



# CITY OF ELOY

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

**THE CITY OF ELOY**  
**PLANNING AND ZONING COMMISSION MEETING**  
**Wednesday, May 21, 2008 at 7:00 PM**  
**At**  
**The Eloy City Council Chambers-City Hall**  
**628 N. Main Street**  
**Eloy, Arizona 85231**

## AGENDA

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- I.** Call to Order
- II.** Roll Call\*
- III.** Invocation
- IV.** Pledge of Allegiance
- V.** Motion to approve the April 16, 2008 meeting minutes of the Planning and Zoning Commission
- VI.** Communications
- VII.** New Business: Possible discussion and/or action on the following:
  - A.** Public Hearing to allow comment from the public and interested parties on Case No.: TA08-25: The Rose Law Group pc is requesting a Text Amendment to the Eloy General Plan to add a "Planned Community Area" ("PCA") Land Use designation. The proposed PCA designation provides for large-scale (640 acres or more) master planned developments that include a mixture of land use opportunities, a range of housing choices and densities, open space and recreational opportunities, and an appropriate transportation system to connect school, park, retail, and employment areas. Residential development within a PCA will promote a variety of residential densities to provide a diversity of housing choices for residents of the community. Communities within a PCA should also provide commercial and employment land uses for residents of the area. Request for the PCA designation shall include a conceptual land use plan; however, the designation shall permit the shifting of the land uses within the plan from one location to another without requiring an amendment to the designation. If, the overall land use balance increases beyond that originally approved, the rules for amendments will be determined whether a major or minor amendment is necessary. (Project Name: PLANNED COMMUNITY AREA TEXT AMENDMENT).

- B. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: TA08-25.
- C. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on a Comprehensive Sign Package application submitted by Robson Ranch, Inc. Case No.: CSP08-34.

**VIII. Motion to Adjourn.**

**POSTED ON WEDNESDAY, MAY 14, 2008, BY 5:00 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS CENTER, AND TOLTEC COMMUNITY CENTER.**

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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.**

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