

TO: PINAL COUNTY BOARD OF SUPERVISORS

MEETING DATE: August 19, 2009

CASE NO.: **PZ-C-002-09 (Comprehensive Plan Update)**

PUBLIC HEARING/DISCUSSION on PZ-C-002-09 on 2009 Pinal County Comprehensive Plan as recommended by the Pinal County Planning and Zoning Commission on May 21, 2009 with the main focus on Chapter 4: Mobility and Connectivity; Chapter 5: Economic Sustainability; and Chapter 6: Open Spaces and Places and ACTION on proposed changes to the proposed Comprehensive Plan.

### **ITEMS TO BE COVERED AT THIS HEARING**

At the August 19 hearing the Board will be focusing on Chapters 4, 5 and 6 of the Comprehensive Plan. The Board will also be hearing the issue areas related to these Chapters: Parklands Charts and Planned Area Developments Meeting RSRAM Standards. The report will discuss these issues, and then will provide information and maps for the proposed changes that Board members have transmitted individually to Staff.

#### Parklands Charts

One of the issues that arose when staff was meeting with the Pinal Partnership Subcommittee this spring was how the Open Spaces and Places Element of the Plan could impact future projects, especially Planned Area Developments. Staff proposed a number of changes to the Plan that were then recommended by the Planning Commission. Those changes included: removing open space corridors from Land Use Plan, making sure the Plan states that the County is responsible for Regional Parks, having all project provide the same amount of recreation land per dwelling unit, and specifying that projects will have the opportunity to vary their park levels of services based on their projected population demographics.

There have been lingering concerns about the charts shown in Figures 6-3 and 6-4, on pages 217 and 218 of the Open Spaces and Places Element. Staff believes that these concerns can be addressed by removing the standards for the amount of land which should be set aside per dwelling unit for the three levels of parks shown in these tables. Staff adds the caveat that similar tables should be placed in the Zoning Ordinance when that document is updated. Staff is recommending that language be added to the Comprehensive Plan text that discusses the need for this type of standard and why it should appear in the Zoning Ordinance.

#### Planned Area Developments Meeting RSRAM Standards

Another issue that arose when staff was meeting with the Pinal Partnership Subcommittee was how approved Planned Area Developments can meet the new RSRAM standards without needed to amend the Comprehensive Plan. The folks who were gathered from the Development Community were willing to meet the standards, but were concerned that doing so would impact the viability of the commercial portions of their PADs. They wanted to know if they could change their PADs and not have to go through a Comprehensive Plan amendment to adjust to the RSRAM standards.

The conversations at the meetings on this issue focused on the RSRAM standards for rights-of-way widths on major streets. The concern was that the addition rights-of-way needed would strongly impact Commercial centers, because they were typically at the intersections of major roadways. What started as a 25 acre commercial center could end up with only 20 acres after the rights-of-way

were dedicated.

Staff crafted language to address this issue which allows adjustments to PADs to address the additional rights-of-way without amending the Comprehensive Plan. These adjustments would allow for interior boundary adjustments of zone classifications existing in the PAD and would be done through zoning and PAD amendments. These adjustments, which were recommended by the Planning Commission, would not increase the size of any zoning classification, add a new zone classification or increase the density of a project.

After the meetings with the Partnership there were still concerns about this issue. The concerns are focused on having full access driveways that allow left turns into and out of commercial projects. RSRAM specifies a minimum of 1/8 mile between signalized intersections and full access driveways for Principal Arterials. The concern is that commercial center in approved PADs may not reach that 1/8 mile mark, and so would not be able to have full access. Staff proposes to allow commercial centers in approved PADs to expand enough to reach an approved full access driveway without a Comprehensive Plan amendment. They would need to go through a Zoning and PAD amendment to expand their commercial project.

