

TO: PINAL COUNTY BOARD OF SUPERVISORS

MEETING DATE: September 16, 2009

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

**PUBLIC HEARING /DISCUSSION** on PZ-C-002-09 on proposed 2009 Pinal County Comprehensive Plan as recommended by the Pinal County Planning and Zoning Commission on May 21, 2009, focusing on Chapter 8: Healthy, Happy Residents; Chapter 9: Quality Educational Opportunities; and Chapter 10: Implementation and ACTION on proposed changes to the proposed Comprehensive Plan.

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

At the September 16 hearing the Board will be focusing on Chapter 8, 9, and 10 of the Comprehensive Plan. The Board will also be hearing an issue area that was brought up at a previous meeting: interaction between the Comprehensive Plan and existing PADs. The report will discuss this issue, and then will provide information for the proposed changes that Board members have transmitted individually to Staff, or that Staff is proposing.

#### **INTERACTION BETWEEN THE COMPREHENSIVE PLAN AND EXISTING PADs**

As was discussed previously with the Board of Supervisors, a number of issues arose when staff met with the Pinal Partnership Subcommittee. One of the issues that caused the greatest concern was how approved Planned Area Developments can meet the new roadway standards that came from the RSRAM study and have been modified through the Comprehensive Plan update process.

The Board has approved a number of changes to the Comprehensive Plan to address these issues. The first was to allow adjustments to PADs to address the additional rights-of-way (ROW) without amending the Comprehensive Plan. This modification would allow for interior boundary adjustments of zone classifications existing in the PAD and would be done through zoning and PAD amendments. This modification, which was 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.

The second change regarded 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 centers in approved PADs may not reach that 1/8 mile mark, and so would not be able to have full access. The Board changed the Plan language to allow commercial centers in approved PADs to expand enough to reach an approved full access driveway without a Comprehensive Plan amendment.

There are lingering concerns about the relationship between the transportation plan and existing PADs. The remaining concerns focus on the total number of dwelling units that will be allowed in existing PADs after additional ROW are secured to meet the new roadway standards. Staff appreciates these concerns and has proposed the following text changes to address this issue:

*If the Multimodal Circulation Element of this Comprehensive Plan or if RSRAM Access Management Manual standards impact approved PADs that exist at the time of the effective date of this Comprehensive Plan by specifying wider or new rights-of-way that were not shown or stipulated to in approved, existing PADs, the County's goal is to work with the owners of existing PADs to maintain the number of dwelling units approved in the existing PAD in exchange for dedication by owners to the County of wider or new rights-of-way at no cost to the County.*

*If the Multimodal Circulation Element of this Comprehensive Plan or if RSRAM Access Management Manual standards impact approved PADs that exist at the time of the effective date of this Comprehensive Plan by specifying street locations that were not shown or stipulated to in approved PADs, the County will allow the owners of those PADs to process any needed amendments to the Land Use Plan of the Comprehensive Plan to meet those standards as non-major amendments.*

This text does not go as far as text which has recently been proposed by the Staff of Eldorado Holdings. County Staff believes that discussions on the type of PAD amendment, how ROW changes will impact approved dwelling unit counts and specifics on transfer of development rights for the PADs are issues that need to be addressed in the Zoning Ordinance, not in the Comprehensive Plan. If the County were to create the types of standards that have been requested by Eldorado Holdings, Staff believes that the County would be much more susceptible to the allegation that the Comprehensive Plan is a regulatory document.

Staff and the Board agreed with the Pinal Partnership Subcommittee about removing specific standards for park acreage per dwelling units that appeared in the draft Plan. Everyone agreed that these standards were better suited to the Zoning Ordinance. Staff believes that the request being considered here is very similar to the parks issues and should be addressed in the Zoning Ordinance.

