



CITY OF ELOY

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

THE CITY OF ELOY PLANNING AND ZONING COMMISSION MEETING

Wednesday, August 19, 2009 at 7:00 PM

At

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

AGENDA

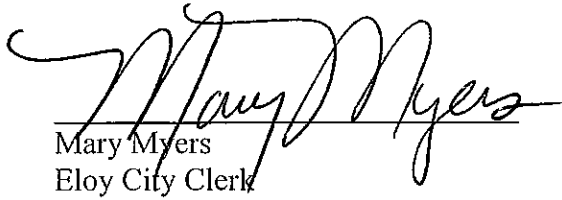
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- I. Call to Order
 - II. Roll Call*
 - III. Invocation
 - IV. Pledge of Allegiance
 - V. Motion to approve the July 15, 2009 meeting minutes of the Planning and Zoning Commission
 - VI. Communications
 - VII. New Business: Possible discussion and/or action on the following:
 - A. Nomination/motion to elect a Vice-Chairperson from among the members of the Planning and Zoning Commission.
 - B. Public Hearing to allow comment from the public and interested parties on **Case No.: GPA09-40**: Application by Rose Law Group, pc on behalf of Walton International Group (USA) Inc. for a minor General Plan Amendment on approximately 1,224.37 acres of land from 58 acres of Medium-High Density Residential to High Density Residential. Subject property is located east of downtown Eloy between Tryon Avenue and Highway 87, bounded by Battaglia Drive to the north and extending south of Alsdorf Road to State Highway 84 (Assessor's Parcel Numbers: 411-10-001, 411-10-013A, 411-10-014, 411-01-003B, 411-01-001D, 411-01-001E, 411-01-001F, 411-01-001G, and 411-01-002) in portions of Sections 4 and 5, T8S, R8E of the G&SRB&M, Pinal County, Arizona (Project Name: PALMILLA)
 - C. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on **Case No.: GPA09-40** (Project Name: PALMILLA).

- D. Public Hearing to allow comment from the public and interested parties on **Case No.: GPA09-41**: Application by the Rose Law Group pc on behalf of Walton International Group (USA) Inc. for a minor General Plan Amendment on approximately 1,224.37 acres of land to designate as Planned Community Area (“PCA”). Subject property is located east of downtown Eloy between Tryon Avenue and Highway 87, bounded by Battaglia Drive to the north and extending south of Alsdorf Road to State Highway 84 (Assessor’s Parcel Numbers: 411-10-001, 411-10-013A, 411-10-014, 411-01-003B, 411-01-001D, 411-01-001E, 411-01-001F, 411-01-001G, and 411-01-002) in portions of Sections 4 and 5, T8S, R8E of the G&SRB&M, Pinal County, Arizona (Project Name: PALMILLA).
- E. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on **Case No.:** GPA09-41 (Project Name: PALMILLA).
- Public Hearing to allow comment from the public and interested parties on **Case No.: TA09-42**: (Zoning Text Amendment): 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, as presented below:

CHAPTER 21, ARTICLE XVI, SIGN PROVISIONS: Add language to Section 21-233.A.9.: GENERAL SIGN REGULATIONS: Signage within approved PADs **and in the Community Core Overlay District** may deviate from the requirements of this article provided the PAD **and Community Core Overlay District** has an approved comprehensive sign package and all proposed signage within the PAD **and Community Core Overlay District** is in compliance with that comprehensive sign package.
- F. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on **Case No.: TA09-42** (Project Name: ZONING TEXT AMENDMENT-CHAPTER 21, ARTICLE XVI, SIGN PROVISIONS).
- G. Public Hearing to allow comment from the public and interested parties on **Case No.: CUP09-43**: Application by Olson Diversified Services on behalf of ALTELL Wireless for a conditional use permit for six (6) wireless communication antennas to be collocated on an existing 256’-0” high guyed tower to be installed at approximately the 240’-0” height level, and a 2 foot diameter microwave dish to be installed at approximately the 46’ height level and a 12’ x 20’ ground cabinet to be located in a 24’ x 18’ lease area at the base of the Guyed Tower. Subject property is located east of the northeast corner of Alsdorf Road and Toltec Highway, ½ mile east from the City of Eloy Landfill (property is owned by Verizon Wireless) in a portion of Section 3, T8S, R7E of the G&SRB&M, Pinal County, Arizona on Assessor’s Parcel Number: 408-01-004B (Project Name: ALLTEL AZ5 ELOY).
- H. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on **Case No.:** CUP09-43 (Project Name: ALLTEL AZ5 ELOY).

VIII. Motion to Adjourn.

POSTED ON WEDNESDAY, AUGUST 12, 2009 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 85231 • 520/466-2578 • FAX 520/464-1438
"Right in the Heart of Arizona's Future"