



**PUBLIC NOTICE
THE ELOY CITY COUNCIL**

Meets

MONDAY, JUNE 1, 2026

6:00 PM

ELOY CITY COUNCIL CHAMBERS

595 NORTH C STREET

ELOY, ARIZONA 85131

For a

SPECIAL MEETING

AGENDA

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Moment of Silence

V. Public Appearances

Those wishing to **ADDRESS THE CITY COUNCIL** may do so by signing in on a form provided by the City Clerk, 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.

VI. Business: Possible Discussion and/or Action on the Following:

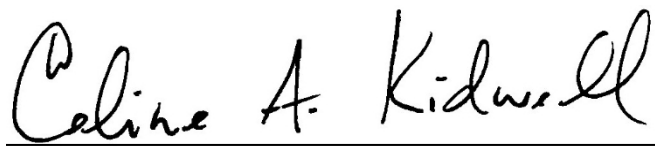
A. Adoption of Resolution No. 26-1659 declaring a public record for that certain document filed with the City Clerk and entitled "City of Eloy General Plan Update Existing Conditions Report."

B. Conduct a public hearing and consider the adoption of Resolution No. 26-1660, approving Case No. GPA2026-001: City of Eloy General Plan Update, a General Plan Amendment to adopt a new General Plan for the City of Eloy entitled "Eloy General Plan: Planning Today for a Stronger Tomorrow," and declaring the plan to be a public record.

VII. Adjournment

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

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



Celine A. Kidwell, CMC, FCRM
City Clerk

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

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: **VI.A.**

Date: **6/1/2026**

Date submitted:
05/27/2026

Action: Resolution

Subject: Adoption of Resolution No. 26-1659 declaring a public record for that certain document filed with the City Clerk and entitled "City of Eloy General Plan Update Existing Conditions Report."

Date requested:
6/1/2026

TO: Mayor and City Council

FROM:

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 26-1659, that certain document filed with the City Clerk and entitled "City of Eloy General Plan Update Existing Conditions Report."

DISCUSSION:

This is a request by staff to adopt Resolution No. 26-1659, which establishes a public record for that certain document filed with the City Clerk and entitled "City of Eloy General Plan Update Existing Conditions Report". The goal of this request is to create a public record that is filed with the City Clerk so that it may be reference as part of General Plan Update (Case No. GPA2026-001), and in the proposed General Plan, "Eloy General Plan: Planning Today for a Stronger Tomorrow." Beginning that the report was created the baseline conditions of the city to begin the General Plan Update, it is appropriate to have the report available to the public as a public record so that it may be viewed upon request. Furthermore, creating the public record would allow the report to be part of the city's official records related to the General Plan Update process and easily referenced in the proposed General Plan.

FISCAL IMPACT:

No abnormal fiscal impacts are anticipated due to the approval of this request.

Approved as to Form:



Stephen R. Cooper, City Attorney

RESOLUTION NO.: 26-1659

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, PINAL COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK ENTITLED "CITY OF ELOY GENERAL PLAN UPDATE EXISTING CONDITIONS REPORT."

WHEREAS, State Law allows cities to declare documents a public record for the purpose of incorporation into a City document by reference; and

WHEREAS, the City of Eloy wishes to incorporate by reference the "City of Eloy General Plan Update Existing Condition Report" into the proposed General Plan: "Eloy General Plan: Planning Today for a Stronger Tomorrow" by first declaring it to be a public record.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, AS FOLLOWS:

SECTION 1. Declaration of a Public Record. That certain document entitled "Eloy General Plan: Planning Today for a Stronger Tomorrow," a copy of which is attached hereto as Exhibit 1, is hereby declared a public road.

SECTION 2. Copies Filed with the City Clerk. one copy and one electronic copy of that certain document entitled "Eloy General Plan: Planning Today for a Stronger Tomorrow" shall remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the City Council of the City of Eloy, Pinal County, Arizona, this 1st day of June, 2026.

Signatures on the Next Page

APPROVED:

Andrew Sutton, Mayor

ATTEST:

Celine Kidwell, City Clerk

APPROVED AS TO FORM:

Stephen Cooper, City Attorney

EXHIBIT 1

"City of Eloy General Plan Update Existing Conditions Report"



Existing Conditions Report

JUNE 2025

Table of Contents

Community Context	9
Regional Context.....	10
Demographic Context.....	11
Historic Context.....	15
Legislative Context.....	16
Land Use & Growth	17
Existing Land Uses.....	18
Existing Zoning	21
Existing Land Ownership	22
Future Land Use.....	24
Growth and Development Areas.....	26
Jurisdictional Areas.....	29
Circulation	31
Existing Roadway Network.....	32
Active and Public Transportation.....	34
Rail and Air Transportation	34
Future Transportation Corridors	36
Parks & Recreation	41

Parks and Open Space..... 42

Recreation..... 48

Trails 49

Environment..... 53

Natural & Cultural Resources..... 54

Air and Water Quality..... 58

Environment Hazards..... 59

Military Operations..... 61

Water Resources 64

Water Availability 65

Water Conservation..... 66

Wastewater Processing..... 66

Future Water Demands 67

Public Facilities & Services 70

Police, Fire & Emergency Services 71

Educational, Community Centers & Libraries 73

Utilities..... 78

Public Safety..... 79

Economic Growth & Cost of Development 81

Economic Composition..... 82

Employment and Labor Force Trends..... 85

Employment Forecast 91

Retail Sales Trends 93

Cost of Development..... 97

Housing 100

Housing Inventory..... 101

Housing Mix 102

Residential Building Permit Activity 107

Ownership Housing Market..... 108

Apartment Housing Market 112

Affordable Housing Market..... 114

Housing Gap..... 115

List of Figures

Figure 1: Vicinity Map.....	11
Figure 2: Demographic Snapshot	14
Figure 3: Historic Timeline	15
Figure 4: GPU Elements Table.....	16
Figure 5: Existing Land Uses Table	19
Figure 6: Existing Land Uses Map	20
Figure 7: Existing Zoning Map.....	21
Figure 8: Existing Land Ownership Chart.....	22
Figure 9: Existing Land Ownership Map.....	23
Figure 10: 2020 Future Land Use Designations Table.....	24
Figure 11: 2020 Future Land Use Map	25
Figure 12: Growth Areas Map.....	27
Figure 13: Development Areas Map.....	28
Figure 14: Jurisdictional Areas Map.....	29
Figure 15: Functional Classification Table	32
Figure 16: Functional Classification Map.....	33
Figure 17: Active Transportation Map.....	35
Figure 18: Future Transportation Corridors Map	37
Figure 19: Regional Transit Propensity Map	39
Figure 20: Mini and Neighborhood Parks Table.....	43
Figure 21: Parks Map	47
Figure 22: Trails Table.....	50
Figure 23: Trails Map	51
Figure 24: Aggregate Resources Map.....	55

Figure 25: Solar Projects Map	56
Figure 26: Flood Map.....	60
Figure 27: Military Operations Map.....	62
Figure 28: Eloy Lift Stations Table.....	66
Figure 29: Lift Station Needed Expansion Table	67
Figure 30: Development Planning Area Table.....	68
Figure 31: Police Departments Table	71
Figure 32: Fire Districts Table.....	71
Figure 33: Casa Grande Elementary School District Table	73
Figure 34: Eloy Elementary School District Facilities Table.....	74
Figure 35: Toltec School Districts Table.....	74
Figure 36: Santa Cruz High School Districts Table.....	75
Figure 37: Public Facilities Map.....	77
Figure 38: Minimum Roadway Widths Table.....	79
Figure 39: Location Quotient Table	83
Figure 40: Major Employers Table	84
Figure 41: Unemployment Rate Chart	86
Figure 42: Labor Force Participation Table	88
Figure 43: Civilian Labor Force Growth Chart.....	89
Figure 44: Commuting Table.....	90
Figure 45: Eloy Employment Forecast Table	91
Figure 46: Surrounding Municipal Employment Forecast Table.....	92
Figure 47: Employment Heat Map.....	93
Figure 48: FY 2024 Transaction Privilege Tax Trends Table	94
Figure 49: Percent Increase in Retail Trade & Restaurant/Bar Sales Chart.....	96
Figure 50: Residential Development Impact Fees Table.....	98

Figure 51: Housing Vacancy Status Table	101
Figure 52: Units by Structure Table.....	103
Figure 53: Tenure in Occupied Units Table	104
Figure 54: Homeownership Table	105
Figure 55: Tenure by Units in Structure Table	106
Figure 56: Residential Housing Permits Table	107
Figure 57: Median Resale Home Price & Number of Sales Chart	109
Figure 58: Median New Home Price & Number of Sales Chart.....	110
Figure 59: Homebuilding Trends Table.....	111
Figure 60: Average Monthly Rent and Vacancy Rate Chart.....	112
Figure 61: Major Apartment Complexes Table	113
Figure 62: FY 2024 Income Limits Table	114
Figure 63: 2024 Max Allowable Low- and Moderate-Income Rents Table.....	115
Figure 64: Housing Cost Burden Table	116

Executive Summary | key takeaways

1. Community Context

- **350% increase in population projected** over the next 25 years from 18,994 to 87,161.
- Within a 115 sq. mile incorporated area and 513 sq. mile planning area there is **ample land left to develop.**
- **Median income of \$4,080** is considerably lower than the state average but on the rise with increasing employment opportunities.

4. Parks & Recreation

- **Opportunities for expanded park and open spaces** exist with the adjacent County regional park as well as internal BLM land.
- SkyDive Arizona, Rooster Cogburn Ostrich Ranch, Eloy Recreation Center and Eloy Aquatic Center and three golf courses provide **several recreational assets.**
- **More than 300 miles of existing and future trails** offer residents and visitors ample opportunities for connectivity across the planning area.

7. Public Facilities & Services

- A **new hospital is being built** and will be the first medical center in the City to provide inpatient services.
- The City has an **opportunity to create a public safety plan** with dedicated evacuation routes.
- **Ample educational opportunities** for residents with existing elementary and secondary schools.

2. Land Use & Growth

- **63% of land is vacant/undeveloped** giving the community a significant opportunity for visioning.
- The planning area to the north, east, and internally has **multiple areas of potential expansion or retraction.**
- **Seven development or growth areas** exist with existing or planned infrastructure.

5. Environment

- **12,000 acres of solar projects** exist or are in development within planning area.
- With over 24% of land in agricultural operations and in proximity of six cultural and archeological sites, Eloy has a **rich agrarian and cultural heritage.**
- **Several military installations** contribute to the regions over 3,350 jobs and bring in approximately \$856 million in economic impact annually.

8. Economic Growth & Cost of Development

- Forecasted to have an increase in **68% more jobs by 2040** including construction of the National Gypsum Company's wallboard plant.
- **Major employers are attracted to Eloy** for its large available land parcels and the transportation assets of the interstates and rail.
- **Lowest impact fees in the region** give Eloy a competitive advantage over nearby jurisdictions.

3. Circulation

- **No recurring traffic congestion and no priority safety concerns** in the existing roadway network.
- Eloy Municipal Airport and UPRR provide **opportunities for future multimodal transportation.**
- The location and planned future transportation corridors will enhance Eloy's role as a **regional hub.**

6. Water Resources

- The City **meets all health and safety standards** set by local, state, and federal regulators.
- Average daily **water demand is projected to increase by 640%** over the next 10 years as development occurs.
- A **water conservation plan is an opportunity** to reduce water waste and stretch the available water sources.

9. Housing & Neighborhood Preservation

- Lowest average apartment rent in County; however, there is a significant demand for more apartments.
- Homeowners paying more than 30% of income on housing is below the County and statewide averages but **43% of renter households pay more than 30% of their income on housing.**
- **Home prices are below the metro Phoenix median price** of about \$420,000 but still out of the reach of the median income level in Eloy.

Community Context



Eloy City Hall

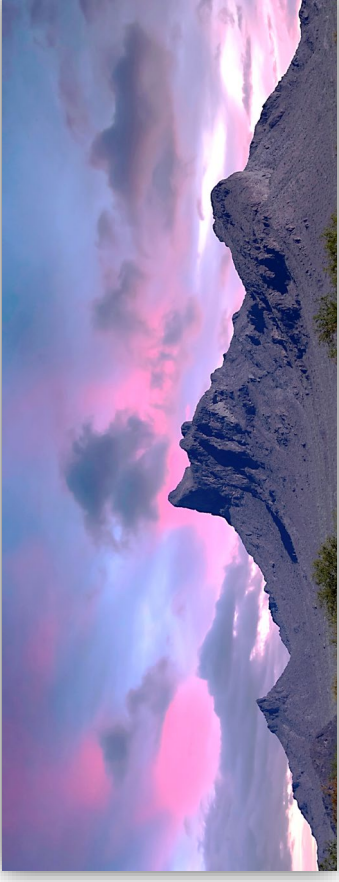
Eloy's *Existing Conditions Report* analyzes the City's current state in preparation for the General Plan update (GPU). The GPU process will update required elements (A.R.S 9-461.05) to reflect current law and update existing elements to reflect current conditions in Eloy. Demographic projections ensure the new General Plan is as accurate as possible and will help appropriately drive community engagement efforts.

This report serves as a snapshot of Eloy today. The report contains chapters covering land use and growth, circulation, parks and recreation, environment, water resources, public facilities and services, economic growth and cost of development, and housing. Inventories and assessments of the City's land uses and circulation, as well as functions and services, are statutory components and will assist in informing and planning for the future. This report will also assist in:

- **Providing context.** Understanding the City's current environment assists in providing bigger picture perspective, which will assist in General Plan update process to identify and analyze situations more thoroughly.
- **Revealing patterns and trends.** Analyzing the available data to assist in identifying and predicting recurring patterns of human behavior, social dynamics, economic environment, land use, and political developments.
- **Shaping our goals.** Examining strengths and identifying gaps in Eloy's overall condition contributes to effective community communication in the planning process and the identification of goals and priorities for the future.

Regional Context

The City of Eloy, Arizona, is a small desert city in Pinal County, positioned between Phoenix and Tucson at the intersection of Interstate 10 (I-10) and base point of the Interstate 8 (I-8) corridor. The I-10 interstate serves as a major artery for commerce, connecting Arizona's two largest metropolitan areas and facilitating the movement of goods and people, while the I-8 corridor is a major artery between Eloy and Yuma, Arizona. Sitting at an elevation of 1,555 feet, the landscape is defined by vast desert plains, distinct mountainscapes, and flora and fauna of the Sonoran Desert. Picacho Peak located in Eloy's municipal planning area, a striking landmark known for its rugged beauty and historical significance is nearby.



Picacho Peak

Economically, Eloy's roots lie in agriculture, particularly cotton farming, which has long shaped the community. However, its economy has diversified over the years, with manufacturing facilities and recreational opportunities playing a significant role in the local economy. Logistics and transportation have also gained prominence due to Eloy's strategic location along the I-10 and I-8 corridors, and the Union Pacific rail line. Ongoing infrastructure improvements and industrial growth make the I-10 and I-8 corridors a hotspot for economic development. Eloy's most unique industry is skydiving tourism—home to Skydive Arizona, one of the world's largest skydiving centers; the City attracts thrill-seekers from around the globe and contributes to worldwide military parachute training. More recently, Eloy has seen growth in industrial development and renewable energy projects, signaling a transitioning economic landscape.

The City enjoys an arid desert climate, where summer heat often exceeds 105°F, while winters remain mild and pleasant, with daytime highs between 65–75°F. Rain is scarce, averaging only 8 inches per year, with most precipitation coming from dramatic monsoon storms in the summer and occasional winter showers. Environmentally, Eloy is deeply connected to the fragile Sonoran Desert ecosystem. As with much of Arizona, Eloy faces water scarcity challenges, relying on a combination of groundwater and allocations from the Colorado River. Air quality can also be a concern, especially during dust storms and

high-traffic periods. Despite these challenges, the nearby state parks and conservation areas provide opportunities for preservation and outdoor recreation, maintaining a balance between development and nature.

As shown in *Figure 1*, Eloy has 114.7 square miles of incorporated land and a sizable Municipal Planning Area (MPA) encompassing about 513 square miles. Eloy is fully within Pinal County, transected by I-10, and about halfway between Phoenix and Tucson. As shown on maps within this report, Eloy is bordered by the cities of Casa Grande and Coolidge to the north, Pinal County to the east, Marana and Pima County to the south as well as the Tohono O'odham Nation to the west.

Demographic Context

This section will cover a current snapshot of Eloy's demographics, including population, race/ethnicity, age/education, and household income. *Figure 2* provides a snapshot of demographics articulated below and illustrates top occupations and spending categories.

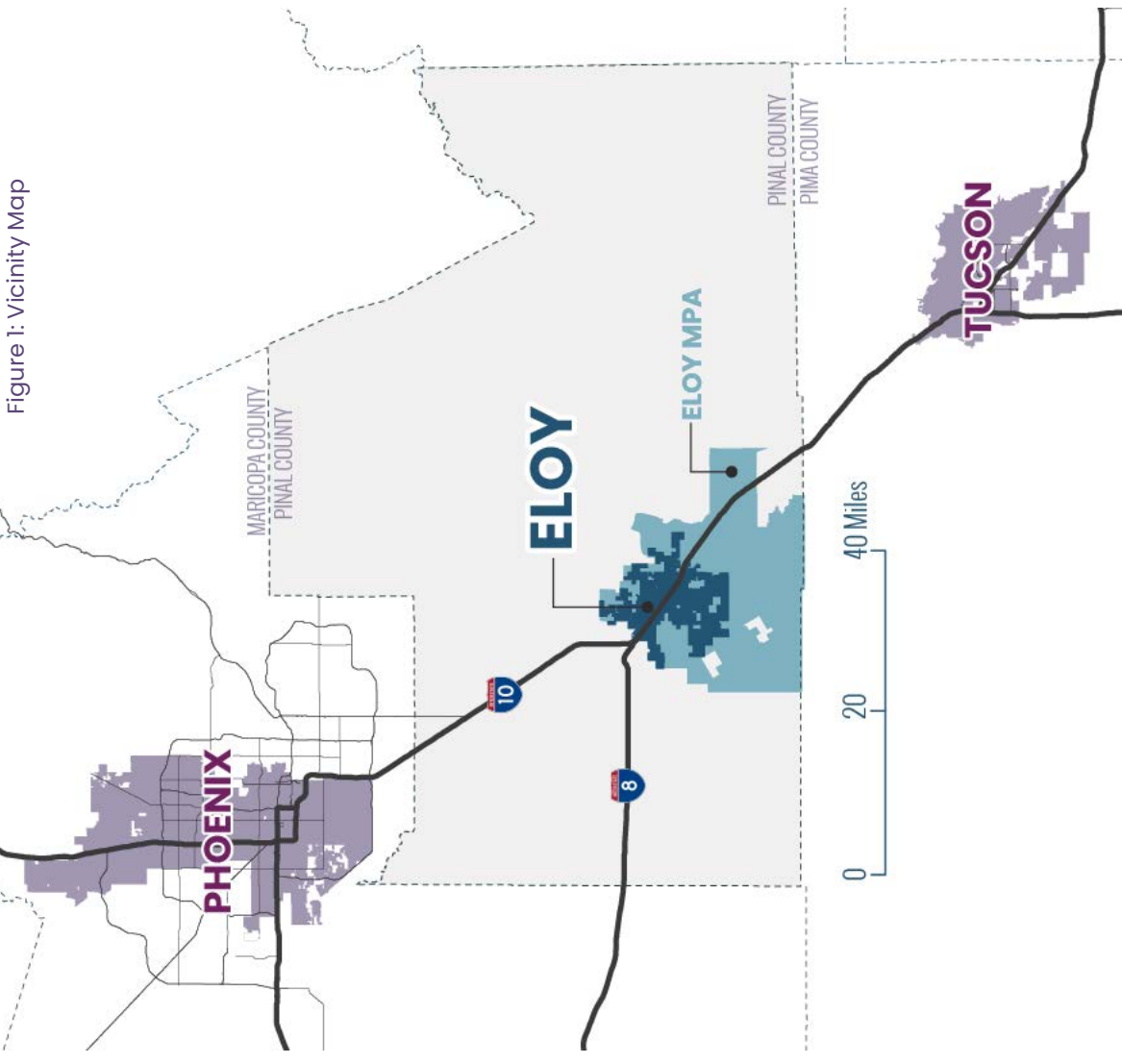


Figure 1: Vicinity Map

Population

Eloy has experienced strong population growth over the past 20 years. Eloy's 2000 population was 10,375. That number increased by 2010 to 15,125 and increased by 2020 to 18,306. According to the Arizona Office of Economic Opportunity, the 2024 numbers shown in *Figure 2* reflected a slight increase to 18,994¹. Overall, Eloy's population increased approximately 79% between 2000-2024, which significantly outpaces the state's overall population increase of about 6% over the same period. Pinal County experienced significant growth from 2000-2024 of over 165%, making it one of Arizona's fastest-growing regions. Future population projections paint a similarly dramatic picture for Eloy. *Estimates show a 2050 population of 87,161 – a 350% increase in population over the next 25 years.* This sustained and anticipated growth underscores the importance of infrastructure and resource planning to accommodate the expanding population.

The *population density is very low (rural) with just 166 people per square mile* (for comparison, Phoenix has 3,104 people per square mile), indicating an opportunity for growth. A unique aspect of Eloy's population is the combined prison population. About 7,469 individuals, or 40% of the overall population, reside in one of the three private prisons located in the City.

- The Eloy Detention Center – A private facility primarily for immigration detention.
- The Central Arizona Correctional Facility (CACF) – A private facility housing both male and female prisoners.
- The Saguaro Correctional Center – A private prison which houses male inmates.



Eloy City Hall

¹ Population estimated according to the Arizona Office of Economic Opportunity (AZ OEO), the official state demographer. The City of Eloy estimates the population to be 18,528. All demographic estimates are provided by the latest available data from AZ OEO and the U.S. Census Bureau 2023 ACS 5-Year estimates.

Race & Ethnicity

The population is mostly white at about 48%, with Hispanic or Latino as the second largest population group at 47%. Over time, Eloy's diversity has increased.

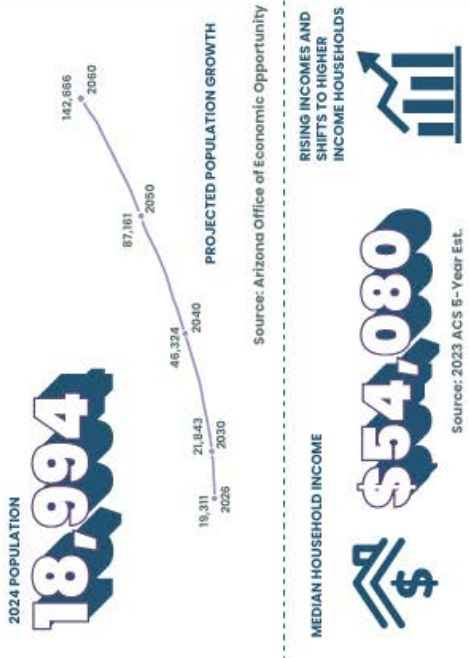
Age, Education, & Household Size

The city has a mature demographic, with a median age of 41 years old. More than 75% of the population is over the age of 25, and approximately 20% are considered senior citizens. About 24% of the population has completed some college or gone on to earn bachelor's degrees or higher; and the average household size in Eloy is 2.6 people.

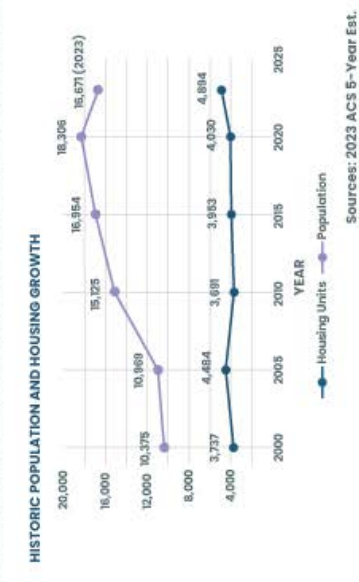
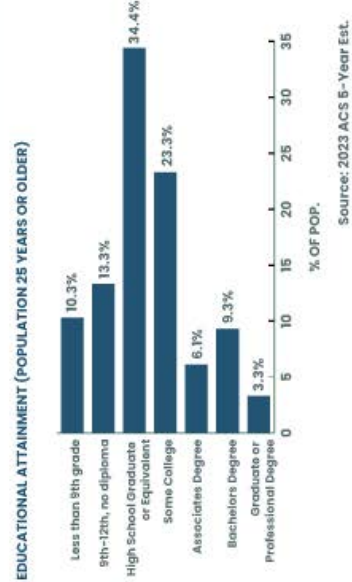
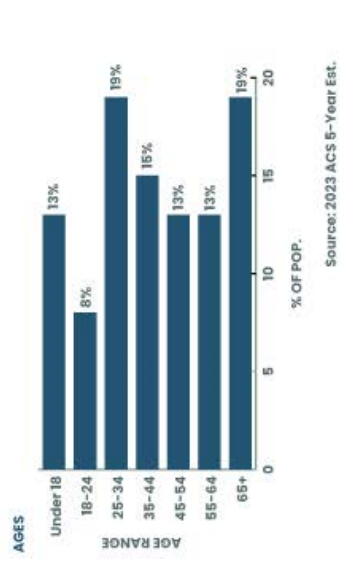
Household Income

The median household income is about \$54,000, which is considerably lower than the state median household income of \$74,568. About 2,374 individuals, or 14% of the Eloy households earn below the poverty level established by U.S. Department of Health and Human Services for Arizona. Top employment categories include building and maintenance, business management, construction, materials transport, sales, and administrative support.

Figure 2: Demographic Snapshot



ELOY demographics



TOP SPENDING CATEGORIES
Shelter, Food, Health Care



2.62

41
MEDIAN AGE

165.6
Population per Square Mile

PRISON POP. 5,498

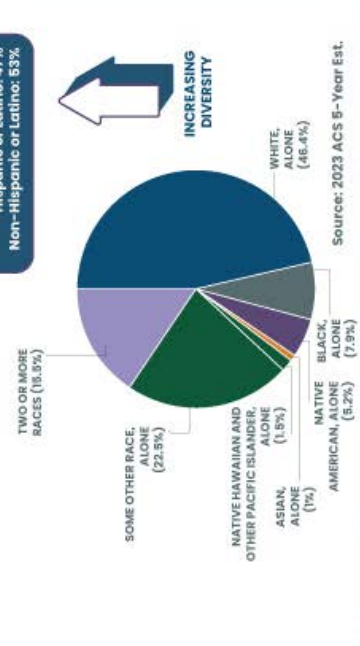


INCOMES BELOW POVERTY LEVEL: 2,374



Source: ESRI, 2023 ACS 5-Year Est.

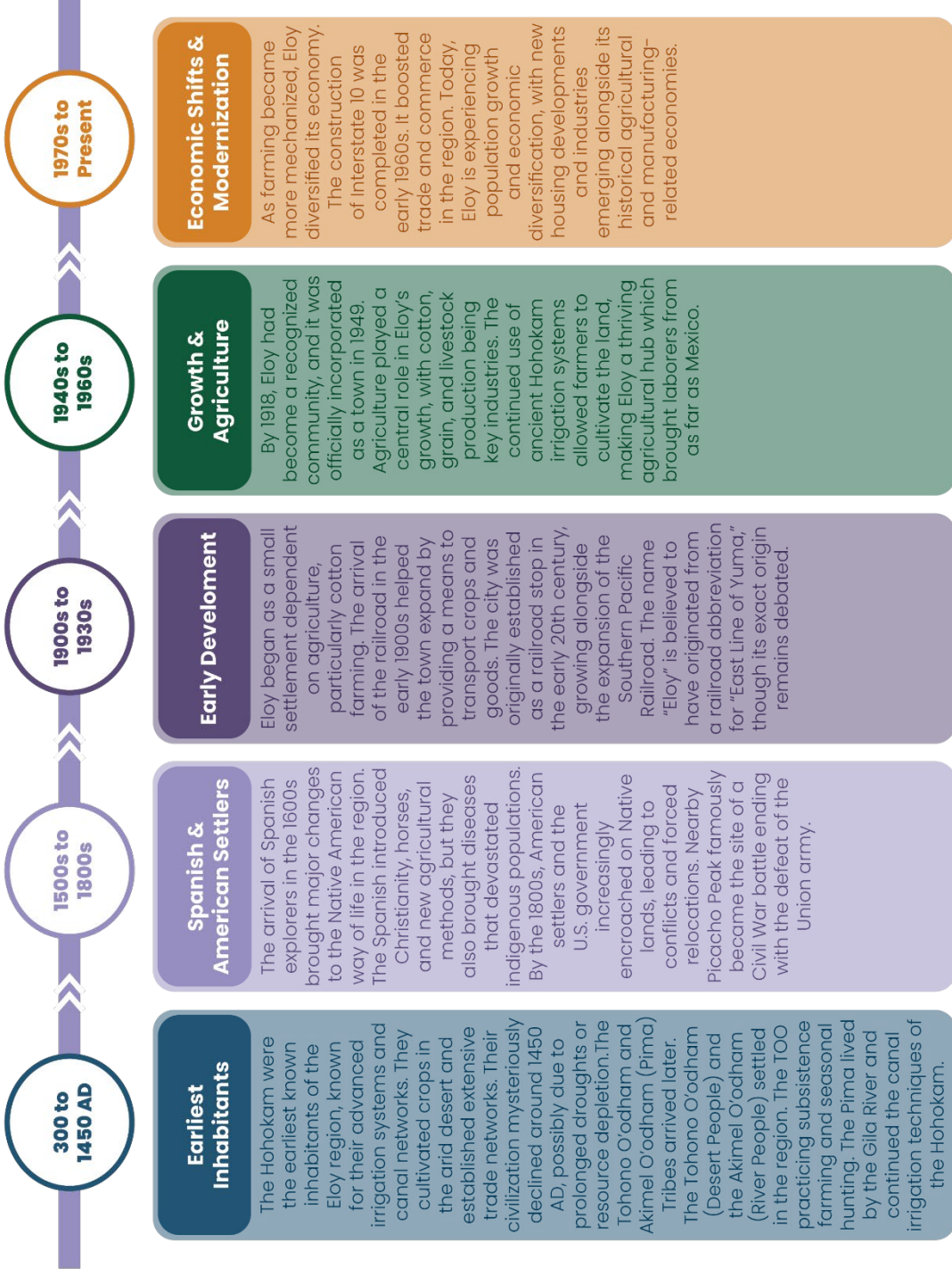
RACE AND ETHNICITY



- TOP 5 OCCUPATIONS**
1. Building & grounds maintenance
 2. Business mgmt.
 3. Construction
 4. Production, Materials, Transport
 5. Admin support, Sales
- Source: 2023 ACS 5-Year Est.

Historic Context

Figure 3: Historic Timeline



Source: Arizona Trails Guide and City of Eloy

Legislative Context

In 1998, the Arizona State Legislature passed House Bill 2361, the “Growing Smarter Act,” intended to create an urban growth management framework by strengthening land planning processes and providing for open space preservation. In 2000, the Growing Smarter Plus Act made several revisions to the original Act. The legislation increased public participation requirements throughout the planning process, added new elements related to growth, and strengthened the implementation power of the plans.

The breadth of the new elements has since been expanded even further to respond to the ever-evolving municipal landscape. Eloy’s current population of 18,994 exceeds the statutory threshold detailed in [A.R.S. 9.461.05, Figure 4](#), which mandates that the General Plan contain seven elements for communities with populations over 10,000. The City has elected to include three additional elements to produce a more effective, predictive plan.

Figure 4: GPU Elements Table

Elements	Required for populations over 10,000	Elective
Land Use (required for all municipalities)	✓	
Circulation (required for all municipalities)	✓	
Open Space	✓	
Growth Area	✓	
Environmental Planning	✓	
Cost of Development	✓	
Water Resources	✓	
Public Services & Facilities		✓
Housing		✓
Economic Growth		✓

Source: Arizona State Revised Statutes

Land Use & Growth



Skydivers over Eloy

The *Land Use & Growth* chapter provides an overview of the existing land use distribution, zoning entitlement, ownership, current growth areas, future land use designations, and the City’s and adjoining jurisdictional planning areas. This inventory highlights the City’s established residential, commercial, industrial, and open space land use pattern while identifying key opportunities and constraints that may influence future growth and planning efforts.

By the Numbers



Source: City of Eloy

Existing Land Uses

As shown in the table in Figure 5, the majority of Eloy's MPA at just under 64% is vacant or undeveloped land. The next largest existing land use category at nearly 24% is agricultural followed by National Forest/State Parks, inclusive of Ironwood Forest National Monument and Picacho Peak State Park, at just under 9%.

The most developed area within Eloy is within the existing downtown area, as depicted in Figure 6 with a myriad of different land uses including redevelopment and infill opportunities. In addition to the Downtown Area illustrated in Figure 6 as Downtown Core Overlay, there are four other distinct areas of Eloy commonly referred to as Robson Ranch, as well as Toltec North, West, and East. Robson Ranch is an age restricted, 55+ golf community with over 4,600 homes and dozens of indoor and outdoor amenities on is also located in Eloy, Arizona. The City has become a premier destination for skydiving competitions, training, and recreational jumps year-round. Renowned for Skydive Arizona, located at the Eloy Municipal Airport, is one of the world's largest skydiving centers, attracting professionals and enthusiasts from around the globe.

Thirty-three residential developments were planned or partially built but never fully completed, often due to economic downturns, financial crises, or developer bankruptcies. These unfinished or underdeveloped "zombie subdivisions" are scattered within the City of Eloy limits. The unique road patterns in these subdivisions stand out in aerials and maps. Zombie subdivisions can lead to numerous problems, such as overgrown lots and abandoned infrastructure, lack of basic utilities like water, sewer, and electricity, decreased property values in surrounding areas, and potential safety hazards and crime hotspots.

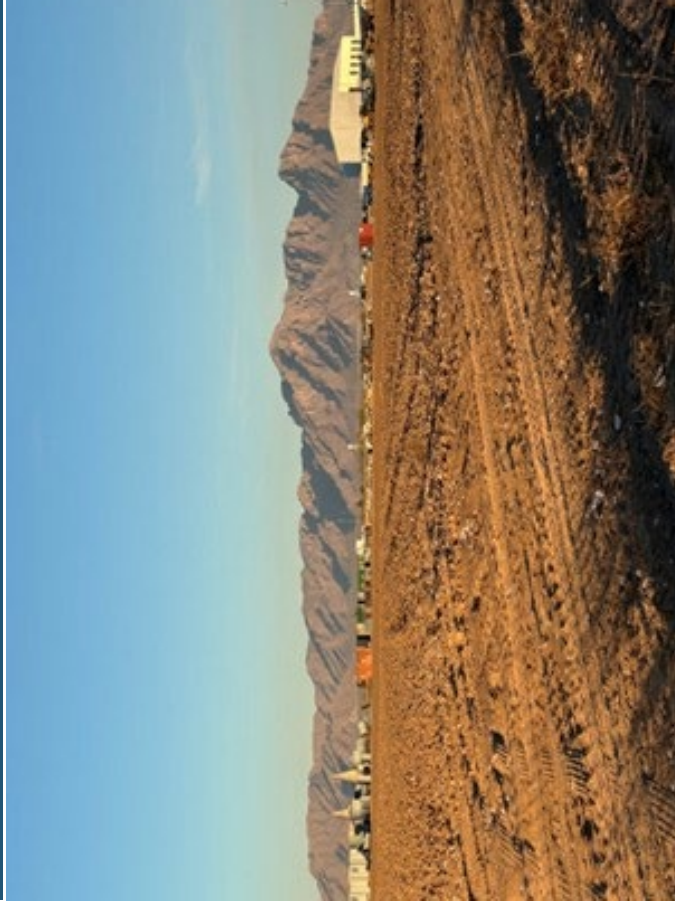
The I-10 Corridor is designated for commercial and logistical growth. It hosts five truck stops and plans for additional warehousing.

Figure 5: Existing Land Uses Table

Existing Land Uses	Percentage
Vacant	63.43%
Agricultural	23.67%
National Forest/State Park	8.69%
Transportation	1.42%
Residential Single Family	0.72%
Utility	0.50%
Manufactured Home/RV	0.40%
Governmental	0.31%
Industrial	0.27%
Commercial	0.21%
Parks/Open Space	0.19%
Military	0.10%
Religious	0.04%
Education	0.04%
Residential Multi Family	0.02%
Total	100%

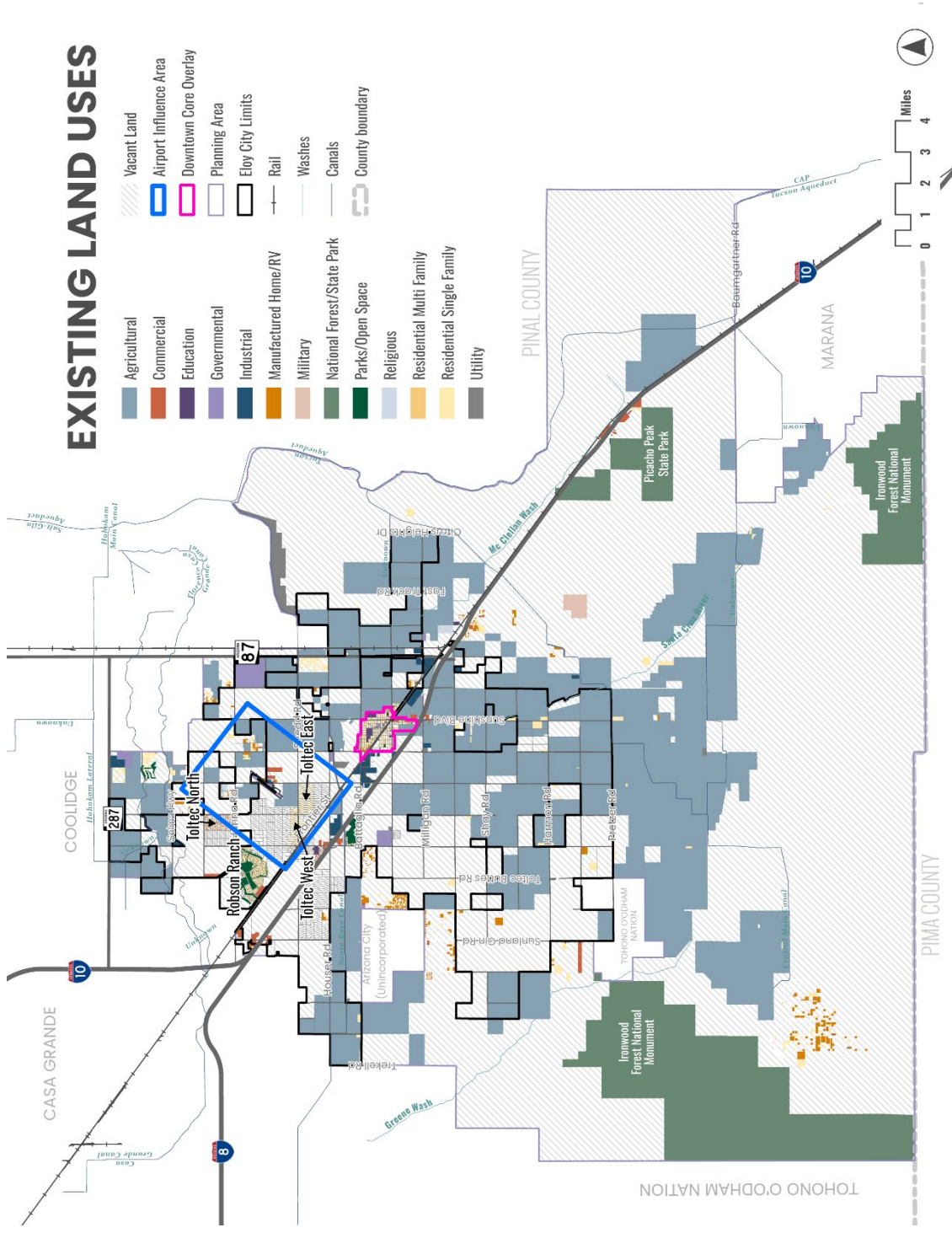
Source: City of Eloy

Eloy's landscape is marked by vacant land, scattered "zombie subdivisions," and a growing logistics hub along the I-10 Corridor.



Partially built subdivision in Eloy

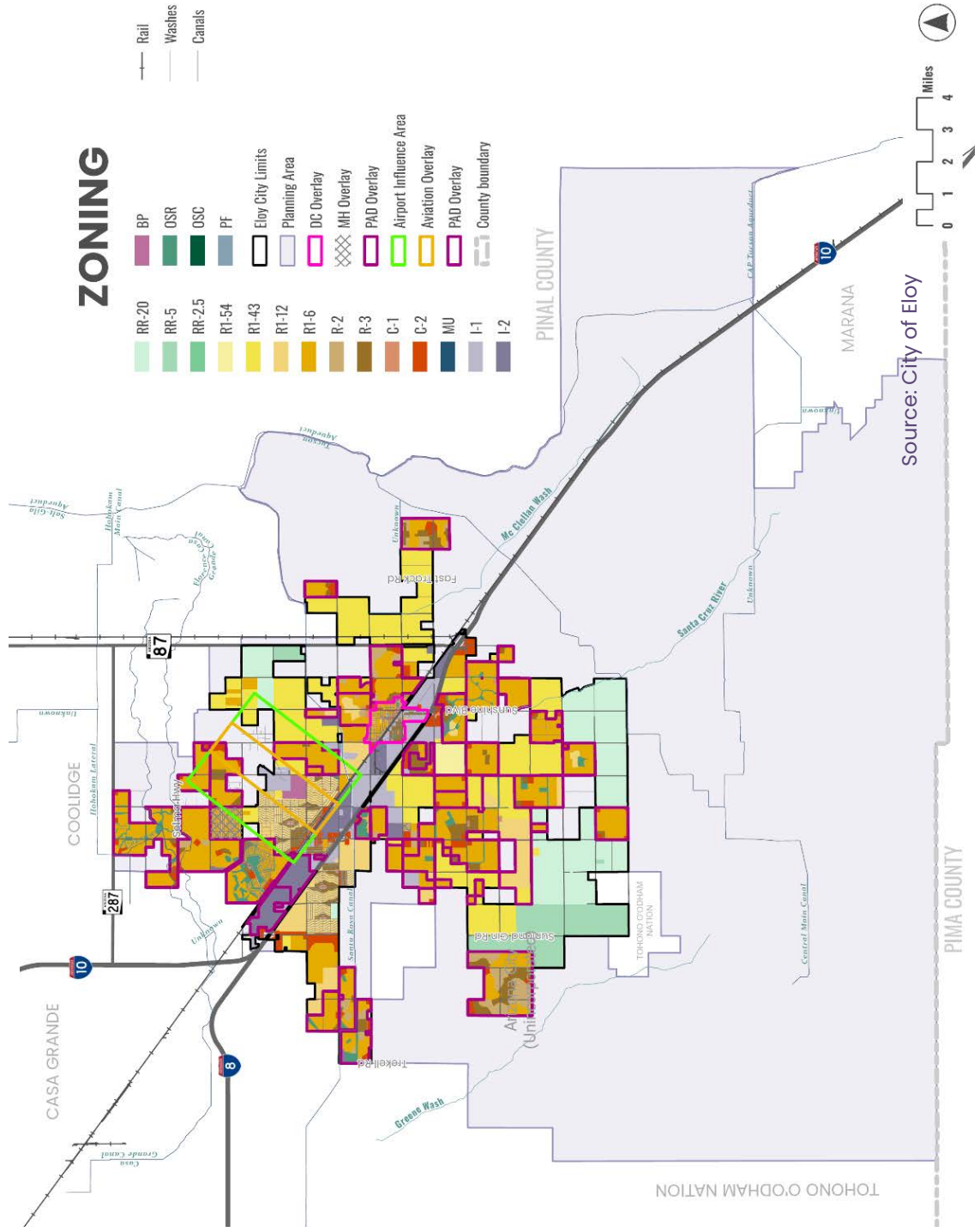
Figure 6: Existing Land Uses Map



Existing Zoning

The City's existing zoning districts are illustrated in Figure 7. The City of Eloy provides for single family within seven zoning districts that range from 20 acres per dwelling unit to 6,000 square feet per dwelling unit. Multifamily includes two districts, with small lots allowing 6-10 du/acre and multifamily 10-24 du/acre. Commercial includes gradations in intensity and a mixed-use district. Industrial includes business parks, light industrial, and general industrial. In addition, the City has a Public Facility district, Open Space Conservation, and Open Space Recreation. Planned Area Development allows developers to modify the underlying standards to create a unified master plan

Figure 7: Existing Zoning Map



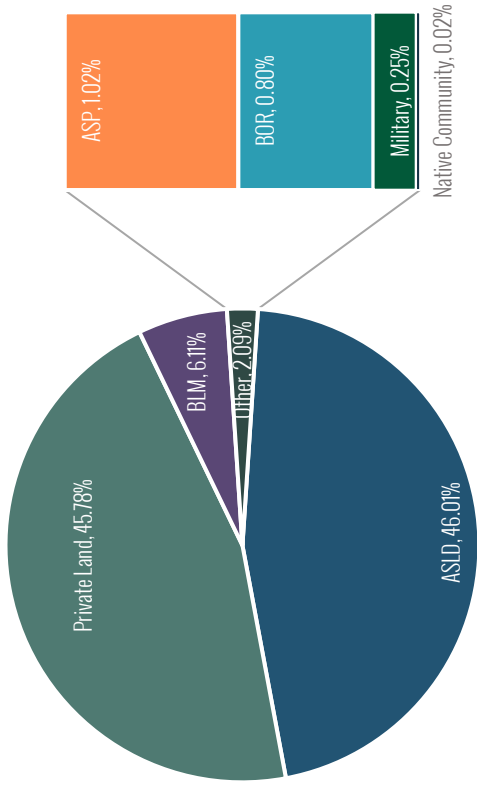
community. The City also has several overlays, including a Downtown Core Overlay, three Manufactured Home Overlays, Planned Area Development Overlay, and Aviation Overlay. Areas outside of the City’s incorporated area are governed by Pinal County and mostly zoned for rural uses.

Existing Land Ownership

Land ownership within Eloy’s MPA is shown on the following chart in Figure 8, and the map in Figure 9 includes private land and Arizona State Land Department (ASLD) at approximately 46% of the land area each, followed by Bureau of Land Management (BLM) at 6%. The remaining land ownership is just over 2% of the land area and includes the Bureau of Reclamation (BOR), Military Reservation, Native Community, and Arizona State Parks (ASP). The managed ASLD must allow a minimum entitlement of one dwelling unit per acre, and most BLM is held for open space and recreational purposes.

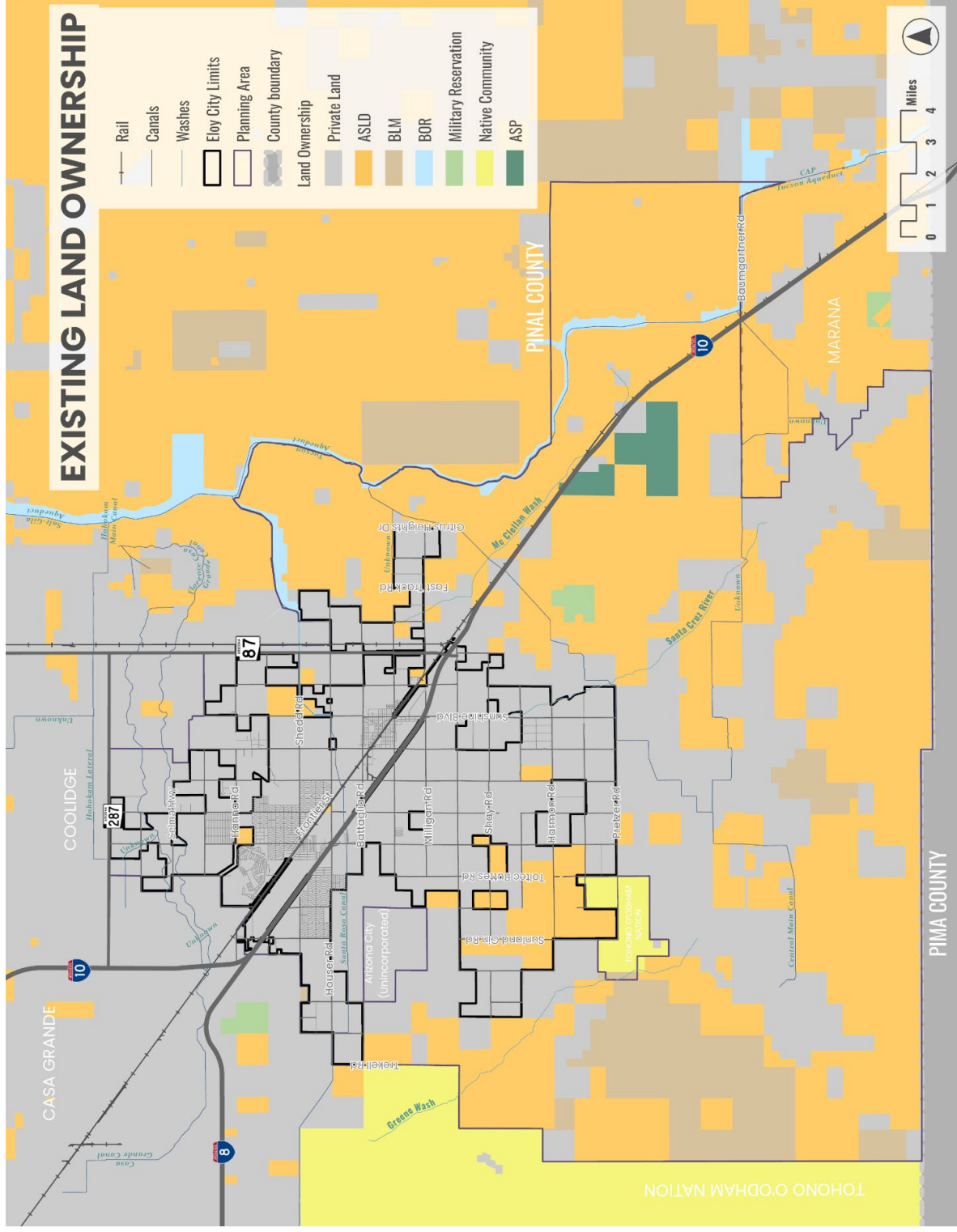
Figure 8: Existing Land Ownership Chart

Existing Land Ownership



Source: City of Eloy

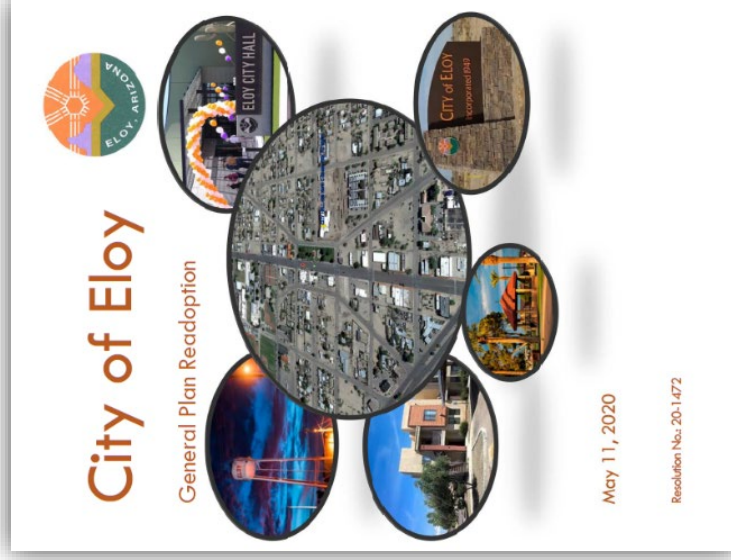
Figure 9: Existing Land Ownership Map



Source: City of Eloy

Future Land Use

As shown in *Figure 11* for the 2020 Future Land Use Map (FLUM) and in the table below in *Figure 10*, there are twelve (12) future land use designations in current use from the existing General Plan. Over 78% of the MPA is designated for residential uses, including estate and low-density residential uses, which constitute approximately 59% of the land area. Medium to high-density residential uses is designated across approximately 20% of the land area.



