed during high-traffic periods.
TIER 3 LARGE SPECIAL EVENTS	Full dust-control plan implementation: dedicated water suppression mechanism, continuous watering of all unpaved surfaces where needed.

IMPLEMENTATION STANDARDS


- Water source: on-site well or approved municipal/contracted delivery.
- Dust mitigation logs maintained for all Tier 2 and Tier 3 events.
- Contact: Pinal County Air Quality Division (520) 866-6929.

ENVIRONMENTAL HEALTH & FOOD SAFETY

All food handling activities conform to **Pinal County Environmental Health Services** regulations.

The permanent restaurant facility operates under its established food-service permit; additional vendor oversight applies for Tier 2 and Tier 3 events.

TIER-BASED REQUIREMENTS

TIER	 FOOD SAFETY COMPLIANCE
TIER 1 STANDARD OPERATIONS	Restaurant operations; all food prepared and served within the permitted kitchen. Any temporary vendor must hold a valid Pinal County or reciprocal temporary food booth permit . All vendors must have valid fire inspection, and City of Eloy Business license
TIER 2 MODERATE EVENTS	File Special Event Notification Form ≥ 2 weeks before event; submit list and map of temporary vendors; each vendor must hold a valid Pinal County or reciprocal temporary food booth permit . All vendors must have valid fire inspection, and City of Eloy Business license
TIER 3 LARGE SPECIAL EVENTS	Expand vendor coordination; confirm potable-water supply, wastewater and grease disposal, and adequate hand-washing and utensil-washing facilities on site. All vendors must have valid Pinal County or reciprocal temporary food booth permit, fire inspection, and City of Eloy Business license

TRAINING & OVERSIGHT


- All food handlers must complete recognized food-safety training.
- Environmental Health inspection access provided at any time during event setup or operation.



SANITATION & WASTE MANAGEMENT

Sanitation practices are designed to ensure a clean, safe, and environmentally responsible venue for all operations.

TIER-BASED REQUIREMENTS

TIER	 RESTROOM & WASTE STANDARDS
TIER 1 STANDARD OPERATIONS	Permanent restrooms maintained daily and stocked; routine waste removal service.
TIER 2 MODERATE EVENTS	Supplement permanent restrooms with portable units (ratio 1 per 100 guests + 10% ADA). Units serviced daily for multi-day events. Permanent outdoor restrooms will be required within 5 years per building code.
TIER 3 LARGE SPECIAL EVENTS	Full portable-restroom deployment per County Aquifer Protection standards; separate ADA units and hand-washing stations. The number of portable units is to be approved in the special event application

WASTE MANAGEMENT


- Waste vendor contract maintained for trash and recycling dumpsters.
- Receptacles placed every 100 feet in public areas; recycling at beverage/food zones.
- Post-event cleanup within 24 hours (Tier 2) or 72 hours (Tier 3); documentation retained for inspection.



FIRE, PYROTECHNICS

Fire safety and open-flame activities are regulated through the **Eloy Fire District** and **Pinal County Board of Supervisors**.

TIER-BASED REQUIREMENTS

TIER	 FIRE SAFETY STANDARDS
TIER 1 STANDARD OPERATIONS	Routine compliance with Fire Code; fire extinguishers placed per City requirement. Any Pyrotechnics require Eloy Fire District fire works permits.
TIER 2 MODERATE EVENTS	Temporary cooking areas permitted with 10-ft clearance and accessible extinguisher. Notify Eloy Fire District before event. Any Pyrotechnics require Eloy Fire District fire works permits.
TIER 3 LARGE SPECIAL EVENTS	Obtain Fireworks Permit if applicable and submit operator credentials. All stages may require Fire District inspection and approval, as determined by Eloy Fire District.

ADDITIONAL POLICIES

- Uncontained open fires (not including fire pits or cooking areas) are prohibited unless separately permitted with a Eloy Fire District-Pinal County Air Quality approved plan.
- All fireworks/pyrotechnics displays shall be coordinated and supervised by a qualified pyrotechnic technician.
- Maintain clear emergency egress routes and hydrant access at all times.



SECURITY & MEDICAL PLAN

All events adhere to Section 10 of the **Pinal County Special Event Application** requirements.

Security and medical readiness scale by tier to ensure proportional coverage while maintaining realistic, cost-effective compliance.