DATE PREPARED: 09/03/09 – jes

**TEXT COMMENTS**



	Pg. #	Source	Comment	Recommendation Made by	Board of Supervisors Decision
1 July 29	16	Supervisor Rios	<b>Text to be amended on Page 16, under Dispersed Growth and Corridor Focused, the third sentence</b> Corridor Focused concentrated the majority of the activity centers in central Pinal County while preserving <del>much</del> <b>some</b> of the East County's rural character.	Supervisor Rios	Approved
2 July 29	17	Supervisor Rios	<b>Text to be amended on Page 17, under Using the Comprehensive Plan, the first sentence</b> The Comprehensive Plan provides a guide, <b>while providing for annual changes</b> , for decision making.....	Supervisor Rios	Approved
3 July 29	29	Supervisor Rios	<b>Text to be amended on Page 29, under Economic Sustainability, the first sentence</b> Expanding opportunities for residents to live, work and play in close proximity <b>in all parts of Pinal County</b> promotes long-term economic viability.	Supervisor Rios	Approved
4 Aug12	49	Supervisor Rios	<b>Text to be amended on Page 49, under Land Use Plan, second sentence</b> The philosophy is to concentrate higher density development in Pinal County's central core, while preserving the County's rural character, <del>particularly in the East County</del> due to topography and environmental assets.	Supervisor Rios	Approved
5 Aug12	50	Supervisor Rios	<b>Text to be amended on Page 50, under Economic Development Plan, last sentence</b> In addition, it identifies an appropriate level of economic development in East County such as eco-tourism and environmentally-sensitive business development that encourages quality employment opportunities <del>while preserving the unique rural character.</del>	Supervisor Rios	Approved
6 Aug12	60	Staff	<b>Text to be amended on Page 60, under Mixed Use-Residential Focused</b> Delete the second sentence.	Staff	Approved
7 Aug12	71	Supervisor Martyn	<b>Table 3-11: Low Intensity Activity Center Characteristics</b> Under the column heading: Activity Center Development Zone add <b>Suggested Land Use Mix</b>	Supervisor Martyn	Approved
8 Aug12	71	Staff	<b>Text to be amended on Page 71, under Mixed Use Activity Center Characteristics, the first sentence</b> Mixed Use Activity Centers have different characteristics that include approximate size, <del>primary</del> <b>suggested</b> land uses.....	Staff	Approved
9 Aug12	71	Staff	<b>Text to be amended on Page 71, under Mixed Use Activity Center Characteristics, second paragraph, the second sentence</b> It reflects a single zone, and indicates the <b>suggested</b> land use mix,.....	Staff	Approved

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



	Pg. #	Source	Comment	Recommendation Made by	Board of Supervisors Decision
<a href="#">10 Aug12</a>	72	Supervisor Martyn	<b>Table 3-13: Mid Intensity Activity Center Characteristics</b> Under the column heading: Activity Center Development Zone add <b>Suggested Land Use Mix</b>	Supervisor Martyn	Approved
<a href="#">11 Aug12</a>	72	Staff	<b>Text to be amended on Page 72, the third sentence</b> It also indicates the <b>suggested</b> land use mix,.....	Staff	Approved
<a href="#">12 Aug12</a>	73	Supervisor Martyn	<b>Table 3-15: High Intensity Activity Center Characteristics</b> Under the column heading: Activity Center Development Zone add <b>Suggested Land Use Mix</b>	Supervisor Martyn	Approved
<a href="#">13 Aug12</a>	73	Staff	<b>Text to be amended on Page 73, the second sentence</b> It indicates the <b>suggested</b> land use mix,.....	Staff	Approved
<a href="#">14 Aug12</a>	74	Staff	<b>Text to be amended on Page 74, the fourth paragraph, under <u>No Comprehensive Plan amendment is required if the Activity Center proposed meets all of the following criteria;</u></b> Delete the second and the fourth bullets.	Staff	Approved
<a href="#">15 Aug12</a>	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	Approved
<a href="#">16 Aug12</a>	90	Supervisor Rios	<b>Text to be amended on Page 90, under Page-Trowbridge Landfill</b> Delete the last sentence	Supervisor Rios	Approved
<a href="#">17 Aug12</a>	105	Supervisor Rios	<b>Text to be amended on Page 105, Policy 3.2.1.3</b> Replace <u>Discourage</u> with <u>Be cognizant of</u>	Supervisor Rios	Approved
<a href="#">18 Aug12</a>	111	Supervisor Snider	<b>Planning Commission Recommended 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 <b>and/or</b> 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	Approved
<a href="#">19 Aug12</a>	131	Supervisor Rios	<b>Text to be amended on Page 131, Policy 3.9.1.10</b> Delete this policy	Supervisor Rios	Approved

