

**MINUTES  
OF THE  
CITY OF ELOY  
PLANNING AND ZONING COMMISSION  
Regular Meeting  
Wednesday, February 21, 2007  
7:00 P.M.**

**I. CALL TO ORDER**

Vice-Chairperson Manuel Medina called the meeting to order at 7:00 p.m.

**II. ROLL CALL**

**Members Present:** Vice Chairperson Manuel Medina  
Commissioner Marlo Schuh  
Commissioner Jose Garcia  
Commissioner Glinda Weddle  
Ex-Officio Member Joel Belloc, Council Member (Arrived  
at 7:07 p.m.)

**Members Absent:** Chairperson Larry Brown  
Alternate Commissioner Richard Horton

**Staff Present:** Joseph Blanton, Interim City Manager/Community  
Development Director  
Belinda Cota, Planner I

**III. INVOCATION**

Invocation given by Glinda Weddle.

**IV. PLEDGE OF ALLEGIANCE**

Vice-Chairperson Medina led the Pledge of Allegiance.

**V. MOTION TO APPROVE THE JANUARY 17, 2007 MEETING MINUTES OF  
THE CITY OF ELOY PLANNING AND ZONING COMMISSION**

Commissioner Garcia made a motion to approve the January 17, 2007 meeting minutes of the Planning and Zoning Commission. Commissioner Schuh seconded the motion. Motion was approved unanimously.

**VI. COMMUNICATIONS**

Mr. Blanton commented that he had been promoted to Interim City Manager through June 30, 2007 in addition to his position of Community Development Director.

Vice-Chairperson Medina commented that he hoped that Mr. Blanton would consider coming on board permanently.

Mr. Blanton replied it is certainly looking like that could happen; however a lot could change in five months and some things need to be worked out between himself and the City Council.

Vice-Chairperson Medina expressed that he is impressed with the quality of his work and expertise and that he is doing a great job and expressed to him his congratulations.

Mr. Blanton informed everyone that member Glinda Weddle had been appointed as a regular member at the last City Council meeting; however, the appointment read that Ms. Weddle would fill the unexpired term of member Edward Rossi. He added that he did not realize that Mr. Rossi's and everyone's term had expired in December, which will be addressed in agenda item C below.

**VII. NEW BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:**

**A. MOTION TO ELECT A CHAIRPERSON FROM AMONG THE MEMBERS OF THE COMMISSION.**

Vice-Chairperson Medina made a motion to elect Larry Brown as Chairperson. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 4-0.

Vice-Chairperson Medina wanted to express that Chairperson Larry Brown has been a good public servant to the City of Eloy. Mr. Blanton mentioned that he was informed that member Brown was recently hospitalized, otherwise he would have been here.

**B. MOTION TO ELECT A VICE-CHAIRPERSON FROM AMONG THE MEMBERS OF THE COMMISSION.**

Commissioner Weddle made a motion to elect Manuel Medina as the Vice-Chairperson. Commissioner Schuh seconded the motion. The motion was approved unanimously. Vote 3-0

**C. MOTION TO ELECT AMONG THE MEMBERS OF THE COMMISSION FOR MEMBERS TO SERVE FOR THE TERM OF THREE (3) YEARS, WITH THE TERMS OF MEMBERS SO STAGGERED THAT THE TERMS OF NO MORE THAN TWO (2) MEMBERS SHALL EXPIRE ON JANUARY 1<sup>ST</sup> IN ANY ONE-YEAR. THE INCUMBENT COMMISSIONERS SHALL CONTINUE TO SERVE, AFTER THEIR TERM OF OFFICE HAS EXPIRED, UNTIL A SUCCESSOR HAS BEEN APPOINTED BY THE COUNCIL.**

Vice-Chairperson Medina made a motion for Chairperson Larry Brown to serve for the term of one (1) year, member Marlo Schuh and member Manuel Medina to serve for the term of two (2) years and for member Glinda Weddle and member Jose Garcia

to serve for the term of three (3) years. Commissioner Schuh seconded the motion. The motion was approved unanimously. Vote 4-0