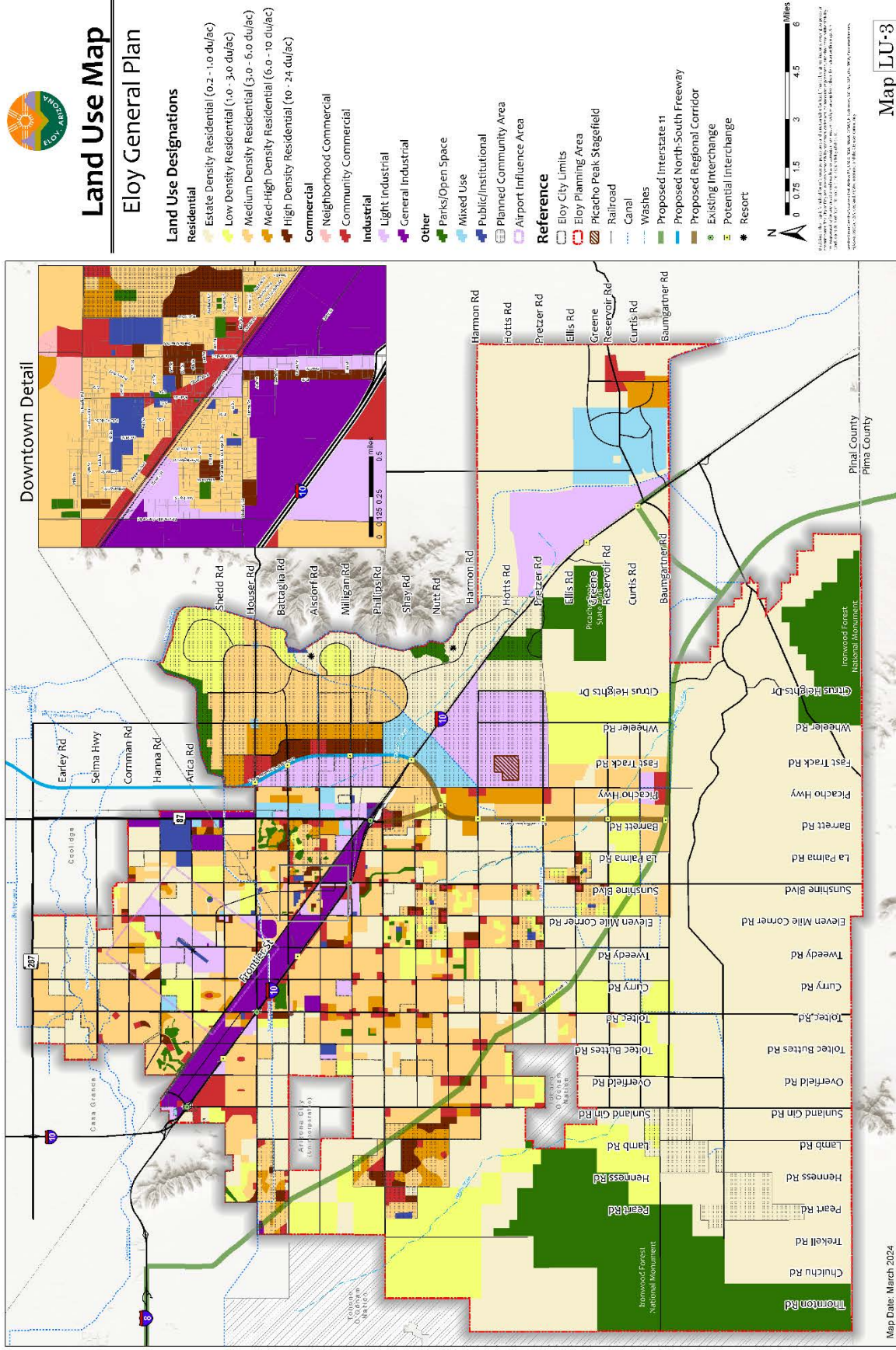
Existing General Plan

Figure 10: 2020 Future Land Use Designations Table

Existing Land Uses	Percentage
Estate Density Residential	49.1%
Medium-Density Residential	16.7%
Parks/Open Space	9.5%
Low-Density Residential	9.4%
Light Industrial	5.2%
Medium-High Density Residential	2.4%
Mixed-Use	2.3%
Community Commercial	2.1%
General Industrial	1.8%
High Density Residential	1.1%
Public/Institutional	0.5%
Neighborhood Commercial	0.02%
Total	100%

Source: City of Eloy

Figure 11: 2020 Future Land Use Map



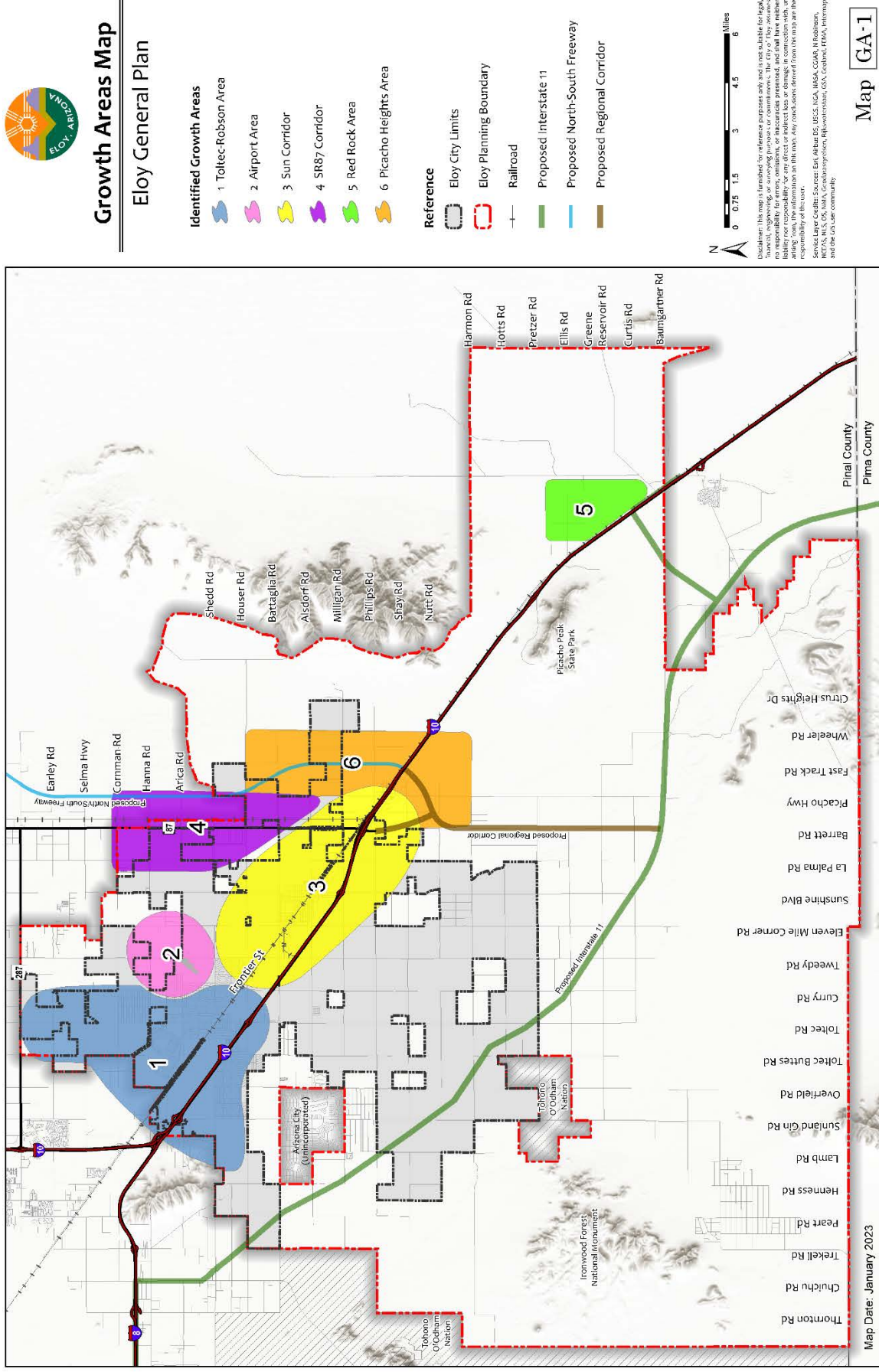
Source: City of Eloy 2020 General Plan

Growth and Development Areas

The 2020 General Plan identified six growth areas *Figure 12* and seven refined development areas within Growth Areas I-6. These seven development areas *Figure 13* have been accepted by the Eloy City Council as the most suitable locations for economic development opportunities and to prioritize for the City's Capital Improvement Program (CIP) investments. In the past two years, the city has established a five-year CIP plan that prioritizes providing infrastructure upgrades and expansions—including water, wastewater, and street improvements in these areas. These development areas present significant opportunities for strategic growth, leveraging zoning designations and infrastructure considerations to guide future planning. Below is the location and description of the development areas.

- **Area A:** With its mix of residential, multifamily, and commercial 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.
- **Area B:** As a business park and industrial district with 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.
- **Area 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.
- **Area D:** With a predominantly industrial focus and some multifamily and open space, 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.
- **Area 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.
- **Area F:** Bisected by I-10, this area has industrial uses to the north and a mix of residential and open space to the south. The industrial zone benefits from highway access, supporting warehousing, logistics, and manufacturing, while the residential portion offers diverse housing options.
- **Area 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.

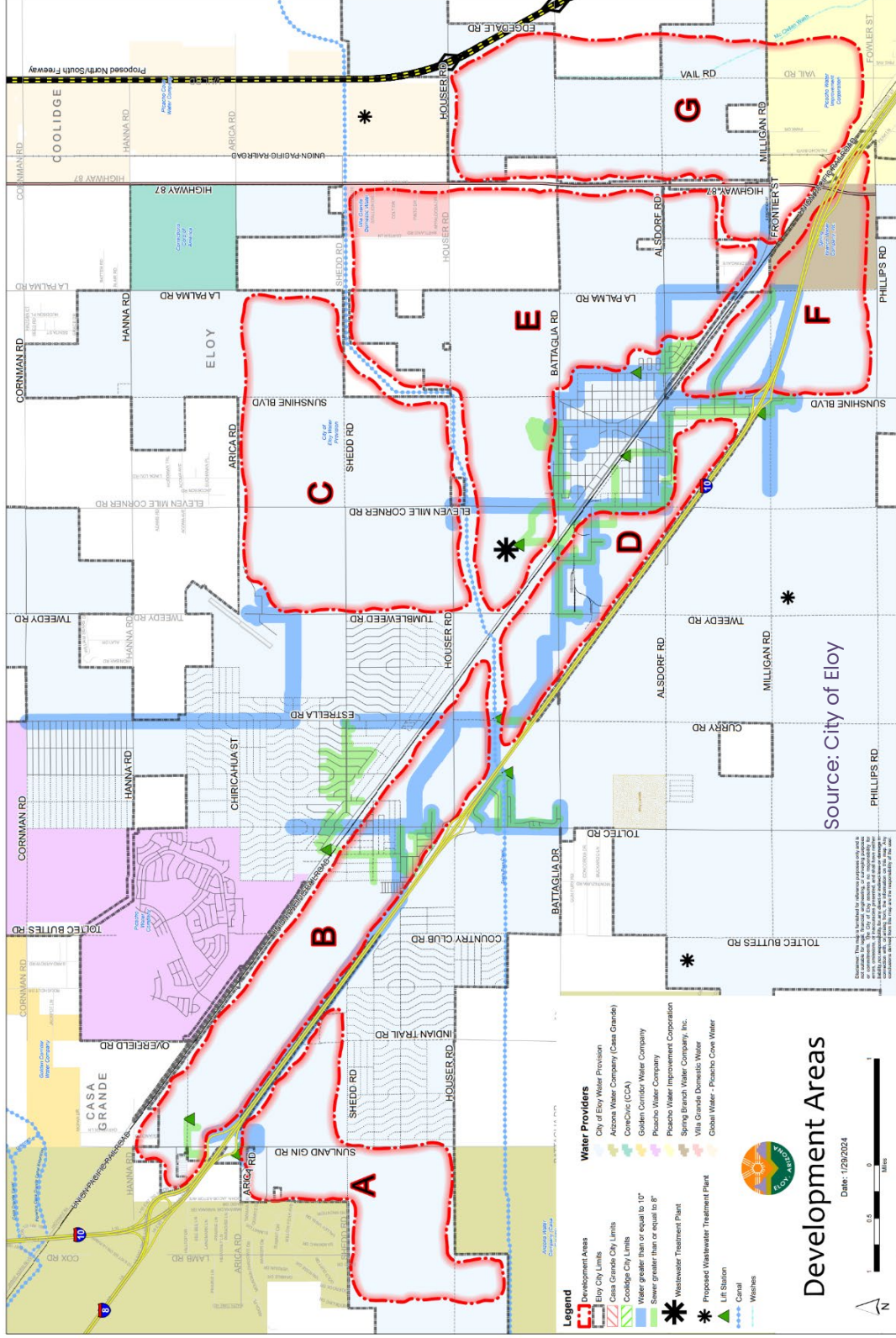
Figure 12: Growth Areas Map



Source: City of Eloy 2020 General Plan

These development areas, strategically planned based on zoning and infrastructure availability, position Eloy for sustainable growth, economic business diversification and opportunities and enhanced the quality of life for residents.

Figure 13: Development Areas Map

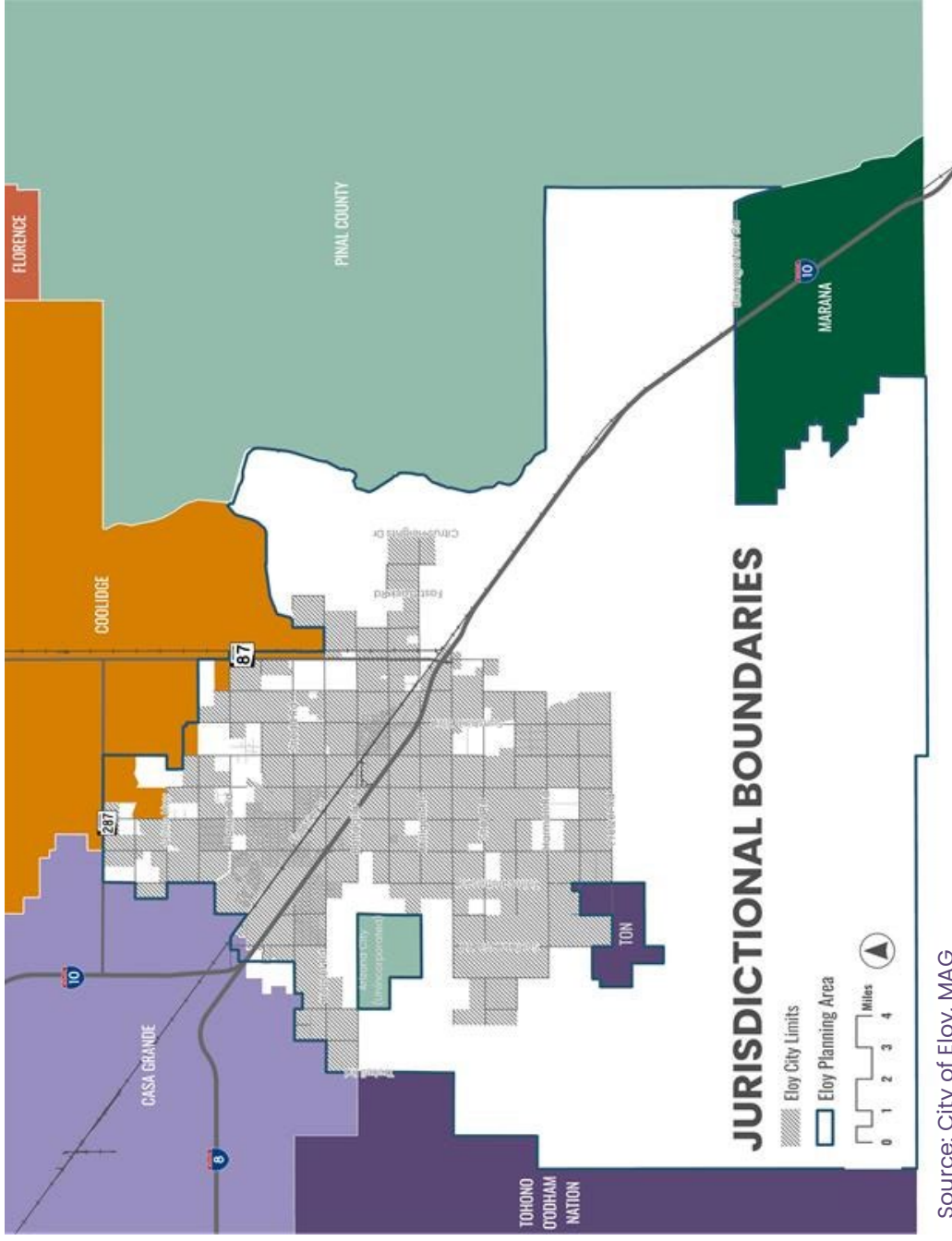


Source: City of Eloy 2020 General Plan

Jurisdictional Areas

Eloy's current MPA and surrounding jurisdictions MPAs or jurisdictions include the Tohono O'odham Nation, Pinal County, Casa Grande and Coolidge, and the Town of Marana are shown in *Figure 14*. An illustration of surrounding planning boundaries, namely with Casa Grande and Coolidge, demonstrates that there are areas of Eloy's current MPA that can either retract or expand in the GPU process. Additionally, two excluded areas could be equated to an expanded MPA: the unincorporated community of Arizona City and Tohono O'odham land within the MPA.

Figure 14: Jurisdictional Areas Map



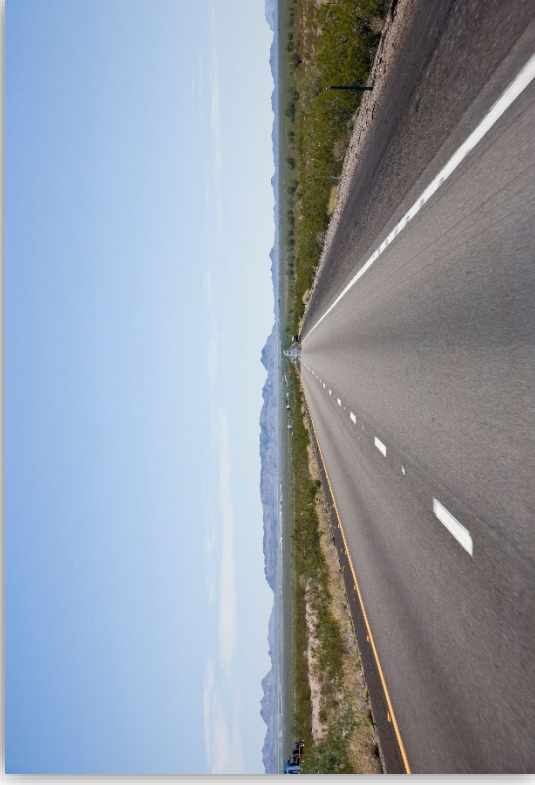
Source: City of Eloy, MAG

Land Use & Growth Opportunities and Constraints

Opportunities	Constraints
<p>Established residential areas support population growth, while partially built subdivisions and undeveloped agricultural lands present options for future housing, mixed-use developments, and employment centers.</p>	<p>Existing entitlement and restrictions of the adopted zoning districts and overlays may not be congruent with the community's vision.</p>
<p>Industrial corridors near major transportation routes like I-10 and the Union Pacific Railroad offer prime opportunities for logistics, manufacturing, and warehousing expansion.</p>	<p>Diverse land ownership can complicate development efforts, as distinct regulations and management practices govern each category, and the need for coordination among multiple entities may impact growth timelines.</p>
<p>Proximity to larger metropolitan areas, such as Phoenix and Tucson, enhances Eloy's role as a regional hub, attracting businesses and residents looking for affordable land and connectivity.</p>	<p>The proximity of Eloy's MPA to neighboring jurisdictional areas necessitates collaboration to ensure cohesive regional development.</p>
<p>Development areas offer significant residential, commercial, and industrial expansion opportunities, leveraging strategic zoning and infrastructure availability.</p>	<p>Discrepancies in planning boundaries can confuse future development and require detailed and ongoing dialogue to harmonize plans and avoid conflicts.</p>

Circulation

The *Circulation* chapter illustrates the existing transportation network within and around Eloy. The proposed, new, and enhanced transportation corridors in Eloy and collaboration with other nearby cities uniquely position Eloy to capitalize on future development. This chapter covers the existing roadway network, multimodal transportation, and future transportation corridors.



By the Numbers



110 Miles of Potential New Roadway Corridors

2.3 Miles of Sidewalks



3 Airports

795 Miles of Existing Roadways

Stretch of Interstate 10 near Eloy

Source: ADOT, SCMPO

Existing Roadway Network

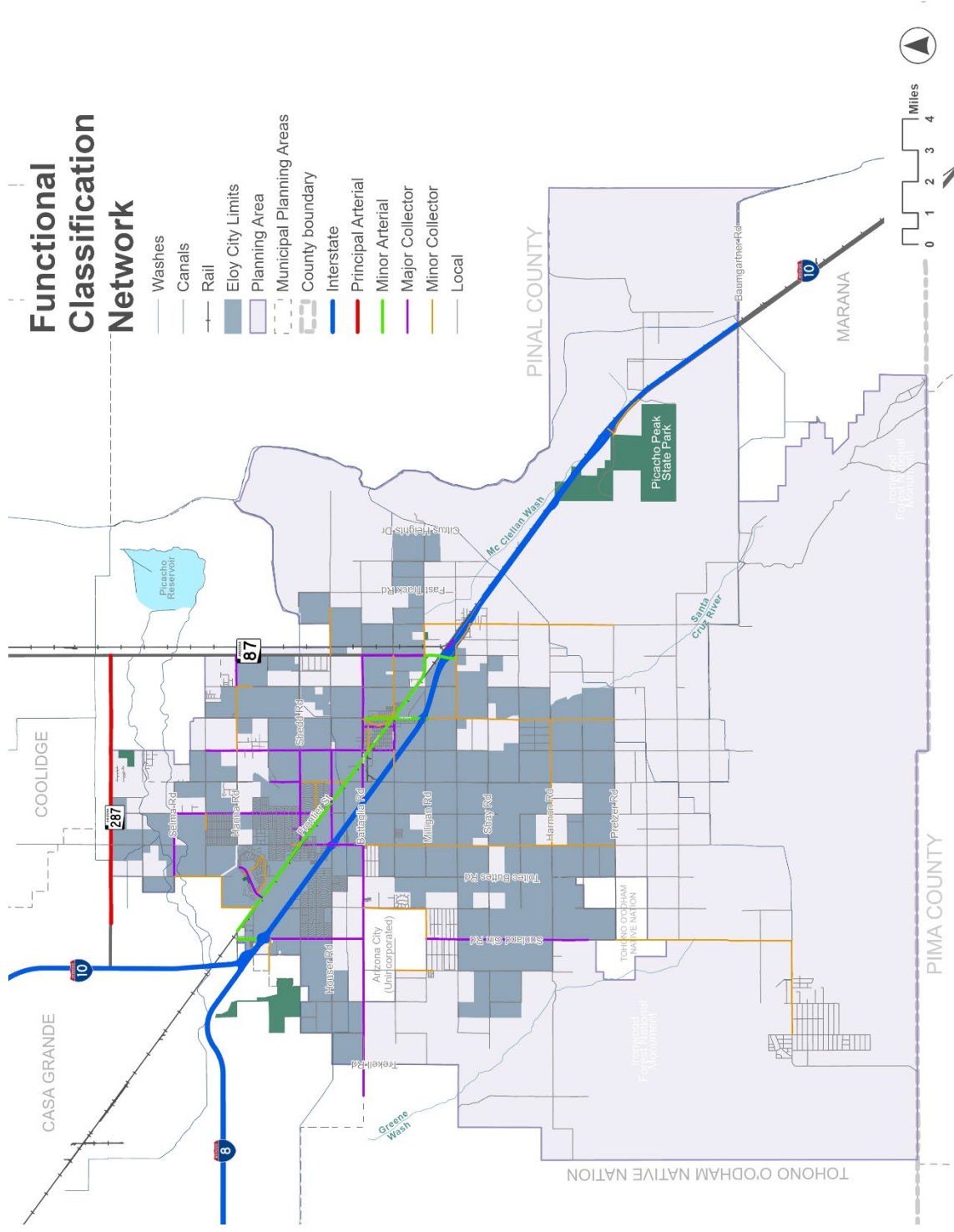
The functional classification system illustrated in Figure 16 defines a particular roadway’s role in traffic flow and distribution. Figure 15 breaks down the total mileage for each type of roadway by classification and provides an overview of the functional classification system in and around Eloy today. According to the Sun Corridor Metropolitan Planning Organization (SCMPO) Regional Transportation Plan (RTP), *all roads within Eloy operate at a level of service C or better, meaning no significant traffic congestion concerns exist. Additionally, there are no priority locations where safety is a concern within Eloy.*

Figure 15: Functional Classification Table

Functional Classification	Description	Mileage
Interstate	Uninterrupted traffic flow for long-distance or regional trips across the metropolitan area	52.1
Freeway	Uninterrupted traffic flow for long-distance or regional trips across the metropolitan area	0.0
Principal Arterial	High-traffic roads connecting major activity centers	8.0
Minor Arterial	High-traffic roads connecting moderate-length trips	15.9
Major Collector	Continuous roadways providing access to arterials	47.6
Minor Collector	Provides connectivity from local roads to arterials	60.8
Local	Low-volume roads that provide access to properties	610.4

Source: ADOT

Figure 16: Functional Classification Map



Source: ADOT

Active and Public Transportation

Small segments of sidewalks are found along Sunshine Boulevard, Battaglia Road, Frontier Street, and throughout the corridor around Main Street. Only one small section of Sunshine Boulevard has a bike lane on a segment between I-10 and Frontier Street. This is the only on-street bicycle facility in the City. There are no local public transportation services from There is a Greyhound stop near the I-10 and Sunland Gin Road interchange. The recommended transportation services from the Eloy Transit Feasibility Study were completed in 2019 and reiterated in the SCMPO RTP. The existing active transportation network is shown in *Figure 17*.

Rail and Air Transportation

Eloy has one *public general aviation airport* found approximately three miles northwest of downtown Eloy. The *Eloy Municipal Airport* has one runway that conducts approximately 82 daily operations. There are also two private airports near the intersection of Sunshine Boulevard and Nutt Road and south of Sunland Gin Road and Harmon Road.

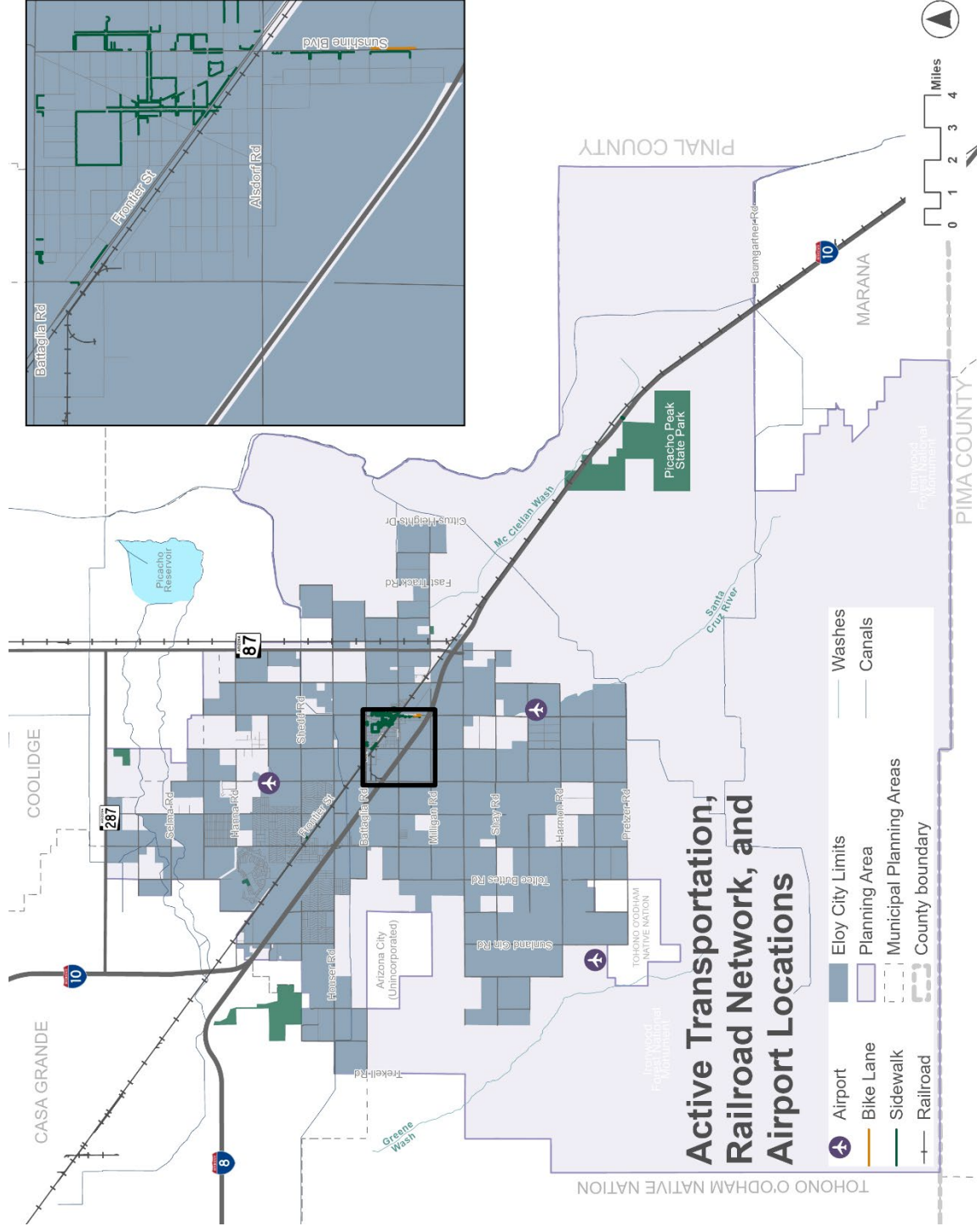
The *Union Pacific Railroad (UPRR)* runs northwest to southeast through the City, providing both freight and Amtrak passenger service. Several railroad spurs west of downtown Eloy give industrial businesses access to the railroad.

Air and rail transportation facilities are also shown in *Figure 17*.



Picacho Peak vista

Figure 17: Active Transportation Map



Source: Arizona Sun Cloud

Future Transportation Corridors

Potential future transportation enhancements are shown in *Figure 18*. Several roadway corridors have been proposed in and around Eloy, including three major roadway corridors, one passenger rail corridor, and a future public transit route. The roadway corridors include:

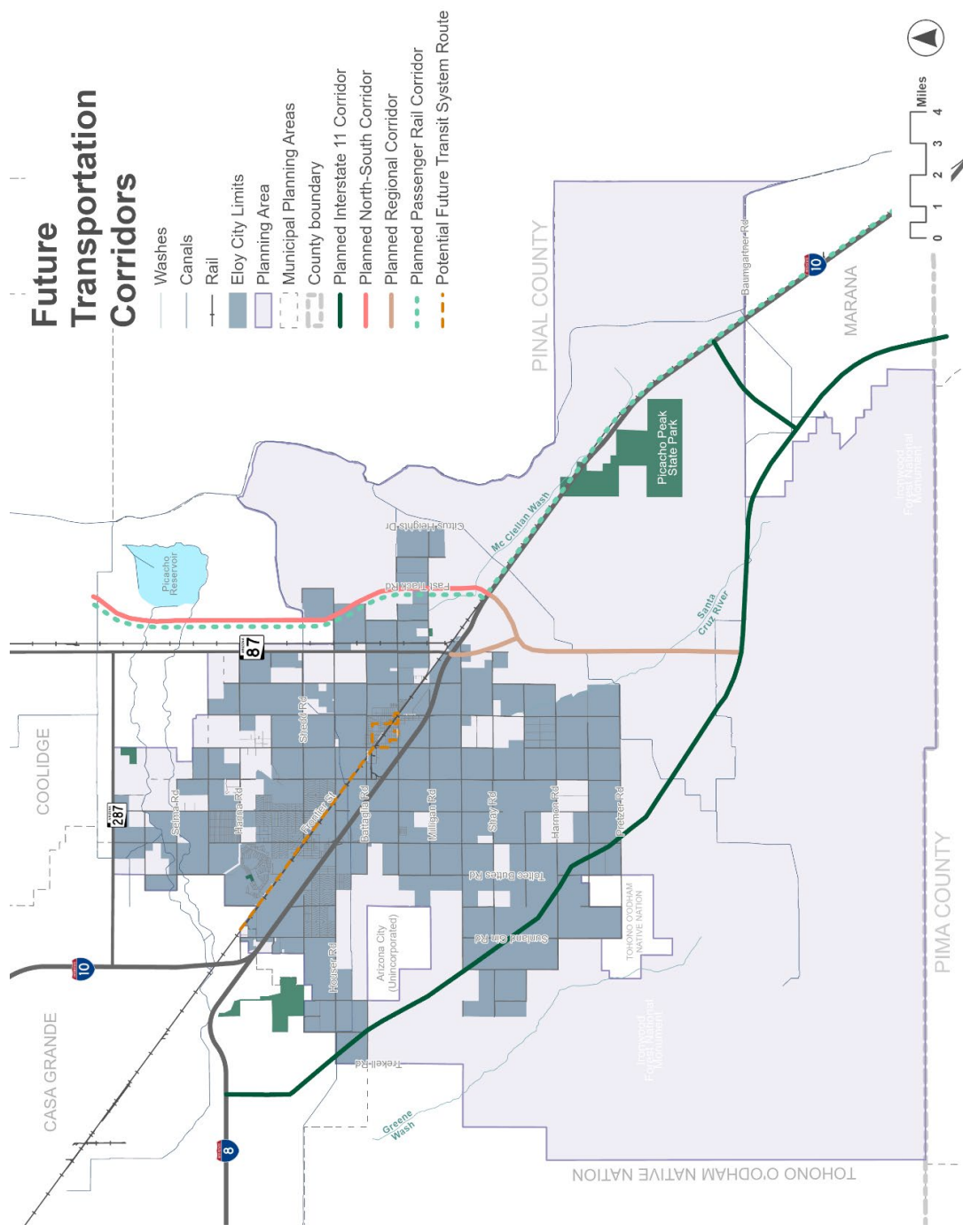
- The proposed North-South Freeway runs east of SR 87, connecting from I-10 in Eloy to US 60 in Apache Junction.
- The proposed Interstate 11 corridor runs parallel to I-10 several miles south to act as a traffic reliever route and alternative freight corridor from Nogales to Las Vegas, NV.
- A planned regional corridor would also connect I-10 and the proposed I-11 corridor, aligning with the North-South Freeway and the existing SR 87 traffic interchange.

Passenger rail has been proposed between Phoenix and Tucson, which would follow the existing UPRR from the southeast corner of the Eloy planning area to the northern limit of the planning area where it would transition into Coolidge. An alternative route for the future passenger rail could also include new tracks that are integrated into the proposed North-South Freeway. Amtrak is currently also performing a planning process to reroute Sunset Limited service to follow the same route as the proposed new passenger rail to connect to Phoenix and increase service from three times per week to daily.

Public transit services have been proposed from central Eloy northwest to Casa Grande. The ongoing Coolidge Short-Range Transit Plan is exploring additional future public transit routes providing connections to Arizona City and Coolidge.

Anticipated future development of the Eloy Municipal Airport includes an extended runway and taxiway with additional holding aprons on the new taxiway. An updated Eloy Airport Master Plan was approved by the City Council in February, 2025, which, upon implementation, will assist in attracting additional economic development to the area.

Figure 18: Future Transportation Corridors Map



Sources: ADOT, Pinal County, SCMPO

Regional Transit Propensity

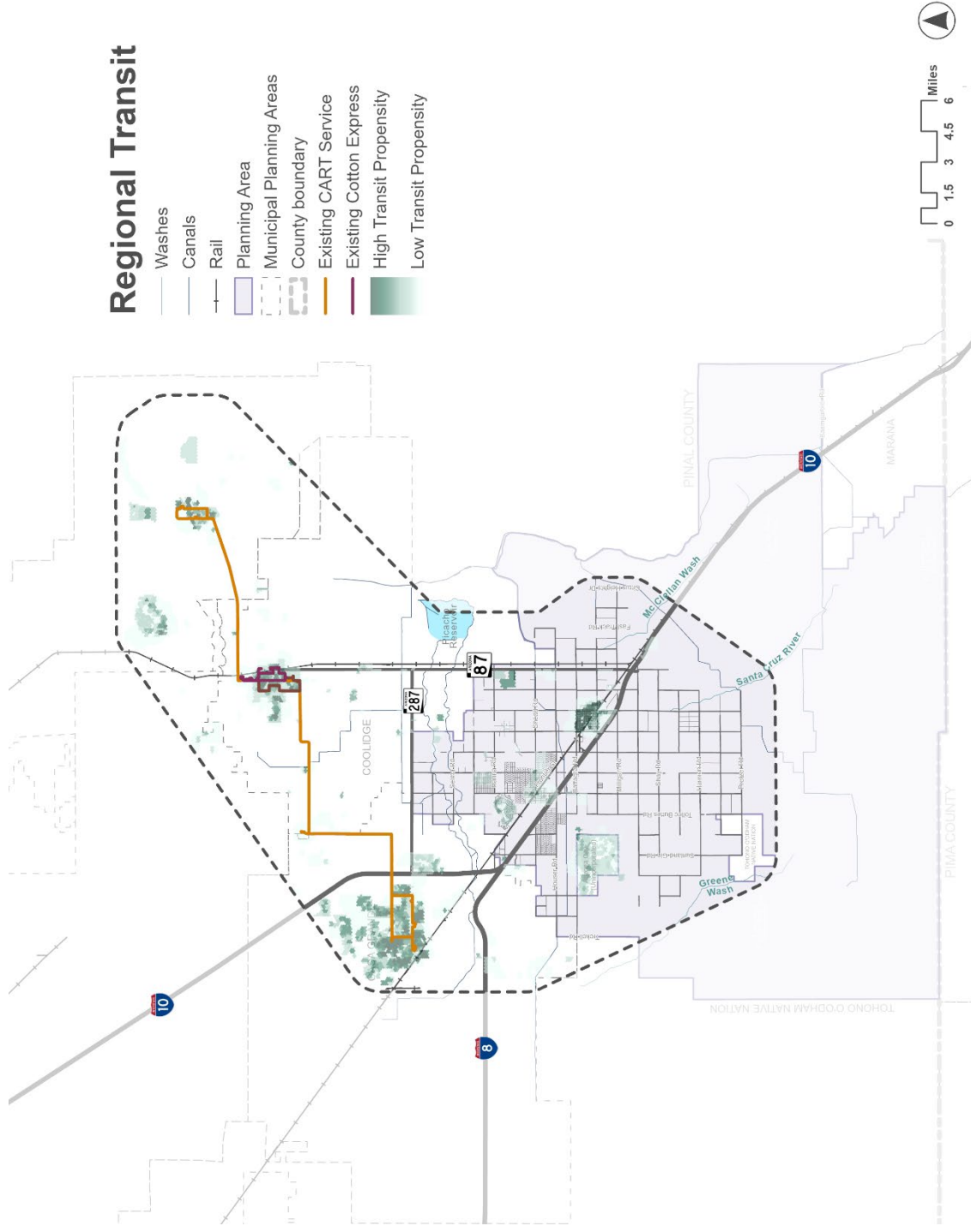
The ongoing Coolidge Short Range Transit Plan identifies potential transit demand in the region, which is called 'transit propensity'. The propensity analysis divided the study area into five-acre hexagonal cells. The regional transit propensity is based on demographic data for groups that are statistically more likely to use transit and the proximity to potential transit trip generators.

Most of the area consists of low transit propensity due to the rural nature of the area. Areas with medium to high transit propensity include:

- The area along Alsdorf Road and Sunshine Boulevard from Eleven Mile Corner Road to Date Street
- South of 6th Place from Madison Street to Washington Street
- The area bounded by Frontier Street, Eleven Mile Corner Road, Battaglia Road, and Tyron Avenue
- Arizona City and Robson Ranch

The map in *Figure 19* shows the regional transit available in the towns and cities around Eloy as well as the propensity for the transit need. Destinations, institutions, and the public facilities identified on the map in *Figure 37* are located in the areas of highest propensity.

Figure 19: Regional Transit Propensity Map

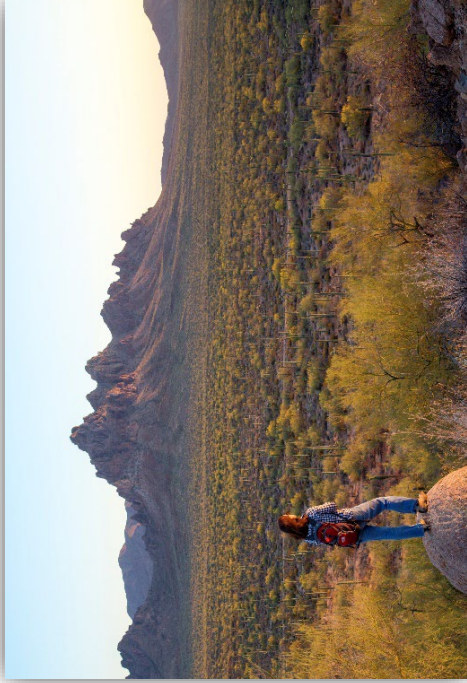


Source: City of Eloy, Coolidge Short Range Transportation Plan

Circulation Opportunities and Constraints

Opportunities	Constraints
<p>The arterial roadway network is still being developed within Eloy, presenting an opportunity to increase the availability of pedestrian and bicycle facilities and adequately plan for future capacity needs to avoid traffic congestion.</p>	<p>Given the current lack of congestion, the funding required to make improvements can be difficult to justify. Population forecasting should be considered.</p>
<p>Filling sidewalk gaps on major roadways in the denser areas of the city and developing a connected bicycle network will provide people with more transportation options.</p>	<p>Both funding for active transportation improvements and public transportation options are significant constraints limiting implementation.</p>
<p>The Eloy Municipal Airport and UPRR provide opportunities for future multimodal transportation connections but require funding and support from external agencies and private companies.</p>	<p>Public/private partnerships can be onerous and take considerable time and legal resources to complete and administer.</p>





Parks & Recreation



Hiker at Picacho Peak

The *Parks & Recreation* chapter provides an overview of the community's current parks, open spaces, recreational facilities, and trails. It includes inventories and maps detailing these assets' size, location, and amenities.

By the Numbers

	12 mini and neighborhood parks, five regional parks		4 recreational assets
	290.7 of existing and proposed trail miles		2 golf courses

Source: City of Eloy

Parks and Open Space

City parks offer significant economic benefits that contribute to local economic development in several ways:

- **Increased Property Values** – Properties near well-maintained parks tend to have higher value, which leads to increased property tax revenue and benefits local governments.
- **Boosting Local Tourism** – Signature parks and green spaces attract visitors, supporting local businesses like restaurants, hotels, and retail.
- **Job Creation and Business Growth** – Parks create direct employment (maintenance, landscaping, programming) and indirect employment (supporting tourism, real estate, and recreation industries). They encourage local entrepreneurs, such as food vendors and artists.
- **Environmental and Infrastructure Benefits** – Parks can be used to help manage stormwater, reducing costs for drainage infrastructure. When designed efficiently, the parks could assist in mitigating heat island effects, lowering cooling costs for surrounding properties.

Mini and Neighborhood Parks

The City of Eloy provides two categories of public parkland: mini and neighborhood parks. According to City data and as shown in *Figure 20*, there are six *mini-parks* and six *neighborhood parks* within the City limits. While Eloy does not currently provide any community or district parks, the City owns 17.85 acres of vacant land that is identified for future park development. The Robson Ranch Community Park is a 14-acre private park that serves residents of the Robson Ranch development. Additionally, there are five *regional parks* in and around Eloy's MPA. *Figure 21* illustrates the location of existing and proposed parks in and around Eloy.

Parkland Level of Service

Eloy's 2020 General Plan calculated the City's parkland Level of Service (LOS) at 2.05 acres per 1,000 residents. This metric was calculated based on a population count that excludes the city's incarcerated population and the population of Robson Ranch. Robson Ranch was excluded since the development provides its own private park and recreation facilities for

residents. A comparison of peer communities in the 2020 General Plan demonstrated that Eloy is providing a lower parkland level of service than communities with similar populations. According to the 2024 [National Park and Recreation Association \(NRPA\) Agency Performance Review](#), the median park acres per 1,000 residents for jurisdictions under 20,000 residents is 12.6 acres, with the lower quartile of reporting agencies providing 6.0 acres of parkland per 1,000 residents. Based on this standard and the current methodology by which the City calculates its parkland, Eloy is underperforming in parkland LOS. NRPA defines parkland as “maintained parks and accessible open space areas such as green spaces and courtyards.” *By this definition and the extensive access to regional parks within and around MPA, as shown in the next section, Eloy may be underestimating the available parkland that currently services its residents.* Whether through the GPU or subsequent development of a parks and recreation master plan, it is worth revisiting the City’s parkland level of service analysis.

Figure 20: Mini and Neighborhood Parks Table

Park Name	Facilities	Acres	Service Radius
Mini-Park			
Anita Park	Picnic Area, playground equipment	0.5	0.25
Chamber Park	Grass area	0.1	0.25
Maddox Park	Grass area, picnic area	0.25	0.25
Toltec Park	Picnic area, playground, half-court basketball	0.5	0.25
Toltec Senior Community Park	Picnic, grass area	0.9	0.25
Veteran’s Heritage Park	Seating area, gathering area	0.23	0.5
Neighborhood 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, swings, playground, half-court basketball	0.77	0.5

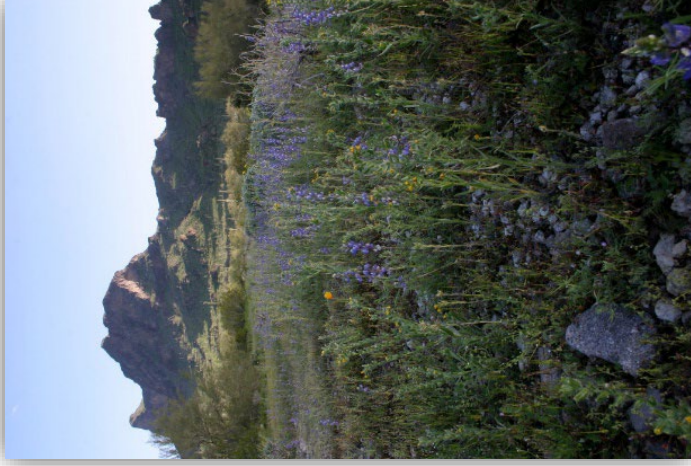
Shumway (North) Park	Baseball field, concessions, tennis court, playground, picnic area, restrooms, basketball court	7.42	0.5
Troy Thomas/Trekell Park	Grass area, playground, picnic area, swings, basketball court	3.5	0.5
Sunland Visitors Center Park	Ramadas, passive area, path	1.7	0.5
Total		21.74	

Source: City of Eloy, January 2020

Regional Parks and Open Space

This section describes regional parks in and around the City of Eloy, and *Figure 21* illustrates their location. While these parks are managed by other municipal, state, and federal agencies, they contribute significantly to the available outdoor recreation opportunities for Eloy residents. They should be considered essential assets for meeting Eloy's recreation needs and level of service standards.

Ironwood Forest National Monument was established on June 9, 2000, under the Antiquities Act to protect its unique biological, geological, and cultural resources, which span nearly 129,000 acres of Sonoran Desert terrain. The monument is home to one of the highest densities of desert ironwood trees in the world, along with saguaro cacti, mesquite, and palo verde, which play a crucial role in the Sonoran Desert ecosystem by providing shelter and sustenance for many species, including the last viable population of desert bighorn sheep. The monument is home to striking mountain ranges such as the Silver Bell, Waterman, and Sawtooth Mountains. Popular for hiking, wildlife viewing, and backcountry exploration, Ironwood Forest offers a glimpse into Arizona's beauty. The monument also preserves significant archaeological sites, including remnants of the Hohokam culture and historical mining areas. The designation as a national monument ensures the conservation of this fragile and ecologically important desert landscape.



Picacho Peak State Park

Picacho Peak State Park, which was identified for acquisition by the Arizona State Parks Board in 1958, is best known for its striking Picacho Peak. This 1,500-foot volcanic remnant has served as a landmark for travelers for centuries. The park features rugged desert terrain carpeted with saguaro cacti, diverse wildlife, and vibrant spring wildflower displays, particularly after wet winters. It is also historically significant as it was recorded as part of the Anza Trail and as the site of the Battle of Picacho Pass, the westernmost battle of the American Civil War. Popular activities include hiking, camping, and

picnicking, with the challenging Hunter Trail offering a steep climb aided by steel cables to reach the summit for breathtaking panoramic views. The park now consists of 3,469 acres of land.

Casa Grande Mountain Park incorporates an approximately 1,025-acre area devoted to trails and outdoor recreation. The City of Casa Grande owns most of the mountain area. The Arizona Army National Guard owns an 800-acre parcel of land on the mountain's west side (Casa Grande Army National Guard Training Area) for training purposes. The remaining parcels of land on the mountain's east side are predominantly private land holdings. The Elzy Pearson shooting range is located within the park. Despite this park being owned and operated by other agencies, Eloy has identified it as an open space in their 2020 inventory. The GPU or a subsequent parks and recreation master plan should consider the appropriate classification of this park.

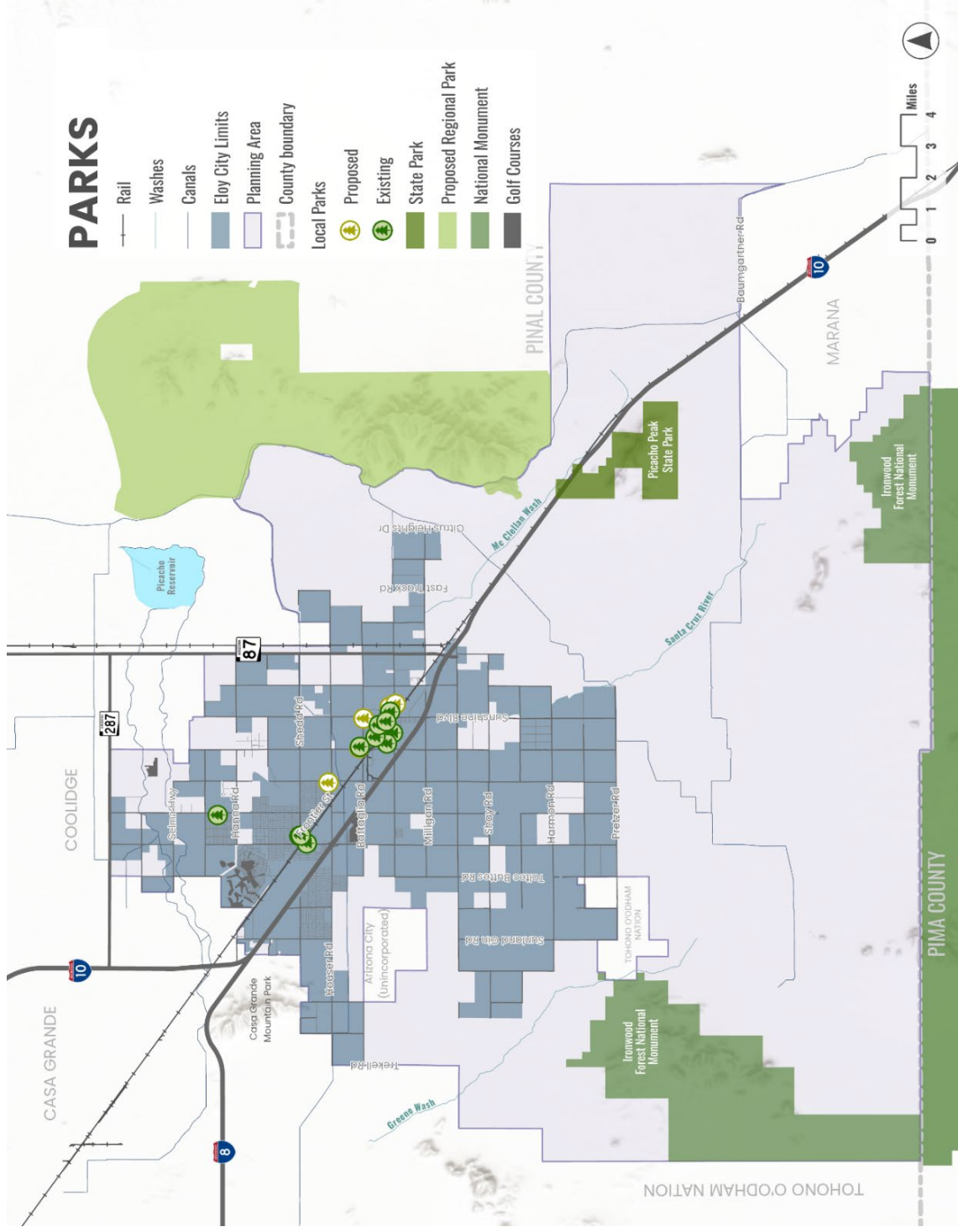
Picacho Reservoir is a shallow, seasonal body of water constructed initially for irrigation storage. It sits in a desert landscape near Picacho Peak and is primarily fed by the Santa Cruz River and agricultural runoff. Due to its fluctuating water levels, the reservoir often appears as a marshy wetland rather than a full lake. It serves as an important habitat for migratory birds and waterfowl, making it a popular spot for birdwatching. While not a major recreation destination, some visitors explore the area for wildlife viewing and remote outdoor experiences. The reservoir is a Blue Heron rookery and a stopover site for migratory birds, including the Glossy Ibis and Pelican.



Picacho Reservoir

Pinal County Proposed Regional Park, identified in the 2007 *Pinal County Open Space and Trails Master Plan*, is a proposed regional park of 50,700 acres north of Picacho Peak. Area land ownership is predominately Arizona State Land Department, with portions also held by the Bureau of Land Management (BLM). Opportunities have been identified for trail networks providing non-vehicular connectivity with the northern boundary of Picacho Peak State Park across I-10 and passive-oriented recreational activities that balance natural resource conservation with a natural environment experience for users. The proposed park is currently located outside Eloy's MPA, but it is an opportunity to consider expanding the MPA so that it may be incorporated.

Figure 21: Parks Map



Source: City of Eloy GIS

Recreation

Eloy offers a diverse range of activities that promote health, community engagement, education, and enjoyment in both natural and designed outdoor spaces. These activities are intended to support the physical, mental, and social well-being of individuals and families within a community. This section includes recreational assets and golf courses. In addition, the Public Facilities and Services section articulates community centers, schools, libraries, and museums that provide recreational amenities for the community.

Recreation Assets and Golf Courses:

As shown below, the City of Eloy leverages four unique recreational assets and two golf courses within their MPA.

- **SkyDive Arizona:** A privately-owned global skydiving destination generating tourism revenue.
- **Rooster Cogburn Ostrich Ranch:** A family-owned and operated attraction located along I-10 between Phoenix and Tucson. The ranch began as an ostrich-feeding venue but has expanded to include a variety of interactive animal experiences.
- **Eloy Recreation Center (ERC)** houses the offices of the Parks & Recreation administration. It offers a variety of programs for all ages, including art, dance, and music. Meeting spaces for groups of up to 20 people are available.
- **City of Eloy Aquatic Center:** Provides affordable family water-based recreation featuring multiple sizes of pools and splash pads and is ADA accessible.
- Two golf courses, including **Robson Ranch Golf Course** and **Tierra Grande Golf Course**, total approximately 507 acres. The two are privately owned and operated golf courses open to the public. Tierra Grande is located between the City limits and the planning area.

Trails

Trail locations are articulated below and in *Figure 22* and illustrated in *Figure 23*.

Multi-Use Trails: The multi-use trail network in Eloy consists of a system of proposed trails designed to connect various parts of Eloy and its surrounding areas. The network extends across different regions linking urban areas, open spaces, and natural features. They facilitate connectivity between key transportation corridors, such as I-10, and recreational destinations like Picacho Reservoir. Additionally, the multi-use trails intersect with other proposed trails, including the Canal Trail and Historical Trail, forming a comprehensive network that promotes outdoor recreation, non-motorized transportation, and regional connectivity.

Canal Trail: Multiple canals, including the Central Arizona Project (CAP) traverse the planning area, providing irrigation water to agricultural cropland in the Santa Cruz Valley. The *2020 Eloy General Plan* identifies Santa Rosa and the Florence- Casa Grande, CAP Central Main, and CAP canals for inclusion within a linked multi-use trail system. The Bureau of Reclamation has committed to maintaining a 20-foot recreation corridor on the downstream side of the CAP canal for the purpose of providing a ten-foot wide, paved non-motorized path along the corridor to provide connectivity between Maricopa and Pima Counties. Also, the Central Arizona Irrigation and Drainage District (CAIDD) canal rights-of-way provide land suitable for multi-use trails. The Santa Rosa Canal passes through Eloy's inhabited and near-term growth areas, providing an opportunity for a future multi-use trail system connecting non-vehicular circulation.

Picacho Trail (North and South): Two portions of the Central Arizona Project (CAP) canal are designated as the planned Picacho Trail near Eloy.

Historical Trails: There are two historic trails within Eloy:

- **Juan Bautista de Anza National Historic Trail** traces the 1,200-mile route taken by Spanish commander Juan Bautista de Anza during his 1775-1776 expedition from present-day Mexico to San Francisco, California. In Arizona, the trail passes near Eloy, specifically through the area encompassing Picacho Peak State Park, which has been a landmark

for travelers since prehistoric times. The Anza Expedition documented the peak during their journey in the 1700s. It was designated by Congress in 1990 as a National Historic Trail.

