

December 23, 2025

TES Eloy PAD

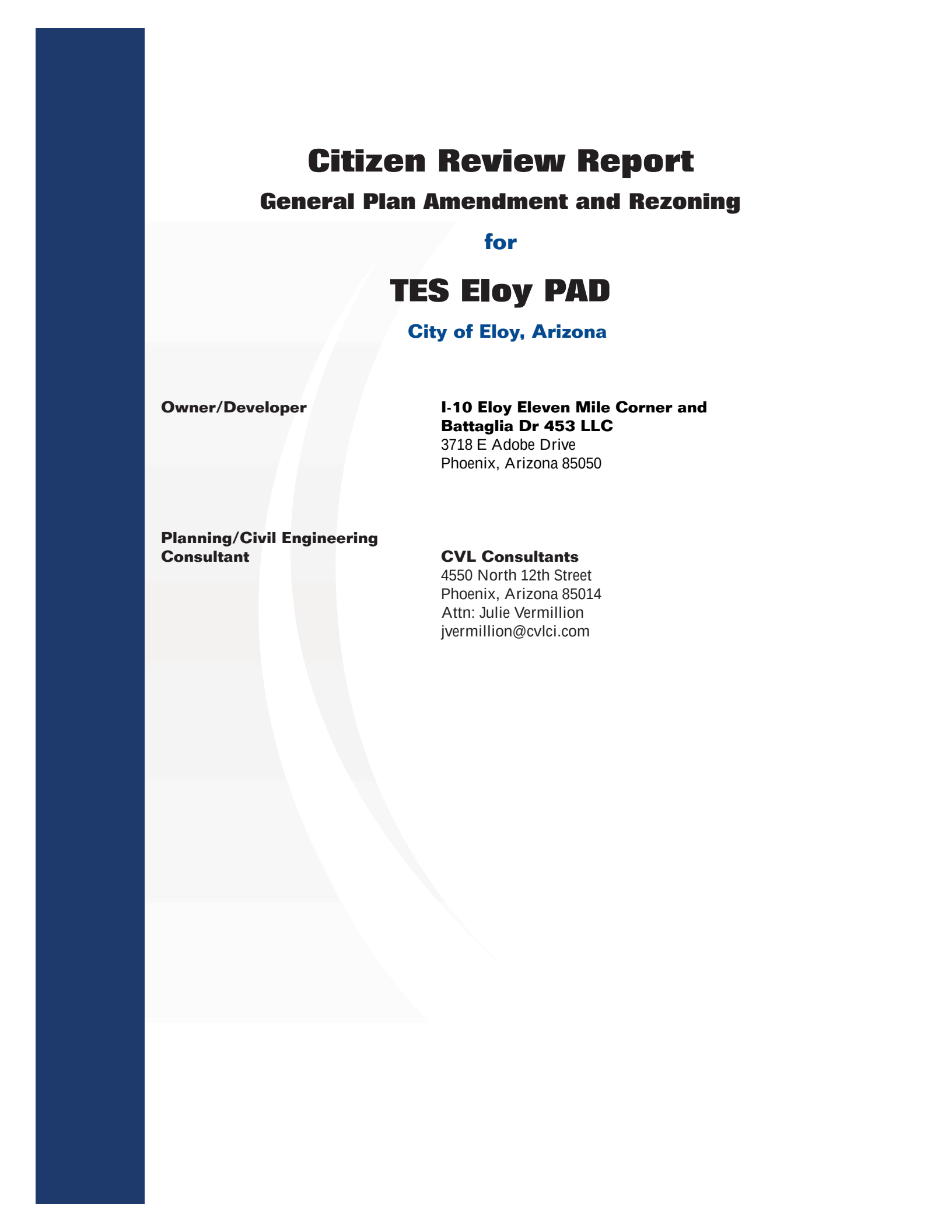
Located at the northwest corner of
Battaglia Road and 11 Mile Corner

City of Eloy, Arizona

Citizen Review Report - General Plan Amendment and Rezoning



4550 N 12th Street
Phoenix, AZ 85014
Job #: 1-01-04099-01



Citizen Review Report

General Plan Amendment and Rezoning

for

TES Eloy PAD

City of Eloy, Arizona

Owner/Developer

**I-10 Eloy Eleven Mile Corner and
Battaglia Dr 453 LLC**
3718 E Adobe Drive
Phoenix, Arizona 85050

**Planning/Civil Engineering
Consultant**

CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014
Attn: Julie Vermillion
jvermillion@cvlci.com

Contents

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Exhibits

- Vicinity Plan
- Ownership Map
- Sign Mock-up
- Draft Notification Letter
- 300' Notification Buffer Map
- Mailing Labels

1. Introduction

On behalf of and in conjunction with the property owner, CVL Consultants is pleased to submit this Citizen Review Report to the City of Eloy (City) in support of a master-planned development known hereto as TES Eloy PAD (the Project), an approximately 338-acre development generally located at the northwest corner of Battaglia Road and 11 Mile Corner in the City of Eloy (the Property). Frontier Street (Casa Grande-Picacho Highway) borders the site to the southwest, providing close connectivity between the Project and the regional transportation system. (Refer to Vicinity Map).

Please refer to the General Plan Amendment and Rezoning Application Narratives for additional details regarding this request. The applicant will complete the following citizen notification procedures required to pursue the concurrent General Plan Amendment and Rezoning Applications for the Project.

2. Stakeholders & Parties Affected

The stakeholders and other parties most likely to be affected by the request for the Property include:

- All property owners within 300' of the subject property. (Refer to Ownership Map).
- Neighborhood Home Owners Associations, other property owners associations, or groups in the vicinity of the subject property, as identified by City staff, as having an interest in the subject property or immediate area.
- To date, no associations or other groups in the immediate vicinity have been identified by City staff for inclusion in this plan.
- Any other persons or parties interested in the property, as identified by City staff.
- To date, City staff have not identified any additional persons in the immediate vicinity for inclusion in this plan.

3. Neighborhood Meeting

The applicant held a neighborhood meeting in the Community Room at Eloy City Hall on Thursday, December 4th at 5:30pm. The meeting was held at least fifteen (15) calendar days before the first public hearing on the application at a publicly accessible location near the subject property. The meeting was held on a weekday evening at a reasonable time. The applicant waited at the meeting location for one hour. No members of the public were in attendance.