<b>Members (5):</b>	<b>Term Expires</b>
Larry Brown	12/2007
Manuel Medina	12/2008
Marlo Schuh	12/2008
Glinda Weddle	12/2009
Jose Garcia	12/2009

**D. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO. RZ/PAD06-82: APPLICATION BY MANHARD BELLATRIX ON BEHALF OF SUNSHINE MANOR, LLC FOR PLANNED AREA DEVELOPMENT OVERLAY ZONING ON APPROXIMATELY 574 ACRES OF LAND BOUNDED BY NUTT ROAD TO THE NORTH, SUNSHINE BOULEVARD TO THE EAST, HARMON ROAD TO THE SOUTH AND ELEVEN MILE CORNER ROAD TO THE WEST ON ASSESSOR'S PARCEL NUMBERS: 411-44-001 THRU -008, 411-44-010, THRU -054, 411-44-056 THRU -118 ALL LOCATED IN A PORTION OF SECTION 31, T8S, R8E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: TRAILSIDE AT ELOY).**

Vice-Chairperson Medina opened the Public Hearing.

Mr. Blanton gave an overview of the request. This request was considered in 2005 for a Major General Plan Amendment consisting of approximately 800 acres. He added that the application for rezoning was originally scheduled in December for Planning and Zoning consideration, although it was pulled from the agenda due to some confusion with the zoning categories. The earlier General Plan Amendment covered over 800 acres and it was owned by several parties and it got fractured out. He added that the developers had to decide on the percentages of land uses for what is being proposed (574 acres) versus the approved 800 acres that were General Planned and shift the balance to the south portion of Section 6, Township 9 South, Range 8 East. He believed everything got worked out. The proposed zoning conforms to the General Plan that was approved by City Council in 2005. He added the rezoning proposes two commercial sites: one at the southwest corner of Nutt Road and Sunshine Boulevard and the second at the northwest corner of Harmon Road and Sunshine Boulevard. He mentioned a school site is proposed and that was one of the reasons why this case was pulled from the December meeting because of the location the school was being proposed (Harmon Road). Mr. Blanton did not feel it was appropriate to locate an elementary school on an Arterial roadway, so the applicant went back and relocated the school site internally providing good access through a collector roadway. He commented that it is in conformance with the Eloy General Plan and that staff is recommending approval with ten stipulations, noting that the eastern side is under flood zone "A" and that there are some requirements that need to be met before development in the area can occur.

Mr. Court Rich with the Rose Law Group introduced himself. He expressed that the request is a good project and as Mr. Blanton mentioned the General Plan Amendment was approved in 2005. He added that this rezoning request was the next step which is in conformance with the General Plan (he showed some exhibits of the project, which were included in the packets).

He added the owners were present and that they have done a number of developments around the Pinal County area, and around the United States and that they are dedicated and want to build a good community. He mentioned that the project is at a good location, has great access points and is proposing a 29 acre central park; a total of 107 acres of open space with 8,400 square foot lots surrounding the central park and with a diversity of products as well. The dedicated school site will have access to a collector road. He added the applicant participated in the first water study, is also involved in the water and sewer studies, and will annex into the Eloy Fire District. He asked if anyone had any questions for the owners or him, and thanked everyone for their time.

Commissioner Weddle asked if the irrigations rights are extinguished in favor of the City.

Mr. Rich replied yes.

Commissioner Weddle asked about the type "one" water rights and if there was a vehicle to do that also on that piece of property.

Mr. Rich replied that he did not know but what ever the city's procedure is the applicant will follow that.

Mr. Blanton stated that in the standard development agreement, the procedure of turning over the type "two" rights but was not sure if it addressed the type "one" rights. He mentioned that Stephen Cooper, City of Eloy Attorney, and staff are reviewing the proposed development agreement and it will be presented to City Council with the rezoning.

Hearing no other comments, Vice-Chairperson Medina closed the public hearing.

**E. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. RZ/PAD06-82:**

Commissioner Garcia made a motion to approved Case No.: RZ/PAD06-82 with the stipulations stated in the staff report. Commissioner Schuh seconded the motion. The motion was approved unanimously. Voted 4-0.