TIER-BASED REQUIREMENTS

TIER	SECURITY & MEDICAL REQUIREMENTS
TIER 1 STANDARD OPERATIONS	No formal security anticipated; staff oversee crowd behavior. Maintain first-aid kit and AED on-site.
TIER 2 MODERATE EVENTS	Minimum 1 licensed guards or off-duty Police Department deputies during peak demand; on-call EMT or local fire coordination. Additional personal will be provided in accordance with event industry and promoter recommendations. Provide shaded first-aid station with water supply.
TIER 3 LARGE SPECIAL EVENTS	A minimum of 1-2 licensed guards or off duty Police Department deputies as determined by City/Fire review; on-site EMT or medical technician stationed for event duration. Ambulance standby only if required by Fire District.

STANDARD PROCEDURES

- Establish emergency radio and phone tree for staff communications.
- Display evacuation routes and assembly points on site map.
- Include missing-person and lost-child protocols in staff training.
- Coordinate with Eloy Fire District and Eloy Police Department for incident response and reporting.



TRAFFIC, PARKING & TRANSPORTATION PLAN

Traffic management complies with **City of Eloy Public Works, Pinal County Public Works,** and **Eloy Police Department Traffic Division** standards.

Plans scale by tier to maintain safe ingress/egress and minimize community disruption.

TIER-BASED REQUIREMENTS

TIER	 TRANSPORTATION REQUIREMENTS
TIER 1 STANDARD OPERATIONS	Use existing on-site parking accessed via Clubhouse Dr.
TIER 2 MODERATE EVENTS	Provide overflow parking on stabilized surface; implement MUTCD-compliant signage with 1-2 attendants during peak traffic. Coordinate with City Engineer for review. Plan and parking locations approved by the City of Eloy Community Development Department or a special event permit
TIER 3 LARGE SPECIAL EVENTS	Submit full Traffic Control Plan (TCP) prepared by certified provider. Assign 2-5 attendants or security for peak traffic periods. With plan and parking locations approved by the City of Eloy Community Development Department or a special event permit

EMERGENCY ACCESS

- Maintain minimum 24-ft-wide emergency vehicle access lanes at all times.
- Coordinate with Eloy Police Department and Eloy Fire District for pre-event review and emergency routing.

SUMMARY

Sections 6–11 outline scalable, code-compliant measures for air quality, health, sanitation, fire safety, security, and transportation.

Each requirement increases proportionally with event size, ensuring The Hideout Ranch Entertainment Center remains a safe, well-managed, and community-responsible venue at every operational tier.

MAINTENANCE MANAGEMENT PLAN (ONGOING OPERATIONS)

PURPOSE


The Hideout Ranch Entertainment Center maintains its facilities in accordance with City of Eloy and Pinal County property-maintenance standards. This ensures the venue remains safe, attractive, and fully functional during daily use and throughout all event tiers.

SCOPE OF MAINTENANCE

Maintenance responsibilities include but are not limited to:

- Landscape and irrigation systems
- Pavement, parking lot striping, and lighting
- Building exterior finishes and signage
- Drainage systems and retention basins
- Waste and recycling services

TIER-BASED MAINTENANCE INTENSITY

TIER	 MAINTENANCE EXPECTATIONS
TIER 1 STANDARD OPERATIONS	Routine facility care and landscape upkeep per weekly schedule.
TIER 2 MODERATE EVENTS	Increase litter and restroom checks; confirm lighting, parking, and irrigation systems are operational before and after event.
TIER 3 LARGE SPECIAL EVENTS	Pre-event inspection of all infrastructure, post-event deep cleaning, and surface restoration within 72 hours.

MAINTENANCE SCHEDULE

Frequency	Tasks
Daily	Trash removal, restroom servicing, litter sweep
Weekly	Landscape trimming, lighting inspection
Monthly	Irrigation test, grease-trap cleaning
Quarterly	Asphalt sweeping, pest control
Annually	Repainting, signage audit, storm-drain cleaning

REPORTING & ACCOUNTABILITY

- The Maintenance Manager logs inspections and submits quarterly reports to ownership for review.
- Emergency contact lists for contractors and utility providers are posted onsite and shared with the Eloy Fire District.
- All records are maintained for a minimum of 12 months for inspection by City or County officials.



RISK MANAGEMENT & INSURANCE REQUIREMENTS

All operations comply with **Pinal County Risk Management** standards and meet or exceed minimum coverage thresholds. Proof of insurance must be provided to the City of Eloy prior to any Tier 2 or Tier 3 event.