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



	Pg. #	Source	Comment	Recommendation Made by	Board of Supervisors Decision
20 Aug19	157	Supervisor Snider	<p><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:</p> <p><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></p>	Supervisor Snider	Approved
21 Aug19	158	Development Community	<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>	Staff	Approved
22 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	Approved

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



	Pg. #	Source	Comment	Recommendation Made by	Board of Supervisors Decision
23 Aug 19	217	Staff	<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	Approved
24 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	Approved
25 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	Approved
26 Sept 2	260	Supervisor Martyn	<p><b>Remove all of the text under Water Resources and replace it with the text from the 2001 Comprehensive Plan entitled Pinal County Water Resources</b></p>	Supervisor Martyn	Approved

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



	Pg. #	Source	Comment	Recommendation Made by	Board of Supervisors Decision
27 Sept 16	21	Staff	<b>ADD new 4<sup>th</sup> paragraph to read:</b> If the Multimodal Circulation Element of this Comprehensive Plan or if RSRAM Access Management Manual standards impact approved PADs that exist at the time of the effective date of this Comprehensive Plan by specifying wider or new rights-of-way that were not shown or stipulated to in approved, existing PADs, the County's goal is to work with the owners of existing PADs to maintain the number of dwelling units approved in the existing PAD in exchange for dedication by owners to the County of wider or new rights-of-way at no cost to the County.	Staff	
28 Sept 16	21	Staff	<b>ADD new 5<sup>th</sup> paragraph to read:</b> If the Multimodal Circulation Element of this Comprehensive Plan or if RSRAM Access Management Manual standards impact approved PADs that exist at the time of the effective date of this Comprehensive Plan by specifying street locations that were not shown or stipulated to in approved PADs, the County will allow the owners of those PADs to process any needed amendments to the Land Use Plan of the Comprehensive Plan to meet those standards as non-major amendments.	Staff	
29 Sept 16	318	Staff	<b>Text to be added as a new 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 for no Comprehensive Plan amendment or for a non-major amendment as set forth in Chapter 3 of this Plan.	Staff	
30 Sept 16	318	Staff	<b>Text to be added on Page 318 as a new checkmark under the heading of Non-Major Amendments:</b> Fails to meet the additional criteria within the Mixed Use Activity Center category for no Comprehensive Plan amendment as set forth in Chapter 3 of this Plan.	Staff	
31 Sept 16	318	Staff	<b>Text to be added on Page 318 as a new checkmark under the heading of Non-Major Amendments:</b> Changes to the Land Use Plan of the Comprehensive Plan, for approved PADs that exist at the time of the effective date of this Comprehensive Plan, that are needed to meet the standards of the Multimodal Circulation Element or RSRAM Access Management Manual for street locations, if amendments to the Land Use Plan of the Comprehensive Plan are required.	Staff	

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



**MAP COMMENTS**

#	Map	Source	Comment	Recommendation Made by	Board of Supervisors Decision
1 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	<b>REPLACE</b> Low Intensity Activity Center (100 acres) with Mid Intensity Activity Center (500 acres) in the Superior area	Supervisor Rios	Approved
2 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	<b>MOVE</b> the proposed Low Intensity Activity Center (100 acres) north of Kearny	Supervisor Rios	Approved
3 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	<b>ADD</b> a Low Intensity Activity Center south of Kearny	Supervisor Rios	Approved
4 Aug12	Land Use Plan and Economic Development Plan	Staff	<b>MOVE</b> the Hospitality/Tourism Activity Center, located along Hwy 77 south of Dudleyville, to the south	Staff	Approved
5 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	<b>ADD</b> a Mid Intensity Activity Center (500 acres) along Hwy 77, south of Dudleyville	Supervisor Rios	Approved
6 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	<b>ADD</b> a Low Intensity Activity Center (100 acres) to the intersection of Hwy 77 and Redington Road	Supervisor Rios	Approved
7 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	<b>CHANGE</b> ~3200 acres <u>from</u> Open Space, Very Low Density Residential and Moderate Low Density Residential <u>to</u> General Public Facilities/Services outside of San Manuel	Supervisor Rios	Approved
8 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	<b>RETAIN</b> the High Intensity Activity Center that the Planning Commission deleted at the intersection of Hwy 79 and Park Link Road	Supervisor Rios	Approved
9 Aug12	Land Use Plan	Supervisor Rios	<b>CHANGE</b> ~200 acres <u>from</u> Very Low Density Residential <u>to</u> Medium Density Residential and ~1080 acres <u>from</u> Moderate Low Density Residential <u>to</u> Medium Density Residential west of SaddleBrooke Ranch	Supervisor Rios	Approved
10 Aug12	Land Use Plan	Supervisor Rios	<b>CHANGE</b> ~1900 acres <u>from</u> Very Low Density Residential <u>to</u> Moderate Low Density Residential at the northeast corner of Bartlett and Christensen south of Coolidge	Supervisor Rios	Approved

