

**MEETING MINUTES
OF THE
CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, June 18, 2008
7:00 P.M.**

I. CALL TO ORDER

Chairperson Larry Brown called the meeting to order at 7:01 PM

II. ROLL CALL

Members Present: Chairperson Larry Brown
Commissioner Marlo Schuh
Commissioner Jose Garcia
Alternate Commissioner Richard Horton
Ex-Officio Member Joel Belloc

Members Absent: Vice-Chairperson Glinda Weddle (excused)
Commissioner Manuel Medina

Staff Present: Joseph Blanton, Community Development Director
Belinda Cota, Planner
Christina Leon, Clerical Assistant

III. INVOCATION

The Invocation (*moment of silence*) was given by Chairperson Larry Brown.

IV. PLEDGE OF ALLEGIANCE

Chairperson Larry Brown led the Pledge of Allegiance.

V. MOTION TO APPROVE THE MAY 21, 2008 MEETING MINUTES OF THE CITY OF ELOY PLANNING AND ZONING COMMISSION

Alternate Commissioner Richard Horton made a motion to approve the May 21, 2008 meeting minutes of the Planning and Zoning Commission. Commissioner Garcia seconded the motion. Motion was approved unanimously. The vote was 4-0.

VI. COMMUNICATIONS

Mr. Joseph Blanton mentioned that the Eloy Summer Social will be held on Sunday June 29, 2008 from 5:30 P.M to 8:00 P.M at Trekell Park. This event will hopefully help the community meet one another. It will be sponsored by the Southside Block Watch, Pinal Hispanic Council, and City of Eloy, among others. The Economic Development Group of Eloy (EDGE) is meeting on June 20, 2008 at 10:00AM at the Grande Valley Golf Course. Pinal County will be presenting their comprehensive plan update which is going out for their sixty (60) day review. This concluded Mr. Blanton's 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).

Mr. Blanton stated that the comprehensive sign package is associated with a fourteen-acre site at the northeast corner of Battaglia Drive and Sunshine Boulevard. It is zoned as a C-2 with a PAD overlay, and is currently a part of the Esperanza master planned community. Evergreen Devco is interested purchasing a portion of the fourteen-acre site and they have submitted a comprehensive sign package to address signage not only for the parcel that they are purchasing but also the entire fourteen-acre site. This case is very similar to the Robson Ranch comprehensive sign package presented last month. They are requesting a more wall signage; our current code regulates that the building signage can only be fifty percent (50%) of the frontage and they are requesting seventy-five percent (75%) of the frontage. Also monument signs for the shopping center are being considered. There will be a total of four (4) monument signs with a maximum height of twelve (12) feet, and a maximum square footage of seventy-five (75) square feet. This will identify multiple tenants of the commercial center and those will be located at the entrance points off of Battaglia Drive and Sunshine Boulevard.

Alternate Commissioner Richard Horton asked what the time frame was proposed for this project and if also the applicant agrees to the three stipulations. Mr. Blanton responded that currently there is no time frame proposed. And that, yes, the applicant fully understands the three stipulations and agrees with them.

Alternate Commissioner Horton made a motion to approve Case No.: CSP08-33 with the three (3) stipulations and that a time frame is included in the pending development agreement. Motion was seconded by Commissioner Garcia. The motion was passed unanimously (4-0) with the following three (3) stipulations:

1. That this Comprehensive Sign Package shall only be applicable to the proposed 14.46-acre site located specifically at the NEC of Battaglia Drive and Sunshine Boulevard and that additional commercial parcels within the Esperanza master planned community shall be required to follow the same review and approval process;
2. That the theme and colors of the proposed signage shall be consistent throughout the subject site;
3. That any major changes or modifications to the Comprehensive Sign Plan for "The northeast corner of Battaglia Drive and Sunshine Boulevard" narrative dated Revised June 2, 2008 shall be reviewed and approved by the Planning and Zoning Commission and City Council. The City Manager, or designee, may administratively approve minor changes and will determine the difference between major and minor changes to the Comprehensive Sign Package.

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).

Chairperson Brown opened the public hearing.

Mr. Blanton provided a brief overview of the general plan amendment stating that this is the potential site of a 1,600-acre rail served industrial park located directly across from Corrections Corporation of America (CCA). A major freeway is being considered by Arizona Department of Transportation (ADOT) and Pinal County to the east of this project. We have already designated the entire State Route 87/Union Pacific Railroad corridor as Light Industrial, so this request takes it a step up from light industrial to heavy industrial. However, there was a major expansion of Corrections Corporation of America (CCA) facilities to the west coupled with a potential major freeway to the east so the request justified and considered to be a prime location for this project.