MINIMUM COVERAGE REQUIREMENTS

TIER	PER OCCURRENCE	AGGREGATE	NOTES
Tier 1 STANDARD OPERATIONS	\$1 million	\$2 million	Routine restaurant operations
Tier 2 MODERATE EVENTS	\$1 million	\$2 million	Elevated activities or special gatherings
Tier 3 LARGE SPECIAL EVENTS	\$1 million	\$2 million	Large or multi-day special events

ADDITIONAL REQUIREMENTS

- Liquor-liability coverage matching the applicable tier limit if alcohol is served.
- Automobile liability – \$1 million combined single limit (including hired/non-owned vehicles).
- Workers' Compensation – statutory limits with Employer's Liability of \$1 million each accident, disease, and policy limit.
- **Additional Insured:** Pinal County, Eloy Fire District and the City of Eloy must be named additional insured with primary and non-contributory wording and a waiver of subrogation.
- Certificates and endorsements shall be submitted **no later than 15 business days before** the event.



EMERGENCY RESPONSE & CONTINGENCY PLA

The Emergency Response Plan establishes a clear chain of command and coordinated communication procedures for handling medical, weather, or safety incidents during any event.

COMMAND STRUCTURE

ROLE	PRIMARY ASSIGNMENT
Incident Commander	Event Manager
Safety Officer	Security Lead or designated staff supervisor
Medical Lead	EMT Coordinator or first-aid-trained staff
Agency Liaison	City of Eloy Fire District / Eloy Police Department

STANDARD PROCEDURES

- **Evacuation Routes:** Displayed at all primary access points, patios, and gathering areas.
- **Shelter-in-Place Plan:** Implemented during high winds, lightning, or other severe weather events.
- **Weather Monitoring:** Designated staff track NOAA and ADOT alerts during all outdoor activities.
- **Critical Incident Reporting:** Immediate notification to Eloy Police Department Dispatch, Eloy Fire District, and City Emergency Management as required.
- **Staff Briefing:** Pre-event orientation covers evacuation, medical response, and communication protocols.

POST-INCIDENT ACTIONS

- Document and log all incidents within 24 hours.
- Provide summary report to City of Eloy Community Development Department upon request.
- Conduct internal debrief to review response effectiveness and update procedures as needed.

EVENT TIMELINE

The following schedule outlines the key phases of preparation, execution, and closure for Tier 3 events at The Hideout Ranch Entertainment Center. This framework is designed to ensure coordinated communication with City of Eloy departments, Pinal County agencies, and emergency responders prior to, during, and after each event.

PHASE	TIME FRAME	PRIMARY TASKS & DELIVERABLES
Pre-Event Planning	30 – 120 Days Prior	<ul style="list-style-type: none"> • Submit required applications, insurance certificates, and operational plans (Traffic Control Plan, Air Quality Checklist, Security and Maintenance Plan). • Coordinate with City of Eloy Special Event Coordinator and, if applicable, Pinal County Community Development. • Confirm vendor permits, restroom and waste-management contracts, and security provider agreements. • Hold internal planning meeting with management and department leads to finalize schedule, site layout, and tier classification.
Setup / Site Preparation	1 – 3 Days Prior	<ul style="list-style-type: none"> • Deliver and install temporary facilities including portable restrooms, barricades, and directional signage. • Stripe or delineate parking and emergency-access lanes per approved TCP. • Inspect lighting, fire extinguishers, and first-aid
Setup / Site Preparation	1 – 3 Days Prior	<ul style="list-style-type: none"> • Deliver and install temporary facilities including portable restrooms, barricades, and directional signage. • Stripe or delineate parking and emergency-access lanes per approved TCP. • Inspect lighting, fire extinguishers, and first-aid stations • Conduct site safety walk-through with Eloy Fire District, Eloy Police Department or authorized representative, if required.
Active Event Operations	Event Day(s)	<ul style="list-style-type: none"> • Conduct pre-event staff and vendor safety briefing covering emergency procedures, communications, and ADA routes. • Verify attendance tier and confirm security and medical readiness. • Maintain open communication with City of Eloy, Eloy Police Department, and Fire District for real-time updates. • Monitor waste, dust control, parking flow, and sound levels to ensure continuous compliance.
Teardown / Post-Event Restoration	Within 24 – 72 Hours Post-Event	<ul style="list-style-type: none"> • Remove temporary structures, signage, and portable facilities. • Complete full site cleanup and waste disposal. • Inspect property for damage or maintenance needs and document corrective actions. • Provide confirmation of cleanup and restoration to City of Eloy staff if requested.