**F. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO. GPA06-103: APPLICATION BY LEN ERIE ON BEHALF OF ARIZONA CAPITAL GROUP, LLC FOR A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 81.26 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL. SUBJECT**

*February 21, 2007 Planning and Zoning Commission Mtg. Minutes*

**PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF SHEDD ROAD AND TWEEDY ROAD (ASSESSOR'S PARCEL NUMBERS: 404-27-001A, -001B, AND -005) ON A PORTION OF THE NORTHWEST ¼ OF SECTION 25, T7S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: SKY VIEW RANCH).**

Vice-Chairperson Medina opened the Public Hearing.

Mr. Blanton gave a brief overview of the request. He stated that if you looked at the General Plan exhibit provided with the packet, this property appears to be an 80 acre parcel surrounded by Medium Density Residential, and that the plotted lots to the west of Tumbleweed Road (Toltec Arizona Valley Unit Three) are designated on the Eloy General Plan as "Medium Density Residential," and to the east and south was the proposed "Edgewater" project designated Medium Density Residential and to the north was the new airport buffer which has a non-residential buffer. The request to change from "Low Density Residential" to "Medium Density Residential" is in line with what is going on in the area. Staff does support the request for a General Plan Amendment and mentioned that when we get to the rezoning and plat requests on will notice that it blends well. He added that a couple of letters were received opposing to the General Plan Amendment, Rezoning and Preliminary Plat; basically the senders stated that Eloy should grow at low density and should not destroy scenery.

Mr. Dennis Robins introduced himself as one of the principals, and introduced his associates. He added that the project is proposing eighteen percent Open Space on approximately 12 acres. Exhibits were presented where the applicant showed to everyone present the layout of the trails and parks. He added that the minimum lot size will be six thousand (6,000) square feet up to eight thousand four hundred (8,400) square feet.

Vice-Chairperson Medina asked what type of vegetation is currently on the property.

Mr. Robins replied that it used to be a farm and the property is now an abandoned field.

Commissioner Garcia asked if the subject property was within the Airport Overlay and if the applicant would be required to disclose that information.

Mr. Blanton pointed out on a map the location of "Sky View Ranch" and the boundary of the Airport Overlay. He stated that the City of Eloy will require the applicant to basically put the home owners on notice that it is in the vicinity of the Airport, subject to noise. The property is outside the non-residential buffer but within the vicinity of the Airport. He added that there is a lot of disclosure notices required in the zoning ordinance regarding homes constructed within the proximity of the Airport.

Ms. Barbra Forest introduced herself as one of the neighbors; her home is at the southwest corner of Shedd Road and Tumbleweed Road and asked what the impact would be in regards to traffic and noise.

Mr. Robins asked if Ms. Forest was asking as far as street widening and the traffic impact, he stated they will be improving the east half of Tweedy Road and the south half of Shedd Road (sixty-five feet from the center line.)

There was a discussion about the plans for the irrigation canal, the steps that will be taken in regards to dust control and the proposed type of fence around the perimeter of the project.

Mr. Larry Hill asked if the City of Eloy is going to do something about the water situation out there, and if there is going to be adequate water to supply the airport. He added there is a twelve inch line going to the airport supplied by a four inch line.

Mr. Blanton replied that they are working on that as we speak.

Hearing no other comments, Vice-Chairperson Medina closed the public hearing.

**G. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. GPA06-103:**

Commissioner Garcia made a motion to approve Case No.: GPA06-103 with the stipulations stated in the staff report. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 4-0.

**H. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO. RZ06-104: APPLICATION BY ARIZONA CAPITAL GROUP, LLC FOR A ZONE CHANGE ON APPROXIMATELY 81.26 ACRES OF LAND FROM R1-12 (LOW DENSITY RESIDENTIAL) TO R1-6 (MEDIUM DENSITY RESIDENTIAL) WITH AN AIRPORT OVERLAY. SUBJECT PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF SHEDD ROAD AND TWEEDY ROAD (ASSESSOR'S PARCEL NUMBERS: 404-27-001A, -001B, AND -005) ON A PORTION OF THE NORTHWEST ¼ OF SECTION 25, T7S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: SKY VIEW RANCH).**

Vice-Chairperson Medina opened the Public Hearing.

