



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, March 11, 2026

6:30 PM

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

AGENDA

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Public Appearances

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

V. Motion to approve the February 18, 2026 meeting minutes of the Planning and Zoning Commission

A. February 18, 2026, Planning and Zoning Commission Meeting Minutes.

VI. Consent Agenda

A. All items listed on the consent agenda may be enacted by one motion and one roll call vote of the Planning and Zoning Commission. Unless a commission member or member of the public so requests, a separate discussion be held on any item; the item will be removed from the consent agenda and considered in its normal sequence on the agenda. The commission shall conduct a Public Hearing and possibly take action on the following:

1. Case No. CUP2025-011 Park 8-10 Freeberg Outdoor Storage. A request for a Conditional Use Permit to allow outdoor storage on the property zoned Light Industrial (I-1) located at 5610 North Sunland Gin Road.

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

- A. General Plan Update - Status Update and Public Review Period

Dan Symer, AICP

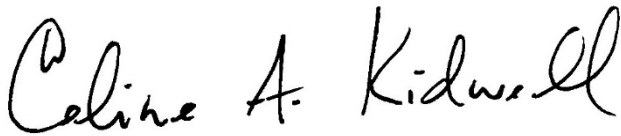
VIII. Informational Item:

- 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.elayaz.gov

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

A handwritten signature in black ink that reads "Celine A. Kidwell". The signature is fluid and cursive, with the first name "Celine" and last name "Kidwell" clearly legible, and "A." as a middle initial.

Celine A. Kidwell, CMC, FCRM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.



PLANNING & ZONING COMMISSION
MEETING
WEDNESDAY FEBRUARY 18, 2026
6:00 PM
ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131
MINUTES

I. Call to Order

Chairman Paulson called the meeting to order at 6:00 p.m.

II. Roll Call

Commission Members Present:

- Chairman Paulson
- Commissioner Wittman
- Commissioner Crawford
- Commissioner Gunn
- Alternate Commissioner Lopez
- Ex-Officio Mayor Sutton

Commission Members Absent:

- Vice-Chairman Tolson (Excused)
- Commissioner Frassetto (Excused)
- Commissioner Nallanthighal (Excused)

Staff Present:

- Dan Symer, Community Development Director

- Michelle Hall, Management Analyst

III. Pledge of Allegiance

Chairman Paulson led the Pledge of Allegiance.

IV. Public Appearances

There were no public appearances.

V. Approval of Minutes

A. January 21, 2026 – Planning and Zoning Commission Meeting Minutes

Commissioner Crawford moved to approve the January 21, 2026 meeting minutes as written. Commissioner Gunn seconded the motion.

Vote: 4-0, motion carried.

VI. Consent Agenda

All items listed under the Consent Agenda may be enacted by one motion and one roll call vote. If a Commission member or member of the public requests separate discussion, the item will be removed and considered in its normal sequence.

A. Case No. PP2024-002 – Daybreak Industrial

Request by Ryan Mortillaro of Colliers Engineering & Design, Inc., on behalf of Far Marel, LLC; Viel Gluck, LLC; Ben Fatto, LLC; Eloy 660, LLC; and Daybreak 1320, LLC, for approval of an 8-lot subdivision totaling approximately 118.63 acres, zoned General Industrial (I-2).

Director Symer noted that staff recommendations and stipulations were included for this project and advised the Commission to incorporate them into the motion.

Chairman Paulson requested a motion.

Commissioner Crawford moved to approve the Consent Agenda, including staff-recommended stipulations.

Commissioner Gunn seconded the motion.

Vote: 5-0, motion carried.

VII. New Business

A. Case Nos. GPA2025-001 and RZPAD2025-002 – TES Eloy

Conduct a public hearing and make a recommendation to the Eloy City Council regarding a request by Julie Vermillion of Coe & Van Loo Consultants, on behalf of I-10 Eloy Eleven Mile Corner and Battaglia Dr 453, LLC, for:

- A. A Major General Plan Amendment from Medium Density Residential and General Industrial to Mixed-Use; and
- B. A Rezone from Single-Family Residential (R1-12) to Mixed Use (MU) and Multiple-Family Residential (R-3) with a Planned Area Development (PAD) Overlay

The site consists of approximately 338 acres located at the northeast corner of West Battaglia Road and West Frontier Street.

Chairman Paulson opened the public hearing.

Julie Vermillion, 4550 N. 12th Street, Phoenix, Arizona, presented the project on behalf of TES Farms. She provided updated information and highlighted key components of the development. She then invited questions from the Commission.

Ex-Officio Mayor Sutton thanked Ms. Vermillion for the project and stated he appreciated the inclusion of bike and walking trails.

Chairman Paulson closed the public hearing and requested a motion.

Commissioner Crawford moved to recommend approval of Case Nos. GPA2025-001 and RZPAD2025-002 to the City Council.

Commissioner Wittman seconded the motion.

Vote: 5-0, motion carried.

B. Case Nos. GPA2025-005 and RZPAD2025-004 – Houser Crossing

Conduct a public hearing and make a recommendation to the Eloy City Council regarding a request by Dawn Marie Fortuna, AICP, of Bowman, on behalf of the City of Eloy, for:

- A. A Minor General Plan Amendment from Light Industrial to Community Commercial and High Density Residential; and
- B. A Rezone from Light Industrial (I-1) and Light Industrial (I-1) with Aviation Overlay to General Commercial (C-2), Multiple-Family Residential (R-3) with PAD Overlay, and Multiple-Family Residential (R-3) with PAD and Aviation Overlay (AO)

The site consists of approximately 79 acres.

Staff clarified that the location listed on the agenda was incorrect. The correct location is West Houser Road, north of 11 Mile Corner Road.

Chairman Paulson opened the public hearing.

Dawn Marie Fortuna presented the project on behalf of the City of Eloy. She stated the property is City-owned and originated from a 2024 RFP process. She outlined the requested amendments and provided an overview of the development concept.

Chairman Paulson asked whether the City would retain ownership of the land. Ms. Fortuna responded that the City would not retain ownership.

Ex-Officio Mayor Sutton stated he recently discussed improvements to Houser Road at the state level and is seeking \$8.2 million for improvements to the final two miles from La Palma Road to State Route 87. He noted the roadway would provide a direct connection to the highway and described the project as a strong opportunity.

Public Comment:

- **Sandra Martin**, 4124 W. Painted Horse Drive, asked whether the project would include low-income housing.
 - Ms. Fortuna stated that specific housing details are not yet available.
- **Donna Kieler**, 1066 N. Fairway Drive, Eloy, asked whether a new fire station would be required.
 - Director Symer stated that current response zones do not warrant a new fire station at this time; however, additional services may be needed in the future depending on growth and response times.

Director Symer informed the Commission of additional staff clarifications and stipulations added to Items 17 and 19 prior to approval.

Chairman Paulson closed the public hearing and requested a motion.

Commissioner Crawford moved to recommend approval of Case Nos. GPA2025-005 and RZPAD2025-004, including staff clarifications and stipulations. Commissioner Wittman seconded the motion.

Vote: 5-0, motion carried.

VIII. Informational Items

A. Staff and Commissioner Updates

Director Symer provided updates on the Airpark Master Plan and upcoming community meetings.

Ex-Officio Mayor Sutton reported that Ordinance 26-9967 (Sky Dive AZ) was approved by City Council. He also announced that the HMO Hotel on Sunland Gin Road will hold a ribbon-cutting ceremony on February 19, 2026.

B. Upcoming Meeting

March 11, 2026 – Planning and Zoning Commission Meeting

IX. Adjournment

Chairman Paulson adjourned the meeting at 6:42 p.m.

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.A.**

Date: **3/11/2026**

Date submitted:
03/06/2026

Action: Other

Date requested:
3/11/2026

Subject: All items listed on the consent agenda may be enacted by one motion and one roll call vote of the Planning and Zoning Commission. Unless a commission member or member of the public so requests, a separate discussion be held on any item; the item will be removed from the consent agenda and considered in its normal sequence on the agenda. The commission shall conduct a Public Hearing and possibly take action on the following:

TO: Planning and Zoning Commission

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.A.**

Date: **3/11/2026**

Date submitted:
03/06/2026

Action: Formal

Subject: 1. Case No. CUP2025-011
Park 8-10 Freeberg Outdoor Storage.
A request for a Conditional Use Permit
to allow outdoor storage on the
property zoned Light Industrial (I-1)
located at 5610 North Sunland Gin
Road.

Date requested:
3/11/2026

TO: Planning and Zoning Commission

FROM: Dan Symer

RECOMMENDATION:

The staff recommends that the Planning and Zoning Commission find that the Conditional Use Permit Criteria have been met and recommend to the City Council that Case No. CUP2025-011 Park 8-10 Freeberg Outdoor Storage be approved in accordance with the attached Conditions of Approval.

DISCUSSION:

Request:

The applicant, DLR Group, c/o Time Thielke, as the applicant, has applied for a Conditional Use Permit (CUP) to allow outdoor storage on an approximately 14 acres site located at 5610 North Sunland Gin Road, zoned Light Industrial (I-1).

Context:

The property is primary surrounded by vacant land to the north, east and west, and mobile home residential and a vacant hotel to the south. The General Plan uses map designations of the site, and the adjacent properties to the west and north is designated Light Industrial, the east is designated General Industrial, and the south is designated Mixed-Use. The surrounding properties are zoned Light Industrial (I-1) to the west, General Industrial (I-2) to the east, General Commercial (C-2) to the south, and Single-family Residential (R1-54) to the north.

Conditional Use Permit Criteria:

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly allowed after the Planning and Zoning

Commission has made a recommendation and City Council has found as follows (Staff's analysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

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

- ***The proposed outdoor storage 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.***

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

- ***The City's General Plan designates the property as Light Industrial, which is characterized as the least intense industrial employment uses. This generally includes offices, research and development, wholesale and storage warehouses, utility centers, the repairing and packaging of goods, and ancillary eating and retail establishments. The proposed outdoor storage is permissible in the Light Industrial (I-1) district, provided it receives approval through a Conditional Use Permit (CUP). Granting this Conditional Use Permit for outdoor storage will help advance the goals of the General Plan by supporting the operation of the business that contributes to offering a diverse range of employment opportunities and supportive land uses, thereby fostering a sustainable community (General Plan Goal 3.1.1.1). Furthermore, the proposed CUP supports "commercial, employment, and industrial development in the designated Growth Area nodes" (Goal 3.3.1.2).***

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

- ***The proposed Conditional Use Permit application for outdoor storage is required to comply with all 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 proposed use is consistent with the Light Industrial land use, it provides areas for fabrication, manufacturing, processing and storage uses that are appropriately screened and landscaped. The proposed Conditional Use for outdoor storage is consistent with the planned neighborhood character of the area.***

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

- ***Water, sewer lines, and a fire hydrant are present along North Sunland Gin Road. The with the development of the property, the use and property's road access and drainage would meets Eloy standards. Access to the site will be from North Sunland Gin Road.***

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

- ***With the development of the property, the property owner will be constructing all necessary street improvement to accommodate the development.***

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

- ***The proposed outdoor storage is not anticipated to generate offensive vibration, noise, order, dust, smoke, or gas.***

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

- ***The proposed outdoor storage will be conducted within the secured area of the property (south side of the proposed building), and it is not anticipated to be injurious to the use and enjoyment of the property in the immediate vicinity, nor is it anticipated to 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 outdoor storage use will be conducted on the south side of the proposed building, and the outdoor storage area will occur within a view-obscuring wall. The surrounding uses are not anticipated to negatively impact or impede the orderly development of surrounding properties or uses permitted within the Light Industrial (I-1), General Industrial (I-2), General Commercial (C-2), and Single-family Residential (R1-54) zoning districts.***

FISCAL IMPACT:

There is no anticipated fiscal impact of the proposed changes.



Conditional Use Permit Exhibit - Case No: CUP2025-011
Park 8 - 10 Freeberg Outdoor Storage

0 500 1,000
Feet



Legend

-
-  Subject
-  Property lines



DLR Group Inc.
an Arizona corporation

6225 North 24th Street, Suite 250
Phoenix, AZ 85016

Thursday September 25, 2025

Dan Symer, AICP
Community Development Director
dsymer@eloyaz.gov
520-466-2578

Re: Project Name: Park 8 Ten – Freeberg Build to Suit
DLR Group Project No.: {30-25142-00}

Conditional Use Permit Narrative – Park 8 Ten Industrial - Freeberg Build-to-Suit

Dear Dan Symer,

1. Current Zoning District:

The project site is zoned **I-1 (Light Industrial)**. The proposed use is consistent with the intent and allowable uses of this zoning classification, subject to approval of the Conditional Use Permit.

2. Description of Proposed Use:

The Park 8 Ten – Freeberg Build to Suit Project is designed as a specialized industrial facility supporting the storage, assembly, and distribution of diesel generator equipment (“gensets”) and stacked base tanks. The project includes dedicated southern and northern yard areas to accommodate these operations.

- **Southern Yard & Northern Yard (Enclosed):** Used for the temporary storage of gensets and base tanks prior to shipment.
- **Mobile Gantry Cranes:** Two mobile gantry cranes, one located in each yard, are essential for lifting, loading, and unloading large engines and fully assembled gensets. These cranes are a necessary part of Freeberg’s operations, as gensets and base tanks cannot be safely moved or loaded using forklifts alone. The cranes allow for efficient and controlled handling of large, heavy equipment, ensuring workplace safety and minimizing potential risk of damage.
- **Hyster H620 Forklifts:** Heavy-duty forklifts will be used in the yards to assist in maneuvering gensets and base tanks within the storage areas and staging them for loading.

ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN

- **Distribution:** Once prepared, gensets and base tanks are loaded onto low flatbed trucks for delivery to Freeberg's customers.

This facility will allow Freeberg to efficiently serve its client base while maintaining the highest standards of safety, organization, and operational performance.

3. Section 21-6-7.4 Required Findings Responses:

- 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.**

a. *Response: The proposed use is an industrial storage and logistics operation located within an appropriately zoned area. The operations are confined within designated yards on-site, with access limited to trained employees. All equipment handling will follow industry-standard safety practices. No residential uses are located in the immediate vicinity, minimizing potential conflicts with surrounding uses. The project will therefore not be detrimental to public health, safety, or general welfare.*

- 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.**

a. *Response: The project is consistent with the Eloy General Plan's goals of promoting employment-generating industrial development, diversifying the local economy, and encouraging orderly growth within designated industrial corridors. The facility supports regional job creation and aligns with the City's vision for strategic industrial expansion near key transportation routes. The project complies with applicable land use, circulation, and economic development policies of the General Plan.*

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

a. *Response: The project will comply with all applicable City zoning requirements, building codes, fire codes, and environmental regulations. Equipment operation and storage will follow state and federal safety standards, ensuring full regulatory compliance.*

- D. The proposed conditional use shall conform to the neighborhood's character within the same zoning district in which it is located.**

a. *Response: The facility is located within an established and emerging industrial area. The use is consistent with the character of the zoning district and surrounding properties, which include industrial and logistics activities. Building heights, yard functions, and screening/landscaping will be designed to integrate with the character of the neighborhood and maintain an orderly appearance.*

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

a. *Response: All necessary utilities and infrastructure will be extended to the site as part of the development. The project will provide adequate drainage per City engineering requirements*

and comply with all fire protection standards, including access for emergency vehicles and hydrant placement. Access roads have been designed to accommodate large truck traffic safely and efficiently.

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

- a. *Response: The site design includes dedicated truck ingress and egress points to minimize traffic conflicts with passenger vehicles. Internal circulation has been designed for safe truck maneuvering, and all driveways meet City standards. The project will not generate excessive traffic beyond typical industrial uses, and its access points are located to reduce potential congestion on public roads.*

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

- a. *Response: Operations involve the storage, handling, and loading of equipment only. No manufacturing, production, or assembly processes creating dust, odor, smoke, or emissions are proposed. Noise will be limited to the operation of forklifts, trucks, and cranes, which is typical and appropriate for an industrial yard setting. All activities will comply with applicable City noise standards.*

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.

- a. *Response: The project complements existing industrial uses in the area and will not interfere with the enjoyment or value of nearby properties. The proposed facility supports orderly industrial development and contributes positively to the area's economic vitality, thereby enhancing surrounding property values.*

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

- a. *Response: The proposed use is consistent with surrounding industrial development and will not impede future industrial growth in the area. Instead, it will support the City's goals of attracting high-quality employers and strengthening the industrial corridor.*

4. Steps to Minimize Potential Impacts:

The project incorporates the following measures to minimize potential impacts to adjacent property owners and the community:

- **Screening and Landscaping:** The yard areas will be enclosed and landscaped consistent with City requirements, ensuring visual screening of stored equipment.
- **Noise Control:** Activities will be limited to normal business hours, and equipment will be operated within manufacturer guidelines to minimize noise.
- **Traffic Management:** Truck access will be separated from employee and visitor traffic, reducing potential conflicts.

- **Dust Control:** Paved surfaces and best practices will be implemented to eliminate dust generation.
- **Safety Measures:** Cranes and forklifts will only be operated by certified personnel under strict safety protocols.

Sincerely,
DLR Group



Tim Thielke, AIA, NCARB
Workplace Leader | Principal

Encl: Project Narrative, Site Plan, Owner's Authorization Letter

cc:

Jim St John, Freeberg
Brandon Loomis, Freeberg
Aleix Barandiaran, Freeberg

Brett Shaves, Newport Commercial Partners
Richard South, DLR Group
TC Kho, DLR Group

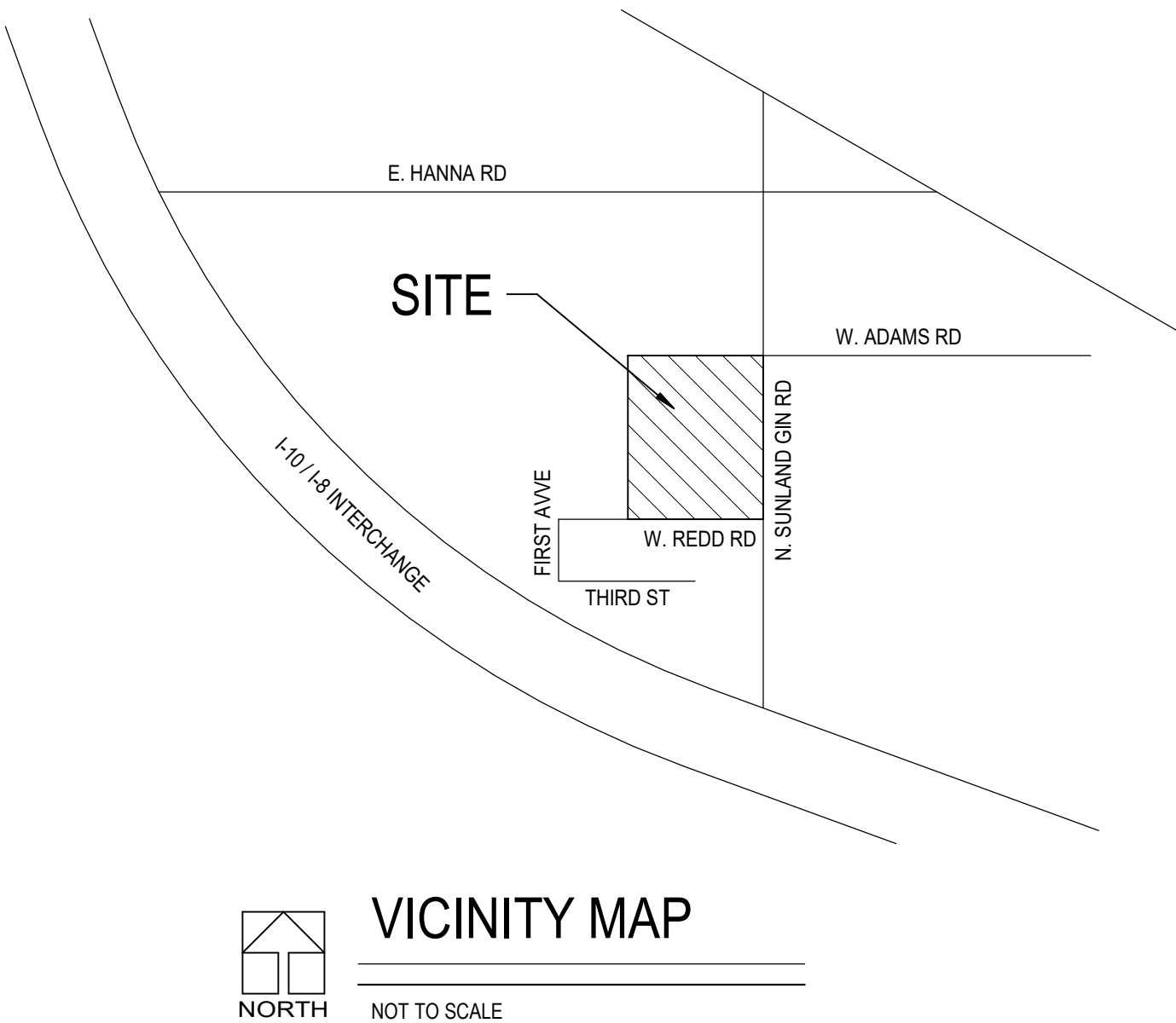
PARK 8 TEN INDUSTRIAL

FREEBERG BTS - OPEN OUTDOOR STORAGE (CONDITIONAL USE PERMIT)

**5610 N. SUNLAND GIN ROAD.
ELOY, AZ 85131**

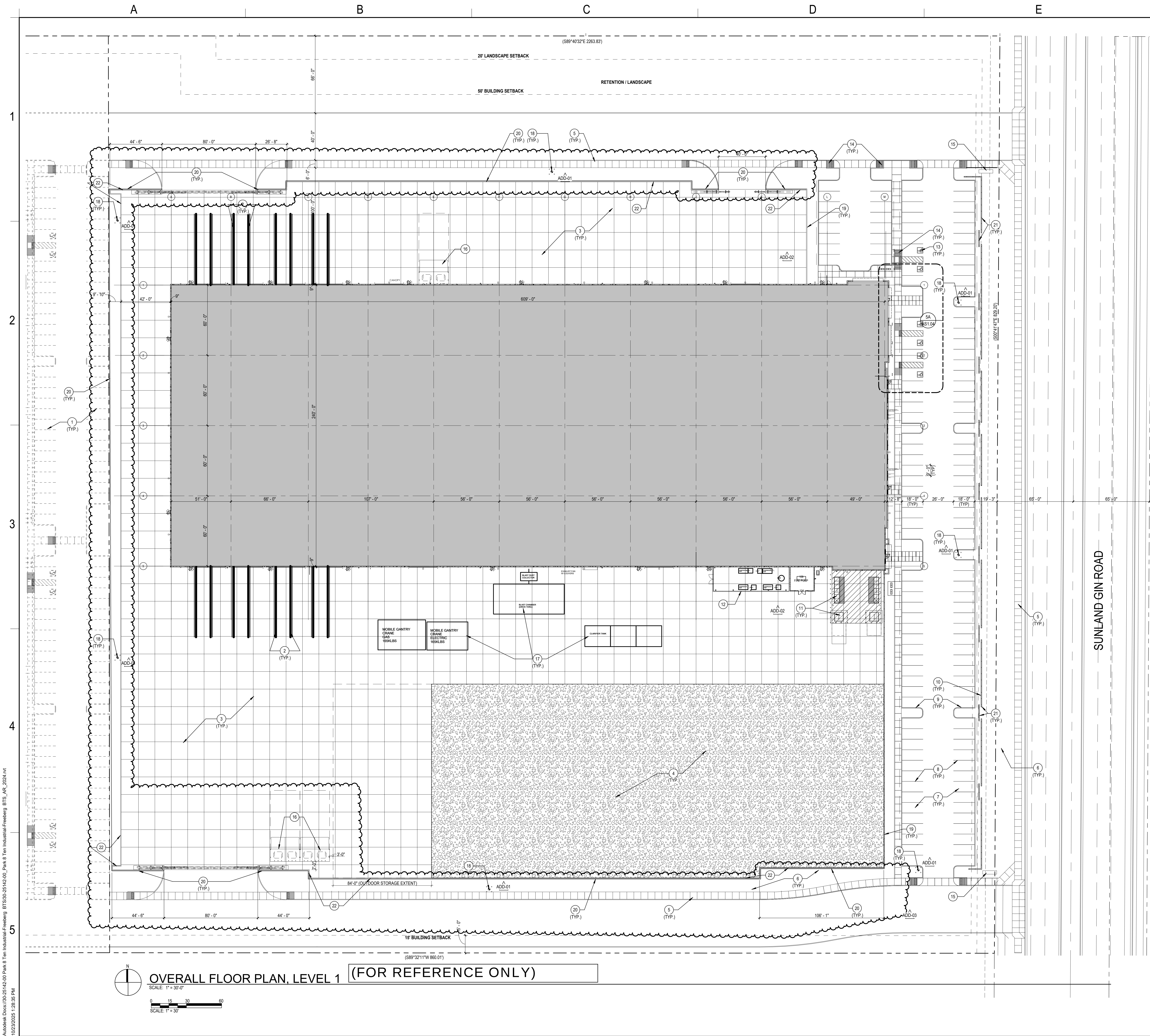
CONSTRUCTION DOCUMENT

OCTOBER 23RD. 2025

PROJECT INFORMATION	VICINITY MAP	SHEET INDEX		APPLICABLE CODES / GUIDELINES
OWNER: PARK 8 TEN INDUSTRIAL, LLC ATTN: BRETT SHAVES 16220 N SCOTTSDALE RD, SUITE 360 SCOTTSDALE, AZ 85254 PH: 480-859-0200 ARCHITECT: DLR GROUP ATTN: TIM THIELKE 6225 N 24TH STREET, SUITE 250 PHOENIX, AZ 85016 PH: 480-206-7727	 VICINITY MAP NOT TO SCALE	G0.1 COVER SHEET GENERAL ARCHITECTURAL AS1.00 ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY) AS1.01 ARCHITECTURAL SITE PLAN AS1.02 ARCHITECTURAL SITE PLAN SECTION (NORTH-SOUTH) AS1.03 SITE & VICINITY PLAN AND SITE POSTING REQUIREMENTS	APPLICABLE CODES, REGULATIONS AND DESIGN GUIDELINES: 2018 INTERNATIONAL BUILDING CODE (WITH CITY OF ELOY AMENDMENTS) 2018 INTERNATIONAL FIRE CODE (WITH CITY OF ELOY AMENDMENTS) 2018 INTERNATIONAL MECHANICAL CODE (WITH CITY OF ELOY AMENDMENTS) 2018 INTERNATIONAL FUEL AND GAS CODE (WITH CITY OF ELOY AMENDMENTS) 2018 INTERNATIONAL ENERGY CONSERVATION CODE (WITH CITY OF ELOY AMENDMENTS) 2018 INTERNATIONAL PLUMBING CODE (WITH CITY OF ELOY AMENDMENTS) 2017 NATIONAL ELECTRICAL CODE (WITH CITY OF ELOY AMENDMENTS) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN NFPA 13: STANDARD FOR THE INSTALLATION OF FIRE SPRINKLER SYSTEM SCOPE OF USAGE PROPOSAL UTILIZING THE OPEN YARD (APPROXIMATELY 90,000 SF) OF A SINGLE STORY 159,480 SF INDUSTRIAL FACILITY (TYPE VB CONSTRUCTION TYPE WITH S-1, F-1 & B OCCUPANCIES) ON A 3.62 ACRE LOT, TO STORE BUILT GENERATOR UNITS. THE SITE IS LOCATED ON THE WEST SIDE OF SUNLAND GIN ROAD, JUST NORTH OF THE I-10 / I-8 INTERCHANGE IN THE CITY OF ELOY. THIS SUBMITTAL INCLUDES THE WAREHOUSE BUILDING STRUCTURE AND ALL ON-SITE INFRASTRUCTURE FOR THE FACILITY. Development Plan CUP2026-0011 City Staff Date 03/11/2026 ADD-01	



Autodesk Docu/330-25142-00_Park 8 Ten Industrial-Freeberg BTS AR_2024.rvt
10/23/2025 1:28:35 PM



PROJECT INFORMATION
PROJECT NAME: PARK 8-TEN LOGISTICS
PROJECT ADDRESS: 5610 N. SUNLAND GIN ROAD, ELOY, AZ 85131
OWNER: NEWPORT COMMERCIAL PARTNERS LLC
16220 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85254
PHONE: 480-859-0200
CONTACT: BRETT SHAVES
ARCHITECT: DLR GROUP
6225 N. 24TH STREET, SUITE 250
PHOENIX, AZ 85016
PHONE: 480-206-7727
CONTACT: TIM THIELKE

ASSESSOR'S PARCEL NUMBER: 511-33-016A
EXISTING ZONING: I-1
PROPOSED USE: OFFICE/INDUSTRIAL/WAREHOUSE/DISTRIBUTION
ALLOWED BUILDING HEIGHT: 45'
PROPOSED BUILDING HEIGHT: 45'
STORIES: 1-STORY
CONSTRUCTION TYPE: V-B
MINIMUM LOT WIDTH: N/A
FRONT STREET (EAST): 20' MIN
SIDE (NORTH): 15' MIN
REAR (WEST): 50' MIN
LANDSCAPE STREET: 15' MIN
LANDSCAPE RESIDENTIAL: 20' MIN
GROSS SITE AREA: ± 2,060,160 S.F. (± 47.29 ACRES)
NET SITE AREA: ± 2,009,241 S.F. (± 46.13 ACRES)
BUILDING SITE AREA: ± 593,294 S.F. (± 13.62 ACRES)
PROPOSED BUILDING AREA: ± 159,480 S.F.
LOT COVERAGE: ± 26.9% (60% MAXIMUM ALLOWED)
(159,480 SF / 593,294 SF = 26.88%)
PARKING REQUIRED: 1 PARKING SPACE PER 350 SQUARE FEET
OFFICE: 1 PARKING SPACE PER 2,000 SQUARE FEET
INDUSTRIAL WAREHOUSE: 1 PARKING SPACE PER 2,000 SQUARE FEET
BUILDING 1: ± 12,000 SF @ 1 SPACE/350 G.S.F. = 35 SPACES
WAREHOUSE: ± 147,480 SF @ 1 SPACE/2,000 G.S.F. = 74 SPACES
TOTAL BUILDING 1: 109 SPACES
PARKING PROVIDED: 131 SPACES
PARKING RATIO: ± 0.8 SPACES PER 1,000 S.F.
ADA PARKING REQUIRED: 6 SPACES
ADA PARKING PROVIDED: 6 SPACES
BICYCLE PARKING REQUIRED: 10
(110 SPACES PER FIRST 50 PARKING STALLS & 1/20 FOR REMAINING):
BUILDING 1: 10
BICYCLE PARKING PROVIDED: 10
BUILDING 1: 10

- # SHEET NOTES**
- 1 FUTURE SITE IMPROVEMENTS
 - 2 EMBEDDED TROLLEY RAILS
 - 3 PORTLAND CEMENT CONCRETE PAVEMENT (PCCP)
 - 4 GRAVEL YARD AREA
 - 5 CONCRETE SIDEWALK
 - 6 LANDSCAPE AREA
 - 7 ASPHALT PAVING
 - 8 PAINTED STRIPE
 - 9 CONCRETE CURB PER CIVIL DRAWINGS
 - 10 CMU PARKING SCREEN WALL
 - 11 SES AND TRANSFORMER
 - 12 COVERED CHAIN LINK ENCLOSURE WITH 8'-0" WIDE SWING GATE
 - 13 ADA PARKING
 - 14 CONC RAMP AND CURB
 - 15 ENTRY MONUMENT SIGN
 - 16 TRASH ENCLOSURE
 - 17 YARD EQUIPMENT PER OWNER
 - 18 FIRE HYDRANT
 - 19 8" CONCRETE CURB
 - 20 6H x 4W POLYETHYLENE FENCE PANEL - SMITEK ASHLAND
 - 21 PARKING SCREEN WALL - SEE DET 44/AS1.03
 - 22 12" CONCRETE CURB

Development Plan
CUP2026-0011
City Staff Date 03/11/2026

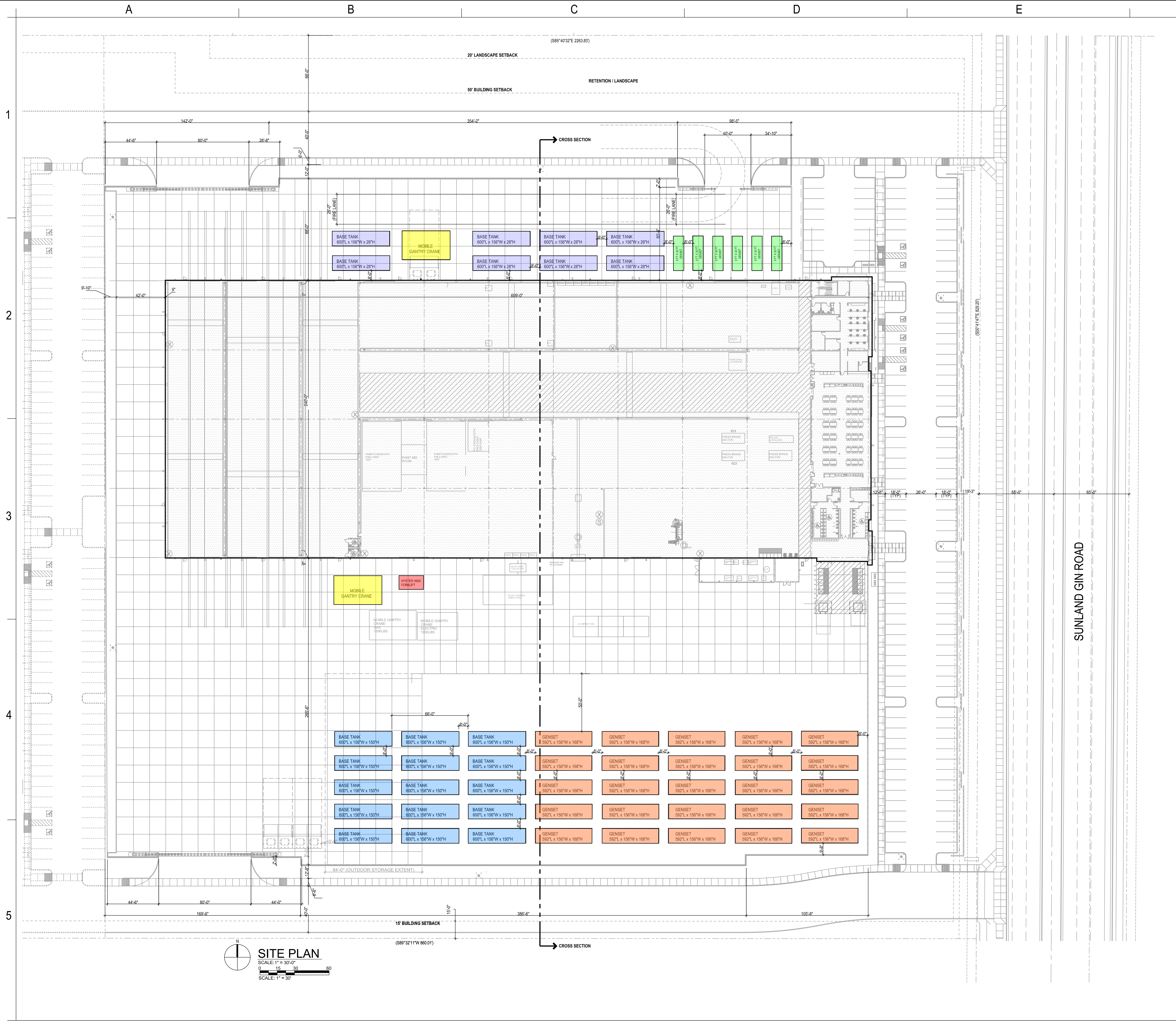


PARK 8 TEN INDUSTRIAL - FREEBERG BTS

CONSTRUCTION DOCUMENTS
4/25/25
REVISIONS
ADD-01 06-19-2025 City Comments
ADD-02 08-12-2025 Client's V.E. & Drawings Certification
ADD-03 10-27-2025 V.E. City Comments

30-25142-00
ARCHITECTURAL SITE PLAN

AS1.01



PROJECT INFORMATION	
PROJECT NAME:	PARK 8-TEN LOGISTICS
PROJECT ADDRESS:	5610 N. SUNLAND GIN ROAD, ELOY, AZ 85131
OWNER:	NEWPORT COMMERCIAL PARTNERS LLC 10220 N SCOTTSDALE RD SCOTTSDALE, AZ 85254 PHONE: 480-888-0200 CONTACT: BRETT SHAVES
ARCHITECT:	DLR GROUP 6225 N 24TH STREET, SUITE 250 PHOENIX, AZ 85016 PHONE: 480-206-7727 CONTACT: TIM THELKE
ASSESSOR'S PARCEL NUMBER:	511-33-016A
EXISTING ZONING:	I-1
PROPOSED USE:	OFFICE/INDUSTRIAL/WAREHOUSE/DISTRIBUTION
ALLOWED BUILDING HEIGHT:	45'
PROPOSED BUILDING HEIGHT:	45'
STORIES:	1-STORY
CONSTRUCTION TYPE:	V-B
MINIMUM LOT WIDTH:	N/A
BUILDING SETBACKS:	
FRONT STREET (EAST)	20' MIN
SIDE (NORTH)	15' MIN
RESIDENTIAL (NORTH/SOUTH)	50' MIN
REAR (WEST)	15' MIN
LANDSCAPE STREET	15' MIN
LANDSCAPE RESIDENTIAL	20' MIN
GROSS SITE AREA:	± 2,060,180 S.F. (± 47.29 ACRES)
NET SITE AREA:	± 2,009,241 S.F. (± 46.13 ACRES)
BUILDING SITE AREA:	± 593,294 S.F. (± 13.62 ACRES)
PROPOSED BUILDING AREA:	
BUILDING 1	± 159,480 S.F.
LOT COVERAGE:	± 26.9% (60% MAXIMUM ALLOWED) (159,480 SF / 593,294 SF = 26.88%)
PARKING REQUIRED:	1 PARKING SPACE PER 350 SQUARE FEET
OFFICE	± 12,000 SF @ 1 SPACE/350 G.S.F. = 35 SPACES
INDUSTRIAL WAREHOUSE	± 147,480 SF @ 1 SPACE/2,000 G.S.F. = 74 SPACES
TOTAL BUILDING 1	109 SPACES
PARKING PROVIDED:	
BUILDING 1	131 SPACES
PARKING RATIO:	± 0.8 SPACES PER 1,000 S.F.
ADA PARKING REQUIRED:	
BUILDING 1	6 SPACES
ADA PARKING PROVIDED:	
BUILDING 1	6 SPACES
BICYCLE PARKING REQUIRED	
(1/10 SPACES PER FIRST 50 PARKING STALLS & 1/20 FOR REMAINING):	
BUILDING 1	10
BICYCLE PARKING PROVIDED:	
BUILDING 1	10