This structured timeline provides a consistent process for planning, executing, and closing events in a safe and compliant manner.

It aligns with the Conditions of Approval in CUP No. CUP2025-008 and supports coordination among all reviewing agencies, ensuring that each event at The Hideout Ranch is conducted efficiently, responsibly, and with minimal community impact.

COMPLIANCE SUMMARY BY TIER

The following matrix summarizes the minimum compliance requirements and coordination measures applicable to The Hideout Ranch Entertainment Center under each operational tier.

This framework ensures that operations scale appropriately with attendance while maintaining compliance with all applicable City of Eloy and Pinal County regulations.

Department / Requirement	Tier 1 – Standard Operations(0–450 visitors)	Tier 2 – Moderate Events(451–750 visitors)	Tier 3 – Large Special Events (751+ visitors or multi-day)
City of Eloy Notification	Not required under normal operations	Not required under normal operations	Formal Eloy Event Application and City coordination meeting, and approval required.
Air Quality Compliance	Routine maintenance only; no reporting required	Completion of Pinal County Air Quality Checklist; pre-watering of unpaved areas	Full dust control plan implementation and active water-truck management
Food Vendor Permitting	Permanent restaurant operations with limited food vendors allowed.	Permanent restaurant operations with limited food vendors allowed.	Full food vendor compliance and pre-event inspection coordination
Dust Control	As-needed surface watering	Pre-wet overflow parking and access drives	Continuous watering during active event operations
Security Personnel	Managed by on-site staff only, unless security personal is required by a special event permit	Minimum 1 licensed guards or off-duty Police Department deputies	Minimum 1-2 licensed security personnel or off duty Police Department deputies as required by event size
Medical / First Aid	Standard first-aid kit and AED maintained onsite	On-call EMT or nearby Eloy Fire District coordination	On-call EMT coverage and designated first-aid station (no ambulance required unless mandated by Fire District)
Traffic Control Plan	Standard parking and ingress/egress	Standard parking and ingress/egress with stabilized overflow parking with required City approved plans. See page 19	Formal Traffic Control Plan (TCP) prepared per MUTCD standards; ADOT permit if applicable. See page 19
ADA Compliance	Full compliance for permanent facilities	Maintain ADA routes and accessible portable restrooms	Comprehensive ADA compliance for all event infrastructure and access areas
Portable Restrooms/Wash Stations	Permanent facilities meet demand	Add supplemental portable and ADA units as required	Full deployment of portable and ADA-compliant restroom facilities per event size
Insurance Coverage	\$1M per occurrence / \$2M aggregate	\$1M per occurrence / \$2M aggregate	\$1M per occurrence / \$2M aggregate; liquor liability if applicable
Post-Event Cleanup	Daily facility maintenance	Complete site cleanup and waste removal within 24 hours	Full cleanup, inspection, and reporting within 48–72 hours post-event

ATTACHMENTS & APPENDICES



A. Site Plan (Map, Ingress/Egress, Parking)



B. Traffic Control Plan (TCP diagram)



C. Dust-Control Plan / Air Quality Checklist



D. Food Vendor List & Health Permits



E. Security and Medical Contracts



F. Insurance Certificates & Indemnification



G. Maintenance Schedule Checklist



H. Emergency Response Map & Contact Sheet



A. Exhibit A-Site Plan (Ingress / Egress/Parking Layout)

This exhibit shows the overall layout of the Hideout Ranch property and how it functions at different operational tiers (Tier 1-3). It provides the City of Eloy and Pinal County reviewers a clear snapshot of:

Purpose

- How vehicles and pedestrians move on-site,
- Where guests park,
- Emergency and service access routes, and
- General site organization for event management.

Map Legend



- Property Boundary
- Pedestrian Path
- Emergency Access "KEEP CLEAR FIRE LANE"

Site Symbols

- Car
- House
- Building
- Envelope
- Swan
- Bed
- Church
- Truck
- Bus
- Store
- Bell

- Tier 1 - Daily Operations
- Tier 2 - Moderate Event
- Tier 3 - Special Event





B. Traffic Control Plan (TCP diagram)

To show how vehicles, pedestrians, and emergency responders will safely enter, circulate, and exit the site during events of varying scale. The TCP demonstrates compliance with:

Purpose

- Manual on Uniform Traffic Control Devices (MUTCD) standards.
- City of Eloy Public Works access and signage requirements.
- Pinal County Large Special Event permit criteria.