Mr. Blanton gave a brief overview of the request. He explained that the request is to vary the lot sizes from sixty to seventy foot wide lots; the minimum lot area would be six thousand, square feet required under the R1-6 (Medium Density) with an Airport Overlay. The average lot size is over six thousand square feet which means the lots would be deeper with more meaningful back yards. The applicant is not asking for any deviations on building setbacks and that the PAD (Planned Area Development) Overlay is to vary the lot sizes and to not have standard sixty by one hundred (60 X 100) foot lots, which would be the minimum of the R1-6. He stated it is in conformance with the Eloy General Plan and staff is recommending approval of the rezoning of R1-6 (Medium Density Residential) with an Airport Overlay subject to the twelve stipulations on the staff report.

Hearing no other comments, Vice-Chairperson Medina closed the public hearing.

**I. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. RZ06-104:**

Commissioner Weddle made a motion to approve Case No.: RZ06-104 with the stipulations stated in the staff report. Commissioner Schuh seconded the motion. The motion was approved unanimously. Voted 4-0.

**J. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. PP06-105: APPLICATION BY ERIE & ASSOCIATES, INC. FOR PRELIMINARY PLAT FOR A 301-LOT RESIDENTIAL SUBDIVISION ON APPROXIMATELY 81.26 ACRES. SUBJECT PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF SHEDD ROAD AND TWEEDY ROAD (ASSESSOR'S PARCEL NUMBERS: 404-27-001A, -001B, AND -005) ON A PORTION OF THE NORTHWEST ¼ OF SECTION 25, T7S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: SKY VIEW RANCH).**

Mr. Blanton gave a brief overview of the request. The preliminary plat proposes 301 lots with three access points: two from Tumbleweed Road and one from Shedd Road. He mentioned that the density is approximately three point seven (3.7) dwelling units per acre. Staff is recommending approval, basically giving the applicant authority to move forward to do more detailed engineering plans.

Commissioner Garcia made a motion to approve Case No.: PP06-105 with the stipulations stated in the staff report. Commissioner Schuh seconded the motion. The motion was approved unanimously. Voted 4-0.

**K. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO. GPA07-03: APPLICATION BY THE WLB GROUP, INC. ON BEHALF OF JOSEPH ABATE FOR A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 10.7 ACRES OF LAND FROM RURAL RESIDENTIAL TO COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HANNA ROAD AND SUNLAND GIN ROAD (ASSESSOR'S PARCEL NUMBERS: 511-33-001M, -001N, -001P, -001Q, AND -001R) ON A PORTION OF THE NORTHEAST ¼ OF SECTION 13, T7S, R6E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ABATE COMMERCE CENTER).**

Vice-Chairperson Medina opened the Public Hearing.

Mr. Blanton gave a brief overview of the request. He explained that the case being presented and the next agenda item M dealt with two minor General Plan Amendments of two ten (10) acre parcels west of Sunland Gin Road. When the City Council amended the Eloy Planning Area in 2005, the subject property was given a designation of Rural Residential. Mr. Blanton stated that Sunland Gin Road is a major

arterial road with an interchange on Interstate 10; staff supports the request to change the land use from Rural Residential to Community Commercial.

Ms. Carolyn Oberholtzer with the Rose Law Group introduced herself. She commented that she was representing two related cases the Abate Commerce Center and Tuttle Commerce Center. She also introduced John Lang with the WLB Group to answer any questions. She added that to the north of the subject properties is a large industrial warehouse known as Trammell Crow in the City of Casa Grande. She mentioned that the subject properties are within a piece of property between Casa Grande and Eloy City limits that included their property and others and they have currently processed an annexation that would bring all those properties into the limits of the City of Eloy. She mentioned that her requests were for an amendment to the General Plan to Community Commercial for each of the projects and that there were two other applications on file to rezone to C-2 (Community Commercial). Arizona Propane asked to be acknowledged on both applications, and stated that the applicant is aware of where they are and they are part of the reason it makes sense for commercial and they are generally supportive. With that, she asked if anyone had questions.