Development Plan
CUP2026-0011
City Staff Date 03/11/2026



© DLR Group



Timothy Thelke

PARK 8 TEN INDUSTRIAL - FREEBERG BTS

OPEN OUTDOOR STORAGE

5610 N. SUNLAND GIN ROAD,
ELOY, AZ 85131

CONSTRUCTION DOCUMENTS

X/XX/25

REVISIONS

ADD-01 XX-XX-2025 TBD

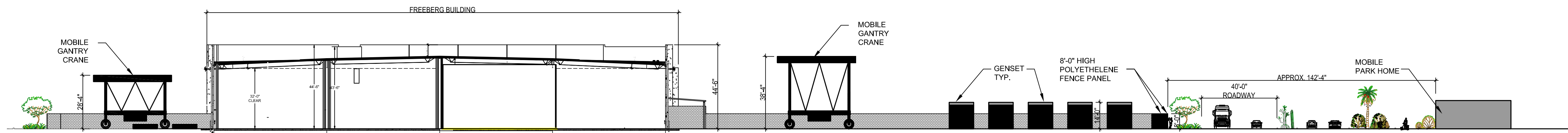
ADD-02 XX-XX-2025 TBD

30-25142-01

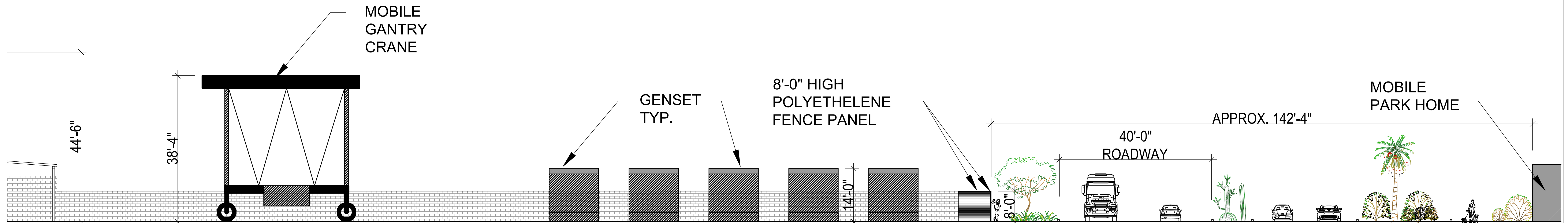
ARCHITECTURAL SITE PLAN

AS1.01

A B C D E F



NORTH-SOUTH CROSS SITE SECTION
SCALE: 1/32" = 1'-0"



ENLARGED NORTH-SOUTH CROSS SITE SECTION - SOUTH YARD
SCALE: 3/32" = 1'-0"



Engines on Base Tanks - North and South Yards



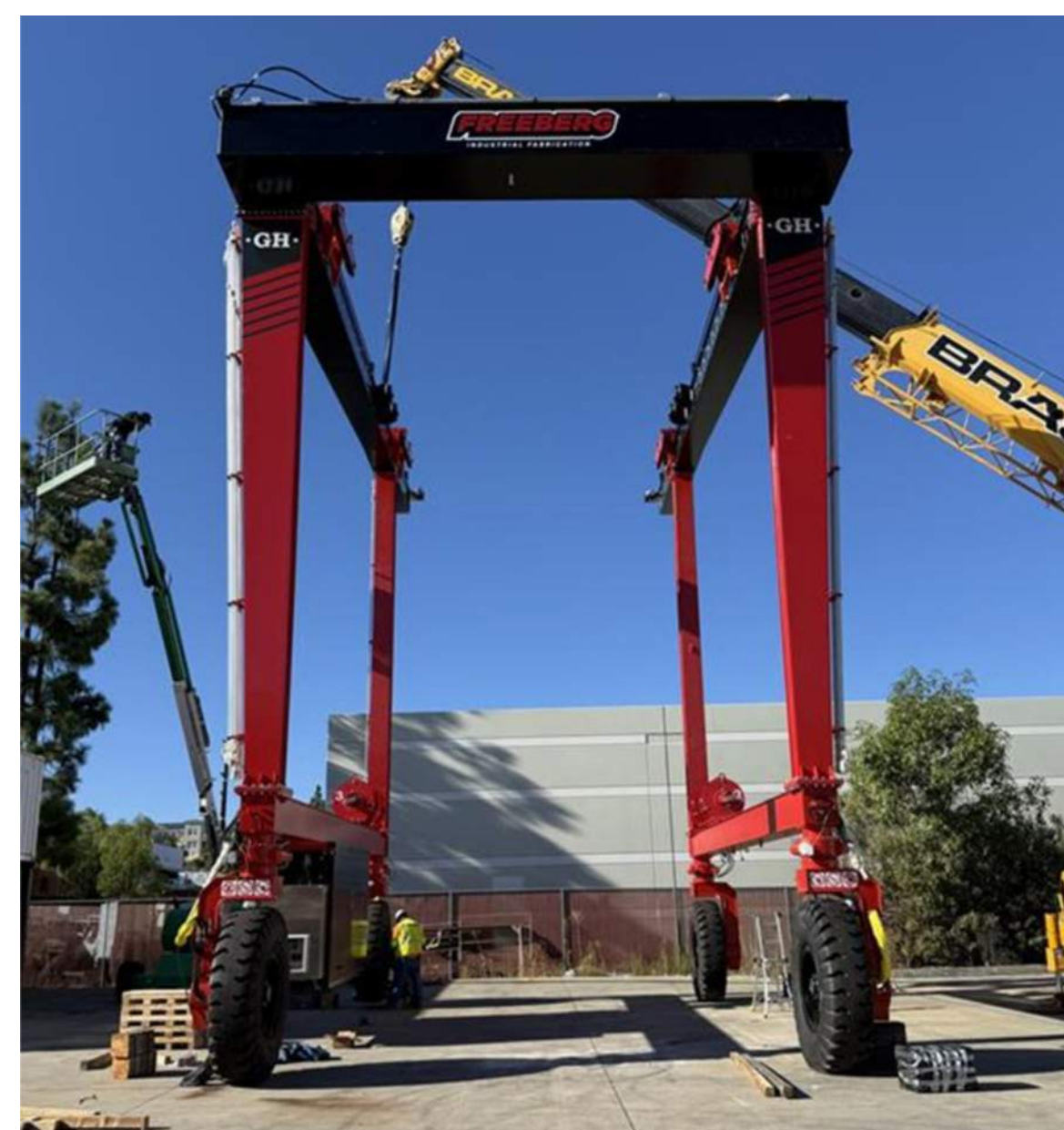
Engine without Base Tanks (in storage condition)



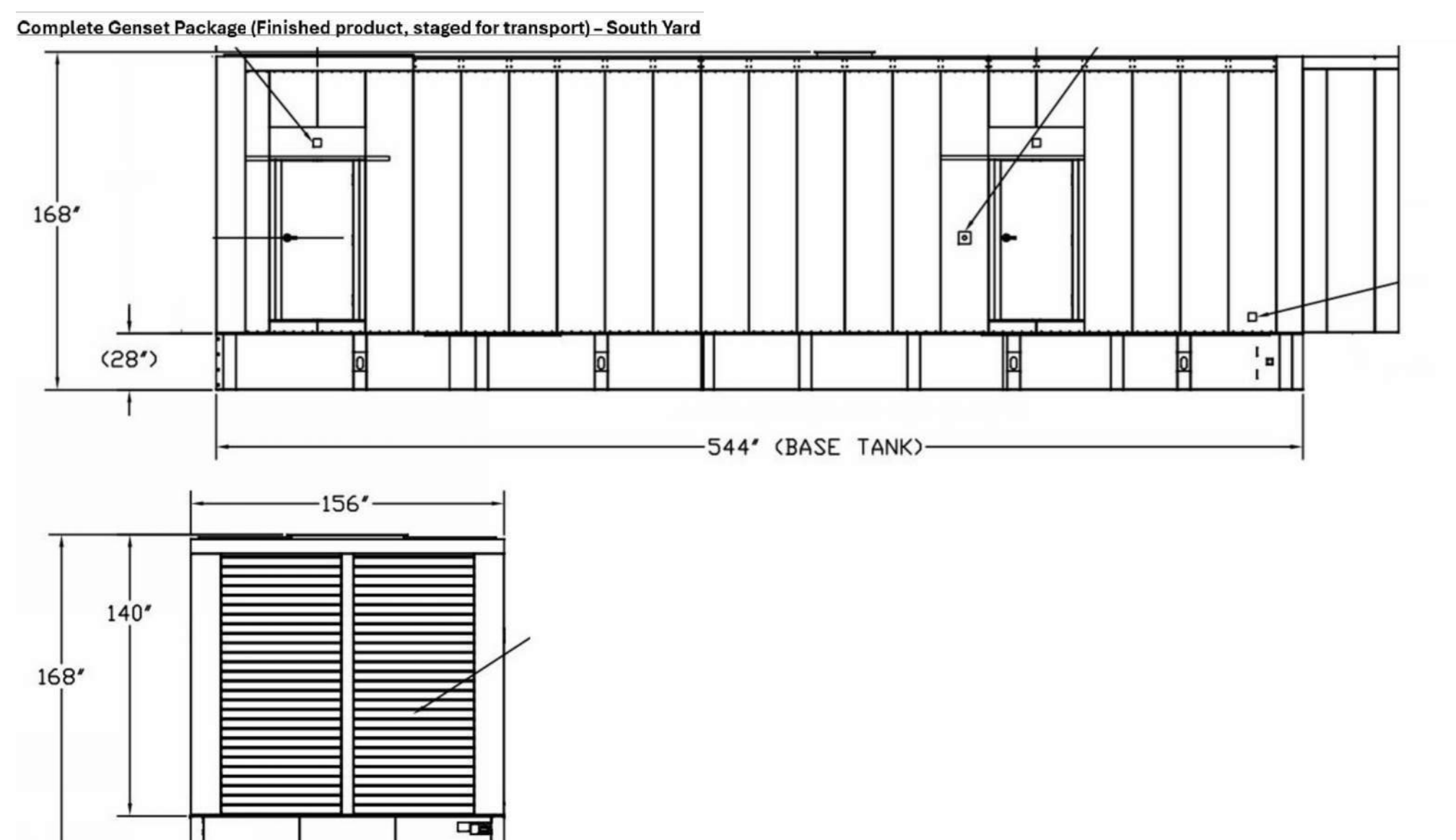
Photo of Completed Genset Package (Finished product, staged for transport) - South Yard



Photo of Completed Genset Package (Finished product, staged for transport) - South Yard



Large Hyster 620 Forklift - North and South Yard (OAL Height = 143in tall, stored condition)



8' HIGH GRAY POLYETHYLENE FENCE (SMTECK ASHLAND)

SAMPLE PICTURES OF ACTUAL OPERATION , EQUIPMENT & MERCHANDISE IN OPEN YARD

Development Plan
CUP2026-0011
City Staff Date 03/11/2026

Arbeitsk:\Cup\2026\26142-00_Park 8 Ten Industrial-Freeberg Generator
Storage AR 2/20/24
3/17/2025 10:01:35 AM

Figure 2

Sites that are Greater than 5 Acres

Minor General Plan Amendment, Rezoning, and Conditional Use Permit

City of Eloy
Public Hearing Notice

Case Number(s): CUP2025-011

Site Location

Site Size

Proposed Use

Application Name: Tim Thielke

Phone Number: 602-794-2180

Email: tthielke@dlrgroup.com

Neighborhood Meeting

Planning and Zoning Commission

City Council

Information available at: 1501 N. First Street, Community Development

505 N. W. St. Eloy, Arizona 85131

6-foot min.

6-foot min.

SIGN SPECIFICATIONS

A. Minimum Sign Size: 4-foot X 8-foot. The size of the sign shall be increased as necessary to include all required information.

B. Sign Material: Laminated plywood, medium density overlay panel (MDO) board, metal, plastic corrugated panels, or other approved equal.

C. Sign background color: White. Wood panels shall be painted on the front, back, and all edges with two coats of white acrylic exterior enamel or other durable finish.

D. Lettering Color: Black.

E. Lettering Size: 3-inches are to be used for the City of Eloy and Public Hearing Notice, and 1.5-inch are to be used for all other text.

F. Location Map: 1-foot x 1-foot minimum size with minimum 1/4-inch black border.

G. Sign Posts: Three 4-inch x 4-inch X 10-foot nominal wood posts, metal stakes, or other sturdy material. The sign shall be attached to the post with multiple screws or bolts.

H. Corners and edges shall be dulled.

CITY OF ELOY SITE POSTING REQUIREMENTS

City of Eloy
Public Hearing Notice

Case Number(s): CUP2025-011

Site Location

Site Size

Proposed Use

Application Name: Tim Thielke

Phone Number: 602-794-2180

Email: tthielke@dlrgroup.com

Neighborhood Meeting

Planning and Zoning Commission

City Council

Information available at: 1501 N. First Street, Community Development

505 N. W. St. Eloy, Arizona 85131

8' - 0"

4' - 0"

REQUIRED SIGNAGE

NOT TO SCALE

ADJACENT PROPERTY OWNERS:

- LOT 1A AND 1B (APN 5113001K AND APN 51133001J)
DEMON PROPERTIES LLC
356 GEORGIAN RD.
LA CANADA FLINTRIDGE, CA 91011
- LOT 2A THROUGH 2E (APN 51133001H, APN 51133001G, APN 51133001F, APN 51133001E, APN 51133001D)
UNITED LAND CORP
P.O. BOX 6760
PAHRUMP, NV 89041
- LOT 3 (APN 402160120)
BRANNIES MARYN
5624 W. MILADA DR.
LAVEEN, AZ 85339
- LOT 4 (APN 402160110)
CANEJO SANTOS R. REV LIV TRUST
2827 E. GARFIELD ST.
PHOENIX, AZ 85008
- LOT 5A THROUGH 5C (APN 402160100, APN 402160090, APN 402160160)
DAWSON MARTIN L JR. & BARBARA SUSAN TRS
DAWSON FAMILY TRUST
17251 E. SHEA BVD #100
FOUNTAINS HILLS, AZ 85268
- LOT 6A THROUGH 6C (APN 402160150, APN 402160140, APN 402160130)
MIDWAY 15 LLC
P.O. BOX 71726
PHOENIX, AZ 85050
- LOT 7 AND LOT 13 (APN 40215037U AND APN 40215037Q)
JOHNSON NANCY
JOHNSON WILLIAM S III & GRACE ETAL
4939 W. RAY RD. APT 4-133
CHANDLER, AZ 85226
- LOT 8 AND LOT 12 (APN 40215037J AND APN 40215037M)
CARROLL NED & BETTY FAM TRUST
284 W. LANTANA PL.
CHANDLER, AZ 85248
- LOT 9 THROUGH LOT 11 (APN 40215037D, APN 40215037B, APN 40215037K)
PETERSEN ARIZONA LAND & ENTITKEMENT FUND LLC
3369 E. QUEEN CREEK RD. STE 101
GILBERT, AZ 85297
- LOT 14 (APN 51133008E)
BLUESTONE HOLDINGS LP
5540 N. SUNLAND GIN RD.
ELOY, AZ 85131
- LOT 15 (APN 51133008M)
LAS COLINAS RV LLC
7136 SUNLAND GIN RD.
CASA GRANDE, AZ 85131
- 954 LEXINGTON AVE. STE 259 (MAILING ADDRESS)
NEW YORK, NY 10021
- LOT 16 (APN 51133016A)
PARK 8 TEN INDUSTRIAL LLC
16220 N. SCOTTSDALE RD. STE 360
SCOTTSDALE, AZ 85254

SITE AND VICINITY PLAN

NOT TO SCALE

Development Plan
CUP2026-0011
City Staff Date 03/11/2026

DLRGROUP
© DLR Group

SEAL OF THE CITY OF ELOY
ETHEL S. TIMOTHY
THIELKE
MAYOR
ARIZONA
2023

PARK 8 TEN INDUSTRIAL - FREEBERG BTS
OPEN OUTDOOR STORAGE
5610 N. SUNLAND GIN ROAD,
ELOY, AZ 85131

CONSTRUCTION
DOCUMENTS
8/04/25
REVISIONS

30-25142-00
SITE & VICINITY
PLAN AND SITE
POSTING
REQUIREMENTS

AS1.03



DLR Group inc.
an Arizona corporation

6225 North 24th Street, Suite 250
Phoenix, AZ 85016

02/11/2026

CITIZEN REVIEW REPORT

Neighborhood Meeting Summary

Project: Park 8 Ten Industrial (Freeberg Build-to-Suit)

Meeting Date: Friday, February 6, 2026

Time: 4:00 p.m. – 5:30 p.m.

Location: Eloy City Hall – Community Room

Case Number: CUP2025-011

Case Name: Park 8-10 Freeberg Outdoor Storage

DLR Group Project No.: 30-25142-00

Attendees

- One neighboring resident: Joyce Mitchell, residing at 7136 S. Sunland Gin Road, #126, Eloy, AZ
- Dan Symer, Eloy City Planner
- Richard South, Project Manager from DLR Group
- T.C. Kho, Project Architect from DLR Group

Summary of Meeting Discussion

A neighborhood meeting was held to present the proposed Freeberg/Park 8 Ten Industrial project and to provide an opportunity for surrounding property owners to ask questions and express concerns. One resident, Joyce Mitchell, attended.

Resident Concerns & Applicant Responses

1. Trees and Site Visibility

Ms. Mitchell expressed concerns about the trees located in front of her mobile home lot, which is situated west of the project site. She wanted to understand whether these trees or the project improvements would impact her visibility or experience of the area.

2. Noise and Hours of Operation

She asked about potential noise generated by the facility and whether operations would occur during nighttime hours.

DLR Group (Applicant) Response:

ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN

The applicant explained the anticipated operational schedule and clarified that nighttime operations are not planned. The applicant also described design and operational considerations intended to reduce noise impacts to nearby residents.

3. Screening and Fence Height

Ms. Mitchell was concerned about whether she would be able to see the generators from her property and if the proposed fence would provide adequate screening.

DLR Group (Applicant) Response:

The applicant presented the 8-foot solid fence graphic section that will be installed along the project boundary. After reviewing the exhibit, Ms. Mitchell expressed satisfaction that the fence height and design would adequately block views of the generators.

How the Applicant (DLR Group) Has Addressed or Plans to Address Concerns

1. **Noise Mitigation:** Industrial activities are planned for daytime operations only. Equipment placement and site design are intended to minimize noise levels at property lines.
2. **Visual Screening:** An 8-foot solid perimeter fence will be installed to fully screen generators and associated equipment from neighboring residential areas.
3. **Residential Buffer Awareness:** The applicant acknowledged the resident's concerns regarding existing trees and will ensure that project improvements do not negatively impact the existing vegetative buffer to the west.

Sincerely, DLR Group



Tim Thielke, AIA, LEED AP
Workplace Leader | Principal

Conditions of Approval for Conditional Use Permit:

Case No. CUP2025-011

Park 8-10 Freeberg Outdoor Storage

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

SITE DEVELOPMENT

1. **DEVELOPMENT PLAN.** The wireless facility improvements shall conform to the plans with a staff date of 03/11/2026, and to the Condition of Approvals herein.
2. **MODIFICATIONS.** Any major changes or modifications to the subject CUP shall be reviewed and processed in accordance with 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. **OUTDOOR STORAGE.** Outdoor Storage shall be screened from view by an opaque fence or concrete/masonry block wall that is no less than six (6) feet in height.
4. **SCREENING.** The Property Owner/Developer shall submit and receive the Zoning Administrator or designee's approval for the Site Plan prior to submitting the construction documents and constructing an opaque fence or concrete/masonry block wall for any part of the subject property.
5. **CONDITIONAL USE PERMITTED.** The Conditional Use Permit (Case No. CUP2025-011) shall be considered in use and used upon City Council approval of the permit, unless revoked or the property is rezoned.

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **VII.A.**

Date: **3/11/2026**

Date submitted:
03/06/2026

Action: Formal

**Subject: General Plan Update - Status
Update and Public Review Period**

Date requested:
3/11/2026

TO: Mayor and City Council

FROM: Dan Symer, Community Development Director

RECOMMENDATION:

Staff recommends that the City Council receive a presentation, public comments and discuss, ask questions, and provide feedback to the staff on the General Plan Update.

DISCUSSION:

The City of Eloy initiated an update to its General Plan in February 2025, marking an important step in guiding the community's long-term growth and development. Since the launch of the General Plan update effort, City staff and consulting team members have conducted a variety of outreach activities to gather community input. These activities included online questionnaires, in-person events, stakeholder listening sessions, and public workshops.

Following the General Plan progress update provided to the City Council on December 8, 2025, staff and the consulting team focused on concluding the community outreach phase, consolidating public comments, and preparing the draft General Plan.

On March 4, 2026, the draft General Plan (attached) was released, initiating the statutorily required 60-day public review and comment period. The draft plan is available for public review through links on the City's website, the General Plan's dedicated project website, and at the following link:

- <https://publicinput.com/eloygeneralplan>

Public comments may be submitted through a web-based interactive commenting application where the draft plan may be viewed. The application is compatible with standard web browsers, including Bing, Chrome, Firefox, and Safari. No special software is required to access the document or submit comments.

On March 11, 2026, Staff will provide a summary presentation of the General Plan Update, and staff and the consultant will be available for questions and discussion.

FISCAL IMPACT:

No fiscal impact is anticipated from this agenda item.

Approved as to Form:

A handwritten signature in blue ink, reading "Stephen R. Cooper", is written over a solid black horizontal line.

Stephen R. Cooper, City Attorney

60-DAY PUBLIC DRAFT

March 4, 2026



Eloy General Plan

PLANNING TODAY, FOR A STRONGER TOMORROW



ACKNOWLEDGMENTS

CITY COUNCIL

Mayor Andrew Sutton
Vice-Mayor Michelle McKinley-Tarango
Councilmember Sara Curtis
Councilmember Jose Garcia
Councilmember Josephine “JoAnne” Galindo
Councilmember Daniel Snyder
Councilmember Michael Vodrazka

PLANNING & ZONING COMMISSION/ GENERAL PLAN ADVISORY COMMITTEE

Steven Paulson, Chairperson
Conrad Tolson, Vice-Chairperson
Commissioner Allen Crawford
Commissioner Frank Frassetto
Commissioner Johnny Gunn
Commissioner Bhakta Nallanthighal
Commissioner Gerard Wittman
Erika Lopez, Alternate Member
Andrew Sutton, EX-Officio Member

PROJECT TEAM

Mackenzie Letcher
Interim City Manager
David Malewitz
Former City Manager
Dan Symer
Community Development Director

TECHNICAL ADVISORY COMMITTEE

Paul Anchondo
Community Service Director
Sergio Banales
Police Chief
Refugio Gallegos
Deputy Public Works Director
Matt Rencher
Former Public Work Director / City Engineer
Chad Price
Community Services Manager
Dan Symer
Community Development Director
Kelly Weddle
Eloy Fire District Chief
Brian Wright
Finance Director

CONSULTANTS

Logan Simpson
Kimley-Horn
Elliott D. Pollack & Company
Peacemaker Aviation, LLC

PHOTO CREDIT

City of Eloy

A special thank you to all participants!



ELOY GENERAL PLAN

Planning Today, for a Stronger Tomorrow

60-Day Draft | March 4, 2026



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CHAPTER 1: OUR PROCESS

The City of Eloy is shaped by its location, opportunity, and growth potential. Situated between the Phoenix and Tucson metropolitan areas and served by major interstate highways and rail corridors, Eloy occupies a strategic position within the region. Its access to multimodal transportation, availability of large developable land areas, and proximity to major markets have made the City increasingly attractive for logistics, manufacturing, and distribution industries. At the same time, regional population growth and housing market pressures have increased residential demand, reinforcing Eloy’s role as a community where people can live, work, and invest.

Our Process was punctuated by the overall organization of the General Plan as illustrated in *Figure 1*.

Eloy General Plan: Planning Today for a Stronger Tomorrow is organized with a community derived vision statement that drives community aspirations, goals, policies, and actions within each theme. These key terms are defined in this chapter and in *Appendix E*.

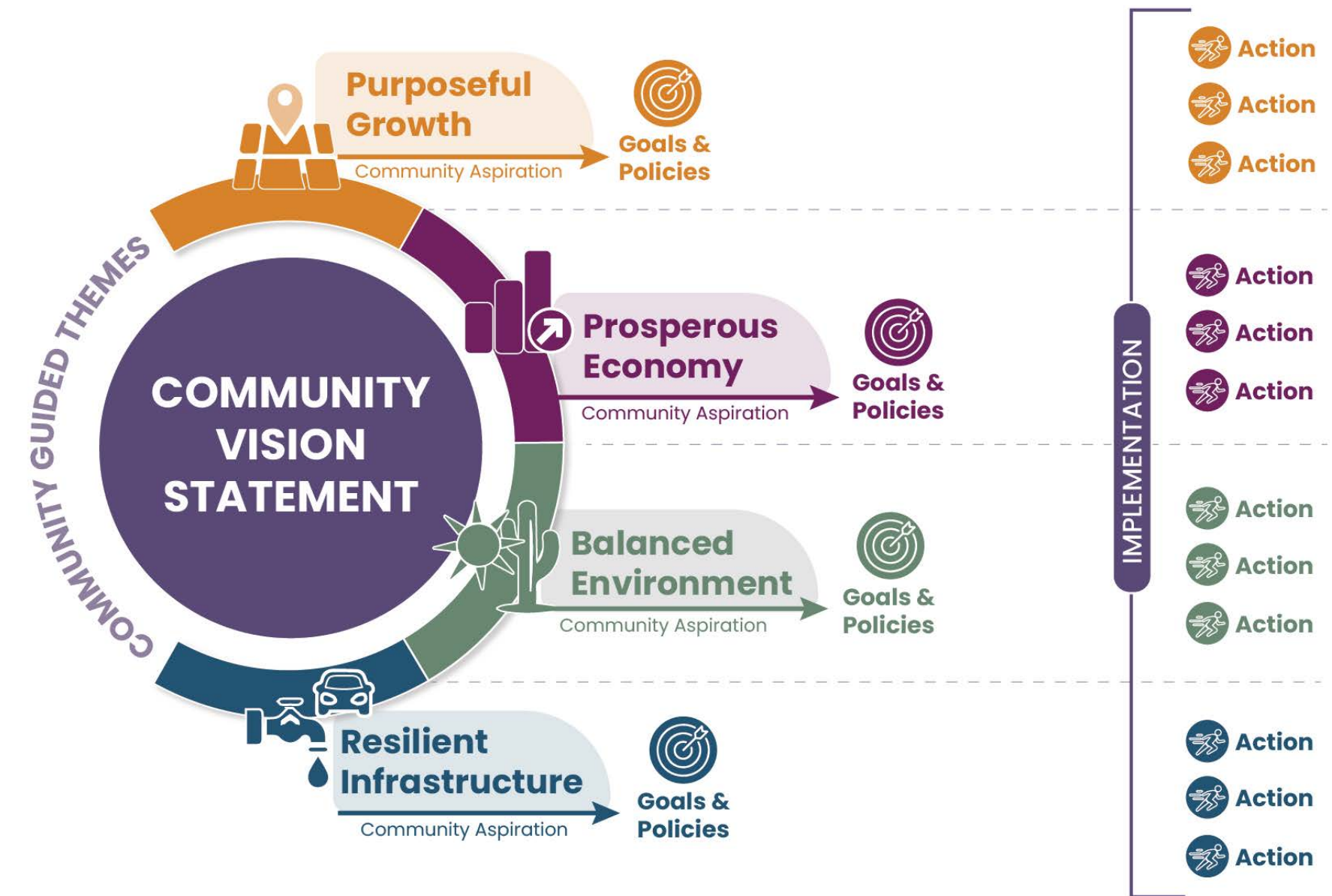


Figure 1. General Plan Organization

The General Plan is the City’s primary policy document for the broad functions of the City for the provision of services, programs, fiscal responsibility, and managing its growth and development. It sets goals and policies for topics such as growth, land use, circulation, housing, economic development, recreation, public safety, and quality of life, as required by state law and shaped by Eloy’s population and growth rate. The information in the General Plan, and its goals and policy, are intended to guide future decisions and align with the community’s shared priorities.

This General Plan represents an update to the plan originally adopted in 2011 and readopted in 2020. While the previous plan provided a strong foundation and reflected the priorities of its time, evolving economic conditions,

market forces, and regional growth patterns have reshaped Eloy’s trajectory. The General Plan responds to these changes, addresses current conditions, and provides the goals, policies, and implementation actions to provide for a prosperous Eloy. The General Plan was developed through a collaborative public process involving City Council, the Planning and Zoning Commission, advisory committees, City departments, and community members. This process helps the plan reflect local values and provides clear direction for how Eloy should evolve.

The ***Eloy General Plan: Planning Today for a Stronger Tomorrow*** builds on the City’s strengths and guides it in a way that supports economic vitality, infrastructure investment, environmental stewardship, and long-term community well-being.

VISION STATEMENT:

A broad, community driven statement describing the desired future character of the City.

COMMUNITY ASPIRATION:

A statement describing the future aspirations of the community (related to a specific topic).

GOAL:

A broad, long term desired outcome that expresses the community’s overarching vision for the future.

POLICY:

A statement providing specific direction on how the City will achieve a goal.

ACTIONS:

Specific tasks, strategies, programs, regulations, or investments that bring policies to fruition.



Picacho Mountains

PURPOSE

The General Plan serves as a roadmap to guide the provision of services, programs, improvements, and growth in a manner that honors Eloy’s heritage while supporting new opportunities. A general plan is not regulatory, is not a zoning map or a set of specific project plans, and is not an automatic approval for

development. Instead, it provides broad policy direction for decision making. The General Plan reflects the community’s vision, rooted in what residents value most, and seeks a balance between services, preservation, and development so Eloy remains a place where families, businesses, and visitors can thrive.

The General Plan is intended to be adaptable over time. As conditions change, the City may amend the plan through the public review and legislative approval procedures required by state and City law. The amendment process, including public participation requirements, is described in *Appendix A*.



Using the General Plan

City Council, the Planning and Zoning Commission, and City staff use the General Plan to guide how Eloy grows, provides programs and services, and invests in the community. Residents, property owners, and the development community also rely on it to understand the City’s expectations for land use, infrastructure, public service, and community investment.

The goals and policies in each theme chapter guide policy discussions, legislative actions, development review, capital improvement planning, and coordination with other agencies.

Even though the plans are not regulatory, it does provide the basis for the zoning ordinance and other provisions of the Eloy zoning ordinance and other regulatory documents.

Relationship with Other Plans and Policies

The General Plan does not exist in isolation. It serves as the central document in a community’s broader planning framework, connecting and aligning topic-specific plans, policies, and studies. While Eloy adopts plans that address specific subject areas or locations, the General Plan provides overall policy direction to keep those efforts consistent.

Figure 2 describes the General Plan’s relationship to the City Code, specific and master plans, site plans and plats, building plans, and Certificate of Occupancy signifying the completion of a project. Appendix B identifies the reference documents from the City and pertinent documents from the region that informed the development of the General Plan.

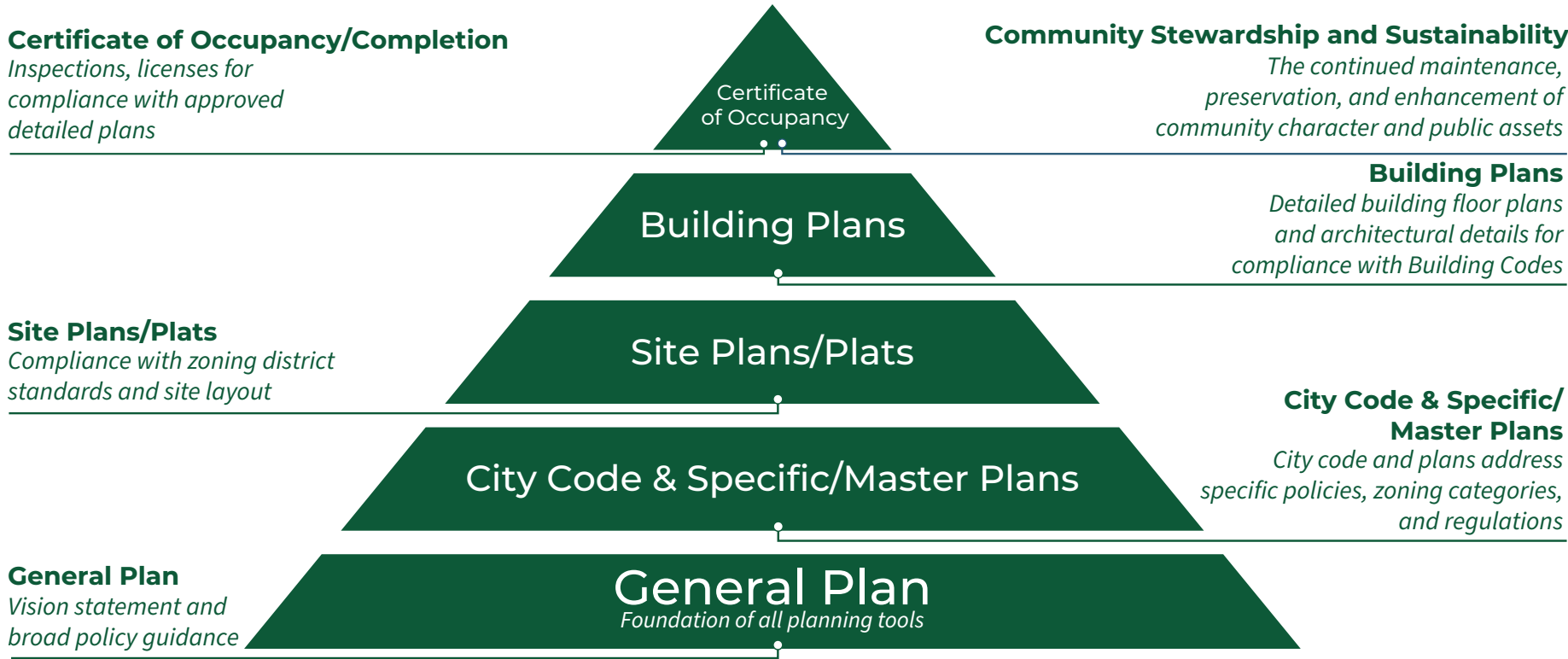


Figure 2. Plan Relationship Diagram

OUR PROCESS

The General Plan is prepared in accordance with Arizona Revised Statutes § 9-461.05, which establishes the required elements for municipal general plans. Eloy’s 2024 population of 18,994 exceeded the statutory threshold requiring the inclusion of seven mandatory elements. In addition to these required elements, the City elected to include five optional elements to create a more comprehensive and forward-looking plan.

Figure 3 illustrates the required and elective elements included in the General Plan. The **Eloy General Plan: Planning Today for a Stronger Tomorrow** complies with all statutory requirements for mandatory elements.

Elements	Required for populations over 10,000	Elective
Land Use (required for all municipalities)	✓	
Circulation (required for all municipalities)	✓	
Open Space & Recreation	✓	
Growth Areas	✓	
Environment	✓	
Cost of Development	✓	
Water Resources	✓	
Public Services & Facilities		✓
Housing & Neighborhoods		✓
Parks		✓
Downtown		✓
Economic Growth		✓

Figure 3. Required vs. Elective Elements

PLAN STRUCTURE

The structure below is a guide to the General Plan that highlights community-derived themes and the content of each chapter. Chapters 1 and 2 provide background on the General Plan and its process; Chapters 3 provides a summary of community

engagement; Chapters 4 through 7 describe key themes and associated goals and policies; Chapter 8 outlines implementation; and the Appendices provide supporting documentation.

Chapter Title	Chapter Contents
Background	
Chapter 1 – Our Process	Purpose and Plan Structure
Chapter 2 – Our Foundation	Regional & Historic Context; and Existing Conditions Highlights
Chapter 3 – Inspired Community	Community Outreach Summary and Community Vision Statement

Key Themes		
	Chapter 4 – Purposeful Growth	Community Aspirations; Land Use and Growth Areas Summaries; Goals and Policies
	Chapter 5 – Prosperous Economy	Community Aspirations; Economic Growth, Housing and Downtown Summaries; Goals and Policies
	Chapter 6 – Balanced Environment	Community Aspirations; Parks, Recreation and Open Space and Environmental Planning Summaries; Goals and Policies
	Chapter 7 – Resilient Infrastructure	Community Aspirations; Circulation, Public Services and Facilities, Water Resources, and Cost of Development Summaries; Goals and Policies

Implementation and Appendices	
Chapter 8 – Our Strategy	Implementation Action Plan by Theme, Topic, Timeframe, and Status
Appendices	Amendment Criteria; Reference Documents; Community Engagement Events & Activities List; 60-Day Event Summary; Glossary; and High-Resolution Growth Area Maps

2

CHAPTER 2: OUR FOUNDATION

Eloy's story is shaped by its land, its people, and its role within the larger regional landscape. From ancient desert civilizations to today's transportation corridors, the community has long been a place of connection and movement. This history and regional context

provide ***Our Foundation*** for planning Eloy's future by honoring a deep cultural legacy, recognizing regional relationships, and building on the City's long-standing role as a resilient, connected, and evolving community.



Historic Downtown Eloy

REGIONAL & HISTORIC CONTEXT

Eloy is located in south-central Arizona within Pinal County, positioned between two major metropolitan areas with Phoenix to the north and Tucson to the south. This location shown in *Figure 4* puts both cities within a 60-minute drive. Its proximity to Interstate 10 (I-10), Interstate 8 (I-8) as well as the future Interstate 11 (I-11) and the Union Pacific rail line makes Eloy a critical link for regional transportation and commerce. Nearby communities include Casa Grande, Coolidge, and Florence to the north and Marana to the southeast.

As shown in *Figure 5*, the Tohono O'odham Nation is to the southwest and the unincorporated community of Arizona City is due west of Eloy's incorporated area.