DATE PREPARED: 08/06/09 – jes

**TEXT COMMENTS**



	Pg. #	Source	Comment	Recommendation Made by	Board of Supervisors Decision
1 Aug12	74	Staff	<b>Text to be amended on the last paragraph on Page 74, continuing on Page 75</b> A non-major Comprehensive Plan amendment is required if the Activity Center proposed is not located where indicated on the Pinal County land Use Plan, <b>but is with five miles of the location shown on the Plan.</b> <b>Delete the rest of the paragraph and the two illustrations that follow.</b>	Staff	
2 Aug12	111	Supervisor Snider	<b>Text to be added to Page 111 that precedes text for the Gateway/Superstitions Growth Area Joint Area Studies, Fourth Paragraph</b>  In order for Joint Area Studies to take effect, the County, Indian Community, City and/or Town would need to amend their General or Comprehensive Plans. The County would process these as Area Plans. Approving these amendments will be at the discretion of the Board of Supervisors and the Councils of the Communities that are participating. If these amendments are approved by all parties they will create opportunities for coordinated reviews of development proposals.	Supervisor Snider	
3 Aug12	318	Staff	<b>Text to be added on the first checkmark on Page 318 under the heading of Major Amendments, which starts on page 317</b> Fails to meet the additional criteria within the Mixed Use Activity Center category <b>for no Comprehensive Plan amendment or for a non-major amendment</b> as set forth in Chapter 3 of this Plan.	Staff	
4 Aug12	318	Staff	<b>Text to be added on Page 318 to the last checkmark under the heading of Non-Major Amendments</b> Fails to meet the additional criteria within the Mixed Use Activity Center category <b>for no Comprehensive Plan amendment</b> as set forth in Chapter 3 of this Plan.	Staff	
5 Aug19	157	Supervisor Snider	<b>This text replaces Item #34 on the Comment Matrix Recommended by the Planning Commission</b> <b>ADD</b> – at the bottom of the page:  <b>A portion of State Route 79 is shown on the Multimodal Circulation Plan: Roadways as a Context Sensitive Corridor. This portion of Hwy 79 is an enhanced parkway with specific planning guidelines which are included in Chapter 3: Sense of Community. These guidelines are intended to protect the scenic character of this corridor.</b>	Supervisor Snider	

Pinal County Comprehensive Plan  
 Public Hearing Draft Plan (Changes to the Planning and Zoning Commission Recommendation)  
 Comment Matrix



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6 Aug19	158	Pinal Partnership	<p><b>This text replaces Item #5 on the Pinal Partnership Comment Matrix Recommended by the Planning Commission</b></p> <p><b>ADD new 4<sup>d</sup> paragraph to read</b> "If the Multimodal Circulation Element of this Comprehensive Plan or if RSRAM Access Management Manual standards impact existing PADs, the owners of those PADs will be allowed to adjust their PADs to address those specific impacts without needing to amend the Comprehensive Plan. These adjustments will need to be done through a zoning and PAD amendment. These adjustments are meant to be interior boundary adjustments of the various zone classifications existing in the PAD. The adjustments are not meant to add a new zone classification or increase the residential density. <b>Increasing the size of a zoning classification is allowed only for commercial centers in approved PADs next to Principal Arterials. These centers will be allowed to adjust under the above criteria to reach the 1/8 mile mark from a signalized intersection to connect to an approved full access driveway.</b> Amendment criteria for PADs are located in the Zoning Ordinance.</p>	Pinal Partnership	
7 Aug19	217	Development Community	<p><b>Table 6-3: Park Level of Service, delete the entire column entitled <u>Standard # of Square Feet (SF) per Dwelling Unit (DU)</u></b></p>	Staff	

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8 Aug 19	217	Development Community	<p><b>This text replaces Item #8 on the Pinal Partnership Comment Matrix Recommended by the Planning Commission</b></p> <p><b>ADD text following the last paragraph on page 217:</b>                      The County should create standards for residential developments to set aside land, develop and maintain neighborhood and community parks. These standards need to assure that all projects provide the same amount of land for parks per single family dwelling unit. Community parks should only occur in developments which are large enough to build and maintain them.</p> <p>Park standards should be placed in the Zoning Ordinance to assure that these important facilities are developed for our citizens. A standard should also be developed for regional parks, so that the County can gauge how much land to acquire and develop for regional parks. Standards for all parks should be based on NRPA standards, as well as benchmarking from similar communities.</p> <p>The types of parks provided by developments can vary depending on the demographics of a proposed community. When standards are implemented, applicants for PADs should have the opportunity to submit information as part of their PAD application that shows the proposed community demographics and their proposal to provide high quality recreation to fit the demographic profile.</p>	Staff	
9 Aug 19	218	Development Community	<p><b>Table 6-4: Park Acreage Needs, delete the entire column entitled <u>Standard # of Square Feet (SF) per Dwelling Unit (DU)</u></b></p>	Staff	
10 Aug 19	218	Supervisor Snider	<p><b>This text replaces Item #10 on the Pinal Partnership Comment Matrix Recommended by the Planning Commission</b></p> <p><b>ADD New 3<sup>rd</sup> Sentence under the paragraph entitled Regional Parks to read:</b>                      These parks will be developed, maintained and operated by Pinal County or other counties.</p>	Supervisor Snider	