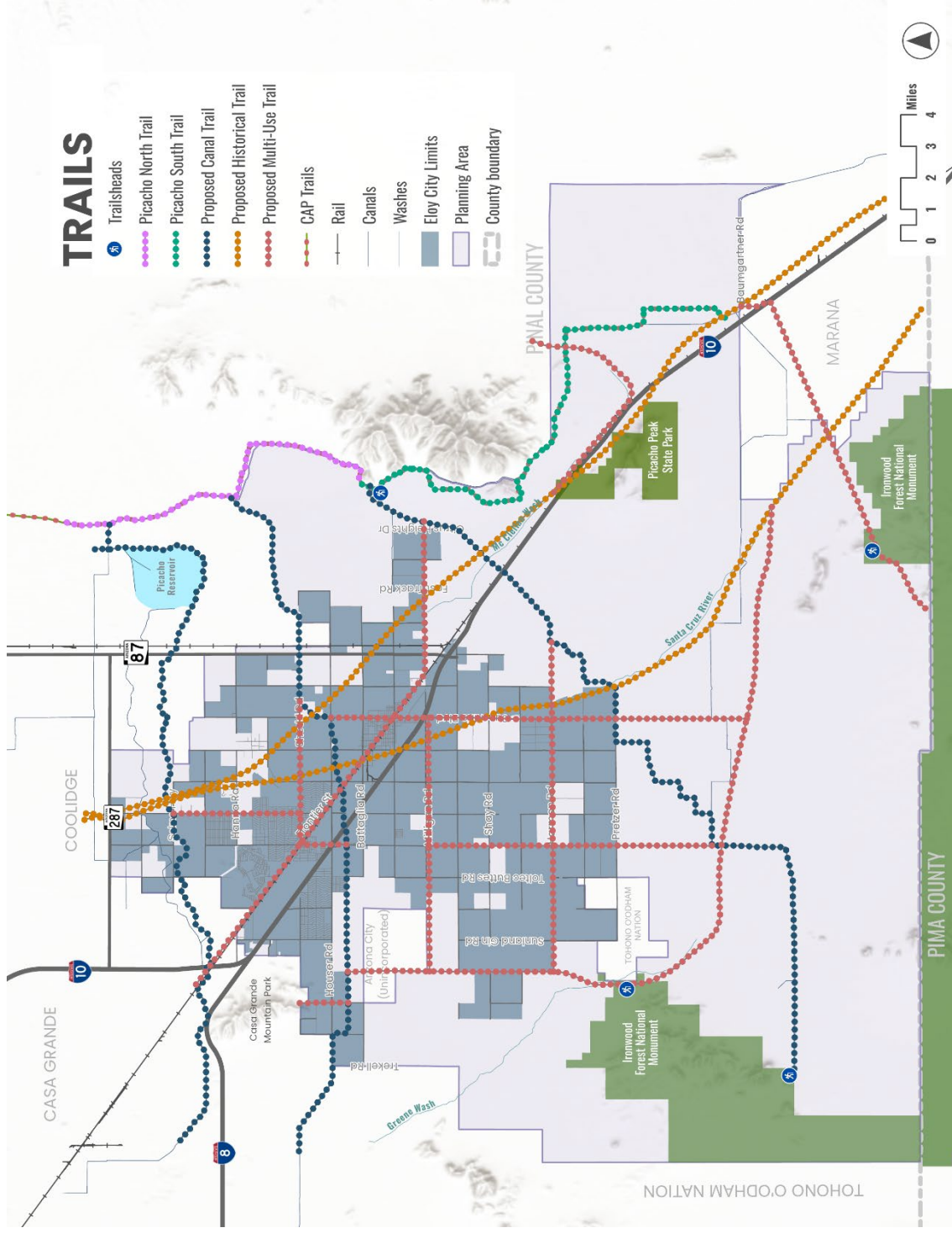
- Butterfield Overland Historic Trail**, established in 1858, was a significant mail and passenger stage route connecting St. Louis, Missouri, and San Francisco, California. In Arizona, the trail closely followed the path of present-day I-10, passing through areas near Eloy. One notable station along this route was the Picacho Stage Station, located near Picacho Peak, approximately 20 miles southeast of Eloy. This station served as a vital rest stop for stagecoaches traveling between Tucson and Maricopa Wells. It was recently designated as a National Historic Trail.

Figure 22: Trails Table

Trail Name	Type	Functional group	Length (mi.)
--	Adopted County Trail Corridor	Proposed Multi-Use Trail	1.5
--	Existing/Planned Multi-Use Trail Corridor	Multi-Use Trail	93.2
--	Existing/Planned Multi-Use Trail Corridor	Canal Trail	48.9
Picacho North Trail	Existing/Planned Multi-Use Trail Corridor	Picacho North Trail	11.7
Picacho South Trail	Existing/Planned Multi-Use Trail Corridor	Picacho South Trail	29.9
Juan Bautista de Anza Historic Trail	Historic Trail	Historic Trail	33.2
Butterfield Overland Historic Trail	Historic Trail	Historic Trail	34.3
--	Proposed Multi-Use Trail Corridor	Proposed Multi-Use Trail	20.4
--	Proposed Multi-Use Trail Corridor	Proposed Canal Trail	29.2
Total			290.7

Source: City of Eloy GIS

Figure 23: Trails Map



Source: City of Eloy GIS

Parks & Recreation Opportunities and Constraints

Opportunities	Constraints
<p>Reconsider current and targeted Parkland Level of Service standards based on NRPA definition of parkland and extensive acreage of park and open lands provided by other public agencies surrounding Eloy.</p>	<p>Funding for construction and ongoing maintenance of new parks and trails can be challenging to secure.</p>
<p>Ample opportunities exist for additional parks and open spaces in the Eloy MPA.</p>	<p>Multi-jurisdictional ownership tends to complicate cooperation efforts, making establishing joint projects difficult.</p>
<p>Many proposed trail segments could lend to greater connectivity within the Eloy MPA.</p>	<p>Although extensive, access to recreation assets and facilities is limited due to the rural nature of the community.</p>







Environment

The *Environment* chapter provides an overview of the existing environmental conditions within the City's MPA, examining key elements such as natural and cultural resources, air and water quality, environmental hazards, and military operations. By assessing current conditions and identifying potential environmental opportunities and constraints, this chapter aims to provide a comprehensive foundation for sustainable development, resource conservation, and environmental protection strategies that will guide Eloy's growth in the coming years.



Picacho Peak super bloom

By the Numbers

	1 Sand & Gravel Operation / 4 mines		12,619 acres Solar Projects
	24% Agriculture		32.2% of land with \geq 5% slope
	3 Military Operations		6 Archaeological Sites

Source: Arizona State Land Department and City of Eloy

Natural & Cultural Resources

Eloy's MPA is situated within the Sonoran Desert, a region rich in diverse biological resources, ecosystems, environmental elements, and cultural resources that create a distinctive environment for both residents and visitors.

Natural Resources

The City's MPA possesses valuable natural resources, vital for Eloy's economy and quality of life. Thoughtful stewardship will ensure long-term sustainability, particularly considering climate change, potential water scarcity, and urban creep/development pressures.

Soil and Agricultural Resources: Eloy is located within a historically rich agricultural region, with approximately 24% of its existing land use in agriculture. A long growing season combined with a loamy/clay soil mix and alluvial soil deposits makes the land conducive to farming, particularly for crops like alfalfa, cotton, hay, and various fruits and vegetables. The region's proximity to water sources and irrigation infrastructure supports agricultural activities.



Polinators in local flowering alfalfa

Natural Desert Landscape: The desert landscape is an essential natural resource, providing opportunities for tourism and recreation. The scenic desert views and open spaces make the area attractive for outdoor activities and environmental conservation efforts.

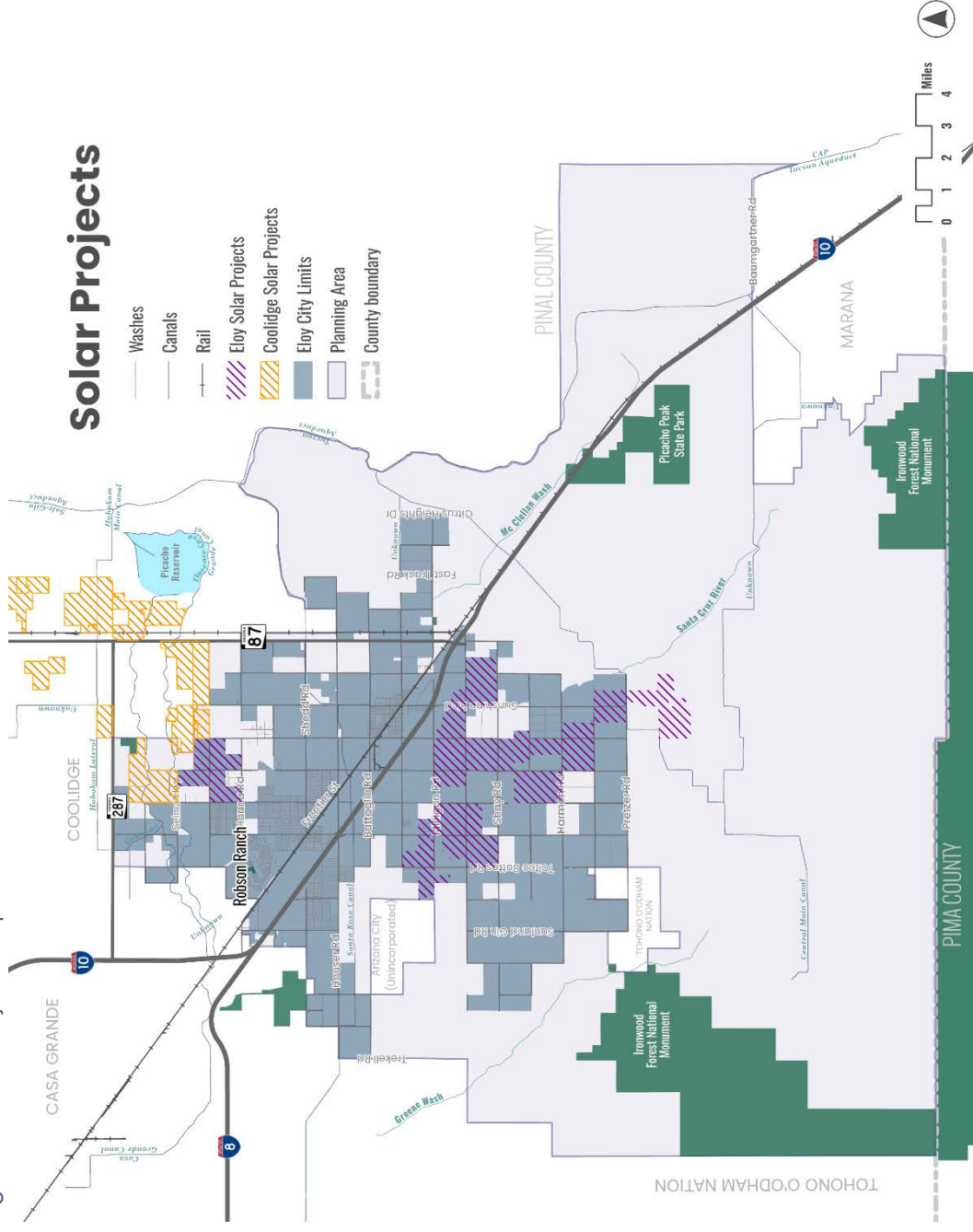
Vegetation and Wildlife: The area includes a variety of desert plant species, including cacti, mesquite, and creosote bush, which are adapted to the hot, arid climate. The area is home to various vegetation, including creosote bush, palo verde, and numerous species of cacti and succulents, along with productive agricultural lands. Wildlife in the region includes desert species such as jackrabbits, coyotes, roadrunners, and various bird species. Biodiversity can provide opportunities for wildlife preservation and ecotourism. Common wildlife includes coyotes, desert cottontails, javelinas, and raptures such as red-tailed hawks and burrowing owls. The native Sonoran Desert



Western Yellow-billed Cuckoo

Energy Resources: As shown in Figure 25, Eloy has significant potential for solar energy development due to its abundant sunshine and open land, making it an attractive location for utility-scale solar farms and distributed solar installations. There are 12,619 acres of solar energy production across multiple projects within the MPA, including 973 acres approved, 1,304 acres in design, 1,596 acres in operation, and another 8,746 acres proposed. An additional 8,511 Coolidge projects, two of which overlap the Eloy MPA. The City of Eloy has adopted Zoning Ordinance regulations to manage solar and battery storage projects, which are generally restricted to the areas south and west of the I-10. Several Coolidge solar projects are encroaching within Eloy's existing MPA, which will likely equate to a retraction of the GPU's MPA.

Figure 25: Solar Projects Map

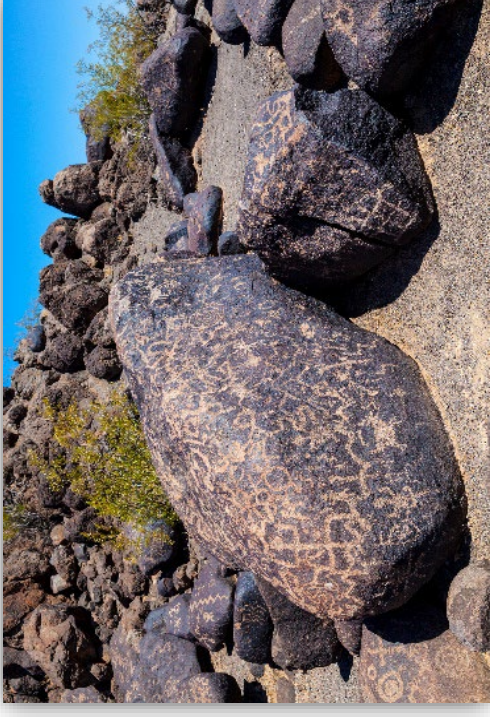


Source: City of Eloy

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, including:

- **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.



Petroglyphs near Eloy

- **Grewe Site** (Near Casa Grande Ruins) is an earlier Hohokam village dating back to around 300–1100 AD.
- **Adamsville Ruins** (Near Florence) was once a Hohokam village that thrived between 750–1450 AD. Excavations have revealed platform mounds, canals, pottery, and tools used by the Hohokam people.
- **Honey Bee Village** (Near Oro Valley, northern Pinal County) is a Hohokam village site with evidence of ball courts, pit houses, and extensive irrigation canals, believed to have been a regional center for trade and agriculture.
- **Picacho Mountains Petroglyph Sites** highlight ancient rock carvings created by prehistoric peoples, with a trail system allowing visitors to explore these petroglyphs.
- **Archaeological Testing** at Skydive Arizona. Archaeological testing includes excavation, analysis of artifacts, and other scientific methods. The Eloy test site, near the Eloy Municipal Airport, was established in 1992. Findings suggested the presence of significant archaeological features or sites in the area.

Spanish explorers and later American settlers who introduced ranching and farming practices further shaped the region's history. Eloy, incorporated in 1949, developed alongside the growth of farming, particularly cotton production, which thrived due to the region's favorable climate and the surging demand for cotton during both World Wars. Historic farmsteads and railroad-related structures that remain today offer a glimpse into Eloy's agricultural and economic heritage.

Air and Water Quality

Eloy generally experiences good air quality due to its rural and desert surroundings, with relatively low levels of industrial activity compared to urban centers. However, Eloy is included in the West Pinal PM-10 (particulate matter with a diameter of 10 micrometers or less) non-containment area. Like many areas in the southwestern United States, Eloy can be impacted by seasonal dust storms, particularly during the warmer months, temporarily affecting air quality. These dust events and high temperatures can contribute to elevated PM-10 levels in the air. Additionally, air quality may be influenced by regional factors such as emissions from transportation corridors like I-10 and nearby industrial activities. While air quality monitoring records from Pinal Air Quality² in the area has typically shown compliance with federal and state air quality standards, ongoing attention to potential sources of pollution, including traffic and agricultural practices, will be essential to maintain healthy air quality levels as the City grows.

The primary water source for the City of Eloy and its surrounding agricultural lands comes from groundwater wells and Colorado River water delivered through the Central Arizona Project (CAP). Historically, Eloy has relied heavily on groundwater pumping for municipal, industrial, and agricultural use. However, due to declining groundwater levels and long-term sustainability concerns, groundwater has been blended with CAP water since 1987 to supplement the supply – although the current 25-year drought in the lower Colorado River Basin has led to significant farming CAP water cutbacks.

Water quality in the region varies; while groundwater is generally suitable for agricultural and municipal use, it often contains high levels of salinity, nitrates, and total dissolved solids (TDS) due to natural mineral content and agricultural runoff. Water treatment and conservation efforts are critical to ensuring a sustainable and high-quality supply for future use.

² Pinal County Air Quality Control District Enforcement Summaries 2017–2021; DRAFT 2024 & 2025 Pinal County PM₁₀ & PM_{2.5} Exceedences; EPA AQS Data Marit 2024

The City of Eloy conducts water quality testing from 10 different locations monthly and bends water from its wells to ensure compliance with state and federal health and safety standards.

Environment Hazards

The following environmental hazards are pertinent to Eloy GPU efforts. Pinal County has established hazard mitigation plans and guidelines to address geological hazards, wildfires, climate change, urban heat vulnerability, and flooding, aiming to protect communities and promote sustainable development.

Geological Hazards: Eloy's MPA features a flat, alluvial agricultural valley floor with several mountain peaks. Approximately 32.2% of land within the MPA (and City boundary therein) is affected by slopes greater than five percent. Development on land with slopes greater than five percent requires geological evaluations for slope stability, and construction on slopes exceeding ten percent faces significant mitigation challenges. The region has experienced land subsidence and fissures, which are potential hazards to people, livestock, and infrastructure.

Wildfires: Eloy is part of Pinal County, which has developed a *Multi-Jurisdictional Hazard Mitigation Plan*. This plan outlines strategies to reduce or eliminate risks from various hazards, including those exacerbated by climate change, such as wildfires. The plan focuses on the area's most threatening hazards and provides a strategy to reduce or eliminate the risk of those hazards to the people and property of the county.

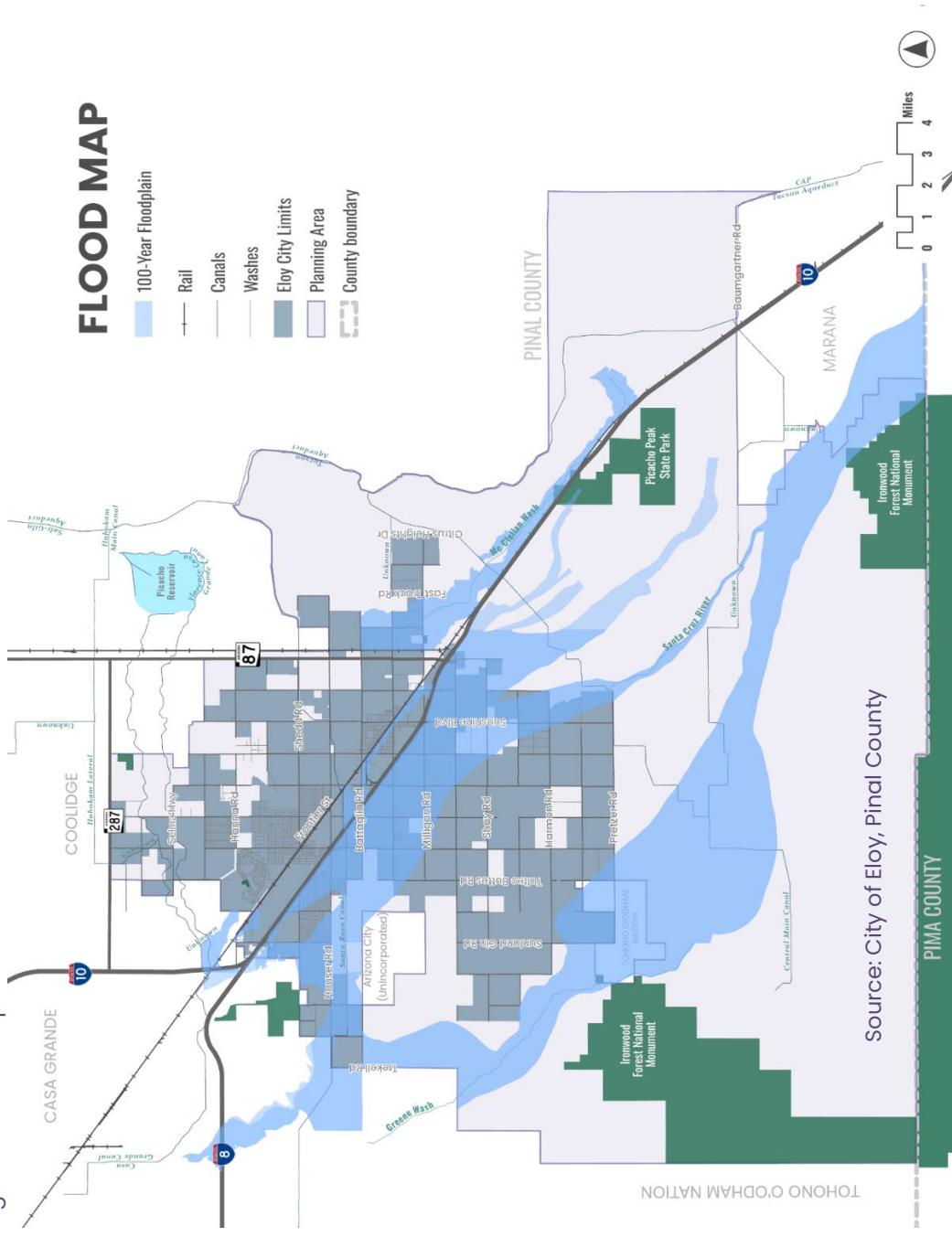
Climate Change: Eloy is situated within the Maricopa-Pinal County region, which has developed a *Priority Climate Action Plan*. This plan identifies measures to reduce greenhouse gas emissions and adapt to climate change, including expanding access to weatherization, energy efficiency upgrades, and renewable energy projects. While the plan is regional, its strategies are relevant to Eloy and contribute to broader climate resilience efforts.

Urban Heat Vulnerability: Eloy experiences the effects of urban heat, although less affected by urban heat than major metropolitan areas such as Tucson and Phoenix. Urban heat is the phenomenon where urban areas experience significantly higher temperatures than surrounding rural areas. This occurs because cities have more heat-absorbing surfaces like asphalt, concrete, and buildings, which trap and retain heat. Human activities, such as transportation, industry, and air conditioning, also contribute to warming.

Flooding: Pinal County is characterized by its arid climate and occasional monsoon rains. Flooding in Eloy primarily occurs during severe storm events. To mitigate flood risks, the City has implemented several strategies in collaboration with the Pinal County Flood Control District (PCFCD). The City of Eloy has established floodplain regulations to manage development within flood-prone areas. These regulations aim to minimize flood hazards and protect life and property. The City enforces zoning and building codes designed to safeguard against wind and fire hazards, and it works closely with the PCFCD to address flooding

concerns. Areas that are heavily flood-prone present an opportunity for additional future designation of open space use. The 100-Year Floodplain is shown in *Figure 26*.

Figure 26: Flood Map



Military Operations

The Eloy MPA is in proximity to several military installations and operations, notably those associated with the Arizona Army National Guard. These military and associated operations are integral to the region's defense infrastructure and may influence land use planning, noise considerations, and community safety measures that may be pertinent to the Eloy GPU.

Several military training routes (MTRs) wrap around the Eastern side of Eloy and travel south into restricted airspace and Military Operating Areas near Florence. These MTRs (VR 239, 241 and 244) have been identified as "Critical Routes" by the Department of Defense as they provide tactical access to the Barry M Goldwater Range, which is used 24/7/365 by military units across the nation. Some of these MTRs fall inside the MPA to include land around Picacho Peak State Park. In addition to the invaluable military readiness and aviation training these installations and infrastructure provide for the Arizona Army National Guard, they also represent a significant statewide economic impact of nearly \$15 billion and 78,000 jobs. Pinal County's National Guard installations alone support over 3,350 jobs and approximately \$856 million in economic impact annually.

Silverbell Army Helipoint (SBAHP): Located near Marana at the Pinal Airpark, approximately 20 miles northwest of Eloy, SBAHP serves as a premier aviation training site for the Arizona Army National Guard. It supports the Western Army National Guard Aviation Training Site (WAATS), which provides training for UH-72 Lakota and UH-60 Black Hawk aircrews and maintainers. The facility also accommodates the 1st Attack Reconnaissance Battalion, 285th Aviation Regiment, an operational AH-64 Apache unit.

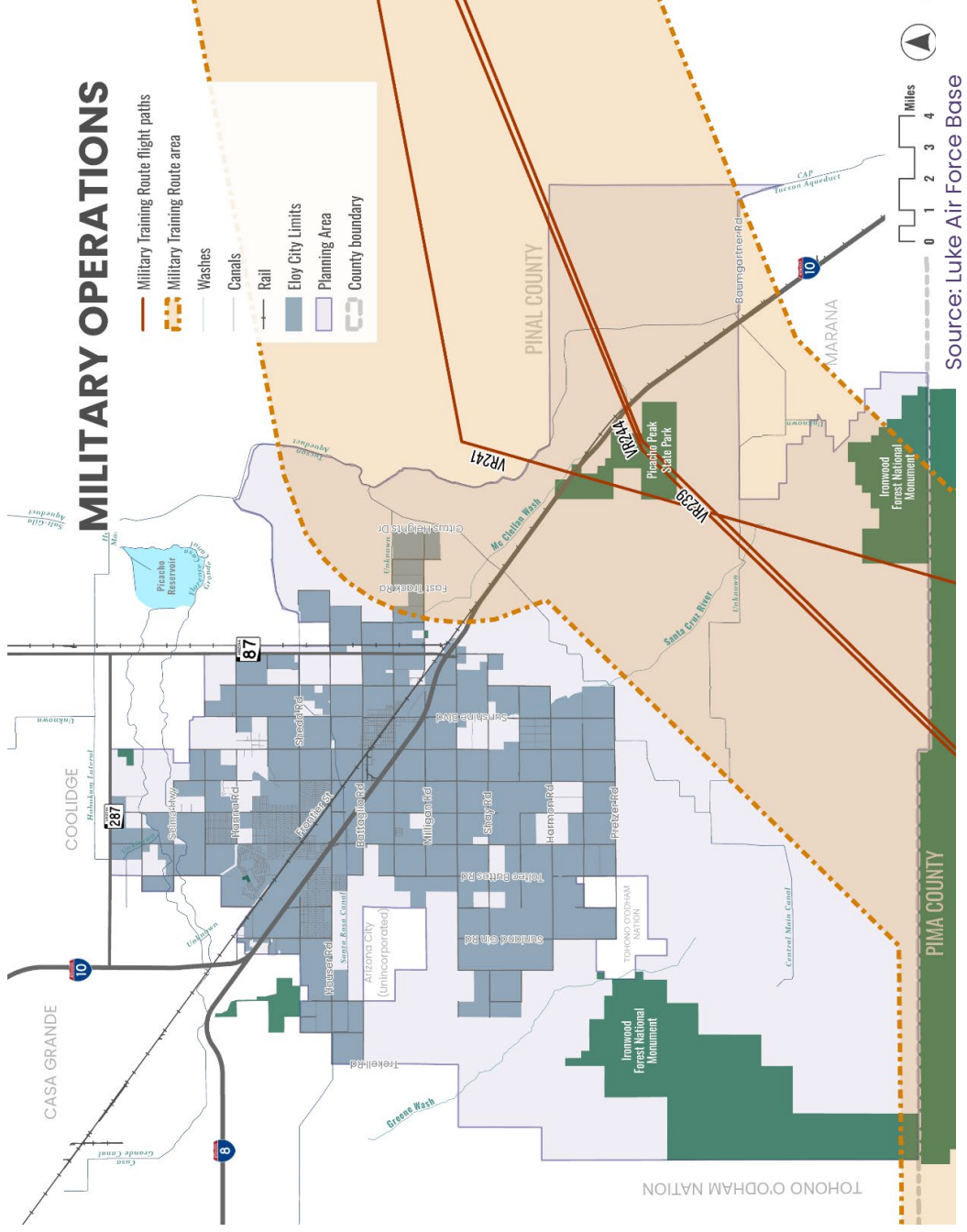


Jets in Pinal County airspace

Florence Military Reservation (FMR): National Guard training site located in Florence used for training 5,100 soldiers annually. FMR is primarily used for small arms and artillery training. There are 15 live-fire weapons ranges, 7 non-weapons ranges, and seven training areas at FMR.

Picacho Stagefield: Situated near Pinal Airpark, approximately 10 miles north of Eloy, Picacho Stagefield is managed by the Arizona Army National Guard. It serves as a helicopter training area, supporting various aviation operations and exercises. Several MTRs shown on Figure 27 wrap around the eastern side of Eloy and travel north into restricted airspace and military operating areas near Florence. Some of these training routes fall inside Eloy’s MPA to include land around Picacho Peak State Park.

Figure 27: Military Operations Map

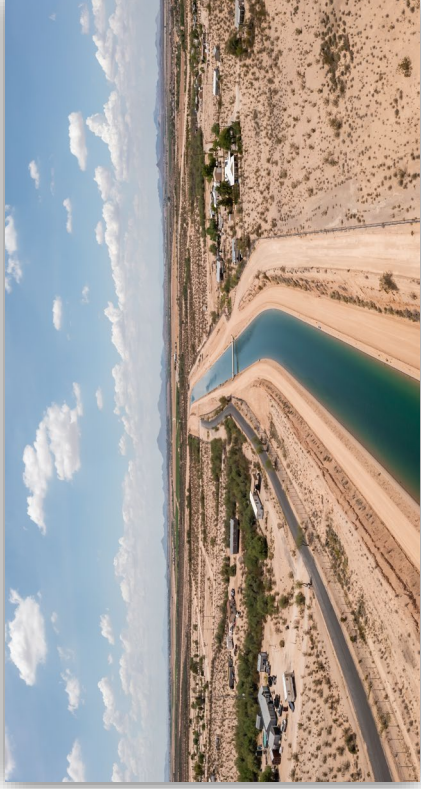


Source: Luke Air Force Base

Environmental Opportunities and Constraints

Opportunities	Constraints
<p>Eloy can leverage the Sonoran Desert climate to strengthen the City's role in supporting defense-related activities and capitalize on the economic benefits.</p>	<p>Encroachment of development and incompatible land use near military installations may impact the opportunities to achieve mission objectives and long-term installation viability.</p>
<p>Eloy can leverage biological and archeological resources Sonoran Desert climate to promote Agri-tourism, habitat restoration projects, renewable energy development, and community development.</p>	<p>City does not have plans and limited requirements that address wildfires, flooding, climate change, urban heat islands, or sustainable development initiatives to ensure and advance the viability of the city.</p>
<p>Climate, landscape, and undeveloped land add opportunities for renewable energy and economic development in Eloy.</p>	<p>City does not have plans that address wildfires, climate change, urban heat islands, or sustainable development.</p>

Water Resources



Central Arizona Project Canal

As a desert region, water resources are critical to the continued growth of the City of Eloy. The *Water Resources* chapter outlines the city's water availability, conservation efforts, wastewater processing, and future demand estimates. The City meets all health and safety standards set by local, state, and federal regulators in providing adequate water resources to residents and employers.

By the Numbers



49,159 Acre-Feet of Total Annual Supply of Water



1,255 Acre-Feet of Average Day Demand



640% Projected 10-Year Increase in Average Day Demand



4 Existing Wells

Source: City of Eloy Water, Wastewater, and Reclaimed Water Master Plan Update

Water Availability

Surface Water

Agricultural uses are the planning area's primary demand for water. The Picacho Reservoir (located outside the City of Eloy) is a 24,500-acre-foot storage basin constructed as part of the San Carlos Irrigation and Drainage District (SCIDD) used for agricultural purposes. Surface water from the Gila River is distributed to users via the Casa Grande and Florence-Casa Grande Canals.



Picacho Reservoir

Groundwater

The City of Eloy utilizes four operating City wells to pump groundwater as the primary source of potable water. According to the Assured Water Supply, AWS no. 26-402148, the City was assigned to use 48,545 acre-feet per year of groundwater. The City also has the right to a nominal amount, 614 acre-feet per year, of untreated Central Arizona Project (CAP) water, bringing the total usable groundwater to 49,159 acre-feet per year.

Providers

The City of Eloy is the largest certified water provider in the incorporated area, covering approximately 99.5 square miles. Seven additional providers serve portions of the City's residents and businesses:

- Arizona Water Company (northern area) – approximately 1.5 square miles
- CoreCivic (prison) – approximately 1.0 square miles
- Global Water (eastern area) – approximately 1.5 square miles
- JW Water Company (Robson Ranch and eastern area) – approximately 7.25 square miles
- Spring Branch Water Company (western area) – approximately 0.75 square miles
- Sunland Water Company (western area) – approximately 1.5 square miles

Water Conservation

The City of Eloy is part of a desert ecosystem and strives to be a responsible water consumer. The City provides information on water usage and links to resources that can help residents make responsible choices when it comes to the consumption of water.

Wastewater Processing

The Eloy Wastewater Treatment Plant (WWTP) is located north of Battaglia Road, west of 11 Mile Coner Road, and south of the CAP canal. Currently, the WWTP can accommodate 2.0 million gallons per day (MGD) annual average-day flows and 4.0 MGD peak hourly flows. The facility includes headworks, aeration basins, a clarifier, and a sludge drying system. Wastewater from the WWTP is recharged utilizing on-site recharging basins.

The City's wastewater infrastructure consists of eight lift stations as shown in *Figure 28*.

Figure 28: Eloy Lift Stations Table

Lift Station	Capacity (gpm)
Sunland Gin	785
Toltec	1,623
Tohono 1	410
Tohono 2	410
Love's	No capacity analysis performed
Flying J	No capacity analysis performed
Tyron	No capacity analysis performed
Curriel	No capacity analysis performed

Existing Lift Station Expansion

The existing Sunland Gin and Toltec lift stations pump wastewater from western Eloy to the WWTP. These stations will require expansion to support anticipated future flows, as shown in *Figure 29*. The City of Eloy Water, Wastewater, and Reclaimed Water Master Plan Update recommends adding three new lift stations to the system as the City grows.

Figure 29: Lift Station Needed Expansion Table

Lift Station	Expansion Need	Existing	Build-Out
Sunland Gin Lift Station	Force Main Diameter (in)	10	21
	Pump Capacity (gpm)	785	6,038
Toltec Lift Station	Force Main Diameter (in)	16	30
	Pump Capacity (gpm)	1,623	11,002

Source: City of Eloy Water, Wastewater, and Reclaimed Water Master Plan Update

Future Water Demands

According to the City’s Water, Wastewater, and Reclaimed Water Master Plan Update, at full build-out, the City is projected to provide water to 38,592 residential units annually. *Figure 30* shows the current water-demand estimates for the 5-year and 10-year and build-our planning scenarios, which are categorized by development areas A-G.

Figure 30: Development Planning Area Table

Development Planning Area	5-Year Projections			10-Year Projections			Build-Out Projections		
	Average -Day Demand (MGD)	Max-Day Demand (MGD)	Average - Day Demand (MGD)	Average - Day Demand (MGD)	Max-Day Demand (MGD)	Average - Day Demand (MGD)	Average - Day Demand (MGD)	Max-Day Demand (MGD)	
Existing	1.12	2.24	1.12	1.12	2.24	1.1	1.1	2.23	
A	0.00	0.00	0.17	0.17	0.33	2.8	2.8	5.57	
B	1.23	2.46	2.65	2.65	5.31	4.7	4.7	9.47	
C	1.51	3.01	2.05	2.05	4.09	4.0	4.0	8.07	
D	0.00	0.00	0.00	0.00	0.00	2.4	2.4	4.85	
E	0.92	1.85	2.35	2.35	4.71	7.7	7.7	15.37	
F	0.00	0.00	0.00	0.00	0.00	2.2	2.2	4.37	
G	0.00	0.00	0.00	0.00	0.00	5.2	5.2	10.38	
Total Service Area	4.8	9.6	8.3	8.3	16.7	30.1	30.1	60.3	

Source: City of Eloy Water, Wastewater, and Reclaimed Water Master Plan Update

Water Resources Opportunities and Constraints

Opportunities	Constraints
<p>The City's Water, Wastewater, and Reclaimed Water Master Plan Update recommends 53 new wells to meet the water demands of the residents once the City is completely developed.</p>	<p>The City should develop a plan outlining the desired location of these wells and the population thresholds that would need to be met to necessitate a new well.</p>
<p>The City should consider upgrading the wastewater recharge facilities at WWTP to be able to add treated wastewater to its water supply portfolio.</p>	<p>This would require wastewater treatment to Class A+ quality per AAC R18-11-303.</p>
<p>Developing a water conservation plan is a good opportunity for the City to create a strategy for reducing water consumption and water waste.</p>	<p>Funding for this endeavor could be a constraint given that a water conservation plan costs range from \$50,000-\$100,00.</p>

Public Facilities & Services



Eloy Police Department

By the Numbers



32 sworn police officers



2 fire stations



22 schools serving City



22,000 tons of solid refuse annually

The *Public Facilities & Services* chapter describes the basic functions provided by the City of Eloy. They include Police, Fire and Emergency Services, Educational Facilities, Community Centers, Libraries, Utilities, and Public Safety.

Source: City of Eloy

Police, Fire & Emergency Services

Eloy Police Department

The Eloy Police Department (EPD) is located at 630 North Main Street and is comprised of 32 sworn officers and 11 professional staff. The EPD is made up of two divisions: the Patrol Division and the Support Services Division. Figure 31 shows the units under each division, and the police department and police department locations can be seen in the map on Figure 37.

Figure 31: Police Departments Table

Patrol Division	Support Services Division
Squad 1 Nights	Communications Unit
Squad 2 Nights	Records Unit
Squad 3 Days	School Resources Unit
Squad 4 Days	Criminal Investigations Unit
Squad 5 Special Operations Unit	Community Relations

Source: City of Eloy

Eloy Fire District

The Eloy Fire District (EFD) serves over 10,300 residents in over 55 square miles. The EFD consists of one administrative office, two fire stations, 35 full-time employees, and one part-time employee. Figure 32 shows the address of the EFD administrative office and fire stations. Fire department locations can be seen in Figure 37.

Figure 32: Fire Districts Table

Eloy Fire District Facilities	Address
Administrative Office	4010 N. Toltec Road
Station 521	500 S. Sunshine Boulevard
Toltec Fire Station 522	4015 N. Toltec Road

Source: City of Eloy

Medical Centers

Sun Life Family Health Center (SLFHC) is the main medical facility in Eloy, located at 205 North Stuart Boulevard, but it does not provide inpatient medical services. The SLFHC offers the following outpatient services:

- Care coordination
- Chronic condition management
- Clinical integration
- Evaluation and treatment
- Free pregnancy testing
- Immunizations
- Behavioral health
- Clinical pharmacists
- Labs
- Pharmacy
- Primary care
- Pediatrics
- Sick visits
- Sports physicals
- Telehealth

The Banner Casa Grande Medical Center in Casa Grande is the nearest medical center that offers inpatient medical services and is located at 1800 East Florence Boulevard, Casa Grande. The Banner Casa Grande Medical Center includes:

- 4 obstetricians
- 4 orthodontists
- 9 optometrists
- 12 chiropractors
- 17 dentists
- 12 chiropractors
- 17 dentists
- 41 physicians
- 41 physicians

The first hospital in the City of Eloy, called the Exceptional Healthcare facility, is scheduled to open in the fall of 2025 at 340 E. Milligan Road and will include:

- Full-service emergency department
- Speciality services
- Inpatient hospital
- Onsite lab, radiology and imaging

The SLFHC is shown in *Figure 37*; however, Banner Casa Grande Medical Center is outside of the planning area.

Educational, Community Centers & Libraries

Educational Facilities

There are ample school opportunities for Eloy residents across districts, and these school locations are shown in *Figure 37*.

The Casa Grande Elementary School District consists of eight elementary schools, three middle schools, one online learning academy, and one early childhood learning center. The school district serves 6,400 students from the Eloy and Casa Grande regions, although none of the schools are located within the City. *Figure 33* shows the educational facilities in the Casa Grande Elementary School District.

Figure 33: Casa Grande Elementary School District Table

Educational Facilities	Address
Cactus Middle School	1220 E. Kortsen Road, Casa Grande, AZ 85122
Casa Grande Middle School	260 W. McMurray Boulevard, Casa Grande, AZ 85122
Center for Online & Innovative Learning	1000 N. Amarillo Street, Casa Grande, AZ 85122
Cholla Elementary School	1180 E. Kortsen Road, Casa Grande, AZ 85122
Cottonwood Elementary School	1667 N. Kadota Avenue, Casa Grande, AZ 85122
Desert Willow Elementary School	2172 N. Arizola Road, Casa Grande, AZ 85122
Early Childhood Learning Center	390 E. Lakeside Parkway, Casa Grande, AZ 85122
Ironwood Elementary School	1500 N. Colorado Street, Casa Grande, AZ 85122
McCartney Ranch Elementary School	2631 N. Brown Avenue, Casa Grande, AZ 85122
Mesquite Elementary School	129 N. Arizola Road, Casa Grande, AZ 85122
Palo Verde Elementary School	40 N. Roosevelt Avenue, Casa Grande, AZ 85122
Saguaro Elementary School	260 W. McMurray Boulevard, Casa Grande, AZ 85122
Villago Middle School	574 E. Lakeside Parkway, Casa Grande, AZ 85122

Source: Casa Grande Elementary School District

Eloy Elementary School District consists of three schools serving about 1,000 students in kindergarten through eighth grade. *Figure 34* shows the educational facilities in the Eloy Elementary School District.

Figure 34: Eloy Elementary School District Facilities Table

Educational Facilities	Address
Curiel Primary School	100 N. Curiel Street, Eloy, AZ 85131
Eloy Intermediate School	1101 N. Sunshine Boulevard, Eloy, AZ 85131
Eloy Junior High School	404 E. Phoenix Avenue, Eloy, AZ 85131

Source: Eloy Elementary School District

Picacho Elementary School District consists of one school, Picacho Elementary School, serving over 150 students. Picacho Elementary School is located at 17865 S. Vail Road, Picacho, AZ 85141.

Red Rock Elementary School District consists of one school, Red Rock Elementary School, serving over 100 students. Red Rock Elementary School is located at 20854 E. Holmstead Drive, Red Rock, AZ 85145.

Toltec Elementary School District consists of two schools serving over 800 students between pre-kindergarten through eighth grade. *Figure 35* shows the educational facilities in the Toltec School District.

Figure 35: Toltec School Districts Table

Educational Facilities	Address
Arizona City Elementary School	12115 W. Benito Drive, Arizona City, AZ 85123
Toltec Elementary School	3315 N. Toltec Road, Eloy, AZ 85131

Source: Toltec School District

Santa Cruz Valley Union High School District has two schools serving over 400 students between ninth and 12th grade. *Figure 36* shows the educational facilities in the Santa Cruz Valley Union High School District.

Figure 36: Santa Cruz High School Districts Table

Educational Facilities	Address
Santa Cruz Valley Union High School	900 N. Main Street, Eloy, AZ 85131
Santa Cruz Center for Success	900 N. Main Street, Eloy, AZ 85131

Source: Santa Cruz Valley Union High School District

Community Centers

These community center locations are shown in *Figure 37*.

Toltec Community Center & Senior Center is located at 3650 West Shedd Road. It is a 3,800-square-foot recreation center offering programs for youth and adults and is home to the local senior citizen program. It is equipped with a kitchen, furniture, and a 1,500-square-foot assembly hall.

Troy Thomas Community Center is located at 501 West 3rd Place. It is a 4,300-square-foot recreation facility that offers classes for preschoolers, youth, teens, and adults. The community center contains a 2,300-square-foot multipurpose room equipped with a kitchen and seats approximately 200 people. The facility can be used for plays, concerts, meetings, and receptions.

Library and Museum

These facility locations are shown in *Figure 37*.

Santa Cruz Library is located at 1000 North Main Street. In addition to checking out books, patrons can use the library's color copy machine, fax machine, interlibrary loan program, various electronic gaming systems for special events, and free wireless internet.

Santa Cruz Valley Historic Museum is located at 3725 North Camelot Street and provides displays detailing historical figures from the area. The museum is open to the public on Mondays and Thursdays from 9:00 am – 1:00 pm.

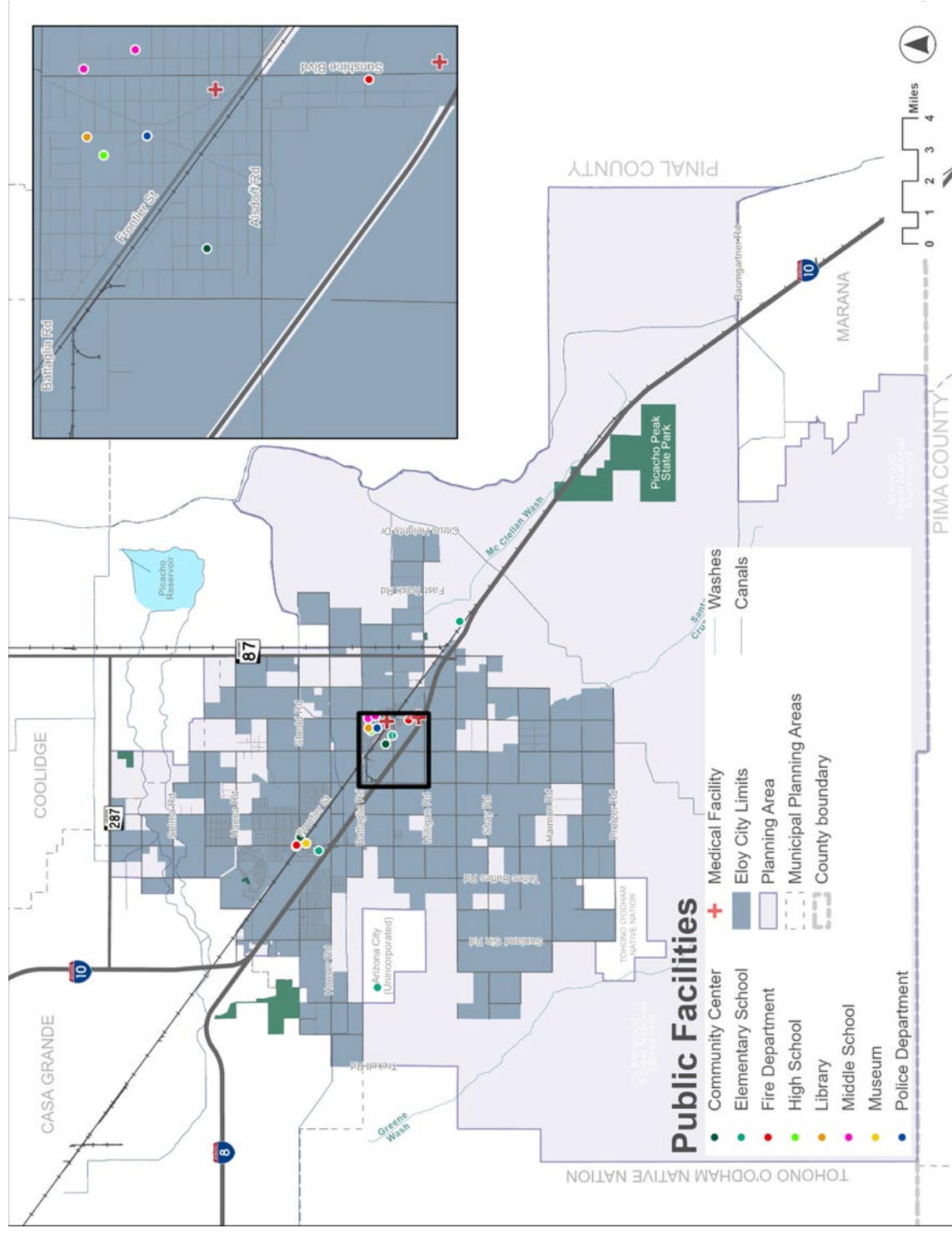


Santa Cruz Library



Santa Cruz Valley Historic Museum

Figure 37: Public Facilities Map



Source: City of Eloy

Utilities

Solid Waste Disposal

The City of Eloy Sanitation Division is responsible for landfill operations, residential trash and recycling collection, bulk trash collection, and recycling collection. Waste Management (WM) began servicing the City on June 1, 2025.

The City of Eloy Landfill is located at 305 N. Toltec Road and allows residents to deposit up to 1,000 pounds of garbage per day. The landfill is open Tuesday through Saturday from 7:30 am – 2:30 pm except for Wednesday, when it is open from 7:30 am – 2:00 pm.

Residential Trash and Recycling Collection is provided through the City of Eloy, which is contracted with Waste Connections of Arizona to handle weekly residential trash and recycling collection.

Bulk Trash Collection is offered to residents at no additional charge. Trash that does not fit in trash containers are picked up on the third Tuesday of each month by Waste Connections of Arizona.

Electricity

Arizona Public Service (APS) is the primary electricity provider, with Trico Electric Cooperative providing electricity to several small portions of the City. Overhead transmission lines (ranging from 115kV to 500kV), substations, and electricity-generating plants are located throughout the City. The following entities provide and maintain these facilities:

- APS
- Electric Districts 2, 4, and 5
- Salt River Project (SRP)
- Tucson Electric Power (TEP)
- Central Arizona Project (CAP)
- Western Area Power Administration (WAPA)

Natural Gas

Numerous trunk and distribution lines carry natural gas to and through the City. Kinder Morgan owns and operates the trunk lines, while Southwest Gas holds the Certificate of Convenience and Necessity (CC&N) for distribution within the City and its surrounding area.

Telecommunications

CenturyLink operates and maintains a fiber network in parts of the City. Other providers serve different areas of the City, including Orbital Communications and AireBeam Broadband.

Irrigation District

The Central Arizona Irrigation and Drainage District (CAIDD) manages the delivery of water for agricultural use for most of the Eloy planning area. CAIDD service area covers approximately 139 square miles. The San Carlos Irrigation and Drainage District (SCIDD) manages the delivery of water to a small northern portion of the City. Any properties outside of CAIDD’s and SCIDD’s service areas are completely reliant on groundwater for irrigation.

Public Safety

Evacuation Routes and Minimum Roadway Widths

The City of Eloy has not established evacuation routes in the event of an emergency. Engineering design standards requiring minimum roadway widths benefit emergency response vehicles, evacuation in case of emergency, and fire breaks in the event of a fire. Figure 38 shows the minimum roadway right-of-way widths required for each roadway type in the City of Eloy.

Figure 38: Minimum Roadway Widths Table

Roadway Type	Minimum Roadway Right-of-Way Width (ft)
Local Street	50
Collector	70
Commercial Collector	80
Minor Arterial	110
Major Arterial	130

Source: City of Eloy

Public Facilities & Services Opportunities and Constraints

Opportunities	Constraints
<p>The first new hospital in the City is under construction and will provide a full-service emergency department, specialty services, inpatient hospital, and onsite lab, radiology, and imaging.</p>	<p>The new services provided will bring additional traffic and impact to the community.</p>
<p>There are ample elementary/high schools and community facilities in Eloy,</p>	<p>Lacking technical and college educational facilities.</p>
<p>Eloy's fire and police forces appear to be well-staffed and funded.</p>	<p>A lack of designated evacuation routes affects preparedness and lessens public safety. A rapid evacuation strategy for the population in case of natural disasters and reducing response time in emergencies is an important step.</p>

Economic Growth & Cost of Development

While growth in Eloy has been modest over the past decades, the area is forecasted to experience a significant growth trend. Major employers and businesses have found their way to Eloy, attracted by large, well-priced land parcels well suited for manufacturing, distribution, and logistics and strategically located on the I-10 corridor and Union Pacific mainline, making shipping and transportation ideal. The employment base of Eloy is well balanced, with large manufacturers, distribution centers, motels and restaurants along the I-10 freeway, including several travel/truck stops. The *Economic Growth & Cost of Development* chapter relays this information through the topics of economic composition, employment and labor force trends, employment forecast, retail sales trends, and cost of development.



National Gypsum Company's wallboard plant

By the Numbers

	<p>20 Major employers</p>		<p>5% Unemployment Rate</p>
	<p>46.3% Labor force participation rate</p>		<p>68% job growth by 2040</p>

Sources: 2023 Arizona COG/MPO Employer Database, City of Eloy, AZ OEO, ACS 2023 5-Year Estimate, MAG

Economic Composition

The strengths and weaknesses of a local economy can be illustrated by a straightforward metric known as the “Location Quotient” or LQ. LQ compares the percentage of jobs in each industry in a community to a larger economy, such as the state. An LQ over 1.0 indicates that a particular industry has a greater presence in the local economy than the state – hence, a strength of the local area. An LQ less than 1.0 shows the potential weaknesses of an economy. As shown in *Figure 39*, Eloy’s primary economic strengths are Business Services with an LQ of 2.8, and Non-Metallic Manufacturing with an LQ of 3.8. The high LQ for Business Services is related to the private prison company Corecivic, which employs nearly 1,000 employees in three prisons and a federal detention center. Republic Plastics and National Gypsum are within the Non-Metallic Manufacturing industry, representing a large percentage of total employment in the City. Consumer Services and Retail have high LQs because of the services provided to the traveling public along I-10. Resource-dependent activities are primarily related to agricultural activities.

The employment base of Eloy is well balanced, with large manufacturers, distribution centers, hotels, and restaurants along the I-10 freeway, including several travel/truck stops. While not fully reflected in their list of 20 major employers shown in *Figure 40*, the City has a variety of businesses beyond Republic Plastics and National Gypsum that utilize the presence of I-10 and the Union Pacific mainline for transportation purposes. Those businesses include Otto Industries, Schuff Steel, Vext Science, Owens Corning, Hasa Chemicals, San Juan Pools, and Empire Southwest.

Figure 39: Location Quotient Table

Industry Cluster	Eloy		Arizona		Quotient
	Jobs	% of Total	Jobs	% of Total	
Business Services	1,100	30.3%	296,100	11.0%	2.8
Construction	250	6.9%	187,800	7.0%	1.0
Consumer Goods Manufacturing	-	0.0%	34,910	1.3%	0.0
Consumer Services	480	13.2%	289,470	10.7%	1.2
Education	420	11.6%	225,290	8.3%	1.4
Finance, Insurance, & Real Estate (FIRE)	30	0.8%	195,100	7.2%	0.1
Government, Social, & Advocacy Services	350	9.6%	79,200	10.3%	0.9
Health Care	60	1.7%	334,610	12.4%	0.1
High Tech Manufacturing & Development	50	1.4%	109,020	4.0%	0.3
Hospitality, Tourism, & Recreation	110	3.0%	111,900	4.1%	0.7
Media, Publishing, & Entertainment	-	0.0%	22,160	0.8%	0.0
Metal Inputs & Transportation-Related Manuf.	-	0.0%	32,070	1.2%	0.0
Non-Metallic Manufacturing	130	3.6%	27,820	1.0%	3.5
Resource-Dependent Activities	110	3.0%	45,180	1.7%	1.8
Retail	480	13.2%	309,730	11.5%	1.2
Telecommunications	-	0.0%	26,040	1.0%	0.0
Transportation & Distribution	40	1.1%	172,770	6.4%	0.2
Total	3,630	100%	2,699,150	100%	1.0

Note: Includes businesses with five or more employees

Source: MAG

Figure 40: Major Employers Table

Major Employers		
Employer	Jobs	Industry
Corecivic	1,592	Business Services
Eloy Elementary School District 11	154	Education
Schuff Steel Company	106	Construction
City of Eloy	143	Government, Social, & Advocacy Services
National Gypsum	100	Non-Metallic Manufacturing
Travel Centers of America Llc	57	Retail
Church of Christ	90	Government, Social, & Advocacy Services
Golden 9 Restaurant	80	Consumer Services
Loves Travel Stops	80	Retail
McDonald's	80	Consumer Services
Republic Plastics Ltd	140	Non-Metallic Manufacturing
Ta Operating	80	Retail
Little Sisters Truck Wash Inc	70	Consumer Services
Mary C O'Brien School District	70	Education
Santa Cruz Valley Union School District 35	54	Education
Otto Plastics AZ	65	Non-Metallic Manufacturing
Skydive Arizona	62	Hospitality, Tourism, & Recreation
Toltec Elementary School	60	Education
Az Health Supply Lc	50	High Tech Manufacturing & Development
Rccm Food Town Inc	50	Retail

Source: 2023 Arizona COG/MPO Employer Database, City of Eloy

While growth in the Eloy MPA has been modest over the past decades, the area is clearly on the verge of significant growth. Major employers and businesses have found their way to the area attracted by lower land prices and the exceptional transportation assets of the I-10 Freeway and Union Pacific Railroad. Shovel ready industrial sites include several industrial parks such as the Sunshine Industrial Park which is now home to Gold Bond Building Products, BHI, Osterkamp Distribution, and the new Exceptional Community Hospital that will open in 2025. FreePoint EcoSystems recently started construction of a commercial-scale advanced plastics recycling facility in the Eloy Industrial Park. Additional industrial parks, such as the 650-acre Park 8-10 business park, are also planned.