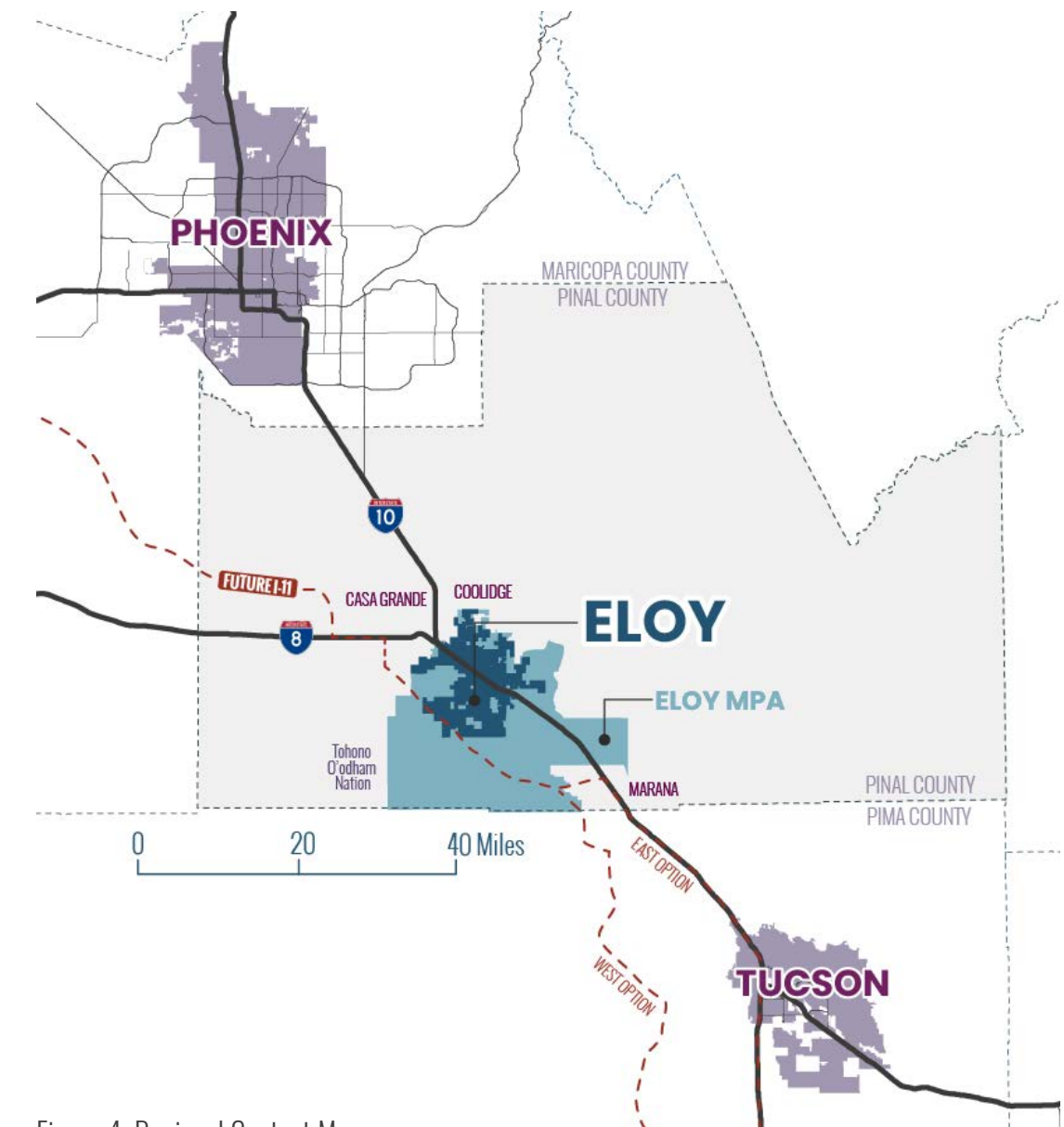


Figure 4. Regional Context Map



Cotton fields near Eloy

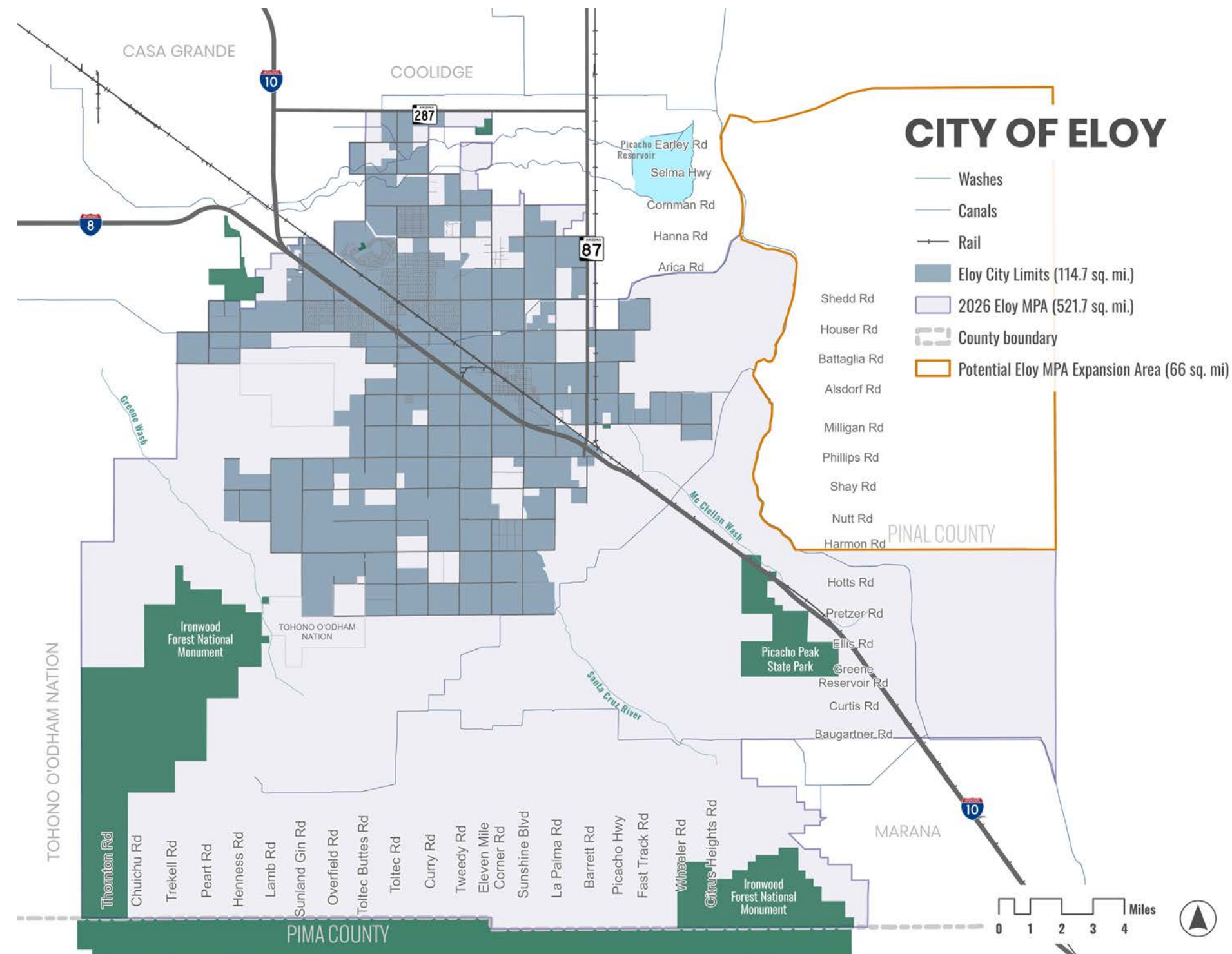
The City benefits from access to regional markets, employment centers, and recreational destinations, while maintaining its identity as a smaller, close-knit community.

Eloy's incorporated area is 114.7 square miles as compared to its Municipal Planning Area (MPA) of 521.7 square miles. The MPA shown includes the City's incorporated boundary but also extends beyond it. This area outside the incorporated boundary is beyond the City's regulatory control but within their area of influence.

An additional 66 square miles is shown in *Figure 5* as the Potential Eloy MPA Expansion Area (MPAEA). This area may be considered for a future expansion of the MPA and would require coordination with the Arizona State Land Department (ASLD), the Bureau of Land Management (BLM), and Pinal County.

Figure 5. Municipal Planning Area Map

Source: City of Eloy



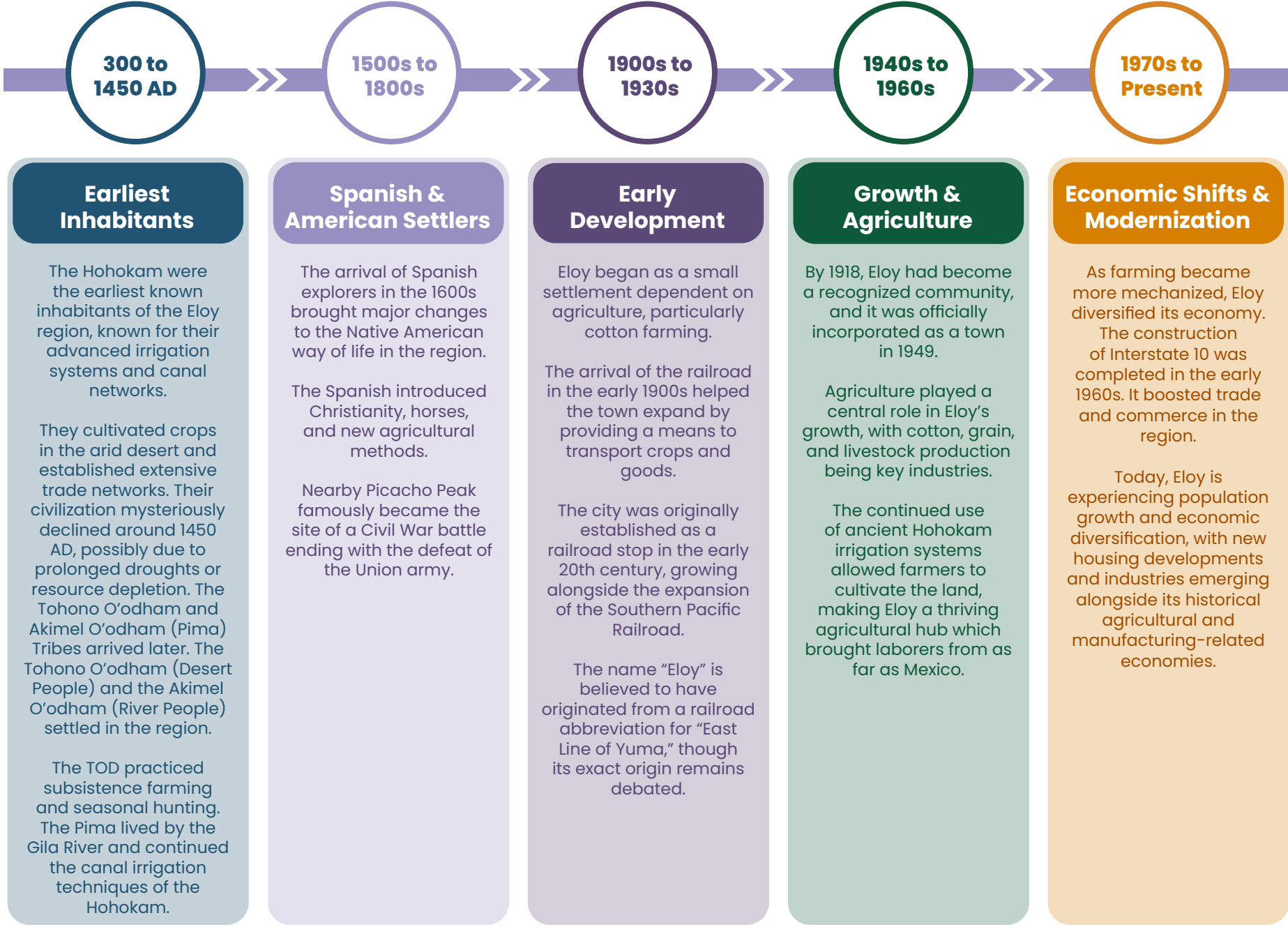


Union Pacific Railroad Sunset Route in Eloy

Long before Eloy was a railroad stop or a map dot, it was home to the Hohokam. Known for their advanced irrigation systems and canal networks, they cultivated crops in the arid desert and established extensive trade networks. Later the Tohono O’odham (Desert People) and the Akimel O’odham (River People) settled in the region. The arrival of Spanish explorers in the 1600s brought major changes for Native American communities in the region, including shifts in agriculture and settlement patterns

Nearby Picacho Peak is the site of a Civil War battle that ends with the defeat of the Union Army. Eloy began in 1902 as a Southern Pacific railroad stop as ELOY, an acronym for “East Line Of Yuma”. Rail access facilitated trade, reinforcing Eloy’s role as a regional agricultural center. For nearly 50 years the community’s economy is largely agricultural, as part of the Santa Cruz Basin, one of Arizona’s most fertile agricultural areas with more than 100,000 irrigable acres. Cotton was the primary crop that helped Eloy earn the nickname “Cotton City”.

Eloy eventually incorporated in 1949. Shortly after incorporation, the stretch of I-10 between Tucson and Phoenix was constructed in 1958, creating a major transportation artery across the State. Agriculture and transportation remain integral to Eloy’s landscape, and over time the community added manufacturing and logistics as key business development opportunities, making use of its transportation assets. While maintaining its small-town feel, the community strives to balance heritage with new opportunities, which is a central focus of this General Plan.





Existing Conditions Report

EXISTING CONDITIONS HIGHLIGHTS

Existing conditions describe Eloy at a point in time and provide a starting place for future planning. In 2025, Eloy’s estimated population by the Arizona office of Economic Opportunity was 19,531, nearly double the 2020 population of 10,275. While growth in Eloy has been modest in recent decades, the area is expected to experience a significant growth trend.

According to the Arizona Office of Economic Opportunity, that growth trajectory is projected to reach 87,161 in 2050. In addition to population growth, Eloy is projected to continue expanding its economy, fueled by competitively priced land and direct access to I-10, I-8, and the Union Pacific mainline—assets that are attractive and well-suited for major employers and businesses in manufacturing, distribution, and logistics.

An *Existing Conditions Report* was developed to provide an inventory and analysis of factual data detailing Eloy today. Subject matter experts from City staff provide data to create a timely, comprehensive report. The report is the “before” picture for this General Plan and serves as the baseline for the vision, goals, and implementation actions that follow. The complete report is available in the City Clerk’s

office, which was created as a Public Record by the City Council in **Resolution No. 26-####**. The report baseline helped keep the development of the plan grounded in current data and conditions. It includes key topic areas that provide a ‘snapshot in time’, highlighting both opportunities and challenges, as summarized in *Figure 6*.

Eloy’s demographics also play an essential role in describing the community’s existing conditions, as illustrated in *Figure 7*. Eloy’s numbers tell an important story. A clear picture of current demographics helps Eloy set realistic goals and identify gaps and opportunities.



Figure 6. Existing Conditions Highlights

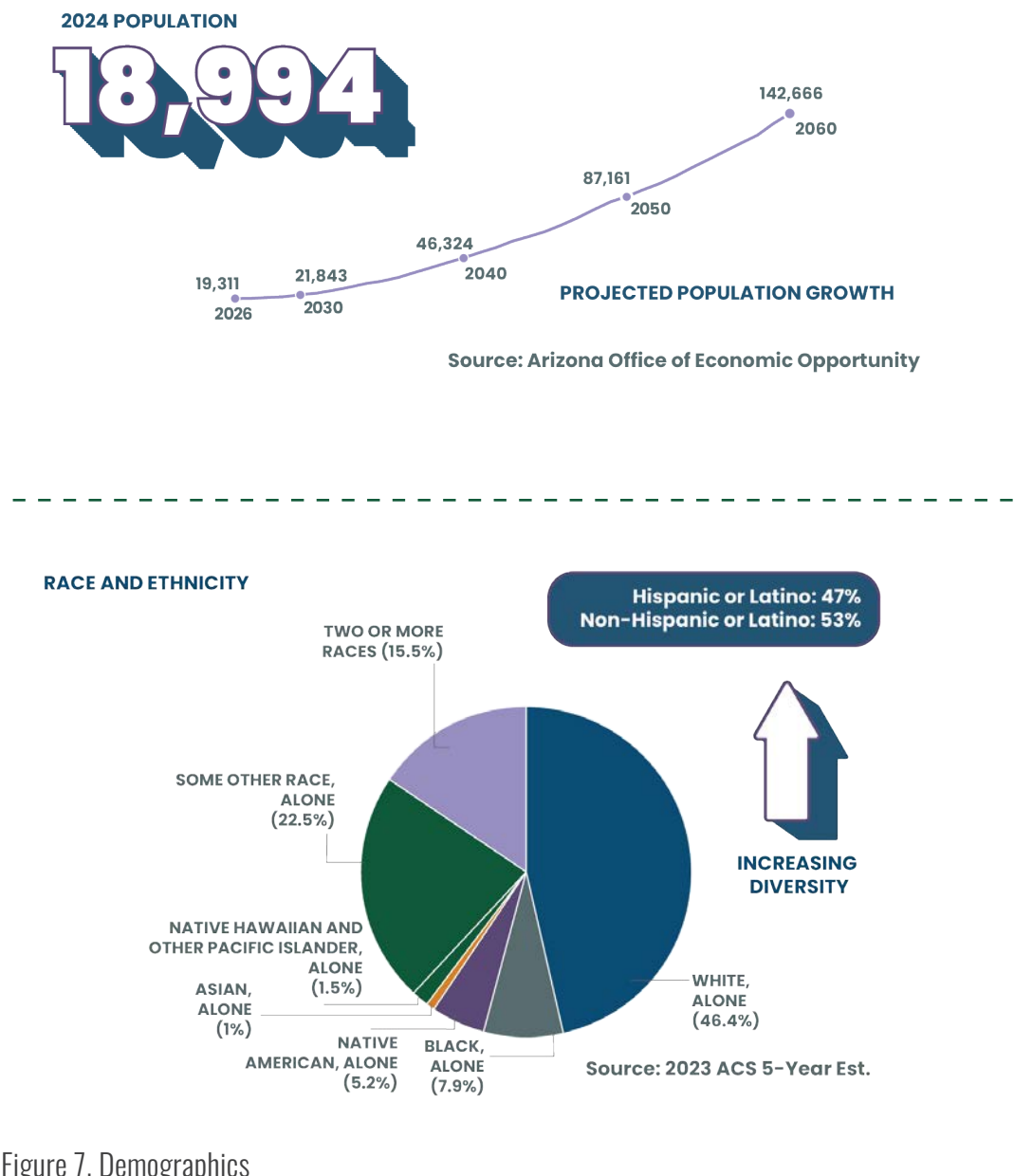
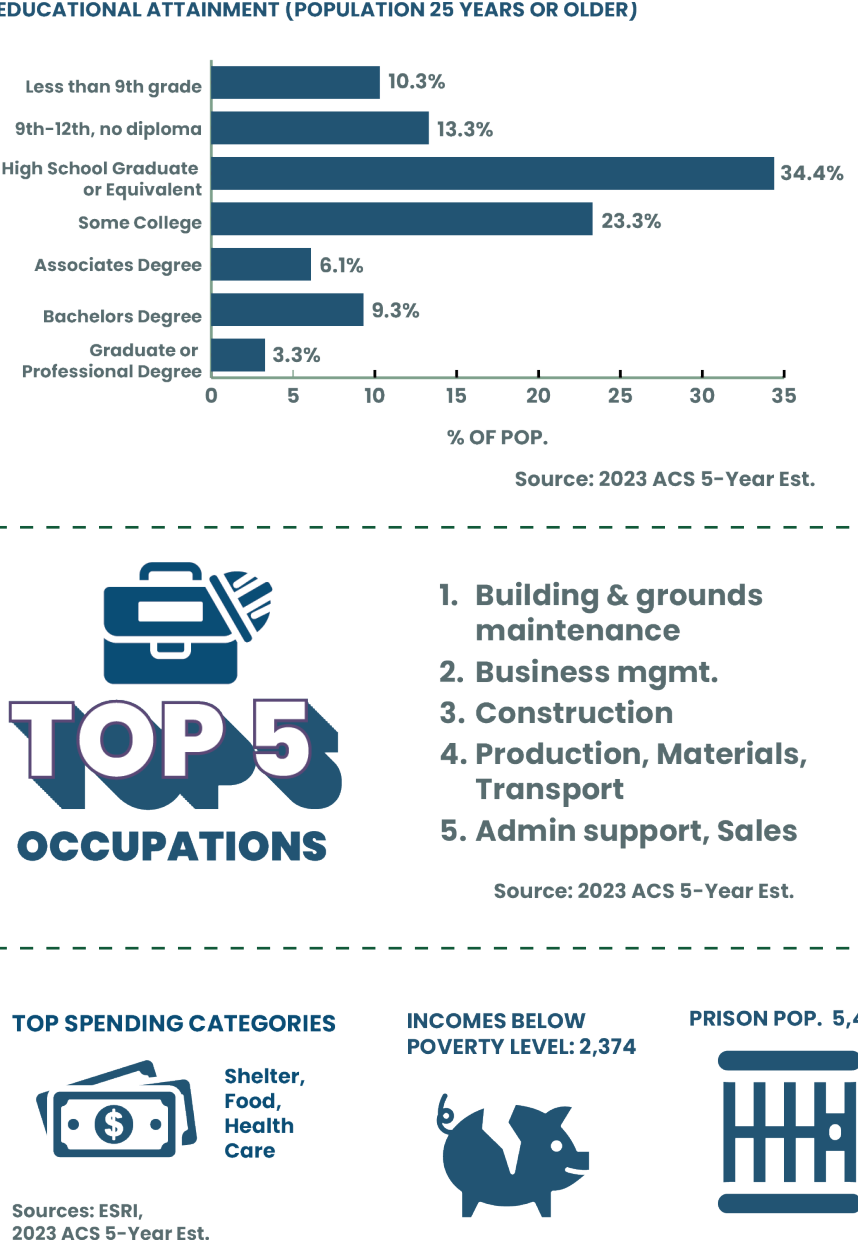
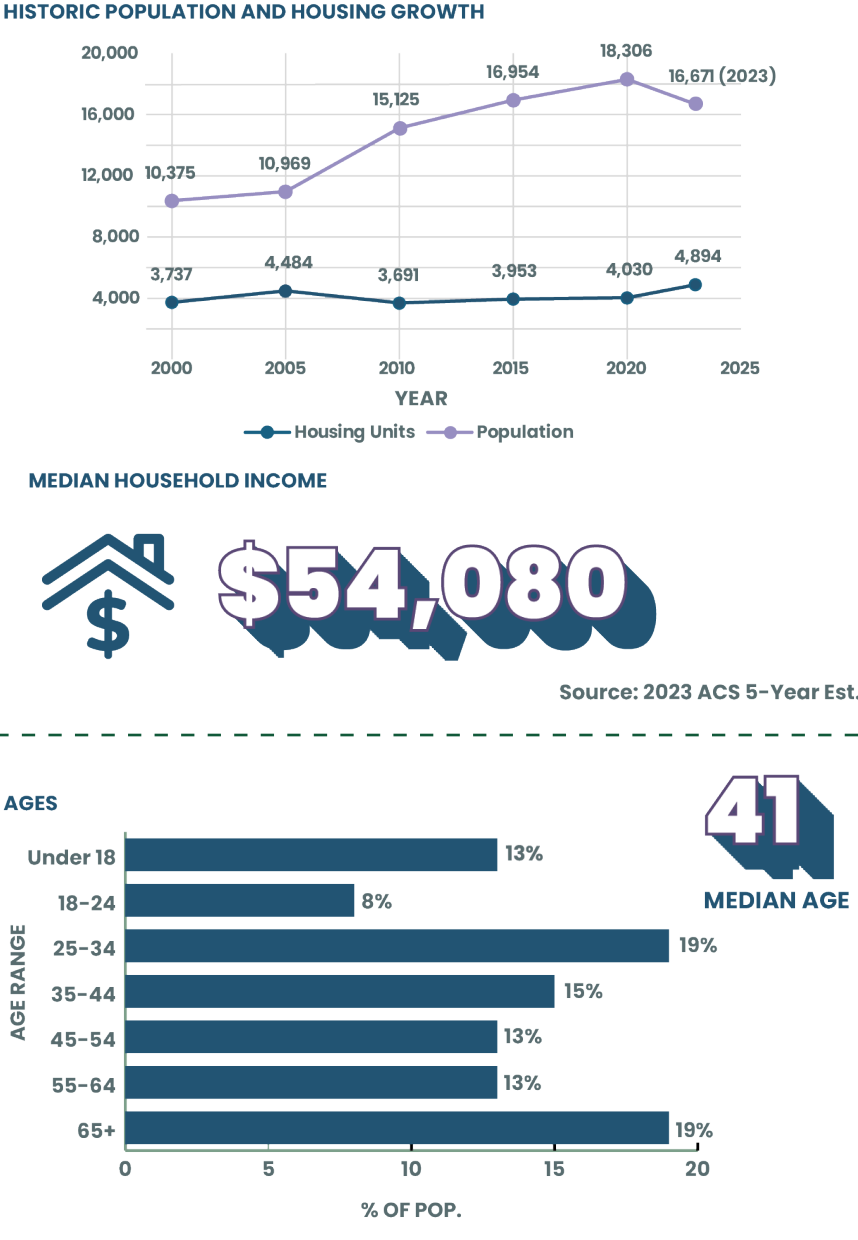


Figure 7. Demographics



3

CHAPTER 3: INSPIRED COMMUNITY

Inspired Community illustrates and celebrates that in Eloy, community engagement is a partnership that helps inform the community vision, values, and priorities. Arizona law (ARS § 9-461.06 C) emphasizes that residents must have an early and continuous voice in shaping their City’s future. Eloy embraced this principle throughout the General Plan process by inviting residents to share ideas at many different points.

Over the course of eighteen months, the General Plan took shape as residents gathered at community forums, workshops, listening sessions, and local drop

in events, as well as participated in online questionnaires and virtual workshops both in English and Spanish. Each conversation and contribution added another piece to the story. Voices from across the community shared hopes, concerns, and ideas, weaving a common vision of what Eloy is and what it could become. Each of these engagement opportunities informed priorities, values, and aspirations that culminated in the *Community Vision Statement*. Through this process, the **Eloy General Plan: Planning Today for a Stronger Tomorrow** reflects the priorities of the community it serves.

COMMUNITY OUTREACH SUMMARY

The General Plan was shaped through an extensive community outreach effort that invited residents to share their perspectives through many different formats. This broad and inclusive approach helped ensure a wide range of voices were included in the plan. The following summary highlights the key engagement activities that ultimately led to the creation of the *Community Vision Statement* as well as community theme aspirations, goals, policies, and actions.



EloyTalks Participants

3. INSPIRED COMMUNITY

Public Participation Plan

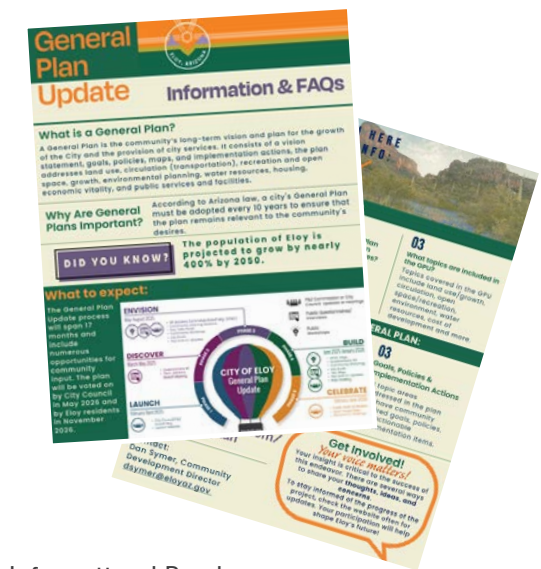
Community engagement was a top priority throughout the General Plan process and was guided by a City Council adopted *Public Participation Plan (PPP)* created as a public record by City Council in Resolution No. 25-1614. Guided by the statutory framework in § 9-461.06.C., the PPP outlined the ways residents, stakeholders, and leaders might come together and share ideas and shape the General Plan. An informational brochure was produced at the beginning of the project and was widely distributed to increase understanding of the General Plan. All community engagement materials were produced in both English and Spanish.

A variety of mediums were used to connect with the community, including the project website as well as social media posts and project-specific branding. Together, these approaches **achieved over 7,674 engagements**.

Figure 9 illustrates an overview of community engagement opportunities and number of participants. A complete list of community engagement events and activities is in *Appendix C* and the 60-Day Event summary featuring the *Mobile Immersion Lab*, is illustrated in *Appendix D*.



Public Participation Plan



Informational Brochure

EloyTalks

The project kicked off with a rousing community symposium and workshop featuring internationally acclaimed author and strategist Peter Kageyama held on June 21, 2025, at Eloy

City Hall. With **51 Attendees**, the event brought together residents, business owners, and community leaders to discuss grassroots community design. Attendees also had the opportunity to learn about the General Plan, ask

questions, and share feedback and ideas. During the event, Mr. Kageyama led several small groups through two hands-on challenges, which sparked creative, community-focused ideas.



Challenge 1: The \$500 Challenge asked participants to consider how they would make the most impact around Eloy with only \$500.

Challenge 2: The T-Shirt Slogan challenging the group to design a T-Shirt that tells people about Eloy.

EloyTalks participants



Informational Brochure

KEY INSIGHTS FROM LISTENING SESSIONS:

INFRASTRUCTURE AND BASIC SERVICES

- Road conditions and Improvements
- Strong desire for regional and intercity transit

ECONOMIC DEVELOPMENT AND JOBS

- Lack of local employment
- Downtown decline; High taxes

HOUSING AND COST OF LIVING

- Affordable housing shortage
- Homelessness and transitional support

YOUTH AND EDUCATION

- Lack of programs; Underfunded schools
- Education access

PUBLIC SAFETY AND BEAUTIFICATION

- Crime and blight
- Cleanliness and beautification

Listening Sessions

Listening sessions or community interviews provided community members and stakeholders with opportunities for one-on-one dialogue. **62 Listening Sessions** were conducted over the course of the project with a broad range of members of the community. The result was valuable insights into the top issues of the community and stakeholders providing opportunities and ideas to integrate into the General Plan.

Online Questionnaire

The online questionnaires, two of which were virtual versions of the in-person workshops, proved to be a critical tool for feedback with **306 Community Responses**. The first questionnaire posed questions on Eloy’s strengths, weaknesses, opportunities, and threats associated with growth and development and revealed several notable themes that contributed to the development of the plan.

“Infrastructure is lagging behind our growth.”

49.5% see commercial infrastructure as a major challenge.

“We’re growing fast—let’s not lose our small-town charm.”

43.4% are concerned about losing the small-town feel.

“Affordable living and easy freeway access are what keep us here.”

46.5% cited both cost of living and freeway access as top attributes.



Mapping the Future community workshop

Workshop Series

Efforts to engage the community included multiple workshop events held both in-person at various locations around Eloy, as well as virtually. The forums invited participants to take a closer look at Eloy’s challenges and opportunities, as well as evaluate varied potential future scenarios for Eloy. Through activities, **159 In-Person Attendees** explored the values they felt should guide growth.

Envisioning the Future: Three in-person community workshops and one virtual workshop focused on the City’s Vision for the Future and refining ‘Areas of Change’ within Eloy. The Area of Change mapping exercise helped inform the future land use map development by identifying areas to be preserved, sustained or that may evolve in the future. Participants provided meaningful feedback on the community vision statement, themed aspirational statements, and General Plan goals.

Mapping the Future: Three in-person community workshop sessions and one virtual workshop focused on the future land use maps and categories as well as place types. The future land use mapping and place type exercises provided an opportunity for participants to identify what land uses were desirable in certain areas ensuring growth is harmonious with the community’s desires.

Drop-In Events

Eloy’s community understands how to come together, from Easter to Christmas and beyond! The project team attended 10 local events and connected with **1,088 Participants** over the course of the General Plan development. Bringing information and activities to familiar community events increased awareness of the General Plan and made it easier for residents to take part in the process.

10 DROP-IN EVENTS

- Robson Ranch Sidewalk Sale
- Easter Egg Hunt
- Eloy Cruise & Food
- Cinco de Mayo
- Summer Kickoff
- Fiestas Patrias
- GAIN
- Eloy GLOW
- Family Bingo Night
- Christmas in Eloy



Eloy GLOW



Cinco de Mayo

COMMUNITY VISION STATEMENT

The *Community Vision Statement* was the culmination of the thorough and inclusive engagement events described above. Over the course of the 18 month process, thousands of comments were collected at the six in-person workshops, two virtual workshops, online questionnaires, the project website, and input from the City Council, and Planning and Zoning Commission. The collaboratively-derived vision statement was ultimately confirmed by the community. Each theme chapter of the General Plan also contains a more specific topical statement of values entitled “Community Aspirations”.

The *Community Vision Statement* is an **expression of Eloy’s shared aspirations and values** for the entire community. The vision statement helped to drive each theme’s aspirational statement as well as the goals, policies, and actions that all serve as clear guidance for Eloy’s long-term planning and decision-making decades into the future. The City of Eloy is a dynamic and evolving community, built on industrious resilience. As Eloy looks toward the future, it is imperative that its long-range vision continue to reflect the values and aspirations of the evolving community.

Eloy is growing with purpose—rooted in history, guided by community pride, and focused on improving quality of life for all. As we develop and revitalize our neighborhoods, strengthen our economy, and invest in infrastructure, we will remain a city that honors its small-town charm while embracing opportunity.

COMMUNITY VISION STATEMENT



Figure 8. General Plan Vision Statement & Related Themes

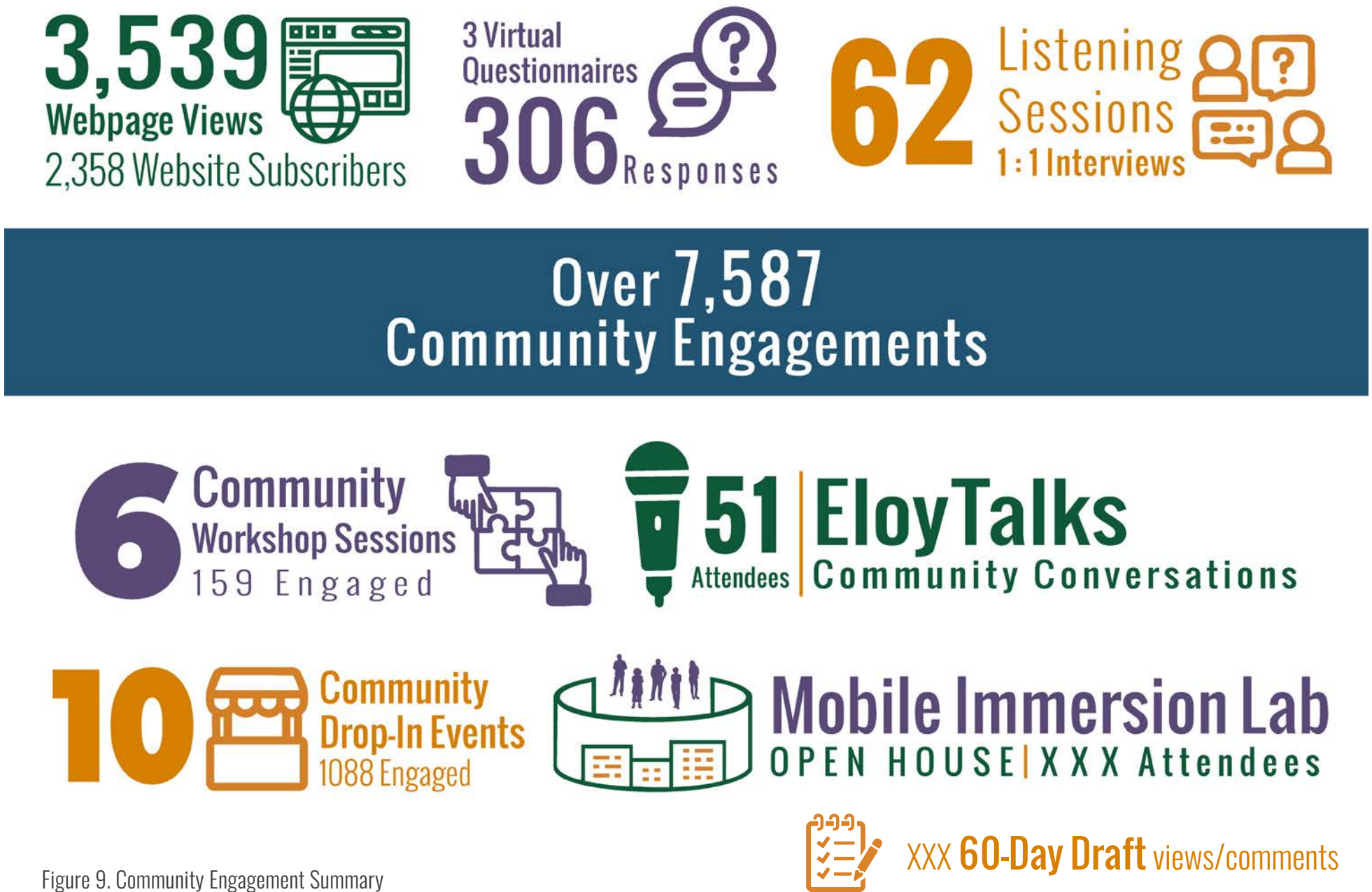
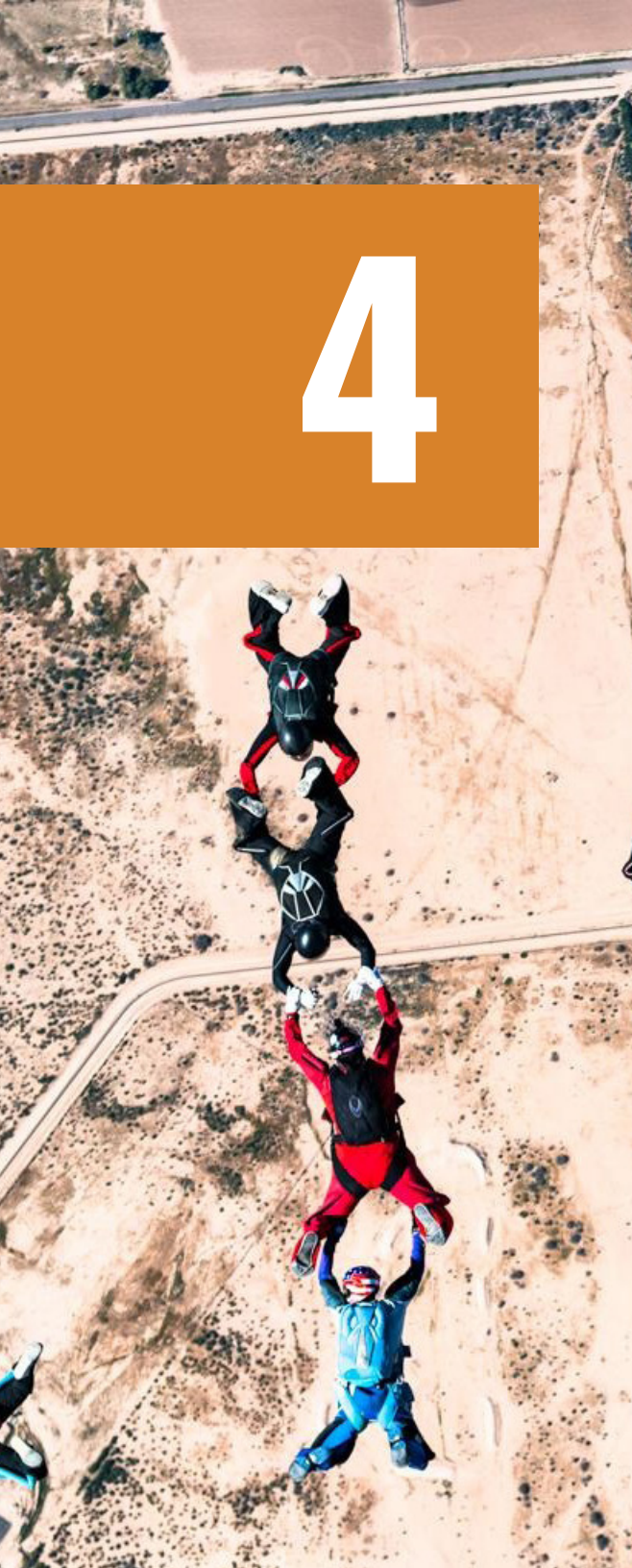


Figure 9. Community Engagement Summary



4

CHAPTER 4: PURPOSEFUL GROWTH

Eloy is committed to **Purposeful Growth** that channels change into visible, community-driven improvements while preserving small-town character. Thoughtful land use decisions are intended to support a balanced mix of housing, employment, services,

and recreation, all coordinated with infrastructure capacity and environmental stewardship. Achieving this vision requires strong regional coordination, which is a theme that is integrated across all topical areas of the General Plan.

