

October 29, 2025

TES Eloy PAD

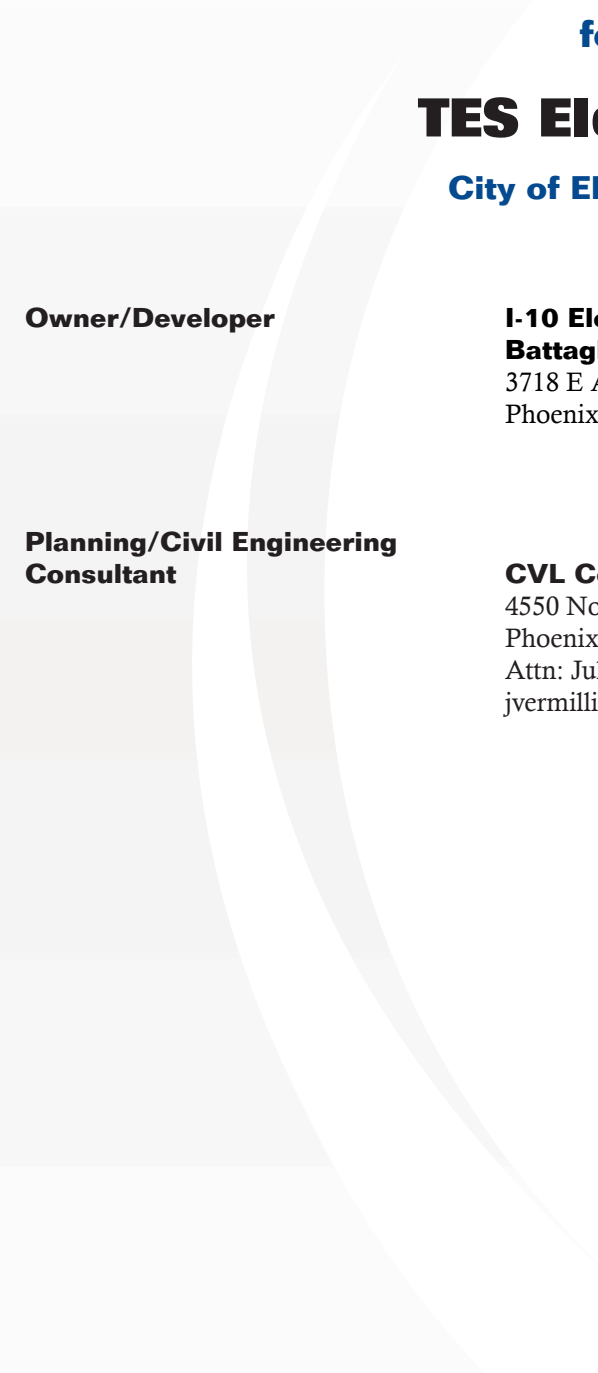
Located at the northwest corner of
Battaglia Road and 11 Mile Corner

City of Eloy, Arizona

Development Plan - Amended Land Use & Development Standards



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



Development Plan

Amended Land Use and Development Standards

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. Governing Provisions of the TES Eloy PAD.	1
3. Development Standards.	2
Development Standards.	2
4. Use Regulations	7
5. Architectural Design Standards.	13
6. Landscape and Open Space.	17
7. Walls and Fences.	18
8. Conclusion	18

Exhibits

Vicinity Map.	Exhibit A
General Plan Land Use	Exhibit B
Existing Zoning Map	Exhibit C
Zoning Map	Exhibit D
Conceptual Site Plan	Exhibit E
Circulation Plan	Exhibit F
FEMA Map	Exhibit G
Concept Photos	Exhibit H
Concept Photos: Commercial	Exhibit H.1
Concept Photos: Industrial	Exhibit H.2
Concept Photos: Residential	Exhibit H.3

1. Introduction

The purpose of this Development Plan (hereafter, the TES Eloy PAD) is to establish the amended land uses and locations &, development standards, architectural character and form, primary vehicular circulation routes, and provide a Zoning Land Use Plan for the TES Eloy Planned Area Development (PAD) Overlay Zoning District. Site and building design and improvements, as well as building sizes, will be determined with each site plan application for the development of the property.

2. Governing Provisions of the TES Eloy PAD

The TES Eloy PAD serves as a regulatory document, and is intended to establish the framework for the development of the property.

- Where this TES Eloy PAD is silent on a topic, the Zoning Ordinance shall govern. Where there is conflict between the TES Eloy PAD and the Zoning Ordinance, the TES Eloy PAD shall govern.
- Development of the TES Eloy PAD shall conform to the exhibits attached hereto.
- For the purpose of the TES Eloy PAD, Mixed-Use is the inclusion of residential with commercial or public and semi-public uses identified on the Table of Uses for the TES Eloy PAD below, either vertically or horizontally, on one parcel of land. See the Zoning Land Use Plan for the locations where vertical mixed-use is an option but horizontal mixed-use is not.
- Residential dwellings shall not be provided above, or horizontally attached to any building containing an industrial use.

3. Development Standards

The table below identifies the development standards for this TES Eloy PAD to facilitate the development of the project.

Development Standards

TES Eloy PAD			
Mixed-Use PAD Property Development Standards			
Development Type and Regulation			TES Eloy PAD
			MU PAD
			Development Standard
Non-residential, Nursing Home, and Assisted Living Center Developments			
	Setbacks, minimum		
		Front	20 ft ¹
		Side, adjacent to residential-only and mixed-use	30 ft
		Side setback to the boundary of the TES Eloy PAD zone	15 ft
		Side, all other	15 ft ²
		Street side	15 ft
		Rear, adjacent to residential-only and mixed-use	30 ft
		Rear, all other	15 ft
	Lot Coverage, maximum		65%
	Building height, maximum:		48 ft
	Landscape buffer minimum width abutting a shared property line between a lot or parcel containing a residential or mixed-use development		15 ft ^{3, 4, 11}
	Landscape buffer minimum width abutting the property line and right-of-way line of the boundary of the TES Eloy PAD zone		15 ft
Mixed-Use Development			
	Setbacks, minimum		
		Front	20 ft ¹
		Side, adjacent to residential-only	30 ft
		Side, all other	15 ft ²
		Street side	15 ft ⁵
		Rear, adjacent to residential-only development	30 ft
		Rear, all other	15 ft
	Lot Coverage, maximum		65%

	Building height, maximum	
	(Height is allowed in areas that have the Mixed Use areas designated on the Zoning Land Use Plan)	48 ft
	Landscape buffer minimum width abutting a shared property line between a lot or parcel containing a non-residential or a residential-only development	15 ft ^{3, 4, 11}
	Landscape buffer minimum width abutting the property line and right-of-way line of the boundary of the TES Eloy PAD zone	15 ft
	Horizontal separation between residential, mixed-use and non-residential buildings and structures on the same lot or parcel, minimum	10 ft
	Residential density (dwelling units/gross acre) of a mixed-use development, minimum	10 du/ac ¹²
	Residential Floor Area, maximum	Note 6
Residential-Only Development		
(Excluding Nursing Home, and Assisted Living Center)		
	Net Lot Area, minimum	
	Single-family Residential, Attached Dwelling	3,500 sf
	Single-family Residential, Detached Dwelling	5,000 sf
	Multi-family Dwelling Development	7,000 sf ⁷
	Lot width, minimum	
	Single-family Residential, Attached	25 ft
	Single-family Residential, Detached	40 ft
	Setbacks, minimum – Single-family Residential, Attached	
	Front	10 ft ⁵
	Side	0 ft ^{5, 8, 9}
	Street side	10 ft ^{5,8,9}
	Rear	25 ft ¹⁰
	Setbacks, minimum – Single-family Residential, Detached	
	Front	10 ft ⁵
	Side	5 ft ^{5, 9}
	Street side	10 ft ⁵
	Rear	25 ft
	Setbacks, minimum – Multi-family Dwelling Development	
	Front	20 ft ¹
	Side	15 ft
	Street side	15 ft ⁵
	Rear	15 ft

