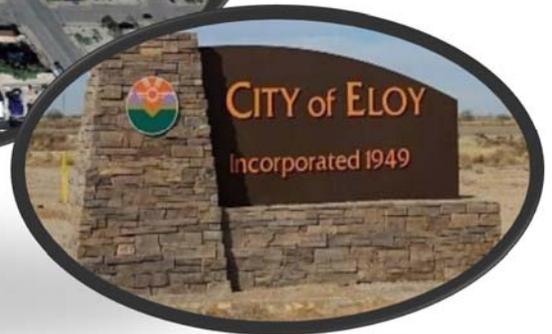


City of Eloy



General Plan Readoption



May 11, 2020

Resolution No.: 20-1472

RESOLUTION NO.: 20-1472
(Readoption of the Eloy General Plan)

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE
CITY OF ELOY, ARIZONA READOPTING THE ELOY GENERAL
PLAN**

WHEREAS, the existing Eloy General Plan was adopted on January 24, 2011 (Resolution 10-1224) and Arizona Revised Statutes (ARS) 9-461 require the existing general plan to be readopted or a new general plan is to be adopted every ten (10) years; and

WHEREAS, the City of Eloy has been incrementally updating each of its eleven (11) elements over the past several years and intends to readopt its existing general plan document in accordance with ARS 9-461.06; and

WHEREAS, the City of Eloy, by readopting its existing General Plan, is not subject to voter ratification of such plan in accordance with Subsection M of ARS 9-461.06; and

WHEREAS, the existing general plan, that has been substantially updated from the plan adopted in 2011, continues to provide the aspirational guidance for the City Council, Planning & Zoning Commission and Staff to enhance the public's health, safety and welfare; and

WHEREAS, the existing general plan was updated recently to foster consistency with the updated Eloy Zoning Ordinance and Subdivision Regulations as well as the preparation of other City adopted plans; such as the Transit Feasibility Study and Economic Development Strategic Plan.

WHEREAS, the existing general plan document was transmitted (in conformance with Arizona Revised Statute (ARS) 9-461.06) for the mandated 60-day public review to all of the required, and many other interested entities, on January 28, 2020, and

WHEREAS, the City conducted a total of two (2) community meetings with one meeting at the Toltec Community Center on February 12, 2020 and the other at City Hall on March 10, 2020. The total attendees at both meetings (3) were in general support of the request.

WHEREAS, the Community Development Department Staff also incorporated the general plan readoption process into the City's conduct of three (3) town hall meetings, which occurred at Toltec Community Center on February 25, 2020, Robson Ranch on February 27, 2020 and Troy Thomas Community Center on March 3, 2020. A total of 85 residents attended the three (3) meetings, and

WHEREAS, the mandated 60-day review period closed with no comments submitted by any entity to the Eloy Community Development Department, and

WHEREAS, the Eloy Planning & Zoning Commission held a Public Hearing on the readoption of the Eloy General Plan on April 15, 2020. There were not any comments provided by the public. Notice of the Public Hearing was given at least 15 days and not more than 30 days in advance by publication of the notice in the *Eloy Enterprise* and posting of the notice at the official City posting locations.

WHEREAS, the Eloy Planning & Zoning Commission unanimously recommended that the Eloy General Plan be forwarded to the Eloy City Council with their recommendation for approval.

WHEREAS, the Eloy City Council held a Public Hearing on the readoption of the Eloy General Plan on May 11, 2020. Notice of the Public Hearing was given at least 15 days and not more than 30 days in advance by publication of the notice in the *Eloy Enterprise* and posting of the notice at the official City posting locations.

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

Section 1: The Mayor and City Council of the City of Eloy, Arizona hereby approves the readoption of the Eloy General Plan.

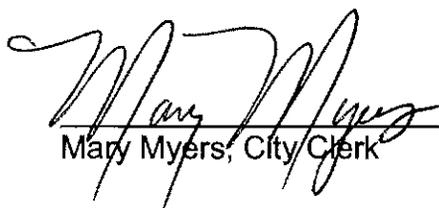
PASSED AND ADOPTED by the City Council of the City of Eloy, Arizona, this 11th day of May, 2020.

APPROVED:



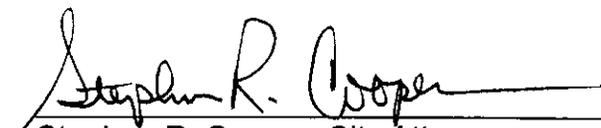
Micah Powell, Vice Mayor

ATTEST:



Mary Myers, City Clerk

APPROVED AS TO FORM:



Stephen R. Cooper, City Attorney

VISION STATEMENT

By implementing the Eloy General Plan, the City hopes to create a forward thinking, culturally diverse and sustainable community that enhances and preserves parks, open space, trails and open vistas while providing a variety of employment opportunities, entertainment and recreational activities, shopping and other commercial or retail services and diverse residential opportunities.

MISSION STATEMENT

- Provide employment opportunities for all residents.
- Encourage private enterprise such that the community may provide and offer goods, services and entertainment opportunities for its residents and visitors alike.
- Encourage and foster a vibrant Downtown.
- Capitalize on the City's adjacency and proximity to Interstates 10 and 8, the Union Pacific Rail Corridor and other roads of regional significance.
- Improve the livability of the community through preserving and creating open space refuges, while encouraging not only new development but also rehabilitation and redevelopment of existing neighborhoods.