Community Aspirations for Purposeful Growth

Eloy will guide purposeful growth by balancing development and preservation to maintain its small-town character, support revitalization, encourage compatible development, and protect the desert views and open spaces that define its identity.

“*Eloy is a blank canvas with large parcels of land. Our efforts today will define our future. Will we become a thriving hub of activity or just an exit on the freeway?*”
—Pinal Partnership

LAND USE

The community’s commitment to balanced, intentional growth that both preserves Eloy’s small-town identity and embraces new opportunities shapes the land use vision of this chapter. The *Future Land Use (FLU)* designations and *Future Land Use Map (FLUM)* are the primary tools for turning this vision into an on-the-ground development pattern over time. It organizes residential, mixed-use, business, employment, open space,

and community-serving areas so they fit together as a cohesive whole rather than as isolated projects.

The FLU and FLUM create a framework that supports infill and redevelopment in existing areas, especially downtown and partially built neighborhoods, while identifying larger parcels where development can occur with proper infrastructure and services.

Smooth transitions between land uses, such as stepping down intensities near established neighborhoods and buffering, promote compatible new development. Coordinating land use with transportation networks, utility capacity, and environmental constraints establishes a foundation that supports future growth while maintaining Eloy’s livability, mobility, and fiscal health.

Existing Land Uses

Eloy’s existing land use pattern reflects its deep connection to the surrounding desert and its potential for thoughtful future growth. The City is shaped by its open landscapes, agricultural roots, and a few concentrated areas of development that set the stage for reinvestment and purposeful expansion.

Within the MPA, about 63% of the land remains vacant or undeveloped desert. Agriculture is the largest singular land use at nearly 24%, demonstrating its continued importance to Eloy’s identity and economy. Public and protected lands account for just under 9% and include nationally and state-recognized resources like Ironwood Forest National Monument and Picacho Peak State Park. 1.1% of land in Eloy is dedicated to residential uses.





4. PURPOSEFUL GROWTH

The remaining 2% of land is comprised of various uses including transportation, governmental, commercial and industrial.

Development today is primarily focused in two areas: Downtown Eloy and Robson Ranch. Robson Ranch is a large master-planned, active adult community with neighborhoods, recreational amenities, and community facilities that have grown in phases over time. Downtown Eloy, on the other hand, is a mix of existing buildings and vacant land, creating strong opportunities for redevelopment and infill that can strengthen the City's core. In the Toltec area, portions of previously inactive subdivisions are beginning to see new activity, marking an important step toward reconnecting these neighborhoods with the broader

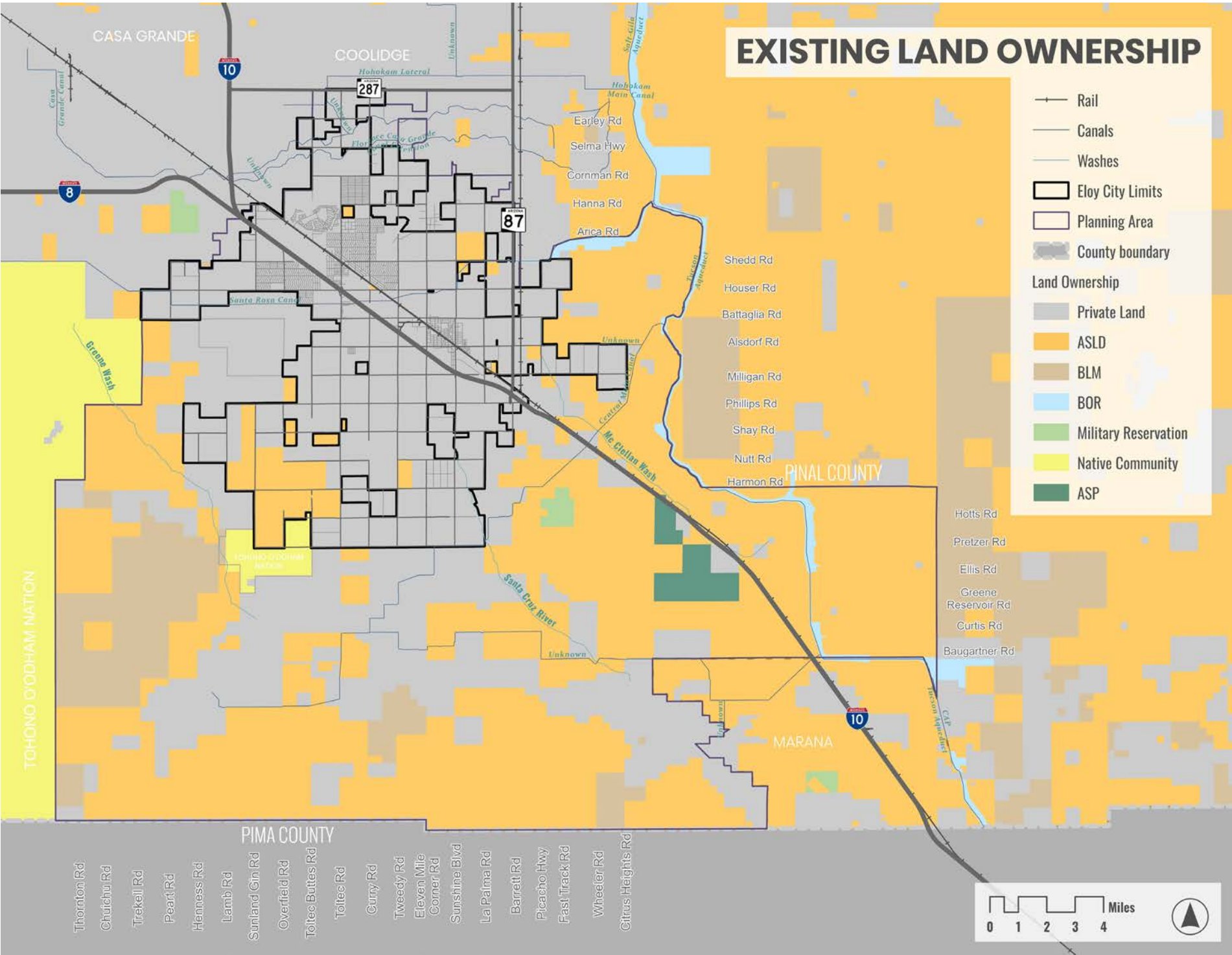
community and supporting steady, coordinated growth.

Across Eloy, thirty-three residential developments, known as zombie subdivisions, were planned or partially built. These developments were never fully completed, often due to past economic downturns or financial challenges. While these unfinished areas have created challenges such as incomplete infrastructure and limited utility access, they also represent one of the City's greatest opportunities for reinvestment. Through thoughtful planning and sustained effort, these areas can evolve into complete, well-connected neighborhoods that reflect Eloy's growth and community spirit.

Land Ownership

Land ownership within Eloy's MPA, shown on *Figure 10* is a diverse mix of public and private lands. Private property and land managed by the Arizona State Land Department (ASLD) each make up roughly 46% of the total area, followed by Bureau of Land Management (BLM) holdings at about 6%. The remaining 2% consists of lands managed by the Bureau of Reclamation, Military Reservation, Native Community, and Arizona State Parks. ASLD parcels are subject to a minimum entitlement of one dwelling unit per acre, while most BLM lands are preserved as open space and for recreation.

Figure 10. Existing Land Ownership Map
Source: City of Eloy



Future Land Uses

The *Future Land Use Map (FLUM)* lays out Eloy’s vision for how the community will grow and change over time. Instead of directing development parcel-by-parcel, the FLUM provides a flexible framework that guides land use decisions, supports infrastructure planning, and helps future growth reflect the community’s goals and values. Together with the policies and actions in this General Plan, it creates a coordinated approach that allows the City to manage growth while maintaining the character and quality of life that define Eloy. As shown in both *Figure 11* and *Figure 12* the FLUM envisions a development pattern that balances preservation with opportunity.

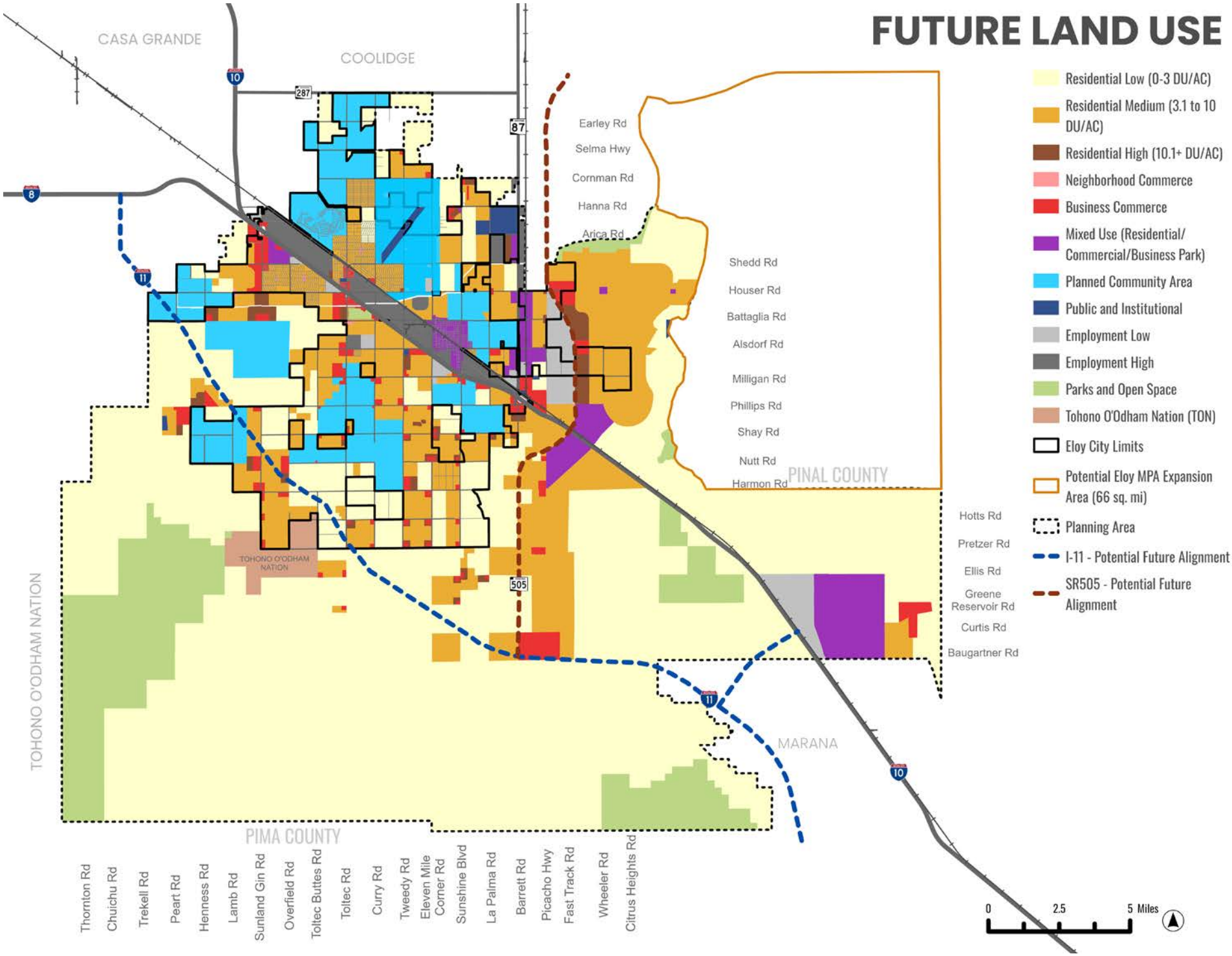
Approximately two-thirds of the MPA is designated for low-density

residential, agricultural, and open space uses, preserving the community’s rural landscape and connection to the desert. Medium-density residential areas account for a little more than 15% of the MPA, providing a wider range of housing choices. Mixed-use and planned community designations make up just under 10% and create opportunities for integrated neighborhoods with parks, services, and gathering places.

Future Land Use Designation	Acres	Percent
Residential Low (RL)	189,492.72	56.87%
Residential Medium (RM)	50,990.70	15.30%
Residential High (RH)	3,147.48	0.94%
Neighborhood Commerce (NC)	96.48	0.03%
General Commerce (GC)	6,770.96	2.03%
Mixed Use (MU)	9,592.72	2.88%
Planned Community Area (PCA)	28,147.05	8.45%
Public and Institutional (PI)	1,375.99	0.41%
Employment Light (EL)	4,984.05	1.50%
Employment Heavy (EH)	5,302.58	1.59%
Parks and Open Space (POS)	29,967.72	8.99%
Tohono O’odham Nation (TON)	3,311.53	0.99%
Total	333,179.97	100.00%

Figure 11. Future Land Use Designations

Figure 12. Future Land Use Map
Source: City of Eloy





Eloy agricultural fields

Future Land Use Designations

The **12 Future Land Use (FLU)** designations describe how different areas of Eloy are intended to grow and evolve over time. Developed through community input, they reflect shared aspirations for the City's character, scale, and mix of land uses, and serve as a tool for putting the General Plan's vision into action. The accompanying renderings illustrate the community's intended look and feel of each designation and are conceptual in nature, providing visual guidance to encourage context-sensitive and well-designed development rather than prescriptive standards.

RESIDENTIAL LOW (RL)

This designation accommodates an **agricultural and rural neighborhood character with densities less than 3.0 du/ac**. The Residential Low land use designation may be used for agricultural activities, ranching, detached single-family residential development, and

other compatible neighborhood uses, such as schools, open space, parks, public and religious facilities, recreation, and utilities. Development potential of properties within this designation is determined by location, access, availability of existing or proposed public facilities and utilities, existing and future land use patterns,

and natural or human-made constraints.

Zoning districts that are consistent with this designation are RR-20, RR-5, RR-2.5, R1-54, R1-43, OSC, and OSR. The base zoning district may have an appropriate zoning overlay district and still be considered in concert with the designation if the intent is met.

RL Key Design Components

- Large lots, deep setbacks
- 1-story detached homes
- Native desert / open land / agriculture





4. PURPOSEFUL GROWTH

RESIDENTIAL MEDIUM (RM)

This designation accommodates a **suburban neighborhood character with densities equal to, and greater than 3.0 du/ac, and less than 10.0 du/ac**. The Residential Medium land use designation may be used for single-family detached and attached homes, including small lot residential dwellings such as duplexes, townhomes, and/or

patio homes, and other compatible neighborhood uses, such as schools, open space, parks, public and religious facilities, recreation, and utilities. Development potential of properties within this designation is determined by location, access, availability of existing or proposed public facilities and utilities, existing and future

land use patterns, and natural or human-made constraints.

Zoning districts that are consistent with this designation are R1-12, R1-6, R-2, OSC, and OSR. The base zoning district may have an appropriate zoning overlay district and still be considered in concert with the designation if the intent is met.

RM Key Design Components

- Small-medium lot single family residential and duplex
- Street trees, sidewalks, curbs
- 1, 2, and 3 stories
- Neighborhood park nearby



RESIDENTIAL HIGH (RH)

This designation accommodates **urban neighborhoods with densities equal to, and greater than, 10 du/ac**. The Residential High land use designation may include a small lot of single-family detached and attached homes, duplexes, triplexes, townhomes, patio homes, and/or multifamily residential and other compatible neighborhood

uses, such as schools, open space, parks, recreation, public facilities, utilities, and religious facilities. Development potential of properties within this designation is determined by location, access, availability of existing or proposed public facilities and utilities, existing and future land use patterns, and natural or human-made constraints.

Zoning districts that are consistent with this designation are R-3, OSC, and OSR. R-2 zoning may be utilized when the density of property containing the development exceeds 12 du/ac. The base zoning district may have an appropriate zoning overlay district and still be considered in concert with the designation if the intent is met.

RH Key Design Components

- Small-lot single family residential, patio homes, townhomes, duplexes, and multifamily apartments
- On-street parking, mixed-use edge
- Urban streetscapes
- 2-4 stories





4. PURPOSEFUL GROWTH

NEIGHBORHOOD COMMERCE (NC)

This designation accommodates **neighborhood serving small-scale commercial uses providing goods, offices, retail and services for residents, workers, and visitors, with horizontally or vertically integrated residential units allowed and encouraged, within approximately a one-mile**

radius in which the designation is located. The size and scale of development within Neighborhood Commerce should be compatible with surrounding areas and incorporate adequate buffering, screening, or separation from existing and planned residential uses. Developments should also include appropriate circulation connections to adjacent sites to provide access for pedestrians,

bicycles, and other alternative modes of transportation, while minimizing the need for vehicular travel.

The zoning district that is consistent with this designation is C-1. The base zoning district may have an appropriate zoning overlay district and still be considered in concert with the designation if the intent is met.

NC Key Design Components

- Storefronts front street with sidewalks and shade
- Shared parking to rear or side
- Pedestrian and bike connections to surrounding homes
- Residential or office above ground floor retail
- Landscaping buffers when adjacent to single-family 1-3 stories | ≤ 15 DU/AC | small-scale, walkable mixed use

BUSINESS COMMERCE (BC)

This designation accommodates **a variety of goods, office, retail, and service uses, through varying intensities of commerce activity that serve either a larger community or the greater region.** Developments within General Commerce land use designation should include an appropriate circulation system that allows for pedestrians, bicycles, and other

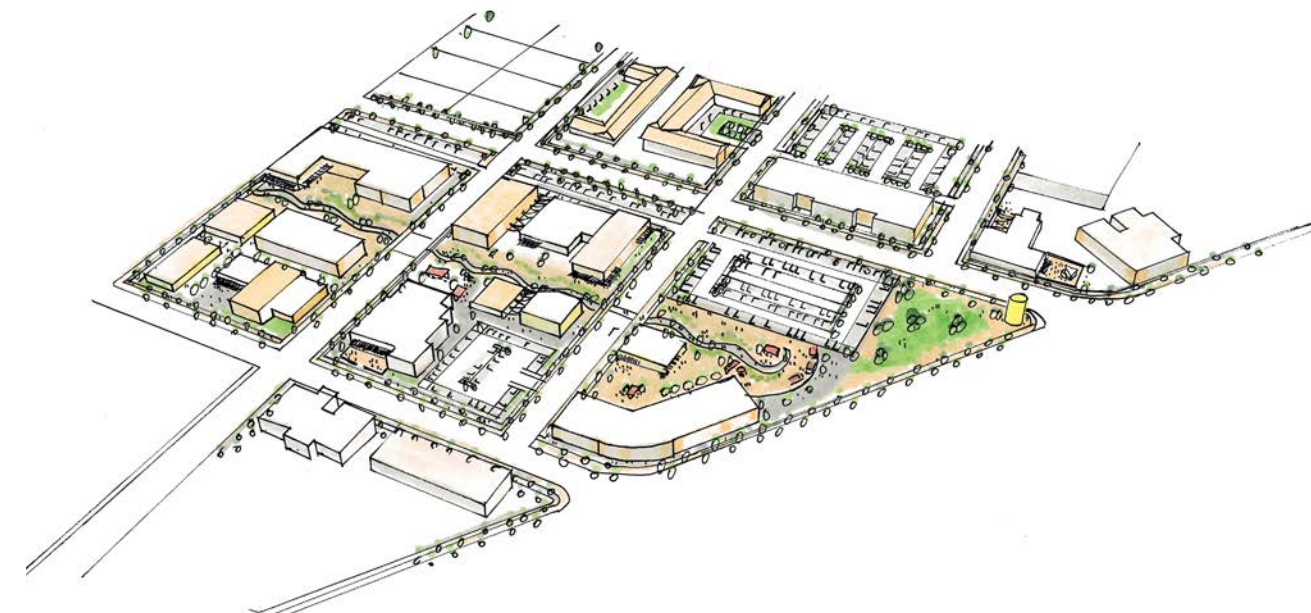
alternative modes of transportation to connect the various components within the development, as well as methods to accommodate a greater level of vehicular access. The circulation system should also provide connectivity to adjacent developments. Adequate buffering, screening, or separation should also be provided from less intensive or dense existing or planned residential uses. A

site with the Business Commerce designation should have adequate vehicular access from a collector or arterial street.

The zoning districts that are consistent with this designation are C-2 and BP. The base zoning district may have an appropriate zoning overlay district and still be considered in concert with the designation if the intent is met.

BC Key Design Components

- Multi-tenant commercial buildings
- Parking lots or shared parking courts
- Anchors like grocery, retail, or employment uses
- Defined pedestrian routes between buildings
- Landscape screening at residential edges
- 1-4 stories
- Large-scale retail and service hub



4. PURPOSEFUL GROWTH

MIXED USE (MU)

This designation accommodates ***mixed-use neighborhoods that combine high-density residential and non-residential land uses, integrated vertically and/or horizontally in a human-scaled manner within a defined area.***

Most suitable near and within Growth and Activity Areas, this designation generally includes complementary and mutually supportive uses such as public and religious facilities, utilities, residential development with densities greater than 10 dwelling units per acre, and non-residential uses. However, areas with the Mixed-Use designation should not be used substantially for residential purposes. Developments within Mixed-Use designation should include an appropriate circulation system for pedestrians, bicycles, and other alternative modes

of transportation to connect the various components of the development while minimizing the need for vehicular travel. The circulation system should also provide connectivity to adjacent developments. Adequate buffering, screening, or separation should also be provided from less intensive or dense existing or planned residential uses.

Zoning districts that are consistent with this designation are the MU zone, PAD for limited compatible light industrial uses, or a combination of the following residential and non-residential R-2, R-3, C-1, C-2, MU, BP, OSC, and OSR zones. Zoning applications within the mixed-use designation should include multiple uses and/or integration of at least two uses within individual structures. The base zoning district(s) may have an appropriate zoning overlay

district and still be considered in concert with the designation if the intent is met.

MU Key Design Components

- Vertical and horizontal mix of uses
- Pedestrian and bike-friendly circulation
- Housing over shops or alongside offices and blend of residential, retail, and office
- Public plazas, shade, and streetscape amenities
- 1-4 stories
- 10+ DU/AC





4. PURPOSEFUL GROWTH

PLANNED COMMUNITY AREA (PCA)

This designation accommodates **areas that comprise large-scale (approximately 640 gross acres or more) master or area-planned developments that include a mixture of land use opportunities.** Such development should also include recreational and community-serving facilities, and an appropriate circulation system for vehicles, pedestrians, bicycles, and other alternative modes of transportation connecting residential and non-residential uses, and adjacent developments. Developments that are primarily residential should include a variety of residential densities to promote housing choices and diversity and are encouraged to provide supportive and complementary non-residential use. Projects that

are primarily employment should also include other complementary retail, office, service, and other commerce uses.

All zoning districts are appropriate within this designation, and there should be at least four different zones utilized to implement this designation. The base zoning district may also include an appropriate zoning overlay and still be considered consistent with the designation, provided the overall intent is met.

PUBLIC AND INSTITUTIONAL (PI)

This designation accommodates **land uses that are owned and/or operated by a governmental, quasi-governmental, or philanthropic institution (typically greater than 5 acres in size) that provides educational, cultural,**

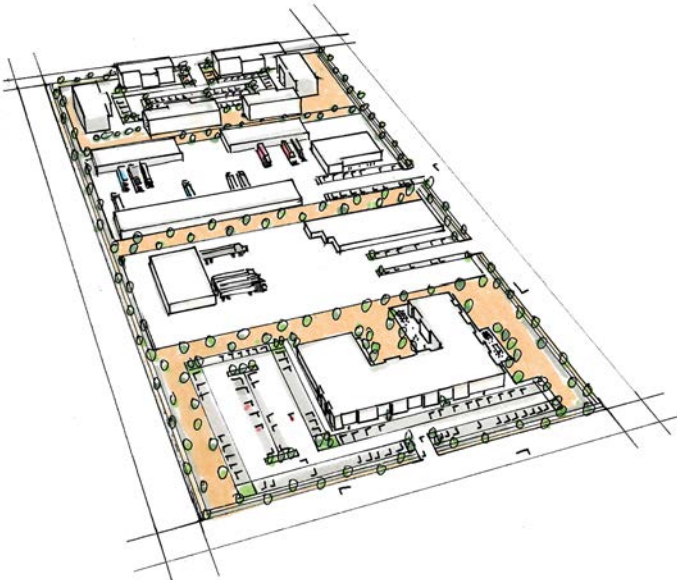
governmental, aviation, public services, correctional services, or other similar uses. These essential public and institutional uses should support and enhance the overall community's land use patterns and visual aesthetics in order to minimize potential negative impacts.

The zoning district that is consistent with this designation is PF. The base zoning district may have an appropriate zoning overlay district and still be considered in concert with the designation if the intent is met.

EMPLOYMENT LOW (EL)

This designation accommodates **employment opportunities provided by varying business, research, and light to medium industrial uses that have a focus on contributing to the overall local and regional economy.**

The Employment Light land use designation also includes a variety of employment supportive uses, such as packaging of goods,



office, schools, open space, parks, recreation, public and religious facilities, retail, research and development, services, storage, utilities, and wholesale. The circulation system should also provide connectivity to adjacent developments. Adequate buffering, screening, or separation should also be provided from existing or planned residential and other less intensive uses. A site with the Employment Light designation

should have adequate vehicular access via a street network designed to accommodate the varying intensity of vehicular traffic associated with designation.

The zoning districts that are consistent with this designation are BP and I-1. The base zoning district may have an appropriate zoning overlay district and still be considered in concert with the designation if the intent is met.

MU Key Design Components

- Vertical and horizontal mix of uses
- Pedestrian and bike-friendly circulation
- Housing over shops or alongside offices and blend of residential, retail, and office
- Public plazas, shade, and streetscape amenities
- 1-4 stories
- 10+ DU/AC



4. PURPOSEFUL GROWTH

EMPLOYMENT HIGH (EH)

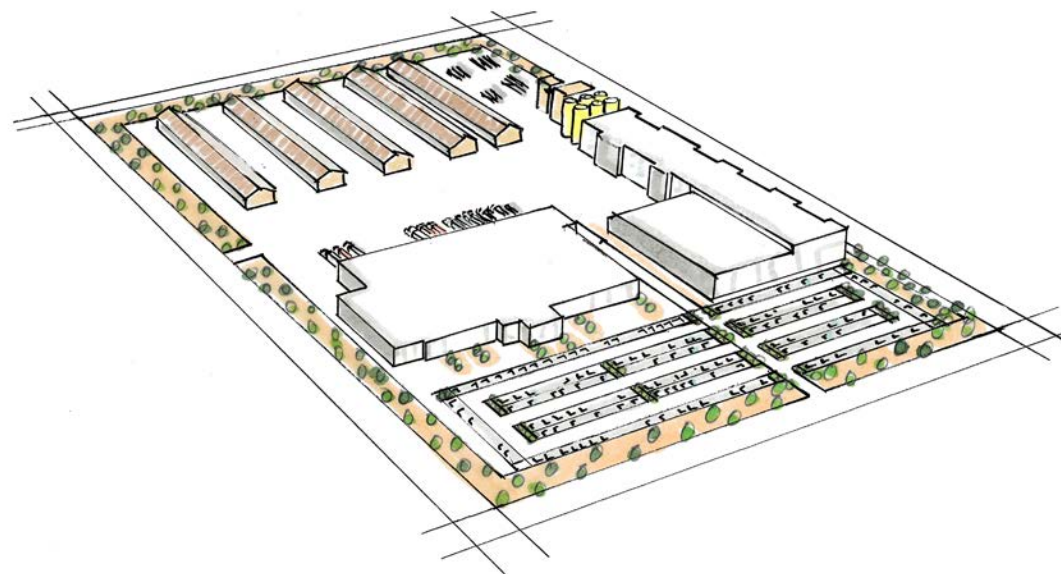
This designation accommodates **employment opportunities provided by heavy industrial uses that have a focus on contributing to the overall local and regional economy.** The Employment Heavy land use designation also includes a variety of more intensive uses such as wholesale and storage warehouses, external storage

yards, fabrication, manufacturing, processing, repairing, and packaging of goods, public facilities, and utilities. Adequate buffering, screening, or separation should also be provided from existing or planned residential and other less intensive uses. A site with the Employment Heavy designation should have adequate vehicular access via a street network designed to accommodate the

varying intensity of vehicular traffic associated with this designation. The zoning district that is consistent with this designation is I-2. The base zoning district may have an appropriate zoning overlay district and still be considered in concert with the designation if the intent is met.

EH Key Design Components

- Warehousing, distribution, and manufacturing uses
- Visual and noise buffers at edge
- Large buildings with truck bays and yard spaces
- Proximity to major roads or rail access
- Internal circulation for freight and employee vehicles
- High intensity Industrial and Logistics operations



Open space near Eloy

PARKS AND OPEN SPACE (POS)

This designation accommodates **land uses for active parks and passive natural areas (typically greater than 5 acres in size) that are intended for public recreation and resource conservation and contribute to the overall natural character and scenic beauty of the City of Eloy.** The Parks and Open Space land use designation also includes facilities that support the open space or recreational areas, such as trailheads, parking, and public facilities and utilities. Residential uses may be allowed on any privately held or state trust lands at a density of no more than one dwelling unit per acre (1 du/ac). Zoning districts that are consistent with this designation are OSC and OSR. The base zoning district may have an appropriate zoning overlay district and still be considered in concert with the category if the intent is met.

TOHONO O'ODHAM NATION (TON)

This designation accommodates **areas held by the Tohono O'odham sovereign nation.** This area is including in the City's MPA but the General Plan has no governing control of lands with this designation.



4. PURPOSEFUL GROWTH

DISTINCTIVE CHARACTER

Eloy reflects a unique blend of deep heritage and forward-looking ambition. Rooted in agricultural traditions, transportation connections, and a strong sense of local cultural identity, the city's character is defined by resilience and openness, fostered by its connection to the surrounding Sonoran Desert, Picacho Mountains, and agricultural landscapes that provide a distinctive backdrop palette. Community design should thoughtfully respond to this unique environment while providing and strengthening urban and neighborhood identity, enhancing quality of life, and contributing to Eloy's distinctive sense of place, and a sense of place for the community and visitors.

As Eloy continues to evolve, new development should embrace human-scaled, innovative, and progressive design that balances priorities without compromising quality. Architectural elements and materials should consider regional context and climate, avoiding generic corporate aesthetics. Streetscapes, walkable neighborhoods, commercial corridors, and mixed-use area should encourage pedestrian activity and vibrant public life. By integrating heritage, natural beauty, and forward-thinking design, Eloy can preserve its sense of identity while cultivating a cohesive, welcoming, and enduring visual character for current and future generations.



Christmas in Eloy event

“**Growth must be smart and intentional to provide a quality of life, not just rapid expansion.**
—Councilmember”

GROWTH AREAS

Eloy is entering a period of significant change that will shape the community for generations to come. With a population just under 19,000 and projections of substantial growth over the next 25 years, the City has an opportunity to guide this change in ways that strengthen quality of life and express community identity. The General Plan lays the foundation for this direction by promoting a balanced mix of land uses that



Gold Bond National Gypsum Manufacturing Facility

support housing, employment, services, and recreation, along with transportation options, commerce, and infrastructure that serve a growing population efficiently.

To help manage this growth, the plan identifies **Six Growth Areas** and **Six Activity Centers** as key tools for focusing development in strategic locations. These designations provide a clear framework for organizing future

land uses, reducing sprawl, improving connectivity, and aligning public and private investment with long-term community goals.

The *Growth Areas* and *Activity Centers* are illustrated in *Figure 13* and described in more detail in the sections that follow. *Appendix F* provides high-resolution maps of each *Growth Area*.



Eloy Municipal Airport entrance

GROWTH AREAS

Growth Areas are the City's primary focus for development over the next decade. They identify where future investment and infrastructure expansion will be most effective in supporting Eloy's long-term growth. Each *Growth Area* reflects its location and context, guiding an appropriate mix of residential, commercial, and employment uses.

ACTIVITY CENTERS

Activity Centers are the focal points within a *Growth Area* where more compact, mixed-use development is encouraged. These centers are envisioned as walkable, human-scaled places that bring together housing, jobs, retail, and recreation in a way that supports daily needs and community interaction. Some will form in established areas, while others will emerge within planned new communities.

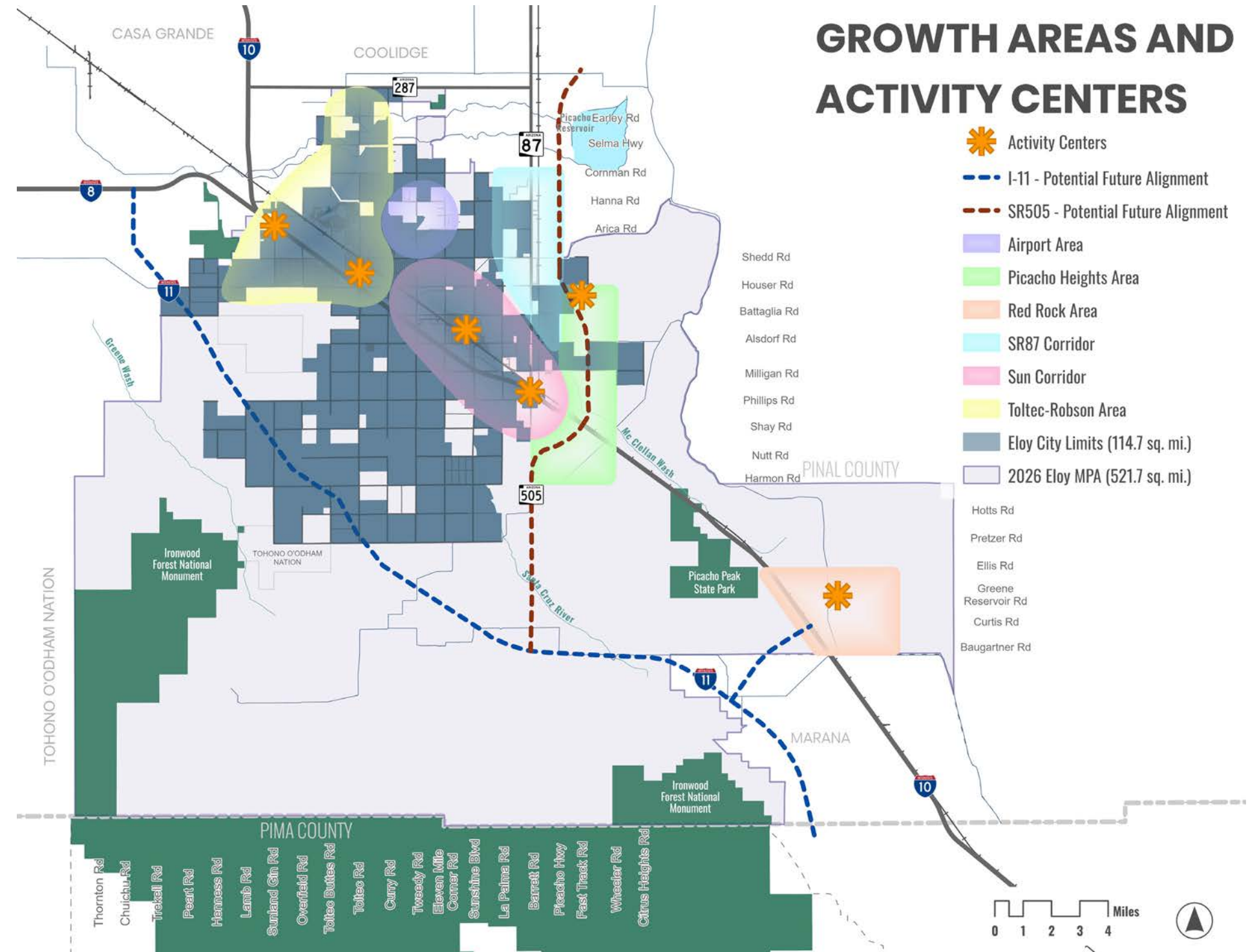
DEVELOPMENT AREAS

Development Areas are prioritized geographic area where economic development and capital improvement planning and projects are focused in the near term and generally aligning infrastructure within the *Growth Areas*. Refer to *Chapter 7* for details on Development Areas.

Figure 13. Growth Areas & Activity Centers Map

Source: City of Eloy

GROWTH AREAS AND ACTIVITY CENTERS





Eloy Municipal Airport Growth Area

Airport Growth Area

Eloy's *Airport Growth Area* plays an important role in supporting the City's aviation activities and regional connections while creating opportunities for well-planned future growth. Located east of the *Toltec–Robson Growth Area*, it includes Development Area C shown in *Figure 23* and detailed in

Chapter 7 (Cost of Development) and is recognized as a top skydiving destination. Skydive Arizona is a long-established operation that has grown into the world's largest skydiving center, averaging more than 140,000 jumps per year.

The *Eloy Municipal Airport*, owned and operated by the City, occupies roughly 90 acres about three miles northwest of the central business core. It is accessed from Tumbleweed Road, which terminates at the airport entrance, while Lear Drive runs along the south side of the property and provides access to T-hangar facilities.

The City of Eloy has initiated the Eloy Airpark Area Plan to guide the growth and development of the Municipal Airport and surrounding Airpark. This specific area plan will

align with the General Plan while providing more detailed direction for zoning and development decisions within the Airpark. Its primary purpose is to keep the Airpark competitive and relevant, make the most of new economic and aviation-related opportunities, and address current and emerging challenges facing the Airport.



Picacho Heights Growth Area

Picacho Heights Growth Area

Eloy's *Picacho Heights Growth Area* is envisioned as a thoughtfully planned residential area that balances scenic desert living, environmental protection, and regional connectivity. Located along the North–South Corridor to the west and I-10 to the south, the area extends from open space and future parklands along the Santa Rosa Canal to the north, to the Central Arizona Project (CAP) Canal and the Picacho Mountains to the east, and includes *Development Area G* shown in *Figure 23* and detailed in Chapter 7 (Cost of Development).

This *Growth Area* is planned to support enhanced residential development while remaining compatible with the mission of the Arizona Army National Guard (AZARNG) Picacho Stagefield and maintaining operational

connectivity with the Silverbell Army Heliport to the southeast.

Picacho Heights *Growth Area* includes a mix of residential densities, along with mixed-use areas, and offers potential for upscale, resort-style living given its proximity to the Picacho Mountains. Future resort sites could serve as gateways to a proposed regional park and provide access to the CAP Canal trail corridor. Residential densities are intended to transition from higher in the east to lower in the west to help protect viewsheds, wildlife movement, and the surrounding desert landscape.