Lot Coverage, maximum	60%
Building height, maximum	35 ft ¹³
Residential density (dwelling units/gross acre) (Single-family Residential, Detached dwelling units)	3 du/ac ¹² Min. 7 du/ac ¹² Max.
Residential density (dwelling units/gross acre) (Single-family Residential, Attached dwelling units)	12 du/ac Max.
Residential density (dwelling units/gross acre) (Multi-family Residential Development)	10 du/ac ¹² Min. 24 du/ac ¹² Max.
Product acreage range (Single-family Residential, Detached dwelling units)	0-15 acres
Product acreage range (Single-family Residential, Attached dwelling units)	0-15 acres
Product acreage range (Multi-family Residential Development)	15-20 acres
Landscape buffer minimum width abutting a shared property line between a lot or parcel containing a non-residential or mixed-use development	15 ft ^{3, 4, 11}
Landscape buffer minimum width abutting the TES Eloy PAD's zoning boundary property line and the Shedd Rd. right-of-way line.	15 ft
Horizontal separation between multi-family residential buildings and structures on the same lot or parcel, minimum	10 ft

MU PAD Development Standard Notes:

1. A minimum of fifteen (15) foot front setback for street-facing parking lots and drive aisles is allowed.
2. A zero (0) setback is allowed between non-residential and non-residential structures and between mixed-use and mixed-use structures on separate lots or parcels if each structure that has a zero (0) side setback complies with the applicable regulations of the City of Eloy Building Codes of Chapter 5 of the City Code, as amended.
3. A minimum of fifteen (15) foot landscape buffer is to be provided between residential-only, mixed-use development, and non-residential developments, including areas identified in Exhibit E that are to contain a residential or mixed-use development.
4. If a landscape buffer is required and the existing development on an abutting lot or parcel has not provided a minimum fifteen (15) foot landscape buffer abutting the shared property line, then the minimum width of the landscape buffer shall be a minimum of thirty (30) feet abutting the shared property line – exclude any landscape area on the abutting lot.
5. A setback of twenty (20) feet shall be provided for front entry garages and carports accessed directly from a public or private street.
6. For each one (1) gross square foot of non-residential floor, a maximum of three (3) gross square feet of residential floor area, including the gross floor area of interior amenities and common areas, is allowed. Residential and non-residential shall be on the same lot or parcel.
7. Residential condominium developments on a single parcel, the minimum lot area required shall be seven hundred (700) square feet per dwelling unit.

8. A five (5) foot side setback shall be provided on the end lot abutting an interior side property line. The end lot contains the last unit on either end of a roll of consecutive attached units on individual lots.
9. A minimum ten (10) foot interior side setback shall be provided abutting a subdivision tract that is less than ten (10) feet wide where the tract abuts a right-of-way or private street tract. A five (5) foot interior side setback is allowed abutting a subdivision tract that is ten (10) feet wide or greater where the tract abuts a right-of-way or private street tract. The owner association shall own the subdivision tract.
10. A ten (10) foot minimum rear yard setback is allowed when abutting a property containing a Single-family Residential, Attached dwelling.
11. A minimum thirty (30) foot wide landscaped subdivision track may be provided between residential-only, mixed-use development, and non-residential developments in place of the landscape buffer.
12. Residential density is based on gross area lot or parcel specifically containing the development. Density transfers from one lot or parcel within the TES Eloy PAD requires a separate zoning approval specifically addressing the transfer of development rights.
13. Multiple-family developments are allowed a height up to 48 feet.

TES Eloy PAD			
R-3 PAD Property Development Standards			
Development Type and Regulation			TES Eloy PAD
			R-3 PAD Development Standard
Residential-Only Development			
	Net Lot Area, minimum		
		Single-family Residential, Attached Dwelling	3,500 sf
		Single-family Residential, Detached Dwelling	6,000 sf
		Multi-family Dwelling Development	7,000 sf ¹
	Lot width, minimum		
		Single-family Residential, Attached	25 ft
		Single-family Residential, Detached	45 ft
	Setbacks, minimum – Single-family Residential, Attached		
		Front	10 ft ²
		Side	0 ft ^{2, 3, 4}
		Street side	10 ft ²
		Rear	25 ft ⁵
	Setbacks, minimum – Single-family Residential, Detached		
		Front	10 ft ²
		Side	5 ft ^{2, 4}
		Street side	10 ft ²
		Rear	25 ft
	Setbacks, minimum – Multi-family Dwelling Development		

	Front	20 ft ⁶
	Side	15 ft
	Street side	15 ft ²
	Rear	15 ft
	Lot Coverage, maximum	60%
	Building height, maximum	35 ft ⁷
	Residential density (dwelling units/gross acre) (Single-family Residential, Detached dwelling units)	3 du/ac ⁸ Min. 7 du/ac ⁸ Max.
	Residential density (dwelling units/gross acre) (Single-family Residential, Attached dwelling units)	12 du/ac Max.
	Residential density (dwelling units/gross acre) (Multi-family Residential Development)	10 du/ac ⁸ Min. 24 du/ac ⁸ Max.
	Landscape buffer minimum width abutting a shared property line between a lot or parcel containing a non-residential or mixed-use development	15 ft ^{9, 10, 11}
	Landscape buffer minimum width abutting the TES Eloy PAD's zoning boundary property line and the Shedd Rd. right-of-way line.	15 ft
	Horizontal separation between multi-family residential buildings and structures on the same lot or parcel, minimum	10 ft
	Nursing Home and Assisted Living Center uses	Comply with MU- PAD Development Standards as indicated on standards table.
R-3 PAD Development Standard Notes:		
1. Residential condominium developments on a single parcel, the minimum lot area required shall be seven hundred (700) square feet per dwelling unit.		
2. A setback of twenty (20) feet shall be provided for front entry garages and carports accessed directly from a public or private street.		
3. A five (5) foot side setback shall be provided on the end lot abutting an interior side property line. The end lot contains the last unit on either end of a roll of consecutive attached units on individual lots.		
4. A minimum ten (10) foot interior side setback shall be provided abutting a subdivision tract that is less than ten (10) feet wide where the tract abuts a right-of-way or private street tract. A five (5) foot interior side setback is allowed abutting a subdivision tract that is ten (10) feet wide or greater where the tract abuts a right-of-way or private street tract. The owner association shall own the subdivision tract.		
5. A ten (10) foot minimum rear yard setback is allowed when abutting a property containing a Single-family Residential, Attached dwelling.		
6. A minimum of fifteen (15) foot front setback for street-facing parking lots and drive aisles is allowed.		
7. Multiple-family developments are allowed a height up to 48 feet. A zero (0) setback is allowed between non-residential and non-residential structures and between mixed-use and mixed-use structures on separate lots or parcels if each structure that has a zero (0) side setback complies with the applicable regulations of the City of Eloy Building Codes of Chapter 5 of the City Code, as amended.		