Map Legend



- Property Boundary
- - - Vehicle Circulation
- - - Emergency Access "KEEP CLEAR FIRE LANE"
- - - Pedestrian Overflow Path
- 🚻 Portable Restroom & Wash Station Location
- 🚩 Flag Attendants Locations
- 🟢 Tier 1 - Daily Operations
- 🟡 Tier 2 - Moderate Event
- 🔴 Tier 3 - Special Event





C. Dust-Control Plan / Air Quality Checklist

To visually demonstrate compliance with the Pinal County Air Quality Division Special Event Checklist, showing where and how The Hideout Ranch implements dust-suppression and stabilization measures during event operations.

Purpose

It allows the County and City reviewers to verify that you can prevent fugitive dust from traffic, parking, and temporary use areas at every tier.

Map Legend



- Property Boundary
- Pedestrian Path
- Dust Control Route
- Stabilized Surface Area
- Unpaved Area Requiring Watering



Notes

- 01 Watering Frequency - "Pre-event watering within 2 hours of opening and as needed during visible dust conditions."
- 02 Dust suppression will be used during high traffic. This suppression system may include water trucks, sprinkler system, portable water spray or any other water dispersion mechanisms
- 03 Stabilization Products - May be used in the overflow parking areas
- 04 Monitoring Log Requirement - "Operator to complete visible-dust observation log every 2 hours during Tier 3 event"
- 05 Contact Info - "Air Quality Compliance Manager: TBD (XXX-XXX-XXXX)."



E. Security and Medical Contracts

Purpose

To demonstrate how The Hideout Ranch Entertainment Center provides adequate on-site safety, crowd control, and medical readiness in coordination with the City of Eloy Police, Eloy Police Department, and the Eloy Fire District.

This plan allows reviewers to see that emergency services can quickly access the property and that staff know their designated zones and responsibilities.

Map Legend



- Property Boundary
- Crowd Control Barriers-Tier 2 & 3
- Emergency Access "KEEP CLEAR FIRE LANE"
- Evacuation Paths
- Restricted Access - Staff Only
- Event Command Post First-Aid/EMT Station
- Security Officer Posts**
- Tier 1** - Daily Operations
- Tier 2** - Moderate Event
- Tier 3** - Special Event

Clubhouse Drive (Main Entry/Exit)



Main Event Lawn
Tier 3 Public
Assembly Area

Main Event Lawn
Tier 3 Public
Assembly Area

Tier 3
(Optional)
Stage Security Post

Emergency Access
"KEEP CLEAR FIRE LANE"

W Battaglia Drive
(Secondary Emergency Access)

Notes

- 01 Radio Channel / Comm Plan: "All event radios on Channel 1 - Emergency; backup via cell."
- 02 911 Address Reference: "1505 N Toltec Rd - Hideout Ranch Clubhouse."
- 03 Incident Command Lead: "TBD - Event Manager / Incident Commander."
- 04 Agency Contacts: Eloy FD (520-466-3544), PCSO Dispatch (520-866-5111), City of Eloy Community Development (520-466-2578).
- 05 Evacuation Policy: "Evacuate guests via primary walkways toward front parking area/ Assembly Point A."



F. Insurance Certificates & Indemnification

Purpose

To document insurance coverage that satisfies Pinal County Risk Management and City of Eloy requirements for all operational tiers at The Hideout Ranch Entertainment Center. This exhibit provides proof that the facility, its vendors, and event contractors maintain appropriate liability protection prior to each event. Additional insurance may be required from time to time by the City of Eloy.

Insurance Coverage Summary

Tier Level	Coverage Per Occurrence	Aggregate Limit	Required Policies	Notes/Applicability
Tier 1 - Standard Operations	\$1 million	\$2 million	Commercial General Liability (CGL)/Property	Routine restaurant & daily use coverage
Tier 2 - Moderate Events	\$1 million	\$2 million	CGL + Liquor Liability (if serving alcohol)	Covers moderate events, concerts, and private rentals
Tier 3 - Large Special Events	\$1 million	\$2 million	CGL + Liquor Liability (if applicable) + Umbrella/ Excess Policy	Applies to large or multi-day events (>750 guests)

Additional Required Policies

- Automobile Liability: \$1 million combined single limit (includes hired and non-owned autos).
- Workers' Compensation: Statutory coverage with Employer's Liability of \$1 million each accident, disease, and policy limit.
- Liquor Liability: Required for any event serving alcohol; limit must match event tier.

