



# CITY OF ELOY

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

CITY OF ELOY

PLANNING AND ZONING COMMISSION  
MEETING

Wednesday, January 17, 2018 at 6:00 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 December 14, 2017 meeting minutes of the Planning and Zoning Commission.
- VI. New Business: Possible discussion and/or action on the following:
  - A. Nominate and elect a Chairperson to serve for the 2018 Calendar Year.
  - B. Nominate and elect a Vice-Chairperson to serve for the 2018 Calendar Year.
  - C. Public Hearing to allow comment from the public and interested parties on proposed Case No.: CUP17-023. Application by Victor Granado for a Conditional Use Permit on 0.344 ± acres from Medium Density Residential (MDR) to High Density Residential (HDR). Subject property is located at 108 E. 8<sup>th</sup> Street at the northwest corner of 8<sup>th</sup> Street and Myers Boulevard, Assessor's Parcel Number: 405-03-095A in a portion of Section 6, Township 8 South, Range 8 East of G&SRB&M, Pinal County, Arizona (Project Name: Granado's B&B).
  - D. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: CUP17-023 (Project Name: Granado's B&B).

- E. Public Hearing to allow comment from the public and interested parties on the proposed Case No.: PP17-008. Application submitted by B&R Engineering on behalf of Sun Lakes Casa Grande Development, LLC for a Preliminary Plat for an 81-lot residential subdivision on approximately 19.17 ± acres of land. Subject property is bounded Toltec Road to the east and Cherry Oaks Drive to the west on Assessor's Parcel Number: 402-28-001K located on a portion of Section 16, Township 7 South, Range 7 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona (Project Name: Robson Ranch-Arizona Unit Twenty "C" Preliminary Plat).
- F. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: PP17-008 (Project Name: Robson Ranch-Arizona Unit Twenty "C" Preliminary Plat).

**VII. Informational Item:**

- A. Eloy Zoning Ordinance and Subdivision Regulations Update. The City is in the process of a substantial update of its Zoning Ordinance and Subdivision Regulations to increase its technical accuracy, update information to respond to development/economic development objectives, and to make them consistent with the City's adopted General Plan. This update is expected to require a 12-month planning process and will address every one of the 18 articles that are a part of Chapter 21-Zoning and Chapter 15-Subdivision of the Eloy City Code. For this meeting, the following components will be reviewed and discussed: Outdoor Lighting and Zoning Definitions.

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

- A. None

**IX. Communications:**

- A. Eloy Transit Feasibility Study
- B. Save the Date: ULI Trends Day-February 23, 2018
- C. Save the Date: Boards and Commission Training-April 6, 2018
- D. City Council Update-Ex Officio Member Report

**X. Motion to Adjourn.**

**POSTED ON TUESDAY, JANUARY 9, 2018 BY 5:00 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS CENTER, TOLTEC COMMUNITY CENTER AND THE ELOY WEBSITE:**  
[www.lovaz.gov](http://www.lovaz.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"