8. Residential density is based on gross area lot or parcel specifically containing the development. Density transfers from one lot or parcel within the TES Eloy PAD requires a separate zoning approval specifically addressing the transfer of development rights.
9. A minimum of fifteen (15) foot landscape buffer is to be provided between residential-only, mixed-use development, and non-residential developments, including areas identified in Exhibit E that are to contain a residential or mixed-use development.
10. If a landscape buffer is required and the existing development on an abutting lot or parcel has not provided a minimum fifteen (15) foot landscape buffer abutting the shared property line, then the minimum width of the landscape buffer shall be a minimum of thirty (30) feet abutting the shared property line – exclude any landscape area on the abutting lot.
11. A minimum thirty (30) foot wide landscaped subdivision track may be provided between residential-only, mixed-use development, and non-residential developments in place of the landscape buffer.

4. Use Regulations

The Table below, labeled “Table of Uses for the TES Eloy PAD,” lists the land uses and indicates whether they are permitted (“Allowed”) by right, with approval of a Conditional Use Permit (CUP) or are an accessory use to a primary use on the property. In addition, the table identifies the section of the Supplemental Use Regulations of the zoning ordinance that applies to the specific land uses.

The regulations are established by letter designations as follows:

- “P” designates an allowed land use.
- “C” designates a land use that requires the approval of a Conditional Use Permit to be allowed.
- “N/P” designates land uses that are not allowed.
- “P/C” designated a land use that requires the approval of a Conditional Use Permit to be allowed if the “Note” criteria specified in the land use table are applicable. If the “Note” criteria are not applicable, the use is allowed without a Conditional Use Permit.
- “P/O” designates that the use requires the application and approval of the appropriate Manufactured Home overlay district.
- “A” designates a land use that is allowed as an accessory use only to an established primary land use allowed on the property. Other accessory uses are allowed that are not specifically identified on the table.

Table of Uses for the TES Eloy PAD				
Use Category	Specific Use Type	R-3 PAD	MU PAD	Supplemental Use Regulations
Residential	Assisted living center	P	P	21-3-1.5
	Boarding/shelter care	NP	C	Note 4
	Caretaker's quarters (living quarters)	NP	C	21-3-1.9
	Child care, home	P	P	Note 14
	Dwelling, live/work	NP	P	
	Dwelling, duplex	P	P	
	Dwelling, manufactured home ¹	P/O	NP	
	Dwelling, multi-family	P	P	
	Dwelling, single-family attached	P	P	
	Dwelling, single-family detached	P	P	
	Manufactured home, park ¹	P/O	NP	
	Nursing home	P	P	21-3-1.28
	Park Models ¹	P/O	NP	
	Recreational vehicle, park ¹	P/O	NP	
	Vacation home rentals	P	P	
Public and semi-public	Arboretum or botanical garden	NP	P	
	Assembly hall/ auditorium	NP	P	
	Bus terminal	NP	C	Note 2
	Campground	NP	C	21-3-1.8
	Cemetery	NP	C	Note 2
	Child care, center	NP	P	21-3-1.11
	College or university	NP	P	21-3-1.13
	Community playfields and parks	NP	P	
	Community recreation center	NP	P	
	Crematorium or funeral parlor	NP	P	
	Cultural facility	NP	P	
	Fraternal or social club, nonprofit	NP	P	
	Government offices and civic buildings	NP	P	

	Health care/medical facility or clinic	NP	P	
	Hospitals	NP	P	
	Library	NP	P	
	Museum, cultural facility	NP	P	
	Non-profit/non-governmental organization	NP	C	
	Public safety facility	NP	P	
	Religious assembly	NP	P	21-3-1.33
	School, boarding	NP	C	21-3-1.35
	School, public or private, K - 8	NP	C	21-3-1.35
	School, public or private, 9 - 12	NP	C	21-3-1.35
	Social service facility	NP	C	
	Solar generation facility	NP	C	21-3-1.38
	Utility facility and service yard, major	NP	P	Notes 3 and 4
	Utility facility, minor	NP	P	
	Wireless facility (including tower and supporting facilities)	NP	P	21-4-4
Commercial	Alcoholic beverages, retail sale	NP	P	
	Animal, hospital/veterinarian	NP	P	21-3-1.4
	Animal kennel/shelter	NP	P	Note 2
	Automobile rentals	NP	P	
	Automobile repair major	NP	P	21-3-1.6, Note 3 and 4
	Automobile repair minor	NP	P	21-3-1.6
	Automobile sales and leasing	NP	P	Note 3
	Bar, lounge, or tavern	NP	P	
	Business services	NP	P	
	Car wash	NP	P	Note 5
	Coffee shop/cafe	NP	P	
	Coffee shop/cafe with drive through	NP	P	21-3-1.18 Note 8, 9, and 10.
	Commercial entertainment, indoor	NP	C	Note 5

	Commercial entertainment, outdoor	NP	C	Note 3
	Convenience store	NP	P	21-3-1.15
	Farmers market	NP	P	
	Feed store	NP	P	
	Financial institution (chartered; bank)	NP	P	21-3-1.18
	Financial institution (chartered), with drive through	NP	P	21-3-1.18, Note 9 and 10.
	Fitness and sports center	NP	P	
	Flea market	NP	C	Note 3
	General market	NP	P	
	General personal services	NP	P	
	General personal services with drive through	NP	P	21-3-1.18, Note 9 and 10.
	General recreation, indoor	NP	P	
	Hotel or motel	NP	P	
	Instructional services or trade schools	NP	P	
	Medical marijuana dispensary	NP	C	21-3-1.25, Note 6
	Medical marijuana cultivation	NP	C	21-3-1.24, 21-3-1.25, 21-3-1.26, Note 4, 6 and 13
	Medical marijuana infusion	NP	C	21-3-1.26, Note 6
	Microbrewery, craft distillery or tasting room	NP	P	21-3-1.27
	Mixed-use	NP	P	
	Movie theater	NP	P	
	Nightclub	NP	C	
	Non-chartered financial institution (payday loan/check cashing)	NP	NP	
	Nursery, commercial	NP	C	Note 4
	Office, business or professional	NP	P	
	Outdoor/mobile vending	NP	A	Note 7

	Parking lots and parking structure	NP	P	
	Recreational marijuana establishments and dual licensee facilities	NP	C	21-3-1.33, note 6
	Recreational marijuana: establishments, testing facilities and dual licensee facilities	NP	C	21-3-1.33, note 6
	Restaurant	NP	P	
	Restaurant, with drive-through	NP	P/C	21-3-1.18, Note 8, 9, and 10.
	Restaurant, with off track betting	NP	C	
	Retail, general	NP	P	
	Retail, general with drive-through	NP	P/C	21-3-1.18, Note 8, 9, and 10.
	Retail, large format	NP	P	
	Retail, pawnshop	NP	P	Note 4
	Retail, smoke shop	NP	P	
	Self-storage, indoor	NP	P	21-3-1.37, Note 5
	Service station	NP	P	21-3-1.38
	Service station with car wash	NP	P	21-3-1.37, Note 5
	Tour services	NP	P	
Industrial	Assembly, light	NP	P	Note 4
	Auctions, indoor	NP	P	
	Building materials sales, indoor retail	NP	P/C	Note 8
	Building materials sales, outdoor or wholesale	NP	P	Note 4
	Distribution/ Warehousing Center, Indoor	NP	P	
	Manufacturing, light	NP	P	Note 4
	Outside storage (vehicles, boat, RV)	NP	P	21-3-1.30, Note 4, 5, 15
	Research laboratory	NP	P	
	Truck stop	NP	NP	Note 3
	Heavy rental, outdoor	NP	NP	
	Wholesale establishment	NP	P	Note 11 and 12