The applicant completed the following citizen notification steps for the neighborhood meeting:

- Notification letters mailed via first-class U.S. Mail to all property owners within 300' of the subject property, as well as any other interested persons, parties, and/or interested neighborhood groups as identified by City staff.
- Notified City staff of this neighborhood meeting via e-mail.
- The neighborhood meeting was notified at least ten (10) calendar days before its date.
- The notification included information regarding the description of the proposed request, details required to attend the neighborhood meeting, and the applicant's name and contact information.

4. Public Hearing Notification

Once the applicant has been notified of the hearing date(s) for the project, the following will occur at least fifteen (15) days prior to the first public hearing:

- The Property will be posted in accordance with City requirements.
- Mailed notices will be sent to all property owners and any interested parties / neighborhood groups as identified by City staff.
- Published notification on an area newspaper or other approved printed media will be completed in accordance with the City's requirements.

5. Response Procedure

Throughout the review process, should any additional comments be received on this application, the applicant will meet with and work with any groups, interested parties, and/or individuals to discuss the proposed development and to mitigate any concerns.

From these meetings and discussions, as well as any other comments provided by other interested parties and/or the City, the related request will be amended to the extent possible to address any comments/concerns made.

6. Status Procedure

The applicant recognizes that it is to our benefit to keep City staff apprised of the notification efforts and any responses received by any interested party. Therefore, the applicant, in addition to the requirements noted above, will keep staff apprised of meetings and discussions through periodic correspondence, including letters, e-mails, and/or phone calls as necessary. Additional notices of status changes will occur as required, and/or as requested by City staff.

7. Conclusion

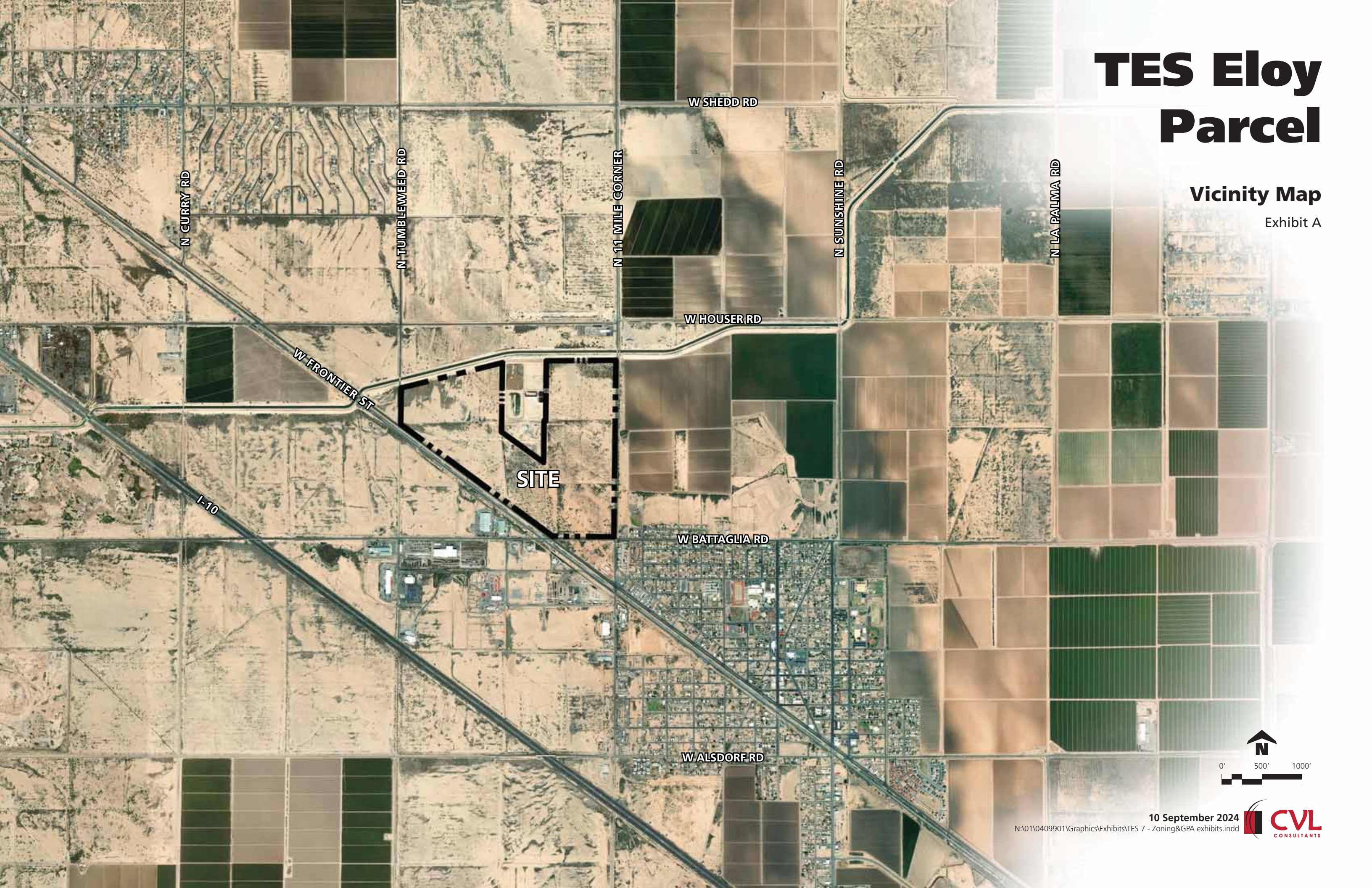
TES Eloy PAD will transform the existing undeveloped site into a development that will improve upon the existing entitlements to provide economic opportunities and an underrepresented service to residents, fulfilling a need in this area of the City. This request provides compatibility with existing development in the area while supporting the goals and objectives of the City of Eloy. The proposed request makes good land use sense for this property, maintains compatibility with the surrounding uses, and will be an economically attractive presence in the area.

Thank you for your consideration. We respectfully request your approval of this request intended to establish the highest and best use for the Property.

