



CITY OF ELOY

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

THE CITY OF ELOY PLANNING AND ZONING COMMISSION MEETING

Wednesday, June 18, 2008 at 7:00 PM

At

The Eloy City Council Chambers-City Hall

628 N. Main Street

Eloy, Arizona 85231

AGENDA

- I. Call to Order
- II. Roll Call*
- III. Invocation
- IV. Pledge of Allegiance
- V. Motion to approve the May 21, 2008 meeting minutes of the Planning and Zoning Commission
- VI. Communications
- VII. New Business: Possible discussion and/or action on the following:
 - A. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on a Comprehensive Sign Package application submitted by Evergreen Devco, Inc. Case No.: CSP08-33.
 - B. Public Hearing to allow comment from the public and interested parties on Case No.: GPA08-13 - Beus Gilbert PLLC, in care of Paul Gilbert/Neal Pascoe on behalf of the City of Mesa, is requesting a General Plan Amendment from approximately 1,600 acres of Light Industrial and Estate Density Residential to all Manufacturing/Industrial. Subject property is bounded generally by Hanna Road to the north, Fast Track Road to the east, Houser Road to the south and the Union Pacific Rail Road to the west on Assessor's Parcel Numbers: 401-48-023, 401-48-022D, 401-48-035B, 401-52-007 and 401-71-001B located in portions of Sections 10, 11, 14, 15, 22, 23, 26 and 27, T7S, R8E of the G&SRB&M, Pinal County, Arizona (Project Name: TRANSPORT-ARIZONA).
 - C. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: GPA08-13.

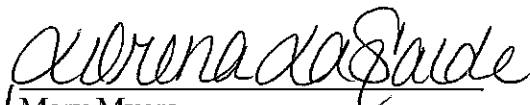
- D.** Public Hearing to allow comment from the public and interested parties on Case No.: RZ08-14 – Beus Gilbert PLLC, in care of Paul Gilbert/Neal Pascoe on behalf of the City of Mesa, is requesting to rezone approximately 1,600 acres of Light Industrial and Estate Density Residential to Manufacturing/Industrial. Subject property is bounded generally by Hanna Road to the north, Fast Track Road to the east, Houser Road to the south and the Union Pacific Rail Road to the west on Assessor’s Parcel Numbers: 401-48-023, 401-48-022D, 401-48-035B, 401-52-007 and 401-71-001B located in portions of Sections 10, 11, 14, 15, 22, 23, 26 and 27, T7S, R8E of the G&SRB&M, Pinal County, Arizona (Project Name: TRANSPORT-ARIZONA).
- E.** Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: RZ08-14.
- F.** Public Hearing to allow comment from the public and interested parties on Case No.: GPA08-21 – Knudsen-Smith Engineering is requesting for a General Plan Amendment from approximately 172 acres of Community Commercial to Light Industrial. Subject property is bounded generally by Interstate 10 to the north of the subject property, Milligan Road to the south, and Eleven Mile Corner Road to the west on Assessor’s Parcel Number: 411-07-001H located in a portion of Section 7, T8S, R8E of the G&SRB&M, Pinal County, Arizona (Project Name: ELOY BUSINES CENTER).
- G.** Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: GPA08-21.
- H.** Public Hearing to allow comment from the public and interested parties on Case No.: RZ08-22 – Knudsen-Smith Engineering is requesting to rezone approximately 172 acres of Community Commercial to Light Industrial. Subject property is bounded generally by Interstate 10 to the north of the subject property, Milligan Road to the south, and Eleven Mile Corner Road to the west on Assessor’s Parcel Number: 411-07-001H located in a portion of Section 7, T8S, R8E of the G&SRB&M, Pinal County, Arizona (Project Name: ELOY BUSINES CENTER).
- I.** Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: RZ08-22.
- J.** Public Hearing to allow comment from the public and interested parties on Case No.: GPA08-23 - Synergy Plus, LLC on behalf of JLC Investments, LLC ETAL is requesting a General Plan Amendment from approximately 650 acres of Rural Residential to 291.2 acres of Low Density Residential, 170.5 acres of Medium Density, 36.4 acres of Medium High Density, 37.4 acres of Neighborhood Commercial, 17 acres of Public/Institutional and 98.4 Parks/Open Space. Subject property is bounded by Phillips Road to the north, Eleven Mile Corner Road to the east, Shay Road to the south, and Tweedy Road to the west in Section 24, T8S, R7E of the G&SRB&M, Pinal County, Arizona (Project Name: COOLEY ELOY 640).
- K.** Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: GPA08-23.

