



CITY OF ELOY

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING & ZONING ° BUILDING & SAFETY ° CODE ENFORCEMENT
ECONOMIC DEVELOPMENT

December 17, 2019

Mr. Michael Buschbacher II, AICP
Hunter Engineering, Inc.
10450 N. 74th Street, Suite 200
Scottsdale, AZ 85258

Re: Interstate 10-8 Business Park Rezoning and Planned Area Development (PAD)
Overlay
Case No.: RZPAD19-018

Dear Mr. Buschbacher:

This is to inform you that the Mayor and City Council of the City of Eloy, Arizona, approved the Rezoning with a Planned Area Development Overlay for the Interstate 10-8 Business Park at their December 9, 2019 meeting with the following stipulations:

1. The development of the Interstate 10 | 8 Business Park shall be in compliance with the Planned Area Development document (dated November 27, 2019) and/or the Eloy Zoning Ordinance and the Pre-Annexation and/or Development Agreement, if applicable;
2. That any major changes or modifications to the subject rezoning shall be reviewed and processed in accordance with those procedures outlined in the Planned Area Development document and/or Eloy Zoning Ordinance, as may be amended from time to time. The Zoning Administrator, or his designee, may administratively approve minor amendments, with major amendments being considered substantive changes, which require Council approval, as determined by the Zoning Administrator, or his designee.
3. The following documents, if applicable, shall be submitted and approved prior to each phase of development:
 - a. Traffic Report;
 - b. Preliminary Grading & Drainage, Water, and Sewer Plans and Reports
 - c. Conceptual Landscape Plan
4. That a property owner association shall be formed by the master developer to maintain all landscaping, retention areas, signage and lighting on private properties within the 618 acre property and for the improvements located within the adjacent street rights-of-way (if private) subsequent to the submittal of the first site plan;

5. The Property Owner/Developer shall dedicate the right-of-way (ROW) and Public Utility Easement (PUEs) for the following street at the submittal of the first site plan for building development:

- Sunland Gin Rd to a Major Arterial street classification-east half street (130' ROW).

Based on the results of the traffic study and in conjunction with the project phasing plan and submittal of the first site plan for building development, the following roads shall be dedicated with the appropriate right of way and public utility easement:

- Adams Rd to a Commercial Collector street classification-south half street.
- Proposed West Commerce Boulevard to a Commercial Collector street classification.

6. Roadway improvements shall be completed in conformance with City standards as amended from time to time, and developed in accordance with the project phasing plan;

7. The Property Owner/Developer shall submit a phasing plan, at the time of the first site plan submittal, to extend potable water service to adequately serve each phase of development and develop the water distribution system to serve each phase of development in conformance with City or MAG (Maricopa Association of Governments) standards, as amended from time to time.

8. The Property Owner/Developer shall submit a phasing plan, at the time of the first site plan submittal, to extend sewer service along Sunland Gin Rd, Adams Rd, and the proposed West Commerce Boulevard to the eastern boundary of the property, and develop sewer service in conformance with City or MAG (Maricopa Association of Governments) standards, as amended from time to time, as required for each site plan submittal;

9. The Property Owner/Developer shall deliver adequate fire flow, as per the City's and Eloy Fire District's requirements, as shown on the first site plan submittal;

10. The Property Owner/Developer shall provide for secondary emergency vehicular access, per Eloy Fire District's requirements, for each phase of development as shown on the first site plan submittal;

11. The Property Owner/Developer shall coordinate with the Pinal County and Arizona Department of Transportation (ADOT) regarding submittal requirements adjacent to Pinal County and ADOT (Arizona Department of Transportation) rights-of-way;

12. The Property Owner/Developer shall coordinate with the Eloy Public Works GIS division to rename First St and Third St and re-address any existing buildings;

13. The maximum height of any building and/or ancillary structure shall be established at the time of the staff review and approval of each site plan based upon land uses, and any existing and proposed development on the adjacent properties;

14. The Property Owner/Developer shall be required to submit a comprehensive sign package, which addresses the type, size, and location of any signage, at the time of the first site plan submittal on the property for staff review and approval;

15. The Property Owner/Developer should encourage each new building constructed within the development to incorporate energy efficient measures, such as solar panels; and,

16. Structures and outdoor storage for any light or general industrial land uses should be located in a manner to buffer any adjacent residential land use.

17. The Property Owner/Developer and City shall enter into a development agreement that may include, but not be limited to, the following issues:

Design Standards

Project Phasing

Development Incentives

Development Related Fees and Costs

Infrastructure Improvements

Utility Oversizing/Payback Provisions for Out Parcels

Community Facility Districts and/or Improvement Districts

Should you have any questions on this matter, please do not hesitate to contact me at 520-466-2578.

Sincerely,
CITY OF ELOY



Jon Vlaming
Community Development Director

Cc: Belinda Lopez, Planner
Kory Fewell, GIS Coordinator
Tammy Valdez-Paz, Project Engineer
Nate Bailey, Eloy Fire District
Jose Martinez, Chief Building Official

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"Right in the Heart of Arizona's Future"