TES Eloy Parcel

Vicinity Map

Exhibit A



N CURRY RD

N TUMBLEWEED RD

N 11 MILE CORNER

W SHEDD RD

N SUNSHINE RD

N LA PALMA RD

W HOUSER RD

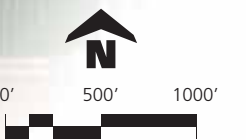
W FRONTIER ST

I-10

SITE

W BATTAGLIA RD

W ALSDORF RD



10 September 2024

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NAP , -	40423005A USA CAP PO BOX 43020 PHOENIX , AZ 85080-0302	404120060 CITY OF ELOY 595 N C ST STE 104 ELOY , AZ 85131-1255
NAP , -	40412001D CITY OF ELOY MAIL RETURN , -	404120080 USA CAP PO BOX 43020 PHOENIX , AZ 85080-0302
NAP , -	404120050 I-10 ELOY ELEVEN MILE CORNER AND 3718 E ADOBE DR PHOENIX , AZ 85050-0834	401530060 USA MAIL RETURN , -
NAP , -	404120080 USA CAP PO BOX 43020 PHOENIX , AZ 85080-0302	40153002A GOULD MELINDA & JOSHUA BRENT SR 206 S APACHE AVE ELOY , AZ 85131-1282
40505131D WHOLE LIVING WATERS LLC 531 MAIN ST STE 102 EL SEGUNDO , CA 90245-5306	40412001E USA CAP PO BOX 43020 PHOENIX , AZ 85080-0302	40153005F LANGLEY SUNSHINE PARK LLC 2738 E GUADALUPE RD GILBERT , AZ 85234-8523
408020020 UNION PACIFIC RAILROAD 1400 DOUGLAS ST STOP 1640 OMAHA , NE 68179-9100	40153005G VISTA DE PICACHO LLC MAIL RETURN , -	408020280 EAA INV GROUP LLC 5635 W ALAMEDA RD GLENDALE , AZ 85310-0361
40153003H CITY OF ELOY MAIL RETURN , -	40423001A ENCHOLDINGS LLC PO BOX 12947 CHANDLER , AZ 85248-8003	800260060 CITY OF ELOY 595 N C ST STE 104 ELOY , AZ 85131-1255
404120040 UNION PACIFIC RAILROAD 1400 DOUGLAS ST STOP 1640 OMAHA , NE 68179-9100	404120070 ENCHOLDINGS LLC PO BOX 12947 CHANDLER , AZ 85248-8003	404010150 UNION PACIFIC RAILROAD 1400 DOUGLAS ST STOP 1640 OMAHA , NE 68179-9100
40412002A CITY OF ELOY 595 N C ST STE 104 ELOY , AZ 85131-1255	40412001F CITY OF ELOY 595 N C ST STE 104 ELOY , AZ 85131-1255	
40423001B DALCOR REAL ESTATE LLC 624 E LAGUNA DR TEMPE , AZ 85282-2533	40412001G CITY OF ELOY 595 N C ST STE 104 ELOY , AZ 85131-1255	



4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

November 20, 2025

Subject: TES Eloy PAD - Planned Area Development & Major General Plan Amendment
Case #: GPA2025-001 & RZPAD2025-002

Dear Neighbor:

The purpose of this letter is to inform you that concurrent Planned Area Development (PAD) and Major General Plan Amendment (GPA) applications have been filed with the City of Eloy for TES Eloy PAD. The applications request to amend the current zoning for the ±338-acre site known as TES Eloy PAD generally located at the northwest corner of Battaglia Road & 11 Mile Corner from R1-12 to Mixed Use (MU) PAD zoning and for a major amendment to the general plan land use from Medium Density Residential & General Industrial to overall to Mixed Use. The intention is to allow for the development of a new master plan featuring residential, commercial, and industrial uses.

According to the Pinal County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail.

- **Neighborhood Meeting**

Date: December 4, 2025

Time: 5:30 p.m.

Location: Community Room, Eloy City Hall, 595 N C St. Eloy

We look forward to meeting with you at the scheduled meeting and answering all of your questions regarding this proposed request. If you wish to provide input on this matter, you may attend the meeting or submit a written comment before or during the meeting.

If you have any questions concerning this matter, feel free to reach me at the contact information listed below or contact Dan Symer, Community Development Director, at the City of Eloy Community Development Department at (520) 466-2578. You can also email them at dsymer@eloyaz.gov with the subject: Case #s GPA2025-001 & RZPAD2025-002, Project Name: TES Eloy - PAD and Major General Plan Amendment.

Please refer to the attached documents for additional information regarding this request.

Sincerely,

A handwritten signature in dark ink, appearing to read "Julie Vermillion".

Julie Vermillion

Project Manager, CVL Consultants

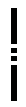
4550 North 12 Street, Phoenix, Arizona 85014

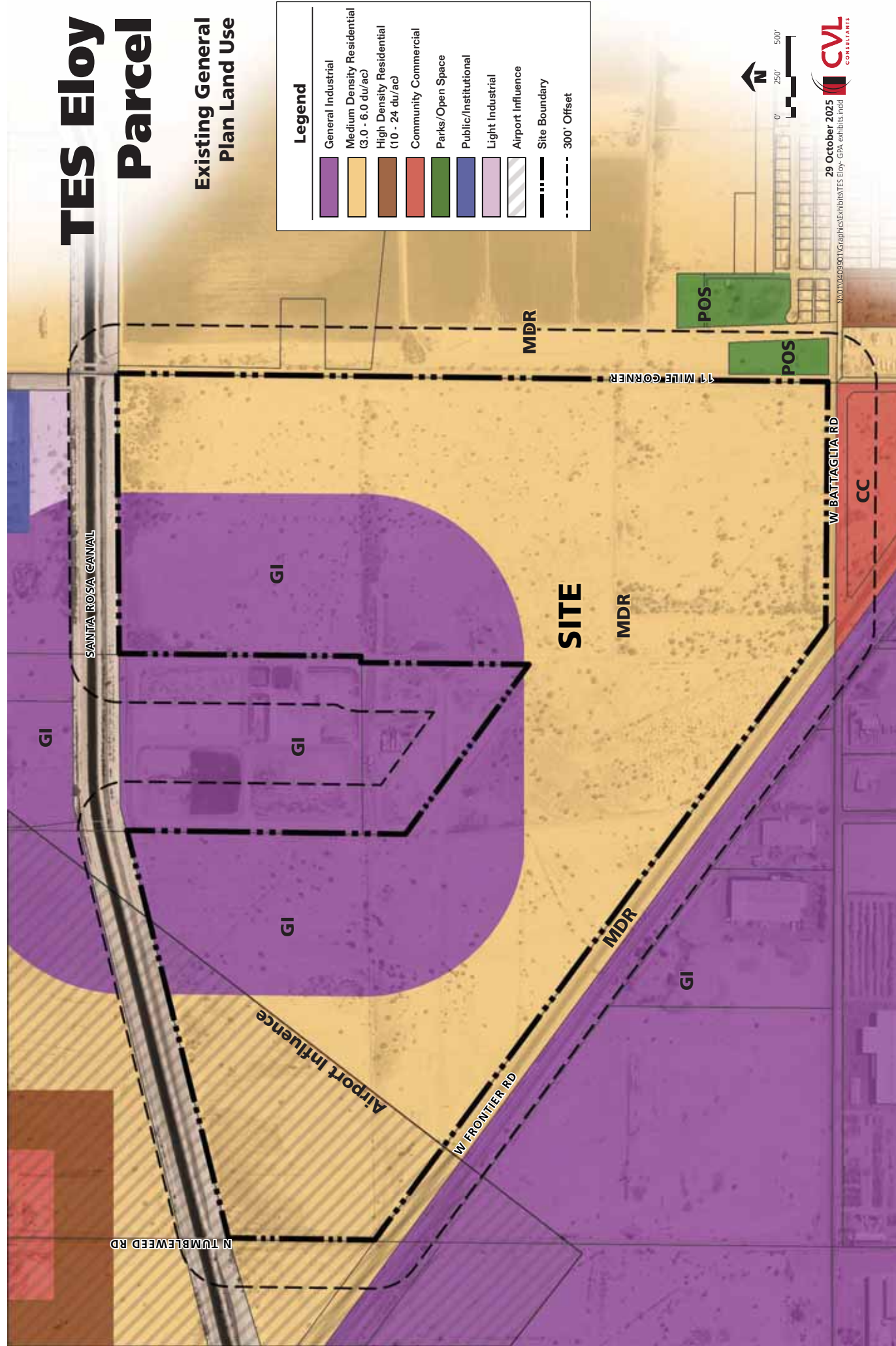
Phone: 602-753-8311 | Email: jvermillion@cvlci.com