There was a discussion regarding road improvements and the City of Casa Grande not requiring Trammell Crow to do any real improvements to accommodate the amount of traffic.

Hearing no other comments, Vice-Chairperson Medina closed the public hearing.

**L. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. GPA07-03:**

Commissioner Garcia made a motion to approve Case No.: GPA07-03 as presented. Commissioner Schuh seconded the motion. The motion was approved unanimously. Voted 4-0.

**M. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO. GPA07-05: APPLICATION BY THE WLB GROUP, INC. ON BEHALF OF UNITED LAND CORPORATION FOR A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 10.7 ACRES OF LAND FROM RURAL RESIDENTIAL TO COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS LOCATED APPROXIMATELY 700 FEET SOUTH OF THE HANNA ROAD AND SUNLAND GIN ROAD INTERSECTION. (ASSESSOR'S PARCEL NUMBERS: 511-33-001D, -001E, -001F, -001G, AND -33-001H) ON A PORTION OF THE NORTHEAST ¼ OF SECTION 13, T7S, R6E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: TUTTLE COMMERCE CENTER)**

Vice-Chairperson Medina opened the Public Hearing.

Commissioner Weddle asked if Sunland Gin Road was one of the Roads Arizona Department of Transportation (ADOT) is planning on re-aligning.

Mr. Blanton explained that the interchange is being planned to realign further east to create more distance between Interstate 8 and Interstate 10 connection. He added that all interchanges would have an impact to all the business where this realignment is going to take place. He added that the interchange on Sunland Gin Road would be the most extreme, where the on and off ramps will be moving further north and south to create safer turning movements. He also mentioned that proposed designs are posted on one of the walls of the Public Works building, if anyone was interested. He added that both of these requests should not be impacted by the proposed design changes to the I-10/Sunland Gin Road interchange.

Hearing no other comments, Vice-Chairperson Medina closed the public hearing.

**N. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. GPA07-05:**

Commissioner Garcia made a motion to approve Case No.: GPA07-05 as presented. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 4-0.

**O. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO. GPA07-13: APPLICATION BY MANHARD-BELLATRIX ON BEHALF OF REGGIE HAYWARD FOR A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 44.7 ± ACRES OF LAND FROM RURAL RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL. SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF SUNSHINE BOULEVARD ½ MILE SOUTH OF NUTT ROAD (ASSESSOR'S PARCEL NUMBER: 411-40-053H) ON A PORTION OF THE EAST ½ OF SECTION 31, T8S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: TRAILSIDE 44).**

Vice-Chairperson Medina opened the Public Hearing.

Mr. Blanton gave an overview of the request. He introduced Mr. Michael Hoffacker with Manhard-Bellatrix. He mentioned that this parcel is part of the exception parcel to the first item on the agenda for Trailside at Eloy and it is located on the west side of Sunshine Boulevard and is between two major arterial roadways. He added that the request is to amend the Eloy General Plan to Medium Density Residential; staff supports the request.

Mr. Hoffacker introduced himself. He mentioned this was not part of the 2005 major General Plan amendment, and explained that it was an infill lot of the Trailside at Eloy project; it is under separate ownership and has been considered a companion to the Trailside at Eloy project and that it was designed with the site amenities of Trailside at Eloy. With that, he asked if anyone had questions.

Hearing no other comments, Vice-Chairperson Medina closed the public hearing.

**P. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. GPA07-13:**

Commissioner Garcia made a motion to approve Case No.: GPA07-13 with the stipulations stated in the staff report. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 4-0.

**VIII. ADJOURNMENT**

Commissioner Garcia moved to adjourn the meeting. Commissioner Weddle seconded the motion. Motion carried unanimously and the meeting adjourned at 8:10 p.m.

ATTEST:

	
Joseph Blanton Interim City Manager/Community Development Director	Larry Brown Chairperson