Notes
1. May be permitted in any Residential Zoning District that is also located within an existing Manufactured Home Overlay District.
2. The listed use shall not be on a lot or parcel within 1000 feet of another lot or parcel containing a residential use or a residential zoning district.
3. The listed use shall not be on the same property containing a residential use, within 1000 feet of another lot or parcel containing a residential use or a residential zoning district, at the time of the listed use's initial occupancy, nor shall the listed use be enlarged to be within the aforementioned distance or on to the same property containing a residential use
4. Use is limited to area within 500 feet of a southwest and west property line of the water treatment facility identified on the Zoning Land Use Site Plan.
5. The listed use shall not be on the same property containing a residential use, within 500 feet of another lot or parcel containing a residential use or a residential zoning district, at the time of the listed use's initial occupancy, nor shall the listed use be enlarged to be within the aforementioned distance or on to the same property containing a residential use.
6. The listed use shall not be on the same property containing a residential use, or within 1320 feet of another lot or parcel containing a residential use at the time of the listed use's initial occupancy, nor shall the listed use be enlarged to be within the aforementioned distance or on to the same property containing a residential use. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the property line of the of the lot or parcel containing a residential uses.
7. Outdoor/Mobile Vending is allowed Accessory Land Use as on a lot or parcel containing an established allowed primary commercial or industrial use identified in the land use table of the properties zone, in accordance with the following requirements:
a. Outdoor/Mobile Vending businesses shall not to be place on the property in a permanent way.
b. All signs shall be affixed to the vending cart, stand, vehicle, or stall.
c. Vending carts, stands, vehicles, stalls, tables, chairs, bench, refuse receptacle, or structures and features associated Outdoor/Mobile Vending use shall be:
i. Placed or located in a manner that is on, or block, a driveway, sidewalk or other point of emergency vehicular access, including emergency access points.
ii. Located at on the property and at least five feet (5') from any street sidewalk and/or ten feet (10') from any street whichever is the lesser.
iii. Located outside a visibility triangle per section 21-4-2.11 of this chapter.
d. Located in paved parking areas and shall not occupy parking spaces required for the principal use if said principal use is in operation during the same hours as the outdoor vendor.
8. A Conditional Use Permit is required and shall be obtained for the listed use that is on the same lot or parcel containing a residential use, within 250 feet of another lot or parcel containing a residential use or a residential zoning district.
9. The property owner shall submit a traffic impact study evaluating the effects of a drive-through on adjacent street traffic, internal vehicular circulation, and drive-through queue length design. The evaluation shall be based on a comparable use, approved by the City Engineer or their designee. The study shall include minimum drive-through queue lengths required to accommodate the use and proposed mitigation measures for vehicular circulation. Drive-through queue designs shall also address queue overflow to ensure that vehicular parking and drive aisles are not obstructed. The traffic impact study shall receive acceptance from by the City Engineer or their designee.

5. Architectural Design Standards

Specific product type and elevations will be provided during the City's architectural design review process. All development within the Project shall be subject to the City's design review process, as required by the Zoning Ordinance. Building elevations shall provide architectural features that meet or exceed City requirements and fit within the character of the TES Eloy PAD as proposed.

Industrial, Commercial, and Mixed-Use

Industrial, commercial, and mixed-use areas within the development shall be designed to positively contribute to the overall character of TES Eloy PAD through the intentional use of massing and scale, colors and materials, architectural design, building orientation, and façade articulation. (Refer to Exhibit H, Concept Photos)

To contribute to the identity of the development, and coexist with the adjacent uses and development, both internal and external to the TES Eloy PAD, the development shall adhere to the design guidelines listed below.

- Development within business parks and employment areas shall be designed to minimize potential visual impacts due to scale, location of mechanical equipment, and outdoor storage. These visual impacts shall be mitigated in accordance with the zoning ordinance.
- Buildings, entries, windows, and other prominent design features should face streets and public areas, where appropriate.
- Architectural enhancements, special landscaping and hardscape treatments and other design features that will provide visual interest are concentrated in areas visible from the public view and in public areas within the site where possible. This includes views from streets, freeways, and the public areas of adjacent properties.
- All building elevations shall incorporate complementary or similar related materials, textures, details, and colors.
- Offsets or changes of roof planes are encouraged to provide visual relief. A mix of slope roof and flat roof forms are encouraged.
- Awnings, windows, and entrances are encouraged, and shall be comprised of consistent form, material, color, and mounting arrangement for structures utilized on one or more buildings. The color of the awnings shall complement the character.
- Architectural styles should draw from local or regional design influences with an overall effect of cohesiveness and a quality built environment.

- Ensure development that provides consistency with the residential portions of the Project and appear as an integrated part of the overall TES Eloy PAD design concept.

Residential

The development will have the flexibility to provide a mixture of housing products (single-family attached, single-family-detached, multiple-family, etc.) pursuant to the development standards and permitted uses identified in the tables provided herein. Housing product will be designed to meet the needs of the diverse population within the City, providing the framework for a range of housing opportunities for all lifestyles and economic needs. (Refer to Exhibit H, Concept Photos).