Mr. Blanton introduced Paul Gilbert who introduced himself to the Commissioners. Mr. Gilbert stated that he is not representing the City of Mesa but is here on behalf the Schuck Corporation. The property was originally purchased by the City of Mesa to be used as a water farm. Currently, Schuck has the one thousand six hundred acres tide up in escrow. We plan to use the property whereby Union Pacific Railroad will drop off cargo and freight to our facility, which will have warehouses and basic facilities where the trains will bring the cargo and freight and then arrangements will be made for it to be transported all over the valley. Water and sewer needs to be worked out, and currently Schuck is in negotiations with the City of Eloy and Global Water.

Mr. Blanton stated that this is a great opportunity for the city. Transport-Arizona could employ five thousand employees or more at build-out. Commissioner Garcia asked if this is going to be new employees or shifted from other locations. Mr. Gilbert stated it will be new employees.

Hearing no other comments, Chairperson Brown closed the Public Hearing.

C. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA08-13.

Commissioner Horton made a motion to approve Case No.: GPA08-13. Motion was seconded by Commissioner Garcia. The motion was passed unanimously (4-0).

- 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 FROM PINAL COUNTY DESIGNATION TO I-2 (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).**

Chairperson Brown opened the public hearing. Mr. Blanton stated that staff is recommending approval with the six stipulations included in the staff report. Hearing no other comments, Chairperson Brown closed the Public Hearing.

- E. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ08-14.**

Alternate Commissioner Horton made a motion to approve Case No.:RZ08-14 with staff’s recommended stipulations. Motion was seconded by Commissioner Schuh. The motion was passed unanimously (4-0) with following six stipulations:

1. That approval of this request is subject to the Eloy City Council approval of the Major General Plan Amendment (GPA08-13);
2. That approval of this request is subject to the Eloy City Council approval of the Annexation request (A08-01);
3. That all future development of the General Industrial sites shall undergo subsequent Site Plan and/or Subdivision reviews and approvals by the city;
4. That Hanna Road, Arica, Road, Shedd Road, Houser Road and Vail Road shall be developed according to the Pre-Annexation Development Agreement between the City and the Developer;
5. That compliance with the General Industrial Design Guidelines and Standards of the Eloy Zoning Ordinance and/or the Eloy Subdivision Ordinance, as may be amended from time to time, shall be required; and
6. That any major changes or modifications to the TransPort-Arizona rezoning shall be reviewed and processed in accordance with those procedures outlined for rezoning in Chapter 3 of the Eloy Zoning Ordinance. The City Manager, or designee, may administratively approve minor changes and will determine the difference between major and minor changes.

- F. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON CASE NO.: GPA08-21 – KNUDSEN-SMITH ENGINEERING IS REQUESTING 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).**

Chairperson Brown opened the public hearing.

Mr. Blanton introduced the property as Dick Songer’s old proposed drive thru zoo and family fun world. This project is not as intense as what we saw on Highway 87 with the Schuck Corporation. Typically, we are talking about indoor businesses, which would also allow commercial uses. We are considering using the huge borrow pit as a regional drainage facility pending environmental clearance from ADEQ. Staff is recommending approval.

Hearing no other comments, Chairperson Brown closed the Public Hearing.

- G. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA08-21.**

Alternate Commissioner Horton made a motion to approve Case No.: GPA08-21. Motion was seconded by Commissioner Schuh. The motion was passed unanimously (4-0).

- 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 R1-43 (ESTATE DENSITY RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL). SUBJECT PROPERTY IS BOUNDED GENERALLY BY INTERSTATE 10 TO THE NORTH/NORTHEAST, 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).**

Chairperson Brown opened the public hearing.

Mr. Blanton stated that here is a case where the zoning is Estate Density Residential, basically one house per acre, which is not in conformance with the General Plan that designates the property as Community Commercial. Alternate Commissioner Horton inquired about water and sewer. Mr. Blanton stated that water and sewer is addressed in one of the stipulations; “that the city will be the provider of water and sewer once the developer constructs the necessary improvements.” Staff recommends approval with the seven stipulations.

Hearing no other comments, Chairperson Brown closed the Public Hearing.

I. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ08-22.