- L.** Public Hearing to allow comment from the public and interested parties on Case No.: GPA08-24A - Francis (“Buzz”) Slavin on behalf of Canacorn, LLC and James H. and M. Diane Trust, is requesting a General Plan Amendment from approximately 1,358 acres of Estate Density Residential to Planned Community Area (consisting of approximately 100 acres of Low Density Residential, 304 acres of Medium Density Residential, 424 acres of Medium-High Density Residential, 202 acres of High Density Residential, 293 acres of Community Commercial, and 35 acres of Public/Institutional). Subject property is generally bounded by Milligan Road to the north, Lamb Road to the east, Shay Road to the south, and the mid-section line between Peart Road and Trezell Road to the west on Assessor’s Parcel Numbers: 511-44-093F, 511-44-094, 511-44-095, and 511-44-096, located in portions of Section 14, 15, 21, and 22, T8S, R6E of the G&SRB&M, Pinal County, Arizona (Project Name: Canacorn-Hamel a.k.a. SUNLAND RANCH-A).
- M.** Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: GPA08-24A.
- N.** Public Hearing to allow comment from the public and interested parties on Case No.: GPA08-24B – Walton International Group (USA) Inc. is requesting for a General Plan Amendment from approximately 2,240 acres of Rural Residential, Low Density Residential, Medium Density Residential, High Density Residential and Community Commercial to Planned Community Area (consisting of approximately 596 acres of Medium Density Residential, 941 acres of Medium-High Density Residential, 403 acres of High Density Residential, and 113 acres of Community Commercial). Subject property is bounded by Phillips Road to the north, State Trust Lands to the east, Nutt Road to the south, and the alignment of Pert Road to the west on Assessor’s Parcel Numbers: 511-44-097, -100, -101C, -102B, -102C, -102A, and -103 AND 511-45-001 and -002, located in portions of the east ½ of Section 22, the south ½ of Section 23, the west ½ of Section 24, the west ½ of Section 25, all of Section 26, and the east ½ of Section 27, T8S, R6E of the G&SRB&M, Pinal County, Arizona (Project Name: SUNLAND RANCH-B).
- O.** Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: GPA08-24B.
- P.** Public Hearing to allow comment from the public and interested parties on Case No.: GPA08-28 – Clark Johnson & Associates is requesting a General Plan Amendment from approximately 24 acres of Medium Density Residential to Community Commercial. Subject property is bounded generally by Tonto Road to the north, Estrella (Curry) Road to the east, Frontier Street (Highway 84) to the west of the subject property on Assessor’s Parcel Numbers: 404-09-006, -007, -008, and -009 located in a portion of Section 27, T7S, R7E of the G&SRB&M, Pinal County, Arizona (Project Name: CURRY CROSSING).
- Q.** Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: GPA08-28.

- R.** Public Hearing to allow comment from the public and interested parties on Case No.: RZ08-29 – Clark Johnson & Associates is requesting to rezone approximately 24 acres of R1-6 (Medium Density Residential) to C-2 (Community Commercial) Subject property is bounded generally by Tonto Road to the north, Estrella (Curry) Road to the east, Frontier Street (Highway 84) to the west of the subject property on Assessor's Parcel Numbers: 404-09-006, -007, -008, and -009 located in a portion of Section 27, T7S, R7E of the G&SRB&M, Pinal County, Arizona (Project Name: CURRY CROSSING).
- S.** Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: RZ08-29.

VIII. Motion to Adjourn.

POSTED ON WEDNESDAY, JUNE 11, 2008, BY 5:00 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS CENTER, TOLTEC COMMUNITY CENTER AND THE ELOY WEBSITE:
www.ci.elyo.az.us


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 85231 • 520/466-2578 • FAX 520/464-1438
"Right in the Heart of Arizona's Future"