

October 29, 2025

TES Eloy PAD

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

City of Eloy, Arizona

Rezoning Application Narrative

Case No. RZPAD2025-002



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

Rezoning Application Narrative

Case No. RZPAD2025-002

for

TES Eloy PAD

City of Eloy, Arizona

Owner/Developer

I-10 Eloy Eleven Mile Corner and Battaglia Dr 453 LLC

3718 E Adobe Dr,
Phoenix, AZ 85050

Planning/Civil Engineering Consultant

CVL Consultants

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

Contents

1. Introduction.	1
2. Purpose of Request	1
3. Existing Conditions.	2
Community Services	3
4. Drainage	3
5. Utilities and Services.	4
Water	4
Wastewater	4
6. Existing General Plan and Zoning	5
Relationship to Surrounding Properties.	5
7. Development Plan.	6
Site Data	6
8. Circulation.	7
9. Phasing of Development	7
10. PAD Approval Criteria	7
11. General Plan Conformance.	8
12. Issues for Consideration (Amendments to Zoning Map (Rezone))	10
13. Conclusion	12



Exhibits

Vicinity Map	Exhibit A
General Plan Land Use	Exhibit B
Existing Zoning Map	Exhibit C
Zoning Map	Exhibit D

1. Introduction

On behalf of and in conjunction with the property owner, CVL Consultants is pleased to submit this request to the City of Eloy (City) for a new 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). The West Frontier Street (Casa Grande-Picacho Highway) borders the site to the southwest, providing close connectivity between the Project and the regional transportation system. (Exhibit A, Vicinity Map).

TES Eloy PAD will provide an environment that promotes a flexible and dynamic range of land uses to support the City by providing opportunities for large-scale employment, services, commercial and supporting uses, as well as residential uses. This variety of compatible uses is allowed, or conditionally allowed, within the proposed Mixed Use (MU) PAD and Multiple-Family R-3 PAD zoning district. To achieve the flexibility of the uses within the PAD, land uses from the MU, R-3, General Commercial (C-2), Business Park (BP), Light Industrial (I-1), and General Industrial (I-2) have been incorporated. Please refer to the Use Regulations of the proposed TES Eloy PAD Development Plan for additional details.

TES Eloy PAD provides a comprehensive vision of land use opportunities allowing for a variety of residential, commercial, and industrial uses with consideration for appropriate transitional buffering between uses of differing intensities. The proposed plan allows the Project to utilize multiple land uses to accommodate changes in future market conditions while providing further opportunities for industry, employment, and housing options in this area and mitigating conditions that encumber the site.

TES Eloy PAD achieves the goals identified herein while providing the opportunity for development of the highest and best land-use solution for this undeveloped property in a growing area of Eloy.

2. Purpose of Request

The purpose of this request is to rezone the Property from R1-12 to Mixed-Use (MU) Planned Area Development (PAD) and Multiple-Family (R-3) PAD to allow for the development of industrial, commercial, and residential uses on the property. The property owner believes that these land uses are better suited to meet current market demands with consideration for the Property's proximity to both Frontier Road and the City's adjacent wastewater treatment facility, along with the associated easements bisecting the land to route utilities to the City's parcel which encumber

the site for future development (Refer to Exhibits C and D, Existing Zoning Map and Zoning Map). Please refer to the TES Eloy PAD Development Plan for additional information on the proposed land use and development standards.

To accomplish the rezoning of the property, this application is being submitted concurrently with a General Plan Amendment (GPA) application to change the land use of the property from Medium-Density Residential and General Industrial to Mixed Use (MU). (Refer to Exhibit B, Existing General Plan Land Use).

Through the requested applications and the future requests to be made through the development process, TES Eloy PAD seeks to bring a new and desirable master plan to the City, featuring a mix of land uses that could bring opportunities to current and future homebuyers, businesses, and industries in the area. The approval of this request as proposed provides benefits to the City such as necessary infrastructure improvements, and opportunities for housing in support of new and existing residents to meet the goals of the City of Eloy General Plan further described in this narrative.

3. Existing Conditions

TES Eloy PAD is largely located at the northwest corner of Eleven Mile Corner Road and Battaglia Road in the City of Eloy, Arizona within Section 36, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The Assessor's Parcel Number is 404-12-0050, and the subject parcel is currently owned by I-10 Eloy Eleven Mile Corner and Battaglia Dr 453 LLC, managed by HATJ Management LLC.

The site is irregular in shape and consists of approximately 338-acres of undeveloped desert land that generally slopes to the northwest. It is bounded by a water treatment facility and the CAP Santa Rosa Canal to the north, Frontier Street to the southwest, agricultural land to the east, and undeveloped desert land to the west.