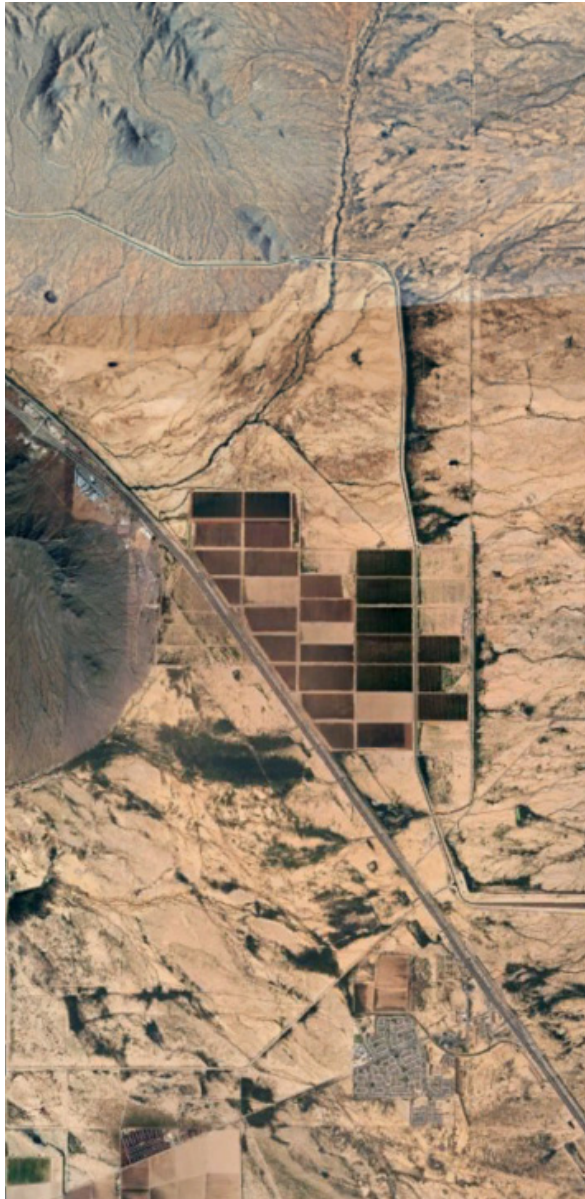
Development within this *Growth Area* should maintain a high level of multimodal connectivity, with compatible uses providing off-street bicycle and pedestrian linkages. *One Activity Center is identified in this Growth Area*

located near the intersection of Houser Road and Edgedale Road. Picacho Hwy is envisioned as a principal north–south arterial that supports regional connectivity. The planned North–South Corridor (State Route 505) through Pinal County is anticipated to further strengthen regional connectivity by linking U.S. Route 60 in Apache Junction, I-10 near Eloy and Picacho, the planned I-11 alignment to the south, and State Route 287.

A potential wildlife corridor is planned to preserve natural wash systems and maintain connectivity between the Picacho Mountains and Picacho Peak State Park. Improvements to McClellan Wash are intended to manage stormwater flows in ways that protect adjacent development potential, preserve environmental quality, and enhance regional recreational connectivity.



4. PURPOSEFUL GROWTH



Red Rock Growth Area

Red Rock Growth Area

Planned as a strategic, employment-focused area, the *Red Rock Growth Area* is located east of the I-10 freeway, across from Picacho Peak State Park. The primary land use designations in this area include Employment Low, Mixed Use, and Residential Low. One *Activity Center* is identified in this *Growth Area*. Development will be expected to occur in step with the extension of appropriate services and infrastructure to support these uses.

State Route 87 Corridor Growth Area

Envisioned as a flexible corridor that supports employment, mobility, and community-serving uses, the *State Route 87 Corridor Growth Area* is located along both sides of State Route 87, extending south from Cornman Road to Battaglia Road, and includes

Development Areas C, D, and G.

The corridor has strong potential as an employment area with direct access to I-10, State Route 87, and the Union Pacific Railroad.

The *State Route 87 Corridor Growth Area* includes a mix of Employment Low, Mixed Use, Residential Low and Medium, with smaller areas of Residential High and Business Commerce. Public and Institutional uses within the area are not expected to expand and should be buffered from surrounding development.



State Route 87 Corridor Growth Area



Sun Corridor Growth Area

Sun Corridor Growth Area

Serving as the civic and economic heart of the community, the *Sun Corridor Growth Area* is located in the center of Eloy and includes *Development Areas B, C, D, E, F, and G.* It features a full range of uses, including Employment Low and High, Business Commercial, Planned Community Areas, Mixed Use, Parks and Open Space, and all residential land use categories, with convenient access to I-10 and the Union Pacific Railroad. *Two Activity Centers are identified in this Growth Area*, both located along West Frontier Street – one at Battaglia Road and the other at Milligan Road (Casa Grande-Picacho Highway). This central location, along with access to I-10 and State Route 84, makes the Sun Corridor a prime area for future development and reinvestment.

The *Sun Corridor Growth Area* encompasses the entire downtown, which is further addressed in Chapter 5 and is expected to focus on redevelopment, infill, and rehabilitation of existing buildings. It also includes an industrial corridor between I-10 and Frontier Street, as well as much of the E land along State Route 87 and within the downtown area. Residential uses in this *Growth Area* include a range of densities, with a larger share designated medium density residential being planned primarily for single-family neighborhoods, supporting a more compact, mixed-use urban pattern.



Robson Ranch entry monument

Toltec–Robson Growth Area

Serving as a gateway to residential growth, recreation, and regional access, the *Toltec–Robson Growth Area* is located south and west of the I-10 and I-8 junction, just south of the City of Casa Grande, and includes Development Areas A and B. *Two Activity Centers* are identified in this *Growth Area* – one in the downtown area, in the vicinity of SR-87, north and south of I-10 and the other on either side of Sunland Gin Road, generally north of Shedd Road near Nelson Farm Road. It contains Robson Ranch, Eloy’s first upscale master-planned community, as well as proposed retail uses that serve both residents and interstate travelers.

The 1,025-acre Casa Grande Mountain Park is also within this *Growth Area* and offers an important opportunity for Eloy and Casa Grande to preserve a

large open space with multiple hiking trails. This area is primarily designated for residential and planned communities and includes a mix of low- to medium-density residential uses, along with some commercial and industrial parcels. Commercial and industrial lands are generally located along I-10 and Frontier Street and are positioned to accommodate employers in logistics, manufacturing, and technology sectors. Residential densities are intended to step down farther northeast and southwest from the freeway to provide appropriate transitions to surrounding areas.

“

Being a regional water provider, we deal with all officials. It is all one big system in Arizona, and we treat all leadership across the state the same. Everyone benefits when the cities coordinate. The cities should work together and collaborate by coming up with some mechanism to identify themselves cohesively, creating a common identity through collaboration. –Community Water Provider

”

REGIONAL PLANNING COORDINATION

Eloy’s growth prospects, and its vision for balanced housing, local amenities, employment opportunities, and the preservation of its desert landscape and small-town character, rely heavily on strong, ongoing coordination across the greater Pinal County region. Regional planning is not just a supporting effort; it is one of the most important tools Eloy has to influence how growth occurs, how infrastructure is funded and delivered, and how the community benefits from new investment. By

working closely with neighboring communities, utilities, regional planning organizations, service districts, and state and federal agencies, Eloy can help shape shared solutions for infrastructure, mobility, workforce development, and economic opportunity that no single community could accomplish alone. This kind of coordination positions Eloy as a proactive partner in the Sun Corridor, rather than a passive recipient of regional growth decisions.

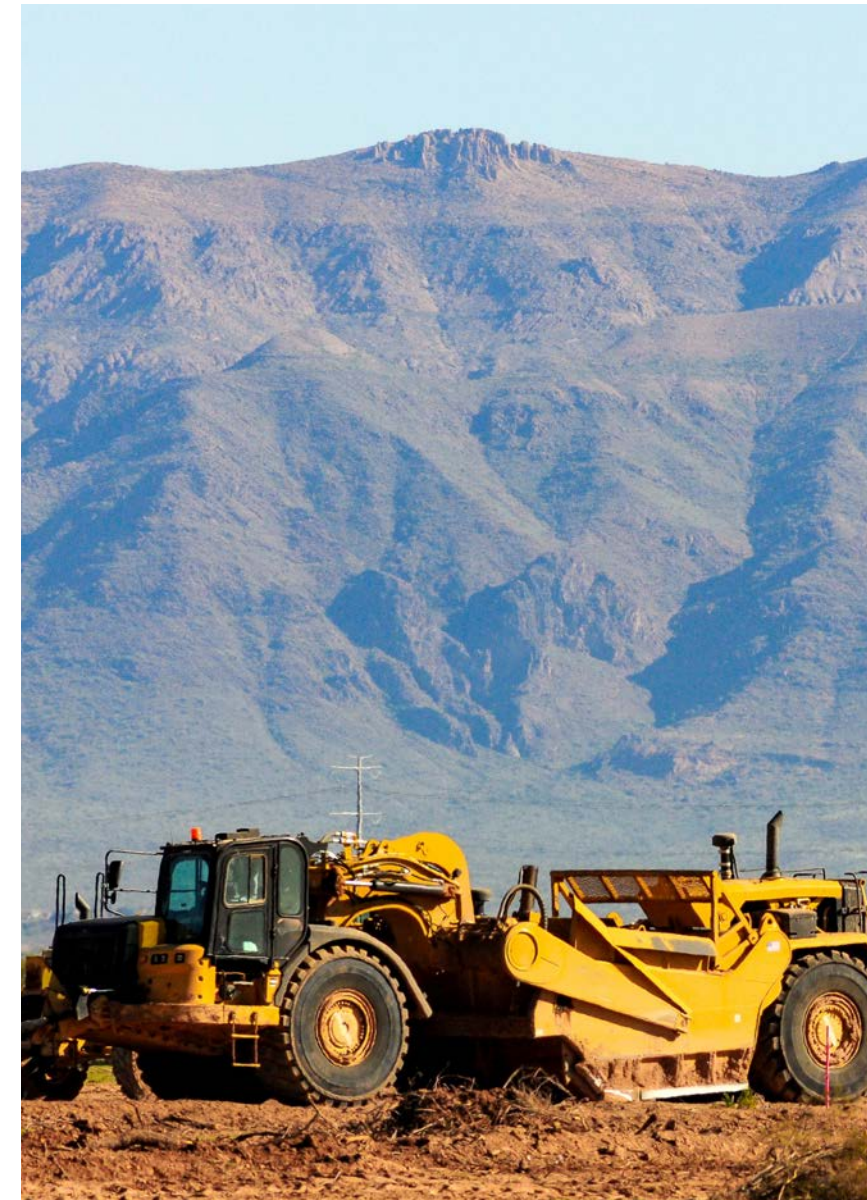
Community input has consistently emphasized the importance of a unified regional identity, coordinated corridor and infrastructure planning, and joint outreach to employers and educators so that Eloy community share in the benefits of regional growth. Regional planning coordination can help Eloy secure its fair share of jobs, services, and infrastructure, while reinforcing the qualities that make the community distinct.



4. PURPOSEFUL GROWTH

Strategies for regional planning coordination include:

- **A Tri-City Identity.** Eloy, together with Casa Grande and Marana, could explore a shared “tri-city” identity, similar to Mesa–Chandler–Gilbert, to highlight their combined strengths and help position Eloy within a larger, more marketable regional hub.
- **Regional Advantage.** Eloy’s location between Phoenix and Tucson, with direct access to I-10, I-8, and rail, gives the City a strong platform to participate in regional strategies for logistics, manufacturing, and employment that can bring additional jobs and investment to Eloy.
- **Build on Existing Partnerships.** Eloy can continue to engage with regional organizations and partnerships in Pinal County to elevate its interests, contribute to joint branding and advocacy, and remain an active voice in regional planning conversations.
- **Coordinated Infrastructure and Service Planning.** Working with neighboring jurisdictions and service providers on transportation corridors, utilities, and area-wide water quality management efforts can help position infrastructure investments that support its long-term service needs and development goals.
- **Regional Park and Open Space Planning.** The potential expansion of Eloy’s MPA to the east, including a site under consideration for a new regional park, offers an opportunity for Eloy to partner with Pinal County on open space, trails, and recreation facilities that serve the Eloy community while strengthening the City’s role in the regional recreation network.



Purposeful growth in Eloy

PURPOSEFUL GROWTH GOALS & POLICIES

Land Use

GOAL LU 1: Diversity of Land Uses. Encourage a diversity of land uses to provide for a balanced and resilient community.

Policy LU 1.1: Mixed-Use Development. Promote mixed-use development within designated areas, including downtown and *Activity Centers*.

Policy LU 1.2: Employment and Economic Uses. Promote opportunities for the expansion of employment and commercial uses within the City to attract jobs, housing starts, and subsequent amenities.

Policy LU 1.3: Aviation-Related Development. Support aviation-related development opportunities and compatible land uses near the *Eloy Municipal Airport*.

Policy LU 1.4: Employment Area Location. Locate employment and major non-residential uses within designated areas to limit impacts on residential areas.

Policy LU 1.5: Balance Land Use. Ensure a balanced mix of land uses that supports a self-sustaining environment and provides for the needs of the community.



4. PURPOSEFUL GROWTH

GOAL LU 2: Compatible and Efficient Development.

Promote development, including the revitalization of existing developed areas, that is environmentally responsive, encourages coordinated land-use patterns, and retains small-town character.

Policy LU 2.1: Land Use Transitions and Buffers.

Maintain transitional buffers between uses of differing intensity and density to reduce noise, visual impacts, and traffic conflicts.

Policy LU 2.2: Small-Town Character. Encourage land uses and development that are consistent with and preserve and celebrate the City’s small-town character.

Policy LU 2.3: Pedestrian-Oriented Design. Encourage development patterns that prioritize human-scale, pedestrian-oriented, context-sensitive design; foster streetscapes and public spaces that support pedestrian activity, social interaction, and community engagement; and reduce vehicle dependence while promoting sustainable mobility.

Policy LU 2.4: Infrastructure-Supported Growth. Support land use density and intensity, including future annexations, with the commensurate provision of adequate services and infrastructure.

Policy LU 2.5: Community-Supported Design.

Encourage new development to incorporate design elements shaped by community input.

Policy LU 2.6: Quality and Compatible Design.

Encourage the design of public and private developments to conform with design guidelines and standards that enhance Eloy’s small-town character, compatibility, aesthetics, and quality of life.

Policy LU 2.7: Innovative Design. Promote innovative and progressive design that is unique, high-quality, responsive to the Sonoran Desert climate, and balances functional, economic, and aesthetic priorities, without compromising quality or resorting to generic, corporate-style architecture.

Policy LU 2.8: Efficient Landscape. Encourage architectural designs that respond to the Sonoran Desert climate, including sustainable building practices and water-wise landscaping.



Downtown Eloy

Growth Areas

GOAL GA 1: Growth Area Development. Encourage new development and revitalization of existing development in *Growth Areas*.

Policy GA 1.1: High-quality Development. Encourage high-quality development and uses in *Growth Areas* to drive economic and community vitality.

Policy GA 1.2: Employment Corridor Development. Promote key corridors in *Growth Areas* for employment, logistics, and advanced manufacturing uses, while encourage complementary uses commerce and housing.

Policy GA 1.3: Infill and Revitalization Development. Promote infill and revitalization development in *Growth Areas* to efficiently use existing infrastructure.

Policy GA 1.4: Development of Vacant and Undeveloped Sites. Support programs and public-private partnerships to encourage redevelopment, revitalization, and development of vacant, underutilized and undeveloped property in key locations of *Growth Areas* and *Activity Centers* for infill development of housing and commercial uses.

Policy GA 1.5: Infrastructure Efficiency and Infill. Promote infill development where possible to more efficiently manage infrastructure costs.



Main Street Park

GOAL GA 2: Vibrant Sensitive Growth. Encourage vibrant, walkable, development that is context-sensitive, pedestrian-focused, and provides mix of use and activities in *Growth Areas*.

Policy GA 2.1: Gradual Transitions in Intensity. Ensure development intensity within *Growth Areas* transitions gradually and responds sensitively to surrounding neighborhoods and community character.

Policy GA 2.2: Livable and Walkable Environments. Incorporate pedestrian-oriented design—including shaded sidewalks, appropriate pedestrian architectural massing and features, bicycle-focused elements, landscaping, and open spaces—to enhance livability in *Growth Areas*.

Policy GA 2.3: Mixed-Use Activity Areas. Encourage a balanced mix of commercial and residential uses in a compact, neo-traditional format with higher intensity and density in activity areas.

Policy GA 2.4: Mixed-Use Development Flexibility. Encourage vertically integrated mixed-use development with ground-floor commercial, and co-working spaces, with residential uses above in active areas, Downtown, and neighborhood commercial zones.



Picacho Peak

GOAL GA 3: Regional Planning Coordination. Coordinate with surrounding jurisdictions and service districts on planning and development issues.

Policy GA 3.1: Growth Area Coordination. Plan and coordinate infrastructure and mobility improvements with Pinal County, Sun Corridor Metropolitan Planning Organization, Arizona Department of Transportation, and utility providers to plan, fund, and deliver infrastructure, transportation systems, and mobility corridors to support development in *Growth Areas*.

Policy GA 3.2: Integrated Planning. Actively engage Pinal County, Arizona State departments, and neighboring jurisdictions in coordinating land use planning, regional open space, trails and path networks, stormwater management, and shared infrastructure improvements.

Policy GA 3.3: Regional Identity. Participate in regional planning initiatives that strengthen a shared regional identity while preserving the Eloy’s character and local distinctiveness.

5

CHAPTER 5: PROSPEROUS ECONOMY

Eloy is building a **Prosperous Economy** by creating a welcoming environment for businesses and families, supporting job creation and retention, and expanding housing options for current residents and future generations. Ongoing economic growth, strong neighborhoods, and a lively downtown each play an important

role in supporting a resilient local economy and a high quality of life. With its location along major transportation corridors, Eloy is well positioned to attract logistics, manufacturing, and emerging industries while continuing to support a diverse workforce and community.

Community Aspirations for Prosperous Economy

Eloy envisions a thriving community cultivated by a diverse and vibrant economy that provides opportunities for business growth, job creation, and housing opportunities for all income levels.

“We want to draw businesses here to provide more amenities for the residents. If you have a job here and we can provide reasonable housing, it’s a win/win.”
–Councilmember

ECONOMIC GROWTH

Eloy has experienced rapid population growth over the past two decades, nearly doubling since 2000 and continuing to expand at one of the fastest rates in Pinal County. Projections show a population of more than 87,000 by 2050. Historically, Eloy’s growth has been largely shaped by its agriculture and its transportation assets, including access to rail and freeway that anchor the community’s role within the region. Today, Eloy recognizes

that sustaining a strong workforce depends on the continued growth and stability of its businesses and industries. To support this, Eloy is cultivating an economic climate that attracts investment, promotes entrepreneurship, and creates lasting opportunities for residents and their families.

The City’s population is largely of working age, with a median age of 41 and more than 75% of residents over 25, providing a strong

foundation for a stable and active workforce. Eloy’s economic base is diverse, with large manufacturers, distribution centers, hotels, and restaurants situated along the I-10 freeway. Major industries include business services, manufacturing, with major employers such as Corecivic, Republic Plastics, Schuff Steel, and National Gypsum. Retail and consumer services also support the regional workforce and traveling public.

20
MAJOR
EMPLOYERS

5%
UNEMPLOYMENT
RATE

60%
JOB GROWTH
BY 2040

46.3%
LABOR FORCE
PARTICIPATION RATE



Eloy’s economic future is rooted in both opportunity and livability.

A balanced economy leverages regional advantages, transportation assets, and available industrial land, while also investing in the everyday places and services that make the City a desirable place to live, work, and visit.

Eloy’s location within the Sun Corridor positions the City to capitalize on regional economic activity and attract new employers, strengthen supplier networks, and expand employment opportunities. The following competitive advantages further support Eloy’s capacity for continued growth and long-term prosperity:

- A central location between Arizona’s two major metropolitan areas, Phoenix and Tucson.
- Direct access to major transportation corridors, including I-10, I-8, and the Union Pacific double-track railroad.
- Proximity to California and Mexico markets with overnight delivery capabilities.
- Large development sites with land costs below metropolitan averages.
- Key industrial sites with rail spurs, some of which are shovel-ready or could be brought to shovel-ready in the near term.
- Proximity to major employers such as Lucid Motors and Procter & Gamble.
- A municipal airport is recognized as one of the world’s premier skydiving destinations.
- A strong partnership with Central Arizona College as a workforce development provider.
- Designated Opportunity Zones and a Foreign Trade Zone that encourage private investment.



Schuff Steel Fabrication Facility

As Eloy advances toward a more dynamic economy, strategic investments in infrastructure, housing, and the downtown will be critical to attracting new residents and supporting business growth. Manufacturing, transportation, logistics, and related industries will remain the foundation of Eloy’s economic success, as these sectors create stable jobs and broaden the tax base.

At the same time, the Eloy community has expressed a desire for economic development that is local, visible, and community-serving. Encouraging small business growth, simplifying

permitting processes, and promoting downtown revitalization will help create destinations that meet daily needs while reflecting Eloy’s identity and sense of place and complement, rather than compete with large-scale industrial recruitment.

Workforce development connects these priorities. Continued collaboration with local employers and with educational partners will support pathways into both industrial, service, and entrepreneurial careers, preparing the community for success in a growing and evolving economy.



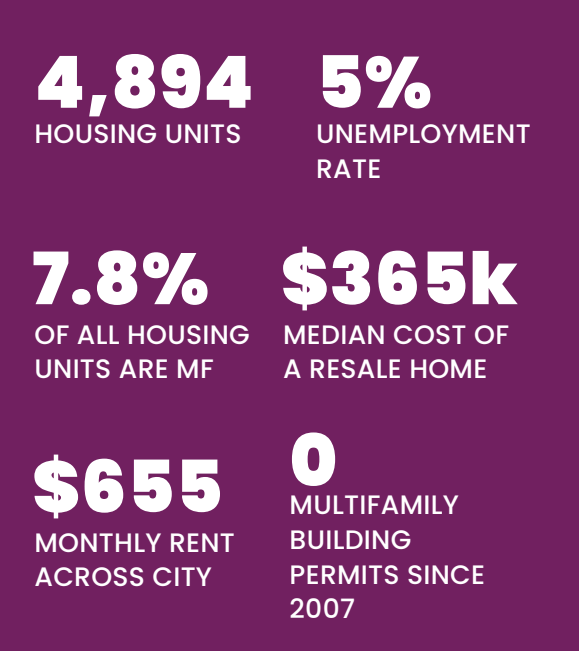
Eloy Water Tower

Targeted Industry Clusters

Eloy has identified **Six Industry Clusters** for economic growth that fit with the current assets and resources of the community including employment growth, wages, market strength, and existing presence. Targeting economic development recruitment toward these clusters is expected to deliver the greatest benefit to the Eloy community in the near term. However, these clusters will likely change over time as the economy of Eloy and Pinal County shift and expand over time. Those clusters include:

- **Agribusiness** – Irrigated desert farming supported by long growing seasons, Central Arizona Project (CAP) water access, and proximity to major transportation corridors.
 - **Arts, Entertainment, Recreation, and Visitor Industries** – Accommodations and food services
 - **Business & Financial Services** – Facility support services and waste management and remediation services
- **Manufacturing** – A wide range of manufacturing operations from plastic, cement, and metal manufacturing with a future focus on electrical vehicle manufacturing and suppliers.
 - **Personal & Commercial Services** – Industrial machinery and equipment repair and maintenance
 - **Transportation & Logistics** – Warehousing, rail, and truck transportation

“*Having flexible residential categories is important for the City to support. Affordable housing and rigid land development codes contribute to affordability issues across the State. If the City stays flexible with the land development and zoning codes, it may alleviate the challenges to bringing in affordable housing.* –Local Developer”



HOUSING

Housing Stock

Eloy has opportunity to provide broader mix of housing types to accommodate a variety of lifestyles and options for the Eloy community. Eloy’s housing stock is currently dominated by single-family homes, which is typical of small and rural communities that have grown primarily through subdivision development. This pattern has provided stable, traditional neighborhood options for families, but it also leaves fewer choices for residents who need smaller, more flexible, or rental housing options. Looking ahead,

the Eloy community supports a broader mix of housing types, such as townhomes, small-lot single-family homes, and well-designed multifamily, to better serve residents at different life stages and income levels.

A defining feature of Eloy’s housing stock is Robson Ranch, the age restricted, active adult community that has accounted for a substantial share of the City’s population growth over the past decade. With an estimated of 5,589 persons and 2,663 housing units with a median age of 56.5 years, Robson Ranch adds a large



Robson Ranch Clubhouse

number of higher-priced, age-restricted homes to the market, which generously shapes the City’s demographic profile and its overall housing mix. While this benefits Eloy by bringing new investment and amenities, it also

means much of the recent growth has occurred in a segment that does not directly serve many working-age households with children or younger residents entering the housing market. At the same time, this pattern highlights

the importance of also creating housing options for working-age families, younger adults, and residents who wish to remain in Eloy but do not want or qualify for age-restricted communities.

Housing Inventory

According to 2023 ACS 5-Year Estimates, Eloy has 4,894 housing units, most of which are single-family homes, and only a small share are multifamily units such as apartments or duplexes. About 4.7% of all units are estimated to be occupied on a part-time basis by residents whose primary home is in another city or state, most of whom live in Robson Ranch and spend only part of the year in Eloy. This seasonal occupancy pattern supports local spending but can result in some neighborhoods being less active year-round. Expanding year-round housing options, particularly near



Residential development adjacent to Downtown

jobs, schools, and services, can help support more consistent neighborhood activity and demand for local businesses.

Residential building permit activity over the last 15 years has been almost entirely in the single-family residence category, with only a small share of multifamily units such as apartments or duplexes. Most of the new housing has been developed by Robson Communities, Century Communities, and independent home builders. Robson Communities is developing Robson Ranch, and Century Communities is building in the Esperanza subdivision and scattered lots throughout the Toltec Arizona Valley subdivisions. This has resulted in a housing inventory that offers relatively few apartments, townhomes, or small-lot products, which can make it difficult for local

employees, young adults, smaller households, and some seniors to find housing that matches their needs and budgets– providing for niche market opportunities for housing developers.

Housing Costs & Affordability

Eloy is experiencing growing interest as a place to live, reflecting its quality of life, strategic location, and expanding opportunities. Housing costs have risen in recent years, with the median price of a single-family home increasing from about \$203,000 to \$365,000 over the past five years, and homes in Robson Ranch reaching a median of \$549,000.

Using the federal affordability benchmark that housing costs should not exceed 30% of household income, many Eloy renters face housing cost pressures. An estimated 43%



5. PROSPEROUS ECONOMY

of renter households pay more than 30% of their income toward housing, and 379 households pay more than half, placing them in the severely cost-burdened category. Apartment rents in Eloy remain below the Pinal County average, largely because most complexes were originally developed under the Low-Income Housing Tax Credit program. However, demand for attainable units outpaces current supply, resulting in long waiting lists and limited vacancies.

These conditions present an opportunity for Eloy to work with private, nonprofit, and regional partners to support additional attainable and workforce housing, reduce barriers to producing a wider range of housing types, and focus new housing in areas well connected to jobs, services, and transportation. For many working families, the combination of rising ownership costs, limited multifamily choices, and a small supply of diverse ownership options such

as townhomes or condominiums underscores the need to broaden housing options. Addressing this gap will help Eloy attract and retain workers, support long-term economic vitality, and strengthen neighborhood stability.

“***A vibrant downtown with people parked and walking everywhere. People wanting to come and visit, for mom and pop stores or whatever, bringing people off the interstate. That’s my hope.***
–Resident”



Historic Downtown Eloy

DOWNTOWN

Downtown Eloy is a historic center with strong character and significant opportunity for reinvestment. Once the commercial heart of a thriving agricultural community, it grew around Main Street businesses supported by cotton production and regional trade. While today’s economic base has shifted, Downtown still retains many buildings with solid historic “bones” and a recognizable small-town main street pattern that can anchor future growth and community life.

In recent years, the City, Chamber of Commerce, and community partners have taken important steps to reinvigorate the area, including cleaning up properties, promoting responsible ownership, and recruiting new tenants for existing buildings. There is a civic

5. PROSPEROUS ECONOMY

commitment and market interest to provide a foundation for more coordinated revitalization. At the same time, challenges remain. Several storefronts and parcels are still vacant or underutilized, and some buildings show signs of deferred maintenance, which can diminish the overall impression of the district.



City Hall in Downtown Eloy

To support a renewed era of growth and investment, the City is focused on encouraging new development, infill, and redevelopment that strengthen Downtown's vitality while respecting its historic form and character. This includes promoting preservation, rehabilitation, and adaptive reuse of historic and

cultural resources, as well as stabilizing and reinvesting in surrounding neighborhoods so that the Downtown core is supported by strong nearby housing. With roughly 40 City-owned properties in the area, Eloy is well positioned to use public land strategically through partnerships, phased redevelopment, or demonstration projects to catalyze private investment and job creation and to shape Downtown as a prosperous destination.

Stakeholder input highlights a shared understanding of both the issues and the opportunities in Downtown. Vacant and deteriorating buildings create visual gaps in the streetscape and can discourage new businesses from locating in the area, but they also represent some of the most immediate opportunities for adaptive reuse



Downtown Eloy character

and creative redevelopment. Ground-floor spaces that once housed traditional retail could be re-imagined as restaurants, neighborhood-serving shops, co-working or small business incubator spaces, or arts and maker studios that draw people throughout the day and evening. By pairing code enforcement and basic stabilization with incentives, technical assistance, and flexible standards, the City can help move these properties from liability to asset and support new uses that generate jobs, sales tax revenue, and foot traffic.

Residents consistently express a desire for more everyday services and gathering places in Downtown, such as grocery options, cafes, restaurants, and specialty shopping. Many people currently travel to Casa Grande, Marana, or other communities for shopping

and dining, which results in economic leakage and fewer local destinations for social connection. Expanding retail and food options that reflect Eloy's cultural identity and local entrepreneurship can help keep more spending in the community, create jobs, and transform Downtown from a place primarily used for errands into a place where people choose to spend time. Over time, a stronger mix of retail, dining, and services in the core can complement Eloy's industrial employment base by giving workers and visitors more reasons to stay, spend, and invest locally.

Perceptions of Downtown are evolving but are still shaped by visible vacancies and limited activity at certain times of day. While some view the area as rundown or lacking amenities, others realize the potential as a



5. PROSPEROUS ECONOMY



Downtown Eloy

walkable, authentic district that celebrates Eloy’s history and diverse cultures. Strengthening the district’s identity through coordinated branding, public art, façade improvements, and wayfinding can help shift this narrative, build community pride, and signal to investors that Downtown is a priority. As Eloy continues to grow its employment base in manufacturing, logistics, and services, a recognizable,

attractive downtown can become a key asset in talent attraction and business recruitment.

Many stakeholders envision a future Downtown that functions as a true destination: walkable, shaded, and rich with local character. Ideas include an arts and culture-oriented district with galleries, antique shops, studios, and locally owned restaurants and cafes, similar in feel to beloved

Arizona main streets. Streetscape improvements such as trees, decorative lighting, public art, and comfortable outdoor seating can make the environment more inviting year-round in the desert climate. Regular events such as cultural festivals, art walks, markets, and seasonal celebrations can further animate the district, support small businesses, and give residents and visitors repeated reasons to return. Increasing foot

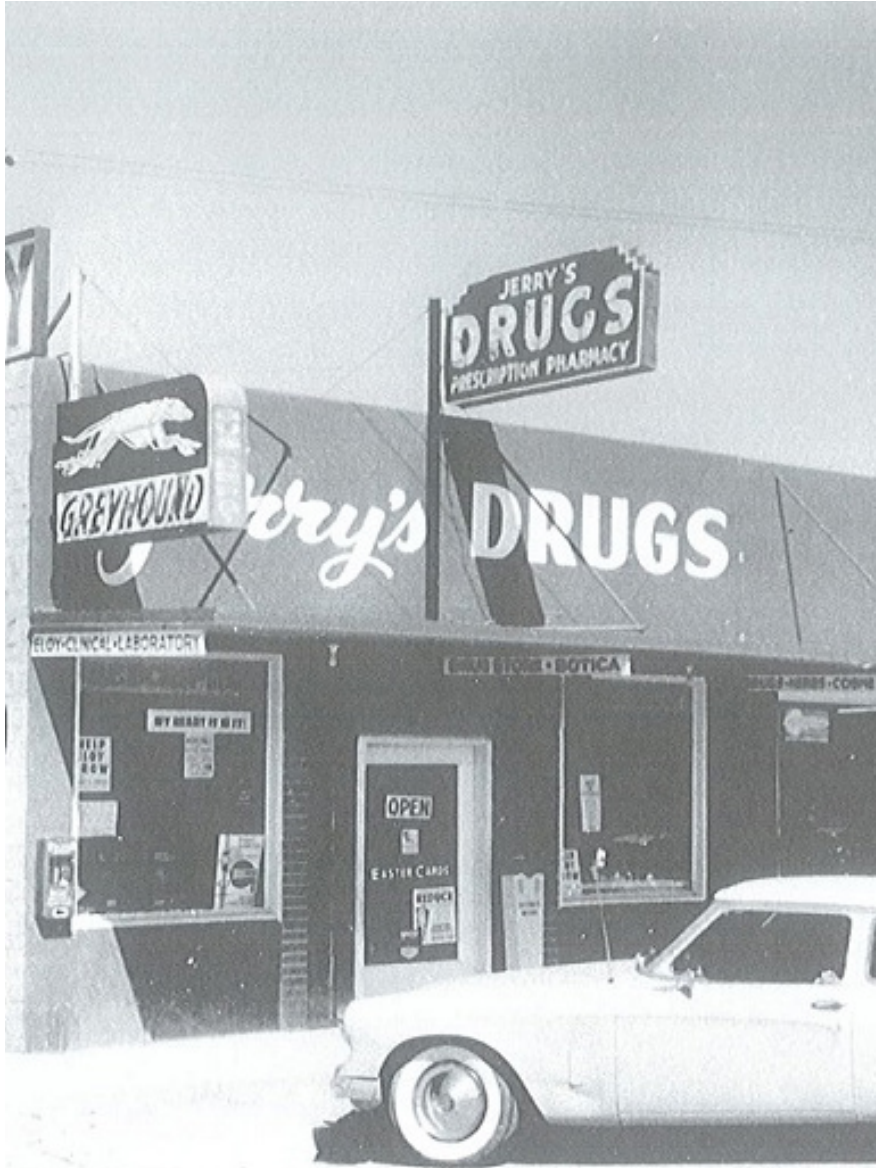
traffic and extending dwell time are critical to building a customer base that can sustain local enterprises.

Supporting small businesses is central to this vision. Entrepreneurs in Eloy often face startup costs, financing constraints, and a need for technical assistance in areas such as business planning, marketing, and storefront design. Connecting local businesses to training, grants or low-interest loans where available, and incubator or shared-space models in vacant buildings, the City and its partners can help grow a diverse

mix of shops and services that reinforce Downtown’s role as the social and economic heart of the community. A thriving small business ecosystem in Downtown can complement larger employers elsewhere in the City by providing amenities for workers and supporting opportunities for local ownership.

Opportunities exist to include the areas visibility and access that are necessary to realize Downtown’s potential. Many drivers pass through or near Eloy without recognizing what the City

center offers. Clear wayfinding signs, branded gateways, and a strong online and social media presence can draw attention to local businesses and events. As public and private improvements accumulate, including rehabilitated facades, reused buildings, new gathering spaces, murals, and landscaped streets, they will collectively signal momentum and invite more residents, visitors, and investors to see Downtown Eloy not as a place in decline, but as a district on the rise.



Historic Downtown Eloy

PROSPEROUS ECONOMY GOALS & POLICIES

Economic Growth

GOAL EG 1: Employer Attraction and Retention. Retain and attract quality employers for a diverse range of employment opportunities to support a vibrant local economy.

Policy EG 1.1: Industry Targeting and Monitoring. Periodically evaluate Eloy’s targeted industries as the economy of Eloy changes over the long term.

Policy EG 1.2: Regional Economic Partnerships. Support and work with regional economic development programs including Pinal County, the Chamber of Southern Arizona, the Arizona Commerce Authority, Greater Phoenix Economic Council (GPEC), Arizona Public Service (APS), Electrical District 2 (ED2) and Electrical District 4 (ED4), and others as they request detailed responses to prospect inquiries.

Policy EG 1.3: Business Site Readiness. Create an accurate database of site-ready business and industrial sites in Eloy to successfully compete for companies in the Arizona Commerce Authority’s prospect portfolio.

Policy EG 1.4: Economic Development Marketing. Create a central repository for Eloy economic development information and produce effective digital economic development marketing materials for posting on the City’s website.

Policy EG 1.5: Workforce Development. Promote adult workforce and skill development programs in conjunction with Central Arizona College and other institutions and work with local school districts to prepare youth for success in school and careers.

Policy EG 1.6: Airport-Related Employment. Support Eloy Airport industries, services, recreation, and future aviation employment.

Policy EG 1.7: Employment in Growth Areas. Promote employment opportunities and industry development in *Growth Areas*.

GOAL EG 2: Infrastructure to Support Business. Improve the City’s infrastructure, utility systems, and community amenities to support business attraction.

Policy EG 2.1: Strategic Public Investment. Prioritize strategic public investments through a comprehensive capital improvement program and public-private partnerships to support economic growth and stimulate job creation.

Policy EG 2.2: Redevelopment and Reinvestment. Encourage redevelopment, revitalization, and the utilization of underused property to create economic and housing growth opportunities.



Residential development in Eloy

Housing & Neighborhoods

GOAL HN 1: Housing Choice and Affordability.

Encourage a diverse range and choice of housing types for all household income levels.

Policy HN 1.1: Housing Diversity and Efficiency. Support diverse, safe, and resource-efficient housing options.

Policy HN 1.2: Flexible Housing Standards. Provide a variety of housing options supported by flexible development standards to meet the needs of the Eloy community.

Policy HN 1.3: Attainable and Workforce Housing Incentives. Increase resources to support production of attainable and workforce housing through incentives permitted under state law.

Policy HN 1.4: Homeownership Opportunities. Expand opportunities for homeownership by working with local developers and homebuilders.

Policy HN 1.5: Employer and Nonprofit Partnerships. Work with employers and nonprofit organizations to promote the development of attainable housing.

Policy HN 1.6: Innovative Housing Finance. Consider the use of industrial development authority bonds to support financing of attainable housing.

GOAL HN 2: Neighborhood Stability and Revitalization. Sustain and strengthen neighborhoods through revitalization, rehabilitation, and adaptive reuse of housing and commercial buildings.

Policy HN 2.1: Neighborhood Preservation. Maintain the existing attainable housing inventory through housing rehabilitation and redevelopment programs to preserve and stabilize existing neighborhoods.

Policy HN 2.2: Code Enforcement and Education. Conduct proactive code enforcement activities and related education to ensure neighborhood integrity.

Policy HN 2.3: Housing Development Support. Provide financial and staffing resources to promote attainable and workforce housing development in the community.

Policy HN 2.4: Infrastructure Financing Tools. Support the use of improvement districts to assist in reducing infrastructure development costs.

Policy HN 2.5: Land Banking. Consider the establishment of a land bank.

Downtown

GOAL DT 1: Downtown as Community Centerpiece.

Establish Downtown Eloy as a centerpiece of the community featuring restaurants, shops, small businesses, and activities supported by quality neighborhoods.

Policy DT 1.1: Downtown Revitalization. Encourage new development, infill, revitalization, and redevelopment to enhance Downtown vitality.

Policy DT 1.2: Historic and Cultural Preservation. Promote the protection, preservation, rehabilitation, and adaptive reuse of historic and cultural landmarks and resources.

Policy DT 1.3: Downtown Neighborhood Stability. Protect, stabilize, and reinvest in Downtown neighborhoods.

Policy DT 1.4: Public Investment and Infrastructure. Continue to make significant public investments in buildings and infrastructure to foster private capital investment and job growth.

Policy DT 1.5: Pedestrian-Oriented Streetscapes.

Promote urban streetscapes to create “outdoor living rooms” that foster pedestrian comfort, safety, interest, and usefulness using human-scale elements.