Acknowledgements

CITY COUNCIL

Joel G. Belloc, Mayor

Micah Powell, Vice Mayor

J.W. Tidwell

Andrew Rodriguez

Daniel Snyder

Jose Garcia

Georges Reuter

PLANNING & ZONING COMMISSION

Marlo Schuh, Chair

Larry Brown, Vice Chair

John Peterson

Steven Paulson

Kirk Tatom

Allen Crawford, Alternate

CITY STAFF

Harvey Krauss, City Manager

Jon Vlaming, Community Development Director

Jerry Stabley, Planning Manager

Belinda Lopez, Planner

Jeffrey Fairman, Economic Development Specialist

Stephen R. Cooper, City Attorney

Mary Myers, City Clerk

Prepared By:

City of Eloy
Community Development Department
595 N. C Street, Suite 102
Eloy, AZ 85131
(520) 466-2578
www.elayaz.gov

Table of Contents

General Plan Organization

This general plan for the City of Eloy is presented in as concise a format as possible. We have attempted to present only the information needed to effectively administer the General Plan over the next five (5) to ten (10) year cycle.

	Page
1.0 INTRODUCTION	
1.1 Context.....	1
1.2 History.....	1
1.3 City Government.....	3
1.4 Background.....	3
1.5 Use of the General Plan.....	4
2.0 AMENDMENTS AND PROCESS	
2.1 Major Amendment Overview.....	1
2.2 Major Amendment Land Use Criteria.....	1
2.3 Amendment Guideline.....	2
3.0 ELEMENTS	
3.1 Land Use	
3.1.1 Goals.....	1
3.1.2 Purpose.....	1
3.1.3 Existing Character.....	1
3.1.4 Discussion.....	2
3.1.5 Objectives.....	10

3.2	Circulation	
3.2.1	Goals.....	1
3.2.2	Purpose.....	1
3.2.3	Existing Character.....	1
3.2.4	Discussion.....	2
3.2.5	Objectives.....	6
3.3	Growth	
3.3.1	Goals.....	1
3.3.2	Purpose.....	1
3.3.3	Existing Character.....	1
3.3.4	Discussion.....	1
3.3.5	Objectives.....	6
3.4	Parks, Open Space and Trails Element	
3.4.1	Goals.....	1
3.4.2	Purpose.....	1
3.4.3	Existing Character	1
3.4.5	Discussion	1
3.4.6	Objectives	8
3.5	Housing	
3.5.1	Goals	1
3.5.2	Purpose	1
3.5.3	Existing Character	1
3.5.4	Discussion	2
3.5.5	Objectives	3
3.6	Environmental Planning	
3.6.1	Goals.....	1
3.6.2	Purpose.....	1
3.6.3	Existing Character	1
3.6.4	Discussion	1
3.6.5	Objectives	7
3.7	Water Resources	
3.7.1	Goals.....	1
3.7.2	Purpose	1
3.7.3	Existing Character	1
3.7.4	Discussion	4
3.7.5	Objectives	5

3.8	Public Facilities	
3.8.1	Goals.....	1
3.8.2	Purpose.....	1
3.8.3	Existing Character.....	1
3.8.4	Discussion	12
3.8.5	Objectives	13
3.9	Downtown Development and Neighborhood Preservation	
3.9.1	Goals.....	1
3.9.2	Purpose.....	1
3.9.3	Existing Character.....	1
3.9.4	Discussion.....	2
3.9.5	Objectives.....	3
3.10	Economic Prosperity	
3.10.1	Goals.....	1
3.10.2	Purpose.....	1
3.10.3	Existing Character.....	1
3.10.4	Discussion.....	4
3.10.5	Objectives.....	9
3.11	Cost of Development	
3.11.1	Goals.....	1
3.11.2	Purpose.....	1
3.11.3	Existing Character.....	1
3.11.4	Discussion.....	3
3.11.5	Objectives.....	10

4.0 IMPLEMENTATION ACTIONS

4.1	Land Use Actions.....	1
4.2	Circulation Actions.....	2
4.3	Growth Areas Actions.....	4
4.4	Parks, Open Space and Trails Actions.....	6
4.5	Housing Actions.....	7
4.6	Environmental Planning Actions.....	8
4.7	Water Resource Actions.....	10
4.8	Public Facilities Actions.....	12

4.9	Downtown Development and Neighborhood Preservation Actions.....	14
4.10	Economic Prosperity Actions.....	16
4.11	Cost of Development Actions.....	20

5.0 LIST OF MAPS

I-1	Eloy Context Map
I-2	Annexation Map
LU-1	Existing Land Use Map
LU-2	Land Ownership Map
LU-3	Land Use
C-1	Circulation Map
GA-1	Growth Area Map
P-1	Parks Service Area Map
P-2	Parks, Open Space, and Trails Map
EP-1	Pinal County Non-Attainment Areas Map
EP-2	Slope Map
EP-3	Soils Map
WR-1	Water Irrigation District Map
WR-2	Water Resources Map
PF-1	Public Facilities Map
PF-2	Public Education Map
PF-3	Water System Map
PF-4	Sanitary Sewer System Map
DD-1	Downtown Eloy Map
E-1	Economic Character Areas
E-2	Economic Property Map
COD-1	Eloy Revenues and Expenditures

6.0 LIST OF TABLES

LU.1: Future Land Use Composition

C.1: Roadway Functional Classification and Characteristics

P.1: Existing Parks

P.2: Existing Parks Comparison

H.1: Existing Housing Data

H.2: Acreage to Accommodate Future Housing

E.1: Employment Data

E.2: Education Attainment

E.3: Eloy Industry Clusters

WR.1: Water Demand

PF.1: Crime Data, 2015-2019

PF.2: Education Facilities

PF.3: School Report Card

PF.4: Recreation Facilities

PF.5: Airport Operations