Regionally, the Property is to the immediate northeast of Frontier Street (Casa Grande-Picacho Highway), which provides connectivity to nearby interstate highways for a route from the Project to metro Phoenix, Tucson, and further outlying communities.

Community Services

Service	Provider
Police	Eloy Police Department
Fire	Eloy Fire District
Library	Eloy Santa Cruz Library
School Districts	Toltec Elementary School District, Casa Grande Union High School District

The Eloy Police Department is located approximately 1 mile southeast of the Property at 630 N. Main St. Eloy, AZ 85131. The nearest fire protection facility is the Eloy Fire District Station 521, located approximately 2 miles southeast of the Property at 500 S. Sunshine Blvd., Eloy, AZ 85131.

4. Drainage

TES Eloy PAD is located within the FEMA Flood Insurance Rate Map (FIRM) for Pinal County, Arizona and incorporated areas, Panel Number 04021C1590F dated May 16, 2019. The FIRM, published by the Federal Emergency Management Agency (FEMA), indicates that the subject area is within Zone X (unshaded).

- FEMA defines Zone X (unshaded) as an Other Area: “Area of minimal flood hazard.”

Offsite flows are channelized around the site avoiding impact. The onsite drainage concept is to provide proper retention for the 100-year 2-hour storm as required by Pinal County. During final engineering, the streets will be designed to convey on-site runoff toward the various retention basins or underground retention within the site. The local streets will be designed such that the 10-year flows are contained within the top of curbs and 100-year flows are contained within the right-of-way. Where the capacity of the street is exceeded, scupper or storm drain systems will be used to remove excess flow from the street and direct it toward retention basins or underground retention. To prevent erosion where flows are being concentrated for conveyance, riprap will be provided along scupper spillways, at the toes of scuppers, and at the outlet of storm drain pipes. Post-development flows will not exceed pre-development flows in peak runoff, volume, or velocity and will not concentrate sheet flows without downstream offsite control per City of Eloy standards.

The site’s design will not cause any adverse drainage impacts or increased drainage problems for adjacent properties, upstream or downstream. For additional information please refer to the Master Drainage Report provided with this application.

5. Utilities and Services

All proposed utility systems and plans will be accessed and designed to the standards of the City of Eloy and the utility provider and submitted for staff review and approval with future development and permit applications. The utility and service providers listed below have been contacted to determine their existing facilities, their adequacy, and their capacity in relation to the proposed development. The property developer will provide all required infrastructure improvements as part of the future development and permit applications.

Service	Provider
Sewer	City of Eloy
Water	City of Eloy
Electric	Arizona Public Service (APS)
Telephone	CenturyLink, Cox Communications
Gas	Southwest Gas Corporation
Solid Waste	City of Eloy

Water

The Property is located within the water service area of the City of Eloy. Existing infrastructure includes a 6-inch water line within the project boundary. Adjacent infrastructure includes an existing 6-inch water line within N Tumbleweed Road, a 6-inch water line within W Frontier Street, and a 12-inch water line within 11 Mile Corner. Proposed distribution lines will be designed throughout the master plan based on City design criteria to provide water service and fire protection to the Project. For detailed information on the existing infrastructure and proposed improvements to serve the Project, please refer to the Water Master Plan provided with this application.

Wastewater

The Property is located within the wastewater service area of the City of Eloy. Existing infrastructure includes a 12-inch sewer main within the project boundary. Adjacent infrastructure includes existing sewer mains within W Frontier Street and 11 Mile Corner. The wastewater collection system will flow by gravity and will be designed to take advantage of topographic conditions wherever possible. All sewer lines will be located in major streets or easements dedicated to that use and shall comply with the City's minimum requirements. For detailed information on the existing infrastructure and proposed improvements to serve the Project, please refer to the Wastewater Master Plan provided with this application.

6. Existing General Plan and Zoning

The approximately 338-acre Property is currently zoned Single-Family (R1-12) and the existing General Plan designation for the property is General Industrial and Medium-Density Residential.

Relationship to Surrounding Properties

The immediate surrounding area is within the jurisdiction of the City of Eloy. The character and zoning of the surrounding properties are detailed below.

Direction	Use	Zoning Districts	General Plan Land-Use Designations
North	Santa Rosa Canal, undeveloped desert land, and Eloy Public Works.	R1-12 Single-Family Residential; minimum 12,000 sq. ft. per du, I-1 Light Industrial, PF Public Facilities	MDR Medium Density Residential, GI General Industrial, LI Light Industrial, P/I Public Institutional
South	Battaglia Road, the Casa Grande-Picacho Highway, undeveloped desert land, and Republic Plastics plastic fabrication.	C-2 General Commercial, I-2 General Industrial, I-1 Light Industrial	CC, GI
East	11 Mile Corner, undeveloped desert land.	R1-6 Single-Family Residential; minimum 6,000 sq. ft. per du, C-1 Neighborhood Commercial	MDR,
West	Tumbleweed Road, undeveloped desert land.	R1-6 Single-Family Residential; minimum 6,000 sq. ft. per du	MDR,

Internal to the site is an existing out parcel that serves the City as a wastewater treatment plant. The proposed plan is an appropriate land use for this Property that will complement the existing and planned development.