Additional Insured & Endorsements

- Eloy Fire District, City of Eloy, and their officers, employees, and volunteers must be named as Additional Insured.
- Policies must include primary and non-contributory wording and a waiver of subrogation.
- Certificates of Insurance and endorsements must be submitted no later than 15 business days before the event.

Insurance Documentation Tracking Table

Policy Holder / Vendor	Policy Type	Insurance Carrier	Policy Number	Effective Dates	Coverage Limits	Additional Insured (Yes/No)
Petersen Eloy 501, LLC	CGL + Umbrella	Travelers Insurance	GL-2025-001	1/1/25 - 12/31/25	\$1M / \$2M	Yes
Vendor Name / Company	Temp Food Vendor Liability	[Carrier]	[#]	[Dates]	\$1M / \$2M	Yes
Contractor Name (Entertainment, Stage Rental, etc.)	General Liability	[Carrier]	[#]	[Dates]	\$1M / \$2M	Yes

Attachments Required

Each policyholder or vendor listed above must supply:

1. Certificate of Insurance (COI) naming City of Eloy and Pinal County as Additional Insured.
2. Endorsement page with primary/non-contributory and waiver of subrogation language.
3. Proof of Workers' Comp coverage (if applicable).
4. Liquor Liability endorsement (if alcohol served).



G. Maintenance Schedule Checklist

Purpose

To document recurring inspection, maintenance, and repair activities for The Hideout Ranch Entertainment Center.

This checklist ensures that facilities, landscaping, and infrastructure remain in safe, attractive, and code-compliant condition year-round, consistent with City of Eloy and Pinal County standards.

Maintenance Inspection Log

Date	Inspector / Staff Initials	Category/Area Inspected	Condition (✓ = Good) (X = Needs Action)	Deficiencies or Corrective Actions Required	Action Taken / Completion Date	Follow-Up Required (Y/N)
		Landscaping / Irrigation				
		Pavement / Parking Lot Striping & Lighting				
		Building Exterior / Signage				
		Restrooms / Janitorial Areas				
		Drainage / Retention Basins				
		Waste & Recycling Stations				
		Fire Extinguishers / Safety Equipment				
		Lighting & Electrical Systems				
		Pest Control / Wildlife Monitoring				
		Other (Describe)				

Recommended Maintenance Intervals

Frequency	Standard Tasks / Focus Areas
Daily	Trash removal, restroom servicing, litter sweep, verify fire lanes clear.
Weekly	Landscape trimming, irrigation check, lighting inspection, signage visibility review.
Monthly	Irrigation and drainage testing, pest inspection, minor touch-ups.
Quarterly	Asphalt sweeping, HVAC filter change, roof inspection.
Annually	Deep clean signage, full storm-drain cleaning, facility safety audit.

Reporting and Recordkeeping

- The Maintenance Manager logs each inspection and submits quarterly summaries to ownership.
- Emergency repairs are documented within 24 hours of discovery.
- Completed logs are retained for at least 12 months and made available upon request by the City of Eloy or Pinal County.
- Copies of vendor service reports (landscape, HVAC, pest, waste, etc.) should be attached to this exhibit as supporting documentation.



H. Emergency Response Map & Contact Sheet

Purpose

To show designated evacuation routes, assembly areas, and emergency access points for The Hideout Ranch Entertainment Center and to provide an up-to-date emergency contact directory for staff and responding agencies.

This exhibit ensures rapid communication and organized response during fire, medical, or weather-related incidents.