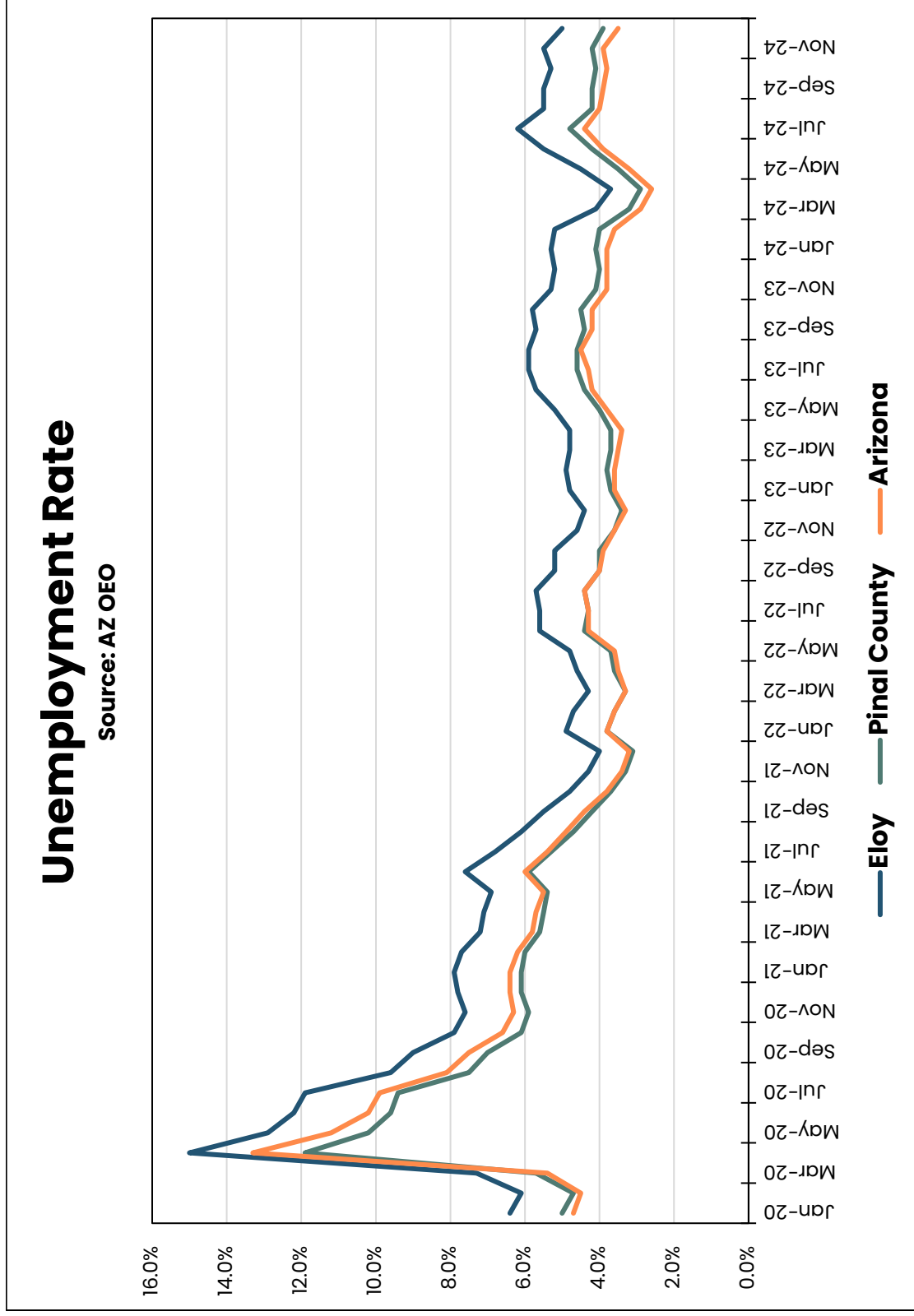
Sunshine Industrial Park

The Inland Port Arizona which is home to Procter & Gamble and the former Nikola manufacturing site now owned by Lucid Motors is a significant regional business park adjacent to Eloy, contributing to economic and job growth. The property is served by rail and is connected to the Union Pacific mainline. The proposed North-South freeway is planned along the eastern edge of the Inland Port, however a transportation funding tax for the highway was defeated in the last election cycle. A total of 2,044 acres are still available for sale within the property. The availability of large building sites in the area is an attraction for businesses that desire these transportation assets.

Employment and Labor Force Trends

Eloy's unemployment rate, as shown in *Figure 41*, stands at 5.0% as of December 2024, which is above the statewide average of 3.5%. While Eloy's level of unemployment is above both the County and State average, 5.0% is still an indicator of full employment. Unemployment in the City has been very stable since the end of 2021 and the recovery from the pandemic. Historically, Eloy's unemployment level tracks state levels at an average of 1.4% higher. The unemployment rate for Eloy hit 15.0% in April 2020 and took about a year and a half to recover to 5.5% by September 2021.

Figure 41: Unemployment Rate Chart



The labor force participation rate shown in *Figure 42* for Eloy stands at about 46.3%, which is quite low and well below the state average. Employment and population data for Eloy available from the U.S. Census is skewed by the local prison population which is estimated at 5,498 prisoners. Subtracting the prison population from the total City population aged 16 years and older yields 9,205 persons. According to the Census, 4,266 persons are in the labor force, which leaves 4,939 persons not in the labor force. This high estimate of people not in the labor force can only be associated with the Robson Ranch age-restricted community, which is comprised mostly of retired persons. Conversely, Eloy's median age of 41 is not much higher than the State's at 38.8 years. From a median age perspective, the prison population helps offset the City's retired population.

The labor force participation rate is a useful measurement for employers. The higher the rate, the healthier the economy is. This means more people are working and contributing to the economy with their wages, which translates into more retail sales tax revenue for a city. Alternatively, a low participation rate can mean that the local economy does not have enough workers to provide services for the resident population. This may mean that workers must commute long distances to work, and the community is dependent on importing workers from other communities.

Retirement trends can reduce the labor force participation rate. The labor force participation rate across the country is declining as baby boomers retire. The U.S. rate hit 67.2% in 2000; today, the participation rate stands at 62.5%.

Figure 42: Labor Force Participation Table

	Eloy		Pinal County		Arizona	
	Estimate	%	Estimate	%	Estimate	%
Population 16 years and over	9,205		362,655		5,862,117	
In labor force	4,266	46.3%	193,364	53.3%	3,547,314	60.5%
Employed	4,001	93.8%	181,389	93.8%	3,340,327	94.2%
Unemployed	248	5.8%	11,246	5.8%	182,184	5.1%
Armed Forces	17	0.2%	729	0.2%	24,803	0.4%
Not in the labor force	4,939	53.7%	169,291	46.7%	2,314,803	39.5%
Labor Force Participation Rate	46.3%		53.3%		60.5%	

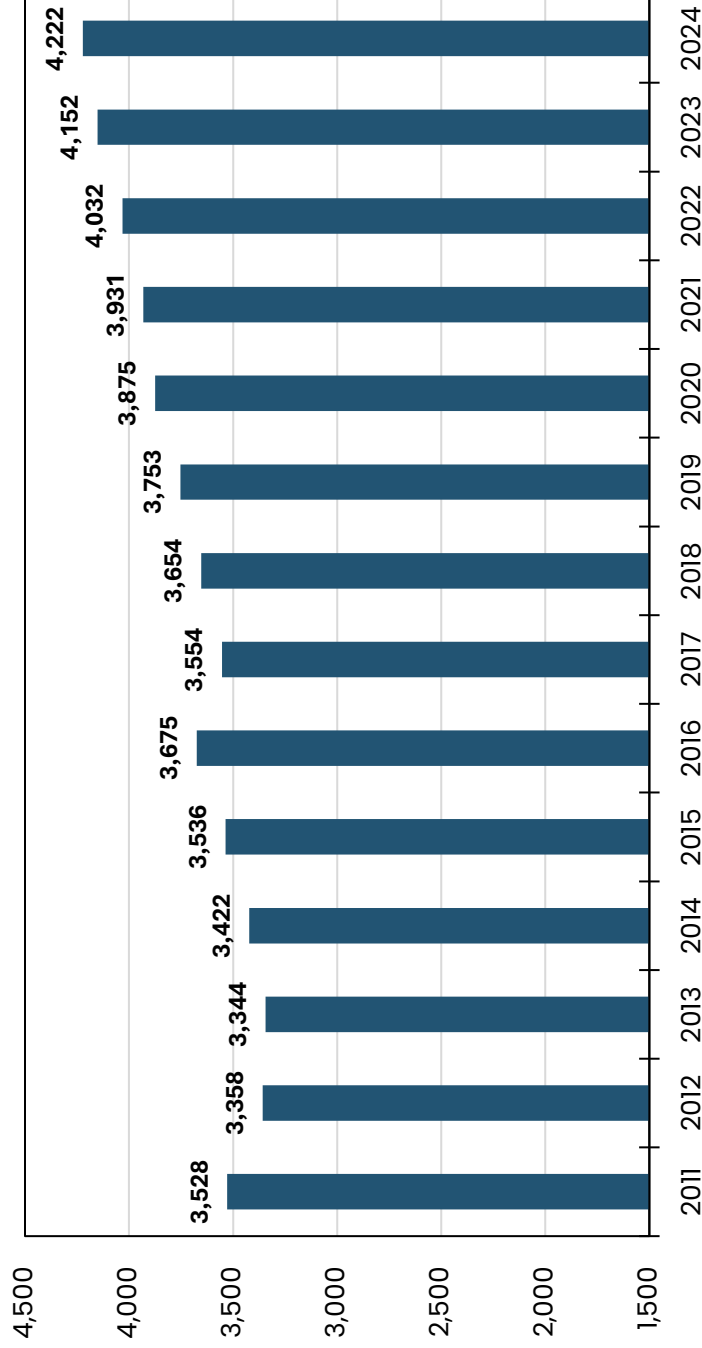
Source: ACS 2023 5-year estimate

Figure 43 illustrates that the City's labor force has increased by 20% since 2011, according to the Arizona Office of Economic Opportunity, and has outpaced population growth by 12%. The Great Recession impacted the labor force, but since 2013, it has been on an upward trajectory.

Figure 43: Civilian Labor Force Growth Chart

Civilian Labor Force Growth 2013–2024 City of Eloy

Source: AZ OEO



Data from the U.S. Census indicates that many residents of Eloy commute out of the City for work each day. 4,211 residents commute to other cities for work, while 2,607 workers commute into Eloy daily. Another 611 people both live and work in the City. As shown in Figure 44, of the Eloy residents who work, the largest numbers commute to Phoenix (17.8%), Casa Grande

(13.8%), Tucson (5.6%), or Tempe (4.8%). Commuters who come into Eloy to work come from Casa Grande (19.7%), Coolidge (5.6%), Tucson (4.7%), and Arizona City (4.5%).

Figure 44: Commuting Table

City of Eloy Commuting			
Where Residents of Eloy are Working		Where Employees Working in Eloy Live	
Community	Jobs	Community	Jobs
	Share		Share
Phoenix	857	Casa Grande	635
Casa Grande	665	Eloy	611
Eloy	611	Coolidge	179
Tucson	272	Tucson	152
Tempe	231	Arizona City	145
Mesa	195	San Tan Valley	121
Chandler	171	Phoenix	100
Coolidge	129	Florence	71
Scottsdale	118	Mesa	67
Gilbert	87	Maricopa	56
All Other Locations	1,486	All Other Locations	1,081
Total Working Residents	4,822	Total Eloy Jobs	3,218
	100%		100%

Source: US Census On The Map

In order for an economy to operate efficiently, it must have employees to provide for the daily needs of its residents as well as for the employment needs of its businesses. The availability of affordable housing for those workers is essential without forcing those employees to commute long distances to work. Affordable housing, which is covered in the next chapter, is essentially an important economic development issue for Eloy’s continued growth and financial well-being.

Employment Forecast

According to MAG forecasts, the Eloy MPA had approximately 3,830 jobs and is expected to grow to 6,443 jobs by 2040, representing an increase of 68%. However, the MPA is very large and extends as far south as the Pinal County boundary, well beyond the current City boundary. Rather than focus on such a large area, additional analysis was conducted of the Regional Analysis Zones (RAZs) that are situated along I-10. Those RAZs are 384, 386, and 392. Most of the growth of the Eloy MPA will occur within three RAZs. As shown in the following table (Figure 45), there were an estimated 3,535 jobs in 2020 in the RAZs, increasing to 5,362 jobs by 2040.

Figure 45: Eloy Employment Forecast Table

Employment Forecast City of Eloy

	Regional Analysis Zone			Total	MPA
	384	386	392		
2020	394	3,017	124	3,535	3,830
2030	549	3,394	129	4,072	4,438
2040	1,240	3,889	233	5,362	6,443

Source: MAG 2023

Despite its significant assets of proximity to I-10 and the Union Pacific Railroad, Eloy is expected to capture a small percentage of employment growth among the three major cities in the area: Casa Grande, Coolidge, and Eloy. Casa Grande, one of the largest cities in Pinal County, is expected to capture over 61% of all employment growth through 2040, with Coolidge capturing 31%. According to the forecast, Eloy will only capture 8% of all jobs in the area. The Employment Forecast for the surrounding communities is shown in Figure 46.

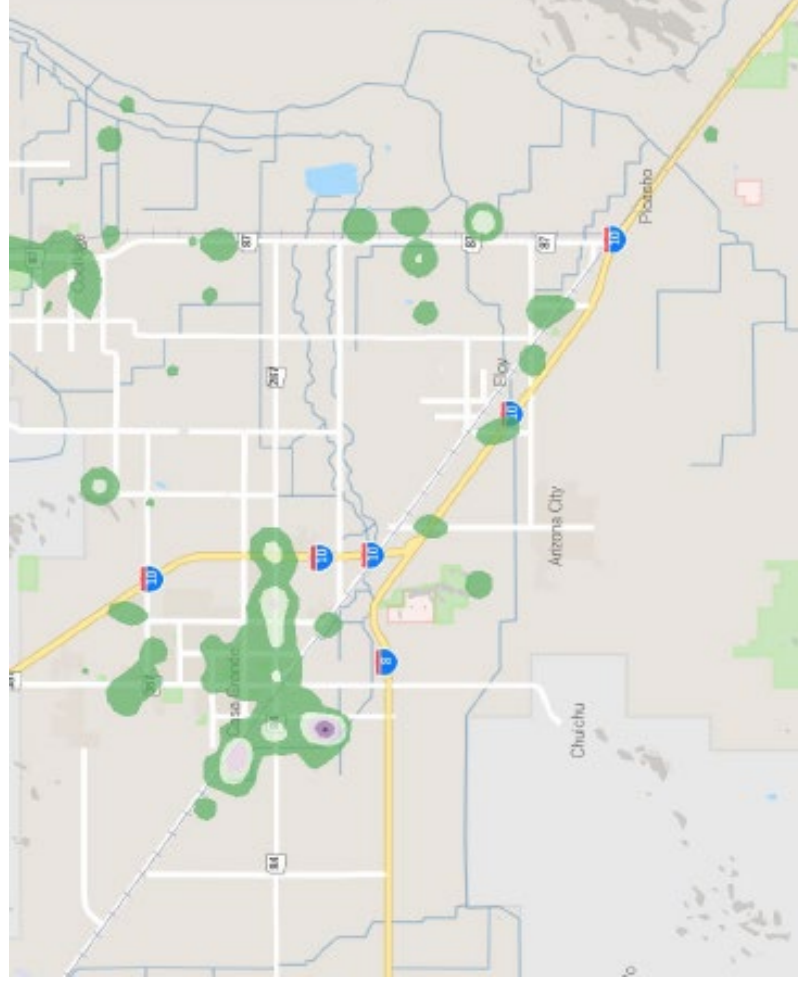
Figure 46: Surrounding Municipal Employment Forecast Table

Employment Forecast Casa Grande, Coolidge, & Eloy				
MPA	2020	2030	2040	Change
Casa	18,363	31,461	37,777	19,414
Coolidge	4,979	9,446	14,671	9,692
Eloy	3,830	4,438	6,443	2,613
Total	27,172	45,345	58,891	31,719
Percent of Total Growth				
Casa	67.6%	69.4%	64.1%	61.2%
Coolidge	18.3%	20.8%	24.9%	30.6%
Eloy	14.1%	9.8%	10.9%	8.2%

Source: MAG 2023

An employment heat map from MAG in Figure 47 illustrates the 2040 concentration of employment in the Casa Grande, Coolidge, and Eloy areas.

Figure 47: Employment Heat Map



Retail Sales Trends

Figure 48 shows transaction privilege tax trends for Eloy compared to the county and state. With its large prison population, representing about 29% of the City's population, it is necessary to use the resident population estimate minus the group quarters population to compare tax collection trends. Otherwise, the per capita sales estimates would be much lower. The U.S. Census estimates the prison population to be just under 5,500 persons, but that estimate could vary widely.

Overall, the City’s total taxable sales per capita are about equal to the statewide average but are 55% higher than the county average. In 2024, about 32% of the City’s taxable sales were generated from construction with 36% coming from retail and restaurant/bar sales. However, per capita retail and restaurant/bar sales in Eloy are below the county and statewide average.

Figure 48: FY 2024 Transaction Privilege Tax Trends Table

FY 2024 Transaction Privilege Tax Trends

	City of Eloy	Pinal County	Arizona
Total Population	18,994		7,621,703
Group Quarters Population	7,469 ³		162,189
% Group Quarters	39.3%	3.8%	2.1%
Resident Population	11,525		7,459,514

FY 2024 Net Taxable Transaction Privilege & Use Tax Sales

Estimated Taxable Sales	\$306,266,394	\$8,185,849,977	\$205,030,850,257
Per Capita Taxable Sales	\$26,574⁴	\$17,586	\$27,486

FY 2024 Net Taxable Retail & Restaurant/Bar Sales

Estimated Taxable Sales	\$110,581,222	\$4,357,691,300	\$138,015,121,313
Per Capita Taxable Sales	\$9,594⁵	\$9,362	\$18,502

Source: AZ Dept. of Revenue; City of Eloy CAFR, AZ OEO

³ City of Eloy estimates group quarters population of 7,469 at the end of FY24.

⁴ Estimated Net Taxable Transaction Privilege & Use Tax Sales divided by population excluding total group quarters population.

⁵ Estimated Taxable Retail & Restaurant/Bar Sales divided by population excluding total group quarters population.

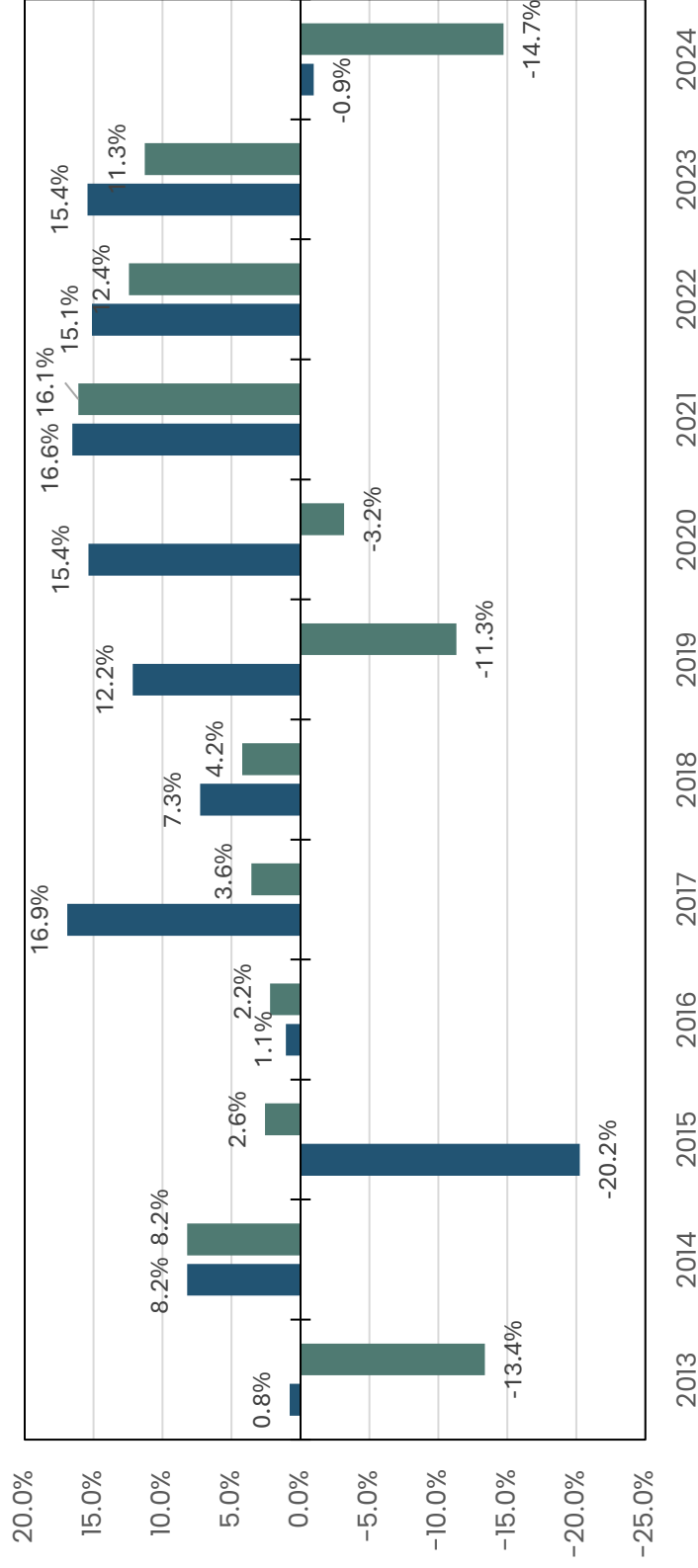
Retail, restaurant, and bar sales in Eloy, shown in *Figure 49*, have been solidly growing since 2012, with negative growth for a few years. Since 2012, sales have increased by 67.5% or about 4.4% on average per year. However, most of the growth has been in retail trade, which has been up by 119% since 2012. By comparison, restaurant/bar sales have only increased by 13% over the last 12 years, or an average of about 1% per year. After the pandemic, sales increased dramatically in 2021 but slowed in 2024, with restaurant and bar sales dropping by 14.7%.

Figure 49: Percent Increase in Retail Trade & Restaurant/Bar Sales Chart

Percent Increase in Retail Trade & Restaurant/Bar Taxable Sales

City of Eloy

Source: City of Eloy CAFR



Eloy benefits from the group quarters population since much of its revenue is generated from state revenue sharing of sales taxes, income taxes, and auto lieu taxes which are based on population. For instance, the state shared a total of

\$891,605,795 among the state's cities in FY 2024, or about \$145.55 per person for the state's 6,125,539 residents living in cities. Eloy received more than \$9,818,252 million from the state. The prison population, therefore, increased the revenue sent to Eloy by about 29% or an estimated \$2.7 million.

Cost of Development

Arizona statutes identify policies and strategies the cities can use to require new development to pay its fair share towards the cost of public services generated by that development. Cities typically impose fees on new development for various services, from parks and recreation to police and fire to general government. These fees are known as development impact fees or just impact fees. Eloy's primary job and population growth competitors in central Pinal County are Casa Grande and Coolidge. The following table, *Figure 50*, shows residential impact fees for the three communities. Impact fees can be a significant factor in a business's decision-making process for locating a new facility or constructing new housing units. Based on the impact fees for residential development, Eloy has the lowest fees, although they are comparable to Coolidge. Casa Grande's fee for single-family homes is 73% higher than Eloy's fee; Casa Grande's multifamily fee is 2.8 times higher than Eloy's.

Figure 50: Residential Development Impact Fees Table

**Residential Development Impact Fees
Casa Grande, Coolidge, & Eloy**

City	Fire	Parks &			Water/		Total
		Gov't	Rec	Sewer	Sewer		
Casa Grande¹							
Single-Family	\$777	\$620	\$624	\$588	\$4,178	\$4,400	\$0
Multifamily	\$521	\$416	\$418	\$395	\$2,903	\$2,952	\$0
Coolidge¹							
Single-Family	\$426	-	\$1,058	-	\$3,235	\$2,183	\$0
Multifamily	\$361	-	\$896	-	\$2,070	Footnote 2	\$0
Eloy							
Single-Family	Footnote	-	\$1,852	\$526	\$1,671	-	\$2,416
Multifamily	Footnote	-	\$1,444	\$410	\$816	-	Footnote

¹Coolidge and Casa Grande water is supplied by the privately owned Arizona Water Company.

²Impact Fee depends upon the size of the water meter.

³Eloy fire protection provided by Eloy Fire District which levies a property tax.

Sources: City of Eloy, City of Coolidge, City of Casa Grande

Economic Growth & Cost of Development Opportunities and Constraints

Opportunities	Constraints
<p>Eloy has significant economic development assets, particularly its proximity to I-10 and the Union Pacific Sunset route, which will contribute to its continued employment growth.</p>	<p>Lack of diversity in housing and residential opportunities to support economic and job growth.</p>
<p>Available land in Eloy will continue to attract users that require large development sites for manufacturing and warehousing/distribution purposes.</p>	<p>Forecasts for employment growth are modest, with nearby cities likely capturing the majority of future business opportunities.</p>
<p>The prison population's short-term financial benefits may help overcome some of the shortcomings of the City's infrastructure.</p>	<p>Lack of an inventory of speculative buildings available for leasing.</p>

Housing

Eloy’s housing mix is consistent with that typically found in rural but growing areas of the state. It has a small apartment inventory and a large number of single-family homes. Eloy’s housing gap – those households paying more than 30% of income on housing – is below the county and statewide averages on a percentage basis. However, the need for affordable housing across many income categories is still real. About 43% of renter households pay more than 30% of their income on housing, including 379 households that pay more than 50% on housing. The *Housing* chapter illustrates these issues in the following sections: housing inventory, housing mix, residential building permit activity, ownership housing market, apartment housing market, affordable housing market, and housing gap.



Robson Ranch Clubhouse

By the Numbers

	<p>4,894 housing units</p>		<p>\$655, Monthly rent across the City</p>
	<p>\$365k, the median cost of a resale home</p>		<p>\$360k, the median cost of a new home</p>
	<p>7.8% of all housing units MF</p>		<p>0 Multifamily building permits since 2007</p>

Sources: 2023 Arizona COG/MPO Employer Database, City of Eloy, AZ OEO, ACS 2023 5-Year Estimate, MAG

Housing Inventory

According to the American Community Survey (ACS) and shown in *Figure 51*, in 2023, the City of Eloy had an inventory of 4,894 housing units within its boundaries, with 4,272 occupied units. The remaining unoccupied units are considered vacant and are classified in several ways, including units that are in the process of being sold or rented and those used for seasonal or recreational purposes. About 4.7% of all units in the city are estimated to be occupied part-time, whereas the residents' primary home is in another city or state. These residents are not counted as part of the official population of Eloy. Still, they provide some benefits to the community in terms of retail sales, property tax revenue, and other income during their stay. The estimated seasonal population is 458 persons, assuming two persons per household. The percentage of seasonal units in Eloy is lower than the county-wide average.

Figure 51: Housing Vacancy Status Table

Housing Vacancy Status

	City of Eloy		Pinal County		Arizona	
	Units	%	Units	%	Units	%
Total:	4,894		179,861		3,142,443	
Occupied	4,272	87.3%	157,193	87.4%	2,796,790	89.0%
Vacant	622	12.7%	22,668	12.6%	345,653	11.0%
For rent	80	12.9%	2,066	9.1%	52,788	15.3%
Rented, not occupied	0	0.0%	454	2.0%	12,150	3.5%
For sale only	38	6.1%	1,322	5.8%	19,787	5.7%
Sold, not occupied	24	3.9%	857	3.8%	13,138	3.8%
For seasonal use	229	36.8%	14,496	63.9%	172,996	50.0%
For migrant workers	0	0.0%	13	0.1%	899	0.3%
Other vacant	251	40.4%	3,460	15.3%	73,895	21.4%
Percent Seasonal Use		4.7%		8.1%		5.5%

Source: ACS 2023 5-year estimate

The Robson Ranch age-restricted, active adult community in Eloy has been a major driver of the City's population growth. According to the U.S. Census, Census Tract 20.01, which includes Robson Ranch, has a population of 5,589 persons and 2,663 housing units with a median age of 56.5 years (ACS 2023 5-Year Estimates). The above estimates do not take into account new housing units that were occupied during 2024. The ACS 5-Year Estimates of the population of Eloy for 2023 is 16,671 with 4,894 housing units. The official population for the City recognized by the state of Arizona (produced by the Office of Economic Opportunity) for July 1, 2024, is 18,994. However, the presence of three private prisons and one federal detention facility in Eloy accounts for an estimated 5,498 persons who are included within the City's population estimate. The population of the non-group quarters using census data is estimated at 11,173. Regardless of these differences in population estimates, the ACS data is the primary source for evaluating the housing market's status in Eloy and will be used throughout this analysis.

Housing Mix

Figure 52 shows that Eloy has a balanced housing mix with a higher percentage of multifamily units and a lower percentage of mobile homes than the county averages. About 7.8% of all housing units are considered multifamily, excluding duplexes and three and fourplexes, compared to 3.2% for Pinal County. However, multifamily housing units comprise 16.3% of the housing inventory statewide. The housing mix helps provide housing for all segments of the population.

Figure 52: Units by Structure Table

	City of Eloy		Pinal County		Arizona	
	Units	%	Units	%	Units	%
Total:	4,894		179,861		3,142,443	
1, detached	3,342	68.3%	136,257	75.8%	2,015,127	64.1%
1, attached	255	5.2%	3,387	1.9%	160,484	5.1%
2	107	2.2%	1,183	0.7%	42,026	1.3%
3 or 4	193	3.9%	2,272	1.3%	104,684	3.3%
5 to 9	115	2.3%	1,783	1.0%	114,410	3.6%
10 to 19	76	1.6%	1,431	0.8%	121,050	3.9%
20 to 49	103	2.1%	990	0.6%	79,589	2.5%
50 or more	86	1.8%	1,467	0.8%	196,018	6.2%
Mobile home	547	11.2%	29,633	16.5%	297,155	9.5%
Boat, RV, van, etc.	70	1.4%	1,458	0.8%	11,900	0.4%

Source: ACS 2023 5-year estimate

Figure 53 illustrates that Eloy also has a lower percentage of owner-occupied units and a higher percentage of renter-occupied units relative to the county average. The City's mix of owners and renters is consistent with that found throughout the state.

Figure 53: Tenure in Occupied Units Table

Tenure In Occupied Units

	City of Eloy		Pinal County		Arizona	
	Units	%	Units	%	Units	%
Total:			157,193		2,796,790	
Owner-occupied housing units:	2,868	67.1%	126,578	80.5%	1,873,231	67.0%
Renter-occupied housing units:	1,404	32.9%	30,615	19.5%	923,559	33.0%

Source: ACS 2023 5-year estimate

Homeownership has been growing in the City since 2010, although it declined in 2014 due to the effects of the Great Recession, which affected homeowners across the country. A second decline occurred in 2021 due to the pandemic but has now recovered. The Eloy homeownership rate shown in *Figure 54* now matches the statewide rate, although it is below the county average.

Figure 54: Homeownership Table

Homeownership			
	City of Eloy	Pinal County	Arizona
2000	62.1%	77.4%	68.0%
2010	61.3%	76.1%	66.0%
2011	68.3%	76.5%	66.6%
2012	66.8%	76.2%	65.5%
2013	62.5%	74.4%	64.4%
2014	61.8%	73.0%	63.4%
2015	63.8%	72.2%	62.8%
2016	62.3%	72.5%	62.6%
2017	62.7%	72.6%	63.1%
2018	64.6%	74.4%	63.6%
2019	63.8%	76.7%	64.4%
2020	67.8%	79.6%	65.3%
2021	61.6%	78.1%	65.8%
2022	65.1%	79.6%	66.3%
2023	67.1%	80.5%	67.0%

Source: Decennial Census 2000, 2010, & 2020; ACS 5-Year

Figure 55 demonstrates that the inventory of occupied single-family housing in the City in 2023 totaled 2,901 units, according to the U.S. Census. Approximately 16.8% of those homes, or 488 single-family homes, are rented. The community also has 305 moderate to high-density multifamily units (5 to 50 units in a building), representing 7.1% of the housing inventory. These numbers are higher than the county average but well below the statewide average of 15.1%.

Figure 55: Tenure by Units in Structure Table

	City of Eloy		Pinal County		Arizona	
	Units	%	Units	%	Units	%
Total:	4,272		157,193		2,796,790	
Owner-occupied housing	2,868	67.1%	126,578	80.5%	1,873,231	67.0%
1, detached	2,413	84.1%	104,891	82.9%	1,540,834	82.3%
1, attached	153	5.3%	2,145	1.7%	95,592	5.1%
2	-	0.0%	15	0.0%	3,554	0.2%
3 or 4	-	0.0%	172	0.1%	12,973	0.7%
5 to 9	10	0.3%	101	0.1%	12,431	0.7%
10 to 19	-	0.0%	295	0.2%	6,315	0.3%
20 to 49	-	0.0%	42	0.0%	5,760	0.3%
50 or more	-	0.0%	44	0.0%	11,827	0.6%
Mobile home	222	7.7%	17,649	13.9%	175,325	9.4%
Boat, RV, van, etc.	70	2.4%	1,224	1.0%	8,620	0.5%
Renter-occupied housing	1,404	32.9%	30,615	19.5%	923,559	33.0%
1, detached	488	34.8%	18,324	59.9%	297,696	32.2%
1, attached	102	7.3%	709	2.3%	47,677	5.2%
2	107	7.6%	1,066	3.5%	33,175	3.6%
3 or 4	177	12.6%	1,864	6.1%	80,528	8.7%
5 to 9	58	4.1%	1,328	4.3%	88,830	9.6%
10 to 19	48	3.4%	949	3.1%	97,475	10.6%
20 to 49	103	7.3%	805	2.6%	61,851	6.7%
50 or more	86	6.1%	1,351	4.4%	162,554	17.6%

Mobile home	235	16.7%	3,985	13.0%	50,493	5.5%
Boat, RV, van, etc.	-	0.0%	234	0.8%	3,280	0.4%

Source: ACS 2023 5-year estimate

Residential Building Permit Activity

According to the U.S. Census, residential building permit activity has been nearly entirely in the single-family category. The most recent multifamily building constructed in the City was in 2007. The lack of apartment construction activity limits housing opportunities for the general public, particularly for employees looking to work in the community. Figure 56 shows that single-family construction activity peaked in 2021 at 301 units before declining to 96 in 2023. Preliminary estimates show an increase in permits in 2024. The majority of residential permits occur in Robson Ranch.

Figure 56: Residential Housing Permits Table

Residential Housing Permits

City of Eloy

Year	1-Unit	2-Unit	3-4-Units	5+ Units	Total
2010	77	-	-	-	77
2011	50	-	-	-	50
2012	45	-	-	-	45
2013	104	-	-	-	104
2014	83	4	-	-	87
2015	79	-	-	-	79
2016	87	-	-	-	87
2017	117	-	-	-	117
2018	135	-	-	-	135
2019	127	-	-	-	127

2020	116	-	-	-	116
2021	301	-	-	-	301
2022	221	2	-	-	223
2023	96	-	-	-	96
2024 (p)	149	2	-	-	151

p=Preliminary

Source: U.S. Census Bureau

Ownership Housing Market

The price of both new and existing housing in Eloy has increased dramatically over the past five years, as shown in Figure 57 and Figure 58. Since 2019, the median resale price of a single-family home has increased by 65% from \$203,000 to \$365,000, an increase of \$162,000. Sales have remained fairly constant, with a slight decline in 2024, likely due to rising mortgage rates. Sales of newly built homes also increased in price but not to the extent of the resale market. The price of a new house increased by 27% since 2019 to \$360,000, including a price decline in 2024 of \$40,000. Meanwhile, sales have fallen markedly from 194 in 2023 to 91 in 2024 due to rising construction costs and stubborn interest rates that have remained high relative to just a few years ago. At current prices, single-family homes may be beyond the reach of many working families, and the Eloy market has few alternatives for higher-density ownership options, such as condos or townhomes.

Figure 57: Median Resale Home Price & Number of Sales Chart

Median Resale Home Price & Number of Sales

City of Eloy

Source: RL Brown

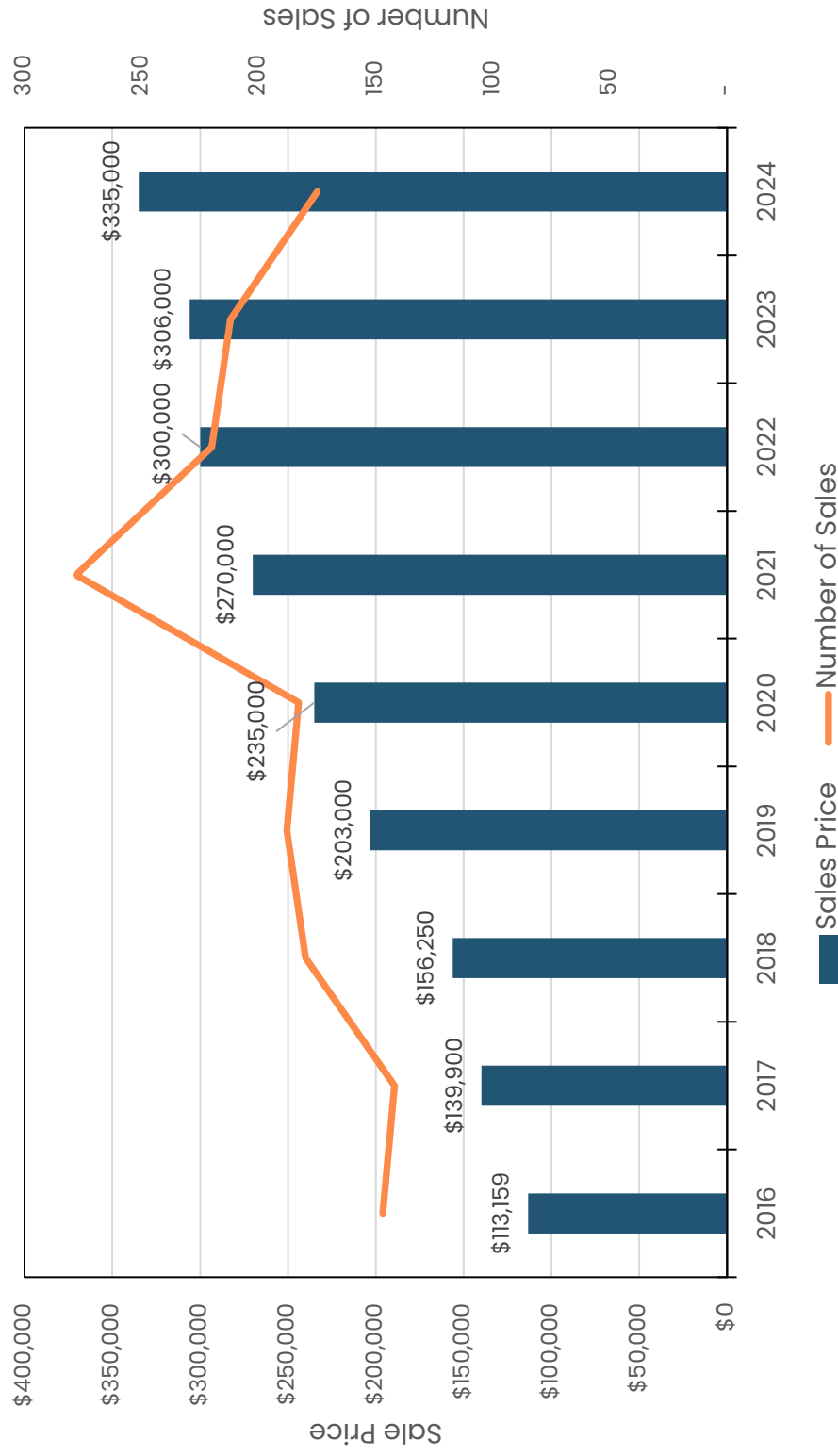
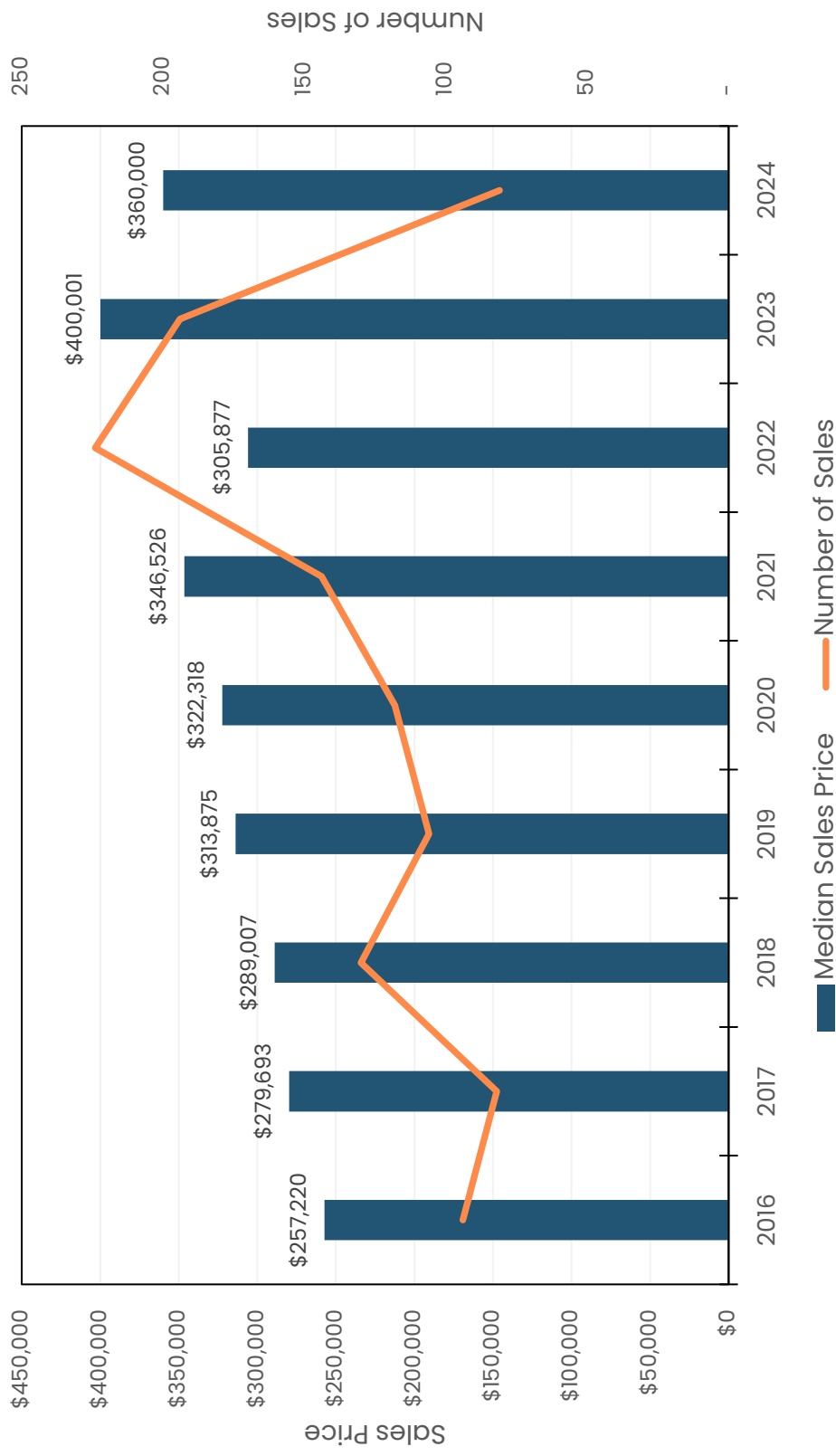


Figure 58: Median New Home Price & Number of Sales Chart

Median New Home Price & Number of Sales

City of Eloy

Source: RL Brown



Most of the new home market is driven by Robson Communities and Century Communities. Robson Communities is developing Robson Ranch, the age-restricted community in western Eloy. Century Communities is building in the Esperanza subdivision and scattered lots throughout the Toltec Arizona Valley subdivisions. As shown in *Figure 59*, the median sale price of a Robson home in 2023 was \$477,200 with 131 sales, while the Century median price was \$248,500 with 63 sales. In 2024, Robson sales fell to 41, but the median price increased to \$549,000. Century had 40 sales in 2024 with a median price of \$271,500.

Figure 59: Homebuilding Trends Table

Homebuilding Trends

City of Eloy

Year	Robson Communities		Century Communities	
	Sales	Median Price	Sales	Median Price
2023	131	\$477,200	63	\$248,500
2024	41	\$549,000	40	\$271,500

Source: RL Brown

Home prices in Eloy are well below the median price of about \$420,000 in metro Phoenix, primarily due to land costs and lower development impact fees. In theory, the typical Century new home at a price of \$271,500 should be affordable to a household earning about \$78,000 per year with a 10% down payment. While this income level is above the Eloy median income, these homes will be affordable to many Pinal County residents, whose median income is about \$87,000.

Apartment Housing Market

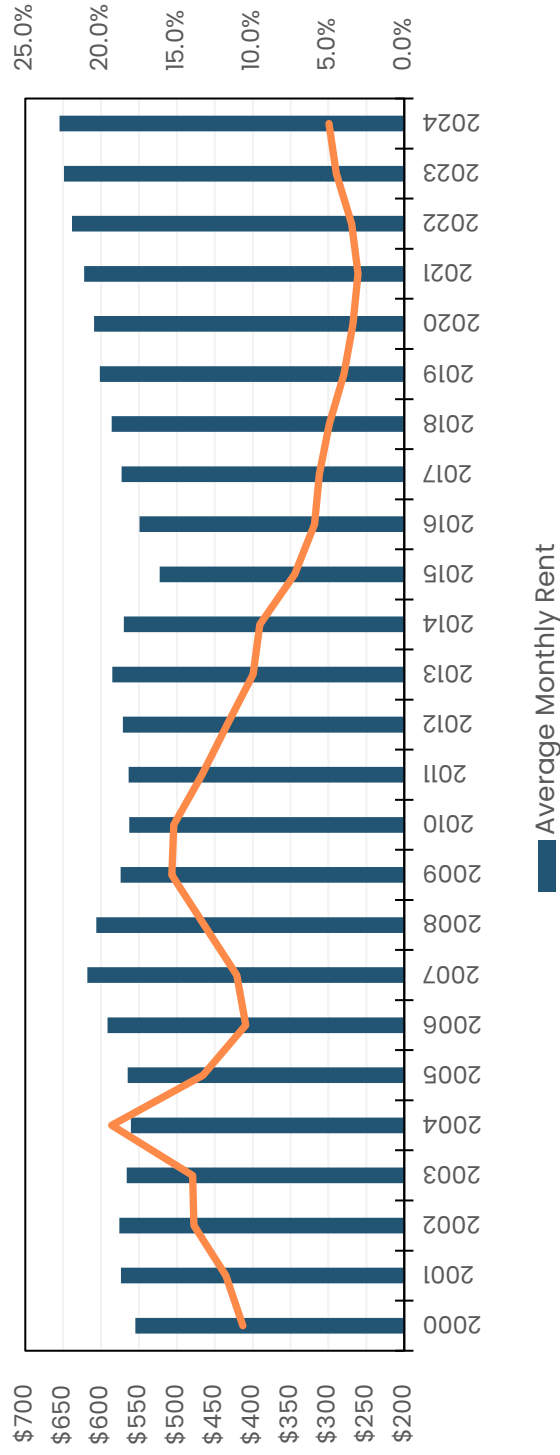
Not unexpectedly, Eloy has a small inventory of conventional apartment complexes totaling 352 units (complexes with eight units or more). Construction activity has been modest, with the last apartment complex being built in 2007. The average monthly rent shown in *Figure 60* across the City is \$655 with a 5.0% vacancy rate, indicating high unit demand. Rents are very low compared to the Pinal County average monthly rent of \$1,345. Rent growth has been modest since 2000. Between 2016 and 2024, rents have grown by 19% or an average of 2.2% per year, well below the inflation rate for that period.

Figure 60: Average Monthly Rent and Vacancy Rate Chart

Average Monthly Rent & Vacancy Rate

City of Eloy

Source: Costar



Eloy's rent is well below the Pinal County average because most of the apartment complexes were originally developed under the Low-Income Housing Tax Credit (LIHTC) program. At least three of those complexes built in the 1980s and 1990s have reached the end of their "compliance" periods, or when owners agreed to limit rents. Compliance periods are typically ten to 15 years in length. However, landlords often maintain low rents if the market area surrounding a property does not support higher rents. This appears to be the case in Eloy. The newest properties in the City, Maddox Estates and Villas de Sonora, have the lowest rents. *Figure 61* illustrates major apartment complexes.

Figure 61: Major Apartment Complexes Table

Major Apartment Complexes City of Eloy

Complex	Address	Year Built	Units	Vacancy Rate	Avg. Rent	Type
Park Vista Apartments	401 N D Street	1968	34	1.3%	\$851	Market
Desert Vista	805 N Sunshine Boulevard	1989	46	1.2%	\$887	Affordable
Eloy Village Apartments	413 E 1st Street	1993	32	3.7%	n/a	Affordable
Family Estates of Eloy	701 N A Street	1994	24	n/a	n/a	Affordable
Maddox Estates Townhomes	517 W Alsdorf Road	2003	60	2.0%	\$500	Affordable
Villas de Sonora	507 W Alsdorf Road	2007	36	1.4%	\$592	Affordable
Total			232	2.2%	\$0	

Source: Costar

Monthly rents in the Eloy apartment market reflect the household incomes of city residents. Eloy’s median household income of \$54,080 is well below the county median of \$77,588. With half of the households in the City earning less than the median income, development of market rate complexes may not be supported in the market, given current construction and financing costs.

Affordable Housing Market

The incomes and rents for LIHTC and other HUD programs in Metro Phoenix are shown below in *Figure 62* and *Figure 63*. As part of the metro area, these income and rent guidelines apply to Eloy. A family of four under the LIHTC can qualify for a unit with a maximum income of \$61,680 (earning 60% of the area median income). Maximum tax-subsidized apartment rents for a two-bedroom unit are \$1,389 per month for a family of four with an income of 60% of the area median income. For a family of four with an income of 20% AMI, rent can be as low as \$463 per month. Eloy benefits from being included in the metro area since allowable rents are much higher than those found in the city.

Figure 62: FY 2024 Income Limits Table

FY 2024 Income Limits, Phoenix–Mesa–Chandler, AZ MSA Area Median Family Income \$101,300

% of Median Income	Persons in Family							
	1	2	3	4	5	6	7	8
80%	\$57,600	\$65,760	\$74,080	\$82,240	\$88,880	\$95,440	\$102,000	\$108,560
70%	\$50,400	\$57,540	\$64,820	\$71,960	\$77,770	\$83,510	\$89,250	\$94,990
60%	\$43,200	\$49,320	\$55,560	\$61,680	\$66,660	\$76,500	\$76,500	\$81,420
50%	\$36,000	\$41,100	\$46,300	\$51,400	\$55,550	\$63,750	\$63,750	\$67,850
40%	\$28,800	\$32,880	\$37,040	\$41,120	\$44,440	\$51,000	\$51,000	\$54,280
30%	\$21,600	\$24,660	\$27,780	\$30,840	\$33,300	\$38,250	\$38,250	\$40,710
20%	\$14,400	\$16,440	\$18,520	\$20,560	\$22,220	\$25,500	\$25,500	\$27,140

Source: Department of Housing & Urban Development

Figure 63: 2024 Max Allowable Low- and Moderate-Income Rents Table

Phoenix-Mesa-Chandler, AZ MSA

% of Area Median Income	0		1		2		3		4		5	
	Bdrm	Bdrm	Bdrm	Bdrm	Bdrm	Bdrm	Bdrm	Bdrm	Bdrm	Bdrm	Bdrm	Bdrm
60%	\$1,080	\$1,156	\$1,389	\$1,604	\$1,789	\$1,974						
50%	\$900	\$963	\$1,157	\$1,336	\$1,491	\$1,645						
40%	\$720	\$771	\$926	\$1,069	\$1,193	\$1,316						
30%	\$540	\$578	\$694	\$802	\$894	\$987						
20%	\$360	\$385	\$463	\$534	\$596	\$658						

Source: Department of Housing & Urban Development

Housing Gap

The standard for housing affordability established by HUD is that a household should not pay more than 30% of its income on housing. For rental units, the 30% includes utilities. For homeowners, the 30% includes mortgage(s), property taxes, insurance, utilities, and in some cases, a homeowners association fee. Reflected in Figure 64, the *housing cost burden for owners in Eloy is significant, with 500 or 17.4% of all owners paying more than 30% of their income on housing*. This percentage, however, is less than the statewide or county average. *The rate of the Eloy renter households burdened by housing costs stands at 43.3%, with 13.2% paying more than 50% of their income on housing*. These households are considered severely burdened by housing costs, the percentage of which is higher than the statewide average and significantly higher than the county average.

It should be noted that homeowners typically have more options than renters to address their housing burden. For instance, an owner could sell the home and, in theory, move to a less costly unit if one is available. Similarly, homeowners could have voluntarily increased their housing costs by taking out a second mortgage on the home.

These factors all affect the housing burden of homeowners, while renters have limited opportunities to reduce their housing burden.

Figure 64: Housing Cost Burden Table

		Housing Cost Burden			
		Owner and Renter Occupied Housing Units			
		Eloy	Pinal County	Arizona	
		Households	% Households	Households	% Households
Owner Households					
Total Households		2,868	126,578		
Less than 20.0%		1,774	61.9%	73,524	58.1%
20.0 to 24.9%		379	13.2%	15,194	12.0%
25.0 to 29.9%		204	7.1%	9,312	7.4%
30.0 to 34.9%		46	1.6%	6,676	5.3%
35.0% or more		454	15.8%	20,501	16.2%
Not computed		11	(X)	1,371	(X)
Total Spending More Than 30%		500	17.4%		21.5%
Renter Households					
Total Households		1,274	26,599		
Less than 15.0%		242	19.0%	3,525	13.3%
15.0 to 19.9%		139	10.9%	2,958	11.1%
20.0 to 24.9%		191	15.0%	4,521	17.0%
25.0 to 29.9%		150	11.8%	3,333	12.5%
30.0 to 34.9%		49	3.8%	2,241	8.4%
35.0 to 39.9%		70	2.4%	1,774	1.4%
40.0 to 49.9%		54	1.9%	2,990	2.4%
50.0% or more		379	13.2%	5,257	4.2%
Total Spending More Than 30%		552	43.3%	12,262	46.1%
Total Spending More Than 50%		379	13.2%	5,257	4.2%

Source: ACS 2023 5-year estimate

Housing Opportunities and Constraints

<p>Opportunities</p>	<p>Constraints</p>
<p>Home prices are currently affordable for the influx of new residents, some from nearby jurisdictions within Pinal County.</p>	<p>The lack of water and sewer infrastructure in growth areas of the city is creating a barrier to development of housing in Eloy.</p>
<p>Most of Eloy’s existing apartment complexes are affordable for low- and moderate-income households and can provide a workforce for local businesses.</p>	<p>The City’s inventory of apartment complexes on a percentage basis is less than one-half of the statewide average, creating a housing shortage for renters. Virtually all residential building permit activity is focused on single-family homes. The City has not seen the development of an apartment complex in 18 years.</p>
<p>Eloy has many single-family lots in developed residential subdivisions that can be purchased at affordable prices to support starter housing for first-time buyers.</p>	<p>The lack of shopping and amenities for residents and businesses.</p>

CITY OF ELOY REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.B.**

Date: **6/1/2026**

Date submitted:
05/21/2026

Action: Resolution

Subject: Conduct a public hearing and consider the adoption of Resolution No. 26-1660, approving Case No. GPA2026-001: City of Eloy General Plan Update, a General Plan Amendment to adopt a new General Plan for the City of Eloy entitled “Eloy General Plan: Planning Today for a Stronger Tomorrow,” and declaring the plan to be a public record.

Date requested:
6/1/2026

TO: Planning and Zoning Commission

FROM: Dan Symer

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 26-1660, approving Case No. GPA2026-001: City of Eloy General Plan Update, a General Plan Amendment adopting a new General Plan for the City of Eloy entitled “Eloy General Plan: Planning Today for a Stronger Tomorrow,” as amended as set forth herein in accordance with: a) staff’s proposed edits; b) the Commission’s modifications to the policies and actions; and, c) the addition of the glossary term Sustainable Mobility. .

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, development, and provision of services. 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. This input formed the foundation for the plan’s vision, aspirational statements, goals, policies, and actions, providing a comprehensive roadmap to guide the city’s growth, development, service provision, and decision-making over time. As further summarized hereafter, each chapter of the plan plays a distinct role towards implementing a cohesive vision for the future while ensuring that development aligns with community values.