7. Development Plan

The intent for this proposal is to establish the entitlements to facilitate future development of the Property. The key to the success of this development is to allow flexibility in the different land uses planned throughout the approximately 338-acre site. In response to market conditions and buyer demands, shifts in acreage and reallocation of land uses may be necessary. To accommodate changing real estate market and demographic conditions, specific locations and quantities of the proposed land use categories identified herein are subject to market conditions and will be dependent on the end user(s) of the Property, subject to the regulations of this MU PAD and R-3 PAD.

A selection of compatible land uses is considered for this Project. The proposed concept reflects the existing conditions of the Property and neighboring land by proposing a gradual transition from the commercial and residential uses planned along the perimeter corners to the light industrial uses planned alongside them and the higher intensity general industrial planned internal to the Property surrounding the existing wastewater treatment plant.

The subsequent site plan and design review submittal(s) will further address the site design and relevant requirements such as architecture, open space, vehicular and pedestrian circulation, site access, landscaping, public services, and other required site improvements once the end users of the site have been determined. All site plan and design review submittal(s) for the Project are to remain in conformance with the City Code, as modified by this TES Eloy PAD.

Site Data

A comprehensive list of detailed site data for this proposal is identified below for reference.

Site Data	
Gross Area	338 acres
Assessor's Parcel No.	404-12-0050
Existing Use	Undeveloped desert land
General Plan (Case No. GPA2025-001)	Mixed Use
Existing Zoning	Single-Family Residential (R1-12)
Proposed Zoning	Mixed Use (MU) Planned Area Development & Multiple Family (R-3) Planned Area Development

8. Circulation

TES Eloy PAD is planned at the northwest corner of Eleven Mile Corner Road and Battaglia Road. Both roads are classified as Principal Arterial. Street standards and improvement will be dictated by City Code and the requirements of a Comprehensive TIA.

Once vertical development opportunities are known, infrastructure details, interior street patterns, and access and circulation for each parcel will be detailed during the site planning process.

9. Phasing of Development

The economic market will dictate the phasing of the Project. If applicable, a phasing schedule will be provided to the City for review and approval once vertical development opportunities are known. Connectivity between the TES Eloy PAD development and the regional transportation system will be provided within the first phase to ensure that each phase of the Project will stand alone.

10. PAD Approval Criteria

This proposal conforms to the PAD approval criteria identified below pursuant to Section 21-2-7.5. of the Eloy Zoning Ordinance.

- **A PAD District may be approved only when the City Council determines that the proposed PAD would result in a greater benefit to the City as a whole than would development under conventional zoning district regulations and would not adversely affect the existing and/or future permissible uses of adjacent properties. Such greater benefit may include implementation of adopted planning policies/design standards, natural resource preservation/conservation, enhanced provision of utilities, urban design, neighborhood/community amenities or an overall level of increased development quality.**

As demonstrated by this proposal, TES Eloy PAD 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 and generating employment opportunities. This request provides compatibility with existing development in the area while supporting the goals and objectives of the City of Eloy identified herein.

11. General Plan Conformance

TES Eloy PAD is consistent with the goals and policies established by the City of Eloy General Plan. As described below, this request conforms with the key concepts identified for future growth within the City.

Land Use

The Land Use element of the General Plan analyzes the existing patterns of land use and identifies the changes that are needed to realize the community's vision for Eloy's future. TES Eloy PAD furthers the featured land use goals identified below.

Goal 3.1.1.1 Provide a range of residential, employment and supportive land uses to encourage and maintain a sustainable community.

Goal 3.1.1.2. Maintain, update and create standards and guidelines to which developments should adhere in an effort to achieve a sustainable community.

TES Eloy PAD establishes both residential and employment land uses to support the range of uses encouraged by the General Plan. The Project will comply with the standards and guidelines established by the City Code.

Housing

The Housing element of the General Plan addresses several aspects of Eloy's housing supply and recommends strategies and actions for the future of Eloy. TES Eloy PAD furthers the housing goal featured in the list below.

Goal 3.5.1.2. Encourage a variety of housing types to accommodate various levels of income and lifestyles.

TES Eloy PAD proposes medium to high density housing to support the City's goal to meet the needs of various levels of income and lifestyles. The residential use proposed increases the opportunity for affordable housing options and supports the diversity of housing types in the City.

