



CITY OF ELOY

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

THE CITY OF ELOY PLANNING AND ZONING COMMISSION MEETING

Wednesday, April 21, 2010 at 7:00 PM

At

The Eloy City Council Chambers-City Hall
628 N. Main Street
Eloy, Arizona 85131

AGENDA

-
- I. Call to Order
 - II. Roll Call*
 - III. Invocation
 - IV. Pledge of Allegiance
 - V. Motion to approve the November 18, 2009 meeting minutes of the Planning and Zoning Commission
 - VI. Communications
 - VII. New Business: Possible discussion and/or action on the following:
 - A. Nomination/motion to elect a Chairperson from among the members of the Planning and Zoning Commission for 2010.
 - B. Nomination/motion to elect a Vice-Chairperson from among the members of the Planning and Zoning Commission for 2010.
 - C. Public Hearing to allow comment from the public and interested parties on **Case No.: TA10-04** (Zoning Text Amendments): The Community Development Department is proposing amendments to the text of the Eloy Zoning Ordinance that clarifies, updates, specifies changes and/or eliminates information in Chapter 21:
 - (1) CHAPTER 21, ARTICLE IV ZONING PROCEDURES, Section 21-36: SITE PLAN REVIEW. Amend Section 21-36.E.1 to state that Site Plan Approval shall be valid for a period of twenty-four (24) months.
 - (2) CHAPTER 21, ARTICLE VI SINGLE RESIDENCE ZONING DISTRICTS, Section 21-56: PERMITTED USES. Add language to Sections 21-56.A.8; 21-

56.B.10; 21-56.C.12; 21-89.A.11 and 21-89.B.9 to principally permit "Solar Generation Stations" within the RR-20 and RR-5 (Rural Residential), R1-43 (Estate Residential), R1-12 (Low Density Residential), R1-8 and R1-6 (Medium Density Residential) zoning districts (minimum lot size of 160 acres), along with specific standards, and

CHAPTER 21, ARTICLE IX INDUSTRIAL ZONING DISTRICTS, Section 21-89: PERMITTED USES. Add language to Sections 21-89.A.11 and 21-56.B.9 to principally permit "Solar Generation Stations" within the I-1 (Light Industrial) and I-2 (General Industrial) zoning districts (minimum lot size of 80 acres), along with specific standards.

CHAPTER 21, ARTICLE II ZONING DEFINITIONS Section 21-20: Add definition for "**SOLAR GENERATION STATION.**"

(3) CHAPTER 21, ARTICLE XVI SIGN PROVISIONS, Section 21-234: PERMITTED PERMANENT SIGNS. Amend Section 21-234.B.1 (a) and B.9 (a) to allow corner lots signage on the store frontage, as well as, the street side with the maximum not to exceed twenty-four (24) square feet for each sign. The additional corner street side signage shall be exempt from the total aggregate sign area permitted.

D. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on **Case No.: TA10-04** (Project Name: ZONING TEXT AMENDMENTS-CHAPTER 21).

VIII. Motion to Adjourn.

POSTED ON WEDNESDAY, APRIL 14, 2010 BY 5:00 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS CENTER, TOLTEC COMMUNITY CENTER AND THE ELOY WEBSITE:
www.elovaz.org



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, ADA COORDINATOR FOR THE CITY OF ELOY, AT 466-9201 OR 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"