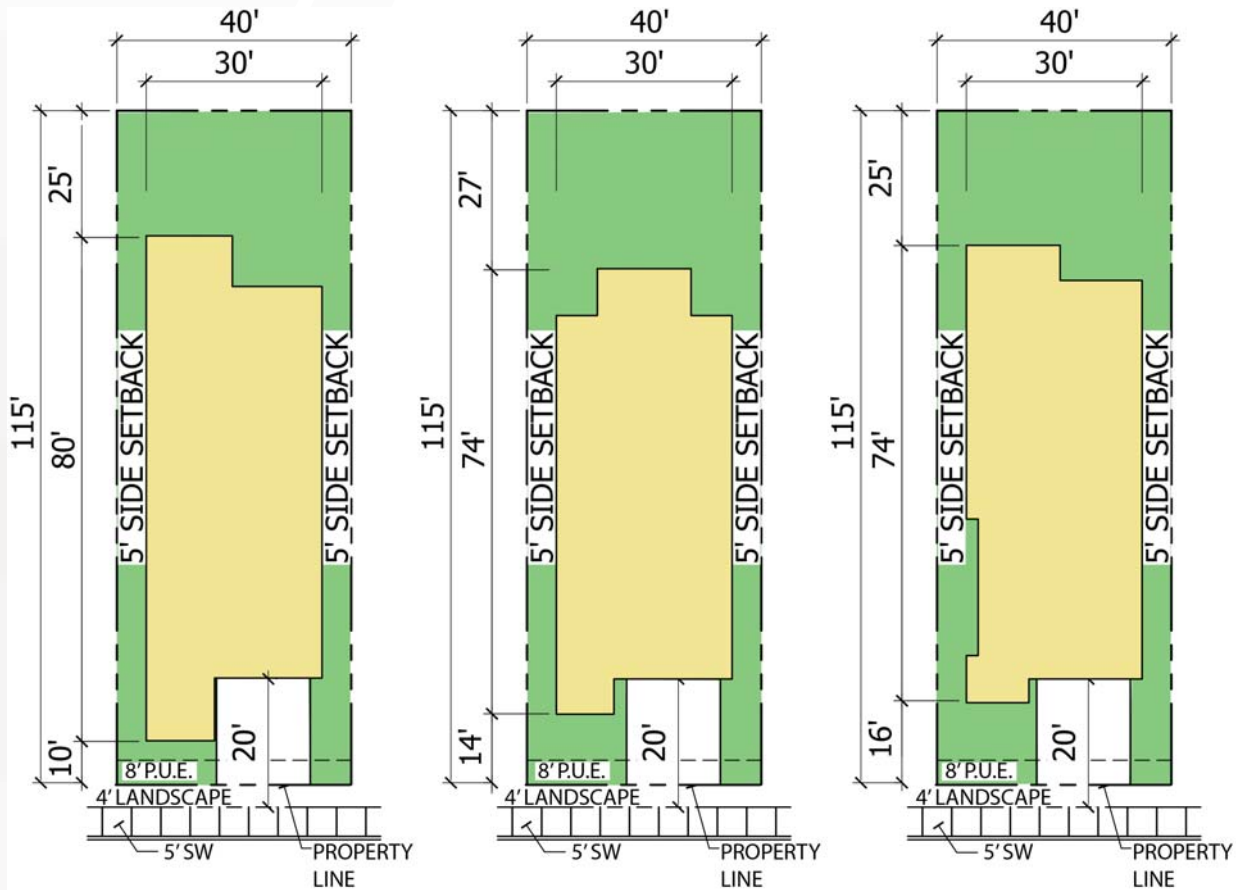
Single family detached housing product shall adhere to the design guidelines listed below.

- A minimum of four (4) floor plans will be provided for each subdivision unit. Each floor plan will provide a minimum of three (3) distinctly different elevations.
- A minimum of three (3) distinctly different exterior paint color schemes will be provided for each floor plan with a minimum of three (3) colors of roof material, three (3) styles of garage doors.
- The same elevations will not be utilized across from or adjacent to each other.
- Home design will incorporate four-sided architecture elements when architecture is visible from public view.
- Front porches are encouraged.
- Rear patios must be covered.
- Each detached single residence will include a minimum two (2) car garage. The design and materials of detached garages will be compatible with the main structure. Tandem garages are permitted to encourage elevation and floor plan diversity.
- Forward facing garage doors located on the front half of the lot and facing the street, shall have a surface design in relief and/or windows.
- Forward facing garage doors shall not exceed sixty percent (60%) of the house width. Where more than a standard two car front-entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

- Forward facing garage elevations shall have a recessed façade and door, with the recess setback a minimum of three feet (3') from the primary building façade or the façade of a front covered patio or portico, whichever extends farther from the garage face.
- Overhanging eaves and front facing covered porches are encouraged.
- Wood shake and shingles are prohibited.
- Open gable roofs are permitted provided that a minimum of one architectural enhancement is included in the gable design. Architectural elements include roof vents, pop-outs, and other articulation.
- Varying rooflines, style combinations, stepping, or different orientations will be demonstrated in building elevations.
- Enhanced window design and styles are required (i.e. window embellishments, architectural enhancements, trim, window recesses, and structural pop-outs).
- Paint and material colors will have a light reflective value ("LRV") no greater than forty (40) percent. Limited use of contrasting accenting colors in excess of forty (40) percent LRV for small elements such as entryways and special architectural features of the building may be allowed.
- Residential mirrored surfaces, or reflective treatments that change or enhance ordinary glass into mirrored surfaces are prohibited. Solar panels are expressly permitted.
- Bright, untarnished metallic surfaces, including roof materials with the exception of solar panels, will be chemically treated so as to be non-reflective.
- Roof mounted mechanical equipment (other than solar installations) is prohibited. All mechanical equipment will be installed at ground level or be wall mounted and will be screened from public view and designed to appear as an integral part of the building.

Conceptual 40' Lot Detail

The development will provide visual interest by providing architectural variety through the use of distinct building elevations, exterior materials, roof lines, garage placement, and/or building placement. A conceptual lot detail for a 40' single family detached housing product option is provided below for reference . Pursuant to the development standards provided herein, the garage must be 20 feet back from the sidewalk and all setbacks must be measured from the property line.



Conceptual 40' Lot Detail

N.T.S.

6. Landscape and Open Space

Development of the Property shall comply with the City design standards for each of the various land use categories of the Eloy TES PAD as modified in the TES Eloy PAD Development Plan Development Standards herein.

Open space areas will be primarily focused primarily focus on creating a feeling of spaciousness, using uniform details and plant materials, providing a variety of screening techniques and setbacks for visual interest, and creating linear connections to unify the Property.

Total Open Space

This PAD is committed to providing a portion of the Property as Open Space Recreation (OSR). A modification from the 15% of the net subject property acreage required by the Zoning Ordinance for PAD zoning is requested due to the significant acreage of industrial use planned within the TES Eloy PAD.

- The residential portions of the development will be subject to provide a minimum of eighteen percent (18%) of the net residential acreage as Open Space Recreation (OSR).
- The commercial portions of the development will be subject to provide a minimum of ten percent (10%) of the net commercial acreage as Open Space Recreation (OSR).
- The industrial portions of the development will be subject to provide a minimum of five percent (5%) of the net industrial acreage as Open Space Recreation (OSR).

Open space areas are identified on the Conceptual Site Plan provided as Exhibit E. All landscaping will be provided as required by the Zoning Ordinance.

Open Space Buffer (Between Land Uses)

Open space buffers are required to be provided where the Light Industrial and/or General Industrial categories abut Residential and Mixed-Use. All open space buffers required between land uses shall contain 30' of landscaped tract area situated along the shared parcel boundary, to be centered with even distribution on either side, off-center, or located entirely on one side or the other.

This 30' minimum width of tract area is not defined as a separate platted tract or excluded from any other setbacks, landscape buffers, or open space requirements for development. Open space buffers may overlap with other required perimeter

landscape buffers, recreation areas, and contribute to open space calculations, as well as contribute to open space calculations, contain retention, and easements, and serve to meet the other City Code and PAD requirements established in this proposal.

7. Walls and Fences

Fence and wall requirements shall comply with City standards except as modified herein. Walls will be designed to reflect the quality and character of the master plan while aesthetically complementing adjacent developments and existing forms found in the natural desert environment. Walls shall be constructed of masonry, brick, block, painted block, stone, stucco, architectural metal, concrete, split-face, single-score, or patterned integrally colored block or similar.