Commissioner Horton made a motion to approve Case No.: RZ08-22. Motion was seconded by Commissioner Garcia. The motion was passed unanimously (4-0) with following seven stipulations:

1. That approval of this request is subject to the Eloy City Council approval of the Major General Plan Amendment (GPA08-21);
2. That all future development of the I-1 (Light Industrial) site(s) shall undergo subsequent Site Plan and/or Subdivision reviews and approvals by the city;
3. That the owner/developer shall dedicate right-of-way along Milligan Road and Eleven Mile Corner Road (total of 65' from centerline) and shall be responsible for the design and construction of the arterial half street improvement, including travel lanes, curb and gutters, sidewalks, drainage, landscaping and lighting;
4. That prior to development on the subject property, the site will be maintained in a natural, debris-free, and weed-free condition. Additionally, all existing human-made metal sculptures (a.k.a. "eye-catchers") shall be removed prior to any further approvals;
5. That the developer shall cause the removal of the existing nonconforming "Billboard/Sign" located on the property;
6. That compliance with the Light Industrial Design Guidelines and Standards of the Eloy Zoning Ordinance and/or the Eloy Subdivision Ordinance, as may be amended from time to time, shall be required; and
7. That any major changes or modifications to the Eloy Business Center rezoning shall be reviewed and processed in accordance with those procedures outlined for rezoning in Chapter 3 of the Eloy Zoning Ordinance. The City Manager, or designee, may administratively approve minor changes and will determine the difference between major and minor changes.

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 RESIDENTIAL, 37.4 ACRES OF COMMUNITY 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).

Chairperson Brown opened the public hearing.

Mr. Blanton introduced this case as one of our annual major general plan amendments that are heard at an annual public hearing of the City Council. We are bringing this case, as well as four others, before you for an additional public hearing and your recommendation. This particular case includes 650 acres located at the southwest corner of Eleven Mile Corner Road and Phillips Road. Staff believes it provides a good mix of land uses. Staff is recommending approval as presented.

Alternate Commissioner Horton asked about the floodplain. Mr. Blanton responded that the applicant is fully aware the floodplain designation of zone A and realizes that they will have to deal with that through engineering.

Hearing no other comments, Chairperson Brown closed the Public Hearing.

K. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA08-23.

Commissioner Horton made a motion to approve Case No.: GPA08-23. Motion was seconded by Commissioner Schuh. The motion was passed unanimously (4-0) with the following designated land use acreages:

- 291.2 acres of Low Density Residential;
- 170.5 acres of Medium Density Residential;
- 36.4 acres of Medium-High Density Residential;
- 37.4 acres of Community Commercial;
- 17 acres of Public/Institutional; and
- 98.4 acres of Park/Open Space

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 TREKELL 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).

Chairperson Brown opened the public hearing.

Mr. Blanton requested that GPA08-24A and GPA08-24B be presented at the same time for clearing up any confusion that might exist, since this project began as one application. When you received your packets for sixty (60) day review, this was one application submitted by Walton International for three thousand six hundred acres. Walton was in the process of purchasing the additional 1,358 acres but did not close on the property because of pre-existing agricultural land leases. So what staff did was to separate the two projects. Canacorn and Hamel (owners of the 1,358 acres) were agreeable to the land uses originally submitted by Walton, so essentially nothing was changed except that the project was separated into two cases and given an "A" and "B". These two applications are very similar to what was distributed for the sixty (60) day review process.

Francis "Buzz" Slavin introduced himself and Mr. Rick Counts who is a professional planner. Alternate Commissioner Horton asked about the water supply for this property: (1) how much of this farm land contains water rights; (2) if they participated with the city's groundwater study; and, (3) if they have received a one hundred year assured water supply? Mr. Blanton responded that they were not a participant in the water supply study. Alternate Commissioner Horton asked exactly how many acres have transferable water rights. Mr. Slavin responded that six hundred and forty (640) acres have transferable water rights.

Ex-Officio Member Joel Belloc asked what school district the children will be attending. Commissioner Garcia replied the Eloy Elementary District and Santa Cruz Valley Union High School District.

Commissioner Schuh stated that there seems to be more cases that contain medium and high density residential compared to low density residential. Commissioner Schuh is concerned about putting that many people in a small area. The more people you put in a small area, the more opportunity of negative actions will occur. It looks like an apartment complex-type of development. Mr. Blanton responded that it is a master planned community with a range of housing opportunities. Also, an age restricted area is being considered surrounded by golf courses and lakes. Which will justify some of the higher densities; typically, retirees do not like big yards to maintain. They would like to see more "home" and less "lot."

Commissioner Garcia asked if we will see more bicycle trails in this community. Mr. Slavin replied absolutely yes.

Hearing no other comments, Chairperson Brown closed the Public Hearing

M. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA08-24A.