Chapter 1, *Our Process*, establishes the foundation of the General Plan by explaining its purpose, structure, and function. It clarifies that the plan is not a regulatory document

but rather a policy guide used by city officials, planners, and the public to inform decisions related the city's future growth, development, and services. The chapter also explains how the General Plan connects to other planning tools, such as zoning codes and development plans, ensuring consistency across all levels of planning. Additionally, it outlines the legal requirements under Arizona law and emphasizes that the plan is adaptable, allowing for updates as conditions change.

Chapter 2, *Our Foundation*, provides critical background information that informs the entire plan. It examines Eloy's regional location, highlighting its strategic position between Phoenix and Tucson and its access to major transportation corridors. The chapter also explores the city's historical development, from early Native American civilizations to its agricultural roots and eventual economic diversification. A key component of this chapter contains a summary of the Existing Conditions Report previously presented to the City Council and Planning and Commission. presents data on population, housing, infrastructure, and economic trends. This information reveals both opportunities—such as available land and economic potential—and challenges, including infrastructure demands and housing affordability. By establishing a clear understanding of current conditions, this chapter creates a baseline for future planning.

Chapter 3, *Inspired Community*, focuses on public engagement and the role of community input in shaping the plan. Through workshops, surveys, and outreach events, thousands of residents contributed their perspectives on Eloy's future. This chapter highlights major community priorities, including maintaining the city's small-town character, improving infrastructure, expanding economic opportunities, and addressing housing concerns. The result of this extensive engagement in the following Community Vision Statement:

- *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. 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.*

This vision serves as the guiding principle for all subsequent chapters, an aspirational statement, goals, policies, and actions to ensure that the plan remains rooted in the needs and desires of the community.

Chapter 4, *Purposeful Growth*, translates the community's vision into a strategy for physical development. It focuses on how and where growth should occur, emphasizing the importance of balancing development with preservation. The chapter introduces the Future Land Use Map, which provides a flexible framework for organizing residential, commercial, industrial, and open space uses. It also identifies key tools such as Growth Areas, Activity Centers, and Development Areas, which help direct investment and

prevent unplanned sprawl. By coordinating land use with infrastructure and environmental considerations, this chapter ensures that growth is intentional, efficient, and aligned with community values.

Chapter 5, *Prosperous Economy*, addresses economic development and financial stability of the city and its community. It aims to strengthen Eloy's economy by attracting businesses, creating jobs, and supporting workforce development. The chapter highlights the city's advantages, including its location and transportation access, while also addressing challenges such as limited local employment opportunities. It emphasizes the importance of diversifying the economy, revitalizing downtown, and providing a range of housing options to support a growing workforce. Overall, this chapter seeks to create a strong economic foundation that benefits both residents and the city as a whole.

Chapter 6, *Balanced Environment*, focuses on sustainability and quality of life. It emphasizes the importance of preserving open space, protecting natural resources, and expanding parks and recreational opportunities. Recognizing Eloy's unique desert environment, the chapter promotes responsible growth that minimizes environmental impact while enhancing livability. By integrating conservation efforts with development, this chapter ensures that future growth does not come at the expense of the city's natural assets.

Chapter 7, *Resilient Infrastructure*, addresses the essential systems that support the community, including transportation, water resources, and public services. As Eloy anticipates significant population growth, this chapter emphasizes the need for infrastructure that is both reliable and adaptable. It highlights the importance of planning for future costs, improving connectivity, and ensuring that development contributes to infrastructure needs. By focusing on resilience, the chapter ensures that the city can effectively respond to growth and changing conditions.

Chapter 8, *Our Strategy*, outlines how the General Plan will be implemented. It provides specific actions, timelines, and responsibilities to ensure that the plan's goals are achieved. This chapter emphasizes accountability and coordination among city departments, stakeholders, and the community. By translating broad goals into concrete steps, it ensures that the plan is not just a vision but a practical guide for action.

Finally, the appendices provide supporting information, including technical data, community engagement records, and detailed maps. These materials enhance transparency and provide the evidence needed to support the plan's recommendations.

Appendix. Finally, the appendices provide supporting information, including technical data, community engagement records, and detailed maps. These materials enhance transparency and provide the evidence needed to support the plan's recommendations.

Upon adoption of Resolution 26-1660, and a subsequent ratification by the City of Eloy

electors on November 3, 2026, the General Plan entitled “Eloy General Plan: Planning Today for a Stronger Tomorrow” will replace the existing Eloy General Plan adopted on May 11, 2020, and as subsequently amended.

Community Outreach

Guided by the City Council—adopted Public Participation Plan (PPP) (Resolution 25-1614), outreach efforts included a variety of engagement tools designed to encourage participation. As further described in Chapter 3, Inspired Community:

- *Public workshops and open houses:*
 - These events allowed residents to learn about the plan, ask questions, and provide direct feedback in a collaborative setting.
- *Surveys (online and in-person):*
 - Surveys were used to gather broad input from a larger number of participants, helping identify common concerns and priorities.
- *Stakeholder interviews and focus groups:*
 - Targeted discussions were held with key groups, including business leaders, community organizations, and regional partners, to gain deeper insights.
- *Community events and pop-up activities:*
 - Outreach was conducted at local events and public spaces, making participation more convenient and accessible.
- *Digital engagement tools:*
 - Online platforms allowed residents to provide input remotely, increasing accessibility and participation.

These combined methods ensured that outreach was both broad (a large number of participants) and deep (detailed, meaningful feedback) - resulting in a total of 7,587 Community Engagements that resulted into the draft plan's development.

On March 4, 2026, the City released the Draft General Plan to the public and notified the required agencies, thereby initiating the 60-day comment period in accordance with Arizona Revised Statutes (A.R.S.) § 9-461.06(D). During this period, a virtual reality immersion open house was held, providing virtual implementation concepts of the draft plan's development goals and policies. Upon conclusion of the agency and public comment period, the City received 1,813 additional community engagements, bringing the total to 9,400. It should be noted that this total does not include numerous social media impressions related to plan information and open houses throughout the public participation process. The comments received are summarized in Chapter 3, and additional comments are provided in Attachment 2, reflecting a range of comments and requests.

Planning and Zoning Commission

On May 20, 2026, the Planning and Zoning Commission held a public hearing and unanimously recommended, by a vote of 7-0, that the City Council approve Case No. GPA2026-001: City of Eloy General Plan Update, a General Plan Amendment to adopt

a new General Plan for the City of Eloy entitled “Eloy General Plan: Planning Today for a Stronger Tomorrow,” subject to: (A) verification that Industrial Development Authority bonds may be used to support financing of attainable housing as stated in proposed Policy HN 1.6; (B) incorporation of the editorial considerations (attached) provided by the Commission to enhance the readability of the plan, as deemed appropriate by staff; (C) the modifications described below; and, directed staff that a definition for Sustainable Mobility be incorporate into plan's glossary.

A. Use of Industrial Development Authority Bonds

Staff has confirmed that Industrial Development Authority Bonds may be used for attainable housing developments, such as typically *Low Income Housing Tax Credit (LIHTC)* developments.

B. Planning and Zoning Commission Editorial Considerations

Upon review of the Planning and Zoning Commission editorial consideration, staff recommends the following editorial modification to enhance the readability of the plan:

- Page 17, Figure 4: Label the Town of Florence and move the Town of Marana label to a more appropriate location in the town’s proximity in Pima County.
- Page 19, Figure 5: Label Arizona City.
- Renumber page 34, which contains Figure 8, as page 29 – subsequently renumber all pages thereafter.
- On page 33, revise the following sentence, ‘Each theme chapter of the General Plan also contains a more specific topical statement of values entitled “Community Aspirations”,’ as follows: ‘Each theme chapter of the General Plan, as identified in Figure 9 (page 35), also contains a more specific topical statement of values entitled “Community Aspirations.”’
- On Page 39, Figure 10: Label the Arizona Army National Guard Picacho Stagefield and Silverbell Army Heliport.
- On Page 43, replace “du/ac” with “dwelling unit per acre (du/ac).”
- Add the following note on page 42, ‘Note: The zoning district abbreviations provided in the description of the Future Land Use designations are defined in the glossary.’
- On Page 58, incorporate “(page 131)” after the “Figure 23” in the first paragraph.
- On Page 122, replace “provides” with “provide” in the first sentence of the last paragraph on the page.

C. Planning and Zoning Commission Modifications

The Planning and Zoning Commission recommended the following modifications be incorporated into the proposed General Plan (additions are in **Bold Blue Font**, and deletions are in ~~Red Strikeout Text~~):

- 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 **within growth areas**.

- Policy DT 1.8: Multimodal Street Design. Design Downtown streets for low speeds, incorporating space and design ~~for alternative and curb management to~~ **accommodate mobility alternatives**.
- Policy C 1.12: Technology. Integrate emerging transportation technologies, ~~including EV charging and autonomous vehicle readiness,~~ into circulation planning.
- Action PE 16: ~~Formalize~~**Promote** 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.

D. Definition of Sustainable Mobility

Staff recommends that the following definition of Sustainable Mobility be incorporated into the plan's glossary:

- Sustainable Mobility: Methods of moving people and goods that promote efficient land use while reducing energy consumption, minimizing environmental impacts, and reducing economic costs.

FISCAL IMPACT:

Adopting a General Plan has a multi-layered fiscal impact, as it serves as the City's long-term growth, development, and service plan to address the community's vision. Implemented over a number of years, the plan's goals, policies, and implementation actions provide the framework for City staff, the public, and the City Council to evaluate and leverage financial decisions.

RESOLUTION NO.: 26-1660

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, APPROVING CASE NO. GPA2026-001: CITY OF ELOY GENERAL PLAN UPDATE, A GENERAL PLAN AMENDMENT TO ADOPT A NEW GENERAL PLAN FOR THE CITY OF ELOY ENTITLED “ELOY GENERAL PLAN: PLANNING TODAY FOR A STRONGER TOMORROW” AND DECLARING THE PLAN TO BE A PUBLIC RECORD, TO BE THE NEW GENERAL PLAN FOR THE CITY OF ELOY, WHICH WILL BE SENT TO THE QUALIFIED ELECTORS OF THE CITY OF ELOY FOR POTENTIAL RATIFICATION.

WHEREAS, Case No. GPA2026-001: City of Eloy General Plan Update, has been filed as a General Plan Amendment to adopt a new General Plan for the City of Eloy entitled “Eloy General Plan: Planning Today for a Stronger Tomorrow”; and

WHEREAS, the City Council adopted Resolution No. 25-1614, approving the General Plan Update Public Participation Plan; and

WHEREAS, the City has solicited and encouraged effective, early, and continuous public participation in the development of the new General Plan, and considered comments concerning the proposed new General Plan and any alternatives; and

WHEREAS, the City Council, through its members and staff, has consulted with and advised public officials and agencies as required by Arizona Revised Statutes Section 9-461.06; and

WHEREAS, the City of Eloy’s Community Development department staff has submitted a review copy of the “Eloy General Plan: Planning Today for a Stronger Tomorrow” to each agency required by A.R.S. Section 9-461.06 (C) and all persons or entities who made a written request to receive a review copy of the proposal at least 60 days in advance of its public hearing before the Planning and Zoning Commission for recommendation to the City Council for adoption; and

WHEREAS, the City complied with all statutory requirements, including the notice and hearing requirements set forth in Title 9 of the Arizona Revised Statutes; and

WHEREAS, the Planning and Zoning Commission held a public hearing on May 20, 2026, concerning the Case No. GPA2026-001: City of Eloy General Plan Update, a new General Plan for the City of Eloy entitled, “Eloy General Plan: Planning Today for a Stronger Tomorrow”; and

WHEREAS, the Planning and Zoning Commission has unanimously recommended that Case No. GPA2026-001: City of Eloy General Plan Update, a new General Plan for the City of Eloy entitled, “Eloy General Plan: Planning Today for a Stronger Tomorrow,” be forwarded to the Eloy City Council with the Commission’s recommendation for approval; and

WHEREAS, the Eloy City Council held a public meeting on June 1, 2026;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, AS FOLLOWS:

Section 1. That certain document entitled the “Eloy General Plan: Planning Today for a Stronger Tomorrow,” a copy of which is attached hereto as Exhibit 1, is hereby declared to be a public record, in which one copy and one electronic copy shall be on file with the City Clerk, located at 595 North C Street, Suite 104, Eloy, Arizona

Section 2. That Case No. GPA2026-001: City of Eloy General Plan Update, a General Plan Amendment to adopt a New General Plan for the City of Eloy entitled, “Eloy General Plan: Planning Today for a Stronger Tomorrow,” is hereby adopted to be the City’s new General Plan, in accordance with List of Modifications described in Exhibit 2 of which is attached hereto, subject to ratification by the qualified electors of the City of Eloy.

Section 3. The “Eloy General Plan: Planning Today for a Stronger Tomorrow” shall not go into effect until and unless it is ratified by the qualified electors of the City of Eloy. If the electors do not ratify the “Eloy General Plan: Planning Today for a Stronger Tomorrow,” the existing general plan shall remain in effect to govern the use and development of land, pursuant to Section 9-461.06 of the Arizona Revised Statutes, until such time as the City Council shall adopt other provisions which may be ratified by the qualified electors.

Section 4. The Community Development Director and the City Clerk are authorized and directed to edit the “Eloy General Plan: Planning Today for a Stronger Tomorrow,” in accordance with the List of Modifications described in Exhibit 2, including any typographical and grammatical errors of wording and punctuation.

PASSED AND ADOPTED by the City Council of the City of Eloy, Arizona, on June 1, 2026.

Signatures on the Next Page

APPROVED:

Mayor Andrew Sutton

ATTEST:

Celine Kidwell, City Clerk

APPROVED AS TO FORM:

Stephen Cooper, City Attorney

EXHIBIT 1

"Eloy General Plan: Planning Today for a Stronger Tomorrow"

PUBLIC HEARING DRAFT

May 20, 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
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 Works 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

Public Hearing Draft | May 20, 2026

TABLE OF CONTENTS

CHAPTER 1: OUR PROCESS	8
Purpose.....	11
Plan Structure.....	15
CHAPTER 2: OUR FOUNDATION	16
Regional & Historic Context	17
Existing Conditions Highlights	22
CHAPTER 3: INSPIRED COMMUNITY	26
Community Outreach Summary	27
Community Vision Statement.....	33
CHAPTER 4: PURPOSEFUL GROWTH	36
Land Use.....	37
Distinctive Character.....	54
Growth Areas	55
Regional Planning Coordination	63
Purposeful Growth Goals & Policies.....	65
CHAPTER 5: PROSPEROUS ECONOMY	70
Economic Growth.....	71
Housing.....	75
Prosperous Economy Goals & Policies	84



CHAPTER 6: BALANCED ENVIRONMENT	90
Parks, Recreation, & Open Space.....	91
Environmental Planning.....	98
Balanced Environment Goals & Policies.....	108
CHAPTER 7: RESILIENT INFRASTRUCTURE	112
Circulation	113
Public Services & Facilities	120
Water Resources.....	126
Cost of Development.....	128
Resilient Infrastructure Goals & Policies	132
CHAPTER 8: OUR STRATEGY	136
Implementation Action Table	137
Purposeful Growth	137
Prosperous Economy	140
Balanced Environment	144
Resilient Infrastructure.....	147
APPENDICES	152
Appendix A – Amendment Criteria.....	153
Appendix B – Reference Documents.....	155
Appendix C – Community Engagement Activities & Events	156
Appendix D – 60-Day Event Summary.....	158
Appendix E – Glossary.....	162
Appendix F – Growth Area Maps.....	177

LIST OF FIGURES

Figure 1. General Plan Organization.....	9
Figure 2. Plan Relationship Diagram	13
Figure 3. Required vs. Elective Elements	14
Figure 4. Regional Context Map	17
Figure 5. Municipal Planning Area Map.....	19
Figure 6. Existing Conditions Highlights	23
Figure 7. Demographics.....	24
Figure 8. Community Engagement Summary.....	34
Figure 9. General Plan Vision Statement & Related Themes.....	35
Figure 10. Existing Land Ownership Map	39
Figure 11. Future Land Use Designations.....	40
Figure 12. Future Land Use Map.....	41
Figure 13. Growth Areas & Activity Centers Map.....	57
Figure 14. Park Classifications	95
Figure 15. Parks, Trails, & Open Space Map	97
Figure 16. Aggregate Resources Map.....	101
Figure 17. Military Operations Map.....	107
Figure 18. Functional Classification Network Map.....	115
Figure 19. Active Rail & Air Transportation Map	117
Figure 20. Future Transportation Network Map.....	119
Figure 21. Public Facilities Map	125
Figure 22. Development Areas Descriptions	130
Figure 23. Development Areas Map	131





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, play, 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*.



Exhibit 1
Resolution 26-1660
8 of 184

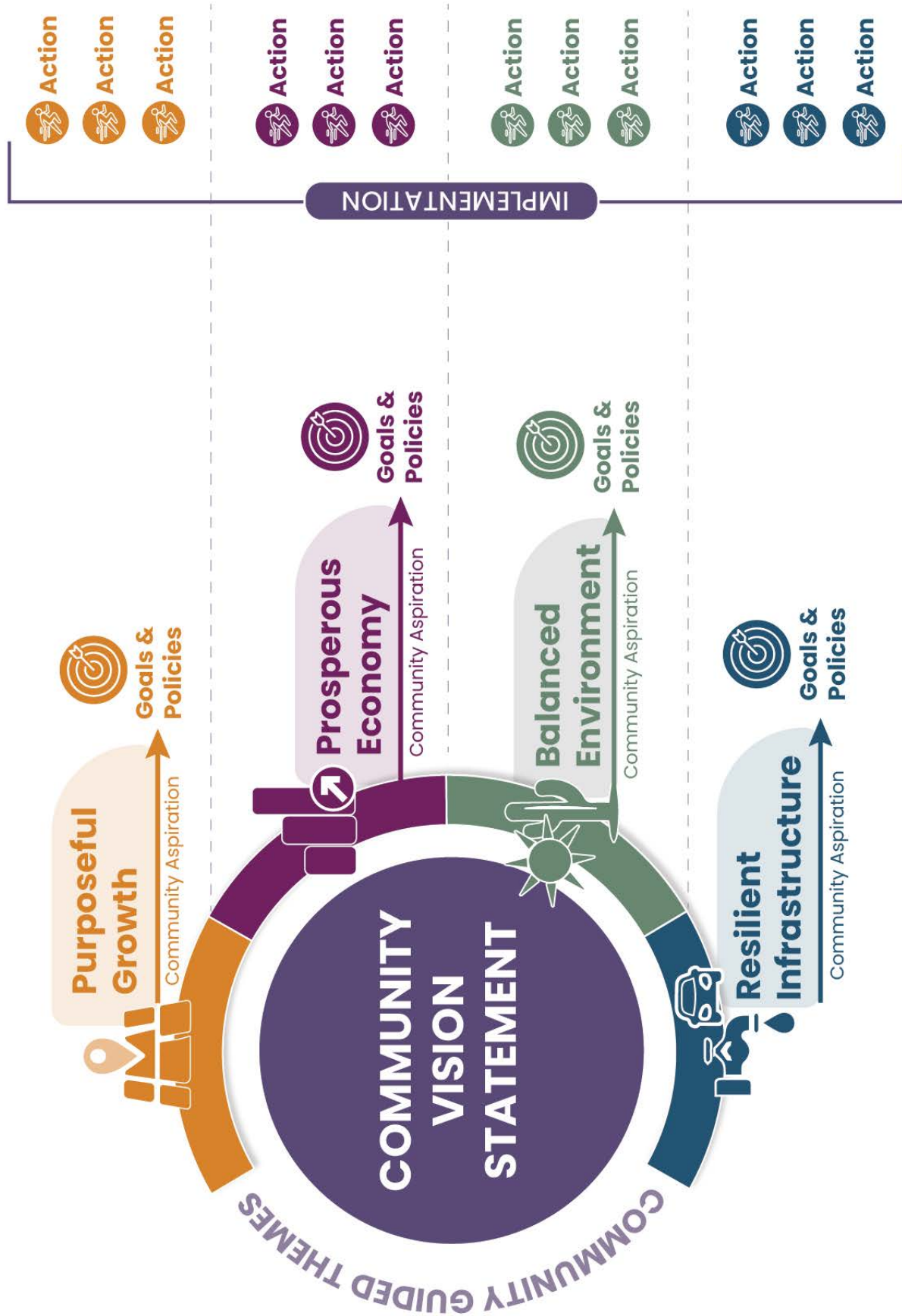


Figure 1. General Plan Organization

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 community input. 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.

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 specific topics).

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 goals and 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. **Eloy General Plan: Planning Today for a Stronger Tomorrow** 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 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.

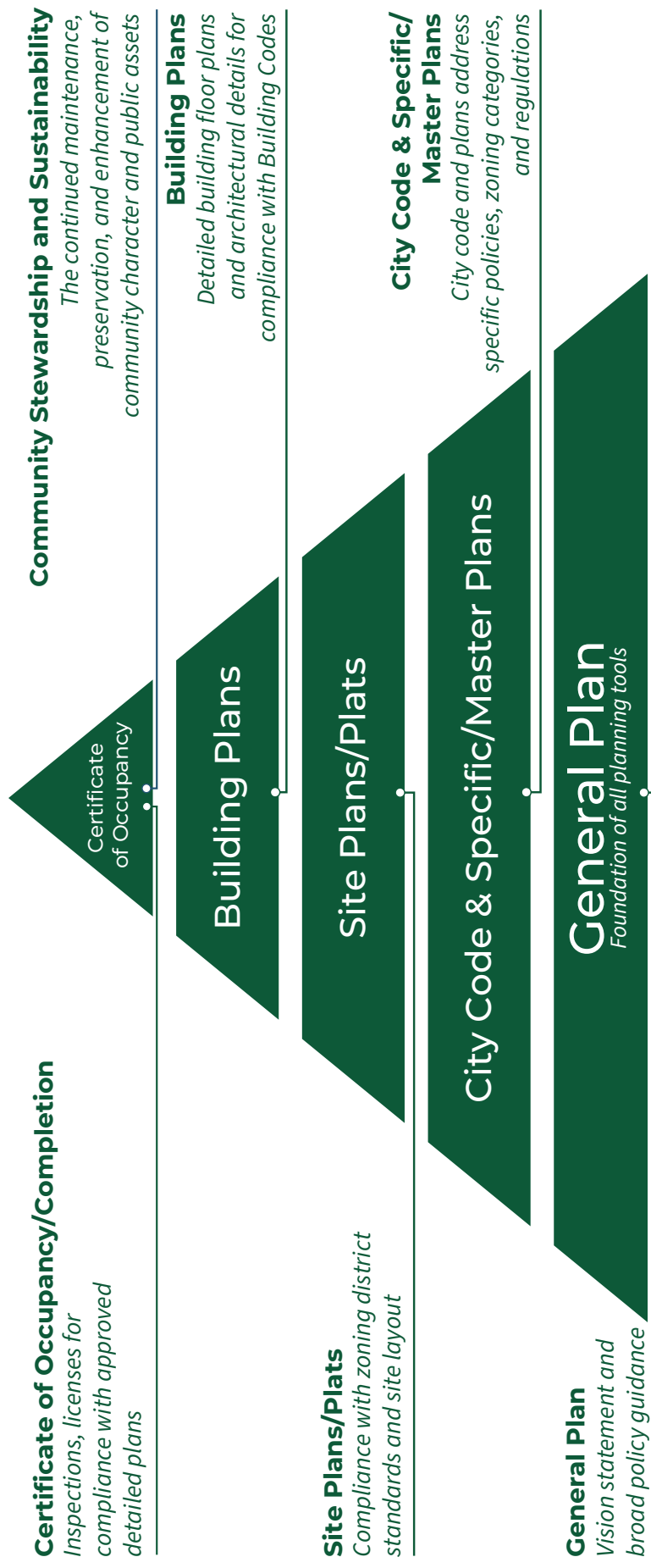


Figure 2. Plan Relationship Diagram

1.

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. **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. These demographic and historic factors are significant factors in shaping **Eloy General**

Plan: Planning Today for a Stronger Tomorrow.



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, as shown in *Figure 5*, 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.

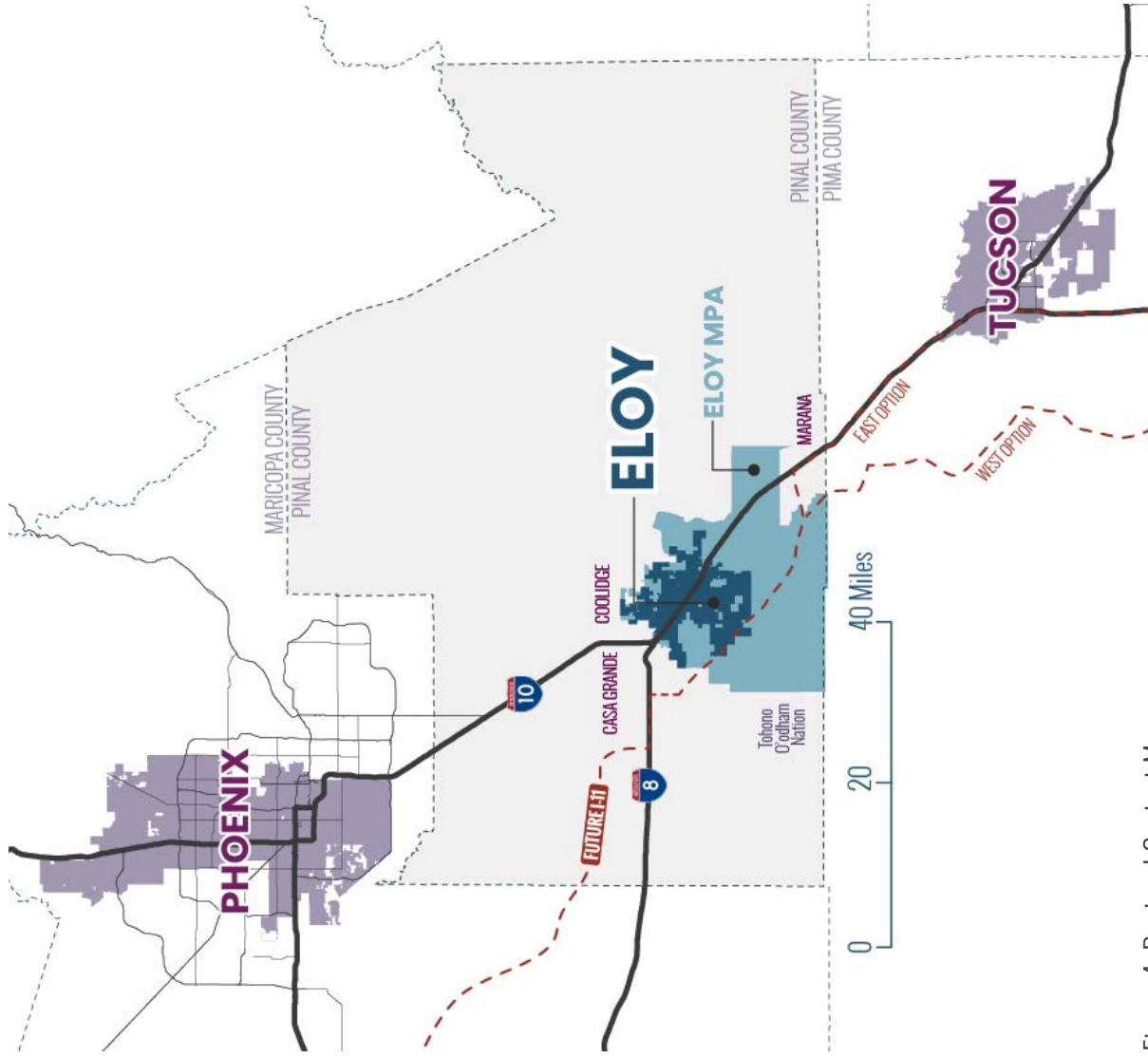


Figure 4. Regional Context Map



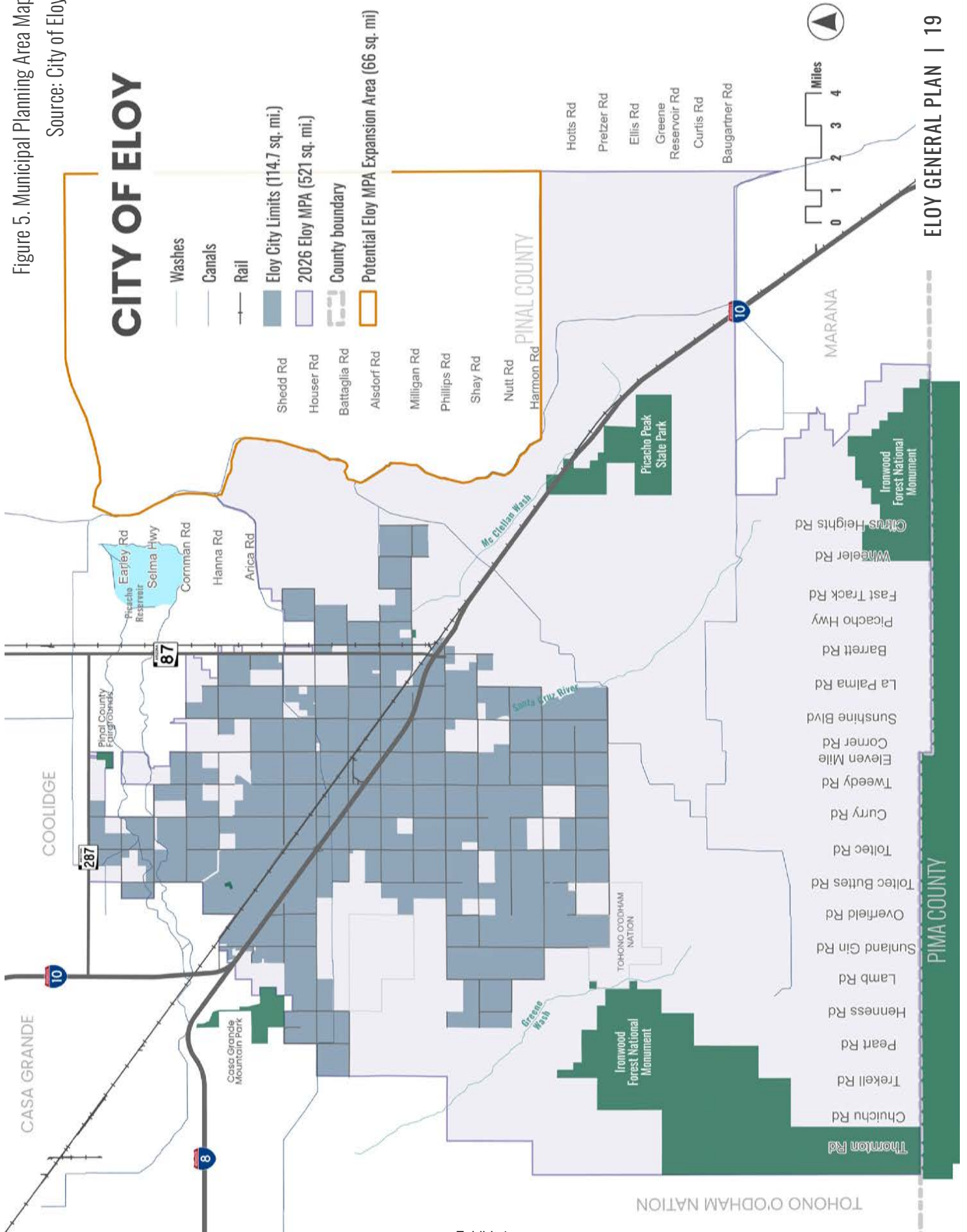
Cotton fields near Eloy

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 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



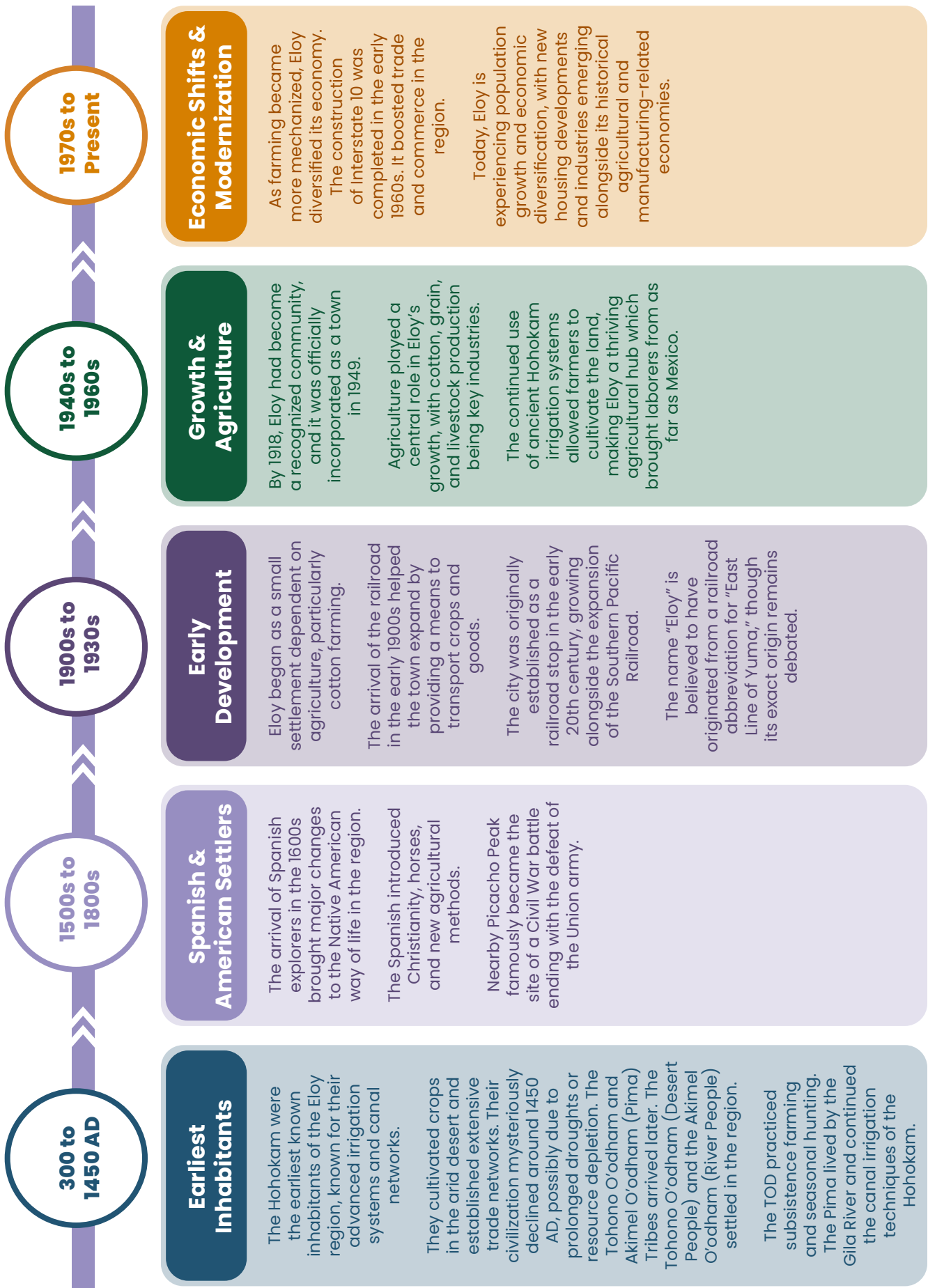


Union Pacific Railroad Sunset Route in Eloy

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 ended 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 was 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.



300 to 1450 AD

Earliest Inhabitants

The Hohokam were the earliest known inhabitants of the Eloy region, known for their advanced irrigation systems and canal networks.

They cultivated crops in the arid desert and established extensive trade networks. Their civilization mysteriously declined around 1450 AD, possibly due to prolonged droughts or resource depletion. The Tohono O’odham and Akimel O’odham (Pima) Tribes arrived later. The Tohono O’odham (Desert People) and the Akimel O’odham (River People) settled in the region.

The TOD practiced subsistence farming and seasonal hunting. The Pima lived by the Gila River and continued the canal irrigation techniques of the Hohokam.

1500s to 1800s

Spanish & American Settlers

The arrival of Spanish explorers in the 1600s brought major changes to the Native American way of life in the region.

The Spanish introduced Christianity, horses, and new agricultural methods.

Nearby Picacho Peak famously became the site of a Civil War battle ending with the defeat of the Union army.

1900s to 1930s

Early Development

Eloy began as a small settlement dependent on agriculture, particularly cotton farming.

The arrival of the railroad in the early 1900s helped the town expand by providing a means to transport crops and goods.

The city was originally established as a railroad stop in the early 20th century, growing alongside the expansion of the Southern Pacific Railroad.

The name “Eloy” is believed to have originated from a railroad abbreviation for “East Line of Yuma,” though its exact origin remains debated.

1940s to 1960s

Growth & Agriculture

By 1918, Eloy had become a recognized community, and it was officially incorporated as a town in 1949.

Agriculture played a central role in Eloy’s growth, with cotton, grain, and livestock production being key industries.

The continued use of ancient Hohokam irrigation systems allowed farmers to cultivate the land, making Eloy a thriving agricultural hub which brought laborers from as far as Mexico.

1970s to Present

Economic Shifts & Modernization

As farming became more mechanized, Eloy diversified its economy. The construction of Interstate 10 was completed in the early 1960s. It boosted trade and commerce in the region.

Today, Eloy is experiencing population growth and economic diversification, with new housing developments and industries emerging alongside its historical agricultural and manufacturing-related economies.



Existing Conditions Report

EXISTING CONDITIONS HIGHLIGHTS

Existing conditions describe Eloy at a point in time and provide a starting place for future planning.

The Arizona Office of Economic Opportunity shows projected population growth in Eloy from 19,311 in 2026 to 142,666 in 2060. While growth in Eloy has been modest in recent decades, the City 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 resulting in an estimated 350% population increase. 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 Rail Road (UPRR) 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 provided data to create a timely, comprehensive report. The report is the “before” picture for this General Plan and serves as the

baseline for the goals, policies, 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. 26-1659. The report 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.

1. COMMUNITY CONTEXT

- **350% increase in population projected** over the next 25 years from 18,994 to 87,161.
- Within a 115 sq. mile incorporated area and 521.7 sq. mile planning area there is **ample land left to develop.**
- **Median income of \$54,080** is considerably lower than the state average but on the rise with increasing employment opportunities.

4. PARKS & RECREATION

- **Opportunities for expanded park and open spaces** exist with the adjacent County regional park as well as internal BLM land.
- SkyDive Arizona, Rooster Coghurn Ostrich Ranch, Eloy Recreation Center and Eloy Aquatic Center and golf courses provide **several recreational assets.**
- **More than 300 miles of existing and future trails** offer residents and visitors ample opportunities for connectivity.

7. PUBLIC FACILITIES & SERVICES

- A **new hospital** is the first medical center in the City to provide inpatient services.
- The City has an **opportunity to create a public safety plan** with dedicated evacuation routes.
- **Ample educational opportunities for residents** with existing elementary and secondary schools.

2. LAND USE & GROWTH

- **63% of land is vacant/undeveloped** giving the community a significant opportunity for visioning.
- The planning area to the north, east, and internally has **multiple areas of potential expansion or retraction.**
- **Seven development or growth areas** exist with existing or planned infrastructure.

5. ENVIRONMENT

- **12,000 acres of solar projects** exist or are in development within planning area.
- With over 24% of land in agricultural operations and in proximity of six cultural and archaeological sites, Eloy has a **rich agrarian and cultural heritage.**
- **Several military installations** contribute to the regions over 3,350 jobs and bring in approximately \$856 million in economic impact annually.

8. ECONOMIC GROWTH & COST OF DEVELOPMENT

- Forecasted to experience a **68% increase in total employment by 2040** driven by regional manufacturing operations that support distribution and logistics networks.
- **Major employers are attracted to Eloy** for its large available land parcels and the transportation assets of the interstates and rail.
- **Lowest impact fees in the region** give Eloy a competitive advantage over nearby jurisdictions.

3. CIRCULATION

- **No recurring traffic congestion and no priority safety concerns** in the existing roadway network.
- Eloy Municipal Airport and UPRR provide **opportunities for future multimodal transportation.**
- The location and planned future transportation corridors will enhance **Eloy's role as a regional hub.**

6. WATER RESOURCES

- The City meets **all health and safety standards** set by local, state, and federal regulators.
- Average daily **water demand is projected to increase by 640%** over the next 10 years as development occurs.
- A **water conservation plan is an opportunity** to reduce water waste and stretch the available water sources.

9. HOUSING & NEIGHBORHOOD PRESERVATION

- High demand for additional rental units indicating growth.
- Homeowners paying more than 30% of income on housing is below the County and statewide averages but **43% of renter households pay more than 30% of their income on housing.**
- **Home prices are below the metro Phoenix median price** of about \$420,000 but still out of the reach of the median income level in Eloy.

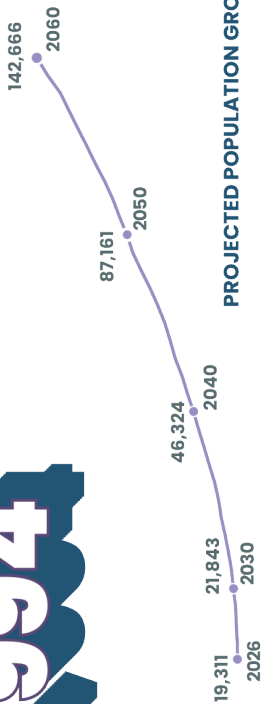
Figure 6. Existing Conditions Highlights



Eloy Demographics

2024 POPULATION

18,994



PROJECTED POPULATION GROWTH

Source: Arizona Office of Economic Opportunity

165.6
Population per Square Mile

Source: 2023 ACS 5-Year Est.

DECLINING AVERAGE HOUSEHOLD SIZE



2.62

Source: 2023 ACS 5-Year Est.

INCOMES BELOW POVERTY LEVEL: 2,374



Source: 2023 ACS 5-Year Est.

PRISON POPULATION 5,498



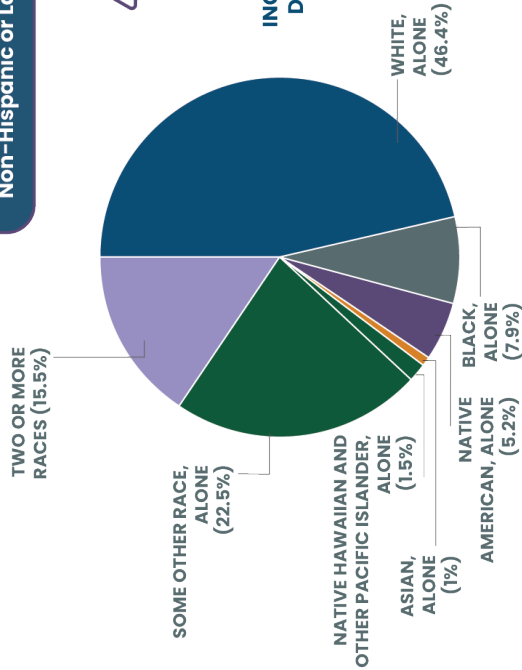
Source: 2023 ACS 5-Year Est.

RACE AND ETHNICITY

Hispanic or Latino: 47%
Non-Hispanic or Latino: 53%



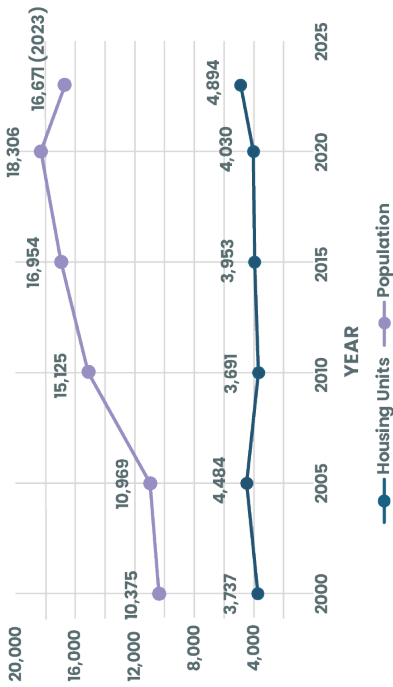
INCREASING DIVERSITY



Source: 2023 ACS 5-Year Est.

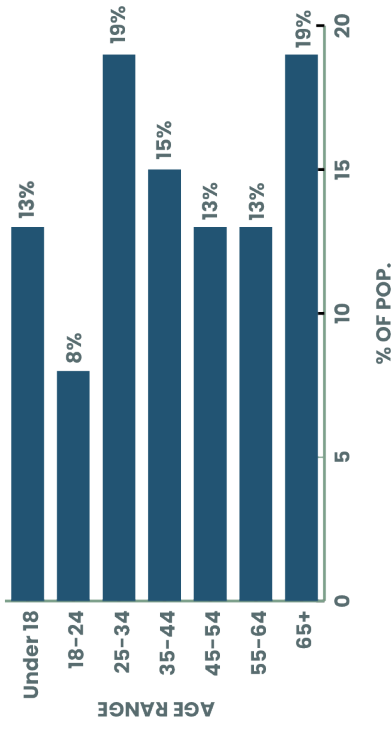
Figure 7. Demographics

HISTORIC POPULATION AND HOUSING GROWTH



Source: 2023 ACS 5-Year Est.

AGES



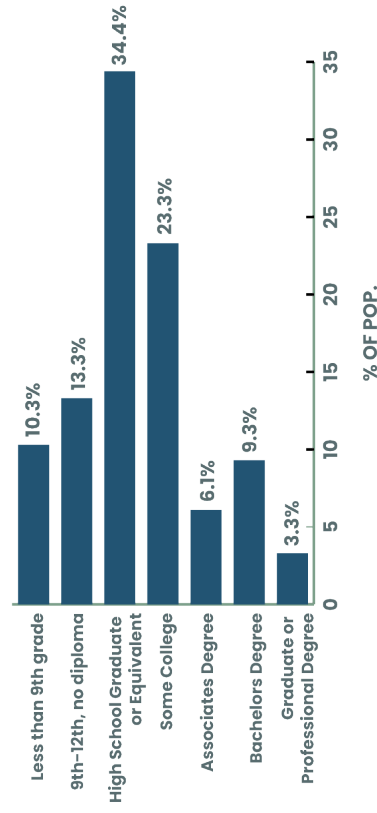
Source: 2023 ACS 5-Year Est.

MEDIAN HOUSEHOLD INCOME



Source: 2023 ACS 5-Year Est.

EDUCATIONAL ATTAINMENT (POPULATION 25 YEARS OR OLDER)



Source: 2023 ACS 5-Year Est.



1. Building & Grounds Maintenance
2. Business Management
3. Construction
4. Production, Materials, & Transpor
5. Administrative Support & Sales

Source: 2023 ACS 5-Year Est.

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 community engagements informed priorities, values, and aspirations that culminated in the *Community Vision Statement*.

Through this process, **Eloy General Plan: Planning Today for a Stronger Tomorrow** reflects the priorities of the community it serves.

3



Exhibit 1
Resolution 26-1660
26 of 184

COMMUNITY OUTREACH SUMMARY

Eloy General Plan: Planning Today for a Stronger Tomorrow 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 General 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

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 with project-specific branding. Together, these approaches **achieved over 9,400 community engagements.**

Figure 8 illustrates an overview of community engagement opportunities and the 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.



EloyTalks participants



Eloy Talks Promotional Flyer

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.

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 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 General Plan’s community vision statement, themed aspirational statements, and 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 which land uses were desirable in certain areas ensuring growth is harmonious with the community’s desires.



Mapping the Future community workshop

INSPIRED COMMUNITY

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 and 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



Cinco de Mayo



Eloy GLOW

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 six in-person workshops, two virtual workshops, as well as input from online questionnaires, the project website, 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.

COMMUNITY VISION STATEMENT

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.



Over 9,400
Community Engagements



Figure 8. Community Engagement Summary



* State Required Elements

COMMUNITY VISION STATEMENT

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.

Figure 9. General Plan Vision Statement & Related Themes



Exhibit 1
Resolution 26-1660
36 of 184

CHAPTER 4: PURPOSEFUL GROWTH

Eloy is committed to **Purposeful Growth** that channels change into visible, community-driven improvements while preserving its 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 integrated across all topical areas of **Eloy General Plan: Planning Today for a Stronger Tomorrow.**

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.

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, as 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 (BOR), Military Reservation, Native Community, and Arizona State Parks & Trails. 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.



EXISTING LAND OWNERSHIP

- Rail
- Canals
- Washes
- Eloy City Limits
- Planning Area
- County boundary

- Land Ownership
- Private Land
- ASLD
- BLM
- BOR
- Military Reservation
- Native Community
- ASP

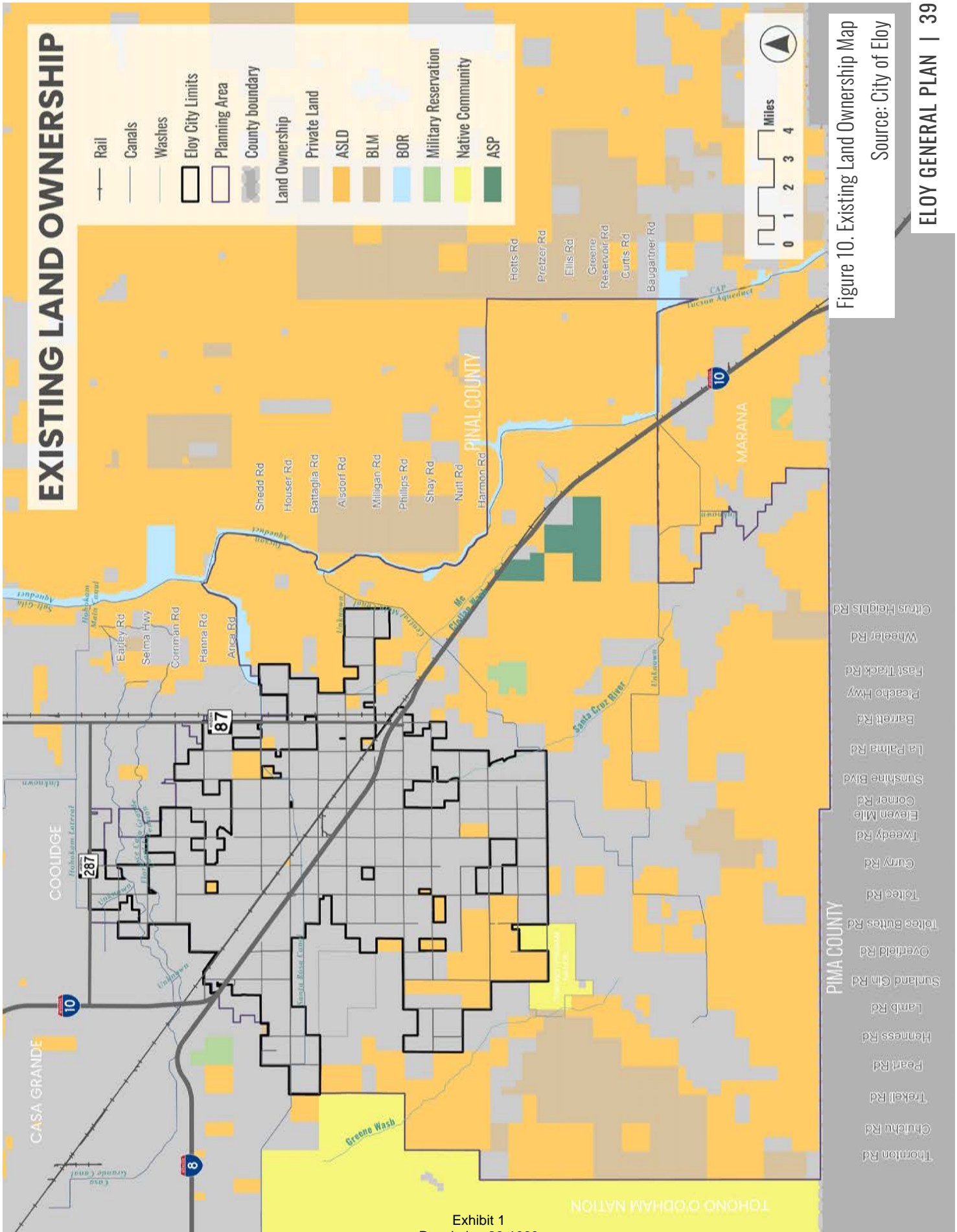


Figure 10. Existing Land Ownership Map
Source: City of Eloy

Future Land Uses

The *Future Land Use Map (FLUM)* lays out Eloy's illustrative 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)	184,159.24	55.23%
Residential Medium (RM)	47,216.02	14.16%
Residential High (RH)	4,529.35	1.36%
Neighborhood Commerce (NC)	128.20	0.04%
Business Commerce (GC)	9,476.69	2.84%
Mixed Use (MU)	11,409.92	3.42%
Planned Community Area (PCA)	29,030.16	8.71%
Public and Institutional (PI)	1,389.58	0.42%
Employment Low (EL)	5,038.34	1.51%
Employment High (EH)	5,185.11	1.56%
Parks and Open Space (POS)	32,565.36	9.77%
Tohono O'odham Nation (TON)	3,312.05	0.99%
Total	333,440.00	100.00%

Figure 11. Future Land Use Designations



FUTURE LAND USE

- Residential Low (0-3 DU/AC)
- Residential Medium (3.1 to 10 DU/AC)
- Residential High (10.1+ DU/AC)
- Neighborhood Commerce
- Business Commerce
- Mixed Use
- Planned Community Area
- Public and Institutional
- Employment Low
- Employment High
- Parks and Open Space
- Tohono O'Odham Nation (TON)
- Eloy City Limits
- Potential Eloy MPA Expansion Area (66 sq. mi)
- Planning Area
- I-11 - Potential Future Alignment
- SR505 - Potential Future Alignment

*Any privately held or state trust lands are allowed a density of one (1) dwelling unit per acre (1 du/ac).

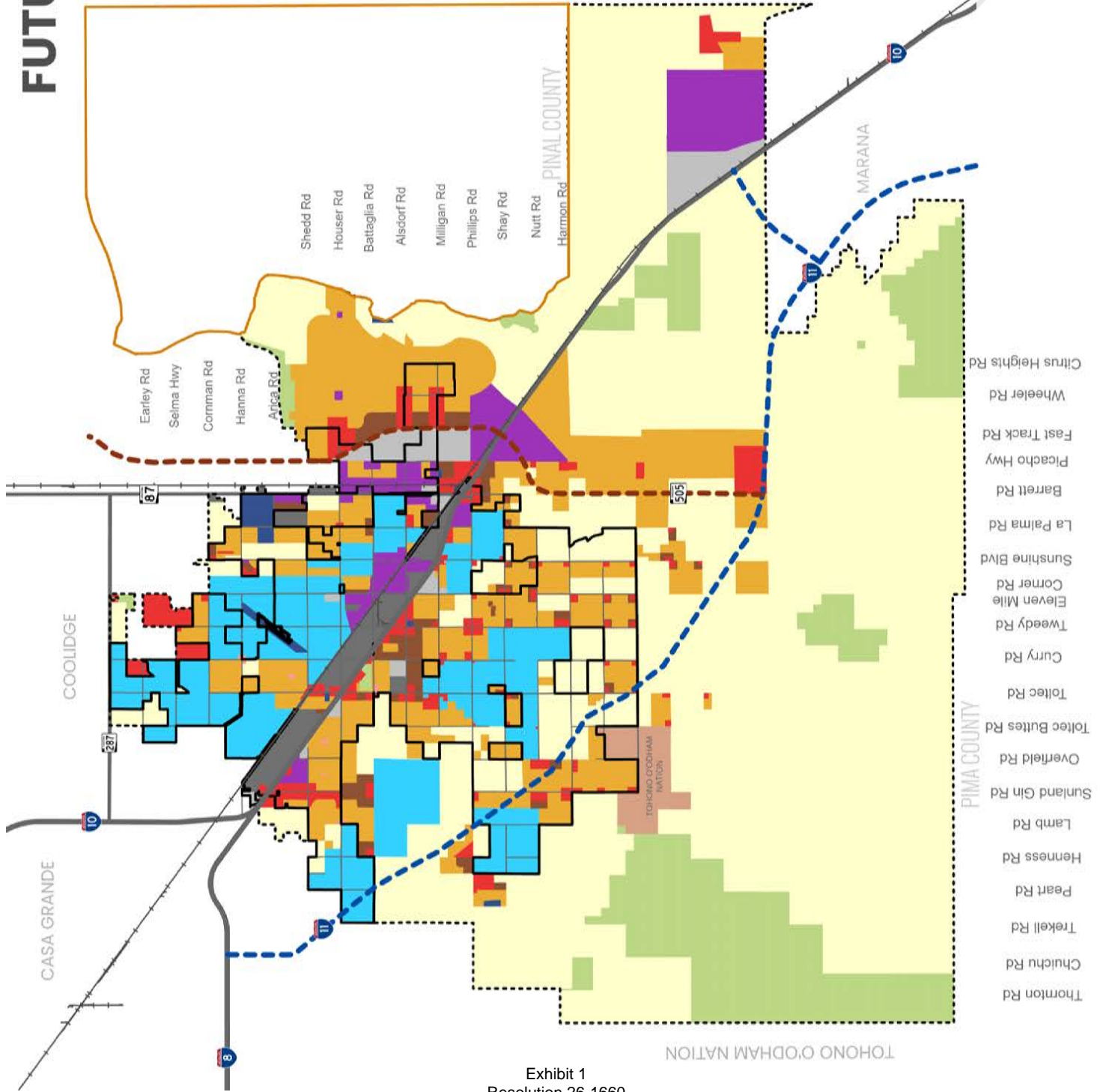
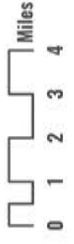


Figure 12. Future Land Use Map
Source: City of Eloy
ELOY GENERAL PLAN | 41

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.