8. Conclusion

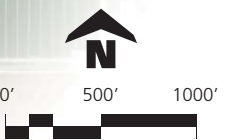
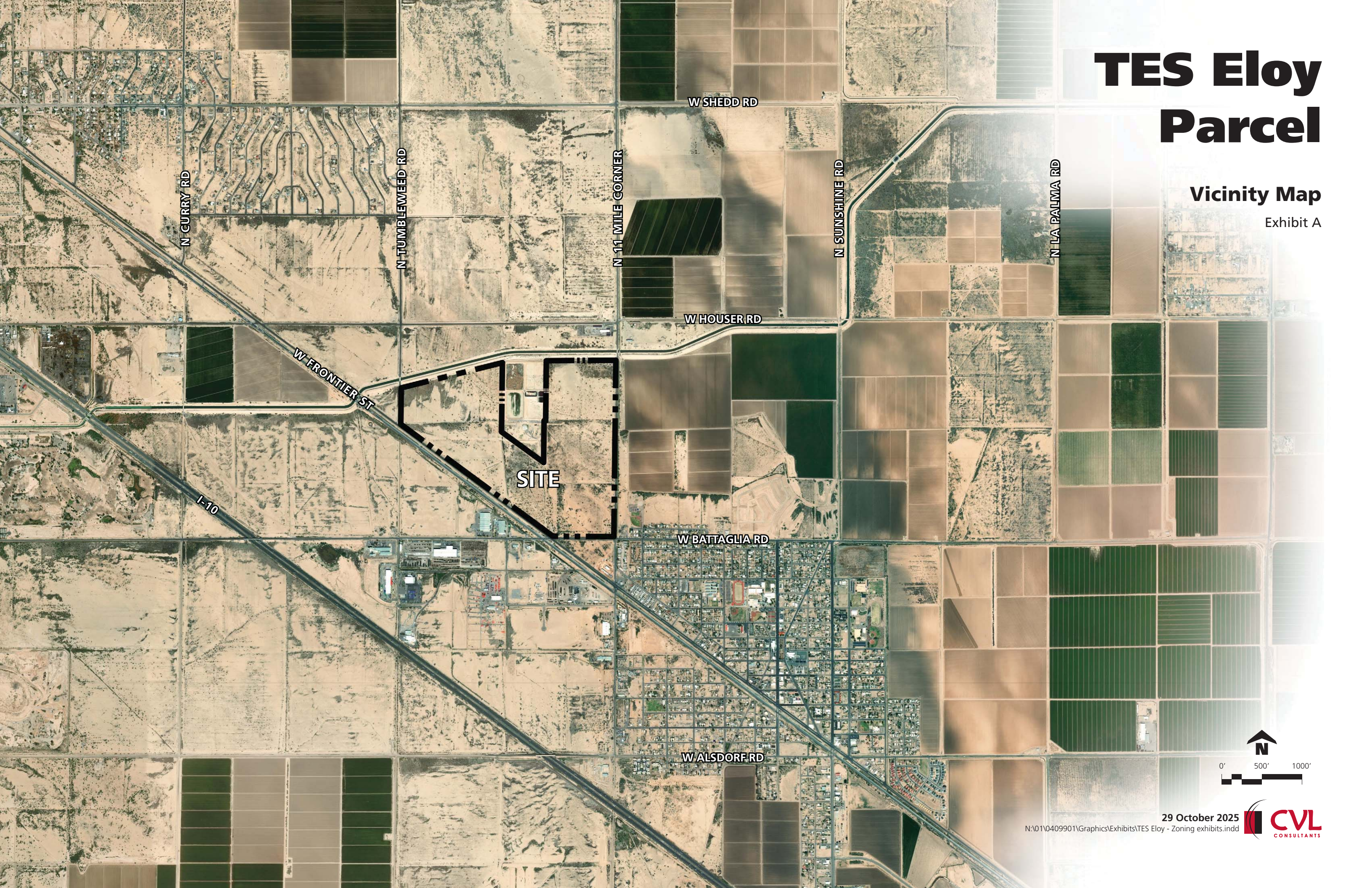
TES Eloy PAD will transform the existing site into a development that will improve upon the existing entitlements to provide economic opportunities to residents, fulfilling a need in this area of the City. The proposed request makes good land use sense for this property and will be an economically attractive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



29 October 2025
N:\01\0409901\Graphics\Exhibits\TES Eloy - Zoning exhibits.indd

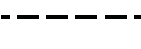


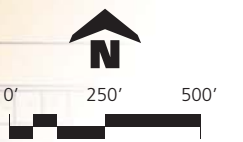
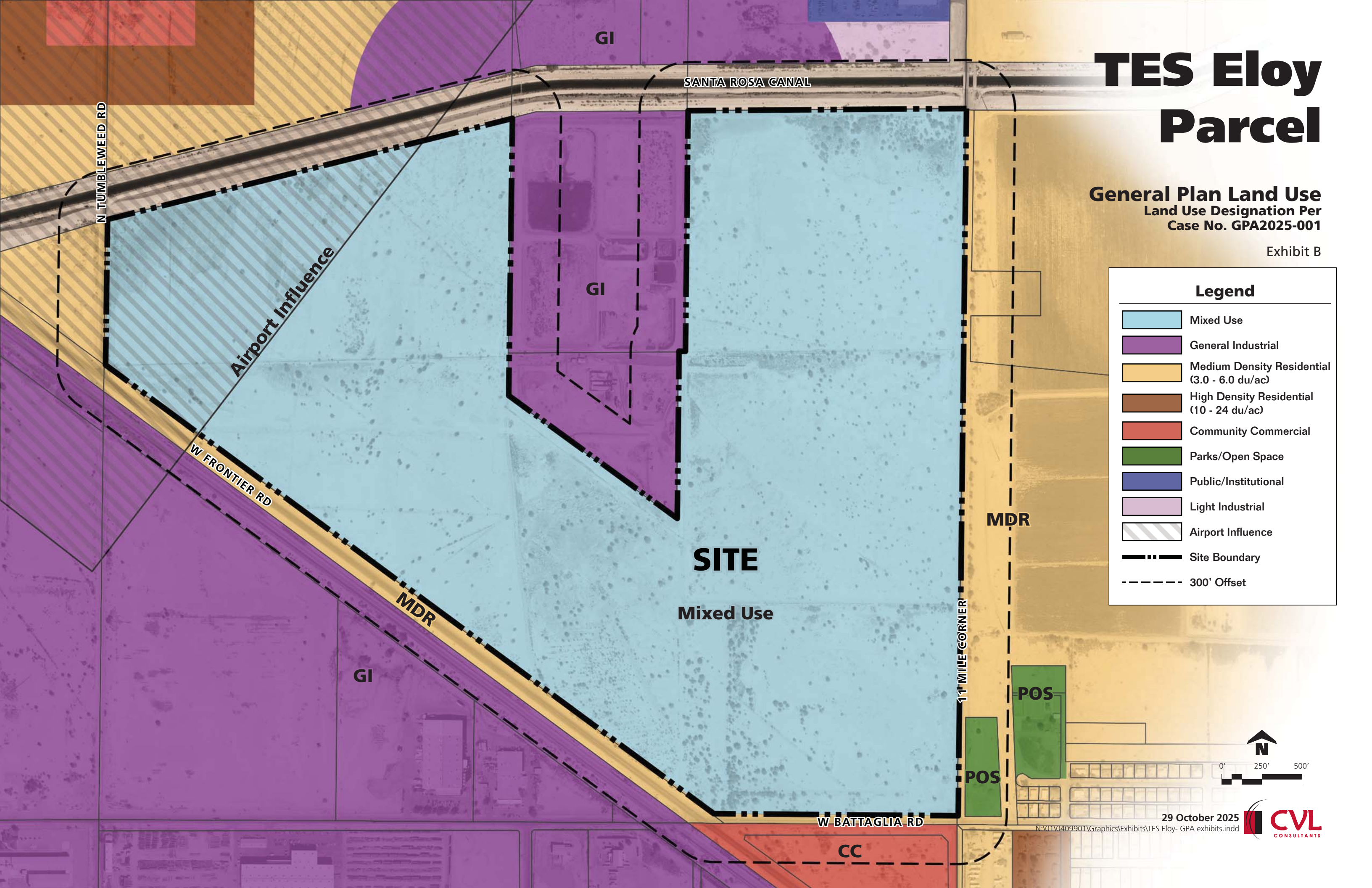
TES Eloy Parcel