TES Eloy Parcel

Existing General Plan Land Use

Legend

	General Industrial
	Medium Density Residential (3.0 - 6.0 du/ac)
	High Density Residential (10 - 24 du/ac)
	Community Commercial
	Parks/Open Space
	Public/Institutional
	Light Industrial
	Airport Influence
	Site Boundary
	300' Offset



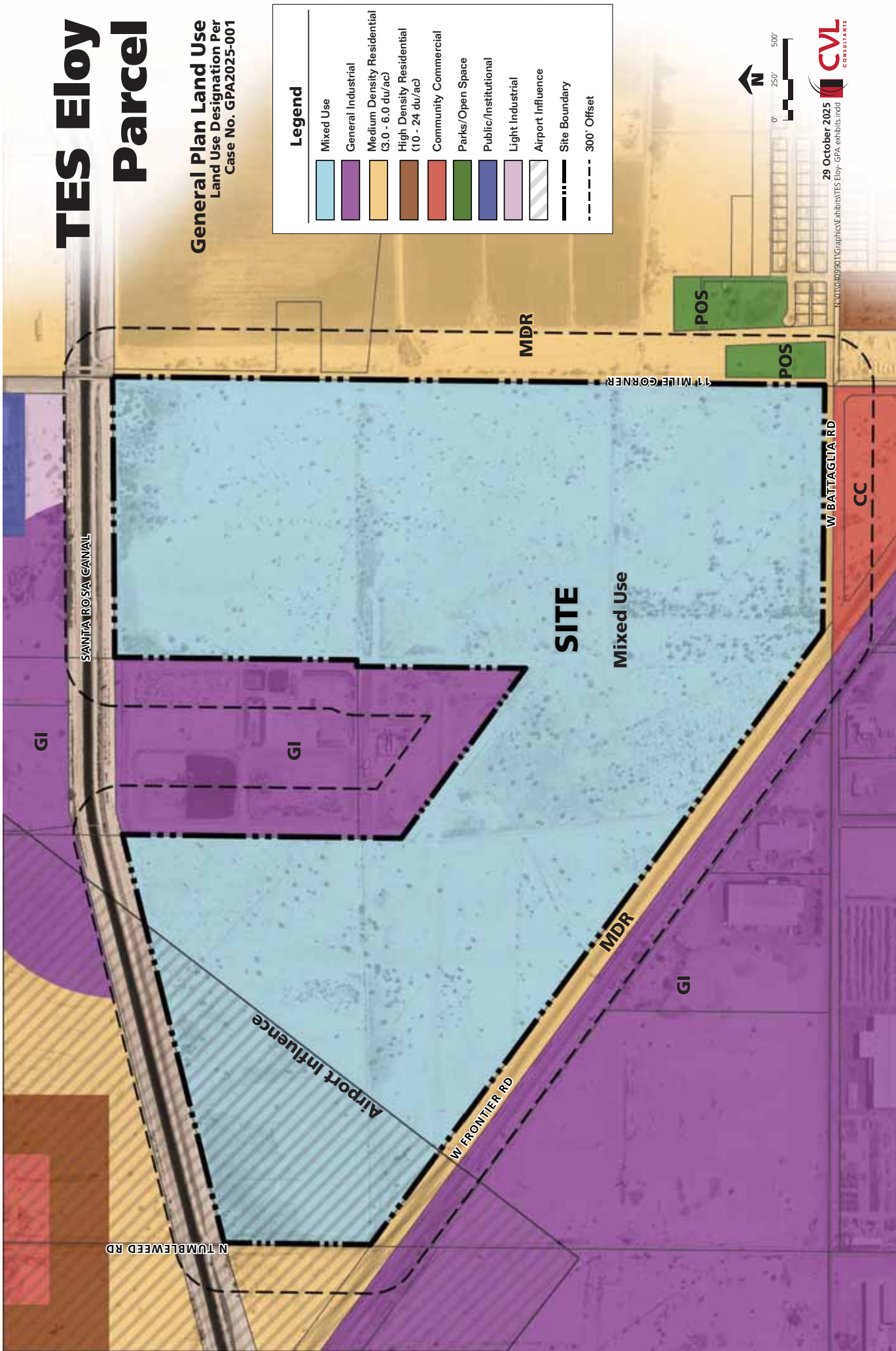
TES Eloy Parcel

General Plan Land Use
Land Use Designation Per
Case No. GPA2025-001

Legend	
	Mixed Use
	General Industrial
	Medium Density Residential (3.0 - 6.0 du/ac)
	High Density Residential (10 - 24 du/ac)
	Community Commercial
	Parks/Open Space
	Public/Institutional
	Light Industrial
	Airport Influence
	Site Boundary
	300' Offset