Economic Prosperity

The Economic Prosperity element of the General Plan addresses the local economy, which helps determine the rate of growth in a community, the prosperity of its residents, and the resources available to the City government to carry out capital improvement projects, desired programs and services, and other public improvements. TES Eloy PAD furthers the economic goals featured in the list below.

Goal 3.10.1.1. Create the opportunity for, and successfully attract, quality employers with a focus on diversity and multiple salary levels.

Goal 3.10.1.2. Brand Eloy as a prime regional location for business, community growth and capital investment.

TES Eloy PAD proposes the entitlements for a new area of industrial development in support of the City's economic goals to attract employers to the area. The proposed residential growth resulting from the residential portion of TES Eloy PAD could have a resulting increase in retail and service business activities.

Parks, Open Space, and Trails

The intent of the Parks, Open Space, and Trails element of the General Plan is to address Eloy's current and future networks of parks, open space, and trails, which are an asset to quality of life in Eloy. A selection of the goals met by TES Eloy PAD are listed below.

Goal 3.4.1.1. Improve the Community's livability, aesthetics and desirability through active and passive "green" space.

Goal 3.4.1.2. Provide a wide variety of organized recreation opportunities for residents of all ages.

TES Eloy PAD furthers these plan elements by planning for active and passive green space and amenities area located within the residential and mixed-use components of the Project in accordance with the City Code requirements. The amenity plan and recreational facilities shall be determined and provided later in the development process.

Circulation

The Circulation element of the General Plan describes the City's roads, pathways, and other means for people to get from place to place. It assesses how Eloy's transportation network is functioning, address where development that impact the transportation system might occur and determine the improvements that are needed. The featured circulation goals listed below are applicable to the TES Eloy PAD.

Goal 3.2.1.1. Encourage public safety through appropriate street design.

Goal 3.2.1.2. Improve "Level of Service" through coordinated street design, signal spacing and access management within the community and the surrounding region.

All streets within TES Eloy PAD will be constructed to meet City of Eloy standards.

12. Issues for Consideration (Amendments to Zoning Map (Rezone))

In determining whether to approve, approve with conditions, or deny proposed Official Zoning Map amendments, issues for consideration shall include but not be limited to:

A. Consistency (or lack thereof) with the adopted Eloy General Plan, and other adopted plans;

TES Eloy PAD is consistent with the goals and policies established by the City of Eloy General Plan. As described below, this request conforms with the key concepts identified for future growth within the City.

- *Land Use. Goal 3.1.1.1 Provide a range of residential, employment and supportive land uses to encourage and maintain a sustainable community.*
 - *TES Eloy PAD establishes both residential and employment land uses to support the range of uses encouraged by the General Plan. The Project will comply with the standards and guidelines established by the City Code.*
- *Housing. Goal 3.5.1.2. Encourage a variety of housing types to accommodate various levels of income and lifestyles.*
 - *TES Eloy PAD proposes medium to high density housing to support the City's goal to meet the needs of various levels of income and lifestyles. The residential use proposed increases the opportunity for affordable housing options and supports the diversity of housing types in the City.*
- *Economic Prosperity. Goal 3.10.1.1. Create the opportunity for, and successfully attract, quality employers with a focus on diversity and multiple salary levels.*
 - *TES Eloy PAD proposes the entitlements for a new area of industrial development in support of the City's economic goals to attract employers to the area. The proposed residential growth resulting from the residential portion of TES Eloy PAD could have a resulting increase in retail and service business activities.*
- *Parks, Open Space, and Trails. Goal 3.4.1.1. Improve the Community's livability, aesthetics and desirability through active and passive "green" space.*
 - *TES Eloy PAD furthers these plan elements by planning for active and passive green space and amenities area located within the residential and mixed-use components of the Project in accordance with the City Code requirements. The amenity plan and recreational facilities shall be determined and provided later in the development process.*

- *Circulation. Goal 3.2.1.2. Improve “Level of Service” through coordinated street design, signal spacing and access management within the community and the surrounding region.*
- *All new streets within TES Eloy PAD will be constructed to meet City of Eloy standards and the development will follow the recommendations of the TIA.*

By advancing these adopted goals, the rezoning request is consistent with the intent of the General Plan and supports orderly growth.

B. Compatibility with the existing zoning and conforming uses of nearby property and with the character of the neighborhood;

The property is surrounded by primarily undeveloped land and Frontier Street (Casa Grande Picacho Highway) to the immediate southwest. The property surrounds an existing wastewater treatment plant. The Property is currently split between the City of Eloy General Plan’s General Industrial and Medium Density Residential land use categories. Both categories are incompatible with the site’s existing zoning of R1-12 Single Family Residential (12,000 sq. ft.). Due to this incompatibility, a General Plan Amendment and Rezoning request would be necessary to pursue development of the property. ‘

C. Suitability of the subject property for uses permitted by the proposed zoning district;

The property is in a growing economic corridor along Frontier Street (Casa Grande Picacho Highway), providing a suitable location for industrial, commercial, and higher density residential uses. The site is in an adequate and appropriate location for the uses proposed for the Project. The proposed residential component is planned on the eastern end of the site to neighbor the existing residential land zoned to the east with industrial uses planned closer to the wastewater treatment plant.