Commissioner Horton made a motion to approve Case No.: GPA08-24A. Motion was seconded by Commissioner Garcia. The motion was passed 3-1 (Commissioner Schuh voting no) with the following designated land use acreages:

- 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

N. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON CASE NO.: GPA08-24B – WALTON INTERNATIONAL GROUP (USA) INC. IS REQUESTING 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).

Chairperson Brown opened the public hearing.

Benjamin Belkin introduced himself and Sue Bromley with Stantec Consultants who performs planning services for this property. Alternate Commissioner Horton asked about the water supply. Mr. Belkin responded that he is well aware of the hundred year assured water supply requirement. Currently, we have contracted with Clear Creek Associates to perform testing on the property for water and also an application has been submitted to Arizona Department of Water Resources for an analyst of assured water supply.

Hearing no other comments, Chairperson Brown closed the Public Hearing

O. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA08-24B.

Commissioner Horton made a motion to approve Case No.: GPA08-24B. Motion was seconded by Commissioner Garcia. The motion was passed 3-1 (Commissioner Schuh voted no) with the following designated acreage:

- 596 acres of Medium Density Residential;
- 914 acres of Medium-High Density Residential;
- 403 acres of High Density Residential; and
- 113 acres of Community Commercial

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).

Chairperson Brown opened the public hearing.

Mr. Blanton stated that this is the site of Buckeye Mobile Home Park. The owners seek a higher and better use for the twenty-four acres. It is bounded by Highway 84 to the south/southwest, Estrella Road on the east, and Tonto Road to the north. The plans show access will be off of Curry Road and/or Tonto Road, which will reduce the number of driveway cuts on Highway 84. Staff is recommending approval as presented. Also this request is in conformance with the airport overlay zone. The Buckeye Mobile Home Park will be phased out. Mr. Blanton introduced Clark Johnson.

Clark Johnson introduced the project as providing support services for the nearby residential areas, which could consist of a hotel, restaurants, Title Company, service station, and basically anything that the public would like to see. Alternate Commissioner Horton stated that this area is on septic and what will happen to the trailers currently located on-site? Mr. Johnson replied that he is correct about the septic but we have a full set of plans approved by Pinal County for connection to the sewer system. The mobile homes are being removed as the tenants leave.

Hearing no other comments, Chairperson Brown closed the Public Hearing

Q. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA08-28.

Alternant Commissioner Horton made a motion to approve Case No.: GPA08-28. Motion was seconded by Commissioner Garcia. The motion was passed unanimously (4-0).

- 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/SOUTHWEST 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).**

Chairperson Brown opened the public hearing.

Ex-Officio Member Joel Belloc asked what will happen to the residents that live there when it comes time for them to leave; how long you will give them. Mr. Johnson replied the leases we currently have with the residents are thirty-day leases. By law we only need a thirty day notice, but we will be giving the residents three to six months notice.

Hearing no other comments, Chairperson Brown closed the Public Hearing.

- S. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ08-29.**

Commissioner Horton made a motion to approve Case No.: RZ08-29. Motion was seconded by Commissioner Schuh. The motion was passed unanimously (4-0) with the following seven stipulations:

1. That approval of this request is subject to the Eloy City Council approval of the Minor General Plan Amendment (GPA08-28);
2. That all future development of the Community Commercial site(s) shall undergo subsequent Site Plan and/or Subdivision reviews and approvals by the city;
3. That the owner/developer shall dedicate right-of-way along Estrella (Curry) Road and Tonto Road a total of 65' and 40' respectively from centerline and shall be responsible for the design and construction of the arterial/collector half street improvements, including travel lanes, curb and gutters, sidewalks, drainage, landscaping and lighting. Additionally, the owner/developer shall be responsible for all roadway improvements imposed by Pinal County and/or the City of Eloy on Highway 84 (Frontier Street);
4. That prior to development on the subject property, the site will be maintained in a natural, debris-free, and weed-free condition;
5. That the owner/developer shall cause to be removed all existing mobile homes on the subject property prior to any future development approvals;

6. That compliance with the Community Commercial Design Guidelines and Standards of the Eloy Zoning Ordinance and/or the Eloy Subdivision Ordinance, as may be amended from time to time, shall be required; and
7. That any major changes or modifications to the Curry Crossing rezoning shall be reviewed and processed in accordance with those procedures outlined for rezoning in Chapter 3 of the Eloy Zoning Ordinance. The City Manager, or designee, may administratively approve minor changes and will determine the difference between major and minor changes.

VIII. MOTION TO ADJOURN.

Chairperson Brown asked for a motion to adjourn. Motion was moved by Commissioner Garcia and seconded by Commissioner Horton. The meeting was adjourned at 9:01 PM.