



CITY OF ELOY

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING & ZONING ° BUILDING & SAFETY ° CODE ENFORCEMENT

August 4, 2016

City of Eloy-2016 Major General Plan Amendments

Use of the General Plan

The Eloy General Plan is intended to be used by all members of the community, as well as others interested in the City's future. The key to using the General Plan is the understanding that while some of the objectives within the Plan may not be achievable in the near term, they are intended to guide the community's future development.

The Eloy General Plan is divided into 11 functional sections, or "elements." Each element shares a common format, beginning with general overarching Goals, followed by the Purpose of the Element, the City's Existing Character and Discussion sections, with the Objectives section as the final section, which establishes the City's recommended direction. A map (if appropriate to that element) is attached following each Element. The maps graphically depict the intent of the Objectives. Finally, a matrix in the Implementation Strategies chapter combines both the objectives and action recommendations to communicate the elements' intended implementation (Short, mid, long term or ongoing).

Major Amendment Land Use Criteria

The Eloy General Plan, as required by State Statute, shall be updated every 10 years, or earlier as determined by the City Council. The existing General Plan was adopted in January 2011. During the ten year timeframe there may be proposed changes (amendments)... These proposed amendments may be filed by the City, landowners, individual residents or developers. State Statutes identify an amendment to the General Plan as 'major' when the proposal substantially alters the City's planned mixture or balance of land uses. A major amendment is any proposal that satisfies any one of the criteria listed below (all other amendments shall be considered Minor).

State Statutes require that all major amendments be heard before the City Council at a single public hearing designated each year. The City Council shall review and approve, approve with conditions, or deny each major amendment. Major amendment cases are required to be submitted within the same year they are heard, and a 2/3-majority vote of the City Council is necessary for approval. In addition, major amendments will require a staff review and recommendation to the City's Planning and Zoning Commission. The Planning and Zoning Commission shall hold a minimum of one public hearing and shall make a recommendation of approval, approval with conditions, or denial to the City Council. The City Council shall hold an additional public hearing and its decision shall be based on specific review guidelines listed below.

Any proposal that does not meet the criteria listed below is considered a minor amendment and can be considered by City Community Development Department staff, the Planning and Zoning Commission, and the City Council, according to the regularly scheduled review and approval process.

Text changes to the General Plan shall be considered major if they are in conflict with, alter, or misconstrue the intent of any existing goal. Text changes that eliminate, alter, or change an objective, policy or policies may be considered minor if goals and objectives are not affected either directly or indirectly.

Major Amendment Land Use Criteria

A major amendment to the general plan is required where any one of the following occurs:

1. A change in Residential land use designation that exceeds 320 acres.
2. A land use designation change from residential to non-residential of 40 acres or more.
3. A change in any commercial or employment land use designations.

(e.g. neighborhood commercial, community commercial, light industrial, general industrial) exceeding 40 acres for commercial and 80 acres for industrial or employment uses.

Major General Plan Amendment Guidelines

Changes to the General Plan must also meet the following guidelines for approval:

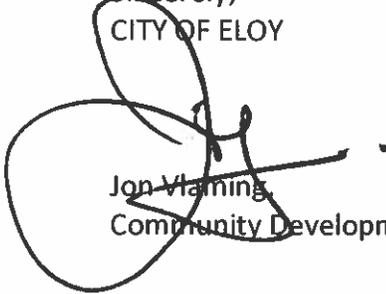
1. That the City has not provided adequate land uses designated that would allow for the proposed use to be sited as proposed.
2. That the amendment constitutes an overall improvement to the General Plan and will not solely benefit a particular landowner or owners at any particular point in time but will be of benefit to the City in general.
3. The amendment will not adversely impact any portion or entirety of the community, by:
 - Significantly altering acceptable existing and planned land use patterns,
 - Require additional and more expensive infrastructure improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and may impact developments in other areas, unless otherwise negotiated through a development agreement, or other mitigation plan, and demonstrated to be of benefit to the City,
 - Adversely impact existing or previously planned uses through an unreasonable increase in traffic generated on existing systems by the proposed use, or adversely affect the livability of an area within the City or the health and safety of the residents.
4. That the amendment is consistent with the General Plan's overall intent and other adopted plans, codes, and ordinances.
5. It shall be the burden of the party requesting the major amendment to prove that the change constitutes an improvement to the General Plan and satisfies all review guidelines above. It shall not be the burden of the City to provide a reason that an amendment should be denied.

The following are the Major Amendments for 2016:

- Case No.: GPA16-010 (Project Name: Major GPA HWY 87 300 WEST)
- Case No.: GPA16-014 (Project Name: City Initiated Sunland Gin Major General Plan Amendment)
- Case No.: GPA16-015 (Project Name: Eloy General Plan Major GPA)

Should you have any questions on this approval, please do not hesitate to contact Belinda Cruz at 520-466-2578.

Sincerely,
CITY OF ELOY



Jon Vlaming
Community Development Director