D. Suitability of the subject property for uses permitted by the existing district; and

The current zoning for low density residential use is not the most appropriate or functional designation for the property’s frontage on Fronteir Road (Casa Grande-Picacho Highway) and immediate proximity to the City’s existing wastewater treatement plant. The property’s configuration and surroundings are better suited for the proposed plan for industry, employment and housing.

The proposed uses are best suited to mitigate the conditions of the site such as the proximity to Frontier Street (Casa Grande Picacho Highway) and the adjacent wastewater treatment plant.

E. Availability of sewer and water facilities.

The Property is located within the City of Eloy’s water and wastewater service area. Existing water infrastructure includes a 6-inch water line within the project boundary.

Adjacent infrastructure includes an existing 6-inch water line within N Tumbleweed Road, a 6-inch water line within W Frontier Street, and a 12-inch water line within 11 Mile Corner. Proposed distribution lines will be designed throughout the master plan based on City design criteria to provide water service and fire protection to the Project. For detailed information on the existing infrastructure and proposed improvements to serve the Project, please refer to the Water Master Plan provided with this application.

Existing wastewater infrastructure includes a 12-inch sewer main within the project boundary. Adjacent infrastructure includes sewer mains within W Frontier Street and 11 Mile Corner Road. The wastewater collection system will flow by gravity and will be designed to take advantage of topographic conditions wherever possible. All sewer lines will be located in major streets or in easements dedicated to that use and shall comply with the City's minimum requirements. For detailed information on the existing infrastructure and proposed improvements to serve the Project, please refer to the Wastewater Master Plan provided with this application.

13. Conclusion

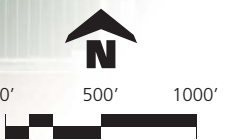
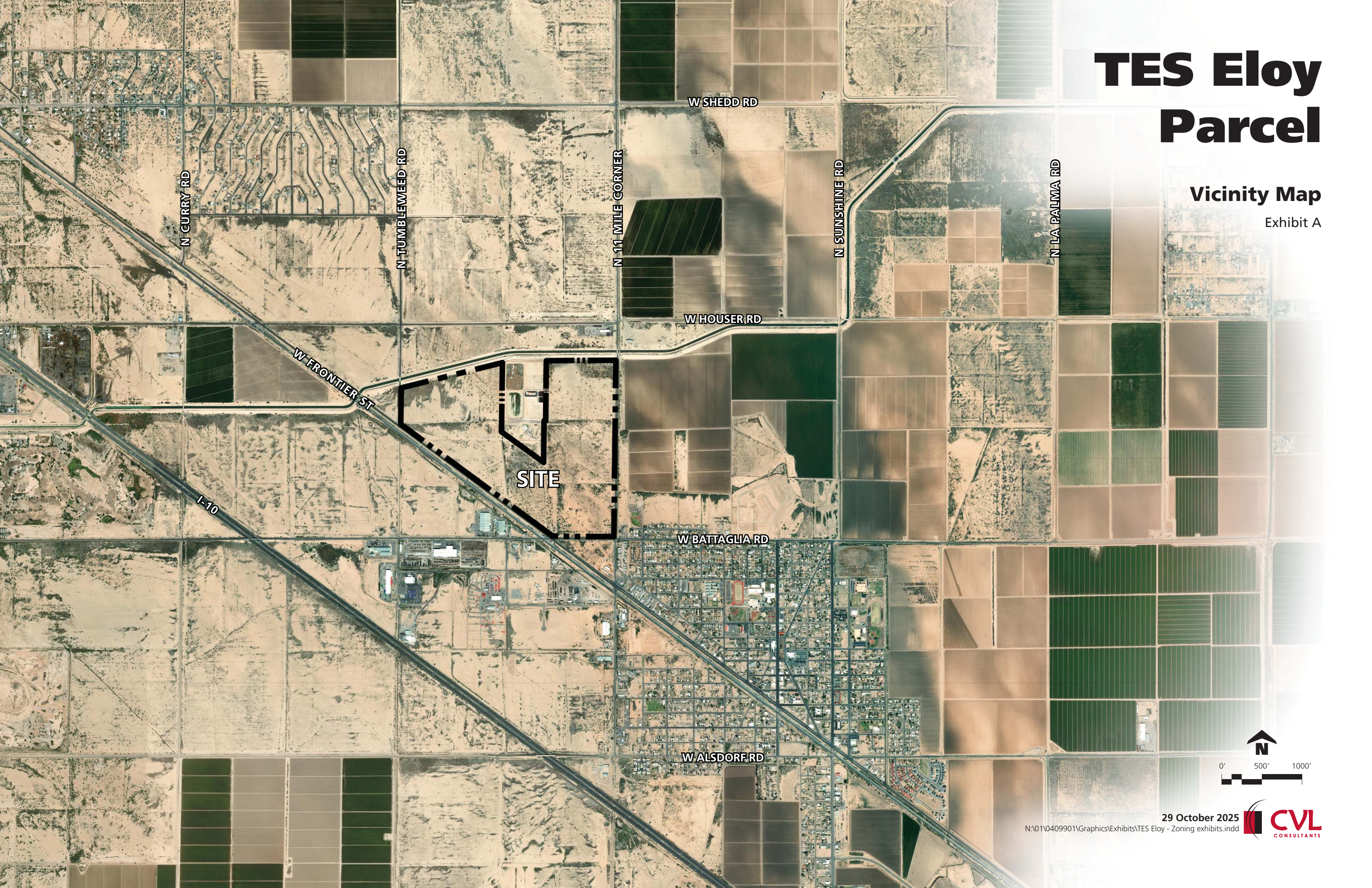
TES Eloy PAD will transform the existing site into a development that will improve upon the existing entitlements to provide economic opportunities to residents, fulfilling a need in this area of the City. The proposed request makes good land use sense for this property and will be an economically attractive presence in the area.

