



# CITY OF ELOY

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

THE CITY OF ELOY  
PLANNING AND ZONING COMMISSION MEETING  
Wednesday, September 17, 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 July 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.: TA08-44** (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.

**CHAPTER 21, ARTICLE XI, OVERLAY ZONING DISTRICTS, DIVISION 5. COMMUNITY CORE:** Add language to Section 21-150\* for Community Core (CC). The purpose of the Community Core Overlay District is to allow a diverse mixed use area for specialty retail, neighborhood residential, and tourist trade in the historic city center area. The intent of this overlay district is to maintain and enhance the character of the few remaining historic buildings within the downtown area while promoting a pedestrian-oriented specialty retail district, as well as, to encourage the district improvement of the pedestrian environment, delineate the appropriate mix of land uses and ensure that new buildings are compatible with the historic fabric of the area. This district is intended to encourage the revitalization of Eloy's traditional core by accommodating a mix of land use types and intensities that hopefully increases opportunities to reinvest in these older neighborhoods. Development standards are

adapted to encourage utilization of recorded, legally non-conforming substandard lots. The district shall be in addition to, and shall overlay, all other zoning districts where it is applied, so that any parcel of land lying in the Community Core (CC) Overlay District shall also lie in one or more of the other zoning districts provided by the Eloy Zoning Ordinance.

**\*Re-number existing Sections 21-155 through 21-159 to say RESERVED in ARTICLE XI accordingly**

**A copy of the proposed Code language is available for review at the City Clerk's office and Community Development Department.**

**CHAPTER 21, ARTICLE XII, GENERAL PROVISIONS:** Add the following language to Section 21-167 OUTDOOR STORAGE AND JUNK AUTOMOBILES:

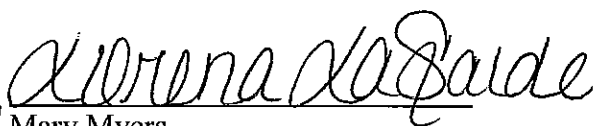
**F. The storing or leaving of any machinery or equipment designed for or used by contractors or builders for "commercial" purposes is prohibited, except where permitted by the Zoning Ordinance.**

**CHAPTER 21, ARTICLE XVI, SIGN PROVISIONS:** update the following in Section 21-235.A.2. Banners, pennants, and other displays for special sales events may be permitted within the commercial zoning districts. A business may request such signs and displays a maximum of four (4) times per year for a maximum period of ~~ten (10)~~ **thirty (30)** consecutive days on each occasion. A minimum of thirty (30) days shall pass between each such display. Such signs and displays shall be removed immediately upon termination of the sale that they advertise or after the ~~ten (10)~~ **thirty (30)** day period, whichever occurs first.

**B. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: TA08-44 (Zoning Text Amendments).**

**VIII. Motion to Adjourn.**

**POSTED ON WEDNESDAY, SEPTEMBER 10, 2008, BY 5:00 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS CENTER, TOLTEC COMMUNITY CENTER AND THE ELOY WEBSITE:**  
[www.elayaz.org](http://www.elayaz.org)

  
f/ 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

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