Policy DT 1.6: Heat Mitigation Design. Employ heat island reduction techniques in architecture and landscapes to reduce the effects of reflective heat and glare.

Policy DT 1.7: Arts and Cultural Destinations.

Strengthen Downtown Eloy arts destinations through adaptive reuse, physical improvements, marketing, and collaboration among community organizations.

Policy DT 1.8: Multimodal Street Design. Design Downtown streets for low speeds, incorporating space and design for alternative mobility and curb management.

Policy DT 1.9: Regulatory Flexibility. Continue to utilize the *Downtown Core Overlay* to exert appropriate flexibility relative to setbacks, parking standards, landscape requirements, mixed use, and design standards.

Policy DT 1.10: Investment Incentives. Explore and evaluate viable strategies for the City to incentivize

investors to acquire, improve, and redevelop Downtown properties.

Policy DT 1.11: Downtown Infrastructure Focus.

Continue to focus roadway, sewer, water, and fire protection upgrade projects in Downtown through the City’s adopted Capital Improvements Program.





6

CHAPTER 6: BALANCED ENVIRONMENT

Eloy embraces a **Balanced Environment** as a cornerstone of its community vision, integrating shared values and priorities into a unified framework that informs strategic planning, stewardship, investment, and service decisions while safeguarding and enhancing environmental resources, open spaces, and recreational opportunities. Grounded in

community input and shaped by local conditions, this chapter promotes long-term sustainability, resilience, and an exceptional quality of life, ensuring the City’s balanced environment enhances the well-being of all who live, work, and visit the community now and into the future.

Community Aspirations for Balanced Environment

Eloy will preserve and enhance its natural beauty and open space through an interconnected network of parks, trails, and recreational spaces. We envision a healthy, outdoor-focused community where residents enjoy the desert environment and celebrate the City’s heritage.



Picacho Peak in Spring

“*Open space, parks and walking trails are so important. Especially in a historically agricultural community, we love that it is still very open.*”
—Eloy Resident

PARKS, RECREATION, & OPEN SPACE

Parks, Trails, and Open Space as illustrated in *Figure 15* in Eloy provide residents and visitors with a range of active and passive opportunities while preserving the natural and restored landscapes that contribute to a high quality of life. Eloy’s approach includes setting aside land for public parks

and open spaces, protecting environmentally sensitive areas, and, where possible, connecting neighborhoods to these places through multiple transportation options. This planning approach supports the community’s desired quality of life and helps keep Eloy a livable, vibrant place.



Open Space

Eloy’s open space areas provide important environmental, conservation, and recreational benefits that enrich the experiences of residents and visitors. According to the state statute, they include preserved and restored desert landscapes that support flora, wildlife habitat and movement corridors, cleaner air, and natural systems for watershed function and flood control. Open space areas also host low-impact recreation such as trailheads, paths and trails, educational programs, and visitor facilities. Also, these areas frequently include protection of cultural and historic resources, including archaeological sites.

Within Eloy’s MPA and the potential Expansion Area, several landscape features are key to bridging a connected open space network.

Key areas include Ironwood Forest National Monument, Picacho Peak State Park, Newman Peak and the Picacho Mountains, as well as McClellan Wash, Greener Wash, the Santa Cruz River, and other major arroyos. Together, these open space areas encompass roughly 49,579 acres. Much of the proposed open space shown on *Figure 15* is derived from the 2007 Pinal County Open Space and Trails Master Plan. Some of this proposed open space is reflected on the FLUM and any designated open space traversing ASLD or privately held land statutorily can have up to 1 dwelling unit per acre.

Additional opportunities for open space preservation exist within the Eloy MPA, particularly on land currently or historically used for agriculture. As a community with agricultural roots, Eloy has a unique opportunity to maintain some

Open Space is defined in ARS 9 464.6.3 as open space lands or open area conservation, any space or area characterized by great natural scenic beauty or whose existing openness, natural condition, or present state of use, if retained, would maintain or enhance the conservation of natural or scenic resources, or the production of food and fiber.

WHAT IS OPEN SPACE?

working and legacy agricultural areas as part of the broader open space network while also conserving its cultural heritage. Retaining agricultural land would require collaboration with willing property owners, since much of this land is already entitled for development or utility-scale solar, and may also involve partnerships with conservation organizations.

Through deliberate coordination among the City, regional partners, and landowners, Eloy can continue to build and maintain a comprehensive open space network that serves environmental, recreational, and cultural goals.

Recreation

Recreation opportunities are an important part of Eloy’s overall quality of life and community well-being. The City’s recreation system includes neighborhood

and community parks, mini-parks, sports fields, community centers, and paths and trails that provide spaces for play, gathering, and active living for residents of all ages. Community services and recreation programs offer activities for youth, families, and older adults, helping to keep providing activities and programming throughout the year and supporting social connection, health, and community identity.

Eloy’s recreational services include a broad range of programs that support learning, enjoyment, wellness, and engagement across all stages of life. In partnership with service organizations and nonprofit providers, the City offers programs that highlight culture and heritage, support youth development and adult enrichment, encourage intergenerational interaction, and recognize past and present

community members. As Eloy continues to grow, the recreation system is expected to evolve by improving existing parks and facilities, addressing service gaps in under-served areas, and extending paths and trails to strengthen connections between homes, schools, parks, and regional open spaces, with the overall goal of enriching the daily lives of residents, workers, and visitors.



Eloy Veterans Heritage Park



Parks

Eloy’s parks provide settings for recreation and community gathering, typically offering developed facilities such as pavilions, playgrounds, pools, sports fields and courts, community centers, and other amenities. Many of these parks are located within larger open space areas, creating an integrated environment that combines active recreation with natural landscapes. As of June 2026, the City has approximately 22 acres of developed parks and recreation facilities and owns about 18 additional acres identified for future parks.

PROPOSED PARK

PROPOSED: Pinal County Regional Park

A proposed 50,680 acre regional park north of Picacho Peak was included in the 2007 in the Pinal County Open Space and Trails Master Plan. ASLD is the primary landowner, with portions also held by BLM. While the proposed park boundary sits outside Eloy’s MPA, it presents an opportunity to consider expanding the planning area to include portions of the future park.

• **Mini-parks** are small, typically under an acre, localized parks generally serving residents with playgrounds and small open spaces.

• **Community parks** are larger parks, often between .5–20 acres, that accommodate a broader range of activities, including sports fields, picnic areas, and facilities for group activities and programmed activities.

• **Regional Parks** are much larger areas, often hundreds or thousands of acres, that support a wide variety of active and passive recreation from picnics and day trips to hiking and backpacking. While Eloy does not currently have a regional park within its incorporated limits, several significant open space areas within or adjacent to the MPA provide regional-scale recreation opportunities, including:

- *Ironwood Forest National Monument* established in 2000, under the Antiquities Act to protect its unique biological, geological, and cultural resources, spanning nearly **129,000** acres of Sonoran Desert terrain.
- *Picacho Peak State Park* was identified for acquisition by the Arizona State Parks Board in 1958 Best known for its striking Picacho Peak, a 1,500-foot volcanic remnant now consists of **3,469 acres** of land.
- *Casa Grande Mountain Park* was established in 2010. The park is comprised of approximately **1,000 acres** within Pinal County, although the City of Casa Grande owns, manages and operates the site. Highlights include nearly 17 miles of marked and mapped trails of varying degrees of difficulty.

Eloy’s parks, along with their facilities, acreage, and service radius, are illustrated in *Figure 14*.

PARK CLASSIFICATIONS

Park Name	Facilities	Acres	Service Radius
Mini-Park			
Anita Park	Picnic area, playground equipment	0.5	0.25
Chamber of Commerce Park	Grass area	0.1	0.25
Fire Station Park	Covered picnic area, playground, half-court basketball	0.5	0.25
Maddox Park	Grass area, picnic area	0.25	0.25
Toltec Senior Community Park	Picnic area, grass area, shuffleboard	0.9	0.25
Veteran’s Heritage Park	Seating area, gathering area	0.23	0.5
Community Park			
Central (Main Street) Park	Grass field, park benches, and gazebo	1.32	0.5
Jones Park	Baseball field, concessions, basketball court, playground, picnic area, swimming pool, skate park, restrooms	4.55	0.5
North Toltec Park	Picnic area, grass area, playground, half-court basketball	0.77	0.5
Shumway (North) Park	Baseball field, concessions, tennis court, playground, picnic area, restrooms, basketball court	7.42	0.5
Troy Thomas/Trekell Park	Grass area, playground, picnic area, basketball court	3.5	0.5
Sunland Visitors Center Park	Ramadas, passive area, path	1.7	0.5
Total		21.74	

Figure 14. Park Classifications

Source: City of Eloy

Park facilities play an important role in supporting recreation, health, and social connections, contributing to Eloy’s overall livability. As the community grows, expanding and enhancing the park system will become increasingly important.

Eloy has an opportunity to increase park acreage, diversify amenities, and improve access through public–private partnerships with developers and property owners, as well as through intergovernmental agreements with Pinal County, neighboring municipalities, and local school districts. These collaborations can support co-location and shared use of facilities, joint programming, and complementary services provided by schools and nonprofit organizations, broadening recreational opportunities for the community.



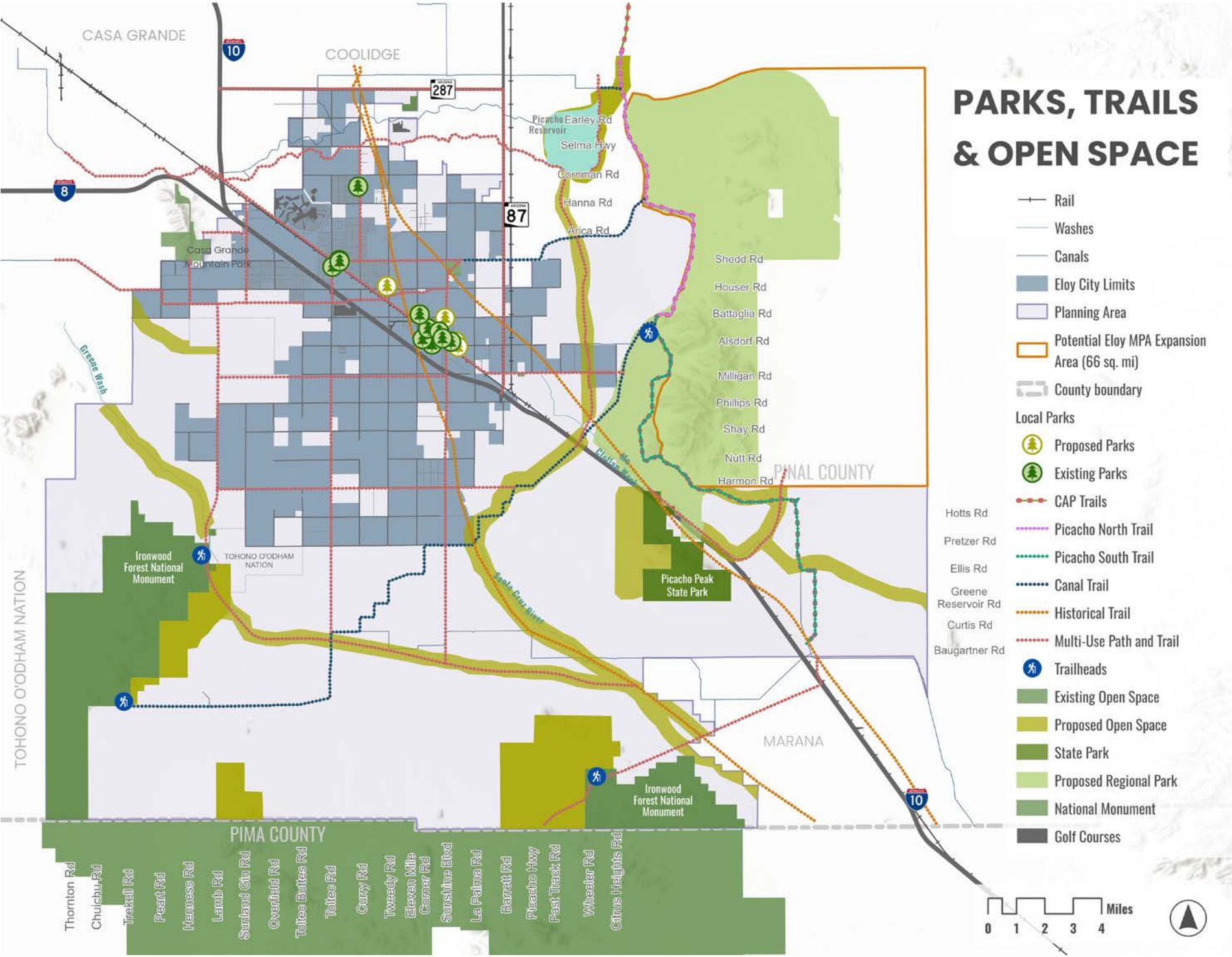
Picacho Peak in the distance

Paths & Trails

Eloy’s planned paths and trails network will support active lifestyles and creates important connections between neighborhoods, schools, parks, open spaces, employment centers, commercial areas, neighboring municipalities, and regional destinations. The system also offers residents options for walking, running, and bicycling that can be incorporated into daily routines, supporting health, safety, and community interaction. The Anza and Butterfield Overland trail segments cross the airport. Future realignments of these historical trails may need to be considered. As Eloy grows, enhancing this network can help link emerging neighborhoods with existing community destinations, reduce barriers for people who do not drive, and strengthen access to key services and recreational areas.

Building on this opportunity, maintaining and expanding an integrated, convenient network of paths and trails throughout the MPA; encouraging new development to connect to and extend this network; and advancing intergovernmental coordination on regional improvements will further strengthen Eloy’s recreational system and overall livability. These efforts can also support wayfinding, create opportunities for shade and streetscape improvements, and promote partnerships with schools, health providers, and regional agencies to program events and activities along the network.

Figure 15. Parks, Trails, & Open Space Map
Source: City of Eloy; Pinal County
Open Space and Trails Plan





“ *Please use a wildlife-friendly approach! As I learn more about biodiversity I realize, Eloy can choose to support that or undermine it.*
—Eloy Resident ”

ENVIRONMENTAL PLANNING

Environmental planning reflects Eloy’s commitment to managing growth in a way that respects the community’s landscape today and for future generations. It focuses on protecting the natural features that help define Eloy’s identity, while reducing environmental risks that could affect public safety and long-term stability.

Eloy’s approach centers on using land and resources carefully, protecting sensitive desert and agricultural areas, and working with local, regional, state, and federal partners to support responsible growth. The City gives attention to conserving aggregate resources, desert ecosystems, wildlife habitat, and working lands, while also addressing urban heat, stormwater and flooding, and air and water quality. By weighing land use

decisions alongside environmental effects, solar potential, and nearby military operations, Eloy also looks to maintain open space, recreation areas, and healthy watersheds that support daily life and local wildlife. Through ongoing coordination with other agencies, conservation partners, and the community, Eloy aims to align growth, public safety, and environmental care so that the City can remain resilient and livable over the long term.



Pima County’s Western Yellow-Billed Cuckoo



Petroglyphs near Eloy

Solar Energy

Located in the Sonoran Desert, Eloy experiences more than 300 days of sunshine each year, creating strong potential for solar energy production and positioning the community as a contributor to Arizona’s renewable energy future. The community’s expansive undeveloped lands and proximity to high-voltage grid infrastructure within the MPA make Eloy a competitive location for utility-scale solar facilities and related investment.

As Eloy plans for this, land use decisions can consider how solar projects align with long-term goals for agriculture, planned development, and eventual site restoration once facilities reach the end of their life cycle. Careful siting near the *Eloy Municipal Airport* and nearby military operations, with attention to solar glare and

potential interference with radar or navigational systems, can keep solar development compatible with aviation and defense activities.

Cultural Resources

The Eloy MPA and its surroundings lie within the ancestral lands of Indigenous peoples, including the Hohokam, renowned for their advanced irrigation systems in central Arizona.

While specific archaeological sites within the City limits of Eloy are not well-documented, the broader Pinal County region is home to several significant archaeological sites.



6. BALANCED ENVIRONMENT

These sites include the following:

- **Casa Grande Ruins National Monument** (Coolidge) features the remains of a massive four-story adobe structure and remnants of irrigation canals showcasing the Hohokam’s advanced farming and engineering skills built around 1350 AD. Casa Grande was one of the first prehistoric ruins protected by the U.S. government in 1892.
- **Grewe Site** (Near Casa Grande Ruins) is an earlier Hohokam village dating back to around 300–1100 AD.
- **Picacho Mountains Petroglyph Sites** highlight ancient rock carvings created by prehistoric peoples, with a trail system allowing visitors to explore these petroglyphs.

Honoring Native American cultural resources reinforces Eloy’s respect for its deep historical roots and supports a future shaped by cultural understanding, collaboration, and sensitive stewardship.

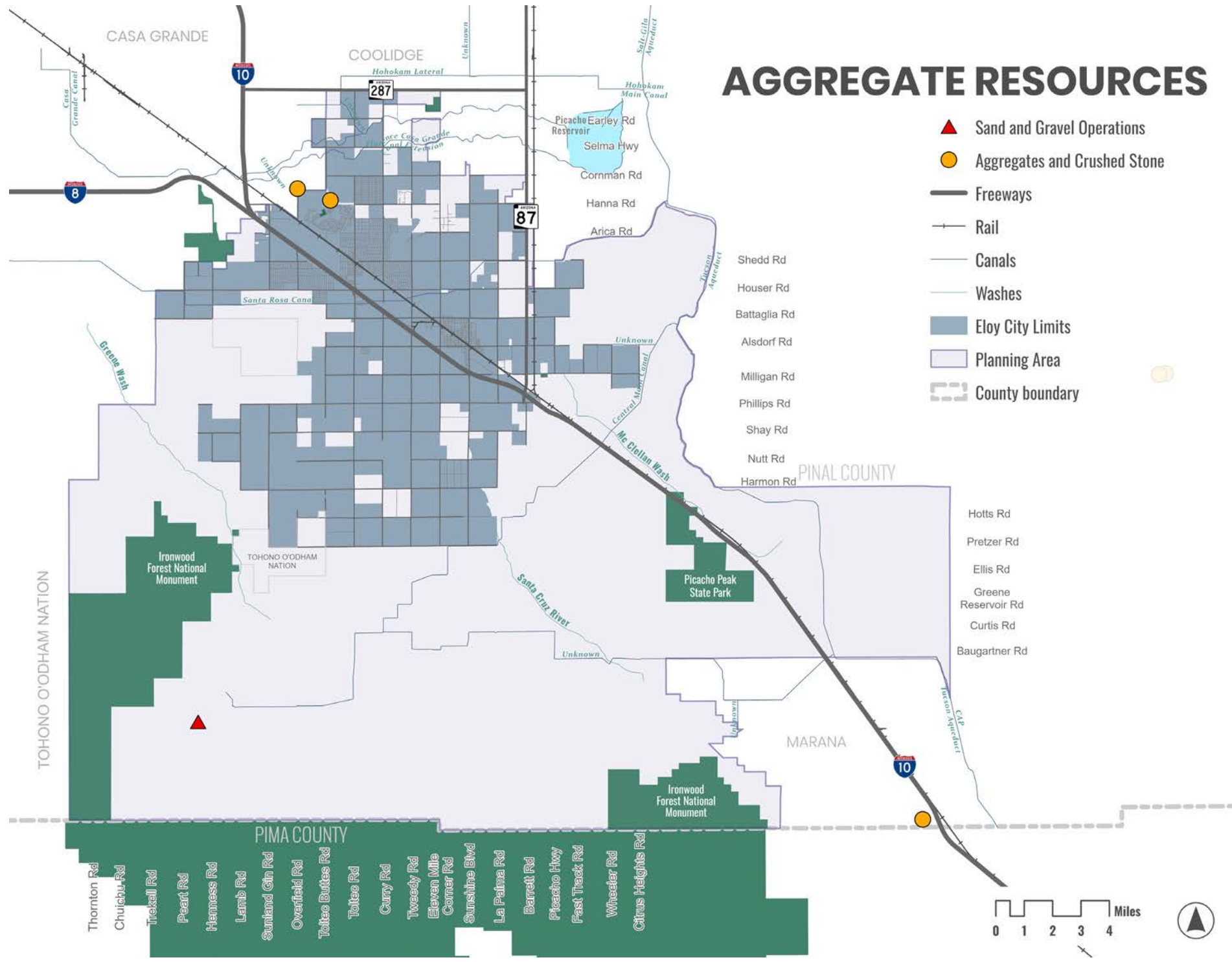
Aggregate Resources

Eloy’s aggregate resources within the MPA shown in *Figure 16* were deposited by the Santa Cruz River and provide a local source of material that can support the City’s current and future growth. Protecting these resources for future use will require deliberate land use and buffering decisions that limit the introduction of nearby uses that could be affected by noise, light, dust, or truck traffic associated with resource extraction and hauling.

Maintaining access to local aggregate can also help reduce construction and infrastructure costs, which supports community affordability. Additional technical information about these resources is available from the Arizona Geological Survey.

Figure 16. Aggregate Resources Map
Source: City of Eloy; Arizona Geological Survey

AGGREGATE RESOURCES





Eloy's desert ecosystem

Extreme Heat

Eloy experiences the effects of urban heat, although generally to a lesser extent than larger metropolitan areas such as Tucson and Phoenix. Urban heat occurs when native desert vegetation is replaced with buildings, pavement, and other hard surfaces that absorb and retain heat, combined with additional warmth from vehicle travel,

industrial activity, and mechanical cooling. Extreme heat mitigation is an important consideration for public health, energy use, and outdoor comfort. Strategies for Eloy include prioritizing native and desert-adapted species, planting shade trees along streets, in parking areas, parks, and public spaces, and encouraging the use of cooler paving and roofing materials.

Desert Ecosystem Management

Local ecosystems in and around Eloy play an important role in maintaining overall environmental health and supporting biodiversity. As the community grows, it is important to incorporate the preservation of key natural features, including wildlife corridors, sensitive ecosystems, wash and floodplain areas, and notable plant habitats, into land use and

development decisions. These areas support diverse wildlife by providing food, shelter, and connected movement routes that contribute to ecological resilience. Maintaining them as natural or restored open space, and limiting habitat fragmentation, is essential to conserving native flora and fauna, sustaining Eloy's desert ecosystem, and protecting the richness of local species. New development should consider designing around and buffering wildlife corridors while connecting the built environment to nature through open space and trails.

Flooding & Stormwater

Eloy experiences flooding primarily from stormwater flows during severe monsoon storms, Pacific hurricanes, and El Niño events. Because the area is located on a flat valley floor with braided drainage patterns, numerous

washes draining from the Casa Grande and Sawtooth Mountains, and the Santa Cruz River, portions of the community are susceptible to rapid flooding. Approximately 112 square miles within the Eloy Planning Area are situated inside the 100-year floodplain, representing about 21% of the total MPA.

Flooding and stormwater can cause significant property damage and pose serious risks to residents, businesses, and infrastructure. Whenever feasible, natural washes and drainageways should be preserved, and new development should incorporate appropriate engineering and stormwater management practices to reduce hazards to people and property. Through intergovernmental coordination, development standards, and targeted capital improvements, flood and

stormwater impacts can be reduced. Ongoing attention to flood risk will be important to protecting lives, property, and community investment.



Eloy cotton fields

Air & Water Quality

Eloy exists within the West Pinal PM10 Nonattainment Area, a designated geographic area where airborne particulate matter (dust) levels have at times exceeded federal air-quality standards. This designation requires special dust-control practices and permitting for land-disturbing activities to help meet federal *Clean Air Act* requirements. Even with this status, Eloy generally experiences good air quality due to relatively low levels of industrial activity compared with larger urban centers. Continued attention to dust and emissions from traffic, construction, and agricultural operations will be important to maintaining healthy air quality for the community as Eloy grows.

Eloy provides high-quality potable water to the portions of the community served by the City’s

water system. Groundwater in the region is generally suitable for agricultural and municipal use, but often contains elevated salinity, nitrates, and total dissolved solids related to natural mineral conditions and long-term farming practices. Effective treatment and monitoring are therefore essential. The City prepares and publishes an annual Consumer Confidence Report, as required by state and federal regulations, to inform customers about water quality and system performance. Ongoing investment in water treatment and distribution facilities will help Eloy continue to deliver reliable, safe drinking water and support community health.

Water Conservation & Watershed Management

Eloy is part of the Sonoran Desert ecosystem and is committed to responsible water stewardship. Through planning, education, regulatory tools, and the use of best practices in development and construction, the City seeks to minimize water demand and expand opportunities for groundwater recharge. Strategic partnerships with regional water providers, conservation organizations, and local stakeholders will support coordinated water management and the use of sustainable practices. With these practices in place, Eloy can better match its water use to available supplies while still supporting future growth.

Eloy’s watershed management is critical to protecting water quality, improving groundwater recharge,

and supporting sustainable land and water use. As part of the Pinal Active Management Area, Eloy’s watershed is shaped by stormwater runoff, agricultural irrigation practices, and groundwater recharge dynamics. Key strategies include promoting efficient stormwater management, preventing contamination, minimizing erosion, maintaining natural filtration functions, and preserving local ecosystems. Sustainable watershed management practices are important to maintaining a reliable, resilient, high-quality water supply for the Eloy community and its future growth.

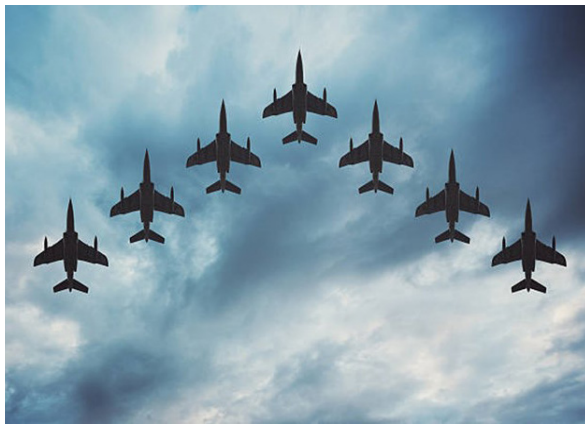
Military Operations

Eloy is located near several military installations and training areas, particularly those associated with the Arizona Army National Guard. These facilities and flight corridors

are an important part of the region’s defense infrastructure and influence how land is used within and around the Eloy MPA. Several military training routes (MTRs) wrap around the eastern side of Eloy and extend south into restricted airspace and Military Operating Areas near Florence, as shown in *Figure 17*. These MTRs (VR 239, VR 241, and VR 244) are identified by the Department of Defense as “critical routes” because they provide tactical access to the Barry M. Goldwater Range, which is used year-round by military units from across the country.



6. BALANCED ENVIRONMENT



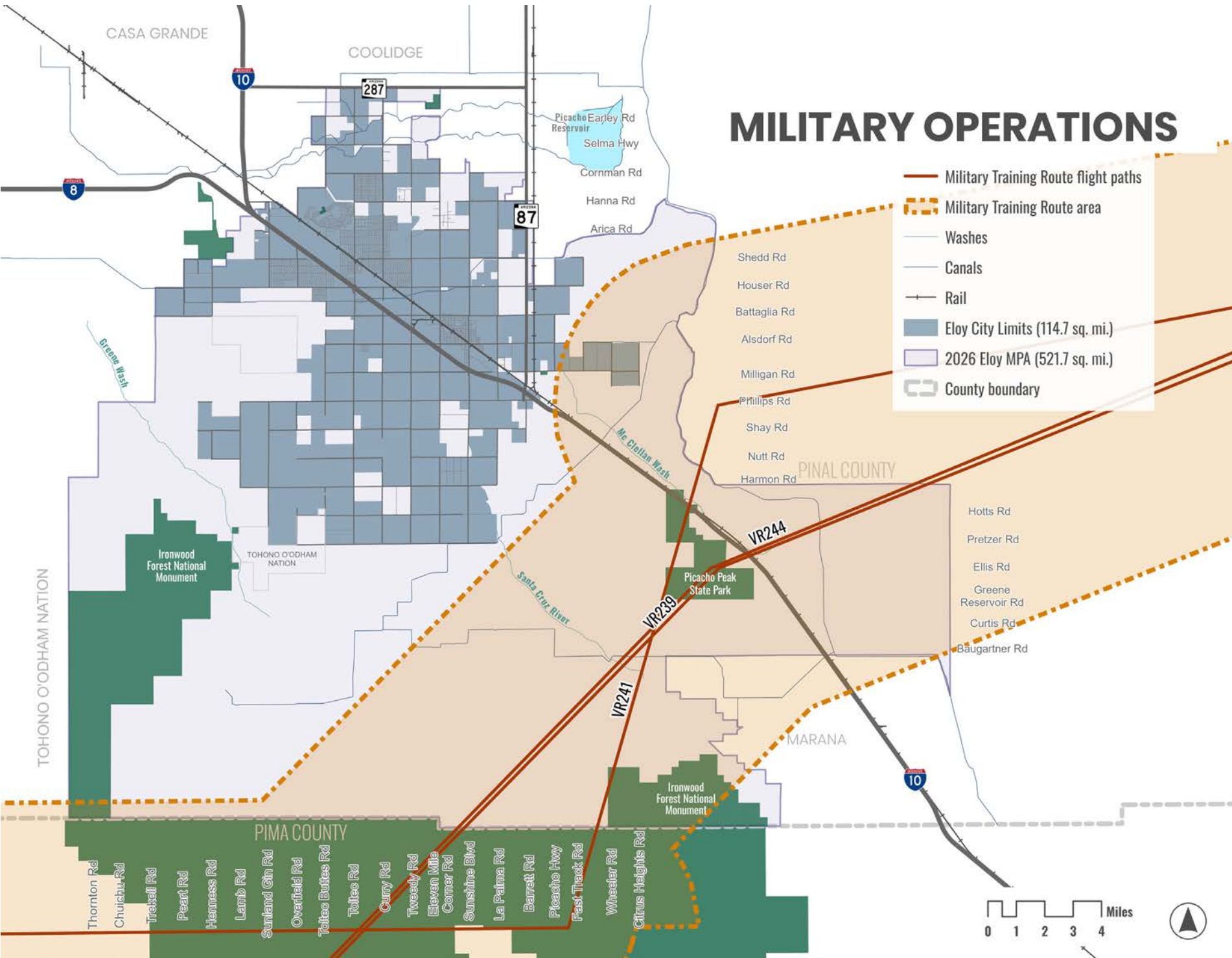
Jets in Pinal County airspace

Portions of these routes pass through the Eloy MPA, including areas around Picacho Peak State Park. In addition to their role in supporting military readiness and aviation training, nearby installations and related infrastructure generate substantial economic benefits for Arizona and Pinal County. Key military installations in the broader area include:

- **Silverbell Army Heliport (SBAHP).** Located near Marana at Pinal Airpark, approximately 20 miles northwest of Eloy, SBAHP is a major aviation training site for the Department of Defense and the Arizona Army National Guard. It supports the Western Army National Guard Aviation Training Site, which trains UH 72 Lakota and UH 60 Black Hawk aircrews and maintainers, and accommodates the 1st Attack Reconnaissance Battalion, 285th Aviation Regiment (AH 64 Apache).
- **Florence Military Reservation.** Located in Florence, this National Guard training site is operated in partnership with state and federal entities and provides live fire weapons training, tactical maneuver areas, and specialized readiness exercises for more than 5,000 soldiers annually.
- **Picacho Stagefield.** Situated near Pinal Airpark, approximately 10 miles north of Eloy, Picacho Stagefield is managed by the Arizona Army National Guard and functions as a helicopter training area supporting a range of aviation operations and exercises.

The City is well positioned to be a strong partner to these military operations. Planning for compatible development in areas influenced by MTRs and nearby facilities can help protect long-term military missions and reduce future land use conflicts. Considerations for compatibility include cross-jurisdictional and regional coordination, restricted airspace and UAV operations, and compatible land uses.

Figure 17. Military Operations Map
Source: Luke Air Force Base





Picacho Reservoir

BALANCED ENVIRONMENT GOALS & POLICIES

Open Space & Recreation

GOAL OSR 1: Open Space and Recreation. Elevate the quality of life of the Eloy community by enhancing, connecting, promoting, and expanding high-quality parks, paths and trails, active and passive open spaces, and cultural and recreational programs.

Policy OSR 1.1: Open Space and Recreation Network. Maintain and encourage the development of connected, citywide parks and open space network that supports active and passive recreation through proactive planning, intergovernmental cooperations, public-private partnerships, and open space requirement to enriches live of the Eloy community, and enhances visitor experiences

Policy OSR 1.2: Connectivity and Access. Prioritize development of an integrated community-wide comprehensive multi-use path and trail network that incorporates connections between commercial and employment areas, cultural and historic sites, neighborhoods, open space, parks, recreational destinations, and regional trail systems within the Municipal Planning Area.

Policy OSR 1.3: Recreation Standards and Development. Establish adequate, accessible and equitable park, open space, and path/trail standard and judiciously require applicable development plans to incorporate usable open space, recreation amenities, and path and trail network connectivity.

Policy OSR 1.4: Inclusive Recreation. Provide inclusive recreational facilities, programs, and services that support all ages and abilities and promote community health, learning opportunities, multi-generational interaction, and well-being.

Policy OSR 1.5: Sensitive Recreational Use. Maintain and support the development of environmentally low-impact educational and recreational uses, facilities and programs for diverse abilities, including trailheads, multi-use paths and trails, visitor accommodations in open space areas.

Policy OSR 1.6: Cultural and Historic Resources. Preserve and celebrate cultural, historic, and archaeological resources within parks and open space areas, and standalone location.

Policy OSR 1.7: Regional Parks and Open Spaces. Integrate regionally significant parks and open spaces

and recreational destinations into the City’s open space, parks and recreation system.

Policy OSR 1.8: Adaptive Recreation. Regularly review and update recreational facilities, programs, and services to address changing community needs.

Policy OSR 1.9: Maintenance and Enhancement. Maintain and enhance existing parks, open spaces, trails, and facilities to meet community needs and accommodate growth.

GOAL OSR 2:Viewsheds and Open Space. Protect and maintain viewsheds and open space.

Environmental Planning

GOAL EP 3: Environmental Elements. Protect native vegetation, sustain essential natural habitats, and restore disturbed areas within the desert ecosystem.

Policy EP 3.1: Desert Preservation. Prioritize the preservation, restoration, and proactive management of scenic corridors and sensitive environmental and vulnerable open spaces, natural terrain and native desert vegetation to support long-term ecosystem health and resilience and judiciously require applicable development plans to maintain these areas.



Policy EP 3.2: Wildlife Habitat and Corridors. Prioritize the protection and connectivity of wildlife habitats and regional corridors, particularly along washes, arroyos, mountain ranges, and river corridors as part of open space and development planning.

Policy EP 3.4: Agricultural Lands. Encourage voluntary preservation of agricultural lands to support the provision of local products, habitat, and Eloy’s agricultural heritage and scenic character.

Policy EP 3.5: Conservation Partnerships. Collaborate with landowners, conservation organizations, and other governmental agencies to conserve, restore, and protect environmental open spaces and sensitive ecosystem areas, including efforts to expand municipality, county, state, and federal parks, and forest monuments.

GOAL EP 4: Environmental Stewardship. Maintain local and regional air and water quality, promote water conservation, and reduce or mitigate environmental hazards and development in environmentally sensitive and high-risk areas.

Policy EP 4.1: Sustainable Infrastructure Practices. Incorporate sustainable construction and green stormwater infrastructure practices to reduce demand on conventional infrastructure solutions.

Policy EP 4.2: Environmental Buffering. Encourage land use buffers around potential environmental hazards such as aggregate resources or military operations and sensitive ecosystems.

Policy EP 4.3: Connectivity. Plan for connectivity of open spaces within the City through canals, and drainage ways.

Policy EP 4.4: Natural Preservation. Promote Eloy’s unique heritage by preserving natural open space, viewsheds, agricultural, and natural ecosystems.

Policy EP 4.5: Cultural Preservation. Preserve indigenous cultural resources throughout the City and MPA.

Policy EP 4.6: Air Quality. Protect and improve community air quality by minimizing dust and particulate matter, promoting clean transportation options, and increasing public awareness of best practices that support healthier air.

Policy EP 4.7: Water Safety. Provide safe, clean water by monitoring water quality, maintaining and upgrading regulations and treatment facilities and ensuring services and infrastructure can accommodate growth.

Policy EP 4.8: Water Resource Protection and Conservation. Protect ground and surface water resources and watersheds by implement and require water conservation measures, maintaining and expanding groundwater recharge facilities and promoting public education on sustainable water use.

Policy EP 4.9: Floodplain and Wash Preservation. Protect washes, arroyos, and floodplains to maintain natural flood control and reduce hazards and judiciously require that applicable development plans maintain these areas in their natural state and limit development in high-risk areas.

Policy EP 4.10: Environmentally Sensitive Areas. Protect sensitive ecosystems and species by requiring buffers around potential environmentally critical areas and judiciously ensure that applicable development plans preserve these areas in their natural state.

Policy EP 4.11: Urban Heat Reduction. Encourage heat-responsive design techniques, low heat-retaining building materials, strategic shade placement, and urban forestry in developments, public spaces, and along streets to minimize urban heat impacts.

Policy EP 4.12: Military Coordination and Planning. Coordinate with military partners, consider surface, airspace and aviation requirements in planning decisions, and promote compatible land uses and buffers – including limiting residential or other noise-sensitive development near military operation and airspace areas.

Policy EP 4.13: Intergovernmental Coordination. Coordinate with federal, state, regional, and local agencies to ensure consistent and compatible land uses planning and environmental protection, open space planning, water and air quality, hazard mitigation, and military operations.

Policy EP 4.14: Aggregate Resources. Support aggregate resource extraction in areas identified by state agencies and ensure mitigation and remediation plans are in place for aggregate operations.



CHAPTER 7: RESILIENT INFRASTRUCTURE

Eloy strives to provide a **Resilient Infrastructure** system as the backbone for meeting the needs of the community. Ranging from roads, water supply, utilities, flood protection, public safety, and community facilities and services, Eloy’s infrastructure is delivered by the City in coordination with regional agencies, utilities, and private providers. As the community grows, careful planning is critical to ensure the provision of reliable, safe, and efficient

access to essential services. Through strategic investment, public-private coordination and partnerships, resource management, and thoughtful planning and development, the City will provide an adaptable Resilient Infrastructure system that supports the community, prepares for growth opportunities, and continues to make Eloy a livable and vibrant location.

Community Aspirations for Resilient Infrastructure

Eloy will invest in strategic, reliable infrastructure that keeps pace with growth—delivering safe roads, efficient public services, and sustainable water systems. Through thoughtful planning and equitable investment, we will support both new development and established neighborhoods with modern, resilient facilities.

“*Transportation is always going to be the top issue. If we solve that, it will cascade and improve a lot of things, like access to education and grocery stores.*”
—Eloy Elementary School District #11 Schoolboard Member

CIRCULATION

Eloy’s existing transportation network, both within the City and throughout the surrounding area, provides a strong foundation for convenient local and regional travel. Planned new and enhanced corridors, along with collaboration with nearby communities, will

further improve connectivity and expand economic opportunity. While the current system will continue to serve the community well, it must be expanded and improved to keep pace with projected population growth, so future decisions should be guided by conservative growth assumptions and proactive



Vehicles on Interstate 10

planning. Through deliberate City and intergovernmental cooperation, and coordinated investment in transportation infrastructure, Eloy can provide the community with a comprehensive, high-quality network while positioning itself to capitalize on growth opportunities and meet future demand.