The development team believes that this request represents appropriate and favorable planning of the site and a positive contribution to the area. We look forward to our continued coordination with staff in the processing of TES Eloy PAD.

TES Eloy Parcel

Vicinity Map

Exhibit A



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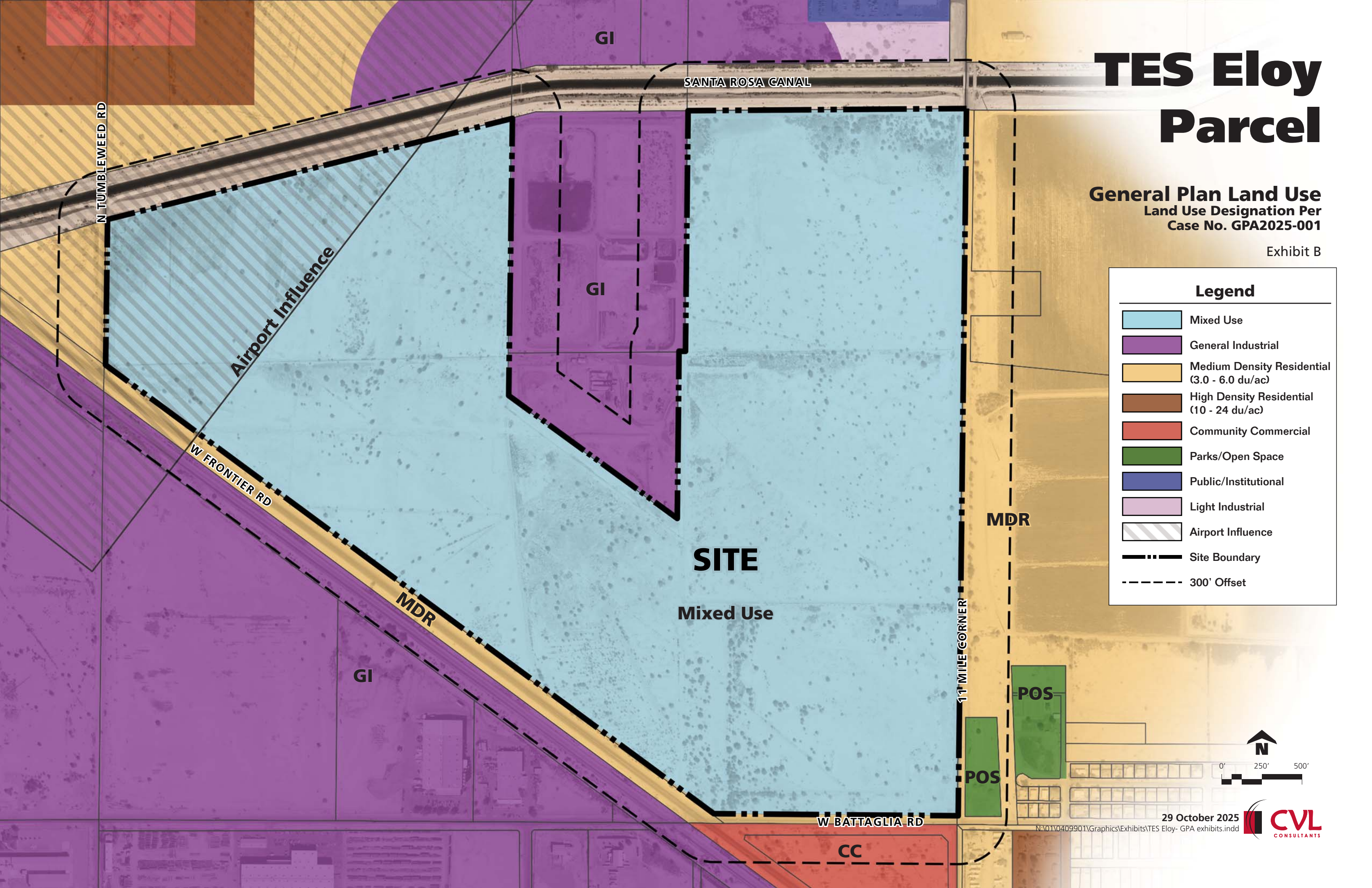
TES Eloy Parcel