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



29 October 2025
N:\01\0409901\Graphics\Exhibits\TES Eloy- GPA exhibits.indd

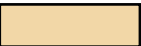
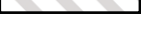


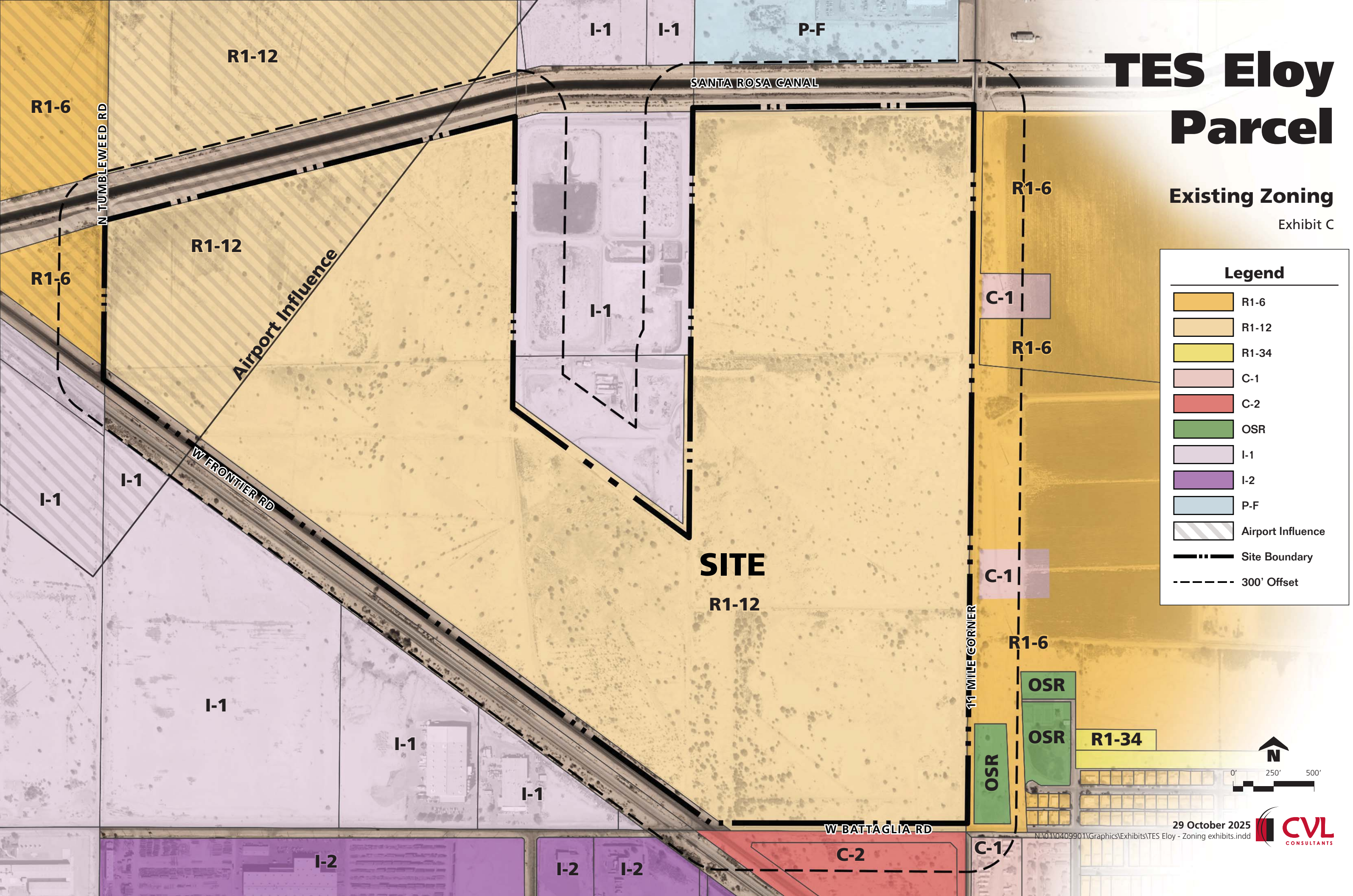
TES Eloy Parcel

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



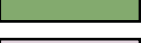
29 October 2025
N:\01\0409901\Graphics\Exhibits\TES Eloy - Zoning exhibits.indd