Emergency Response Map (Visual Component)

Your map should use the same base plan from Exhibits A and E with the following labeled layers:

Map Element	Description / Label to Include
Evacuation Routes (Green Arrows)	Primary pedestrian paths leading guests from event areas to parking lot exits and open-air assembly points.
Assembly Points (Green Circles)	Mark at least two safe zones: A - Main Parking Lot (Primary)
Emergency Vehicle Access (Red Lines)	24 ft-wide fire lanes kept clear at all times; label "KEEP CLEAR - FIRE LANE."
First-Aid / Medical Stations (Blue Cross Symbols)	One near restaurant/patio area + one mobile location near event lawn (Tier 2-3).
Command/Operations Post (Black Square)	Identify "Event Command Post - TBD (Event Manager)."
Utilities / Hazards (Yellow Triangle)	Label generator, fuel, or electrical panels "RESTRICTED ACCESS - STAFF ONLY."
Weather Shelter Zones (Blue Hatch)	Note interior rooms or covered structures used for shelter- in-place.
Directional Legend & North Arrow	Include scale bar (1" = 100')

Map Notes Box (to include on sheet)

- "Evacuate guests calmly via marked green routes to Assembly Point A or B."
- "Staff maintain radio contact on Channel 1 - Emergency."
- "Address for 911 dispatch: 1505 N Toltec Rd, Eloy AZ 85131."
- "Event Manager acts as Incident Commander until relieved by Eloy Fire District or PCSO."

Emergency Contact Directory

Department/ Role	Contact Name / Agency	Phone Number	Email / Dispatch	Notes
Incident Commander / Facility Manager	Todd Gillespie - Hideout Ranch	XXX-XXX-XXXX	todd@hideout.com	Primary on-site lead
Deputy Manager / Safety Officer	[Insert Name]	XXX-XXX-XXXX	[Email]	Back-up contact
Eloy Fire District	Station 1 Eloy FD	520-466-3544	n/a	Fire/medical response
Eloy Police Department	Dispatch / Patrol Division	520-866-5111	n/a	Law enforcement support
City of Eloy Community Development	Community Development Director	520-466-2578	n/a	Event coordination
Public Works/Traffic Division	City of Eloy Public Works	520-466-3082	n/a	Traffic / barricade coordination
Air Quality Division	Pinal County Air Quality	520-866-6929	airquality@pinal.gov	Dust control reporting
Environmental Health (Food Permits)	Pinal County EHS- Crystal Zane	520-866-6864	ehs@pinal.gov	Food safety compliance
Nearest Medical Facility	Banner Casa Grande Medical Center	520-381-6300	bannerhealth.com	Emergency hospital
Utility Providers	APS (Electric) / City of Eloy	See service bills	-----	Utility outages/ coordination
Insurance Carrier/ Risk Contact	Petersen Properties Insurance Rep	XXX-XXX-XXXX	[Email]	Claims contact

Procedural Reminders

- Emergency radio and phone tree tested quarterly.
- All staff receive annual training on evacuation and first-aid procedures.
- The Event Manager verifies accuracy of contact sheet before each Tier 2 or Tier 3 event.
- A laminated copy of this page and the corresponding map shall be posted at:

SIGNATURE & CERTIFICATION

I hereby certify that the information contained in this **Operations and Management Plan** for The Hideout Ranch Entertainment Center is true, accurate, and complete to the best of my knowledge and belief.

I further acknowledge that this plan is submitted in accordance with the requirements of the **City of Eloy, Pinal County**, and all applicable **state and local regulations** governing special events, public health, air quality, life safety, and risk management.

The undersigned agrees to operate the property in full compliance with all adopted codes, ordinances, and permit conditions, including those pertaining to environmental quality, noise, sanitation, traffic control, emergency coordination, and insurance coverage.

It is understood that this Operations and Management Plan serves as the guiding document referenced within the approved **Conditional Use Permit (CUP2025-008)** and **PAD Development Plan (Case No. RZPAD2005-63.A1)** for The Hideout Ranch Entertainment Center, and that the applicant shall promptly implement any revisions required by the City of Eloy or Pinal County to maintain continued compliance.

Authorized Representative: _____

Title: _____

Organization: Petersen Eloy 501, LLC

Signature: _____ Date: _____



PETERSEN
PROPERTIES & MANAGEMENT INC.
— est. 1991 —

THANK
YOU

Contact Us



xxx.xxx.xxxx



TBD@hideout.com



www.hideoutentertainmentcenter.com

2025

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

I. Plan for Notification

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

1. Mail Notifications:

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

2. Public Posting:

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

3. Public Meeting:

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

4. City Coordination:

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

II. List of Persons to Be Notified

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

III. Map Identifying the Notified Properties

A GIS or parcel map will be generated showing:

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

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

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



Date: 8/26/25

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

Behalf of: Petersen Eloy 501, LLC

Dear Property Owner,

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

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

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

Meeting Date: Tuesday September 9th, 2025

Time: 8 am - 9 am

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

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

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

Tanner Petersen
tanner@ppmland.com
602.568.4295

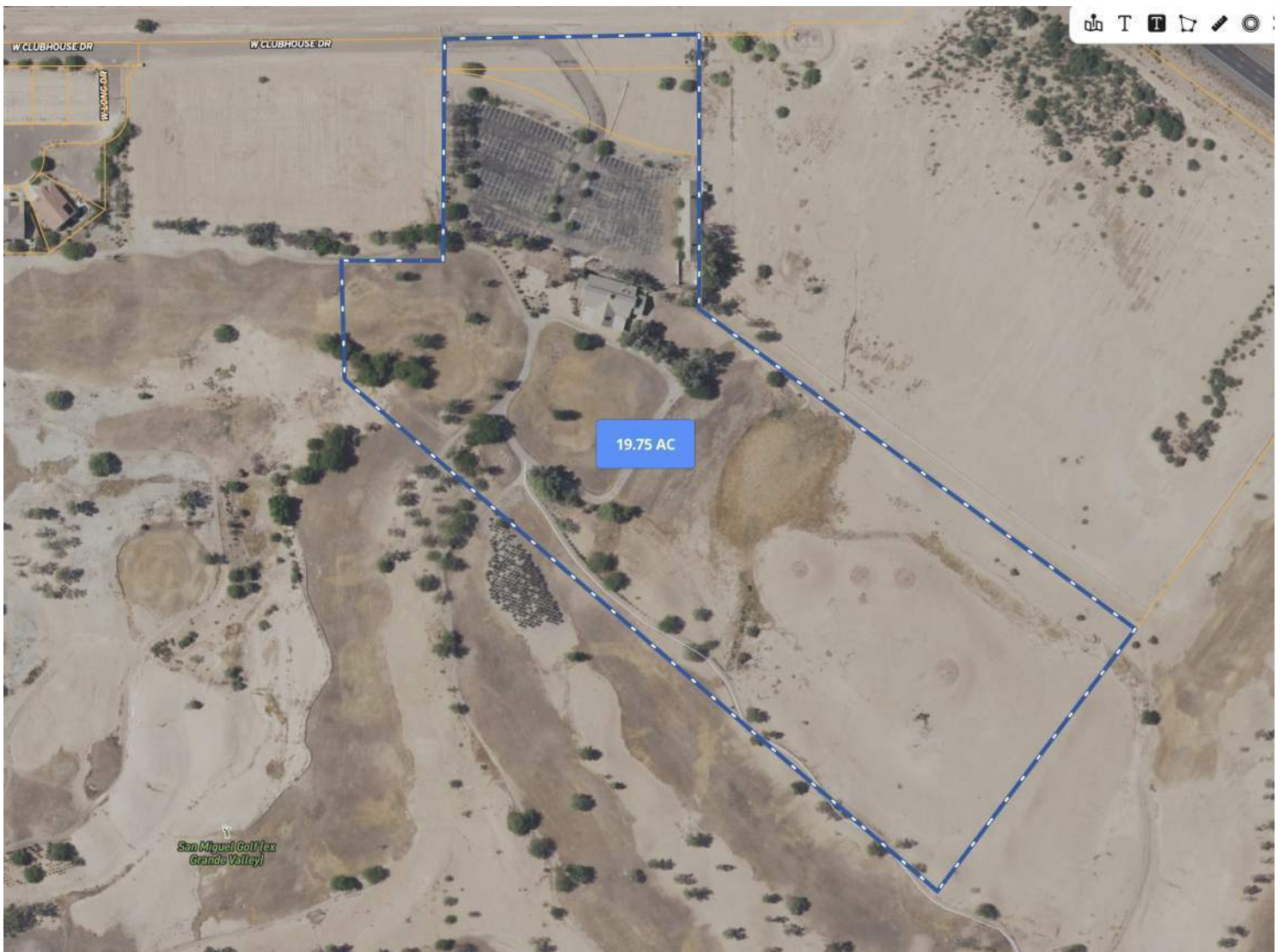
Sincerely,

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

Tanner Petersen
Manager, Petersen Properties & Management Inc.



Current abandoned Clubhouse condition



19.75 Acre Location