Eloy roadway

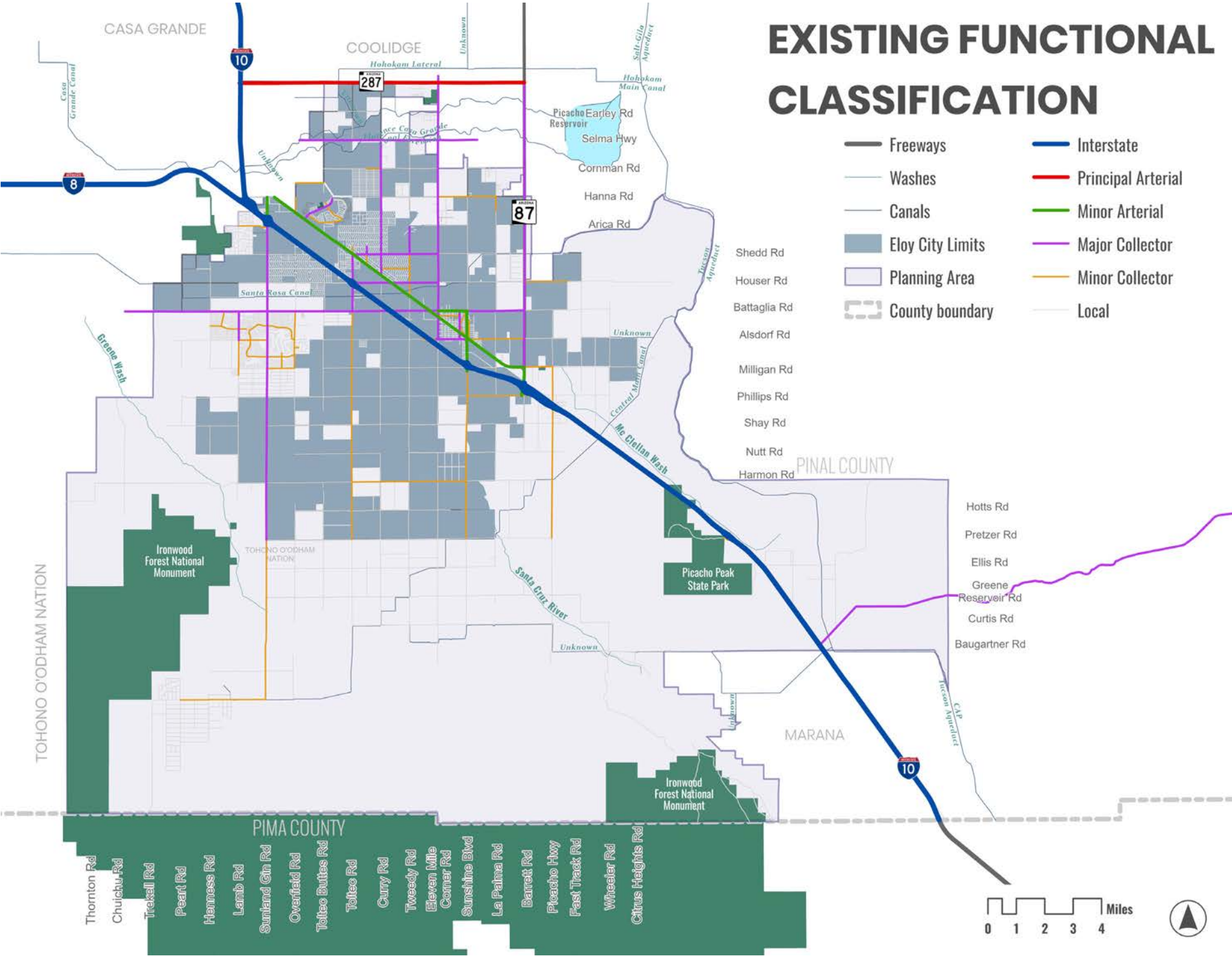
Existing Roadway Network

Eloy maintains an extensive roadway network that provides access throughout the MPA. The primary connections between Eloy and other major population centers include I-10, State Route 87, State Route 287, and Jimmie Kerr Boulevard/Frontier Street. I-10 runs directly through Eloy

and has been the core catalyst for the community’s growth and establishment as a regional crossroads. The roadway system extends beyond the current City limits into the broader MPA, positioning Eloy for future annexation and continued growth. Using the Federal Highway

Administration functional classification system, which defines the role each roadway plays in traffic movement and distribution, Eloy’s existing roadway network shown in *Figure 18* includes several functional classifications as defined in *Appendix E*.

Figure 18. Functional Classification Network Map
Source: Arizona Department of Transportation (ADOT)





Eloy Municipal Airport

Rail and Air Transportation

Eloy Municipal Airport is a major economic asset and an important part of the community’s multimodal transportation system. In 2025, the City updated the Airport Master Plan to guide future airport improvements; and, at the time this General Plan was prepared, the city began to develop an Airpark Area Plan to direct land use, infrastructure, and employment-focused development around the airport. Numerous aviation-related businesses operate at the airport, including its through the fence operator, Skydive

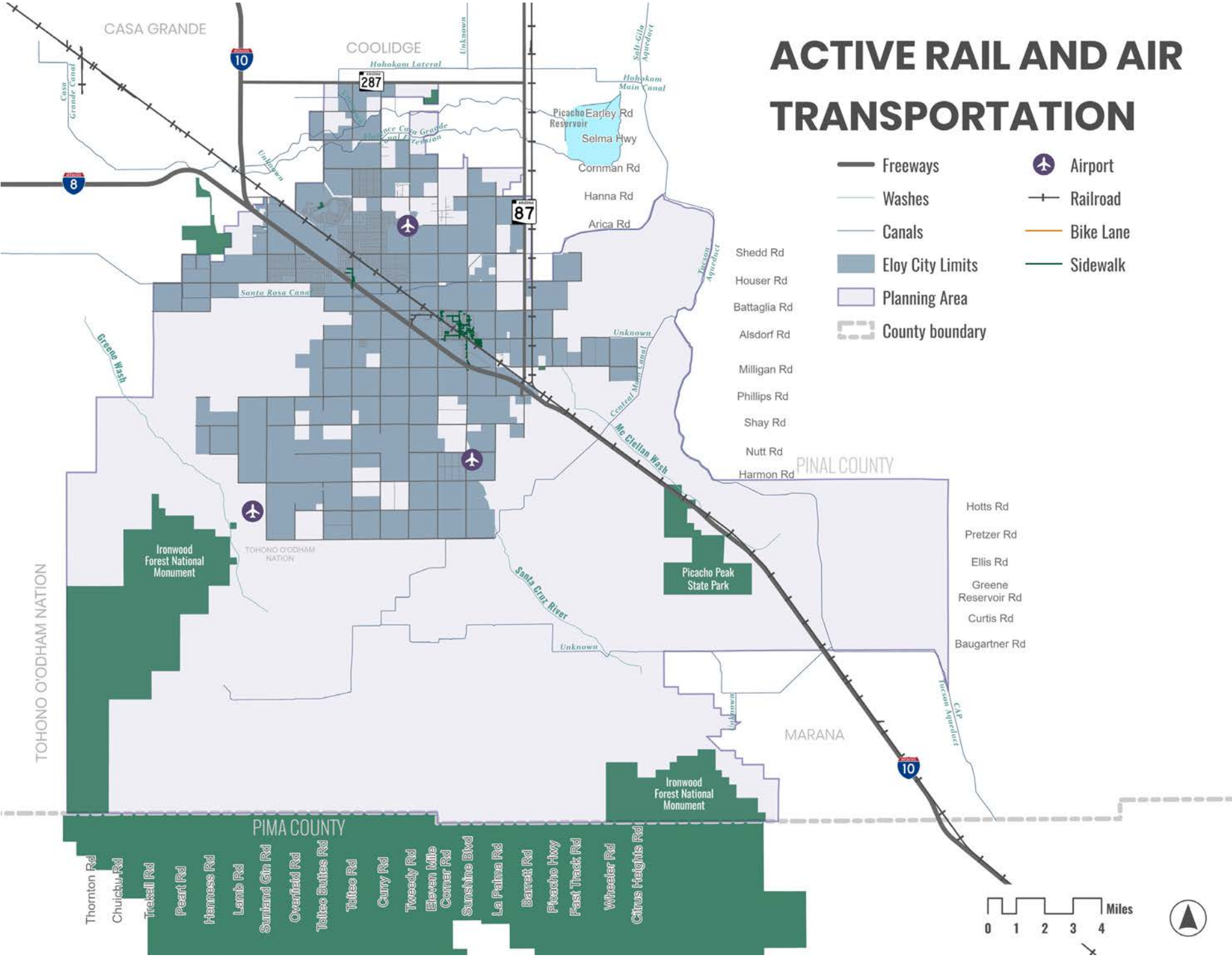
Arizona, which is widely regarded as one of the premier skydiving operators in the world. Other major activities at the airport include recreational flying, flight training, corporate and business operations, and aerospace manufacturing. There are also two private airports near the intersection of Sunshine Boulevard and Nutt Road and south of Sunland Gin Road and Harmon Road.

The Union Pacific Railroad corridor runs generally parallel to I-10 and State Route 87 through Eloy, giving existing and future employment

areas direct access to both highway and rail freight corridors. This pairing positions Eloy as a competitive location for logistics, manufacturing, and other freight-dependent industries. Coordinated planning for airport- and rail-served employment areas can help attract high-value jobs, support goods movement, and advance the community’s goals for a diverse economic base. Air and rail transportation facilities in Eloy are shown in *Figure 19*.

Figure 19. Active Rail & Air Transportation Map

Source: City of Eloy



RESILIENT INFRASTRUCTURE

Future Transportation Network

Eloy’s Future Transportation Network illustrated in *Figure 20* is designed as a multimodal system that knits together freeways, expressways, arterials, collectors, transit, rail, and active transportation corridors. It supports planned growth, strengthens regional connections, and links neighborhoods with schools, parks, employment centers, and commercial destinations across the MPA. As the system expands, it is essential that the improvements are coordinated with local, county, regional, state, and federal partners to keep it safe, connected, and resilient.

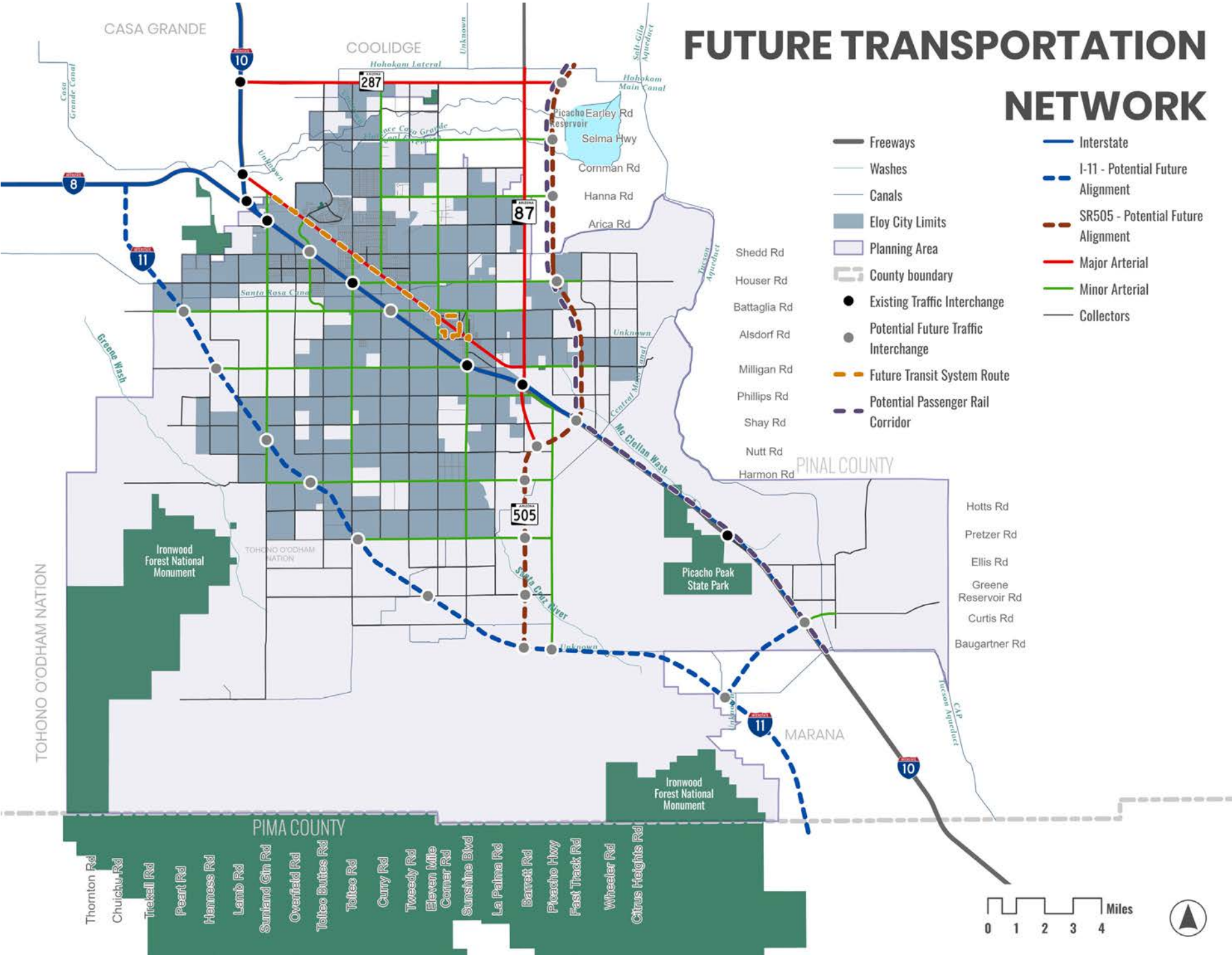
- **Roads and Highways** - The Future Transportation Network features an expanded grid of major and minor arterials and major and minor collectors that extend across the Planning Area, including areas that are now unincorporated but expected to develop over time. This grid is

organized around I-10 and the planned I-11 corridor, with new and upgraded interchanges, both existing and potential, providing multiple access points into Eloy’s *Growth Areas*. The planned North-South Corridor is shown as a new expressway connection that will tie Eloy’s eastern employment and residential areas into a broader regional system. The freeway access locations supported by the arterial grid are situated near higher-intensity development areas, positioning them close to future employment, commercial, and mixed-use activity.

- **Mass Transit** - The Future Transportation Network identifies a future transit system route, running east-west through Eloy’s core and connecting key destinations along the I-10 corridor and major north-south arterials. This route illustrates opportunities to coordinate with Central Arizona Regional Transit and Casa Grande’s LINK service to create seamless street transit connection between Eloy neighborhoods, regional commerce centers, and higher-education and workforce destinations. In addition to the street transit network opportunities, an intercity passenger rail service

between Tucson and Phoenix is being planned by the Arizona Department of Transportation (ADOT). Generally located along I-10 before turning north near State Route 87, the rail service will provide access to regional employment centers. With potential station areas identified near Eloy, the rail service provides a unique opportunity to reinforce the City’s role as a multimodal hub and expand its future transportation network.

Figure 20. Future Transportation Network Map
Source: ADOT, City of Eloy





“
We have before and after school programs with limited capacity, from funding to facilities. We might need to look at combining the youth community center and senior center in a new facility.
–Councilmember”

PUBLIC SERVICES & FACILITIES

Eloy provides a range of essential public services and facilities that support a safe, healthy, and thriving community. These include public safety, the Eloy Airpark, medical centers, educational facilities, community centers and libraries, solid waste and recycling, and utilities that serve the Eloy community while creating a strong foundation for future growth. As the community grows, Eloy will continue to prioritize innovative, cost-effective approaches to maintaining and improving service levels, with an

eye toward environmental, social, and technological change and evolving community expectations. Partnerships with regional agencies, nonprofit organizations, and private providers are expected to play an increasingly important role in delivering services efficiently and equitably. By planning for and investing in new and existing facilities, programs, and services that protect public health and enhance quality of life, Eloy positions itself to continue providing high-quality services while accommodating growth. Public facilities are illustrated on *Figure 21*.



Eloy Police Department

Public Safety

Public safety planning in Eloy reflects a commitment to a healthy, resilient, and well-functioning community supported by coordinated, proactive services. The City emphasizes an integrated approach to policing and fire protection that protects the Community, reduces risk, and supports overall well-being, particularly as new neighborhoods and employment areas develop. Ongoing investments in responsive service delivery, strengthened interagency collaboration, and planning for future facilities help ensure that essential services remain reliable, adaptive, and aligned with long-term growth.

- **Eloy Police Department** – The mission of the Eloy Police Department (EPD) is to make Eloy the Safest City in Arizona. EPD is committed to delivering professional, responsive policing that protects public safety and enhances the community’s quality of life as Eloy continues to grow. The City proactively evaluates and strengthens EPD staffing levels, police facilities, and service delivery to ensure resources keep pace with development and expanding service demands. Police facilities and operational deployment are planned to maintain effective coverage and reliable response times across both established neighborhoods and emerging *Growth Areas*. Through evidence-based crime-prevention strategies and community engagement programs—built on partnerships, visibility, and trust—EPD supports safe neighborhoods, thriving *Activity Centers*, and a secure environment for residents, businesses, and visitors. Facilities are strategically located across Eloy to support effective coverage and response times as development expands into new areas. The City regularly reviews EPD staffing, facilities, and crime-prevention programs so that services keep pace with growth and continue to support safe neighborhoods and *Activity Centers*.
- **Eloy Fire District** – The Eloy Fire District (EFD) provides fire protection and emergency medical response, guided by a mission of protection through selfless service and strong relationships with the community. Its role extends beyond emergency response to include development review and public education, which help ensure that new growth is served by adequate facilities and built with safety in mind. Regular evaluation of EFD staffing, station locations, and equipment needs positions the City and District to maintain adequate coverage as the community expands and land uses intensify.



Toltec Elementary School

Educational Facilities

Education is a vital element of a healthy and prosperous community. While the City of Eloy does not directly provide education to the public, the City has a vested interest in the provision of high-quality education for the Community. The following school districts provide education to elementary, middle, and high school students:

- Casa Grande Elementary School District
- Casa Grande High School District
- Eloy Elementary School District
- Picacho Elementary School District
- Red Rock Elementary School District
- Santa Cruz Valley Union High School District
- Toltec School District

Although there is currently no higher education institution within the city limits, partnerships—particularly with Central Arizona College—provides for expanded

workforce development and lifelong learning opportunities, helping residents access emerging employment options in Eloy and throughout the region. Continued collaboration with educational providers creates future opportunities for shared facilities, career-technical programs, and satellite campuses that reinforce the Eloy’s economic development goals.

Recycling & Solid Waste

As the Arizona Department of Environmental Quality develops a new Integrated Solid Waste and Materials Management Plan, Eloy is well-positioned to align local strategies with a broader, long-term statewide framework for managing municipal solid waste,

recyclables, and other materials. Building upon and improving its existing system and private partnerships, Eloy is positioned to respond to continued population growth and associated increases in residential, commercial, and construction waste.

Medical Centers

Public engagement has highlighted community concern about access to healthcare as Eloy grows. The opening of the Exceptional Community Hospital demonstrates the City’s support for expanded medical services and signals opportunities for additional healthcare providers and related employers to locate in Eloy over the life of the General Plan.

RESILIENT INFRASTRUCTURE

Community Centers, Libraries & Museums

Eloy’s community centers, museums and libraries focus on providing accessible places for people to gather, learn, and connect. These facilities serve as everyday hubs for education, recreation, and social activities, helping build a stronger sense of community for all ages. As Eloy grows, the development of new facilities and the investment, modernization, and updated programming of existing ones will ensure adequate services are provided to meet the community’s evolving needs.

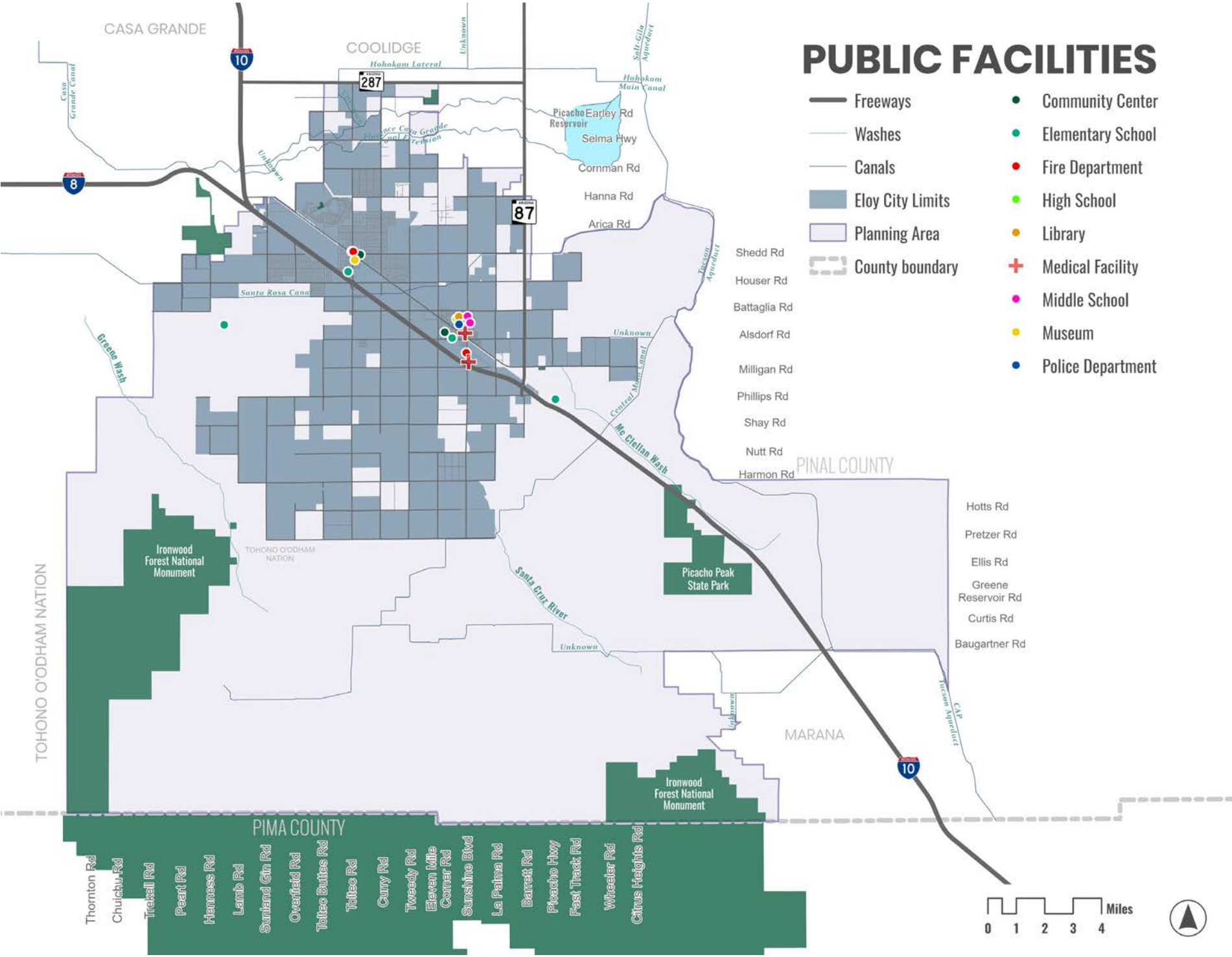
- **Toltec Community Center & Senior Center** – A facility with a kitchen and an assembly hall that supports social gatherings, educational workshops, and recreation for youth and adults, providing flexible space that can respond to changing community needs.
- **Troy Thomas Community Center** – A facility that offers classes for preschoolers, youth, teens, and adults, and includes a 2,300 square-foot multipurpose room with a kitchen suitable for performances, meetings, and receptions, supporting both daily programming and special events.
- **Santa Cruz Valley Historic Museum** – Former school buildings dating to the 1920s–30s, showcasing the heritage of Toltec, Eloy, and the Santa Cruz Valley, and providing for cultural tourism and educational opportunities.

- **Santa Cruz Library** – A traditional facility providing services along with technology access, gaming systems, special events, and free wireless internet, and has strong potential to expand its role in workforce development through digital literacy programs, job-seeker support, and skills-based training.



Santa Cruz Valley Historic Museum

Figure 21. Public Facilities Map
Source: City of Eloy





Central Arizona Canal

“
Water is going to be a challenge, we know. But Eloy is doing a great job trying to improve the situation for the future.
–Community Water Provider
”

WATER RESOURCES

Eloy’s water resource planning reflects a long-term commitment to managing growth, infrastructure, and natural systems in a way that maintains reliable, sustainable water service for current and future Community members. As a groundwater-dependent community in the Sonoran Desert, Eloy emphasizes protecting its potable supply, coordinating with regional partners, and gradually diversifying water sources to

support long-term resilience. The City’s approach focuses on responsible groundwater management, strategic use of renewable supplies, and continued investment in system upgrades, wastewater treatment, and effluent reuse. Through conservation, added recharge projects, and planning for changing climate conditions, Eloy works to match growth with careful water management, so its system stays reliable and supports the community’s long-term needs.

Water Availability

Eloy provides clean, dependable water through City-operated wells and distribution infrastructure that draw from a consistent groundwater source. Ongoing efforts to manage storage and delivery systems efficiently help reduce water loss, improve operations, and position the system to serve new development areas.

Future Water Demands

Eloy lies within the Eloy, Maricopa, and Stanfield Basin, where groundwater is the primary supply for agriculture, industry, and growing municipal demands. Regional forecasts indicate that there will be increased pressure on existing groundwater resources due to the reduction in the natural recharge. Therefore, expanding the use of recycled water and

pursuing additional renewable supplies are necessary. In this context, Eloy is working toward a more diversified long-term portfolio through measures such as expanding aquifer recharge, pursuing additional water rights, and exploring partnerships with regional agencies to support a resilient water supply as the community grows.

Wastewater Processing

Eloy has taken steps to address water scarcity by upgrading the Eloy Wastewater Treatment Plant and recharging all treated effluent. A multi-year improvement program initiated in 2022 increases treatment capacity and reliability, modernizes aging infrastructure, and enhances nutrient removal and odor control to meet evolving regulatory and environmental

standards. Participation in the Eloy and Maricopa–Stanfield Basin Study demonstrates the City’s readiness to respond to anticipated groundwater declines by maximizing renewable supplies, expanding effluent reuse, and laying groundwork for potential future potable reuse.



“*Universal trend among member agencies: making sure planning docs, cost of development and roads and infrastructure really reflect costs. As the transportation director at CAG, having a thorough understanding of a lane mile is \$3–4 million, as you accommodate development and infrastructure at the time of development, making sure there are adequate impact and development fees, or other growth-related instruments.*”
—Central Arizona Governments

COST OF DEVELOPMENT

In newly developing areas, capital infrastructure is needed to extend services to residential, employment and commercial projects. Arizona law allows a range of funding tools, including bonding, special taxing districts, development impact fees (DIFs), in-lieu fees, facility construction and dedications, and, in some cases, private provision of services.

The City of Eloy provides a full suite of municipal services for residents, businesses, and visitors, including:

- Street construction and maintenance
- Potable water delivery, construction and maintenance
- Wastewater collection, construction and maintenance

- Public safety services
- Parks and open space construction and maintenance
- Library services
- Municipal courts – Employ and retain a judge and support staff
- Airport management and construction services
- General government services

Each year, Eloy prepares a five year Capital Improvement Plan (CIP) as part of the annual budget. The CIP identifies major projects, equipment, and studies, along with financing strategies, and is informed by analysis of funding options, revenue trends, borrowing capacity, and existing debt. Available funding mechanisms provide flexibility: utility projects may be supported through water

and sewer user fees, while other facilities may rely on pay as you go funding, development impact fees, municipal bonds, lease purchase agreements, improvement districts, grants, state shared revenues, or user fees. To ensure new development contributes to the provision of facilities to accommodate growth, the City conducts a comprehensive Infrastructure Improvement Plan and Development Impact Fees analysis every five years to adjust development impact fees. These fees help fund the infrastructure and public services needed to support increased city service demands. Developer exactions and constructed infrastructure are other methods utilized by the City to help ensure that new development contributes to the cost of development. These methods often include the construction and dedication of onsite and

nearby improvements, such as parks, recreational amenities, and streets in accordance with the City’s Subdivision Ordinance and development agreements. Another method includes the establishment of special financing districts to help fund needed infrastructure improvements that are typically paid for by property owners via tax payments.

Development Areas

A Development Area is a prioritized geographic area where economic development and capital improvement planning and projects are focused in the near term in program capital upgrades (water/sewer mains, street lighting, safety projects), generally aligning implementation with *Growth Areas* and FLUM. Eloy has identified **Seven Development Areas** described in *Figure 22* and shown in *Figure 23* as priority locations for public

investment. Over the past two years, the City has advanced a five-year CIP that focuses on water, wastewater, and street upgrades and extensions in these areas. By concentrating resources where zoning, infrastructure, and market conditions align, these development areas create opportunities for strategic growth and provide a clear framework for coordinating public and private investment.

7. RESILIENT INFRASTRUCTURE

Development Area	Description
A	With its mix of residential, multifamily, commercial, and mixed-use zoning southwest of I-10, this area offers potential for new housing developments and supporting retail or service-oriented businesses. Its proximity to the interstate enhances accessibility and market attractiveness.
B	As a business park and industrial district with integrated park/open space, this area is well-positioned to attract employers in logistics, manufacturing, and technology. The open space component enhances the area’s appeal by providing recreational amenities for workers and residents.
C	This area’s single-family and multifamily zoning, combined with industrial uses along W. Houser Road, supports a balanced residential and employment growth approach. The ASLD-managed land in the northeast corner presents opportunities for planned development in coordination with the state.
D	With a predominantly industrial focus and some supporting multifamily, this area is prime for job creation and economic expansion. Its industrial zoning allows for large-scale development, attracting businesses that benefit from Eloy’s transportation network.
E	This area’s multifamily zoning, supplemented by single-family and commercial districts, supports higher-density residential development. The mix of housing options can accommodate workforce growth, while commercial districts provide retail and service opportunities.
F	Bisected by I-10, this area has industrial uses to the north and a mix of residential and commercial zoning to the south. The industrial zone benefits from highway access, supporting warehousing, logistics, and manufacturing, while the residential portion offers diverse housing options.
G	With estate residential zoning (R1-43) allowing one dwelling per acre, this area is suited for lower-density housing, catering to those seeking larger lots and a semi-rural environment. Its location near ASLD properties presents potential for future expansion or coordinated development. The future State Route 505 corridor also enhances the area’s long-term accessibility and visibility, improving its attractiveness for estate residential development and related rural lifestyle amenities.
H	With its mix of Planned Community Area (PCA), Employment Low (EL), and Public Institutional (PI) designations, this area falls within the Eloy Airport Area Plan boundary. This area prioritizes structured aviation-compatible development, public facilities, and compatible employment uses to support airport operations and future safety zones without introducing incompatible residential densities. It serves as a buffer and institutional anchor for the airport’s long-term expansion.

Figure 22. Development Areas Descriptions

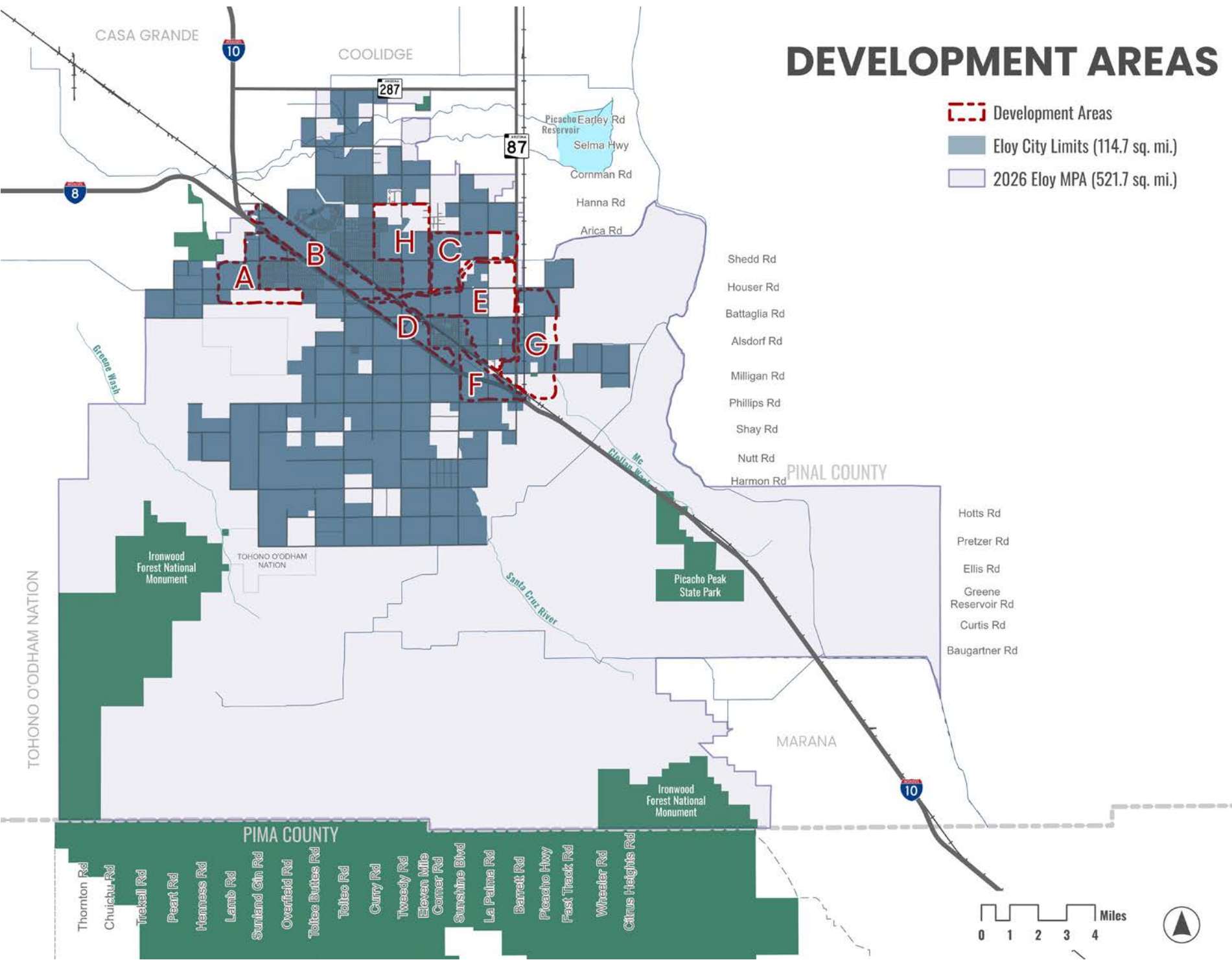


Figure 23. Development Areas Map

Source: City of Eloy



Santa Cruz Library

RESILIENT INFRASTRUCTURE GOALS AND POLICIES

Circulation

GOAL C 1: Circulation. Maintain, improve, and enhance efficient and functional circulation through multimodal street design, optimized signal spacing, and coordinated access management.

Policy C 1.1: Roadway Network. Support the development of a cohesive roadway network that accommodates all modes of travel.

Policy C 1.2: Multimodal. Reduce multimodal conflicts using access management and proper spacing of intersections.

Policy C 1.3: Accessibility. Develop and maintain a safe and accessible roadway network for all modes of travel.

Policy C 1.4: Maintenance. Ensure transportation facilities, including roadways, bridges, and active transportation amenities, are maintained at a high standard of quality.

Policy C 1.5: Road Improvement. Reduce the number of unpaved/unimproved roads within City limits.

Policy C 1.6: Future Demand. Ensure the roadway network can meet existing and future multimodal demand as the City grows.

Policy C 1.7: Impact Mitigation. Determine and define traffic impact mitigation measures to preserve mobility and access through the City’s roadway network.

Policy C 1.8: Regional Transit. Advocate for new regional transit connections to provide service for the Eloy community.

Policy C 1.9: Intercity Rail. Advocate for intercity rail connections for greater mobility and access for residents and visitors from Maricopa County to Pima County.

Policy C 1.10: Non-vehicular Improvements. Prioritize pedestrian and bicycle improvements, including sidewalks, crosswalks, and lighting, especially in *Growth Areas*, *Activity Centers*, and near schools.

Policy C 1.11: Connectivity. Enhance multimodal connectivity to Downtown Eloy and community *Activity Centers*.

Policy C 1.12: Technology. Integrate emerging transportation technologies, including electric vehicle

charging and autonomous vehicle readiness, into circulation planning.

Public Services & Facilities

GOAL PSF 1: Public Services and Facilities. Support anticipated growth by maintaining and modernizing existing public facilities and services, strategic planning for long-term capacity needs, and locating new facilities to accommodate future necessities.

Policy PSF 1.1: Education. Ensure high-quality educational institutions and workforce and vocational training programs by providing adequate resources and supporting effective teaching and learning practices to empower residents with skills, knowledge and opportunities that align with emerging industries.

Policy PSF 1.2: Crime Prevention. Leverage crime data analysis, proactive community engagement and collaboration, and education initiatives to reduce crime and improve public safety.

Policy PSF 1.3: Response Times. Maintain excellent emergency response capabilities.



7. RESILIENT INFRASTRUCTURE

Policy PSF 1.4: Infrastructure. Coordinate with private and quasi-governmental agencies and private developers to ensure the provision of adequate infrastructure to support Eloy’s growth.

Policy PSF 1.5: Animal Control. Maintain a robust animal control program to ensure public safety, reduce stray animal populations, and promote responsible pet ownership through enforcement and education.

Policy PSF 1.6: Infrastructure and Service Coordination. Maintain, plan, and develop services, infrastructure, and utilities that are commensurate each *Growth Area*, support more intensive mixed-use activity areas, and are strategically expanded to minimize maintenance and development costs.

Water Resources

GOAL WR 1: Water Resources. Ensure a sustainable, reliable, high-quality water supply for current and future residents and businesses by expanding water infrastructure, promoting conservation, maximizing renewable water use, and enhancing operational efficiency.

Policy WR 1.1: Water Quality. Continue to provide safe, quality water to residents and businesses as the City grows.

Policy WR 1.2: Water Supply. Strategically expand the City’s water supply to accommodate future population and employment growth in line with the General Plan’s future land use map and the Water, Wastewater, and Reclaimed Water Master Plan Update.

Policy WR 1.3: Conservation. Continue to promote water conservation practices to ensure available water supplies during emergencies and/or drought.

Policy WR 1.4: Water Conservation. Proactively explore strategies to maximize the use of renewable water supplies, reduce dependence on groundwater, optimize the siting and recovery of underground storage facilities.

Policy WR 1.5: Water Distribution. Manage the City’s water distribution and storage systems to minimize water loss and enhance operational efficiency.

Policy WR 1.6: Regional Cooperation. Explore the creation of a Basin-wide, regional cooperative to strengthen water conservation outcomes in the future.

Cost of Development

GOAL CD 1: Cost of Development. Ensure that new development pays its fair share so that it does not burden existing residents and ensures cost-effective service delivery and mitigation of public infrastructure and facilities impacts.