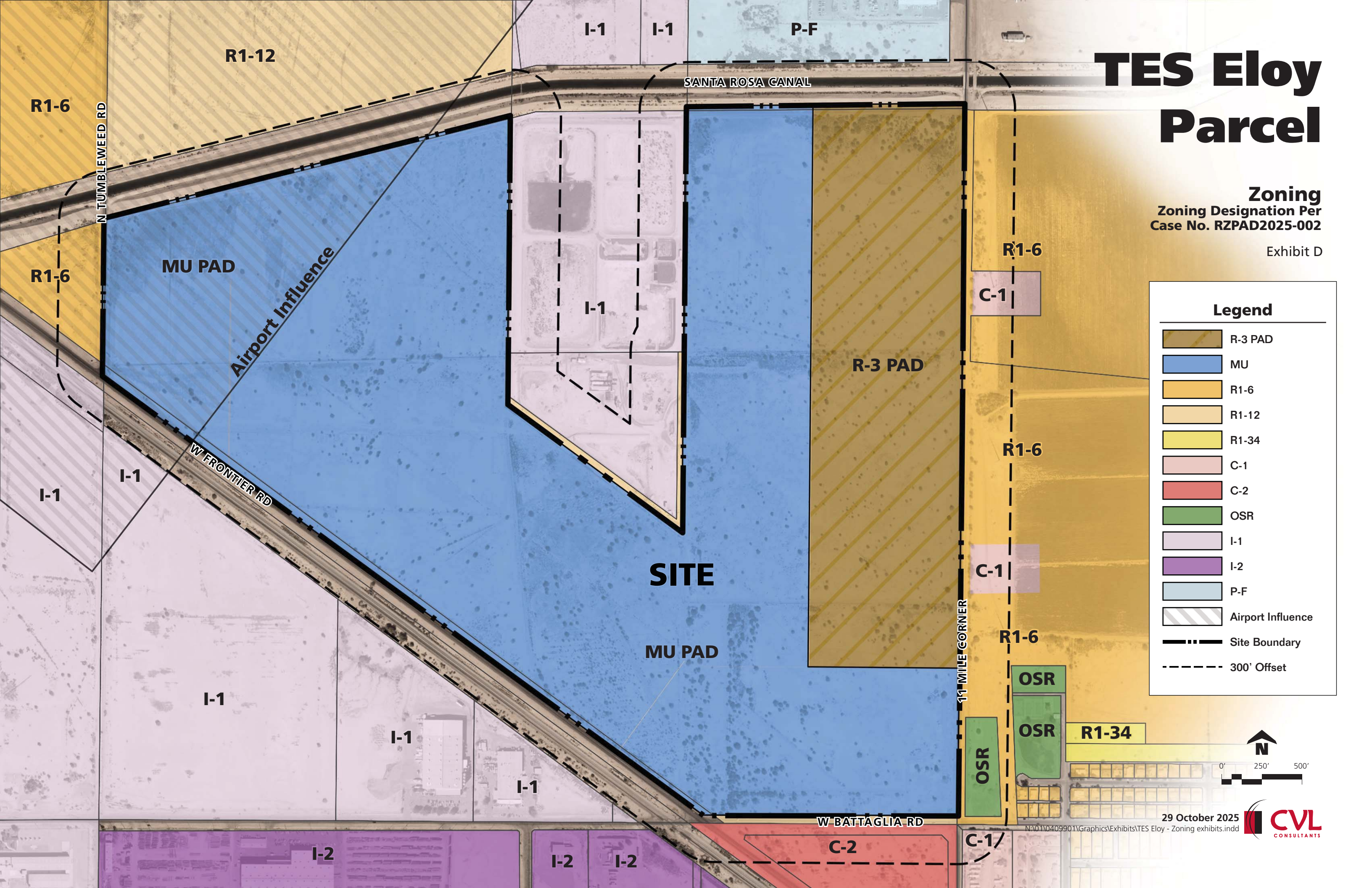


TES Eloy Parcel

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



29 October 2025
N:\01\0409901\Graphics\Exhibits\TES Eloy - Zoning exhibits.indd



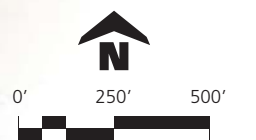
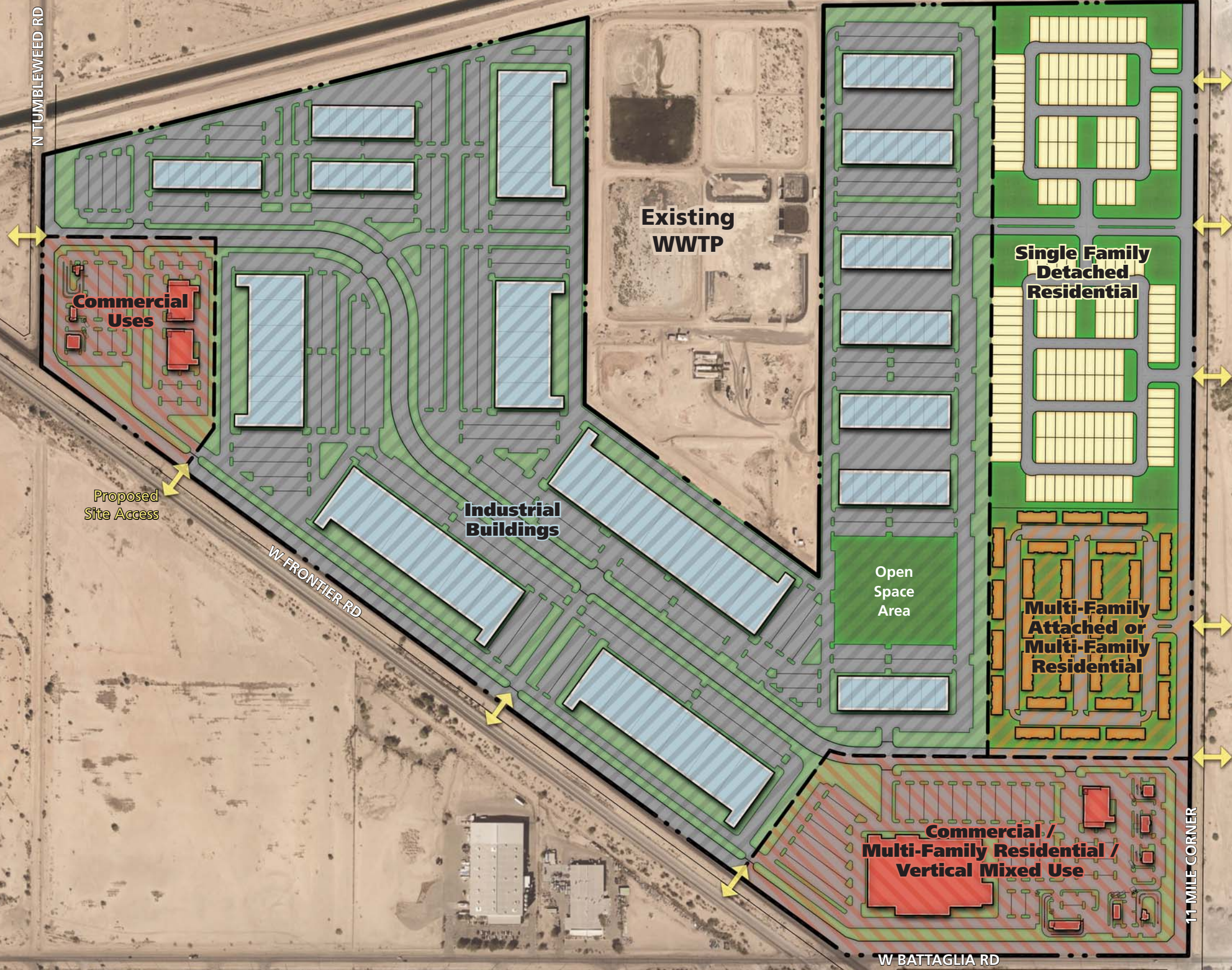
TES Eloy Parcel

Conceptual Site Plan

Exhibit E

Site Data

Gross Area	338 acres
Existing Land Use	GI, MDR (3.0 - 6.0 du/ac)
Proposed Land Use	MU
Existing Zoning	R1-12
Proposed Zoning	MU PAD & R-3 PAD



TES Eloy Parcel

Circulation Plan

Exhibit F

Legend

- Major Arterial (130' ROW)
- Minor Arterial (110' ROW)
- Local Roads
- Site Boundary

SITE



29 October 2025

N:\01\0409901\Graphics\Exhibits\TES Eloy- GPA exhibits.indd





NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PINAL COUNTY, AZ
And Incorporated Areas
PANEL 1590 of 2575



Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ELOY, CITY OF	040083	1590	F
PINAL COUNTY	040077	1590	F

VERSION NUMBER
2.3.3.0

MAP NUMBER
04021C1590F

MAP REVISED
MAY 16, 2019

TES Eloy Parcel

FEMA Map

Exhibit G

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary



TES Eloy PAD

Concept Photos: Commercial

Exhibit H.1

Note: All building color shall comply with the Zoning Ordinance. Colors shown are not representative of exception, modification, or amendment to the Zoning Code; and are not approved as part of the application.



29 August 2025

TES Eloy PAD

Concept Photos: Industrial

Exhibit H.2



Note: All building color shall comply with the Zoning Ordinance. Colors shown are not representative of exception, modification, or amendment to the Zoning Code; and are not approved as part of the application.

29 August 2025



TES Eloy PAD

Concept Photos: Residential

Exhibit H.3



Note: All building color shall comply with the Zoning Ordinance. Colors shown are not representative of exception, modification, or amendment to the Zoning Code; and are not approved as part of the application.



4550 N 12th Street
Phoenix, AZ 85014