29 October 2025
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CVL
CONSULTANTS

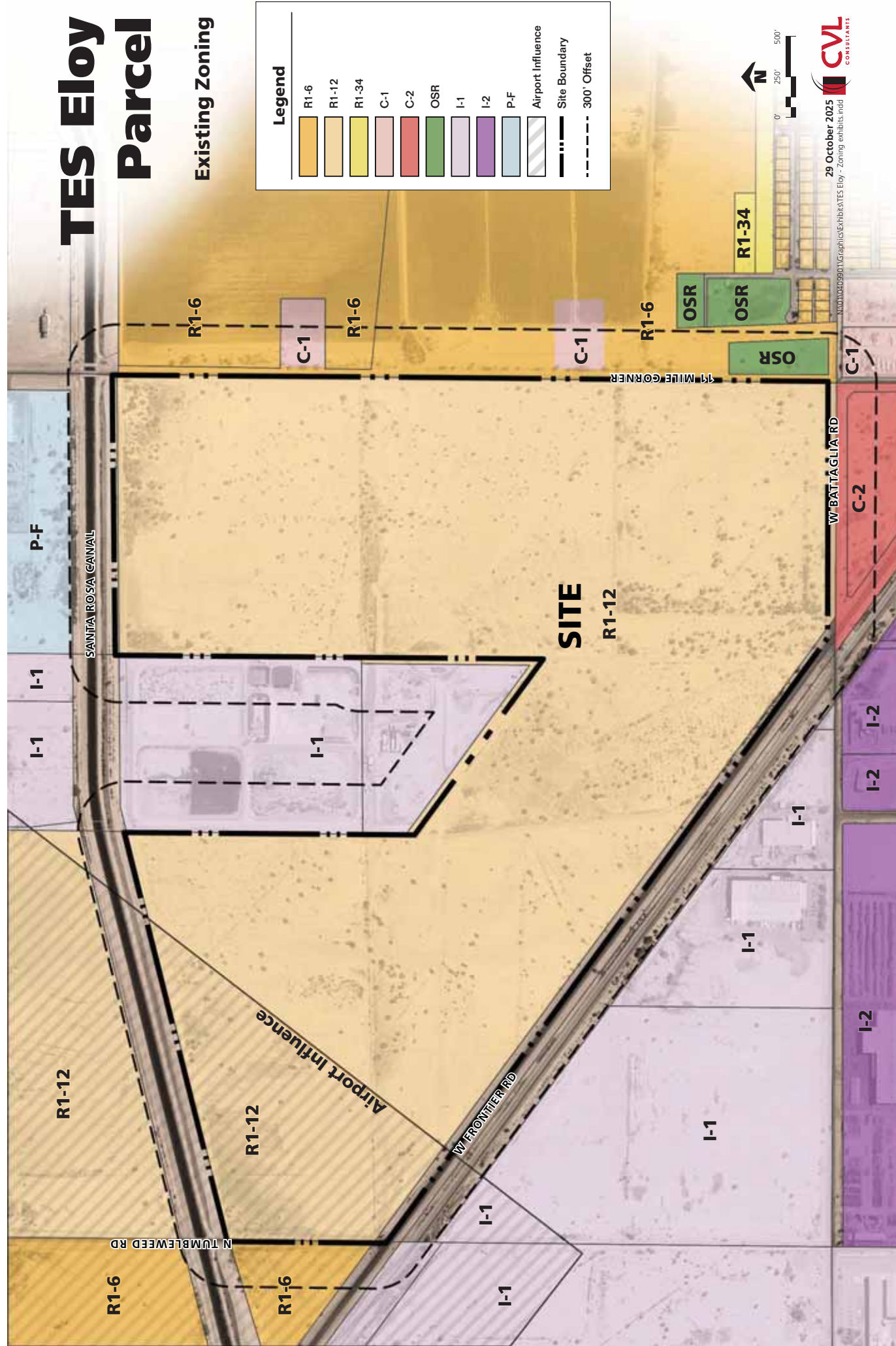


TES Eloy Parcel

Existing Zoning

Legend

	R1-6
	R1-12
	R1-34
	C-1
	C-2
	OSR
	I-1
	I-2
	P-F
	Airport Influence
	Site Boundary
	300' Offset



TES Eloy Parcel

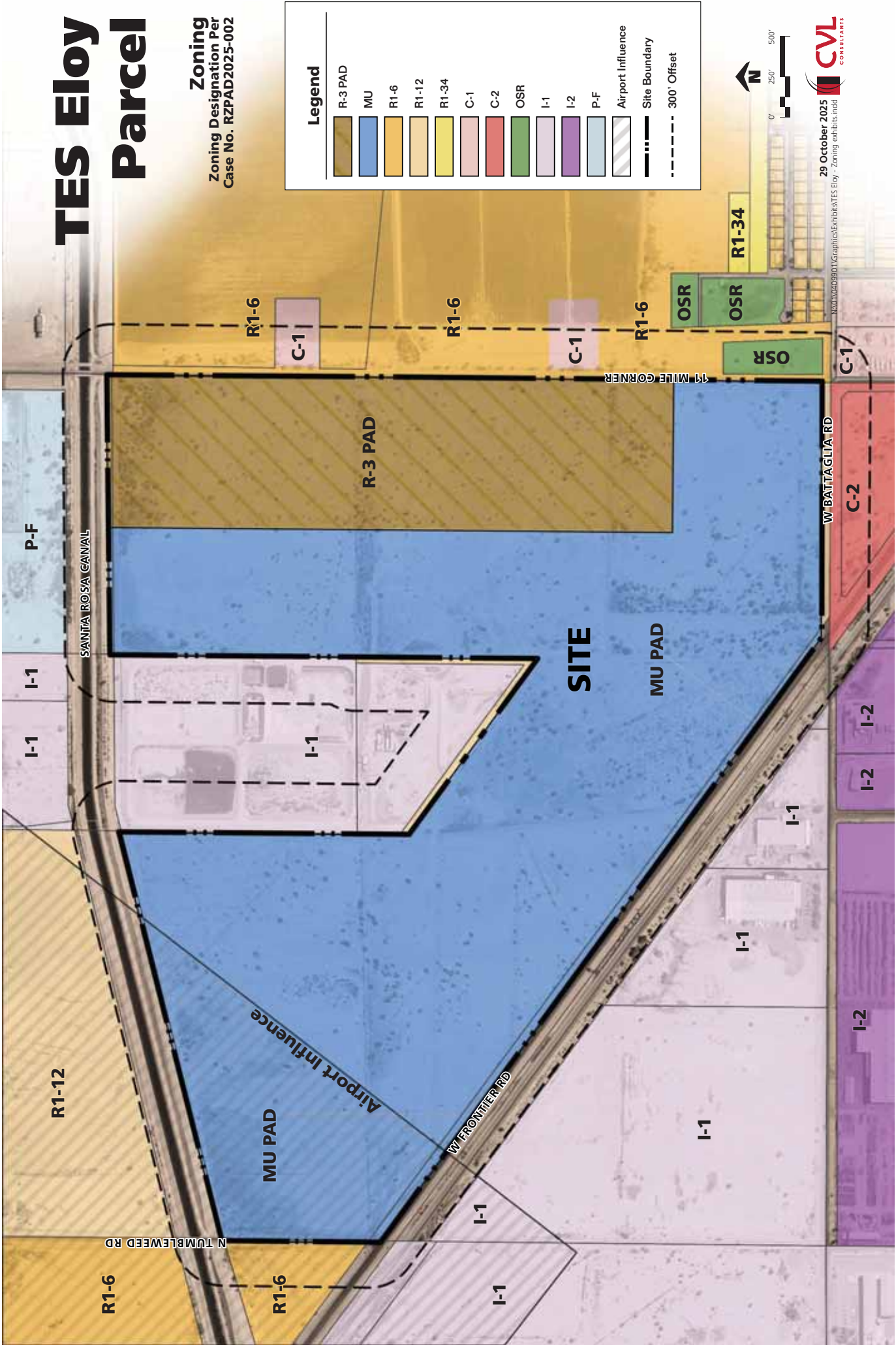
Zoning
Zoning Designation Per
Case No. RZPAD2025-002