Eloy agricultural fields

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, RI-54, RI-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



RESIDENTIAL MEDIUM (RM)

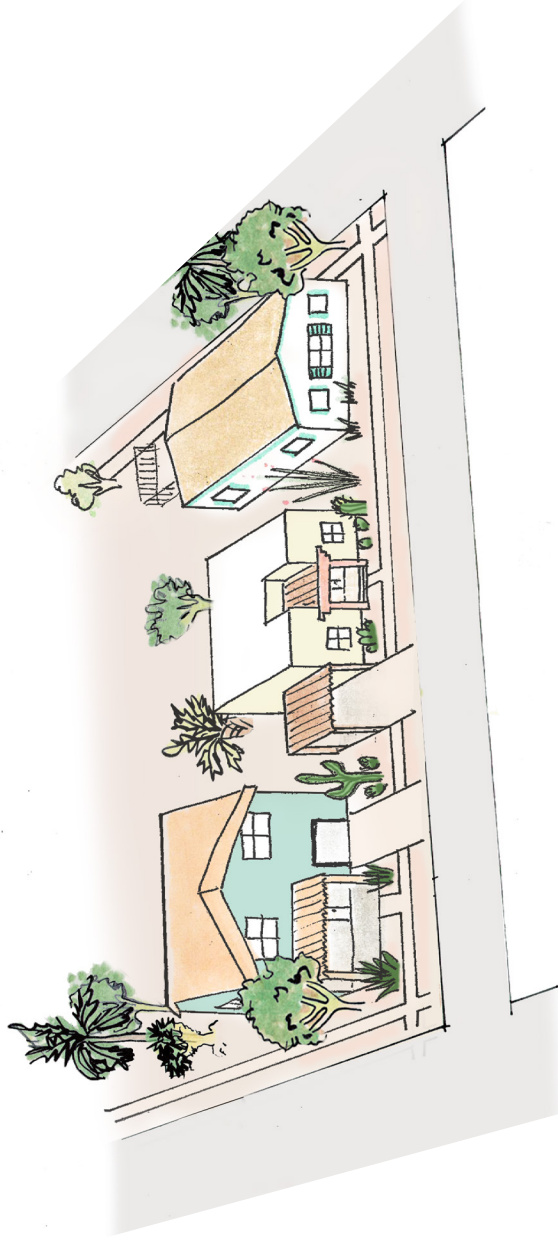
This designation accommodates a **suburban neighborhood character with densities equal to, and greater than 3.0 du/ac, and less than 10.0 du/ac.** The *Residential Medium* land use designation may be used for single-family detached and attached homes, including small lot residential dwellings such as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

Exhibit 1
Resolution 26-1660
44 of 184



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)

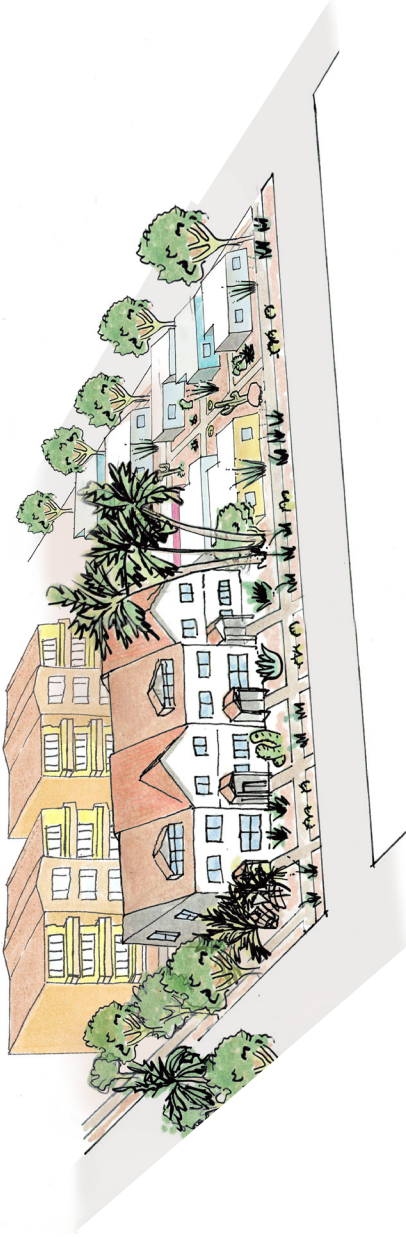
This designation accommodates **urban neighborhoods with densities equal to, and greater than, 10 du/ac**. The *Residential High* land use designation may include a small lot of single-family detached and attached homes, duplexes, triplexes, townhomes, patio homes, and/or multifamily residential and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



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 *Business Commerce* land use designation should include an appropriate circulation system that allows for pedestrians, bicycles, and other

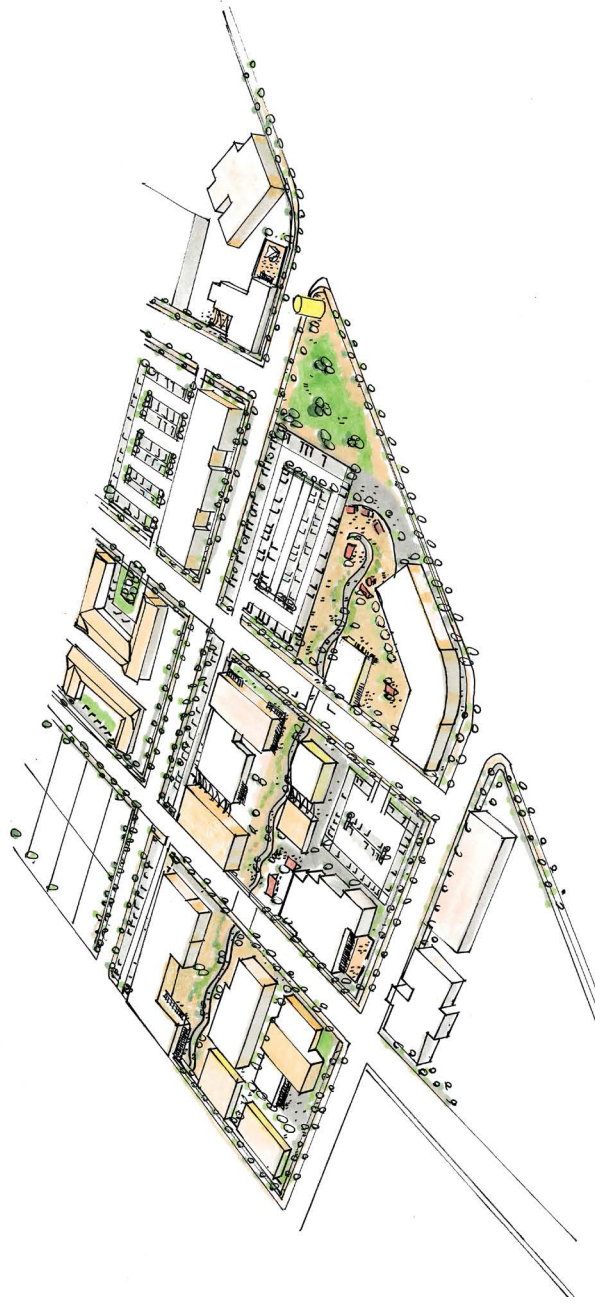
alternative modes of transportation to connect the various components within the development, as well as methods to accommodate a greater level of vehicular access. The circulation system should also provide connectivity to adjacent developments. Adequate buffering, screening, or separation should also 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



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.



Exhibit 1
Resolution 26-1660
49 of 184

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

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 three 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. Applications for a PCA designation shall be accompanied by a concurrent Specific Area Plan that includes a land use plan that includes at least three different land use categories, or a rezoning application that includes at least three different zoning districts.

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.**

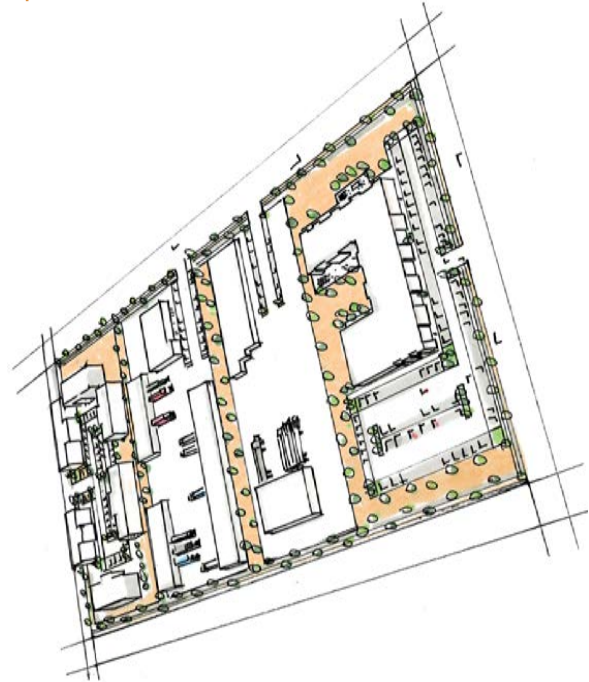
The *Employment Low* land use designation also includes a variety of employment supportive uses, such as packaging of goods,

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 Low* 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.



EL 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

EMPLOYMENT HIGH (EH)

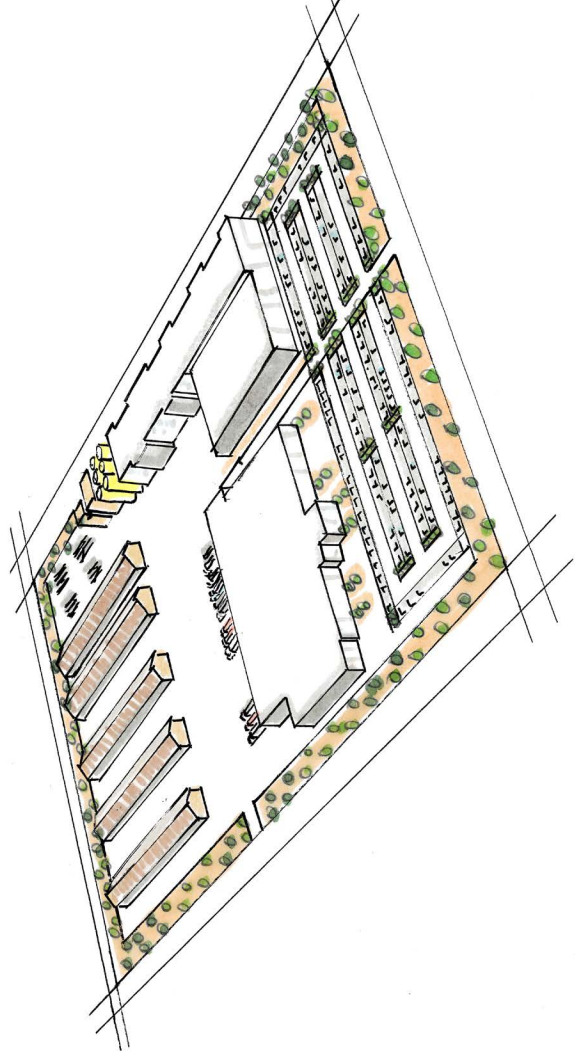
This designation accommodates **employment opportunities provided by heavy industrial uses that have a focus on contributing to the overall local and regional economy.** The *Employment High* land use designation also includes a variety of more intensive uses such as wholesale and storage warehouses,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





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* 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 one (1) 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 included in the City’s MPA but the General Plan has no governing control of lands with this designation.



Open space near Eloy

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”



Gold Bond National Gypsum Manufacturing Facility

GROWTH AREAS

Exhibit 1
 Resolution 26-1660
 55 of 184

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

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 areas 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*.



GROWTH AREAS AND ACTIVITY CENTERS

-  Activity Centers
-  I-11 - Potential Future Alignment
-  SR505 - Potential Future Alignment
-  Airport Area
-  Picacho Heights Area
-  Red Rock Area
-  SR87 Corridor
-  Sun Corridor
-  Toltec-Robson Area
-  Eloy City Limits (114.7 sq. mi.)
-  2026 Eloy MPA (521 sq. mi.)

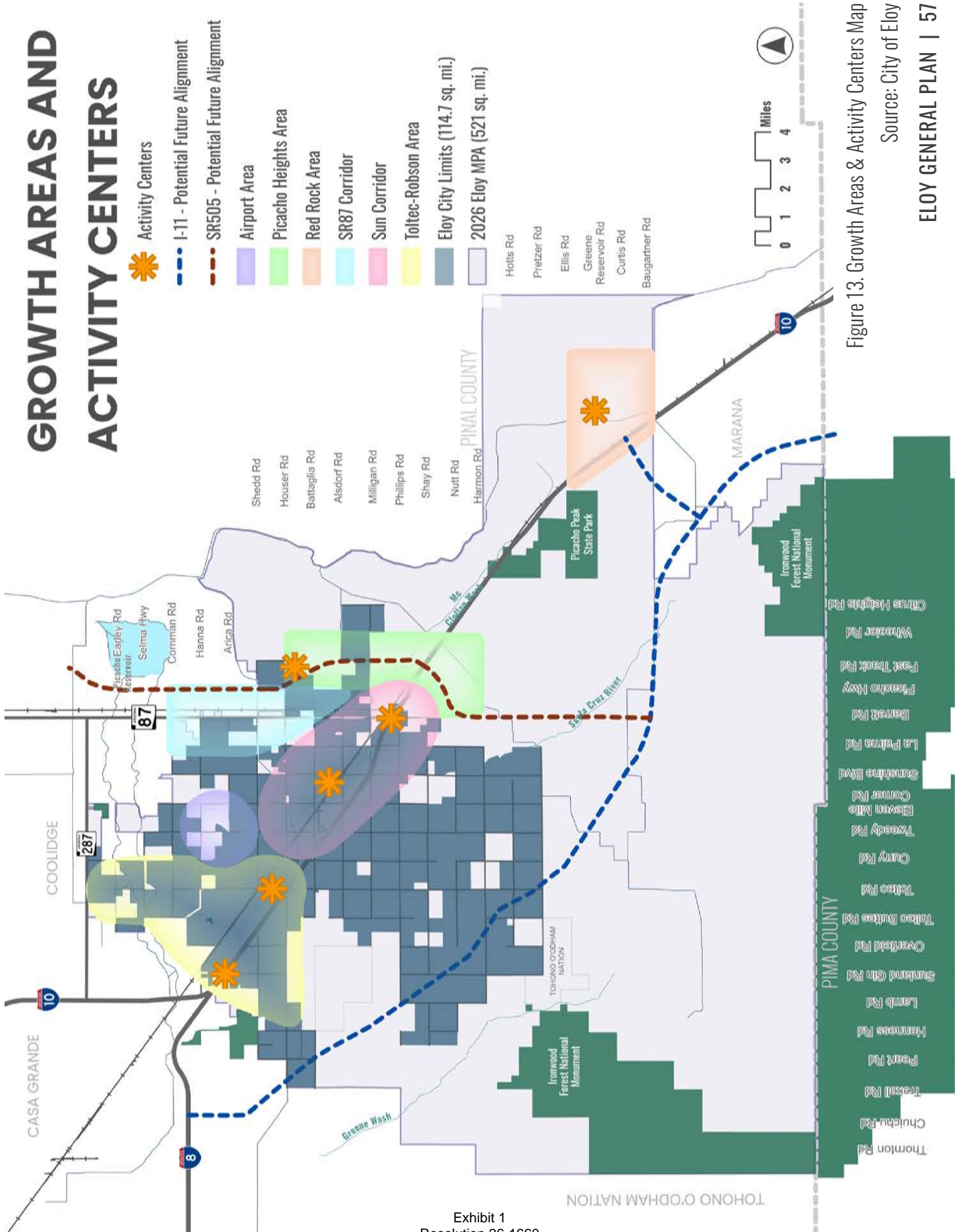


Figure 13. Growth Areas & Activity Centers Map
Source: City of Eloy
ELOY GENERAL PLAN | 57



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, as 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 Tumleweed 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 (AAP)* to guide the growth and development surrounding the *Eloy Municipal Airport*. The AAP will align with

the General Plan while providing more detailed direction for zoning and development decisions. Its primary purpose is to keep the *Eloy Municipal Airport* competitive and relevant by making the most of new economic and aviation-related opportunities and ensuring that surrounding land uses remain supportive and compatible to the airport's operations.



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

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 Interstate 10 and 8 as well as State Routes 84, 87, and 287, 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 *Development Area* 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.



Sun Corridor Growth Area



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 east 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 county, 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 the Eloy community can enjoy 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.

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.
- **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.
- **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.

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.



Purposeful growth in Eloy

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 encouraging 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, Arizona State Land Department, 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 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.

Eloy General Plan: Planning

Today for a Stronger Tomorrow encourages economic growth, strong neighborhoods, and a

lively downtown as important roles 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 to 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

”

20
MAJOR
EMPLOYERS

5%
UNEMPLOYMENT
RATE

60%
JOB GROWTH
BY 2040

46.3%
LABOR FORCE
PARTICIPATION RATE

ECONOMIC GROWTH

Eloy’s population has grown rapidly over the past two decades, nearly doubling since 2000 and making it one of the fastest-growing communities 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. More than 68% of residents are between 18 and 64, while 19% are 65 or older, many of whom may still be working or have retired,

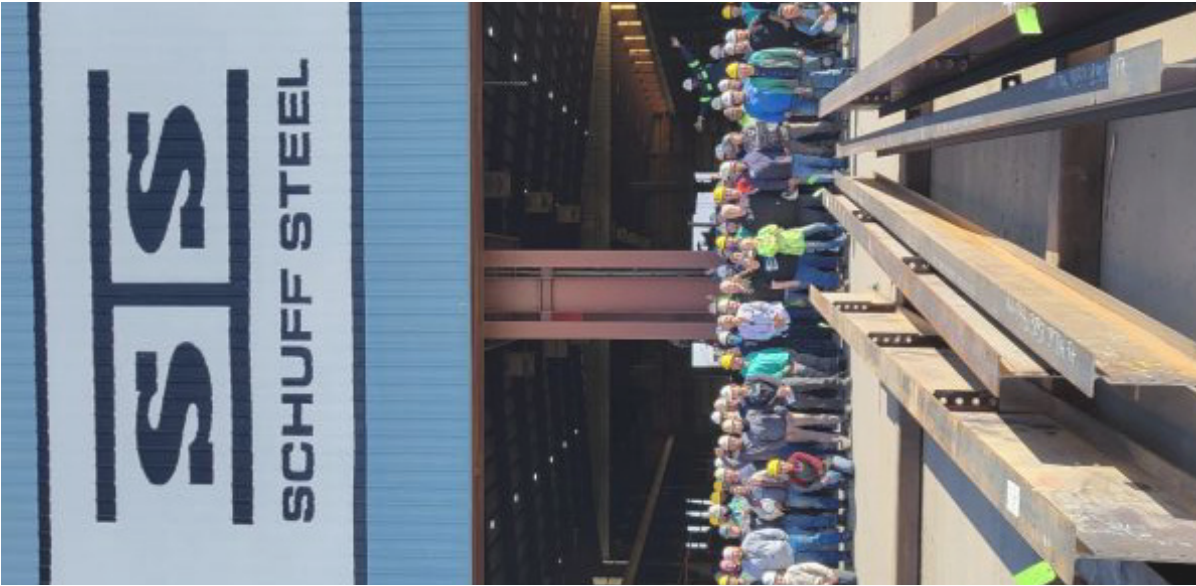
providing a strong foundation for a stable and active workforce. Eloy’s economic base is diverse, with large manufacturers, distribution centers, hotels, and restaurants situated along the I-10 freeway. Major industries include business services, manufacturing, with major employers such as Corecivic,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

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 dual-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 was 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.



66

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

99

HOUSING

Eloy has opportunity to provide broader mix of housing types to accommodate a variety of lifestyles and options for the Eloy community.

Housing Stock

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 2,500 persons and 1,900 housing units at a median age of 56.5 years, Robson Ranch adds a

4,894
HOUSING UNITS

5%
UNEMPLOYMENT RATE

7.8%
OF ALL HOUSING UNITS ARE MF

\$365k
MEDIAN COST OF A RESALE HOME

\$655
MONTHLY RENT ACROSS CITY

0
MULTIFAMILY BUILDING PERMITS SINCE 2007



Robson Ranch Clubhouse

large number of higher-priced, age-restricted homes to the market, which shapes the City's demographic profile and its overall housing mix. Projections anticipate approximately 4,600 homes and nearly 9,000 residents (about 1.8-2

people per household) at buildout. 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



Residential development adjacent to Downtown

neighborhoods being less active year-round. Expanding year-round housing options, particularly near 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% 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 exceeds current supply, and limited vacancies have resulted in long waiting lists.

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.

66

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.

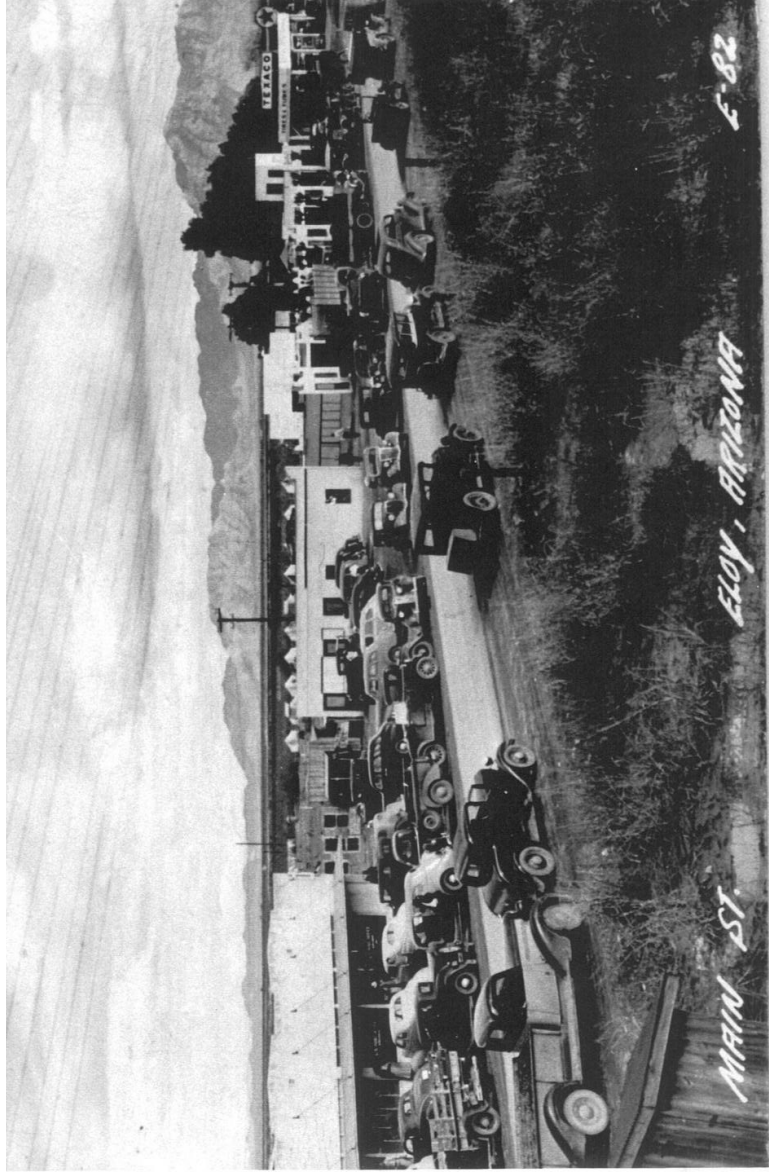
—Resident

”

DOWNTOWN

Eloy's *Downtown Area* 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, the *Downtown Area* 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



Historic Downtown Eloy

PROSPEROUS ECONOMY

existing buildings. There is a civic 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 *Downtown Area*.

To support a renewed era of growth and investment, the City is focused on encouraging new development, infill, and redevelopment that strengthen the *Downtown Area'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 core of the *Downtown Area* 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 the *Downtown Area* as a prosperous destination.

Stakeholder input highlights a shared understanding of both the issues and the opportunities in the *Downtown Area*. 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 and creative redevelopment.

Exhibit 1
Resolution 26-1660
80 of 184



City Hall in Downtown Eloy



Downtown Eloy character

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 the *Downtown Area*, 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 the *Downtown Area* 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 the *Downtown Area* 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



Downtown Eloy

Exhibit 1
Resolution 26-1660
82 of 184

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 Area* 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 the *Downtown Area's* role as the social and economic heart of the community. A thriving small business ecosystem can complement larger employers elsewhere in the City by providing amenities for workers and supporting opportunities for local ownership.

Opportunities exist to include enhanced visibility and access that are necessary to realize the *Downtown Area'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 the *Downtown Area* not as a place in decline, but as a destination on the rise.

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.



Historic Downtown Eloy

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.

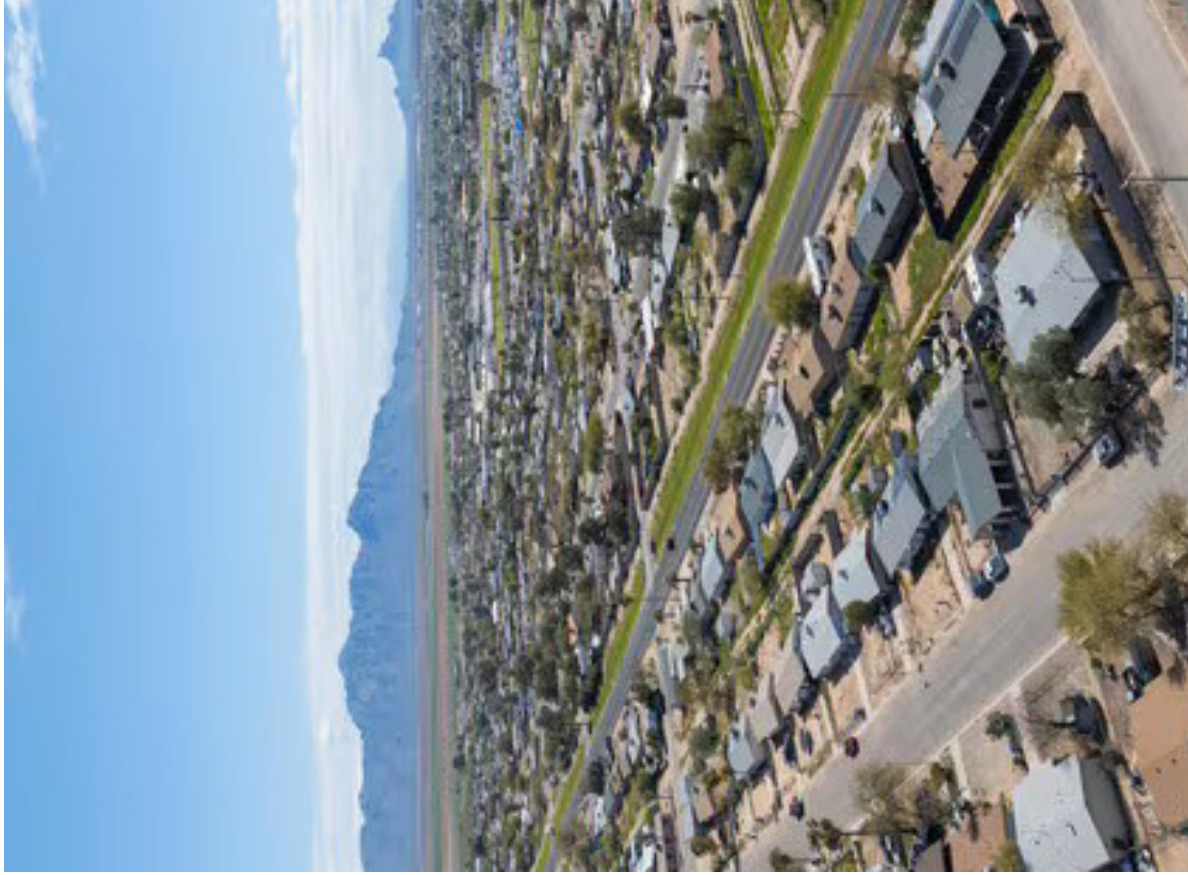
Improve the City's infrastructure, utility systems, and community amenities to support business attraction.

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 the *Downtown Area* 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 the *Downtown Area's* 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 the *Downtown Area's* 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 areas 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 the *Downtown Area's* arts destinations through adaptive reuse, physical improvements, marketing, and collaboration among community organizations.

Policy DT 1.8: Multimodal Street 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 the *Downtown Area's* properties.

Policy DT 1.11: Downtown Infrastructure Focus.

Continue to focus roadway, sewer, water, and fire protection upgrade projects in the *Downtown Area* 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.

Eloy General Plan: Planning Today for a Stronger Tomorrow is 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. They also 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 is allowed 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 working and legacy agricultural

WHAT IS OPEN SPACE?

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.

areas as part of the broader open space network while also conserving its cultural heritage. Retaining agricultural land will 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 public 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

BALANCED ENVIRONMENT

Public Parks

Eloy's public 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 public 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.



Eloy Aquatic Center Lifeguards

- **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 & Trails Board in 1958. Best known for its striking Picacho Peak, a 1,500-foot volcanic remnant, the park 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 public parks, along with their facilities, acreage, and service radius, are illustrated in *Figure 14*.

PUBLIC 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 public 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 create 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. While both the Anza and Butterfield Trails are currently shown as crossing the airport, these historic trail alignments may need to be further considered with future studies such as the AAP. 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.

“

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

”



Pima County's Western Yellow-Billed Cuckoo

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.

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.



Petroglyphs near Eloy

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 is an example of early 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*.



AGGREGATE RESOURCES

- ▲ Sand and Gravel Operations
- Aggregates and Crushed Stone
- Freeways
- Rail
- Canals
- Washes
- Eloy City Limits
- County boundary
- Planning Area

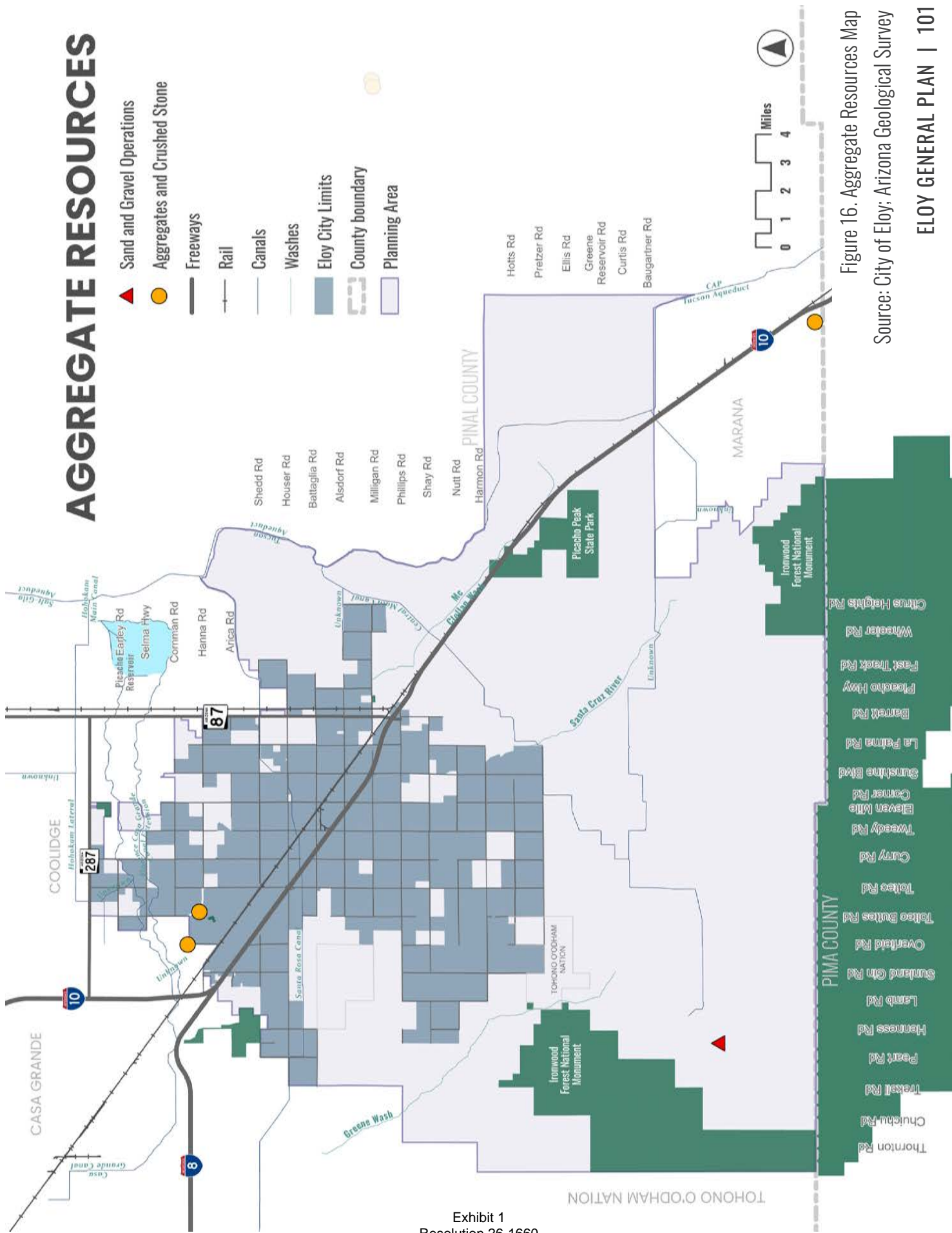


Figure 16. Aggregate Resources Map
 Source: City of Eloy; Arizona Geological Survey
 ELOY GENERAL PLAN | 101



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 Eloy 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 (AMA)*, Eloy's watershed is shaped by stormwater runoff, agricultural irrigation practices, and groundwater recharge dynamics. Key strategies with the AMA 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 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 key tactical access to the Barry M. Goldwater Range (located in southwest Arizona), which is used year-round by military units from across the country.



Jets in Pinal County airspace

Portions of these MTRs 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 Helipoint (SBAHP).** Located near Marana at Pinal Airpark, approximately 25 miles southeast 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 16 miles southeast 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 Unmanned Aerial Vehicles/ Drones (UAV) operations, and compatible land uses.



MILITARY OPERATIONS

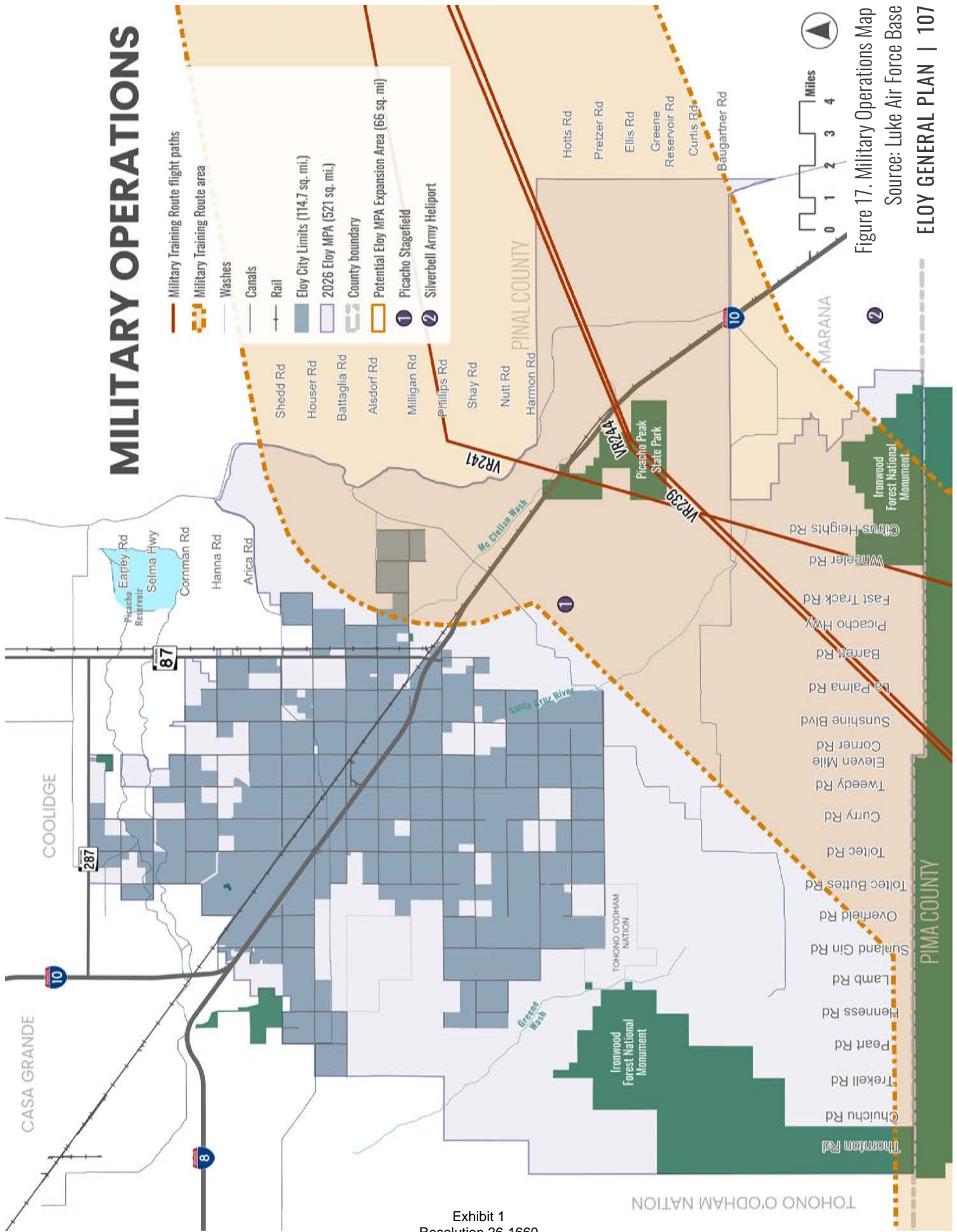


Figure 17. Military Operations Map
 Source: Luke Air Force Base
 ELOY GENERAL PLAN | 107

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. Support the 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 in addition to streets and with bike lanes and sidewalks 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. Sensitive maintain recreational facilities, and support the development of environmentally new 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, open spaces, and recreational destinations into the City’s open space, parks, and recreation system, including facilities designed to accommodate tournaments.

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.

Policy OSR 2.1: Coordinate with property owners and the development community to minimize development that infringes on view corridors of surrounding mountains, peaks, and natural undisturbed open space.

Policy OSR 2.2: Support the use of development rights transfers and flexible development standards to preserve natural open space, mountains, and peaks.

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. Encourage 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. Encourage 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. Where appropriate, consider 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. Support county and state air and water quality efforts, promote water conservation, and encourage the reduction and mitigation of environmental hazards, as well as minimizing the development in environmentally sensitive and high-risk areas.

Policy EP 4.1: Sustainable Infrastructure Practices.

Utilize alternative construction and stormwater infrastructure practices that minimize environmental disturbance and impacts 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, washes, tributaries, and rivers.

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. Coordinate with the State Historic Preservation Office pertaining to indigenous cultural resources throughout the City and MPA and encourage their preservation.

Policy EP 4.6: Air Quality. Protect and improve community air quality by minimizing dust and particulate matter by encouraging low-impact and alternative transportation options (such as sidewalks and walking paths, and trails, bicycle paths etc.) and increasing public awareness of best practices that support air quality.

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 implementing and encouraging 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.

Encourage the preservation of sensitive ecosystems, species habitats, and environmentally critical areas by incorporating mitigation measures and buffers into development plans that protect 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, **Eloy General Plan: Planning Today for a Stronger Tomorrow** encourages 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.



7


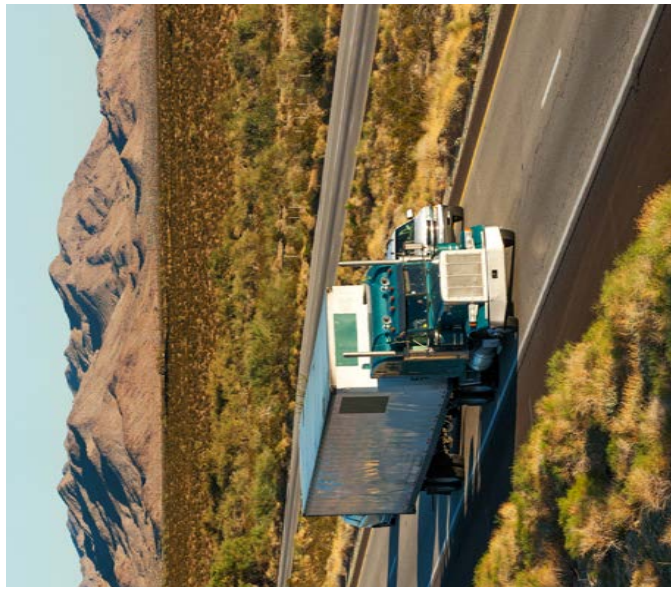


Exhibit 1
Resolution 26-1660
112 of 184



“
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
 ”



Vehicles on Interstate 10

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

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*.



EXISTING FUNCTIONAL CLASSIFICATION

CLASSIFICATION

- Interstate
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Washes
- Canals
- Eloy City Limits
- Planning Area
- County boundary

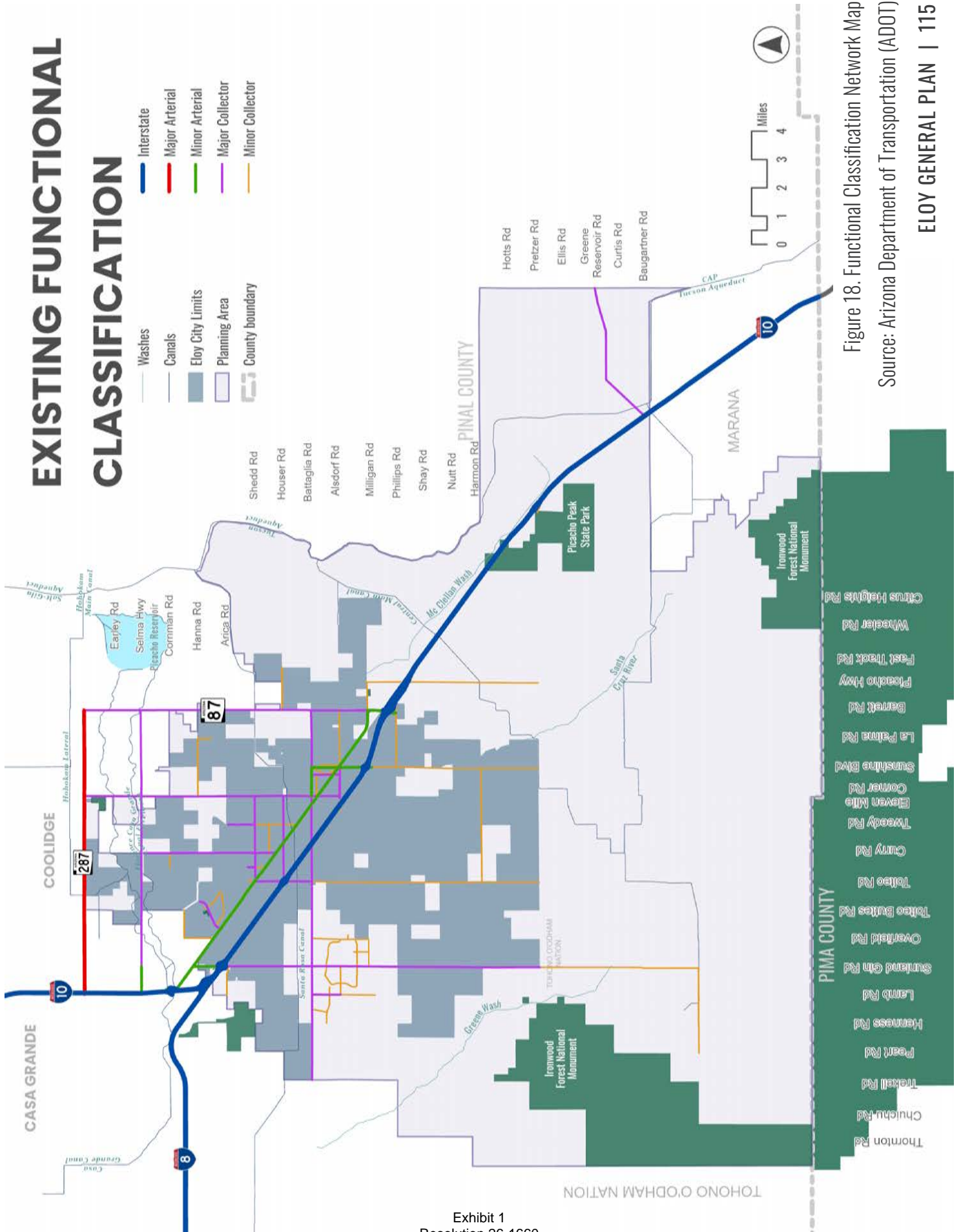


Figure 18. Functional Classification Network Map
 Source: Arizona Department of Transportation (ADOT)



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 is concurrently undertaking the Eloy Airpark Area Plan (AAP) 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*.



ACTIVE RAIL AND AIR TRANSPORTATION

- Freeways
- Washes
- Canals
- Eloy City Limits
- Planning Area
- County boundary
- Airport
- Railroad
- Bike Lane
- Sidewalk

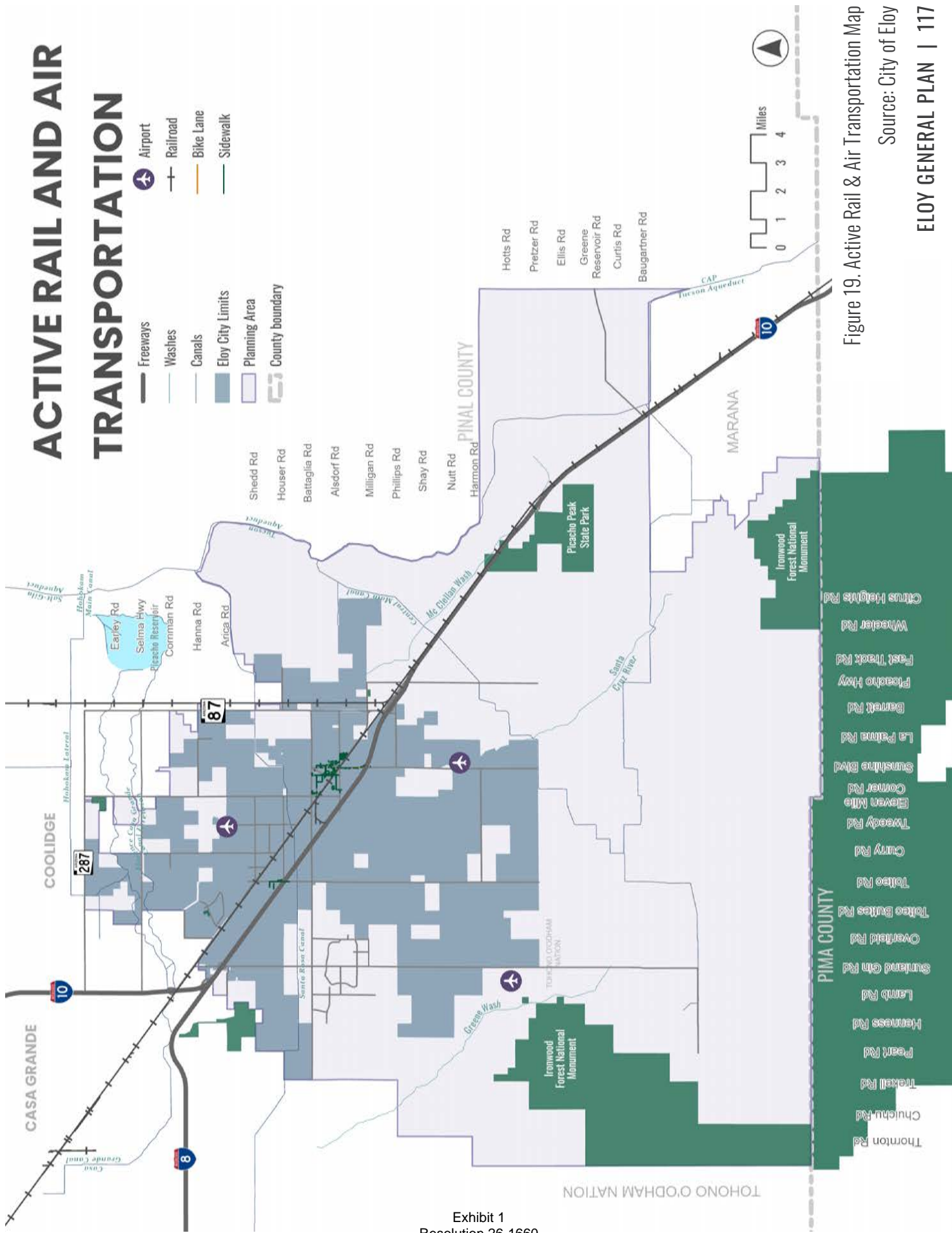


Figure 19. Active Rail & Air Transportation Map
 Source: City of Eloy
 ELOY GENERAL PLAN | 117

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 network 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 MPA, 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 southwestern 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 areas.

- **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.



FUTURE TRANSPORTATION

NETWORK

- Washes
- Canals
- Eloy City Limits
- Planning Area
- County boundary
- Existing Traffic Interchange
- Potential Future Traffic Interchange
- Future Transit System Route
- Potential Passenger Rail Corridor
- I-11 - Potential Future Alignment
- SR505 - Potential Future Alignment
- Interstate
- State Highway
- Gateway Arterial
- Major Arterial
- Minor Arterial
- Two Lane Collector

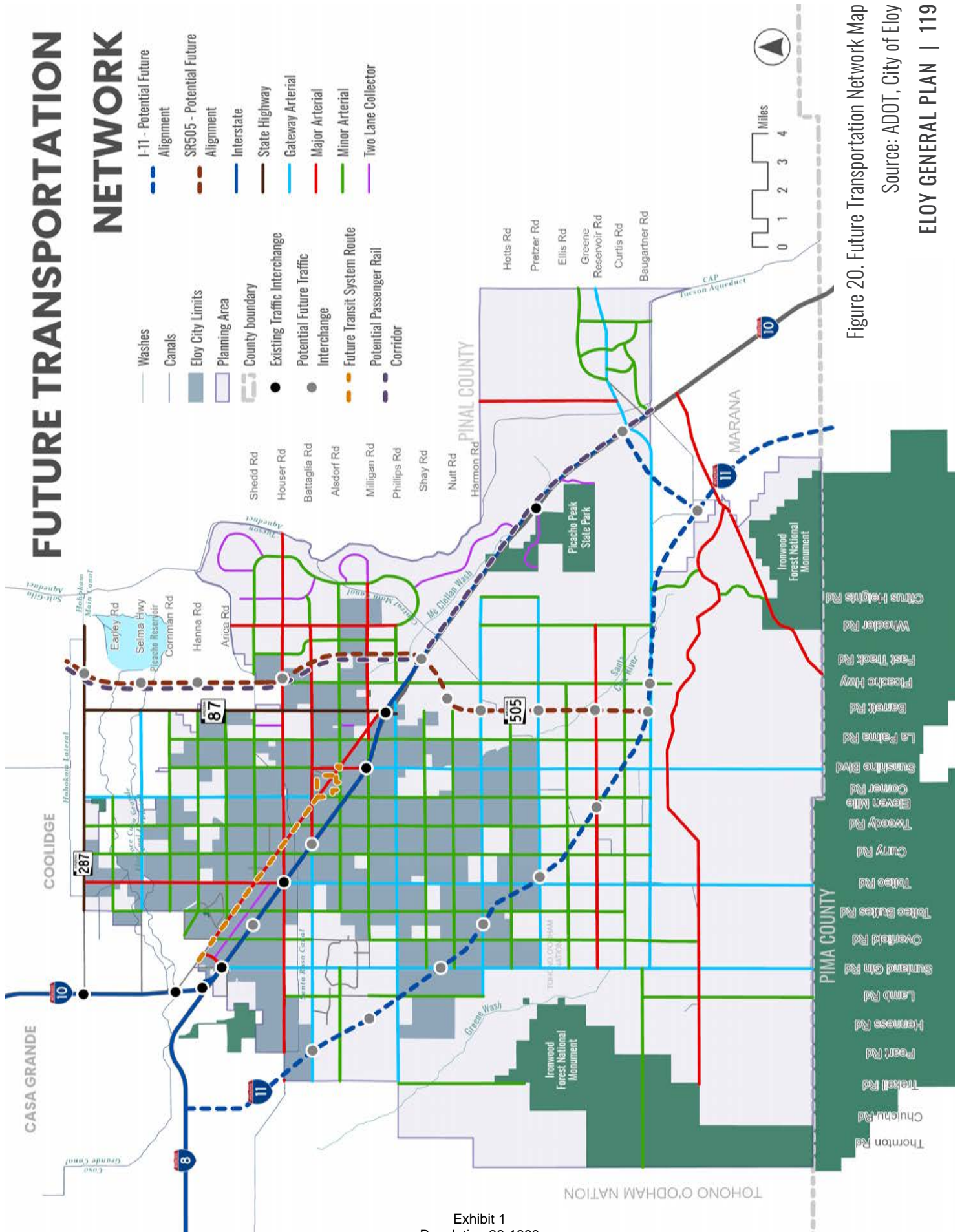


Figure 20. Future Transportation Network Map
 Source: ADOT, City of Eloy
 ELOY GENERAL PLAN | 119

“
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 Municipal Airport*, 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* on page 125.

