



CITY OF ELOY

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING ° BUILDING AND SAFETY ° CODE COMPLIANCE

CITY OF ELOY

PLANNING AND ZONING COMMISSION

REGULAR MEETING

Wednesday, July 20, 2016 at 7:00 PM at
Eloy City Council Chambers-City Hall
628 N. Main Street
Eloy, Arizona 85131

AGENDA

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- I. Call to Order
 - II. Roll Call*
 - III. Invocation
 - IV. Pledge of Allegiance
 - V. Motion to approve the June 15, 2016 meeting minutes of the Planning and Zoning Commission
 - VI. New Business: Possible discussion and/or action on the following:
 - A. Public Hearing to allow comment from the public and interested parties on the proposed Case No.: TA16-016_. Staff initiated request to amend the Eloy City Code, Chapter 21-Zoning, Article XI Overlay Zoning District, Division 3. Manufactured Home (MH). (Project Name: City Initiated Proposed Text Amendment to the Manufactured Home Overlay)
 - B. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: TA16-016. (Project Name: City Initiated Proposed Text Amendment to the Manufactured Home Overlay).
 - C. Public Hearing to allow comment from the public and interested parties on the proposed Case No.: GPA16-012. Application initiated by the City of

Eloy for a minor General Plan Amendment on 3.47 ± acres from Community Commercial to 2.47 acres Medium Density Residential and 1.00 acres of High Density Residential. Subject property is located at the northwest corner of W. Frontier Street and N. Jefferson Street, Assessor's Parcel Numbers: 405-05-212, 405-05-213 and 405-05-214 in a portion of Section 6, Township 8 South, Range 8 East of G&SRB&M, Pinal County, Arizona (Project Name: City Initiated Minor General Plan Amendment of Eloy Mobile Home Park).

- D. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: GPA16-012. (Project Name: City Initiated Minor General Plan Amendment of Eloy Mobile Home Park).
- E. Public Hearing to allow comment from the public and interested parties on the proposed Case No.: RZ16-013. The Eloy Mobile Home Park on behalf of Kristopher Monte, the owner, is requesting approval to rezone approximately 3.47± acres from C-1 (Neighborhood Commercial) to 2.47 acres of R1-6 (Medium Density Residential) with a Manufactured Home (MH) Overlay and 1.00 acres of R-4 (High Density Residential). Subject property is located at the northwest corner of W. Frontier Street and N. Jefferson Street. Assessor's Parcel Numbers: 405-05-212, 405-05-213 and 405-05-214 in a portion of Section 6, Township 8 South, Range 8 East of the G&SRB&M, Pinal County, Arizona (Project Name: Eloy Mobile Home Park Rezoning).
- F. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: RZ16-013. (Project name: Eloy Mobile Home Park Rezoning).
- G. Discussion ONLY on Case No.: GPA16-010. City Staff initiated request for a Major General Plan Amendment for various properties bounded by Highway 87 to the east, Cornman Road to the north, Houser Road to the south and Sunshine Boulevard to the west. Generally, land use designations are changing from General Industrial (GI) and Estate Density Residential (EDR) to Mixed Use (MU), Community Commercial (CC), Medium Density Residential (MDR) and High Density Residential (HDR). (Project Name: Major GPA HWY 87 300 WEST)
- H. Discussion ONLY on Case No.: GPA16-014 City Staff initiated request for a Major General Plan Amendment to designate properties along the east and west sides of Sunland Gin Road from West Adams Road alignment on the north to W. Nelson Farm Road alignment on the South. The proposed land use designations are Light Industrial, High Density Residential and Community Commercial from existing designation of Employment in the Pinal County Comprehensive Plan. (Project Name: City Initiated Sunland Gin Major General Plan Amendment)
- I. Discussion ONLY on Case No.: GPA16-015. City Staff initiated request for a Major General Plan Amendments to update maps and text in the existing adopted Eloy General Plan. These components include the Land Ownership

Map, Circulation Map, Growth Areas Element, Parks, Open Space and Trails and Housing Elements. (Project Name: Eloy General Plan Major GPA)

- J. Discussion ONLY on Case No.: GPA16-020 City Staff initiated request for a Minor General Plan Amendment. (Project Name: City Initiated Proposed Minor General Plan Amendment to the Hacienda Mobile Home Park)

VII. Communications:

- A. City Hall Project Update
- B. City Council Update-Ex Officio Member Report

VIII. Motion to Adjourn.

POSTED ON TUESDAY, JULY 12, 2016 BY 5:00 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS CENTER, TOLTEC COMMUNITY CENTER AND THE ELOY WEBSITE: www.elayaz.gov



Mary Myers
Eloy City Clerk

*** ONE OR MORE MEMBERS OF THE PLANNING AND ZONING COMMISSION MAY ATTEND BY TELEPHONIC MEANS.**

PERSONS WITH DISABILITIES NEEDING ACCOMMODATION OR ALTERNATIVE FORMATS SHOULD CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY, AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUEST SHOULD BE MADE SEVENTY-TWO (72) HOURS IN ADVANCE.

1137 West Houser Road, Eloy, Arizona 85131 • 520/466-2578 • FAX 520/464-1438

"Right in the Heart of Arizona's Future"