



CITY OF ELOY

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

THE CITY OF ELOY PLANNING AND ZONING COMMISSION MEETING

Wednesday, June 16, 2010 at 7:00 PM

At

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

AGENDA

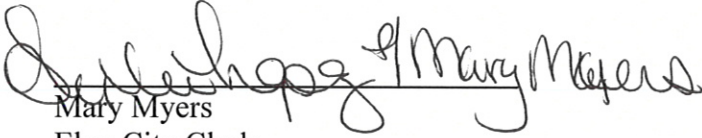
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- I. Call to Order
 - II. Roll Call*
 - III. Invocation
 - IV. Pledge of Allegiance
 - V. Motion to approve the May 19, 2010 meeting minutes of the Planning and Zoning Commission
 - VI. Communications
 - VII. Old Business: Possible discussion and/or action on the following:
 - A. Public Hearing to allow comment from the public and interested parties on **Case No.: TA10-25** (Zoning Text Amendment): The Community Development Department is proposing an amendment to the text of the Eloy Zoning Ordinance that clarifies, updates, specifies changes and/or eliminates information in Chapter 21:
 - (1) CHAPTER 21, ARTICLE XII GENERAL PROVISIONS, Section 21-165: FENCES AND WALLS: Materials; Standards: Amend Section 21-165.B to read as follows: Every fence or wall shall be constructed in a workmanlike manner and be of a conventional fencing material such as masonry, preformed concrete sections, treated wood, wrought iron, or chain link (with option of slats or mesh affixed to the chain link fence). For the purpose of “view obscuring” as required elsewhere within this chapter, mesh affixed to a chain link fence shall not be an acceptable material. Furthermore, chain link fencing material shall only be used in residential and industrial districts and shall be prohibited in all commercial districts.

VIII. 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.: CUP10-14**: Application by Quinn United Enterprises, LLC for Cricket Communications for a conditional use permit for six (6) wireless communication antennas to be placed on a new 140-foot high monopole at the centerline (146-feet to the top of the school antenna); within a 50' x 50' (2,500 sq. ft.) ground lease area for wireless communication providers, while the school district's equipment will be outside of this area due to security purposes and easier access. The monopole tower is proposed to be located at Toltec Elementary School District #22 at 3315 N. Toltec Road (south of Tonto Road) on Assessor's Parcel Number: 403-07-161 in a portion of the north ½ of the northeast of the southeast quarter of Section 28, T7S, R7E of the G&SRB&M, Pinal County, Arizona (Project Name: CRICKET).
- B. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on **Case No.: CUP10-14** (Project Name: CRICKET).
- C. Public Hearing to allow comment from the public and interested parties on **Case No.: GPA10-32**: Application by Arboreta Communities c/o Cameron MacDonald for a minor General Plan Amendment on approximately 1,427 acres of land to designate as Planned Community Area ("PCA") and to change three (3) acres from "High Density Residential" to "Community Commercial." Subject property is generally bounded by the Union Pacific Railroad on the north, Picacho Highway on the east, Nutt Road on the south, and La Palma Road on the west. It is also bisected by Interstate 10 (I-10) and SR-87 (Assessor's Parcel Numbers: 411-01-010B, -010C, -010D, -010E, -011D, -011E, -011F, -012C, -012D, -012E, -012F, -023, -022, -024; 411-15-005, -006B, -006C, -006D, -006E, -007; 411-16-005A, -005B, -006A, -006B, and-006C) in portions of Sections 15, 16, 21, 22 and 27, T8S, R8E of the G&SRB&M, Pinal County, Arizona (Project Name: DAYBREAK AT PICACHO).
- D. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on **Case No.: GPA10-32** (Project Name: DAYBREAK AT PICACHO).
- E. Public Hearing to allow comment from the public and interested parties on **Case No.: RZ10-33**: Application by Arboreta Communities c/o Cameron MacDonald to rezone approximately 525 acres of land from Pinal County designations to 261.46 acres of R1-6 (Medium Density Residential), 70.89 acres of C-2 (Community Commercial) and 192.64 acres of I-2 (General Industrial) upon annexation. Subject property is generally bounded by the Union Pacific Railroad on the north, Phillips Road on the south, and La Palma Road on the west. It is also bisected by Interstate 10 (I-10) and SR-87(Assessor's Parcel Numbers: 411-15-006B, -006C, -006D, -006E, -007; 411-16-005A, -005B, -006A, -006B, and-006C) in portions of Sections 15 and 16, T8S, R8E of the G&SRB&M, Pinal County, Arizona (Project Name: DAYBREAK AT PICACHO)
- F. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on **Case No.: RZ10-33** (Project Name: DAYBREAK AT PICACHO).

II. Motion to Adjourn.

POSTED ON WEDNESDAY, JUNE 9, 2010 BY 5:00 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS CENTER, TOLTEC COMMUNITY CENTER AND THE ELOY WEBSITE:
www.loyaz.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"