Legend

	R-3 PAD
	MU
	R1-6
	R1-12
	R1-34
	C-1
	C-2
	OSR
	I-1
	I-2
	P-F
	Airport Influence
	Site Boundary
	300' Offset



29 October 2025
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CVL
CONSULTANTS



City of Eloy Public Hearing Notice

Case #s: GPA2025-001 & RZPAD2025-002

Request to amend the zoning from R1-12 to MU PAD & R-3 PAD and for a major amendment to the general plan land use from Medium Density Residential & Light Industrial to Mixed Use.

Site Location: Northwest corner of Battaglia Road & 11 Mile Corner

Site Size: ±338 acres

Proposed Use: New master plan consisting of residential, commercial, and industrial uses.

Applicant Name: Julie Vermillion

Phone Number: 602-753-8311

Email: jvermillion@cvlci.com

Neighborhood Meeting

Date: December 4, 2025

Time: 5:30 p.m.

Location: Community Room,
595 N C St. Eloy

Planning & Zoning Commission

Date: TBD

Time: 6:00 p.m.

Location: TBD

Planning & Zoning Commission

Date: TBD

Time: 6:00 p.m.

Location: City Council Chambers, 595 N C St. Eloy

City Council

Date: TBD

Time: 6:00 p.m.

Location: City Council Chambers, 595 N C St. Eloy

(insert site
location map,
1.5 foot x 1.5 foot min)

Information available at: City of Eloy, Community Development
595 N C St. Eloy, Arizona (520) 466-2578

6-foot min.



4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

DATE

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Planning and Zoning Commission	Planning and Zoning Commission	City Council
Date: _____ Time: _____ Location: _____	Date: _____ Time: 6:00 p.m. Location: Council Chambers, Eloy City Hall, 595 N C St. Eloy	Date: _____ Time: 6:00 p.m. Location: Council Chambers, Eloy City Hall, 595 N C St. Eloy

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Please refer to the attached documents for additional information regarding this request.

Sincerely,

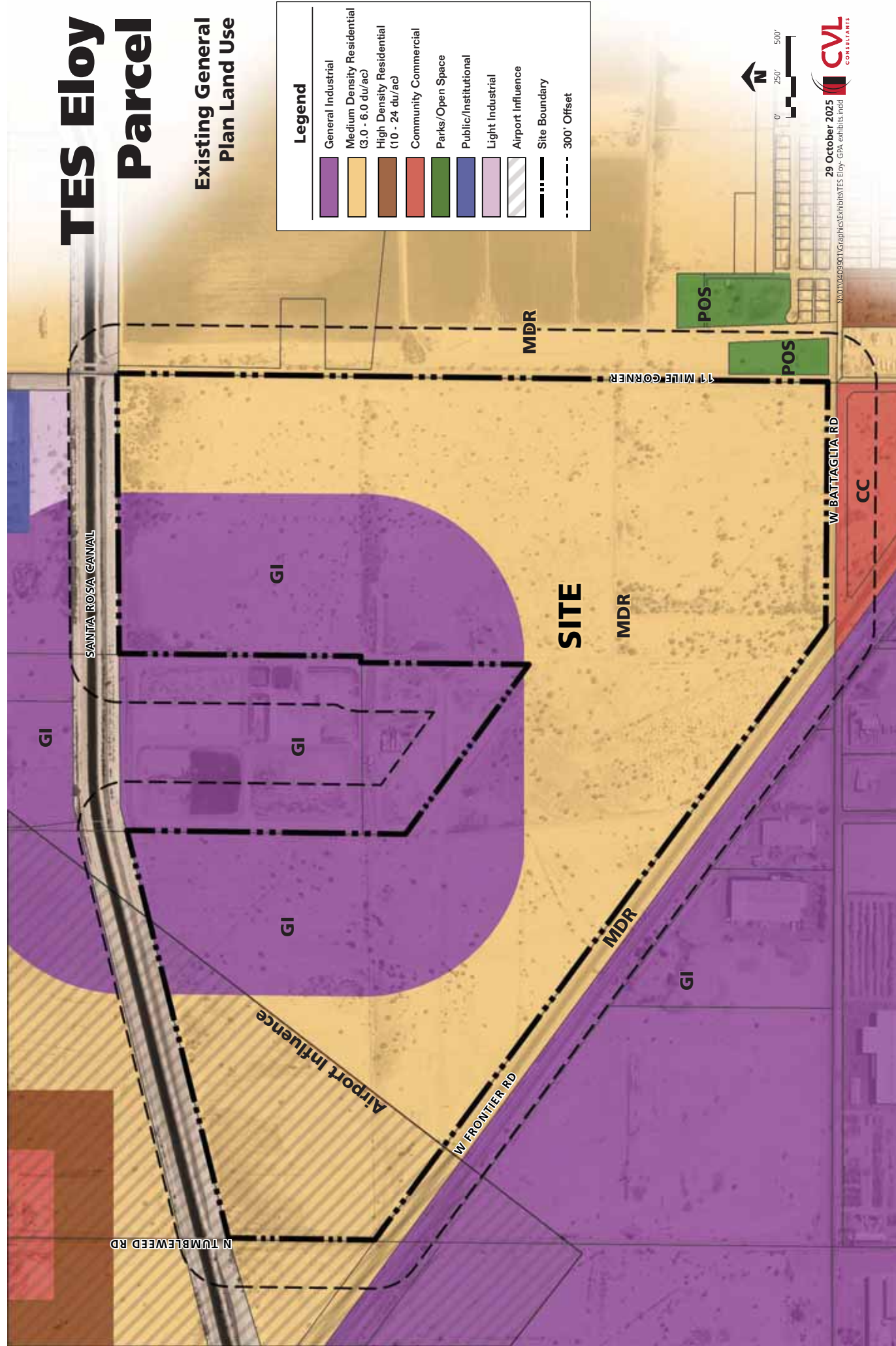
Julie Vermillion
Project Manager, CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-753-8311 | Email: jvermillion@cvlci.com

