

TEXT COMMENTS



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

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10 Aug12	72	Supervisor Martyn	Table 3-13: Mid Intensity Activity Center Characteristics Under the column heading: Activity Center Development Zone add Suggested Land Use Mix	Supervisor Martyn	Approved
11 Aug12	72	Staff	Text to be amended on Page 72, the third sentence It also indicates the suggested land use mix,.....	Staff	Approved
12 Aug12	73	Supervisor Martyn	Table 3-15: High Intensity Activity Center Characteristics Under the column heading: Activity Center Development Zone add Suggested Land Use Mix	Supervisor Martyn	Approved
13 Aug12	73	Staff	Text to be amended on Page 73, the second sentence It indicates the suggested land use mix,.....	Staff	Approved
14 Aug12	74	Staff	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> Delete the second and the fourth bullets.	Staff	Approved
15 Aug12	74	Staff	Text to be amended on the last paragraph on Page 74, continuing on Page 75 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, but is within five miles of the location shown on the Plan. Delete the rest of the paragraph and the two illustrations that follow.	Staff	Approved
16 Aug12	90	Supervisor Rios	Text to be amended on Page 90, under Page-Trowbridge Landfill Delete the last sentence	Supervisor Rios	Approved
17 Aug12	105	Supervisor Rios	Text to be amended on Page 105, Policy 3.2.1.3 Replace <u>Discourage</u> with <u>Be cognizant of</u>	Supervisor Rios	Approved
18 Aug12	111	Supervisor Snider	Planning Commission Recommended Text to be added to Page 111 that precedes text for the Gateway/Superstitions Growth Area Joint Area Studies, Fourth Paragraph 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	Approved
19 Aug12	131	Supervisor Rios	Text to be amended on Page 131, Policy 3.9.1.10 Delete this policy	Supervisor Rios	Approved

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20 Aug19	157	Supervisor Snider	<p>This text replaces Item #34 on the Comment Matrix Recommended by the Planning Commission ADD – at the bottom of the page:</p> <p>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.</p>	Supervisor Snider	Approved
21 Aug19	158	Development Community	<p>This text replaces Item #5 on the Pinal Partnership Comment Matrix Recommended by the Planning Commission</p> <p>ADD new 4th paragraph to read “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. 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. Amendment criteria for PADs are located in the Zoning Ordinance.</p>	Staff	Approved
22 Aug19	217	Development Community	<p>Table 6-3: Park Level of Service, delete the entire column entitled <u>Standard # of Square Feet (SF) per Dwelling Unit (DU)</u></p>	Staff	Approved

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23 Aug 19	217	Staff	<p>This text replaces Item #8 on the Pinal Partnership Comment Matrix Recommended by the Planning Commission</p> <p>ADD text following the last paragraph on page 217: 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>Table 6-4: Park Acreage Needs, delete the entire column entitled <u>Standard # of Square Feet (SF) per Dwelling Unit (DU)</u></p>	Staff	Approved
25 Aug 19	218	Supervisor Snider	<p>This text replaces Item #10 on the Pinal Partnership Comment Matrix Recommended by the Planning Commission</p> <p>ADD New 3rd Sentence under the paragraph entitled Regional Parks to read: 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>Remove all of the text under Water Resources and replace it with the text from the 2001 Comprehensive Plan entitled Pinal County Water Resources</p>	Supervisor Martyn	Approved

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27 Sept 16	21	Staff	ADD new 4th paragraph to read: 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 PADs, the County's goal is to work with the owners of existing PADs to maintain the number of dwelling units approved in existing PADs in exchange for dedication preservation by owners to the County of wider or new rights-of-way at no cost to the County.	Staff	Approved
28 Sept 16	21	Staff	ADD new 5th paragraph to read: 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	Approved
29 Sept 16	318	Staff	Text to be added on Page 318 under the heading of Major Amendments, which starts on page 317: 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	Approved
30 Sept 16	318	Staff	Text to be added on Page 318 the heading of Non-Major Amendments: 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	Approved
31 Sept 16	318	Staff	Text to be added on Page 318 as a new checkmark under the heading of Non-Major Amendments: 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	Approved

MAP COMMENTS



#	Map	Source	Comment	Recommendation Made by	Board of Supervisors Decision
1 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	REPLACE 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	MOVE 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	ADD a Low Intensity Activity Center south of Kearny	Supervisor Rios	Approved
4 Aug12	Land Use Plan and Economic Development Plan	Staff	MOVE 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	ADD 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	ADD 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	CHANGE ~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	RETAIN 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	CHANGE ~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	CHANGE ~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
11 Aug12	Land Use Plan and Economic Development Plan	Staff	CHANGE ~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	CHANGE 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

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#	Map	Source	Comment	Recommendation Made by	Board of Supervisors Decision
13 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	CHANGE ~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	REPLACE 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	MOVE 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	CHANGE 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	REPLACE 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	ADD 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	ADD 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	ADD a Low Intensity Activity Center at Gantzel and Judd in the San Tan Valley Community	Supervisor Martyn	Approved
21 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	REPLACE 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	REPLACE the employment corridor along the UP Railroad with Moderate Low Density Residential in the San Tan Valley Community	Supervisor Martyn	Approved