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

Exhibit B

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



SANTA ROSA CANAL

N TUMBLEWEED RD

Airport Influence

W FRONTIER RD

MDR

GI

SITE

Mixed Use

MDR

11 MILE CORNER

POS

POS

W BATTAGLIA RD

CC

29 October 2025
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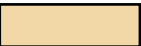


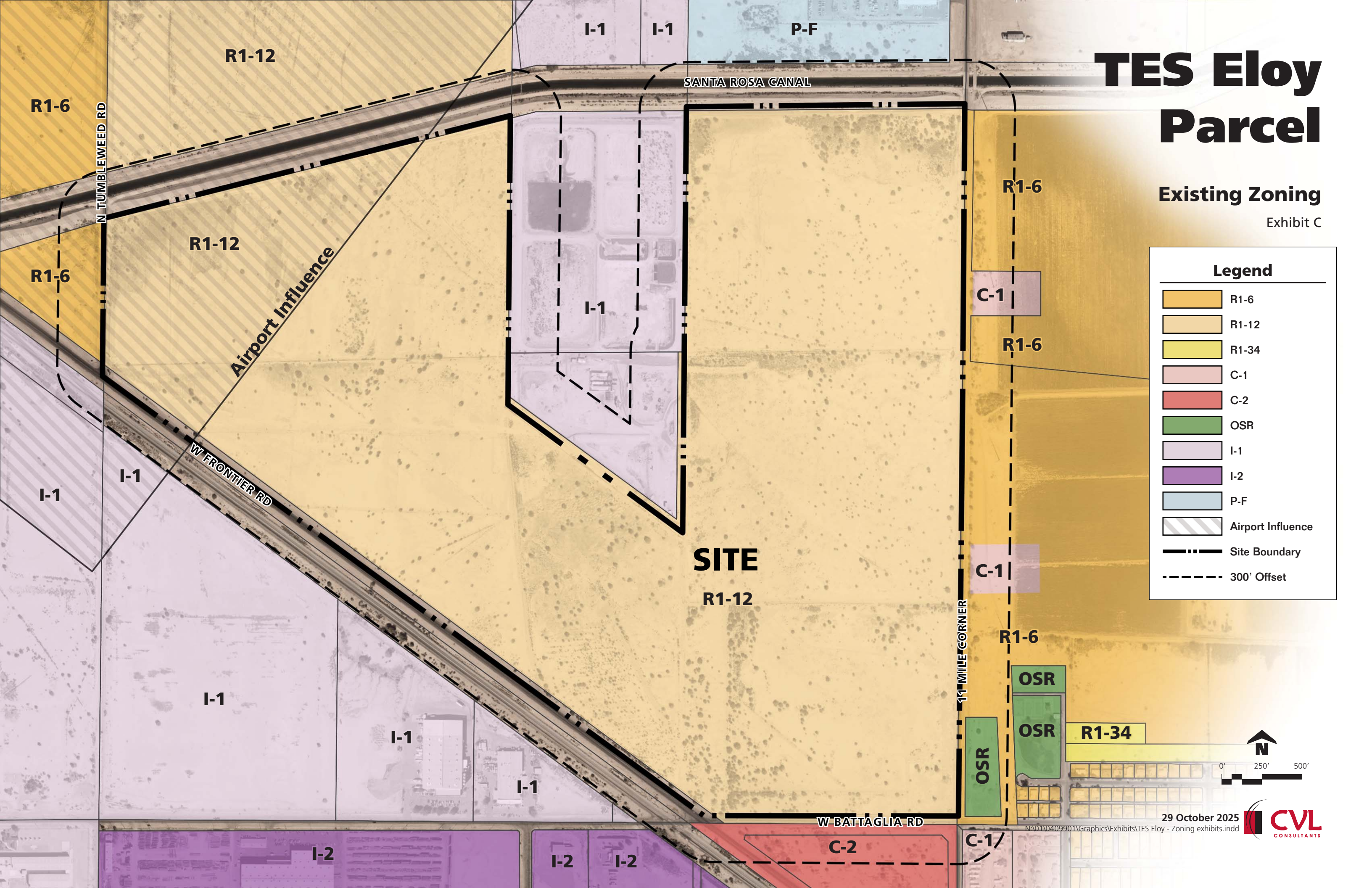