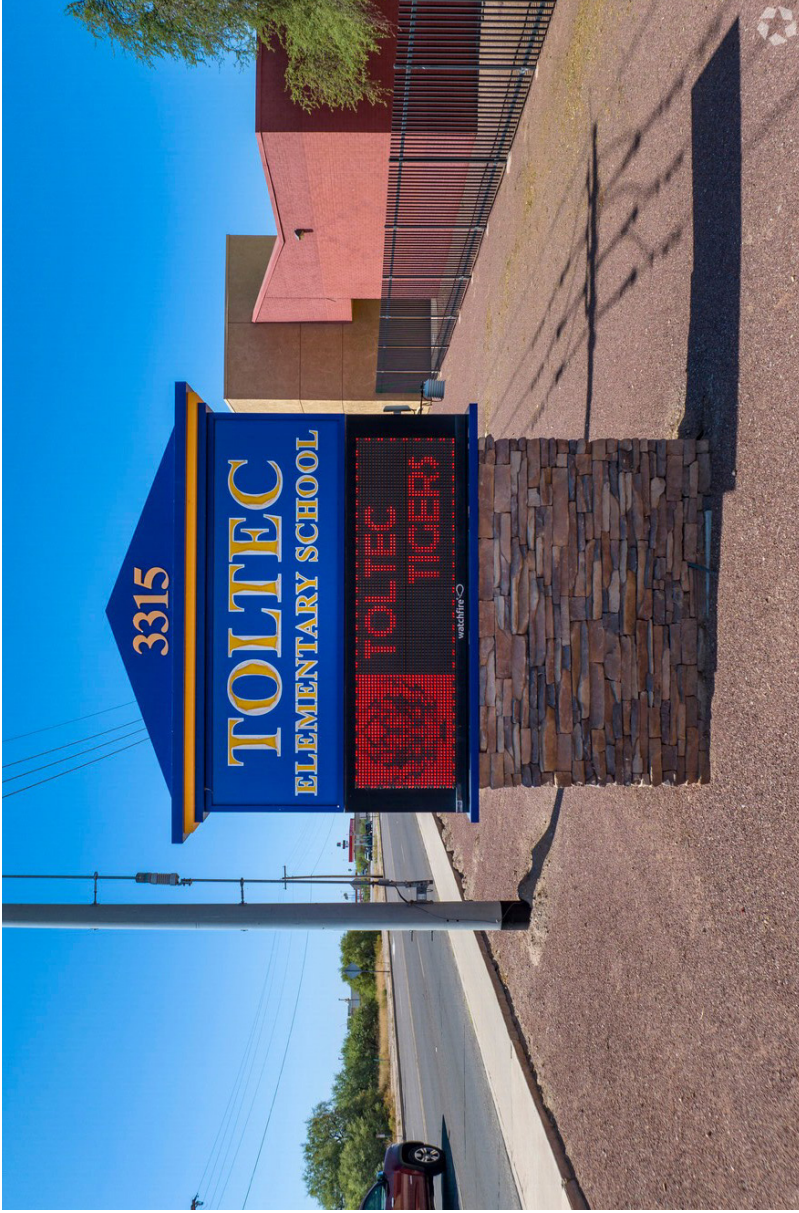


Eloy Police Department

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 within the MPA:

- 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 (ADEQ) 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

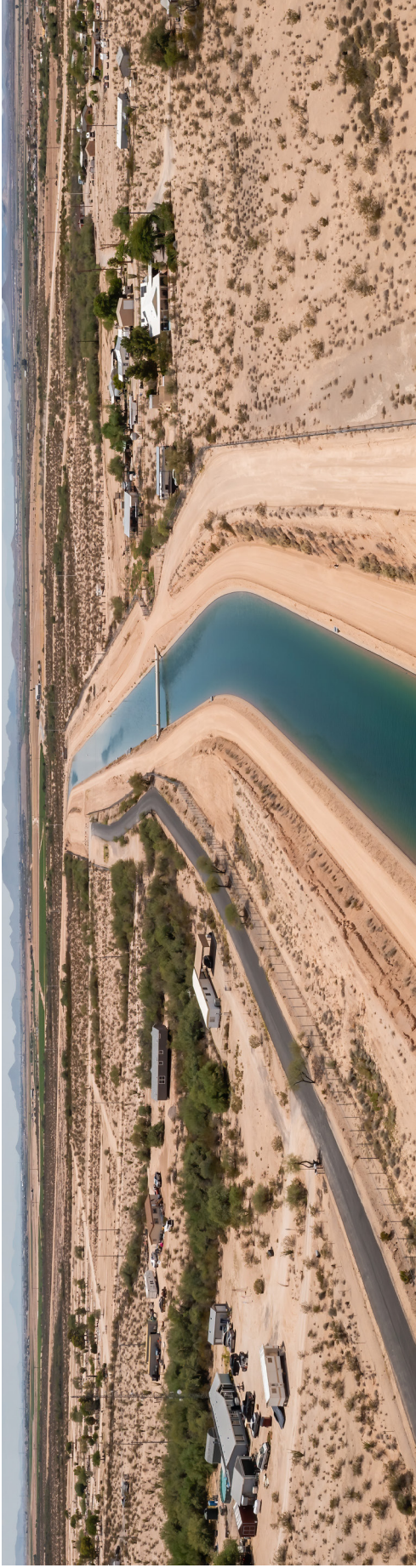
Eloy's community centers, museums and libraries focus on providing accessible places for people to gather, learn, and connect. These facilities serve as everyday hubs for education, recreation, and social activities, helping build a stronger sense of community for all ages. As Eloy grows, the development 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 (Historic Toltec Elementary School, 1920)



Central Arizona Canal

Exhibit 1
Resolution 26-1660
126 of 184

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

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

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.

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.

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.

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

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



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 CIP and DIF 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 with the City's designated *Growth Areas* as illustrated in *Chapter 4*. 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.

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	Inclusive of business park and industrial opportunities as well as integrated open spaces, 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 zoning 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 <i>Planned Community Area (PCA)</i> , <i>Employment Low (EL)</i> , and <i>Public Institutional (PI)</i> 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



DEVELOPMENT AREAS

- Development Areas
- Eloy City Limits (114.7 sq. mi.)
- 2026 Eloy MPA (521 sq. mi.)

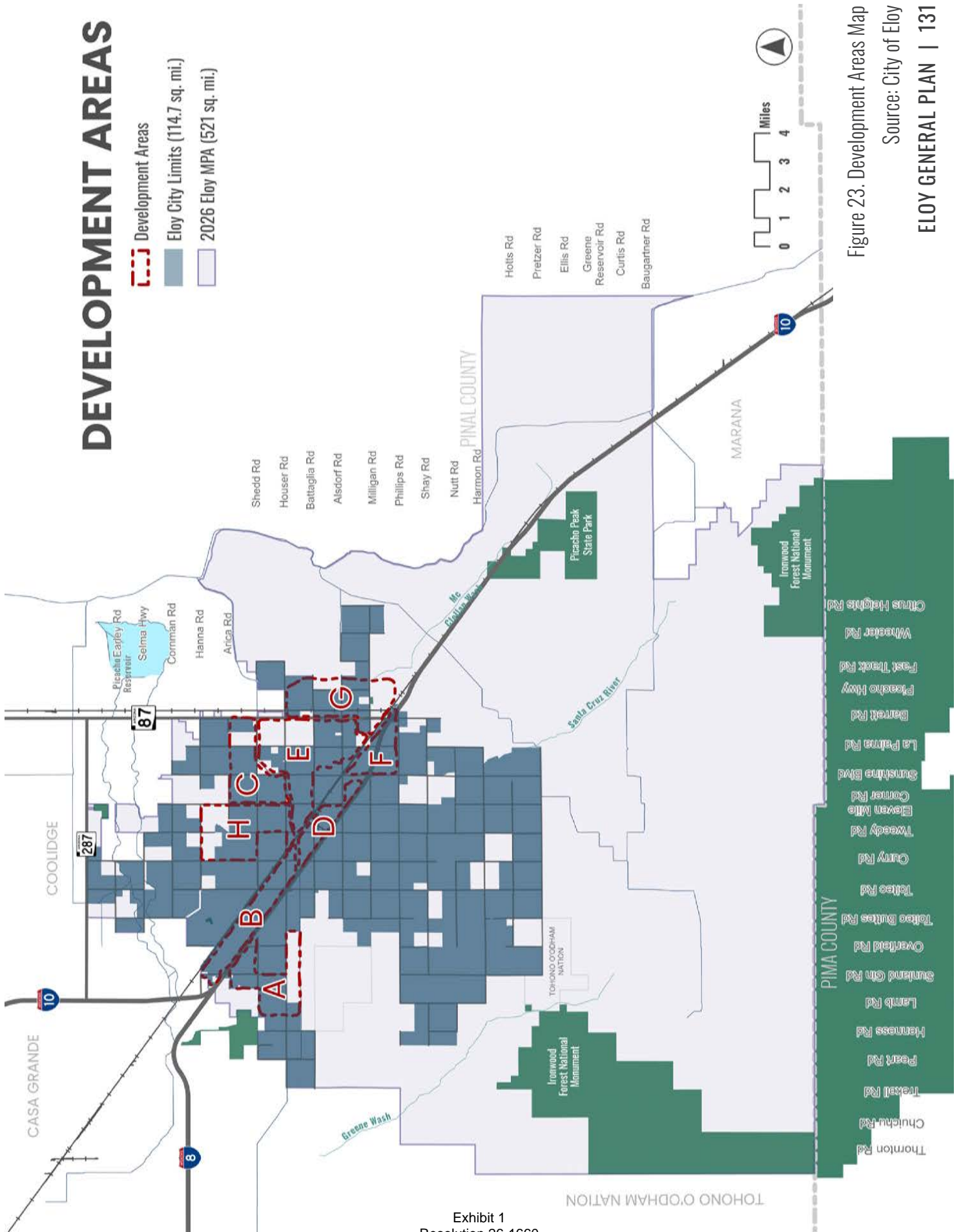


Figure 23. Development Areas Map
 Source: City of Eloy
 ELOY GENERAL PLAN | 131

RESILIENT INFRASTRUCTURE GOALS & 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.



Santa Cruz Library



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. Support 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. Include 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.

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 with 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.



Exhibit 1
Resolution 26-1660
136 of 184

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 and their timeframes 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 following table 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)	Responsible Department
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 to comply with recent state law changes pertaining to administrative approvals and current planning and infrastructure processes.	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 International Code Council (ICC) standards.	Short-term		
PG 5	Submit the Sunland Visitor Center Historic Museum for a historic property designation.	Short-term		

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)	Responsible Department
PG 6	Submit the Cosillos Apartments for a historic property designation.	Short-term		
PG 7	Fill key building department roles with full-time staff.	Short-term		
PG 8	Expand MPA 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 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		

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)	Responsible Department
PG 16	Prepare a Specific Area Plan for the SR 87 Corridor Growth Area.	Mid-term		
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)	Responsible Department
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, and the maximum allowed area that may be utilize for utility-scale solar facilities.	Mid-term		
PE 5	Create a one-stop shop for economic development information and provide adequate resources to support 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		

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)	Responsible Department
PE 8	Collaborate with neighboring communities as well as Pinal Partnership to market the regional hub as a unified economic region.	Ongoing		
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 Zoning Ordinance to provide a more efficient and flexible process for housing entitlements. Conduct a housing gap and feasibility analysis.	Short-term		
PE 12	Support the utilization of Low Income Housing Tax Credit (LIHTC) to assist in the provision of affordable housing with in the City.	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 the <i>Downtown Area</i> .	Short-term		
PE 15	Consider providing 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		

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)	Responsible Department
PE 17	Work with developers to provide housing for the senior population including independent and assisted living facilities.	Mid-term		
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		

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)	Responsible Department
PE 27	Create an adaptive reuse incentive package (tax breaks, expedited permitting).	Mid-term		
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)	Responsible Department
BALANCED ENVIRONMENT				
Parks, Recreation, & Open Space				
BE 1	Develop a <i>Parks, Recreation, and Open Space Master Plan</i> .	Short-term		
BE 2	Develop a <i>Path and Trails Master Plan</i> .	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 MPA.	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		

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)	Responsible Department
BE 7	Use land use planning, zoning, and capital project planning to connect existing parks and open spaces and protect sensitive desert areas and cultural resources.	Ongoing		
Environmental Planning				
BE 8	Upgrade wastewater recharge facilities at the Wastewater Treatment Plant (WWTP) to be able to add treated wastewater to the City's water supply portfolio.	Short-term		
BE 9	Develop a <i>Water Conservation Master Plan</i> .	Mid-term		
BE 10	Conduct a cultural and historic inventory.	Mid-term		
BE 11	Develop an <i>Urban Forestry Management Plan</i> 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 12	Continue to treat effluent water to quality levels that allow groundwater to recharge.	Ongoing		
BE 13	Coordinate with the Arizona Game and Fish Department to identify and assist with the protection of endangered and threatened species within the City of Eloy.	Ongoing		
BE 14	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)	Responsible Department
BE 15	Coordinate with the Pinal County and Arizona Department of Environmental Quality pertaining to sources of pollution, including traffic and agricultural practices, and to maintain healthy environment within the City.	Ongoing		
BE 16	Monitor potential sources of pollution, including traffic and agricultural practices, to maintain healthy air quality as the City grows.	Ongoing		
BE 17	Improve and formalize coordination with military installation representatives on any land use, zoning, or development proposals within designated military training routes.	Ongoing		

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)	Responsible Department
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 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 Broadband Equity Access and Deployment (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)	Responsible Department
RI 9	Update Public Safety (PD) online reporting.	Short-term		
RI 10	Create a separate infrastructure section in the City code, the development standards for infrastructure development.	Short-term		
RI 11	Explore investments in Public Safety (PD) crime statistics software.	Short-term		
RI 12	Maintain, expand, and participate in the coordination of critical infrastructure, including water, wastewater, streets, rail, and freeway and interchange modifications, 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		

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)	Responsible Department
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		
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		
RI 20	Maintain, expand and participate in the coordination of multimodal transportation options through coordinated capital improvement planning to support existing development and future growth.	Ongoing		
Water Resources				
RI 21	Upgrade the Wastewater Treatment Plant (WWTP) to be able to add treated wastewater to its water supply portfolio.	Short-term		
RI 22	Develop a plan outlining the desired location of the 53 new wells recommended in the <i>Water, Wastewater, and Reclaimed Water Master Plan</i> .	Short-term		
RI 23	Develop a plan to identify new well locations and analyze population thresholds to warrant each new well.	Mid-term		

Action Number	Action Description	Timeframe (Short, Mid, Long, On-going)	Completion (To be updated upon completion)	Responsible Department
R1 24	Develop a <i>Water Conservation Master Plan</i> to create a strategy for reducing water consumption and water waste.	Mid-term		
R1 25	Conduct routine maintenance and repair to maximize the life expectancy and operational efficiency of the water distribution system.	Ongoing		
R1 26	Regularly update the <i>Water/Wastewater Master Plan</i> to guide resource management and infrastructure planning.	Ongoing		
R1 27	Work together with neighboring jurisdictions on transportation and utility issues, such as <i>Section 208 Area-wide Water Quality Management Plans</i> , to ensure growth benefits all communities.	Ongoing		
Cost of Development				
R1 28	Conduct an impact fee study to determine if impacts fee adjustments are warranted.	Short-term		
R1 29	Update developer requirements to fund necessary public services improvements associated with their new developments.	Short-term		
R1 30	Evaluate alternative financing structures that may assist with the development of needed infrastructure.	Mid-term		
R1 31	Prepare, adopt, and maintain a five (5) year Capital Improvement Plan.	Ongoing		
R1 32	Develop fiscal impact models to aid capital facilities development plans and asset management programs.	Ongoing		

This page is intentionally left blank.

APPENDICES

Appendix A – Amendment Criteria

Appendix B – Reference Documents

Appendix C – Community Engagement Activities & Events

Appendix D – 60-Day Event Summary

Appendix E – Glossary

Appendix F – Growth Area Maps



Exhibit 1
Resolution 26-1660
152 of 184

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 or 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)
- 2007 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
- 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 4,603 / Sign Ups 2,375
<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	3/30/2025 – 6/9/2025	245 – English; 6 – Spanish; Total = 251
City Council + Planning & Zoning Commission Joint 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	8
<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	8
Community Workshop #1 - "Envisioning the Future" (In person)	7/30/2025, 7/31/2025 & 8/2/25	15 - 7/30 6 - 7/31 54 - 8/2 Total = 75
Community Questionnaire #2 + Virtual Workshop #1 "Envisioning the Future"	8/4/2025 - 8/31/2025	25
<i>Drop In Event - Fiestas Patrias</i>	9/12-13/25	181

Activity/Event	Date	Number of Engagements
City Council Update	9/22/2025	7
Drop In Event – Getting Arizona Involved in Neighborhoods (G.A.I.N.)	10/15/2025	140
Community Workshop #2 “Mapping the Future” (In person)	10/18/2025 & 10/22/2025	41 – 10/18
		30 – 10/22 AM Session
		13 – 10/22 PM Session Total = 84
Drop In Event – Eloy GLOW	11/8/2025	196
Drop In Event – Family Bingo Night	11/12/2025	26
Questionnaire #3 + Virtual Workshop #2 “Mapping the Future”	10/24 – 11/23/2025	30
City Council Update	12/8/2025	7
Drop In Event – Christmas in Eloy	12/13/2025	152
General Plan Advisory Committee # 3 /Planning & Zoning Commission Update	1/21/2026	8
Technical Advisory Committee (TAC) Meeting #3	2/11/2026	8
City Council Update	3/9/2026	7
General Plan Advisory Committee #4/Planning & Zoning Commission Update	3/11/2026	9
Mobile Immersion Lab + Community Open House #3	3/26/2026	162
60-Day Public Review of Draft (online)	3/4-5/3/2026	576 Readers
		18 Commenters
		224 Comments
1:1 and Group Meetings with City Council and Planning & Zoning Commission Members (Regarding 60-Day)	4-5/2026	15
Planning & Zoning Commission Hearing	5/20/2026	8
City Council Hearing	6/01/2026	7



Eloy Talks Community Symposium

APPENDIX D – 60-DAY EVENT SUMMARY

During the 60-day public review period for **Eloy General Plan: Planning Today for a Stronger Tomorrow**, the City hosted an immersive community engagement event on March 26, 2026, featuring a *Mobile Immersion Lab* and open house at City Hall. The event invited residents to explore potential future development scenarios through an interactive virtual reality experience.

A total of **162 participants** attended, including 35 Eloy middle school students. Participants were guided through three immersive scenarios highlighting the *Eloy Airpark Area*, the *Toltec Area*, and the *Downtown Area*. Virtual reality scenarios were created using the

community-derived *Future Land Use (FLU)* designations and conceptual renderings found in *Chapter 4*.

During the immersion experience, attendees provided feedback on their preferences and priorities through live polling and facilitated discussion. The event provided a hands-on, accessible way for the community to better understand and shape the future of Eloy and complemented the broader engagement efforts conducted throughout the planning process.



Eloy Middle School Students in Mobile Immersion Lab



Eloy Staff in Mobile Immersion Lab

Eloy Airpark Area

The *Eloy Airpark Area* scenario was presented as a key opportunity for economic development, building on the City’s existing airport and surrounding land. The immersive scenario focused on aviation-related uses, an employment center, and destination-oriented development that could attract visitors and investment. The feedback obtained from this scenario will be utilized in development of the *Eloy Airpark Area Plan* (AAP).

Community Reactions

- Strong interest in aviation-related uses, including training and business opportunities
- Support for destination-oriented development such as hotels, conference space, and entertainment
- Need for more infrastructure, including parking, recreation, and wayfinding

“
The hotel is a great idea. Love how open it feels.
 ”

“
We need a larger area for events and large scale parking.
 ”

“
The hanger themed common area is really cool.
 ”



Eloy Airpark Mobile Immersion Lab Scene

Toltec Area

The *Toltec Area* scenario focused on enhancing existing neighborhoods through a mix of housing types, improved landscaping, and walkable environments. The concept emphasized reinvestment and creating more complete neighborhoods with a variety of housing and local amenities. The feedback obtained in this scenario helped refine Eloy’s desired housing types and concepts and how housing proximity interacts with an adjacent *Activity Center*.

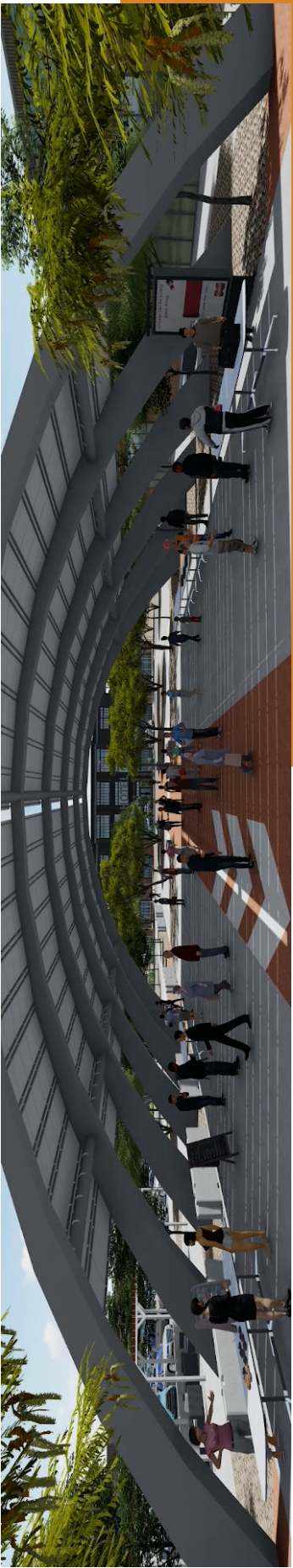
Community Reactions

- Strong support for a mix of housing types and increased housing variety
- Interest in walkability and neighborhood connectivity
- Positive response to landscaping and overall neighborhood character
- Need for additional community amenities, including schools, open space, and parking
- Concerns related to traffic and infrastructure capacity

I liked everything! Visually interesting and diverse.

More big trees to create shade!

Everything looks nice! Really loving the feel of the housing and dining areas.



Toltec Area Mobile Immersion Lab Scene

Downtown Area

The *Downtown Area* scenario focused on creating a walkable, active, and welcoming environment on Main Street. The concept included public gathering spaces, parks, and opportunities for local businesses and community activity. The feedback obtained in this scenario will assist in understanding the needs in this important *Activity Center* and will drive future master planning efforts.

Community Reactions

- Strong support for parks and community gathering spaces
- Interest in a walkable, pedestrian-friendly environment
- Appreciation for maintaining a small-town feel while enhancing activity
- Need for additional amenities such as parking, play areas, and shade

“
Feels very inviting and welcoming.
 ”

“
Keeps the small town feel.
 ”

“
Beautiful downtown; great shade at the park area.
 ”



Downtown Area Mobile Immersion Lab Scene

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 goals and 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 and State highways.

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 aviation easements.

Airpark Area Plan

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 Airport's future and with the General Plan will refining land uses and policies specific to this unique area.

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.

Aviation Overlay (AO)

See the Eloy Zoning Ordinance definitions.

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.

Central Arizona Regional Transit

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

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.

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.

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*.

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.

Estate Residential (RI-54)

See the Eloy Zoning Ordinance definitions.

Estate Residential (RI-43)

See the Eloy Zoning Ordinance definitions.

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 FEMA 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 Commercial District (C-2)

See the Eloy Zoning Ordinance definitions.

General Industrial (I-2)

See the Eloy Zoning Ordinance definitions.

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

Growth 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.

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.

H

Historic Preservation District (HP)

Overlay

See the Eloy Zoning Ordinance definitions.

Housing Density

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

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.

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.

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)

Highway designed to provide uninterrupted traffic flow for long 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.

Light Industrial (I-1)
See the Eloy Zoning Ordinance definitions.

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 *Activity Centers*.

Major Collector
Continuous roadways providing access to arterials.

Manufactured Home Overlay Subdivision (MHS) Overlay
See the Eloy Zoning Ordinance definitions.

Manufactured Home Park (MHP) Overlay
See the Eloy Zoning Ordinance definitions.

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. See the Eloy Zoning Ordinance definitions.

Multiple-Family Residential (R-3)

See the Eloy Zoning Ordinance definitions.

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 Commercial District (C-1)**

See the Eloy Zoning Ordinance definitions.

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, and institutional buildings.

O**Open Space Conservation District (OSC)**

See the Eloy Zoning Ordinance definitions.

Open Space Recreation District (OSR)

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 Zoning Districts

See the Eloy Zoning Ordinance definitions.

P

PAD (Planned Area Development Overlay)

See the Eloy Zoning Ordinance definitions.

Park Classification

The hierarchy of Mini Park, Community Park, and Regional

Park, each with typical size, facilities, and service radius.

Public Facilities District (PF)

Overlay

See the Eloy Zoning Ordinance definitions.

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.

Recreational Vehicle Park (RVP) Overlay

See the Eloy Zoning Ordinance definitions.

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.

Rural Residential (RR-20)

See the Eloy Zoning Ordinance definitions.

Rural Residential (RR-5)

See the Eloy Zoning Ordinance definitions.

Rural Residential (RR-2.5)

See the Eloy Zoning Ordinance definitions.

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 $\approx \frac{1}{4}$ mi, Community Park $\approx \frac{1}{2}$ –1 mi).

SBAHP (Silverbell Army Heliport)

Arizona Army National Guard aviation training facility.

Single-Family Residential (R1-12)

See the Eloy Zoning Ordinance definitions.

Single-Family Residential (R1-6)

See the Eloy Zoning Ordinance definitions.

Small Lot Residential (R-2)

See the Eloy Zoning Ordinance definitions.

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

Housing made affordable for moderate income earning workers.

Z**Zoning Consistency**

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

Zombie Subdivisions

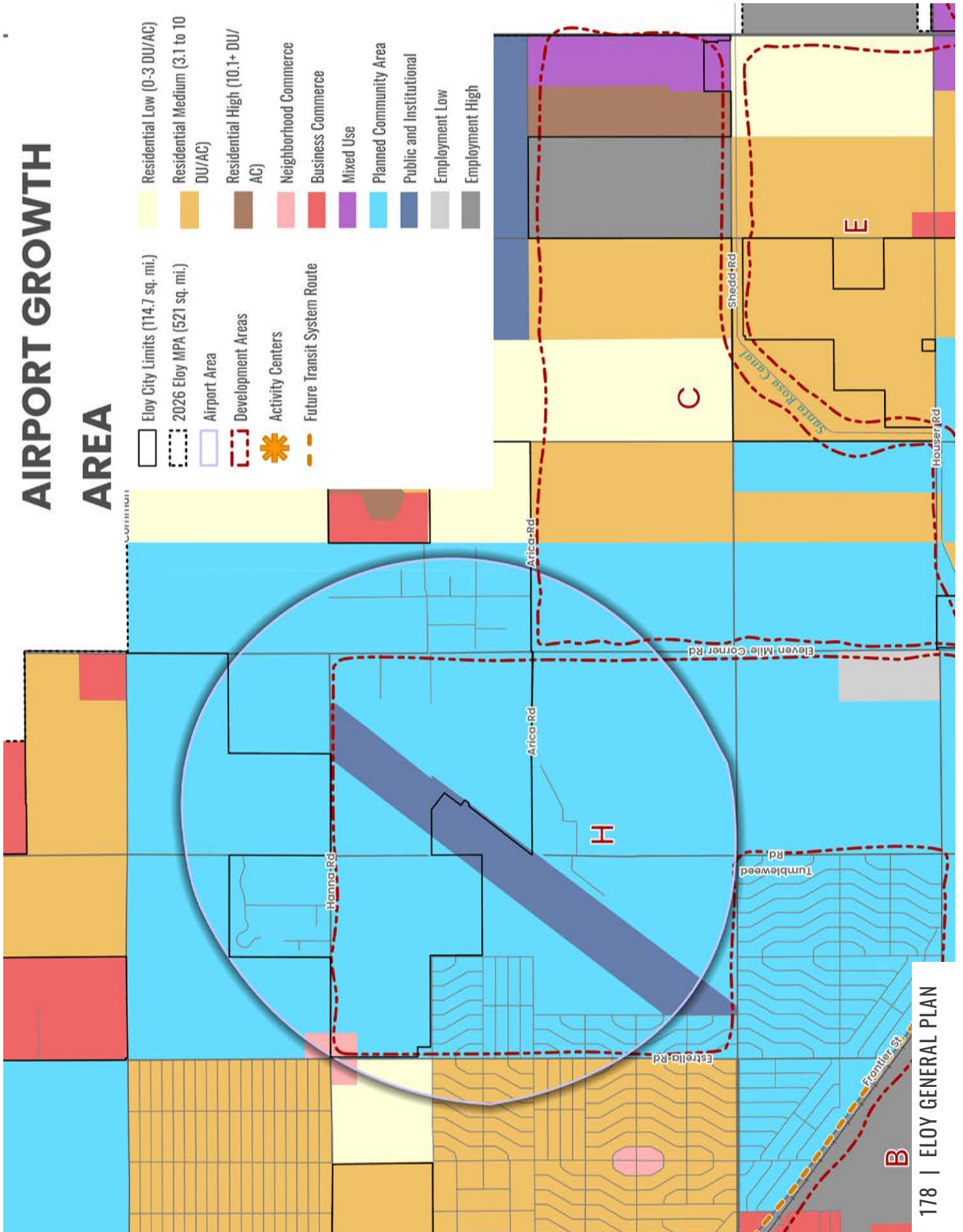
Platted or partially built subdivisions that stalled and were never completed, leaving fragmented streets, overgrown lots, and infrastructure gaps.

**APPENDIX F – GROWTH
AREA MAPS**

Scroll to next page for maps.

AIRPORT GROWTH AREA

- Eloy City Limits (114.7 sq. mi.)
- 2026 Eloy MPA (521 sq. mi.)
- Airport Area
- Development Areas
- Activity Centers
- Future Transit System Route
- Residential Low (0-3 DU/AC)
- Residential Medium (3.1 to 10 DU/AC)
- Residential High (10.1+ DU/AC)
- Neighborhood Commerce
- Business Commerce
- Mixed Use
- Planned Community Area
- Public and Institutional
- Employment Low
- Employment High



PICACHO HEIGHTS GROWTH AREA

- Eloy City Limits (114.7 sq. mi.)
- 2026 Eloy MPA (521 sq. mi.)
- Picacho Heights Area
- Development Areas
- Activity Centers
- Existing Traffic Interchange
- Potential Future Traffic Interchange
- Future Transit System Route
- Potential Passenger Rail Corridor
- SR505 - Potential Future Alignment
- Residential Low (0-3 DU/AC)
- Residential Medium (3.1 to 10 DU/AC)
- Residential High (10.1+ DU/AC)
- Business Commerce
- Mixed Use
- Planned Community Area
- Public and Institutional
- Employment Low
- Employment High
- Parks and Open Space

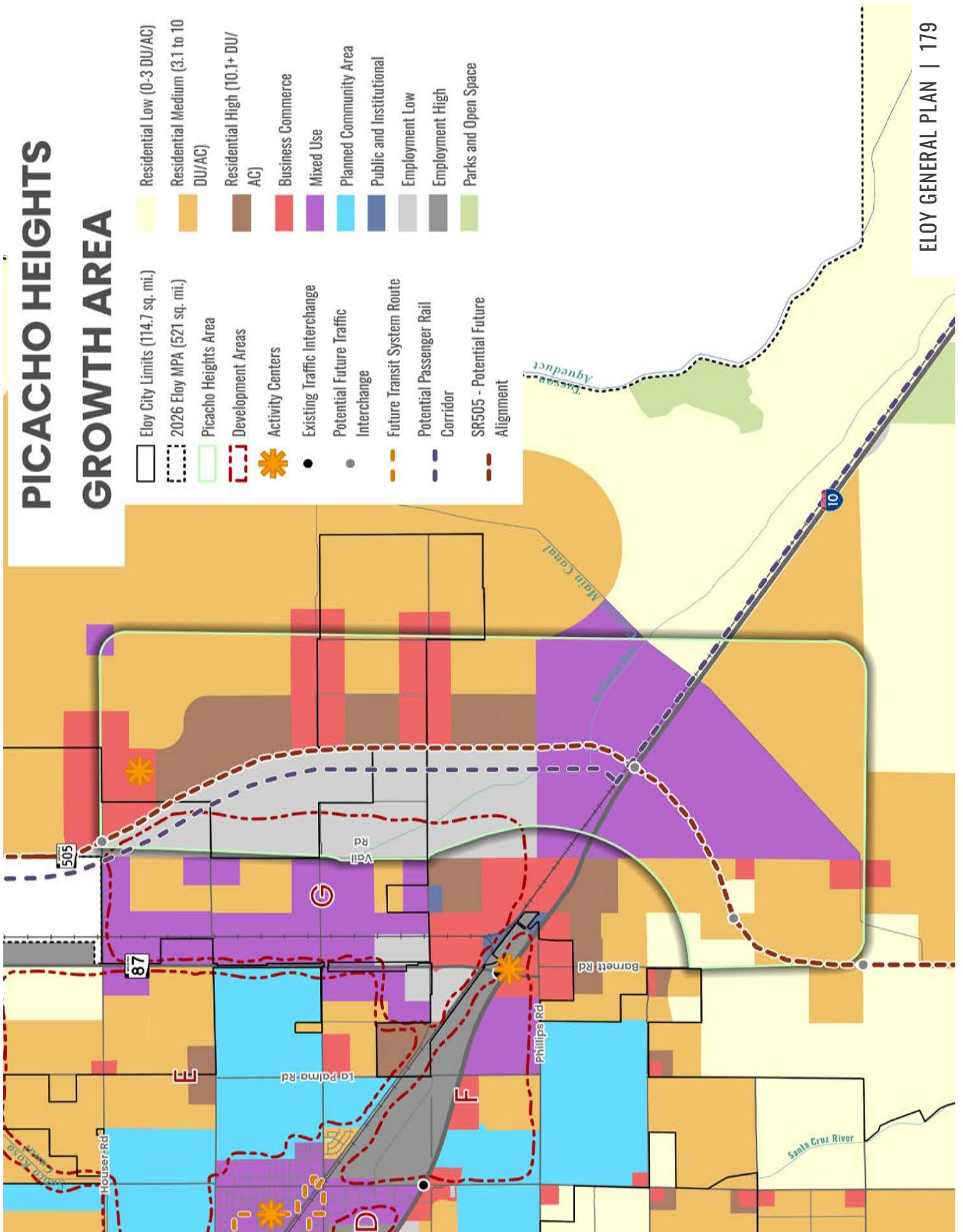


Exhibit 1
Resolution 26-1660
179 of 184

RED ROCK GROWTH AREA

- Eloy City Limits (114.7 sq. mi.)
- 2026 Eloy MPA (521 sq. mi.)
- Red Rock Area
- Activity Centers
- Existing Traffic Interchange
- Potential Future Traffic Interchange
- Potential Passenger Rail Corridor
- I-11 - Potential Future Alignment
- SR505 - Potential Future Alignment
- Residential Low (0-3 DU/AC)
- Residential Medium (3.1 to 10 DU/AC)
- Business Commerce
- Mixed Use
- Employment Low
- Parks and Open Space

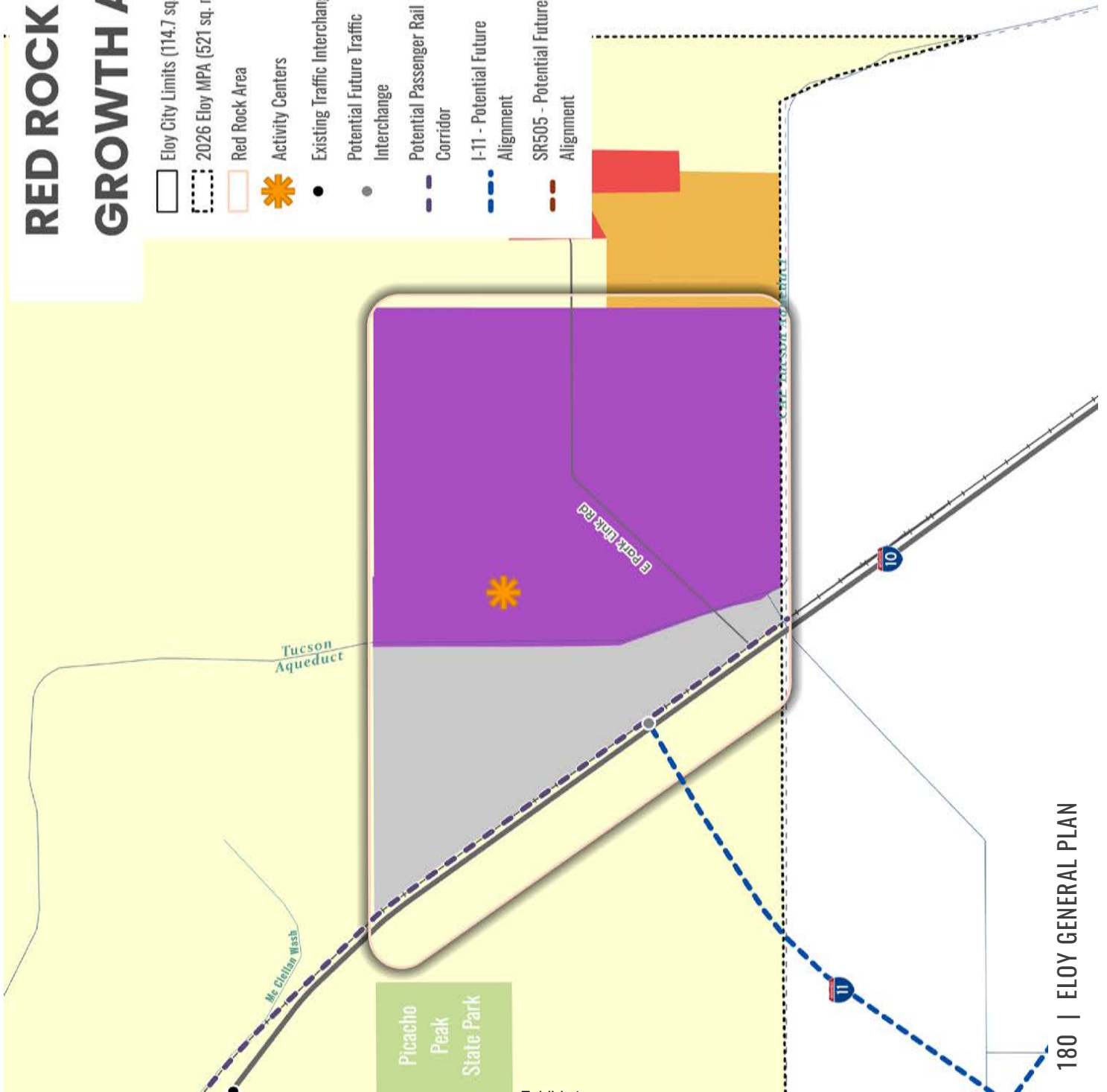
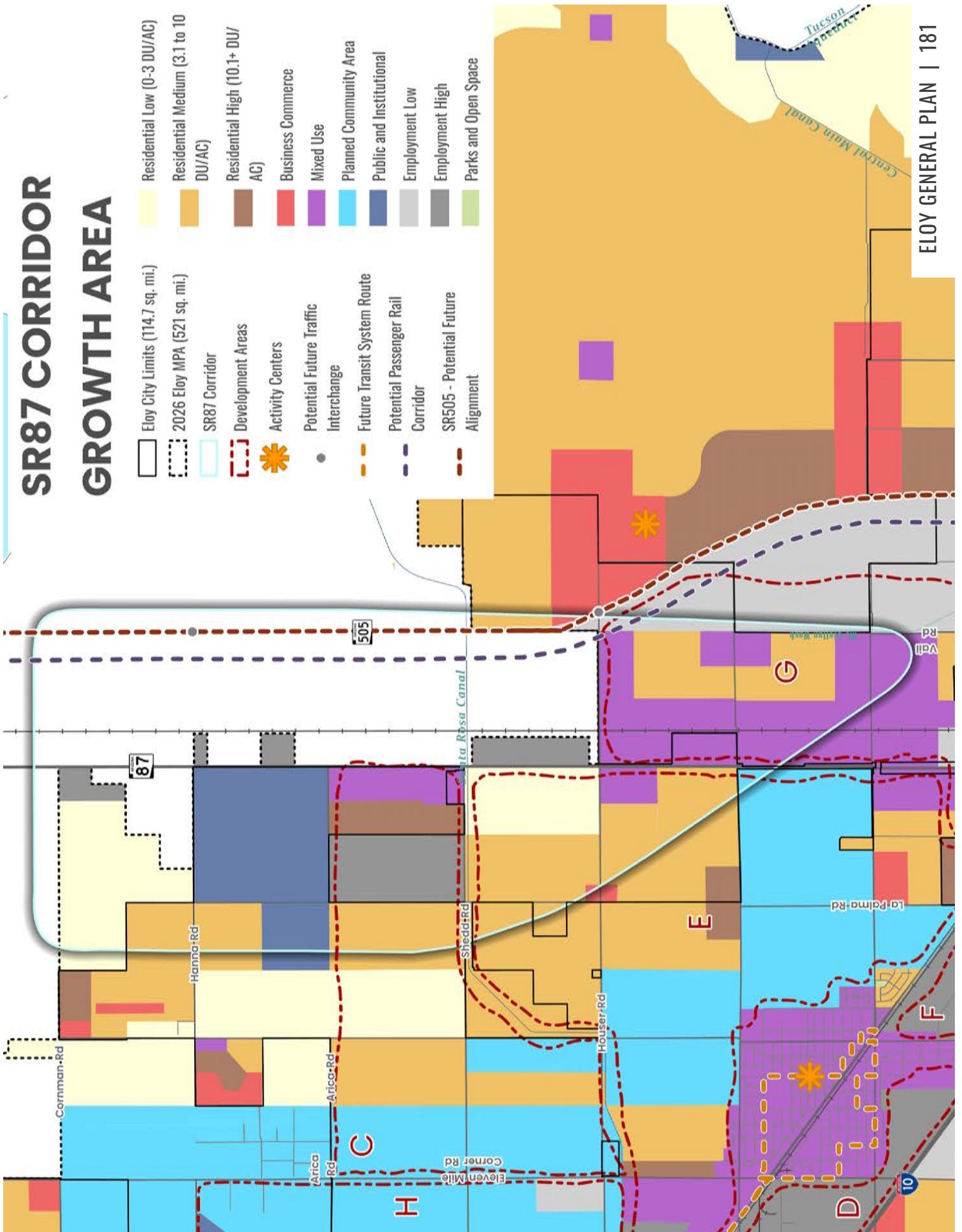


Exhibit 1
Resolution 26-1660
180 of 184

SR87 CORRIDOR GROWTH AREA

- Eloy City Limits (114.7 sq. mi.)
- 2026 Eloy MPA (521 sq. mi.)
- SR87 Corridor
- Development Areas
- Activity Centers
- Potential Future Traffic Interchange
- Future Transit System Route
- Potential Passenger Rail Corridor
- SR505 - Potential Future Alignment
- Residential Low (0-3 DU/AC)
- Residential Medium (3.1 to 10 DU/AC)
- Residential High (10.1+ DU/AC)
- Business Commerce
- Mixed Use
- Planned Community Area
- Public and Institutional
- Employment Low
- Employment High
- Parks and Open Space



SUN CORRIDOR GROWTH AREA

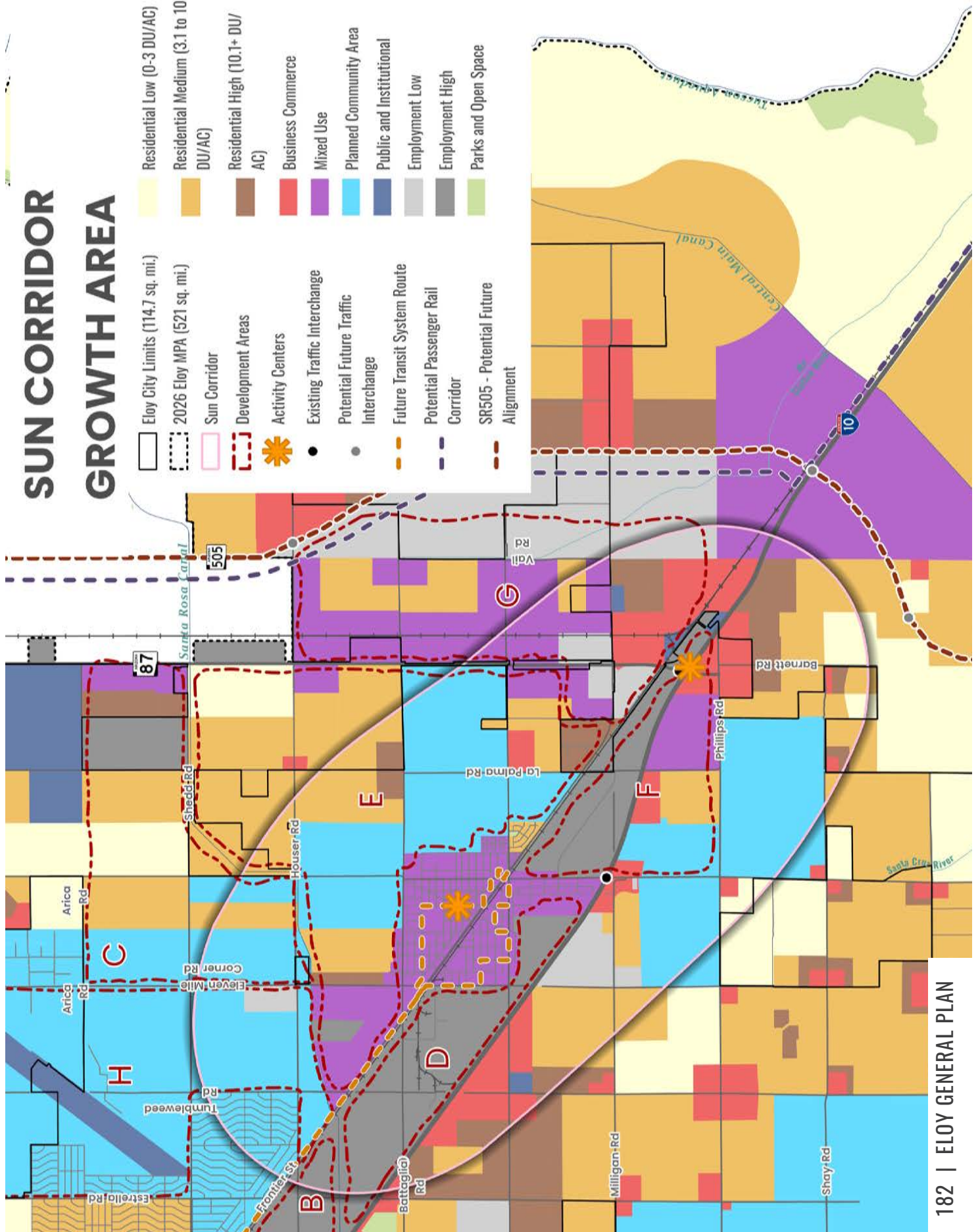


Exhibit 1
Resolution 26-1660
182 of 184

TOLTEC-ROBSON GROWTH AREA

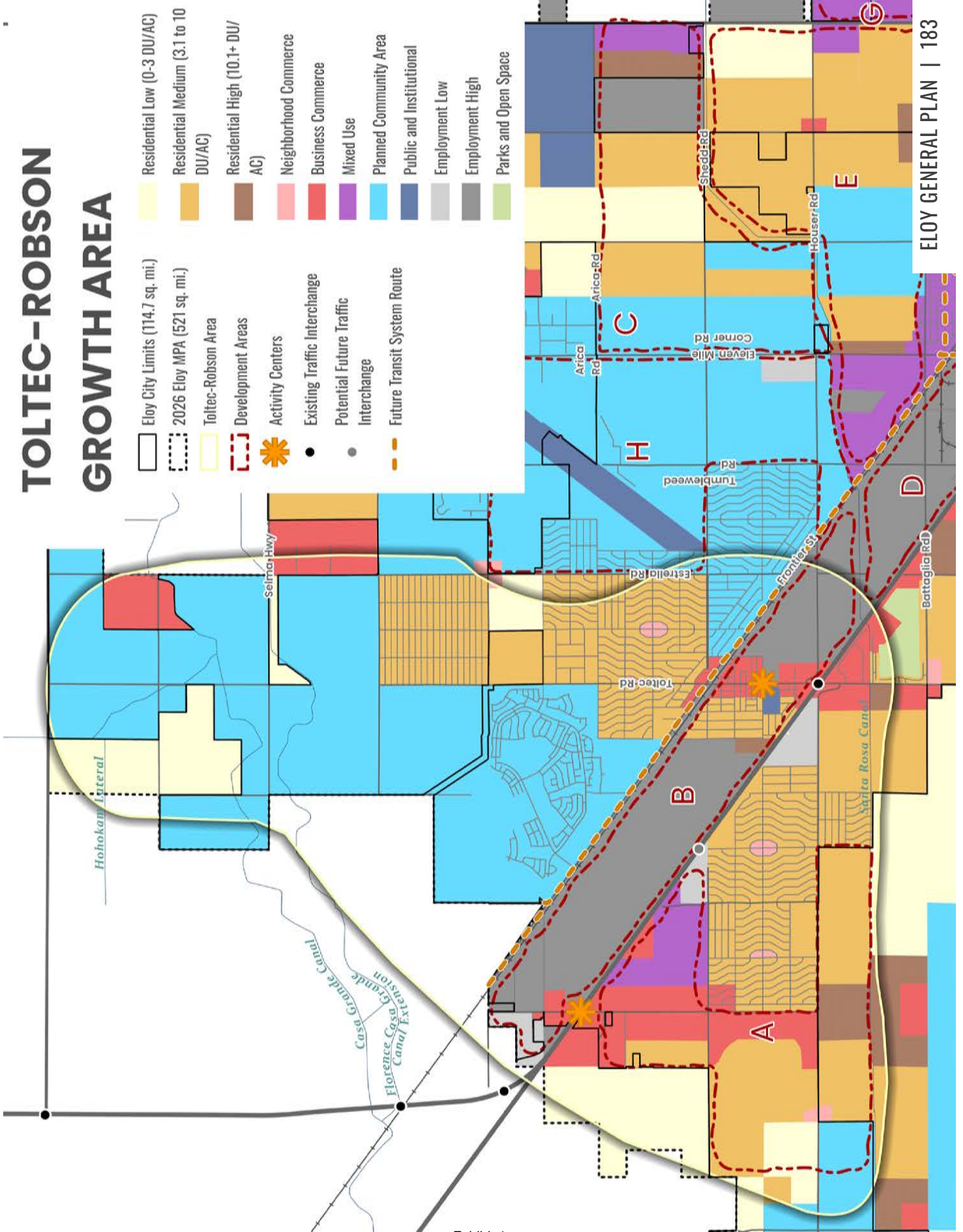




Exhibit 2

List of Modifications to:

“ELOY GENERAL PLAN: PLANNING TODAY FOR A STRONGER TOMORROW”

Case No. GPA2026-001: CITY OF ELOY GENERAL PLAN UPDATE

1. EDITORIAL MODIFICATIONS: The following editorial modifications shall be incorporated into the “Eloy General Plan: Planning today for a Stronger Tomorrow”:
 - a. Page 17, Figure 4: Label the Town of Florence and move the Town of Marana label to a more appropriate location in the town’s proximity in Pima County.
 - b. Page 19, Figure 5: Label Arizona City.
 - a. Renumber page 34, which contains Figure 8, as page 29 – subsequently renumber all pages thereafter.
 - b. On page 33, revise the following sentence, ‘Each theme chapter of the General Plan also contains a more specific topical statement of values entitled “Community Aspirations”,’ as follows: ‘Each theme chapter of the General Plan, as identified in Figure 9 (page 35), also contains a more specific topical statement of values entitled “Community Aspirations.”’
 - c. On Page 39, Figure 10: Label the Arizona Army National Guard Picacho Stagefield and Silverbell Army Heliport.
 - d. On Page 43, replace “du/ac” with “dwelling unit per acre (du/ac).”
 - e. Add the following note on page 42, ‘Note: The zoning district abbreviations provided in the description of the Future Land Use designations are defined in the glossary.’
 - f. On Page 58, incorporate “(page 131)” after the “Figure 23” in the first paragraph.
 - g. On Page 122, replace “provides” with “provide” in the first sentence of the last paragraph on the page.
2. POLICY AND ACTION MODIFICATIONS. The following policy and action modifications shall be incorporated in to the “Eloy General Plan: Planning today for a Stronger Tomorrow” (additions are in **Bold Blue Font**, and deletions are in ~~Red Strikeout Text~~):
 - a. 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 **within growth areas**.
 - b. Policy DT 1.8: Multimodal Street Design. Design Downtown streets for low speeds, incorporating space and design ~~for alternative and curb management.~~ **to accommodate mobility alternatives.**
 - c. Policy C 1.12: Technology. Integrate emerging transportation technologies, ~~including EV charging and autonomous vehicle readiness,~~ into circulation planning.
 - d. Action PE 16: ~~Formalize~~ **Promote** 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.

3. SUSTAINABLE MOBILITY DEFINITION. The following definition shall be added to the shall be incorporated glossary in alphabetical order in to the “Eloy General Plan: Planning today for a Stronger Tomorrow”:
 - a. Sustainable Mobility: Methods of moving people and goods that promote efficient land use while reducing energy consumption, minimizing environmental impacts, and reducing economic costs.

ELOY GENERAL PLAN 60-DAY DRAFT – Public Comment Tracker

Date	Comment	Page in 60-Draft	Resolution
3/14/2026	<i>"I would love to see indoor Mini-Golf. But it should also have extra rooms for parties as well. Sooner than later though. We wouldn't have to depend on Eloy residents because people from all other communities would be very happy to come to Eloy. We just need to be the first city to provide this entertainment."</i>	1	Noted. Business commerce designation was added.
4/7/2026	Remove "interim"	2	TEXT CHANGE: Removed "interim".
4/7/2026	Change the word "Work" to "Works"	2	TEXT CHANGE: Changed to "Works"
4/7/2026	Update figure numbers throughout the document.	6	All page numbers and figure numbers will be updated DOCUMENT WIDE.
4/7/2026	The C in City does not need to be a capital	11	Removed capitol C in this reference.
4/7/2026	See Figure 6 Page 23 UPRR	17	TEXT CHANGE: Updated acronym.
4/7/2026	See Figure 6 Page 513	18	TEXT CHANGE: Updated MPA square miles figure globally to 521.7.
4/7/2026	Add figure references on each map page. Add page numbers on every page. This applies throughout the document. While the 2050 population projection is significant, given that Eloy's current MPA is over 4.5 times the size of the city limits, ASLD does not currently support the inclusion of additional State Trust Land within the proposed MPA Expansion Area. ASLD would prefer to see the development of STL within the City limits before additional STL is included within the planning area. We request that at this time, the map be amended to remove any STL from the MPAAEA. This is supported by the statement on page 23 that Eloy currently has "ample land left to develop" and that 63% of the land in the MPA is currently vacant.	19	Adjusted formatting by adding figure references on each map and page numbers on each page. DOCUMENT WIDE.
4/16/2026	vacant.	19	Noted. No Change. This potential MPA expansion area was included in the GPA in response to public comments and has not be included in the MPA and would require a separate future Major General Plan Amendment to be included.

3/4/2026	<i>"I don't see that you address multi housing development. We would like to develop small scale multifamily development in Eloy however most of the multifamily zoning falls in Toltec where for the most there is no sewer connection or water lines are too far. Second to Toltec is south of Frontier a no man's land of vacant lots and boarded houses. The more preferred area would be North of Frontier in Eloy proper. Arizona City is much better laid out for this development. Has Eloy made and changes?"</i>	22	Additional high density residential was incorporated (FLUM). Mixed use designation allows for the Multiple family R-3 and R-2 zones.
4/7/2026	3 Golf courses?	23	TEXT CHANGE: Changed to say "golf courses". Removed # of golf courses noted.
4/7/2026	Already built or is it under construction?	23	TEXT CHANGE: Changed text to indicate hospital currently open.
4/7/2026	Page 8 MPA is 521.7 sq miles This says 513. Which one is correct?	23	521.7 is correct. Inconsistencies have been amended globally.
4/7/2026	First use of the acronym "UPRR"	23	Added abbreviation.
4/15/2026	Correct: Hospital has been built.	23	TEXT CHANGE: Text amended to reflect that hospital has been built.
4/7/2026	I do not understand this 2:627 is greater than 2.37	24	Typo corrected.
4/7/2026	I got lost as to which icons went with which text . Text above some and below on others	24	Clarified graphic.
4/7/2026	Figure shows a RISE	24	The graphic shows Household (spelled out) Size decreasing, which is consistent with the data. Not to be confused with Population Size, which is increasing.
4/7/2026	2.37 see Page 25	24	Graphic duplication has been deleted.
4/7/2026	2,374	24	The figure was distorted by formatting - issue corrected.
4/7/2026	25-64= 19+15+13+13=60%	25	TEXT CHANGE: Updated related text on <i>PG 71</i> for consistency. (Prosperous Economy)
04/07/202	2,37 on page 24	25	Typo corrected. Figure was cut off on pg 24.
4/7/2026	write out Management	25	TEXT CHANGE: Word "Management" has been written out.
4/7/2026	Page 35	28	Moved figure reference.