TES Eloy Parcel

Existing General Plan Land Use

Legend

	General Industrial
	Medium Density Residential (3.0 - 6.0 du/ac)
	High Density Residential (10 - 24 du/ac)
	Community Commercial
	Parks/Open Space
	Public/Institutional
	Light Industrial
	Airport Influence
	Site Boundary
	300' Offset



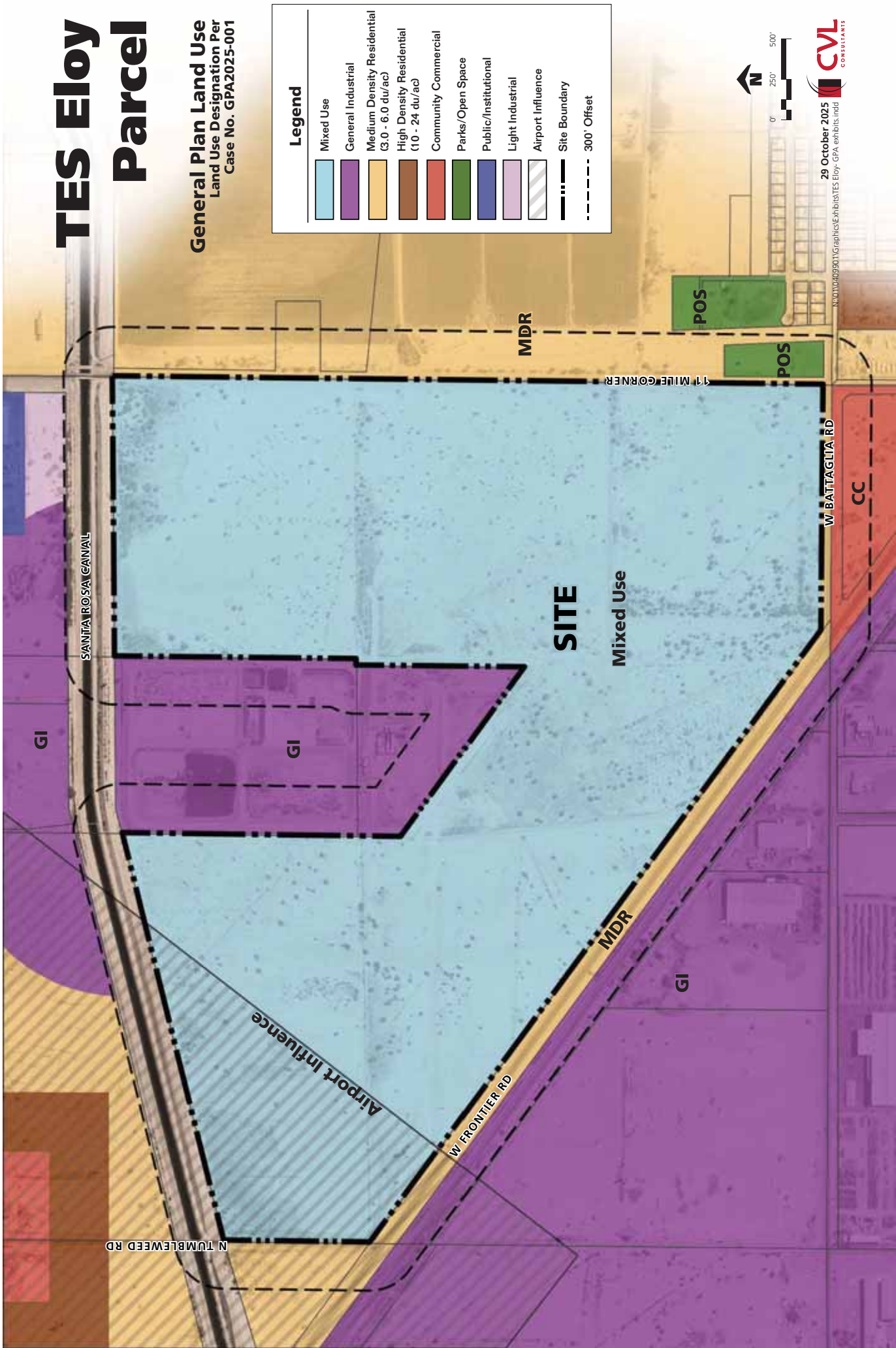
TES Eloy Parcel

General Plan Land Use
Land Use Designation Per
Case No. GPA2025-001

Legend	
	Mixed Use
	General Industrial
	Medium Density Residential (3.0 - 6.0 du/ac)
	High Density Residential (10 - 24 du/ac)
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29 October 2025
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CVL
CONSULTANTS