TES Eloy Parcel

Existing Zoning

Exhibit C

Legend

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



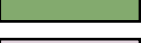
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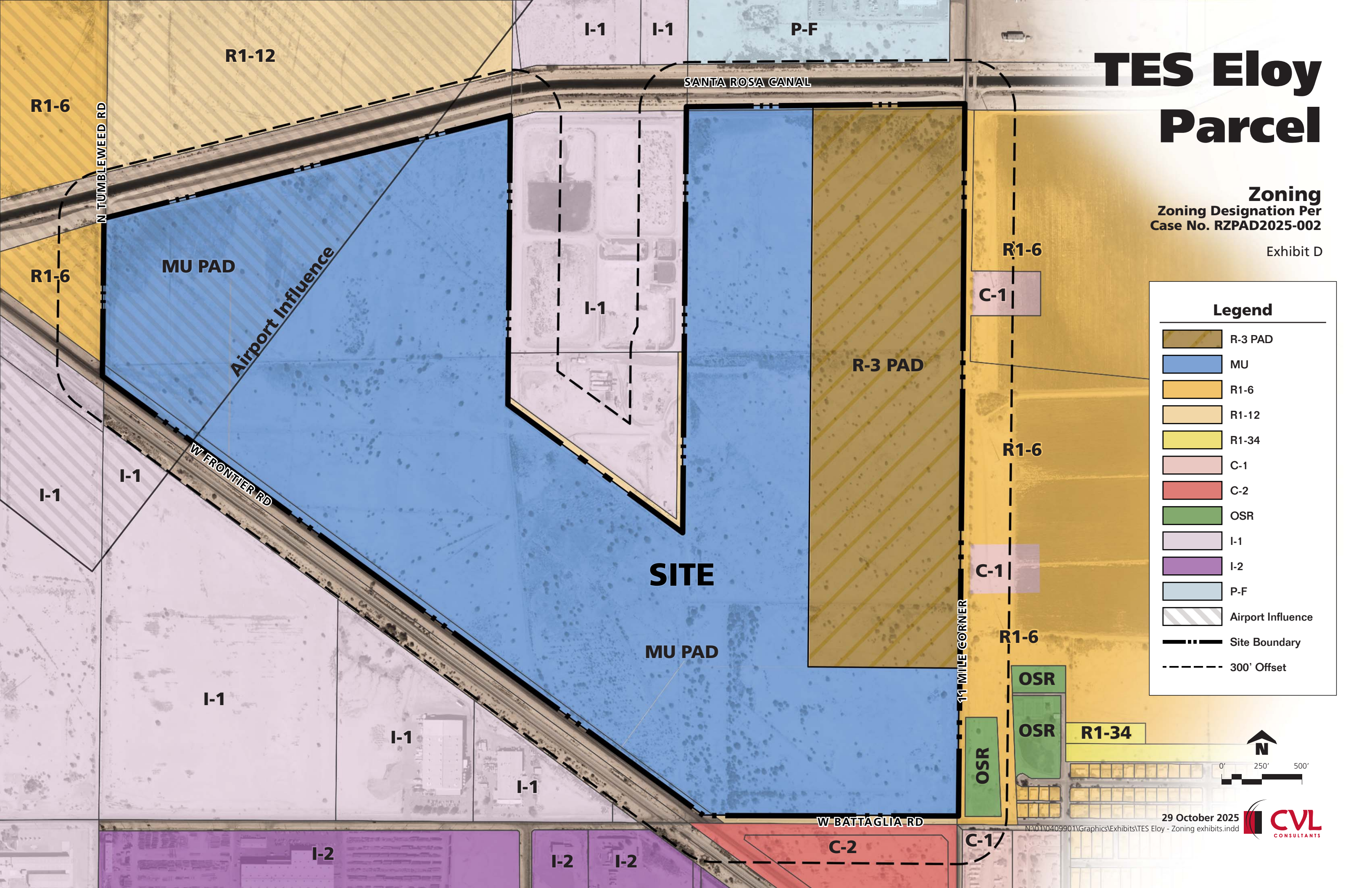


TES Eloy Parcel

Zoning
Zoning Designation Per
Case No. RZPAD2025-002

Exhibit D

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





4550 N 12th Street
Phoenix, AZ 85014