Policy CD 1.1: Impact Mitigation. Determine and define traffic impact mitigation measures to preserve mobility and access through the City’s roadway network.

Policy CD 1.2: Levels of Service. Maintain adequate levels of public services as the City grows.

Policy CD 1.3: Infrastructure. Implement infrastructure improvements in accordance with Eloy’s Capital Improvement Plan.

Policy CD 1.4: Plan Updates. Administer and periodically update the Land Use Assumptions, Infrastructure Improvements Plan and Development Fee Report to assess needs and costs for infrastructure and services that will be required by new development.

Policy CD 1.5: Impact Fees. Assess fair and proportionate impact fees such that new development pays for its fair share of infrastructure improvement costs without burdening existing land uses.



CHAPTER 8: OUR STRATEGY

Our Strategy outlines a systematic action plan that brings the goals and policies from each theme into focus to implement the community’s vision and aspirations for ***Eloy General Plan: Planning Today for a Stronger Tomorrow.*** These actions and timeframes

will assist the City in complying with the statutory general plan reporting requirements detailed in ARS §9-461.07. These actions are a guide to help the City; however, they remain flexible and subject to staffing and financial resources.

IMPLEMENTATION ACTION TABLE

The **103 actions** detailed in the table on the next page are organized by theme and topic areas. Implementation is intended to occur within, or between, four possible timeframes: **Short-term (1–5 years)**, **Mid-term (5–10 years)**, or **Long-term (10 or more years)**, or an **Ongoing** basis.

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
PURPOSEFUL GROWTH			
Land Use			
PG 1	Revise the C-1 zoning district to allow residential units in horizontally and vertically integrated commercial uses.	Short-term	
PG 2	Update the subdivision ordinance.	Short-term	
PG 3	Update the design guidelines to enhance architectural quality and façade articulation, encourage variety, and minimize corporate architecture while reinforcing small-town character through human-scale design, building form, thoughtful materials, and cohesive streetscapes.	Short-term	
PG 4	Update the Building Code to the latest ICC standards.	Short-term	
PG 5	Submit the Sunland Visitor Center Historic Museum for a Historic Property Designation.	Short-term	
PG 6	Submit the Cosillos Apartments for a historic property designation.	Short-term	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
PG 7	Fill key building department roles with full-time staff.	Short-term	
PG 8	Expand Municipal Planning Area in Northeast to include proposed Pinal County regional park.	Short-term	
PG 9	Conduct a comprehensive review and update of the City Zoning Ordinance to conform to the general plan.	Ongoing	
PG 10	Evaluate rezonings and Zoning Ordinance text amendments for consistency with the General Plan.	Ongoing	
PG 11	Coordinate with neighboring jurisdictions and State and Federal agencies on boundary land uses and potential MPA expansion areas.	Ongoing	
PG 12	Adopt a new Strategic Plan every three years.	Ongoing	
Growth Areas			
PG 13	Prepare a Specific Area Plan for the Airpark Growth Area.	Short-term	
PG 14	Prepare Activity Area Plans with boundary locations.	Short-term	
PG 15	Prepare and adopt a Redevelopment Plan and Feasibility Study for Toltec and Toltec West areas.	Short-term	
PG 16	Prepare a Specific Area Plan for the SR 87 Corridor Growth Area.	Mid-term	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
PG 17	Prepare a Specific Area Plan for the Red Rock Growth Area.	Long-term	
PG 18	Prepare a Specific Area Plan for the Picacho Heights Growth Area.	Long-term	
PG 19	Study the I-11 Corridor area as a future Growth Area.	Long-term	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
PROSPEROUS ECONOMY			
Economic Growth			
PE 1	Improve the City’s online presence for economic development and business attraction, citing its assets, available development sites, incentives, and target industries.	Short-term	
PE 2	Prepare readily available documentation to quickly respond to development inquiries from prospective businesses generated by organizations such as Arizona Commerce Authority.	Short-term	
PE 3	Review and update the City’s target industries as the economy of Pinal County evolves.	Mid-term	
PE 4	Evaluate the impact of renewable energy projects, particularly solar farms, on the long-term economy of Eloy.	Mid-term	
PE 5	Create a one-stop shop for economic development information and provide full-time staffing for the City’s economic development effort.	Ongoing	
PE 6	Work with organizations like Pinal Partnership and The Chamber of Southern Arizona to amplify regional branding and economic development efforts.	Ongoing	
PE 7	Continue to foster relationships with economic development organizations such as the Pinal County Economic Development Department, APS, and the Arizona Commerce Authority (ACA).	Ongoing	
PE 8	Collaborate with neighboring communities as well as Pinal Partnership to market the regional hub as a unified economic region.	Ongoing	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
PE 9	Coordinate industrial development along economic development corridors to strengthen the region’s logistics and employment base.	Ongoing	
PE 10	Continue to foster a relationship with Central Arizona College for job training and business development.	Ongoing	
Housing			
PE 11	Review provisions of the City zoning code to provide a more efficient and flexible process for housing entitlements. Conduct a housing gap and feasibility analysis.	Short-term	
PE 12	Actively solicit Low Income Housing Tax Credit (LIHTC) developers to engage with the City in identifying sites for affordable housing.	Short-term	
PE 13	Promote the development of new high quality master planned communities that provide a variety of housing options and community amenities.	Short-term	
PE 14	Promote the development of infill housing opportunities and provide incentives for infill development in Downtown.	Short-term	
PE 15	Create ready-to-use standard residential plans that are available for the public to use at no cost.	Short-term	
PE 16	Formalize programs with non-profit partners such as Habitat for Humanity, Chicanos Por la Casa, or others to produce ownership housing opportunities for moderate income households.	Mid-term	
PE 17	Work with developers to provide housing for the senior population including independent and assisted living facilities.	Mid-term	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
PE 18	Promote housing and services for workers and coordinate workforce development and shared infrastructure to support regional job growth.	Ongoing	
PE 19	Continue active code enforcement and educational programs.	Ongoing	
Downtown			
PE 20	Conduct a market analysis to identify gaps in retail and dining options.	Short-term	
PE 21	Streamline online permitting and licensing for street vendors and food trucks.	Short-term	
PE 22	Work with Local First Arizona to create a “Shop Local Eloy” campaign with loyalty rewards.	Short-term	
PE 23	Develop a branding and marketing campaign highlighting Eloy’s culture and history.	Short-term	
PE 24	Install gateway signage and wayfinding to direct visitors to downtown.	Mid-term	
PE 25	Launch a public art program (murals, sculptures) to create visual interest utilizing ideas from the community.	Mid-term	
PE 26	Implement a vacancy ordinance with escalating fines for long-term empty properties.	Mid-term	
PE 27	Create an adaptive reuse incentive package (tax breaks, expedited permitting).	Mid-term	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
PE 28	Invest in streetscape improvements (shade trees, benches, lighting).	Mid-term	
PE 29	Create community gathering spaces for arts, crafts, and cultural events.	Mid-term	
PE 30	Expand parking and pedestrian sidewalk connectivity for easy access in the Downtown.	Mid-term	
PE 31	Consult with the Council of Development Finance Agencies to offer startup grants or low-interest loans for local entrepreneurs.	Long-term	
PE 32	Highlight success stories of local businesses through social media and events.	Ongoing	
PE 33	Continue to address dilapidated structures through code enforcement.	Ongoing	
PE 34	Partner with regional employers to encourage local spending through discount programs.	Ongoing	
PE 35	Recruit anchor tenants (e.g., big-box retailers, grocery stores, or popular restaurants) through targeted outreach.	Ongoing	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
BALANCED ENVIRONMENT			
Parks, Recreation, & Open Space			
BE 1	Develop a Parks, Recreation, and Open Space Master Plan.	Short-term	
BE 2	Develop a Path and Trails Master Plan.	Short-term	
BE 3	Develop a plan to incorporate the back of Newman Mountain for destination recreation land uses.	Mid-term	
BE 4	Seek grants for parks, path and trail development funding, form sources such as Growing Smarter Infrastructure Fund (GSIF).	Mid-term	
BE 5	Coordinate with Pinal County and other regional partners to plan and develop multi use trails connecting parks, schools, and recreation facilities within the Municipal Planning Area.	Mid-term	
BE 6	Use a Capital Improvement Program (CIP), Development Impact Fees (DIFs), and General Obligation (GO) bonds; apply for grants such as the Arizona State Parks Heritage Fund or the Recreational Trails Program (RTP), to phase parks and trail construction. Execute Intergovernmental Agreements (IGAs) with county, state, and federal partners; and consider working with private land trusts for acquisitions or conservation easements.	Ongoing	
BE 7	Preserve and connect existing parks, open spaces, prioritize conservation of sensitive desert and cultural resources through land use planning, zoning protections, and coordinated park maintenance efforts.	Ongoing	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
Environmental Planning			
BE 8	Implement air quality policies and regulations that improve air quality and protect resident and environmental health.	Short-term	
BE 9	Upgrade wastewater recharge facilities at the Wastewater Treatment Plan (WWTP) to be able to add treated wastewater to the City’s water supply portfolio.	Short-term	
BE 10	Develop a Water Conservation Master Plan.	Mid-term	
BE 11	Conduct a cultural and historic inventory.	Mid-term	
BE 12	Develop an Urban Forestry Management Plan to strategically plant trees to provide relief from extreme temperatures. Explore program grant funding from the Arizona Department of Forestry and Fire Management.	Mid-term	
BE 13	Continue to treat effluent water to quality levels that allow groundwater to recharge.	Ongoing	
BE 14	Coordinate with Arizona Game and Fish Department on developments greater than 50 acres in the Eloy MPA.	Ongoing	
BE 15	Identify, manage, and protect endangered and threatened species within the City of Eloy.	Ongoing	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
BE 16	Verify floodplain hazard delineation and research alternatives to minimize hazards to persons, structures and to minimize erosion and elevated flood height risks.	Ongoing	
BE 17	Monitor potential sources of pollution, including traffic and agricultural practices, to maintain healthy air quality as the City grows.		
BE 18	Improve and formalize coordination with military installation representatives on any land use, zoning, or development proposals within designated military influence areas, consistent with Arizona Revised Statutes §9-461.06(H).	Ongoing	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
RESILIENT INFRASTRUCTURE			
Circulation			
RI 1	Develop cross sections for each functional classification that include paths and trails.	Short-term	
RI 2	Develop traffic impact analysis requirements.	Short-term	
RI 3	Develop an access management policy for public intersections and private driveways.	Short-term	
RI 4	Develop a comprehensive transportation master plan for the multimodal network.	Mid-term	
RI 5	Monitor crashes to identify contributing factors and implement location-specific and systemic infrastructure improvements.	Ongoing	
RI 6	Collect up-to-date pavement and bridge quality data and utilize a pavement management system to efficiently allocate transportation maintenance funds.	Ongoing	
RI 7	Coordinate with Union Pacific on railroad crossing safety and planning.	Ongoing	
Public Services & Facilities			
RI 8	Pursue BEAD grant funding to ensure peak broadband connectivity in advance of forecasted population increases.	Short-term	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
RI 9	Update Public Safety (PD) Online Reporting.	Short-term	
RI 10	Create a separate infrastructure section in the City code the development standard for infrastructure development.	Short-term	
RI 11	Explore investments in Public Safety (PD) Crime Statistics Software.	Short-term	
RI 12	Maintain and expand critical infrastructure including water, wastewater, streets, and multimodal transportation through coordinated capital improvement planning to support existing development and future growth.	Mid-term	
RI 13	Audit and improve current animal control programs, emphasizing enforcement, spay and neuter services, public education, and regional partnerships to improve public safety and reduce stray animal populations.	Mid-term	
RI 14	Plan for population growth by preserving long term solid waste capacity by expanding waste diversion opportunities (hazardous materials collection events, etc.) and aligning local programs with state and regional policies, including <i>ADEQ's Integrated Solid Waste and Materials Management Plan</i> .	Long-term	
RI 15	Coordinate with law enforcement, schools, and community organizations to implement crime prevention strategies based on national best practices for public education programs.	Ongoing	
RI 16	Update Public Safety (PD) policies and procedures.	Ongoing	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
RI 17	Continue to employ evidence-based and predictive policing techniques.	Ongoing	
RI 18	Continue to provide reliable and sustainable solid waste and recycling services.	Ongoing	
RI 19	Update and maintain emergency management plans and standards.	Ongoing	
Water Resources			
RI 20	Upgrade the Wastewater Treatment Plant (WWTP) to be able to add treated wastewater to its water supply portfolio.	Short-term	
RI 21	Develop a plan outlining the desired location of the 53 new wells recommended in the City's Water, Wastewater, and Reclaimed Water Master Plan.	Short-term	
RI 22	Develop a plan to identify new well locations and analyze population thresholds to warrant each new well.	Mid-term	
RI 23	Develop a water conservation plan to create a strategy for reducing water consumption and water waste.	Mid-term	
RI 24	Conduct routine maintenance and repair to maximize the life expectancy and operational efficiency of the water distribution system.	Ongoing	
RI 25	Regularly update the City's Water/Wastewater Master Plan to guide resource management and infrastructure planning.	Ongoing	

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)
R1 26	Work together with neighboring jurisdictions on transportation and utility issues, such as Section 208 Area-wide Water Quality Management Plans, to ensure growth benefits all communities.	Ongoing	
Cost of Development			
R1 27	Conduct an impact fee study to determine if impacts fee adjustments are warranted.	Short-term	
R1 28	Update developer requirements to fund necessary public services improvements associated with their new developments.	Short-term	
R1 29	Evaluate alternative financing structures that may assist with the development of needed infrastructure.	Mid-term	
R1 30	Prepare, adopt, and maintain a five (5) year Capital Improvement Program.	Ongoing	
R1 31	Develop fiscal impact models to aid capital facilities development plans and asset management programs.	Ongoing	

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APPENDICES

Appendix A – Amendment Criteria

Appendix B – Reference Documents

Appendix C – Community Engagement Activities & Events

Appendix D – 60-Day Event List

Appendix E – Glossary

Appendix F – Growth Area Maps

APPENDIX A – AMENDMENT CRITERIA

As provided in Arizona Revised Statute (ARS) §9-461.05, municipalities are required to define the provisions that distinguish major amendments from minor amendments to the general plan. In accordance with ARS §9-461.06, major amendments must be processed in the manner prescribed by statute, presented at a public hearing within 12 months of the proposal, and approved by an affirmative vote of at least two-thirds of the City Council members.

Amendments to the General Plan may be initiated by the City or requested by private individuals, property owners, or public agencies. State law establishes procedures for all amendments, including consultation and coordination with residents and stakeholders, an established public review period, and formal public hearings prior to adoption by ordinance.

For additional information on the general plan amendment process for ***Eloy General Plan: Planning Today, for a Stronger Tomorrow*** contact the City of Eloy community Development Department.

MAJOR AMENDMENT LAND USE CRITERIA

A major amendment to the general plan is required where any one (1) or more of the following occurs:

1. A change from one residential land use designation to another residential designation that exceeds 320 acres.
2. A change from a residential land use designation to a Commerce, Mixed-Use, or Public and Institutional designation of 40 acres or more.
3. A change involving a land use designation (excluding Public and Institutional) to an Employment land use designation exceeding 20 acres.
4. A change from an Employment land use designation to a residential designation that exceeds 40 acres.
5. A change involving a Commerce or Mixed-Use designation (except as indicated in 3 above) exceeding 40 acres.

- 6. A change from a Parks and Open Space or Public/Institutional land use designation exceeding 20 acres.
- 7. A change involving the Planned Community Area land use designation exceeding 40 acres.

MINOR AMENDMENT CRITERIA

Any proposed amendment to the General Plan that does not meet the criteria defined as a major amendment.

NO AMENDMENT

No amendment is required for changes to formatting, scrivener errors and photos authorized by the Community Development Director; or updates to the Development Areas Map, or Appendix E.

AMENDMENT GUIDELINES

The applicant shall be responsible for demonstrating that the requested amendment constitutes an improvement to the General Plan and satisfies all amendment guidelines identified below, as determined by the City Council.

- 1. The current Future Land Use Map does not designate sufficient land within the area to accommodate

the proposed land use or allow the development to proceed as proposed.

- 2. That the amendment constitutes an overall improvement to the General Plan and will benefit the City in general.
- 3. The amendment will not adversely impact any portion of the community, by:
 - Creating incompatible land use patterns or conflicts with or alters the goals and policies of the General Plan.
 - 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;
 - Adversely impacting existing or planned land uses through an unreasonable increase in traffic generated by the proposed use unless mitigated by the applicant; or
 - Adversely affecting the livability of an area or the health and safety of existing residents.
- 4. That the amendment is consistent with the General Plan’s overall intent and other adopted plans, codes, and ordinances.

APPENDIX B – REFERENCE DOCUMENTS

The following documents were used in the preparation of the *Eloy General Plan: Planning Today for a Stronger Tomorrow*.

- 2011 Eloy General Plan (readopted in 2020)
- Eloy Zoning Ordinance
- 31 C.F.R. Part 802 Luke Air Force Base Committee on Foreign Investment in the United States
- Arizona Department of Transportation Phoenix to Tucson Intercity Passenger Rail Corridor Study (2025)
- Eloy Municipal Airport – Airport Master Plan (2024)
- Eloy Strategic Plan (2024–2027)
- Picacho Heights Major General Plan Amendment (2022)
- Pinal County Multi-Jurisdictional Hazard Mitigation Plan (2022)
- Pinal County Open Space and Trails Master Plan (2007)
- ULI Arizona Technical Assistance Program (AzTAP) City of Eloy Arizona Report (2015)
- ULI Arizona Technical Assistance Program (AzTAP) City of Eloy Arizona Update (2023)
- Union Pacific Arizona State Guide (2023)
- Maricopa–Pinal County Region Priority Climate Action Plan (2024)
- Pinal County Air Quality (various documents from website)
- Pinal County Comprehensive Plan (2025)
- Land Use Assumptions, Infrastructure Improvements Plan and Development Fee Report (2020)

APPENDIX C – COMMUNITY ENGAGEMENT ACTIVITIES & EVENTS

This appendix lists community engagement activities that took place throughout the span of ***Eloy General Plan: Planning Today for a Stronger Tomorrow***. Each activity was promoted extensively in both English and Spanish via social media, news releases, public notices, E-lists, the project website, project committees, and with circulation of activity flyers throughout the City.

Activity/Event	Date	Number of Engagements
Project Website Launch	3/6/2025	Views 3,539 / Sign Ups 2,358
<i>Drop In Event – Robson Ranch Annual Sidewalk sale</i>	3/22/2025	118
Technical Advisory Committee (TAC) Meeting #1	3/27/2025	8
Community Questionnaire #1	3/30 – 6/9/2025	245 – English; 6 – Spanish; Total = 251
City Council + Planning & Zoning Commission Kickoff	4/14/2025	15
<i>Drop In Event – Easter Egg Hunt</i>	4/17/2025	120
<i>Drop In Event – Eloy Cruise and Food Truck Night</i>	4/19/2025	26
<i>Drop In Event – Cinco de Mayo</i>	5/5/2025	69
General Plan Advisory Committee Meeting # 1 / Planning & Zoning Commission Update	5/21/25	9
<i>Drop In Event – Summer Kickoff</i>	5/23/2025	60
Listening Sessions	5/25–12/20	62
Technical Advisory Committee (TAC) Meeting #2	6/17/2025	8
EloyTalks Community Symposium	6/21/2025	51
General Plan Advisory Committee Meeting # 2 / Planning & Zoning Commission Update	7/16/2025	9
Community Workshop #1 – “Envisioning the Future” (In person)	7/30, 7/31 & 8/2/25	15 – 7/30 6 – 7/31 54 – 8/2 Total = 75
Community Questionnaire #2 + Virtual Workshop #1 “Envisioning the Future”	8/4 – 8/31	25
<i>Drop In Event – Fiestas Patrias</i>	9/12–13/25	181
City Council Update	9/22/2025	7

Activity/Event	Date	Number of Engagements
<i>Drop In Event – Getting Arizona Involved in Neighborhoods (G.A.I.N.)</i>	10/15/2025	140
Community Workshop #2 “Mapping the Future” (In person)	10/18 & 10/22	41 – 10/18 30 – 10/22 AM 13 – 10/22 PM Total = 84
<i>Drop In Event – Eloy GLOW</i>	11/8/2025	196
<i>Drop In Event – Family Bingo Night</i>	11/12/2025	26
Questionnaire #3 + Virtual Workshop #2 “Mapping the Future”	10/24 – 11/23	30
City Council Update	12/8/2025	7
<i>Drop In Event – Christmas in Eloy</i>	12/13/2025	152
General Plan Advisory Committee # 3 /Planning & Zoning Commission Update	1/21/2026	9
Technical Advisory Committee (TAC) Meeting #3	2/11/2026	8
Mobile Immersion Lab + Community Open House #3	3/26/2026	TBD
Planning & Zoning Commission Hearing	5/20/2026	TBD
City Council Hearing	6/22/2026	TBD



Eloy Talks Community Symposium

APPENDIX D – 60-DAY EVENT SUMMARY

(To be added post- 60-Day Review period)

(To be added post- 60-Day Review period)

APPENDIX E – GLOSSARY

A

Access Management

A coordinated approach to roadway design and operations that provide standards to where and how vehicles enter and exit roadways (driveways, median openings, intersection spacing) to reduce conflict points, improve safety, and preserve corridor capacity.

Acre Foot (AF)

A volumetric measure of water equal to the amount that covers one acre to a depth of one foot (~325,851 gallons). It is the standard unit for water rights, long term municipal supply planning, and assured water supply (AWS) accounting.

Actions

Specific tasks, strategies, programs, regulations, or investments that bring policies to fruition.

Activity Center

The focal points within a Growth Area where more compact, mixed-use development is encouraged. These centers are envisioned as walkable, human-scaled places that bring together housing, jobs, retail, and recreation in a way that supports daily needs and community interaction. They create identifiable destinations that strengthen neighborhood identity, support multiple transportation options, and foster an active public realm. Some will form in established areas, while others will emerge within planned new communities.

Adaptive Reuse

The reuse of existing buildings

for uses other than originally intended through conversion or rehabilitation while retaining structural integrity and character (e.g., turning a vacant storefront into a café with upper story apartments).

ADEQ (Arizona Department of Environmental Quality)

Arizona’s environmental regulatory agency overseeing environmental laws and delegated federal programs to prevent air, water and land pollution and ensure cleanup.

ADOT (Arizona Department of Transportation)

The state transportation agency is responsible for planning, funding, and operating Interstates.

Affordable Housing

Affordable housing refers to housing units—rental or ownership—priced so that

households spend no more than 30% of their gross income on housing costs, including utilities. The term applies to a wide range of income-eligible households and includes programs funded or supported by federal sources (such as the Low Income Housing Tax Credit—LIHTC), nonprofit housing corporations, public agencies, or private developers receiving incentives. Affordable housing may include multifamily apartments, townhomes, single family units, senior housing, and workforce housing.

Aggregate Resources

Local sand, gravel, and crushed stone deposits used for roads, buildings, and infrastructure.

Airport Compatible Development

Land uses and building/site designs near airports that avoid conflicts with aviation: height limits,

noise exposure compatibility, glare control, bird strike minimization, and avigation easements.

Airpark Area Plan (Eloy Airpark)

A specific area plan and master plan that guides land use, circulation, utilities, noise compatibility, and economic development around the Eloy Municipal Airport. It aligns the Airpark’s future with the General Plan while adding airport park specific details (e.g., RPZ, approach surfaces, compatible use lists).

Amendment Criteria

Adopted rules and thresholds for changing General Plan content (e.g., FLUM designations, policy text). Criteria usually define minor vs. major amendments, notice requirements, and legislative approvals, ensuring transparency and consistency.

APS (Arizona Public Service)

An electric utility serving portions of Eloy, coordinating transmission lines, substations, and renewable energy interconnections.

Areas of Change (Preserve / Sustain / Evolve)

A community engagement mapping framework used in workshops to signal where the community wants to preserve existing character, sustain and improve current patterns, or evolve into new forms (e.g., higher intensity or mixed use).

Area Plan, Specific

An area plan is a geographically focused planning document that provides detailed guidance for a specific part of a city—usually one with unique development opportunities, constraints, or strategic importance. Unlike the citywide General Plan, an area plan focuses on one neighborhood, district, corridor, or special planning sub region, offering tailored policies for land use, urban design, transportation, infrastructure, public facilities, and economic development.

ASLD (Arizona State Land Department)

Manager of Arizona state trust lands that were granted to the state at statehood to provide foundational support for basic public services, such as education and penitentiaries.

Assured Water Supply (AWS)

State certification confirming a municipality has sufficient, renewable water supplies to serve projected growth under Arizona law. Eloy’s current AWS #26 402148 sets a foundation for the Water Resources element and capital planning.

Autonomous Vehicle Readiness

Planning for connected and automated vehicles (CAVs): EV charging, sensors, curb management, data feeds, and design standards that anticipate AV operations while preserving pedestrian priority.

B

BEAD (Broadband Equity, Access & Deployment)

A federal/state program funding rural broadband, aiming for providing high-speed internet access by ~2030.

Branding (City / Economic Development)

A unified identity—visuals, messaging, and positioning—that markets Eloy to employers, developers, and residents (e.g., “Arizona’s Southern Transportation Hub”).

BLM (Bureau of Land Management)

Federal agency managing large tracts of public land.

BOR (Bureau of Reclamation)

Federal agency overseeing western water projects (canals, reservoirs). Eloy’s context includes CAP deliveries and canal adjacency.

Bulk Trash Collection

Municipal large item pickup refuse service.

Business Park (BP)

See the Eloy Zoning Ordinance definitions.

C

CAG (Central Arizona Governments)

Regional planning organization coordinating transportation, section 208 water quality, and economic strategies among member jurisdictions.

CAP (Central Arizona Project)

A canal system delivering Colorado River water to central Arizona.

Capital Improvement Program (CIP)

A multi year schedule of capital projects, costs, and funding sources (bonds, grants, DIFs)that will be developed within the City.

CART (Central Arizona Regional Transit)

Regional fixed route bus provider connecting Eloy, Casa Grande, Coolidge, and Florence.

Certificates of Participation (COPs)

A financing tool allowing municipalities to fund capital projects (e.g., WWTP upgrades, street lighting) without voter approved bonds, repaid via lease revenues.

Code Enforcement

Municipal actions ensuring property owners maintain their property in compliance with the Eloy Code, safety, and compliance (e.g., junk accumulation, dangerous buildings, weeds).

Collector (Major / Minor)

Roadway class connecting local streets to arterials.

Community Aspiration

A statement describing the future aspirations of the community (related to a specific topic).

Community Park

A mid scale park (~1–20 acres) serving multiple neighborhoods, within typically ½–1 mile., that may with fields, courts, ramadas, restrooms, and sometimes pools, skate facilities, etc.

Compatible Land Uses (Military/Aviation)

Land uses planned and designed to avoid conflicts with military training routes (MTRs) and airport operations (noise, height, emissions, glare).

D

Development Areas

Prioritized geographic area where economic development and capital improvement planning and projects are focused in the near term in program capital upgrades (water/sewer mains, street lighting, safety projects), generally aligning implementation with Growth Areas and FLUM.

Development Impact Fees (DIFs)

Fees on new development to fund proportionate public facilities and services (police, parks, streets, water, sewer), updated periodically via Land Use Assumptions and Infrastructure Improvements Plan (IIP).

Development Standards

Codified regulations governing how land can be developed or built upon. These standards typically address setbacks, height limits, lot sizes, landscaping, parking, lighting, signage, and other elements .

Downtown Revitalization

A sustained program of infill, rehabilitation, adaptive reuse, code enforcement, and public realm upgrades to reduce vacancies and rebuild local commerce in Eloy’s historic center.

Drop In Events

Public outreach sessions at community events part of the public outreach to inform the public, broaden participation and gather input.

Dwelling Units per Acre (DU/AC)

The total number of dwelling units or lots divided by the gross area (acres).

E

Effluent Recharge

The process of returning treated wastewater to underground aquifers via recharge basins or injection wells.

EV Charging (Electric Vehicle Charging)

Public and private charging infrastructure supporting EV adoption.

Existing Conditions Report

A baseline inventory of demographics, land uses, infrastructure, services, and environmental context that informs plan policy and implementation priorities.

Extreme Heat

Climate and urban heat island conditions driven by paved surfaces, low canopy, and high temperatures.

F

Façade Improvement

Façade improvement refers to updates or rehabilitation of a building’s exterior—including storefronts, windows, awnings, lighting, siding, or architectural features—to enhance its appearance, safety, and long-term viability.

Federal Emergency Management Agency (FEMA)

The Federal Emergency Management Agency administers national disaster preparedness, response, and mitigation programs.

Flood Insurance Rate Maps (FIRMs)

FIRMs are official maps showing areas of flood risk—including the 100 year and 500 year floodplains—based on FEMA flood studies.

Fire Code

The fire code is a set of adopted regulations that govern fire prevention, building safety, hazardous material storage, emergency access, fire sprinkler systems, and fire alarm requirements.

Fire Protection Services

Fire protection services include fire suppression, emergency medical response, rescue operations, fire inspections, community risk reduction, construction document review, inspections, and public safety education

Fiscal Sustainability

Fiscal sustainability is the City’s ability to maintain balanced, stable finances over the long term while delivering essential public services and maintaining infrastructure

Fixed Route Transit

Fixed route transit consists of buses or shuttles operating along predetermined routes and schedules.

Flood Hazard Area

A flood hazard area is land identified as susceptible to flooding during major storm events, often defined by FEMA FIRMs or local hydrologic studies.

Floodplain

A floodplain is a lowland area adjacent to a river, wash, or drainage feature that is subject to periodic flooding.

Floodplain Management

Floodplain management refers to the system of policies, development regulations, engineering standards, and mitigation practices used to reduce flood risk and protect natural floodplain functions.

Floodway

The floodway is the part of a floodplain reserved for the active conveyance of floodwater during major storm events.

Future Land Use Map (FLUM)

The Future Land Use Map is a long range planning tool that illustrates the intended distribution, character, and intensity of future land uses within a city

Future Transportation Network

The future transportation network is the planned system of future roads, bike lanes, trails, transit routes, and

multimodal corridors designed to serve current and anticipated growth.

G

Gateway / Wayfinding

Coordinated identity and navigation elements (entries, direction signs, district markers).

General Plan

The City’s long range blueprint guiding land use, circulation, environment, water, services, and finance goals and policies for the growth and the provision of services within the City.

Growth Areas

Areas that are City’s primary focus for development over a 10-year period. They identify where future investment and infrastructure expansion will be most effective in supporting Eloy’s long-term

growth. Each Growth Area reflects its location and context, guiding an appropriate mix of residential, commercial, and employment uses that contribute to the community’s overall structure and function.

Goal

A broad, long term desired outcome that expresses the community’s overarching vision for the future.

Groundwater

Primary municipal water source pumped from aquifers via City wells

H

Heat Island Reduction

Design strategies (shade trees, arcades, cool roofs/pavements, reflective materials, etc.) that contribute to lowering ambient

temperatures, reduce energy use, and improve pedestrian comfort.

Historic Preservation

The use of codes, policies and tools utilized to document, protect or rehabilitate culturally or historically significant buildings, properties, landscapes, features, and landmarks to maintain community, state, or national identity or heritage.

Housing Density

Housing density is the number of dwelling units allowed per acre under zoning or land use designations.

Housing Gap (Cost Burden)

The number and availability of housing units within a price range that allows households to spend no more than 30% of their income on housing

Housing Rehabilitation

Programs that repair, weatherize, and modernize existing homes to preserve neighborhood stability and affordability.

I

Impact Fees

See Development Impact Fees (DIFs).

Implementation Plan

An implementation plan is a structured set of actions, timelines, responsibilities, and funding mechanisms used to carry out the goals and policies of the General Plan. It may include capital projects, regulatory changes, operational programs, coordination efforts, and performance metrics. Implementation plans help the City prioritize investments and monitor progress over time.

Infill Development

New construction on vacant or underused parcels within built areas to leverage existing infrastructure and reduce sprawl.

Infrastructure

Foundational systems like roads, water/wastewater, power, broadband, public facilities, and multi-use paths and trails—that support current and future residents and employers.

Intensity (Development Intensity)

Development intensity refers to the level or scale of nonresidential development on a site and is typically measured using floor area ratio (FAR), building height, lot coverage, and vehicle trip generation.

Interstate (Freeway)

Uninterrupted traffic flow for long

E. APPENDIX E		APPENDIX E		E.	
distance or regional trips across the metropolitan area. L Land Use Element A required General Plan element defining future land use designations, intensities, and goals and policies. LIHTC (Low Income Housing Tax Credit) A federal program that incentivizes affordable rental housing via tax credits to developers, often paired with local fee waivers, density bonuses, and fast track permitting. Lift Stations Wastewater pump facilities that move wastewater from lower elevation to upper elevations reach water treatment plants.	Listening Sessions Targeted stakeholder interviews gathering qualitative insights from agencies, businesses, schools, and residents to shape goals and policies. Local Road Low-volume roads that provide access to properties. LINK (Casa Grande On Demand Transit) A local, on demand transit service. M Master Plan (Water/Wastewater & Reclaimed Water Update) Utility planning document forecasting demand, capacity, and infrastructure improvements projects (e.g., wells, mains, lift stations, WWTP upgrades) to provide service to the Eloy community in the Eloy Service area.	Major Arterial High traffic roads connecting major <i>Activity Centers</i>. Major Collector Continuous roadways providing access to arterials. MGD (Million Gallons per Day) A flow metric used for water demand and wastewater capacity planning; used alongside AF/year for supply accounting. Military Training Routes (MTRs) Designated aviation corridors used for military training. Mini Park A small neighborhood park (<1 acre) serving nearby residents within $\approx\frac{1}{4}$ mile with play equipment, seating, and shade; . Minor Arterial High traffic roads connecting moderate length trips.	Minor Collector Provides connectivity from local roads to arterials. Mixed Use (MU) A development pattern that integrates two or more compatible land uses within the same building, site, or area to promote efficient land use. Municipal Planning Area (MPA) The area beyond incorporated boundaries where the City of Eloy coordinates long range planning and service strategies for future annexation in the City. N Neighborhood Connectivity The degree to which local streets, paths, trails, and pedestrian routes provide direct and convenient travel between homes, parks, schools, and commerce and employment areas.	Noise Contour See the Eloy Zoning Ordinance definitions. Noise Sensitive Use A land use particularly vulnerable to noise impacts, including residences, schools, hospitals, places of worship, libraries, and parks. Nonconforming Use See the Eloy Zoning Ordinance definitions. Non Residential Development Any land use that is not primarily for residential dwelling, including commercial, industrial, office, civic, institutional, and buildings. North–South Corridor (State Route 505) A planned regional Arizona State freeway connecting US 60 to I 10.	O Open Space See the Eloy Zoning Ordinance definitions. Opportunity Zone (OZ) A federal tax incentive district encouraging equity investments in designated tracts; useful for downtown adaptive reuse and mixed use infill. Overlay District See the Eloy Zoning Ordinance definitions. P PAD (Planned Area Development Overlay) See the Eloy Zoning Ordinance definitions
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Park Classification

The hierarchy of Mini Park, Community Park, and Regional Park, each with typical size, facilities, and service radius.

Policy

A statement providing specific direction on how the City will achieve a goal.

Public Participation Plan

Council adopted engagement framework guiding inclusive outreach, workshops, and 60 day review efforts.

Q

Questionnaire

Digital engagement tool collecting community input on strengths, challenges, FLUM preferences, and priorities throughout plan public outreach phases.

R

Ratification

The voter approval process following Council adoption of the General Plan, required by Arizona statutes to validate the plan’s policies and maps.

Regional Planning Coordination

Ongoing collaboration with Casa Grande, Coolidge, Pinal County, utilities, and MPOs to align corridors, capital, branding, and workforce efforts.

Revitalization District

A financing tool enabling public improvements and rehabilitation in designated areas

S

Section 208 Plan (Area Wide Water Quality Management)

Regional plan coordinating

wastewater facilities and water quality compliance among jurisdictions, often used to support funding eligibility and infrastructure siting.

Service Radius (Parks)

The typical catchment distance for a park type (e.g., Mini Park ≈¼ mi, Community Park ≈½–1 mi)

SBAHP (Silverbell Army Heliport)

Arizona Army National Guard aviation training facility near Pinal Airpark

State Shared Revenues (HURF / VLT)

State distributed funds—Highway User Revenue Fund and Vehicle License Tax—supporting municipal budgets and capital projects (especially transportation).

Streetscape

The public realm along streets (shade, lighting, seating, paving, trees, public art) that shapes comfort and identity, especially in Downtown and *Activity Centers*.

Sun Corridor MPO (Metropolitan Planning Organization)

Regional body coordinating transportation planning and funding across the megaregion within Pinal County

Sun Life Family Health Center (SLFHC)

Local healthcare providers offer outpatient services; complements hospital/emergency services for community health and resilience.

Sustainable Management Practices (Water)

Long term strategies (leak reduction, effluent recharge, potable reuse readiness, diversified sources, metering analytics) to

maintain supply resilience under climate and growth pressures.

T

TAC (Technical Advisory Committee)

City staff subject matter experts that provide technical input on elements, data, and maps during the General Plan development.

Tagline (Plan Branding)

Public facing message—“Eloy General Plan 2026: Planning Today for a Stronger Tomorrow”—used across engagement and collateral.

TON (Tohono O’odham Nation)

Sovereign nation with land adjacent to Eloy’s MPA and interests recognized in the FLUM

Trail & Path Network (Multi Use Paths and trails)

Connected pedestrian/ bicycle paths and trails linking

neighborhoods, parks, schools, downtown, open space, and canals typically designed with amenities.

Troy Thomas Community Center

A City of Eloy Parks and Recreation community center.

U

Unmanned Aerial Vehicles / Drones (UAV)

Drone operations within or near restricted or special use airspace

Underground Storage (USF)

Aquifer storage facilities for long term banking of surface water or treated effluent, enabling later recovery and supply utilization.

Union Pacific Railroad (UPRR)

Freight rail line with spurs through Eloy.

Urban Forestry

Planning, planting, and maintaining street and park trees to provide shade, reduce heat, improve air quality, and enhance aesthetics.

Urban Streetscape

Higher intensity public realm with on street parking, larger public sidewalks, frequent pedestrian crossings, and shade opportunities, typical in Downtown and Mixed Use areas.

Utilities

Systems delivering electricity, natural gas, telecom/broadband, potable water, and wastewater services.

V

Viewshed

A “viewshed” is a technical term describing the subjective visibility of a geographic area from a particular vantage point, including land, water, and built features that are within line of sight and not obstructed by terrain, vegetation, or structures.

Vision Statement (Community)

A broad, community driven statement describing the desired future character of the City.

W

Wayfinding

Coordinated directional and identity signage systems used to improve navigation and reinforce the character of districts, corridors, and path and trail networks.

Workforce Housing

Affordable Housing to moderate income workers.

Z

Zoning Consistency

Arizona’s statutory requirement that rezonings align with the adopted General Plan (including FLUM).

Zombie Subdivisions

Platted or partially built subdivisions that stalled and were never completed, leaving fragmented streets, overgrown lots, and infrastructure gaps.

APPENDIX F – GROWTH AREA MAPS

Scroll to next page for maps.