4/7/2026	No reference to Figure 8?	28	Figure reference added.
4/7/2026	7 Pages later?	28	No change
4/7/2026	Which	31	TEXT CHANGE: Added "which"
4/7/2026	insert dash	33	Dash inserted.
4/7/2026	Not referenced in previous text	34	Reference added
4/7/2026	ASP	38	TEXT CHANGE: ASP is not the correct acronym for Arizona State Parks. Updated text to include <i>Arizona State Parks & Trails</i> .
4/7/2026	BOR	38	TEXT CHANGE: Added abbreviation (BOR) for consistency with Figure 10.
4/3/2026	The MF designation along Toltec should be flipped with the commercial to the west and have the commercial fronting Toltec	41	Some multi-family was added at various locations around Eloy based on utility and service availability (see FLUM).
4/15/2026	Change commercial to medium density (FLUM)	41	MAP CHANGE: Addressed in FLUM
4/15/2026	Change to PCA west side of half section (FLUM)	41	MAP CHANGE: Addressed in FLUM
4/15/2026	Change west side of east half section to medium density (FLUM)	41	MAP CHANGE: Addressed in FLUM
4/15/2026	Change to Medium Residential (FLUM)	41	MAP CHANGE: Addressed in FLUM
4/17/2026	Add an asterisk with the following note: "Any privately held or state trust lands are allowed a density of one (1) dwelling unit per acre (1 du/ac)."	41	TEXT CHANGE: Added language: "Any privately held or state trust lands are allowed a density of one (1) dwelling unit per acre (1 du/ac)."
4/25/2026	Remove the "(residential/commercial/business park)	41	MAP CHANGE: Removed
4/15/2026	Please change the land use designation for the 160 acres on the northwest corner of Toltec and Pretzer to either Public & institutional or Employment High. ED4 has a substation and power generation facility planned on this corner.	41	The request to add the Future Land Use table of designations to multiple locations in the Future Land Use section was considered; however, it was determined to be unnecessary, as the list of future land uses is provided at the being of the section."
4/6/2026	Inconsistency between business commerce vs general commerce in FLUM and FLU Designations table. Inconsistency between Employment Low/High vs Employment Light/Heavy	41	TEXT CHANGE: Unified designation table text and map labels. Using BUSINESS COMMERCE and EMPLOYMENT LOW and EMPLOYMENT HIGH.

4/7/2026	FLUM Map: Designate BLM owned land open space on the FLUM. Relabel Proposed "County" Park.	41	MAP CHANGE: FLUM Updated
4/4/2026	Change to Neighborhood Commerce with a 675 length and width north and south of Hana Road and east and west of Estrella Road	41	MAP CHANGE: FLUM Updated
4/4/2026	Change to Residential High for a width of 640' east of eleven mile corner	41	MAP CHANGE: FLUM Updated
4/4/2026	Change to business commerce a distance of 1308' north of the center line of Battaglia and west of N. Toltec Road.	41	MAP CHANGE: FLUM Updated
4/2/2026	Make land uses in FLUM match PCA in Airpark Area boundary.	41	MAP CHANGE: FLUM Updated
4/2/2026	Recalculate the %/Area in the FLU table	41	MAP CHANGE: FLU table updated with corrected calculations.
4/2/2026	Update FLUM to account for GPA2025-001 & GPA2025-003	41	MAP CHANGE: FLUM updated
4/13/2026	Update FLUM land use boundaries adjacent to the I-10 to meet the I-10 centerline	41	MAP CHANGE: FLUM updated
3/15/2026	Change to future transportation network map. Add a new class of Arterial street called "Gateway Arterial" street ultimately three types of Arterials: Gateway Arterial, Major Arterial, and Minor Arterial. The Gateway Arterial streets apply to the following streets south and southeast of the I-10: Sunland Gin Road, Toltec Road, Sunshine Boulevard, Phillips Road, Harmon Road, Pretzer Road, Battaglia RD, and the arterial of Baugartner RD. North of the I-10, following roads shall be Gateway Arterials: Selma Hwy, Eleven Mile Corner Road (north of Battaglia) and the Green Reservoir Rd Arterial (northeast of I-10).	41	MAP CHANGE: Update Future Transportation Network Map
4/20/2026	CITY OF COOLIDGE - "In looking at this document, we find that the Land Use map incorrectly shows locations that are either already within the City of Coolidge, Planning Area Boundary and in many cases, areas already annexed into the City of Coolidge. These errors amount to approximately 2,800 +/- acres in the City of Coolidge, Planning Area of which about 1,200 +/- acres are also already annexed into the City of Coolidge. In general, see the several areas on your land use	41	MAP CHANGE: Updated the MPA boundary to exclude the annexed areas on east side of 87, near the canal, and off SR287 that circled in green on the attached document. GLOBAL EDIT

plan to be corrected, along with a copy of the City of Coolidge, Land Use map."

4/4/2026	Bring all future land uses adjacent to I-10 to center line of interstate and across the canal. Revise FLUM Categories: High residential, business commerce, med and high residential, mixed-use. ASLD - ARS 9-461.06(N) requires "...allowing at least one residential dwelling per acre" on STL. Please correct the statement in the 3rd sentence that indicates residential uses on STL may be allowed "...at a density of no more than..." 1 du/ac. Please clarify if POS designation is applied to any STL on the FLUM and if so, where that is located? Per the City's Zoning Code, residential use is not allowed in the OSC/OSR zoning districts, so POS designation is not appropriate for STL. To avoid confusion, please remove reference to STL in this section. The FLUM omits the Planned Community Area land use that is depicted on the Picacho Heights Major General Plan Amendment and that land use should be included for accuracy. This is significant because the designation allows for a range of uses which is beneficial for both the City and ASLD. We do not recall four different zoning districts being a requirement was for the Planned Community Area designation when we coordinated with the City on the Picacho Heights Area Plan. STL needs flexibility of uses given the unique auction requirements and timelines. This was talked through when the Picacho Heights Major General Plan was drafted. Suggest rewording to read, four different base zoning districts under a PAD overlay are encouraged for Planned Community Area land use.	41	MAP CHANGE: FLUM Updated
4/16/2026		41 & 53	TEXT CHANGE: "Residential uses may be allowed on any privately held or state trust lands at a density of one (1) dwelling unit per acre (1 du/ac)." No zoning table will be included. Zoning districts added to Appendix E.
4/7/2026	Is there a need for a zoning table/figure similar to figure 11?	43	
04/07/2026	OSC, OSR, Open Space?	43	Yes, OSC (Open space Conservation) and OSR (Open space Recreation) are open spaces zones. See Glossary.

4/7/2026	Is there a need for a zoning table/figure similar to figure 11?	44	No zoning table will be included. Zoning districts added to Appendix E.
4/7/2026	Apartments? Add: Applications for a PCA designation shall be accompanied by a concurrent Specific Area Plan that includes a land use plan that includes at least three different land use categories, or a rezoning application that includes at least three different zoning districts.	45	Multi-family can mean apartments or other housing types. No change. TEXT CHANGE: "Applications for a PCA designation shall be accompanied by a concurrent Specific Area Plan that includes a land use plan that includes at least three different land use categories, or a rezoning application that includes at least three different zoning districts."
4/17/2026	Change four to three Change to "Residential uses may be allowed on any privately held or state trust lands at a density of one (1) dwelling unit per acre (1 du/ac).	50	TEXT CHANGE: Changed.
4/17/2026	I don't see or recall a wildlife corridor being defined in the Picacho Heights Area Plan, unless that is not on STL or co-located within the McClellan Wash.	53	TEXT CHANGE: Changed text Noted. No Change. There is not a Picacho Heights Area Plan, it was a Major General Plan Amendment. This wildlife corridor language from the GPA denotes a potential for a wildlife corridor or study area that will be further studied the growth area.
4/16/2026	Development Area?	59	TEXT CHANGE: Added "Development Area" in front of "E"
4/7/2026	I-8, State Routes 87 and 287 1, Not Depicted on p115, Figure 18 2, Not Included on page 114, Existing Rezoning Network 3, Likely a holdover from pervious general plan	61	TEXT CHANGE: Updated text to include. MAP CHANGE: This is a cross reference comment to the map in Figure 18. Roads have been updated on the maps. MAP CHANGE: SR 84 is Jimmer Kerr Road in Casa Grande and Frontier Road in Eloy. Also, the Circulation maps have been updated to show the road to I-10, and beyond.
4/7/2026	Does this enter Eloy or does it now end in Casa Grande?	61	
4/7/2026	Change west to east	62	TEXT CHANGE: Changed.
4/7/2026	Add county before state.	63	TEXT CHANGE: Added "county, state"
4/7/2026	change to encouraging	67	Changed tense.
4/17/2026	ASLD - Add Arizona State Land Department	69	TEXT CHANGE: Added.
4/16/2026	ASLD - Policy GA 3.1: Growth Area Coordination: ...Arizona Department of Transportation, ASLD, and utility...	69	TEXT CHANGE: Added ASLD added to text.

4/7/2026	change to faster	71	Changed to "faster". TEXT CHANGE: "The City's population is largely of working age, with a median age of 41. More than 68% of residents are between 18 and 64, while 19% are 65 or older, many of whom may still be working or have retired, providing a strong foundation for a stable and active workforce."
4/7/2026	60% in 25-64 (primary working age group) 19% in 65+ (retirement age group)	71	TEXT CHANGE: Revised to: "The City's population is largely of working age, with a median age of 41. More than 68% of residents are between 18 and 64, while 19% are 65 or older, many of whom may still be working or have retired, providing a strong foundation for a stable and active workforce."
4/25/2026	Revise the following sentence: "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."	71	TEXT CHANGE: Revised to: "The City's population is largely of working age, with a median age of 41. More than 68% of residents are between 18 and 64, while 19% are 65 or older, many of whom may still be working or have retired, providing a strong foundation for a stable and active workforce."
4/7/2026	change to dual	72	Updated word.
4/7/2026	Today's estimate? Today approx. 1,900 housing units approx. 3,000 residents which RR HOA GM for current estimate.	75	TEXT CHANGE: Updated text with accurate numbers (1500 current units and 1900 residents). TEXT CHANGE: Amended text to say: "However, demand for attainable units exceeds current supply, and limited vacancies have resulted in long waiting lists."
4/7/2026	then effect cause	78	
4/7/2026	a notable lack of any activity--- no cars, no customers on sidewalks	82	No change to image.
4/25/2026	Remove "outdoor living room"	88	TEXT CHANGE: Removed
4/7/2026	Change to Figure 14 and move from page 97 to page 91 <i>"The Freepoint Eco-Systems plant poses a serious air quality and environmental risk based on their well-documented problems in Ohio. The Eloy City Council must call for fence line and continuous emissions monitoring to ensure the public is protected."</i>	91	Figure reference relocated in text.
4/16/2026		91	Noted. No Change.
4/7/2026	delete the word the	92	Deleted "the".
4/17/2026	Change last sentence to delete "can have up to 1 dwelling unit..." and replace with "...is allowed 1 dwelling unit..."	92	TEXT CHANGE: Sentence changed
4/16/2026	ASLD - Please correct density allowed on STL per previous comment.	92	TEXT CHANGE: Text corrected to 1 DU/AC

4/7/2026	change the word "would" to "will"	93	TEXT CHANGE: Added "will".
4/25/2026	Solar fields in Eloy already surpass the total area allowed by city ordinance.	93	This correct. - acknowledged
4/25/2026	Insert "public" between includes and neighborhood	93	TEXT CHANGE: Added.
4/7/2026	remove words "in the"	94	"in the" deleted.
4/7/2026	Add a period following 1958. Add a ", the park" following the word remnant, the sentence should read " Best known for its striking Picacho Peak, a 1,500- foot volcanic remnant, the park now consists of 3,469 acres of land."	94	Period added.
4/7/2026		94	TEXT CHANGE: Updated sentence.
4/20/2026	Remove inset	94	TEXT CHANGE: Removed inset
4/17/2026	Replace with picture of park	94	Replaced image.
4/25/2026	Insert "Public" in front of Parks ASLD - Inset: While this may have been depicted in the 2007 Pinal County Open Space Master Plan, preservation of this park would require acquisition of the STL at auction. The cost to acquire this land is not discussed in the plan and is not likely to be feasible. The land remains open to lease or purchase applications for other uses. To avoid creating confusion, we suggest removing this inset from the plan.	94	TEXT CHANGE: Added.
4/16/2026		94	TEXT CHANGE: Text removed.
4/7/2026	Does not include Robson Ranch amenities for resident use only, except golf course is open to the public.	95	Noted. Robson Ranch amenities are not public features as are the other amenities listed. No change.
4/25/2026	Insert "Public" between Eloy's and parks	95	TEXT CHANGE: Added
4/25/2026	Insert "Public" in front of Park	95	TEXT CHANGE: Added
4/25/2026	Insert "Public" in between Eloy's and parks	95	TEXT CHANGE: Added
4/25/2026	Insert "Public" in front of park	95	TEXT CHANGE: Added

3/18/2026	"I am very concerned about the proposed Freepoint Eco-Systems pyrolysis plant coming to Eloy. This company's other pyrolysis plant in Hebron OH is an environmental disaster. Eloy should demand continuous emissions monitoring before construction begins."	96	Noted. No change.
4/7/2026	AZ city golf course? Move Milligan Road multi-use trail between Overfield and Sunshine Rds. to Philips Rd. Extend the multi-use trail from Sunshine to Barrett Rd on Philips. Extend the multi-use trail from Philips Road south on Barrett Road to align with the proposed Pinal County Anza multi-use path and trail alignment. Extend the multi-use trail from Philips road to Milligan road on Overfield road to align with the proposed Pinal County Anza road.	97	MAP CHANGE: Add the golf course in AZ City
4/9/2026	This golf course is closed and is a field of weeds	97	MAP CHANGE: Made updates to the Parks, Trails & Open Space Map.
4/7/2026	AZ city golf course?	97	MAP CHANGE: Add the golf course in AZ City
4/7/2026	Golf Course ??	97	MAP CHANGE: Add the golf course in AZ City
4/17/2026	ASLD - Add asterisk with the following note: "Path and trail through state land are approximate alignments, which will be study defined with a separate paths and trails master plan."	97	MAP CHANGE - Added.
4/17/2026	Remove proposed regional park ASLD - Please remove the "Proposed Regional Park" and Potential MPA Expansion area from this map. ASLD has not agreed to the inclusion of STL in the proposed MPA Expansion Area and does not approve of the Regional Park designation on STL. Please see Comment 20. Please remove "Proposed Open Space" overlay from any STL to avoid any conflict with the land use designations on the FLUM and with Statutory requirements for minimum density allowances on STL.	97	MAP CHANGE - Removed.
4/16/2026		97	MAP CHANGE: Removed proposed park, the potential MPA expansion will remain on the Parks & Recreation map.

4/16/2026	ASLD - Please make a note that a Recreation Permit is required for use of STL, which can be obtained at the ASLD website: land.az.gov. Please note that trail use on STL where there is not an existing easement/legal access requires a Recreation Permit. Indicate where trails are proposed vs. existing.	97	TEXT & MAP CHANGE: "Recreation permits for State Trust Land can be obtained...". The GP is not a regulatory document. Trails will be further analyzed and illustrated in the a future Parks and Recreation MP and County Parks and Recreation update. Added an asterisk that trail alignments through STL are approximate and subject to change and further refinement in future and separate paths and trails studies. Parks and Trails Master Plan will address proposed trails in more detail.
4/7/2026	Parks & Recreation Map: add BLM land to map, add proposed "county" regional park. And add note about "conceptual map" note	97	MAP CHANGE: Parks Map updated. Even though the area within the City is currently more than allowed, the total allowable area for utility-scale solar is based on the total City Area. As additional areas are annexed into the City, the total allowed utility-scale solar developments will increase. No change.
4/7/2026	Eloy is over max allowed by city ordinance	99	Even though the area within the City is currently more than allowed, the total allowable area for utility-scale solar is based on the total City Area. As additional areas are annexed into the City, the total allowed utility-scale solar developments will increase. No change.
4/7/2026	will there be more solar projects in Eloy?	99	Even though the area within the City is currently more than allowed, the total allowable area for utility-scale solar is based on the total City Area. As additional areas are annexed into the City, the total allowed utility-scale solar developments will increase. No change.
4/7/2026	how many firsts can you have? I recall that Robson communities lost their license to operate these.	100	TEXT CHANGE: Amended sentence.
4/7/2026	May want to verify these still exist as sites	101	In accordance with the Arizona Revised Statutes, the General Plan must identify the locations of aggregate resources as provided by Arizona State agencies. No change.
4/7/2026	In southwest Arizona	105	TEXT CHANGE: Amended sentence.
4/7/2026	Show Silverbell on Figure 17.	106	MAP CHANGE: Military operations map has been updated to show Picacho and Silverbell.
4/7/2026	Change "northwest" to "southeast"	106	TEXT CHANGE: Amended.
4/7/2026	Change north to south east	106	TEXT CHANGE: Amended.
4/7/2026	Pinal Airpark is approx. 25 miles SE of Eloy. Picacho Stagefield is approx. 16 miles SE of Eloy.	106	TEXT CHANGE: Distances amended in text.

4/7/2026	Add the 3 military installations to this figure if possible FMR may be too far north but the other 2 are in the area shown. Revise this policy OSR 1.2 as follows: Support the 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.	107	MAP CHANGE: Military operations map has been updated to show Picacho and Silverbell.
4/25/2026		108	TEXT CHANGE: Revised policy.
4/7/2026	Add the word " and" Update OSR 2.1: Coordinate with property owners and the development community to minimize development that infringes on view corridors of surrounding mountains, peaks, and natural undisturbed open space. OSR 2.2: Support the use of development rights transfers and flexible development standards to preserve natural open space, mountains, and peaks.	109	Added "and" TEXT CHANGE: OSR 2.1: Coordinate with property owners and the development community to minimize development that infringes on view corridors of surrounding mountains, peaks, and natural undisturbed open space. OSR 2.2: Support the use of development rights transfers and flexible development standards to preserve natural open space, mountains, and peaks.
4/25/2026		109	
4/25/2026	Policy OSR1.7 should be updated to say: "Integrate regionally significant parks, open spaces, and recreational destinations into the City's open space, parks, and recreation system, including facilities designed to accommodate tournaments."	109	TEXT CHANGE: Updated OSR 1.7: "Integrate regionally significant parks, open spaces, and recreational destinations into the City's open space, parks, and recreation system, including facilities designed to accommodate tournaments." TEXT CHANGE: Policy OSR 1.5: Sensitive Recreational Use. Sensitively maintain recreational facilities and support the development of environmentally new 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.
4/25/2026	Policy OSR 1.5: The wording could be misused to impact off-the-road sport (dirt-bikes, ATVs, etc.) I am not sure it is necessary or otherwise, it needs to be reworded.	109	
4/25/2026	"Prioritize" puts these goals able affordability, practicality and other goals replace "prioritize" with "consider"	109	Changed "prioritize" to "encourage". TEXT CHANGE: Changed policy to: "Where appropriate, consider voluntary preservation of agricultural lands to support the provision of local products, habitat, and Eloy's agricultural heritage and scenic character. "Policy OSR 1.5: Sensitive Recreational Use. Sensitively maintain recreational facilities, and support the development of environmentally new low-impact educational and recreational uses, facilities, and programs for
4/25/2026	"Voluntary preservation" Farmer are having a hard enough time without imposing mor obligation on the . How would the City get involved with farmland. Remove this policy statement.	110	

diverse abilities, including trailheads, multi-use paths and trails, visitor accommodations in open space areas

4/25/2026	Most of the policies in this section seem excessive for the City. They are mostly covered by the Stand and County local enforcement. Could this cause the creation of a new position in the planning department.	110	TEXT CHANGE: Revised the goal EP 4 as follows: Support county and state air and water quality efforts, promote water conservation, and encourage the reduction and mitigation of environmental hazards, as well as minimizing the development in environmentally sensitive and high-risk areas.
4/25/2026	What is Sustainable Construction? Strike "green" from stormwater infrastructure; green is redundant (and not defined)	110	TEXT CHANGE: Revised to: "Utilize alternative construction and stormwater infrastructure practices that minimize environmental disturbance and impacts to reduce demand on conventional infrastructure solutions."
4/25/2026	"Canals and waterways" don't seem to apply here nor sure what this means; delete or provide clarification.	110	TEXT CHANGE: Replaced "Canal and waterways" with "canals, washes, tributaries, and rivers" TEXT CHANGE: Replaced text with "Coordinate with the State Historic Preservation Office pertaining to indigenous cultural resources throughout the City and MPA and encourage their preservation."
4/25/2026	Ep 4.5 Cultural Preservation: This is covered by state regulations; seems redundant here and potentially could open the city to lawsuits	110	TEXT CHANGE: Replaced "promote" with "Encourage" and replaced "Clean" with "low-impact and alternative options (such as sidewalks and walking path and trails, bicycle paths, etc.)" before "and increasing public..."
4/25/2026	EP 4.6 "promote clean transportation options" This is a fed and state jurisdiction, not within City scope of authority. Remove. Cluster development and transfer of development rights can be powerful tools to encourage preservation of open space and wildlife corridors.	110	
4/16/2026		110	Noted. No Change.
4/7/2026	change " require" to "requiring"	111	Amended tense.
4/7/2026	change "implement" to "implementing"	111	Amended tense.
4/25/2026	EP 4.7 Seems redundant; already covered by state requirements. At a minimum delete work "regulations"	111	TEXT CHANGE: Replaced the policy text with the following: "Provide safe, clean water by monitoring water quality, maintaining treatment facilities and regulations in conformance

			with state requirements, and ensuring services and infrastructure can accommodate growth."
4/25/2026	EP 4.8 Seems redundant; already covered by state requirements. At a minimum delete work "regulations"	111	TEXT CHANGE: Replaced "require" with "encourage". This has more to do with the City obligations as a regulated entity by the Arizona Department of Water Resources, and protect water quality, storm water quality and first flush of containments, and water recharging of treated water.
4/25/2026	Sounds like a California-style smelt preservation. State Regulation probably already covers this to an appropriate extent.	111	TEXT CHANGE: <i>Revised policy to: Encourage the preservation of sensitive ecosystems, species habitats, and environmentally critical areas by incorporating mitigation measures and buffers into development plans that protect these areas in their natural state.</i> Policy has been reworded to be more in line with accepted practices.
4/16/2026	Policy EP 4.14: ASLD would like to be involved in reviewing aggregate policies as they are developed.	111	Noted. No Change
4/7/2026	Extend to I-10	115	MAP CHANGE: (KH) Extend Roadways to connect beyond city/MPA boundary. Frontier NW beyond I-10 and Sunland Gin to intersection of Frontier Rd.
4/7/2026	Change "eastern" to "southwestern"	118	TEXT CHANGE: Amended.
4/7/2026	Move to page 121	120	Cross reference added for clarity.
4/25/2026	add "(page 125)" after the figure 21 to provide cross reference of the figure location.	120	Cross reference added for clarity.
4/7/2026	Replace photo with a real picture of the school today	122	Added
4/7/2026	add (1920)	122	Added
4/7/2026	Is this image a real representation of the school? This is now the museum -- See page 124	122	Added
4/7/2026	(within city limits or MPA?)	122	TEXT CHANGE: Updated to say "within MPA"

4/7/2026	move to page 121	125	No change. Formatting is correct.
4/16/2026	Is the development of the 505 truly going to improve attractiveness for estate residential development versus higher density/intensity uses? Superimposing potential I-11 & 505 alignments is desirable to see the relation to the development areas.	130	Noted. No change. Alignments are illustrated on the FLUM and Future Transportation Network Maps.
4/25/2026	Replace "Advocate" with "Consider"	133	TEXT CHANGE: Replaced "Advocate for" with "Support"
4/25/2026	C1.10 prioritize pedestrian and bicycle..." This is AZ not many people spend much time outside in the heat of the day. Change "prioritize" to "Provide"	133	TEXT CHANGE: Replaced "prioritize" with "Include"
4/7/2026	Add the word "with" before "each"	134	TEXT CHANGE: Added "with".
4/7/2026	change to "Future Land Use Map"	134	Capitalized Future Land Use Map TEXT CHANGE: Updated the subdivision ordinance to comply with recent state law changes pertaining to administrative approvals and current planning and infrastructure processes.
4/7/2026	{ to do what?} Add details	137	
4/7/2026	Change "page" to "pages"	137	Made pages plural.
4/25/2026	Provide a column regarding the responsible department(s)	137	Added
4/17/2026	Remove the word "potential"	138	Removed potential
4/16/2026	ASLD would appreciate the opportunity to review drafts of any code revisions that may impact future development of STL.	138	Noted. No Change
4/16/2026	ASLD - Please coordinate with ASLD at an early stage if this will involve any STL. Contact may be initiated via pe@azland.gov.	138	Noted. No Change
4/16/2026	ASLD - This says "ongoing" yet there has not been any coordination with ASLD on this topic.	138	Noted. This action has multiple coordination points with multiple jurisdictions and ASLD will be coordinated with for any future MPA expansions. TEXT CHANGE: removed "potential" from this action.

4/16/2026	ASLD: does not support this expansion, especially to designate STL as a regional park without a defined pathway to acquire the STL for this use.	138	Noted. No Change The zoning ordinance, as approved by the city council, has the restriction. Text revised to evaluate zoning ordinance limitations on the maximum allowable area that may be used for utility scale solar uses. TEXT CHANGE: Revised PE 4 action to: "Evaluate the impact of renewable energy projects, particularly solar farms, on the long-term economy of Eloy, and the maximum allowed area that may be utilize for utility-scale solar facilities
4/7/2026	PE-4 Revise city council restriction?	140	TEXT CHANGE: Revised action: "Create a one-stop shop for economic development information and provide adequate resources to support City's economic development effort."
4/25/2026	PE-5 Full-time staffing for economic for economic development effort? The effort? The effort should be staffed as needed; don't set an artificial target (staffing means more cost). "Actively solicit" low-income housing credit? This can be a bone of contention with some residents. Low-income housing developers will be incentivized by the state without the city having to go out and actively solicit them. consider deleting this item or at least delete the term "actively".	140	TEXT CHANGE: Revised action to: "Support the utilization of Low Income Housing Tax Credit (LIHTC) to assist in the provision of affordable housing with in the City."
4/25/2026	"Ready to use standard residential plans" This sounds like a waste of taxpayer money. Most development to do it their own way.	141	TEXT CHANGE: Replaced "Create" with "Consider providing..." in the action items.
4/25/2026	PE-21 "Streamline online permitting and licensing..." Eloy is not yet big enough to need to spend money on developing and maintaining this online capability. Delete this item.	141	No change. The city already provides these. It is a manner of updating system.
4/25/2026	"Tax breaks..." These sometimes backfire with taxpayers assuming the risk for developers. Does the City Really Want to take on this risk? (I think not)	142	Noted. TEXT CHANGE: Revised action to: "Use land use planning, zoning, and capital project planning to connect existing parks and open spaces and protect sensitive desert areas and cultural resources."
4/25/2026	Delete "prioritize" just say "conserve sensitive desert and cultural resources..."	144	
4/16/2026	Please include ASLD at an early stage for any planning efforts that will impact STL. Contact may be initiated via pe@azland.gov	144	Noted. No Change.
4/25/2026	BE-8. This is in the state jurisdiction, and Eloy. Delete this action item.	145	TEXT CHANGE: Deleted action.

4/25/2026	BE-15. This is in the state jurisdiction, and Eloy. Delete this action item.	145	TEXT CHANGE: Revised action to: "Coordinate with the Arizona Game and Fish Department to identify and assist with the protection of endangered and threatened species within the City of Eloy."
4/16/2026	If the City is going to focus on wildlife corridors, they should also be included as part of roadway planning efforts.	145	Noted. No Change.
4/7/2026	Make Statutes singular. Change to Statute	146	Amended to 'statute' TEXT CHANGE: Revised action to: "Coordinate with the Pinal County and Arizona Department of Environmental Quality pertaining to sources of pollution, including traffic and agricultural practices, and to maintain healthy environment within the City." Even through these standards are regulated by Pinal County and the Arizona Department of Environmental Quality. The is some coordination efforts and responsibilities, particularly with City provided services (water, wastewater, land fill, streets, etc).
4/25/2026	BE-17. Is this the City or State Jurisdiction?	146	
4/25/2026	Could this statement be misinterpreted to universalize a requirement for path and trails in all new development? Is it necessary?	147	No, the statement is not intended to be misinterpreted. Yes, this is necessary. The city does not have cross-sections and design standards for paths and trails. This establish these standards.
4/7/2026	add a comma after the word "code"	148	Added comma.
4/25/2026	RI-10 Isn't this covered by statewide standards or models we use from other communities(such as Maricopa County)?	148	No. The Infrastructure section is in the Subdivision Ordinance, and need to separate into it own chapter in the City Code, and update with current City and Model standards.
4/25/2026	RI-12 Multimodal transportation is not part of critical infrastructure. It should be a separate line item and not identified as "critical".	148	TEXT CHANGE: Revised action to: "Maintain, expand, and participate in the coordination of critical infrastructure, including water, wastewater, streets, rail, and freeway and interchange modifications, through coordinated capital improvement planning to support existing development and future growth." Added a new action Item for RI-20 as follows: "Maintain, expand and participate in the coordination of multimodal transportation options through coordinated capital improvement planning to support existing development and future growth."
4/7/2026	Change this to Eloy Community - make the C in community a capital.	153	TEXT CHANGE: Amended text.

3/13/2026	Add Criteria: 6. A change to Planned Community Area (PCA) designation	153	Noted, business commerce designation 2% market driven use (will look at adding more)
4/7/2026	change "or" to "and"	154	Changed to "and"
4/7/2026	(and state highways?)	160	TEXT CHANGE: Added "and state highways"
4/25/2026	Appendix E, "CART (Central AZ Regional Transit)" - is there a requirement for CART somewhere in the GPU?	163	Deleted "CART"
4/7/2026	Several missing periods in the glossary. Please review and revise.	165	To be updated in final version
4/7/2026	rephrase: Highway designed to provide uninterrupted traffic flow	167	TEXT CHANGE: Wording amended.
4/7/2026	add the word "and"	169	Added the word "and"
4/7/2026	remove the word and	169	Removed "and"
4/7/2026	?	169	TEXT CHANGE: Deleted 'north-south corridor' header in response to question mark.
4/25/2026	Please provide more location identification on the map such as names of crossroad (s) or Milepost numbers?	176	MAP CHANGE: Context features added to the map: Tucson Aqueduct, Picacho Peak and Park Link Dr.
4/25/2026	show Park Link Drive to the map	176	MAP CHANGE: Added Park Link Dr street to the map.
4/11/2026	<i>"When researching Eloy, you will see that there is a lot of athletic talent that has come from Eloy and the families rooted in decades of its history. It is important to show improvements in the city and development shows an investment in the students, the family life growth, and the support. A sports complex is important for all of the students and families. The revenue generator is the knowledge that there is a middle place for Tucson and Phoenix club sports can come to for their tournaments. In the 3d presentation it was not shown if it was added."</i>	178	Noted. Such facilities are supported by the Goal OSR 1 and policy OSR 1.7, OSR 1.9. Goals and Policies typically do not provide specifics as stated, rather they provide background to support such items.
4/2/2026	Immersion Event Summary in <i>Appendix D</i> .	Appendix C	TEXT CHANGE: <i>Appendix D</i> included to display summary from the Immersion event held during the 60-Day Review period.
4/29/2026	Please add all the zoning district names to Appendix E with reference to the Eloy Zoning Ordinance	Appendix E	TEXT CHANGE: Added zoning districts + acronyms to Appendix E

4/2/2026	<i>"May I suggest that you consider, if you have not already, placing your utilities underground, i.e. power and communications lines. This approach, while initially more expensive, will save environmental wear and tear on the wires and other involved hardware but will eliminate (or nearly so) the above ground support infrastructure required for the same. Additionally, you may find that traffic accidents involving vehicles and power poles may diminish, Excepting street light support poles."</i>	General Comment	Eloy currently has an ordinance requirement that new utilities to be placed underground. There are exceptions for existing developed areas and lines carrying 69kV and greater due to the substantial cost of the necessary thermal management. This is typical throughout Arizona, although it is possible and has been done on limited implementation. No change.
4/16/2026	ASLD - Please include ASLD in the drafting of master plans that may affect STL.	General Comment	Noted. No Change. ASLD will be notified of future master plans.
5/3/2026	<i>"A desert is not all sand and dirt – Recreationally use the summer west (sun is in the west) for shade – sheltered trees and large cactus where the sun is now until fall for the resting spots and benches and plantings requiring moisture and pet walking areas. High trees and rocks require less maintenance for citizens and pets and more security and shelter from spring until fall. Parking lots, trash cans, and water containers refills and so on. Shade where shade is needed and animal water from Arizona fish and game and so on."</i>	General Comment	Noted.
5/3/2026	Label Fairgrounds and Pinal Mountain Park on all maps.	Parks & Recreation	MAP CHANGE: Label added to basemap, and parks and recreation maps.
4/16/2026	ASLD - Specify whether the land use designations of State Trust Land (STL) within the City or planning area boundaries are proposed to be changed from the previous General Plan. If so, what changes are proposed for which parcels.	Global	Noted. No Change. They are mapped to new designations that give more density than in previous GP
4/16/2026	ASLD - Does the document change/transportation element affect land that is adjacent to STL with regard to road alignment, classification, funding, and/or ROW's?	Global	Noted. No Change. The only change is Greene Reservoir Road from an Arterial to a Gateway Arterial
4/16/2026	ASLD - Is there any down planning, (e.g., land use designation, zoning overlay restrictions, dev. standards) that may affect STL. If so, please identify the applicable pages and sections are in the proposed draft.	Global	Noted. No Change. The GP does not contain zoning or development standards and there were not any downgrading of Future Land Use Designations.
4/16/2026	ASLD - A land use designation that allows for at least 1 DU per acre on all STL is established in ARS 9-461.06. N. Please ensure that all STL has a land use designation that specifies a 1 DU per acre minimum on any STL within the Town and the planning area boundary.	Global	MAP CHANGE: Added asterisk on FLUM: " Any privately held or state trust lands are allowed a density of one (1) dwelling unit per acre (1 du/ac)."

4/16/2026	<p>Buffers should be incorporated within the facilities/land uses to be projected in order to preserve development right of adjacent landowners in most cases. Consider policies that provide for mitigation of viewsheds to protect landowners rights.</p>	Global	<p>Noted. No Change. Viewsheds and transitions will be further analyzed in the development process.</p>
3/5/2026	<p>Street classifications in the draft Future Transportation network plan are incorrect. Major Arterial Streets and Minor Arterial Streets do not match the current general plan. Local streets should be removed.</p>	Transportation Map	<p>MAP CHANGE: Removed local streets on all maps. Existing and Future Functional Class should reflect current future roadways on the current GP Transportation Map.</p>



City of Coolidge

130 West Central Avenue

Coolidge, Arizona 85128

Phone: (520) 723-5361

TDD: (520) 723-4653 / Fax: (520) 723-7910

April 20, 2026

Dan Symer
Community Development Director
City of Eloy
595 C Street, Suite 104
Eloy, AZ 85131

RE: Eloy General Plan – Land Use Map Changes / Infringement Areas Into Coolidge

Dear Mr. Symer,

Recently, we received an invitation from the City of Eloy to comment upon your General Plan update, as presently in its 60-day review period. In looking at this document, we find that the Land Use map incorrectly shows locations that are either already within the City of Coolidge, Planning Area Boundary and in many cases, areas already annexed into the City of Coolidge.

These errors amount to approximately 2,800 +/- acres in the City of Coolidge, Planning Area of which about 1,200 +/- acres are also already annexed into the City of Coolidge. In general, see the several areas on your land use plan to be corrected, along with a copy of the City of Coolidge, Land Use map.

We appreciate your attention in these matters.

Phil Garthright, Senior Planner

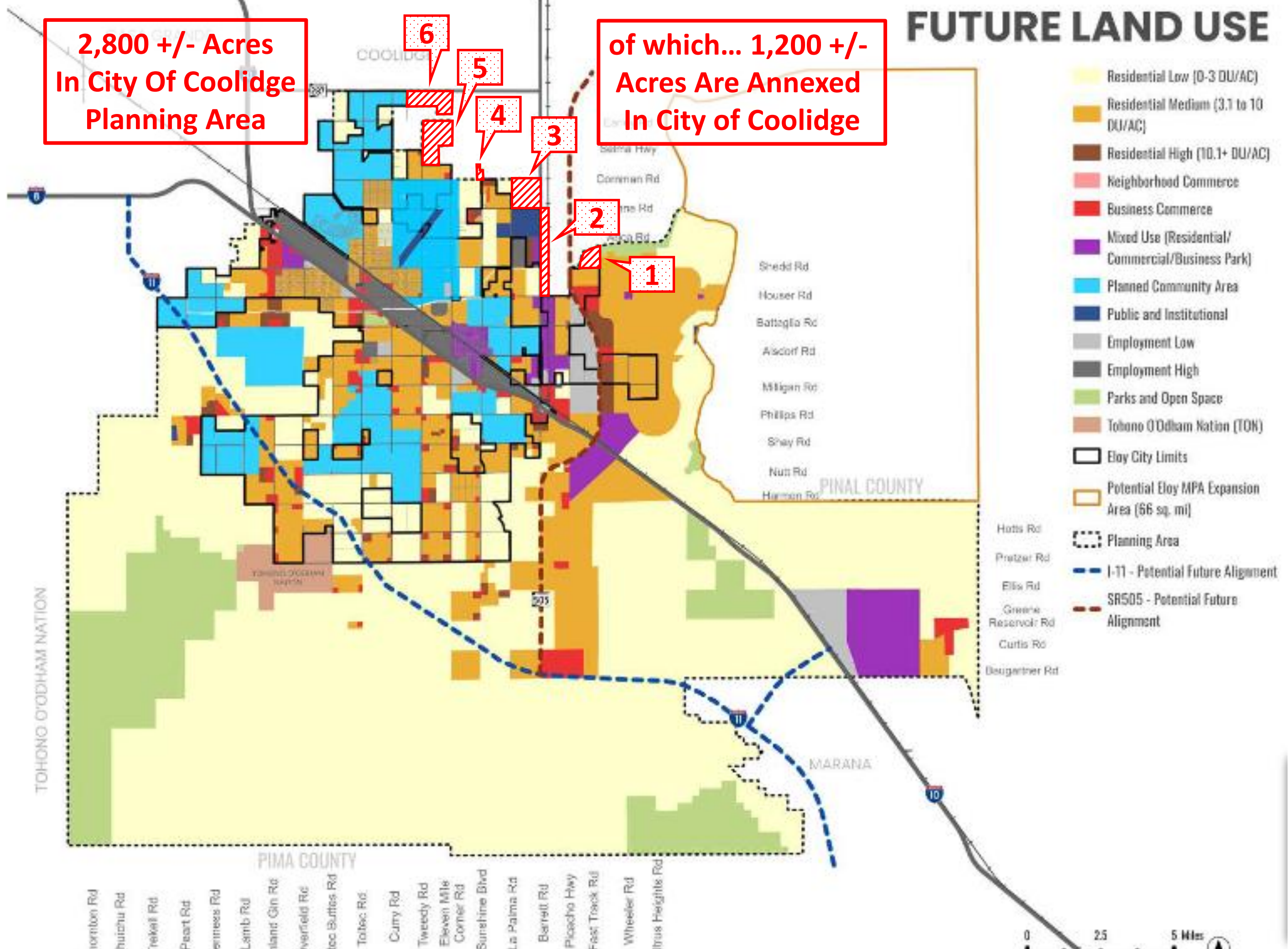
CC: James Myers, Development Services Director
Gilbert Lopez, City Manager

CC: Ryan Stephenson, Community Planner
Logan Simpson Design
301 N. Church Avenue
Tucson, AZ 85701

FUTURE LAND USE

**2,800 +/- Acres
In City Of Coolidge
Planning Area**

**of which... 1,200 +/-
Acres Are Annexed
In City of Coolidge**



- Residential Low (0-3 DU/AC)
- Residential Medium (3.1 to 10 DU/AC)
- Residential High (10.1+ DU/AC)
- Neighborhood Commerce
- Business Commerce
- Mixed Use (Residential/Commercial/Business Park)
- Planned Community Area
- Public and Institutional
- Employment Low
- Employment High
- Parks and Open Space
- Tohono O'odham Nation (TON)
- Eloy City Limits
- Potential Eloy MPA Expansion Area (66 sq. mi)
- Planning Area
- I-11 - Potential Future Alignment
- SR505 - Potential Future Alignment

TOHONO O'ODHAM NATION

PINAL COUNTY

PINAL COUNTY

MARANA

- Hornton Rd
- Chuichu Rd
- Trekell Rd
- Pearl Rd
- Jennness Rd
- Lamb Rd
- Orlandt Gin Rd
- Overfield Rd
- Ittec Buttes Rd
- Toitec Rd
- Curry Rd
- Tweedy Rd
- Eleven Mile Corner Rd
- Sunshine Blvd
- La Palma Rd
- Barnett Rd
- Picoacho Hwy
- Fast Track Rd
- Wheeler Rd
- Citrus Heights Rd

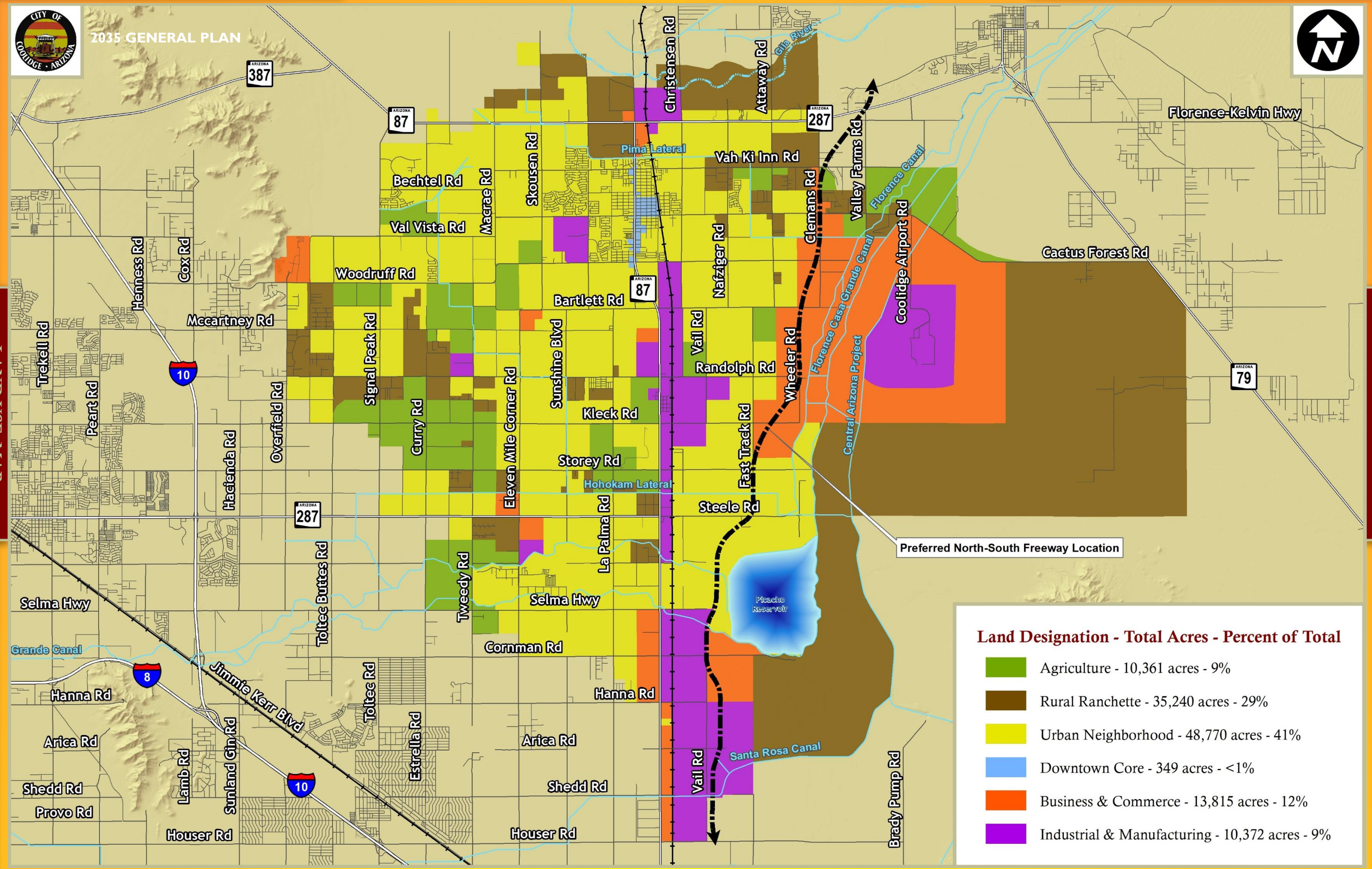
- Hotts Rd
- Pretzer Rd
- Ellis Rd
- Greene Reservoir Rd
- Curtis Rd
- Daugentner Rd





LAND USE MAP

LAND USE MAP



Land Designation - Total Acres - Percent of Total







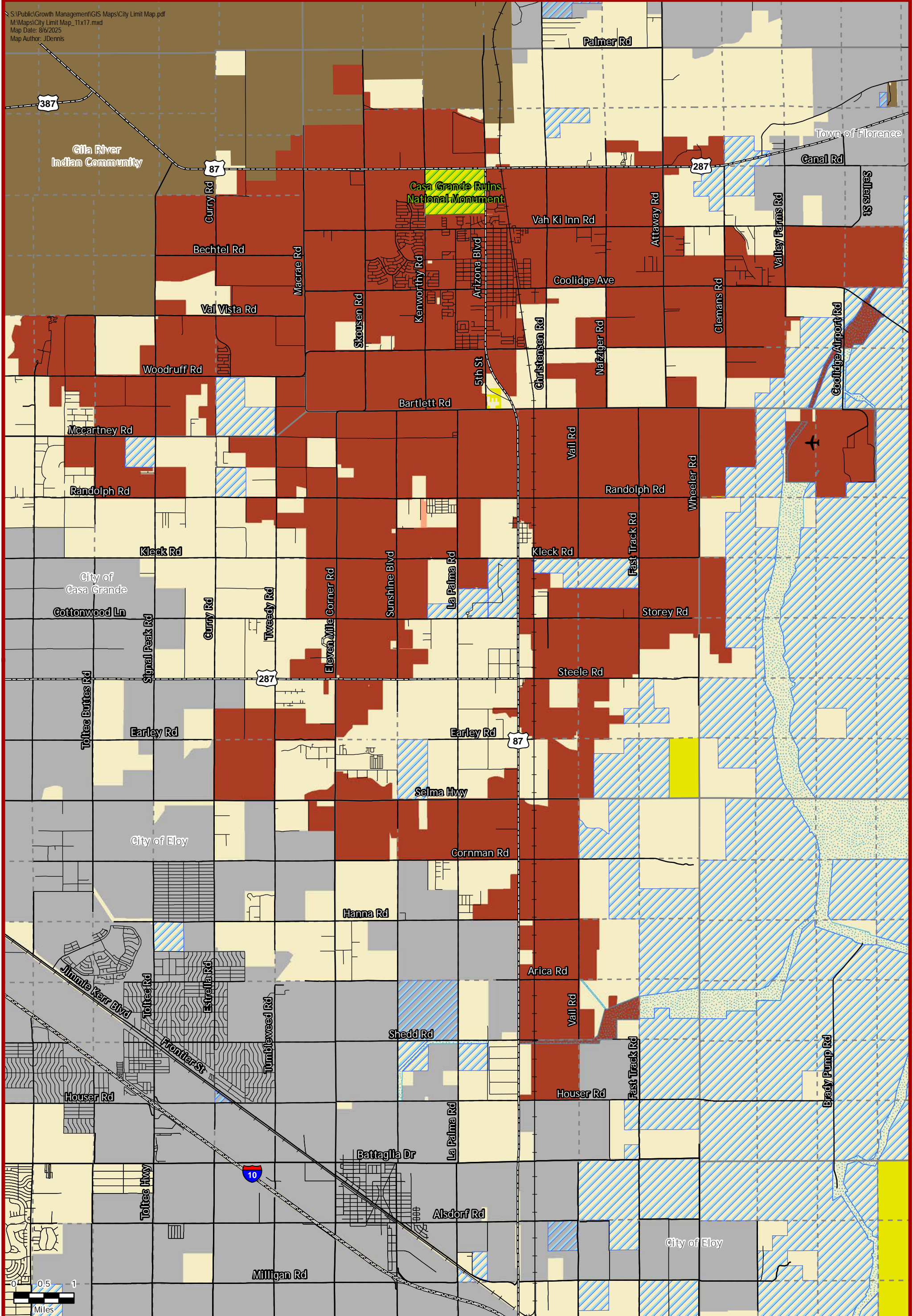
	Agriculture - 10,361 acres - 9%
	Rural Ranchette - 35,240 acres - 29%
	Urban Neighborhood - 48,770 acres - 41%
	Downtown Core - 349 acres - <1%
	Business & Commerce - 13,815 acres - 12%
	Industrial & Manufacturing - 10,372 acres - 9%

Figure 2.1: City of Coolidge, Land Use Policy Map



City of Coolidge, Arizona



- Township Lines
- Highways
- Major Roads
- Coolidge Limits
- Cities / Towns
- State Land
- Indian Community
- Section Lines
- Railroad
- Minor Roads
- Pending Annexations
- S.C.I.P. / C.A.P.
- B.L.M.
- Parks / Monuments



Name: Rhonda Buss
Email: rbuss@azland.gov
Title: Planner III

#	Document Location	Comments
Comment Number	PDF Page No.	ASLD comment.
1	All page numbers referenced on the comment form are from the PDF of the document.	<p>Feel free to contact us if there are any questions or comments the City would like to discuss.</p> <p>The hyperlinks are appreciated. It helps the reader to navigate the document more readily.</p>
2	Overall comment	Specify whether the land use designations of State Trust Land (STL) within the City or planning area boundaries are proposed to be changed from the previous General Plan. If so, what changes are proposed for which parcels.
3	Overall comment	Does the document change/transportation element affect land that is adjacent to STL with regard to road alignment, classification, funding, and/or ROW's?
4	Overall comment	Is there any down planning, (e.g., land use designation, zoning overlay restrictions, dev. standards) that may affect STL. If so, please identify the applicable pages and sections are in the proposed draft.
5	Overall comment	A land use designation that allows for at least 1 DU per acre on all STL is established in ARS 9-461.06. N. Please ensure that all STL has a land use designation that specifies a 1 DU per acre minimum on any STL within the Town and the planning area boundary.
6	Overall comment	Please include ASLD in the drafting of master plans that may affect STL.

#	Document Location	Comments
7	Overall comment	<p>Buffers should be incorporated within the facilities/land uses to be projected in order to preserve development right of adjacent landowners in most cases,</p> <p>Consider policies that provide for mitigation of viewsheds to protect landowners rights.</p>
8	Page 19	<p>While the 2050 population projection is significant, given that Eloy’s current MPA is over 4.5 times the size of the city limits, ASLD does not currently support the inclusion of additional State Trust Land within the proposed MPA Expansion Area. ASLD would prefer to see the development of STL within the City limits before additional STL is included within the planning area. We request that at this time, the map be amended to remove any STL from the MPAEA. This is supported by the statement on page 23 that Eloy currently has “ample land left to develop” and that 63% of the land in the MPA is currently vacant.</p>
9	Pages 41 & 53, Parks and Open Space	<p>ARS 9-461.06(N) requires “...allowing at least one residential dwelling per acre” on STL. Please correct the statement in the 3rd sentence that indicates residential uses on STL may be allowed “...at a density of no more than...” 1 du/ac. Please clarify if POS designation is applied to any STL on the FLUM and if so, where that is located. Per the City’s Zoning Code, residential use is not allowed in the OSC/OSR zoning districts, so POS designation is not appropriate for STL. To avoid confusion, please remove reference to STL in this section.</p> <p>The FLUM omits the Planned Community Area land use that is depicted on the Picacho Heights Major General Plan Amendment and that land use should be included for accuracy. This is significant because the designation allows for a range of uses which is beneficial for both the City and ASLD.</p> <p>We do not recall four different zoning districts being a requirement was for the Planned Community Area designation when we coordinated with the City on the Picacho Heights Area Plan. STL needs flexibility of uses given the unique auction requirements and</p>

#	Document Location	Comments
		timelines. This was talked through when the Picacho Heights Major General Plan was drafted. Suggest rewording to read, <i>four different base zoning districts under a PAD overlay are encouraged for Planned Community Area land use.</i>
10	Page 59, last paragraph	I don't see or recall a wildlife corridor being defined in the Picacho Heights Area Plan, unless that is not on STL or co-located within the McClellan Wash.
11	Page 69, Policy GA 3.1: Growth Area Coordination.	...Arizona Department of Transportation, ASLD , and utility...
12	Page 92, last sentence of 3 rd paragraph	Please correct density allowed on STL per comment #9 above.
13	Page 94, Proposed Park Inset	While this may have been depicted in the 2007 Pinal County Open Space Master Plan, preservation of this park would require acquisition of the STL at auction. The cost to acquire this land is not discussed in the plan and is not likely to be feasible. The land remains open to lease or purchase applications for other uses. To avoid creating confusion, we suggest removing this inset from the plan.
14	Page 97	<p>Please remove the "Proposed Regional Park" and Potential MPA Expansion area from this map. ASLD has not agreed to the inclusion of STL in the proposed MPA Expansion Area and does not approve of the Regional Park designation on STL. Please see Comment 20.</p> <p>Please remove "Proposed Open Space" overlay from any STL to avoid any conflict with the land use designations on the FLUM and with Statutory requirements for minimum density allowances on STL.</p>

#	Document Location	Comments
15	Page 97	Please make a note that a Recreation Permit is required for use of STL, which can be obtained at the ASLD website: land.az.gov . Please note that trail use on STL where there is not an existing easement/legal access requires a Recreation Permit. Indicate where trails are proposed vs. existing.
16	Page 110	Cluster development and transfer of development rights can be powerful tools to encourage preservation of open space and wildlife corridors.
17	Page 111, Policy EP 4.14	ASLD would like to be involved in reviewing aggregate policies as they are developed.
18	Page 130, Development Area G	Is the development of the 505 truly going to improve attractiveness for estate residential development versus higher density/intensity uses? Superimposing potential I-11 & 505 alignments is desirable to see the relation to the development areas.
19	Page 138	ASLD would appreciate the opportunity to review drafts of any code revisions that may impact future development of STL.
20	Page 138, PG-8	ASLD does not support this expansion, especially to designate STL as a regional park without a defined pathway to acquire the STL for this use.
21	Page 138, PG 11	This says “ongoing” yet there has not been any coordination with ASLD on this topic.
22	Page 138, Growth Areas	Please coordinate with ASLD at an early stage if this will involve any STL. Contact may be initiated via pe@azland.gov .

#	Document Location	Comments
23	Page 144, Parks, Recreation & Open Space	Please include ASLD at an early stage for any planning efforts that will impact STL. Contact may be initiated via pe@azland.gov
24	Page 145	If the City is going to focus on wildlife corridors, they should also be included as part of roadway planning efforts.
25		