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



#	Map	Source	Comment	Recommendation Made by	Board of Supervisors Decision
11 Aug12	Land Use Plan and Economic Development Plan	Staff	<b>CHANGE</b> ~150 acres <u>from</u> Employment <u>to</u> General Public Facilities/Services south of Randolph Road and east of Hwy 87 next to the community of Randolph	Staff	Approved
12 Aug12	Land Use Plan and Economic Development Plan	Staff	<b>CHANGE</b> 817 acres <u>from</u> Moderate Low Density Residential and Employment <u>to</u> General Public Facilities/Services south and east of the intersection of Highways 87 and 287	Staff	Approved
13 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	<b>CHANGE</b> ~5,540 acres <u>from</u> Very Low Density Residential, Moderate Low Density Residential, Medium Density Residential and General Public Facilities/Services <u>to</u> Employment north of Eloy	Supervisor Rios	Approved
14 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	<b>REPLACE</b> the Mid Intensity Activity Center and the General Commercial to the south with Moderate Low Density Residential east of the intersection of Interstate 10 and Park Link Road	Supervisor Rios	Approved
15 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	<b>MOVE</b> the High Intensity Activity Center to the west, replace former site with Moderate Low Density Residential at the intersection of Interstate 10 and Park Link Road	Supervisor Rios	Approved
16 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	<b>CHANGE</b> Very Low Density Residential to Moderate Low Density Residential ~920 acres, Employment ~100 acres and Open Space ~80 acres, south of Hunt Highway between Attaway and Christensen	Supervisor Martyn	Approved
17 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	<b>REPLACE</b> Mid Intensity Activity Center with Low Intensity A.C. and Moderate Low Density Residential at the intersection of Hunt Hwy and Gary Road in the San Tan Valley Community	Supervisor Martyn	Approved
18 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	<b>ADD</b> a Mid Intensity Activity Center west of Gantzel, Roberts to Skyline in the San Tan Valley Community	Supervisor Martyn	Approved
19 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	<b>ADD</b> 500 acres of Employment at Kenworthy and Skyline in the San Tan Valley Community	Supervisor Martyn	Approved
20 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	<b>ADD</b> a Low Intensity Activity Center at Gantzel and Judd in the San Tan Valley Community	Supervisor Martyn	Approved

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



#	Map	Source	Comment	Recommendation Made by	Board of Supervisors Decision
21 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	<b>REPLACE</b> Mid Intensity A.C. with 500 acres of Employment at the intersection of the UP Railroad and the Magma Arizona Railroad in the San Tan Valley Community	Supervisor Martyn	Approved
22 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	<b>REPLACE</b> the employment corridor along the UP Railroad with Moderate Low Density Residential in the San Tan Valley Community	Supervisor Martyn	Approved
23 Aug19	Land Use Plan and Economic Development Plan	Supervisor Rios	<b>CHANGE</b> ~2,200 acres from Moderate Low Density Residential and General Public Facilities/Services to Employment south of Coolidge	Supervisor Rios	Approved
23 Aug19	Land Use Plan and Economic Development Plan	Supervisor Martyn	<b>DELETE</b> Amendment numbers 18, 19 and 20 on this Matrix	Supervisor Martyn	Approved