Existing Zoning



TES Eloy Parcel

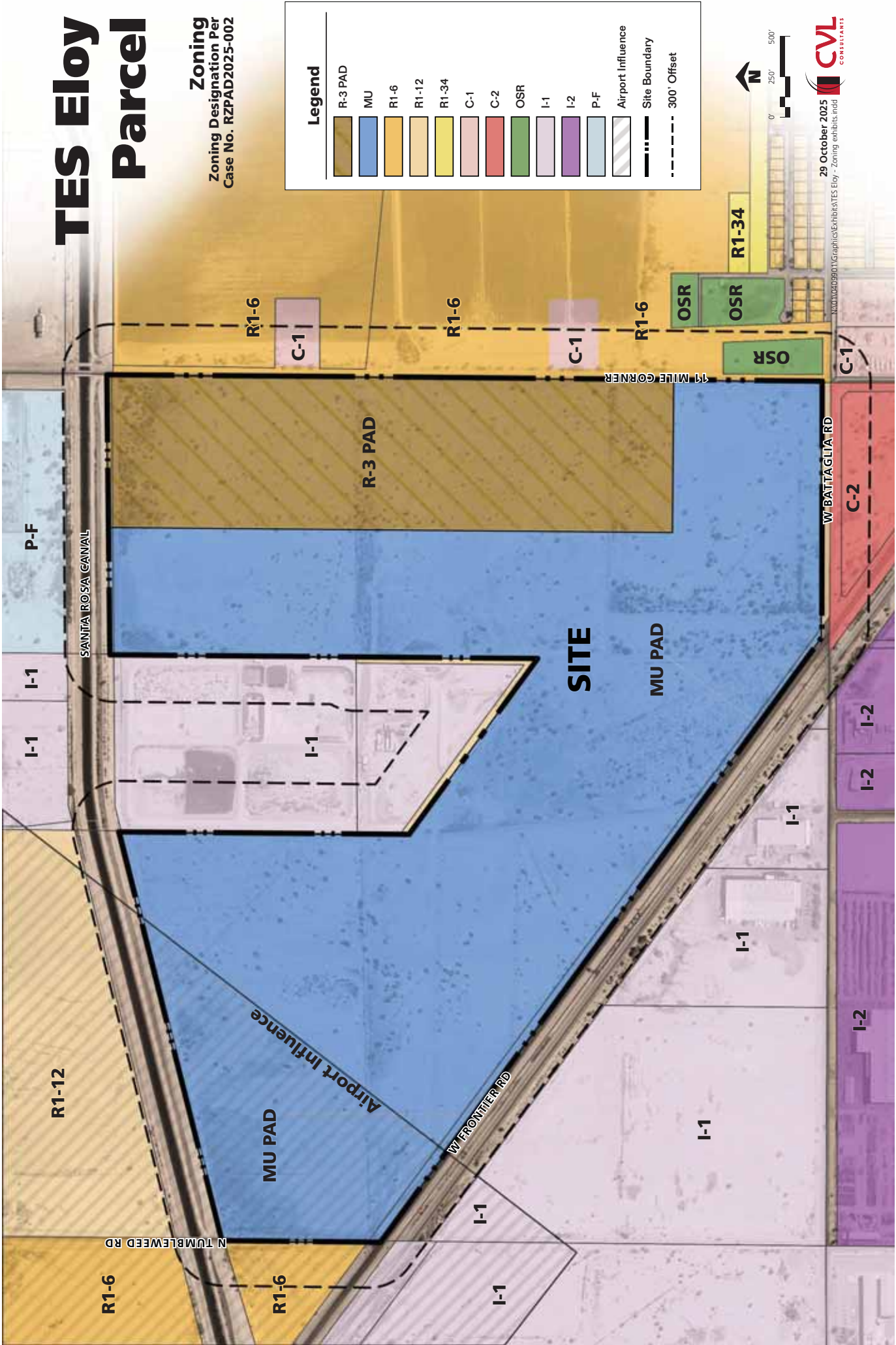
Zoning
Zoning Designation Per
Case No. RZPAD2025-002

Legend

	R-3 PAD
	MU
	R1-6
	R1-12
	R1-34
	C-1
	C-2
	OSR
	I-1
	I-2
	P-F
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29 October 2025
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CVL
CONSULTANTS



AFFIDAVIT OF SIGN POSTING

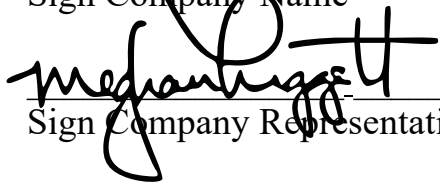
The undersigned Applicant has complied with the City of Eloy's posting requirements for Case # GPA2025-001 & RZPAD2025-002 on 11/20/25.

See attached photo exhibit.

For applicant:

COE & VAN LOO CONSULTANTS, INC.

Dynamite Signs, Inc.
Sign Company Name

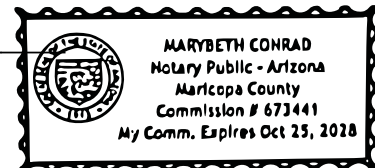

Sign Company Representative

Subscribed and sworn to be on 11/20/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.


Notary Public

My Commission expires: 10-25-28



City of Eloy Public Hearing Notice

Case Number: GPA2025-001 & RZPAD2025-002

Request to amend the zoning from R1-12 to MU PAD & R-3 PAD and for a major amendment to the general plan land use from Medium Density Residential & Light Industrial to Planned Community Area.

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Site Size: ±338 acres

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Applicant Email: jvermillion@cvtci.com

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Time: 5:30 PM

Location: Community Room,
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Planning & Zoning Commission

Date: TBD

Time: 6:00 PM

Location: TBD

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Location: City Council Chambers, 595 N C Street, Eloy

City Council

Date: TBD

Time: 6:00 PM

Location: City Council Chambers, 595 N C Street, Eloy

Information available at: City of Eloy Community Development
595 N C St. Eloy, Arizona (520) 466-2578



November 20, 2025 at 11:55 AM

+32.767869, -111.567821

11th Mile Corner Rd

Eloy AZ 85131

City of Eloy Public Hearing Notice

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November 20, 2025 at 11:55 AM

+32.767869, -111.567821

11th Mile Corner Rd

Eloy AZ 85131



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City Council

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Time: 6:00 PM

Location: City Council Chambers, 595 N C Street, Eloy

Information available at: City of Eloy Community Development
595 N C St. Eloy, Arizona (520) 466-2578



November 20, 2025 at 11:27 AM

+32.767524, -111.579799

W Frontier St

Eloy AZ 85131

City of Eloy Public Hearing Notice



Case Number: GPA2025-001 & RZPAD2025-002

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Location: City Council Chambers, 595 N C Street, Eloy

Information available at: City of Eloy Community Development
595 N C St. Eloy, Arizona (520) 466-2578

November 20, 2025 at 11:26 AM

+32.767524, -111.579799

W Frontier St

Eloy AZ 85131



4550 N 12th Street
Phoenix, AZ 85014