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Businesses make move to join Eloy

By TEMPLE A. STARK, Staff Writer

March 17, 2007

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ELOY - Some business owners along Sunland Gin Road are making moves to become a part of Eloy.

Zoning for two neighboring 10.7-acre parcels along the busy road was approved at Monday's City Council meeting. The two owners have told the city they plan to work together to create a "commerce center."

Both of the properties were approved for similar minor general plan amendments, which call for a change from Rural Residential to Community Commercial zoning. The new zoning generally allows for businesses that require a high volume of traffic. This includes large shopping centers, book stores, furniture stores, restaurants and more. Nonretail services, such as office space and banks, also are allowed.

One of the properties is referred to as Tuttle Commerce Center, owned by United Land Corporation. It fronts Sunland Gin Road on the west side, about 700 feet south of Hanna Road. The other is known as Abate Commerce Center, owned by Joseph Abate of New York. It also fronts Sunland Gin Road and sits at the southwest corner of Hanna Road and Sunland Gin. This is north of the proposed Tuttle land.

The stretch of road in question is between Interstate 10 and Jimmie Kerr Boulevard. All of this is in Eloy's planning area, where Sunland Gin Road is designated as an arterial roadway.

Both the Tuttle and Abate properties sit behind the large building now under construction along Jimmie Kerr. That is the large Central Arizona Distribution Center to be operated by Trammell Crow Company. Target is a main tenant. This distribution center is located inside Casa Grande.

Eloy Interim City Manager Joe Blanton said both the Tuttle and Abate properties are part of a pending annexation request. He said two different requests include land on the east and west sides of Sunland Gin Road. On the east side, the proposed annexation extends from Eva's Restaurant to I-10. The west side does not reach the freeway.

"They have indicated they have support from enough property owners in that area," Blanton said, referring to those who are part of the annexation request.

Being inside a planning area does not give Eloy any rights over the land. Eloy can approve zoning for the property in its planning area, but another city still could annex the land and rezone it. Pinal County, though usually respectful to

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municipalities within planned areas, still has overall control of the land.

Councilwoman Etta Ruth Amerson asked if the city already had sewer service in the area. City Engineer John Mitchell said some of the area has it. This is a relevant question regarding annexation since it means the city assumes responsibility to provide it, in some way, unless an annexation agreement says otherwise.

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