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23 Aug 19	Land Use Plan and Economic Development Plan	Supervisor Rios	CHANGE ~2,200 acres from Moderate Low Density Residential and General Public Facilities/Services to Employment south of Coolidge	Supervisor Rios	Approved
24 Aug 19	Land Use Plan and Economic Development Plan	Supervisor Martyn	DELETE Amendment numbers 18, 19 and 20 on this Matrix	Supervisor Martyn	Approved
25 Sept 16	Land Use Plan, Economic Development Plan, Multimodal Circulation Plan: Roadways and Multimodal Circulation Plan: Rail, Transit and Aviation	Staff	CHANGE the following roadway alignments from Parkway to Principal Arterial: Kortsen Road, from Ralston Road (terminus) to Interstate 10 White and Parker Road, from Val Vista Road to Interstate 8 Highway 84, from Highway 347 to Interstate 8	Staff	Approved
26 Sept 16	Land Use Plan, Economic Development Plan, Multimodal Circulation Plan: Roadways and Multimodal Circulation Plan: Rail, Transit and Aviation	Staff	ADD a Parkway link from the intersection of Highway 84 and Highway 347 northwest to the previous alignment of the Parkway along the Kortsen Road alignment, continuing to the Maricopa County border	Staff	Approved

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: October 15, 2009

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

REQUESTED ACTION & PURPOSE: **PZ-C-002-09 - PUBLIC HEARING:** To consider changes proposed by the Pinal County Board of Supervisors ("Board") to the proposed 2009 Comprehensive Plan recommended on May 21, 2009, by the Planning and Zoning Commission ("Commission") that are referred by the Board for the Commission's recommendation as required by A.R.S. § 11-823B.

HISTORY AND ANALYSIS: The Pinal County Comprehensive Plan was adopted on December 19, 2001 by the Pinal County Board of Supervisors, and the plan has been amended on a yearly basis. In 2006 the Board of Supervisors recognized that the County was going to grow very strongly in the future. They recognized that we needed tools to assure that the growth that occurred worked in concert with the expectations of our citizens.

To address these expectations, Development Services staff established the Growth Planning Initiative. This 15 point program included many of the projects that staff has focused on over the past few years such as Transportation and Open Space planning. An update to the Comprehensive Plan is also a prominent part of that work program.

Two years ago, the County started the process of updating the Comprehensive Plan. The main goal of the process was to involve citizens from throughout the County to make sure that the Comprehensive Plan reflects their goals. We also included stakeholders in the process such as Cities, Towns, Indian Communities, landowners, and people who work in the Development Community.

The process started with the Morrison Institute interviewing numerous stakeholders and citizens and tapping into the best nationwide thinking as well as their own creative ideas to produce the "Which Way Pinal?" report in July of 2007. This report challenged us to look at planning for Pinal County in new ways, and provided ideas and "Cool Tools" to help us in the process.

The next part of the process was to take what we had learned from the Morrison Institute and apply it to an update of our Comprehensive Plan. The County hired PSA, who had many years of experience, were skilled at public outreach and the development of community plans. They created an outreach program that eventually consisted of 46 public events held at locations all across the County. Almost 2000 people participated in these events, which is very high for a community planning program. There were also hundreds of hours spent in meetings and presentations with groups and organizations, including members of the Development Community.

What came out of all of those public workshops and meetings was a group of citizen and stakeholder values that are referred to as the Pinal Vision. The Vision has seven values which include:

Sense of Community

Mobility and Connectivity

Economic Sustainability
Open Space and Places
Environmental Stewardship
Healthy, Happy Residents
Quality Educational Opportunities

The draft Comprehensive Plan Update reflects these values in the following ways:

Sense of Community

- Helps to create a County of Choice, a place that people want to live because of :
 - Quality jobs
 - Good services
 - Strong communities
- Begins the process of protecting cultural and historical resources

Mobility & Connectivity

- Incorporates recent transportation studies from Cities, Towns and County
- Safety is emphasized
- Helps us to use our limited resources effectively
- Uses the concept of Build Out to help assure that street alignments become part of development projects
- Starts planning for transit
 - Looking towards the future
 - Alignments can be part developments
 - Forms the basis for the new Transit Study

Economic Sustainability

- Identifies the best places to attract good jobs
- Establishes Activity Centers which include: live, work and play environments
- Plans for a Regional Airport

Environmental Stewardship

- Creates new water policies to help to secure our water future
- Develops new energy efficiency measures

Open Spaces and Places

- Incorporates the Open Space and Trails Plan approved by Board of Supervisors in 2007
- The Open Space Plan provides opportunities to:
 - Preserve mountains and rivers
 - Creates Regional Parks
 - Establish more usable Open Space in developments

Healthy, Happy Residents

- Creates tools to help County attract medical services
- Focuses on ways to help people keep themselves healthy

Quality Educational Opportunities

- Develops policies related to continuing education and life-long learning

The first step in the approval process for the Comprehensive Plan occurred on February 26. On that date the Citizen's Advisory Committee met and made a unanimous

recommendation, with one abstention, for approval for the Comprehensive Plan Update.

The Planning Commission has had a very important role in the creation of this Comprehensive Plan Update. The Commission has held a dozen study sessions over the past two years and this feedback and direction has been invaluable.

Update for May 21 Hearing

In the month of April, Staff received feedback on the Plan that prompted us to make some important changes to the Plan. Staff held 4 meetings with representatives from the Pinal Partnership in mid April. The participants in those meetings spent over 8 hours together. Staff also received feedback from Municipalities and a number of development related firms, including six letters from the Rose Law Group. The dialogue at the Partnership meetings, along with the ideas that arose from the written feedback prompted staff to propose over 90 changes to the Plan. These changes are in addition to the hundreds of changes which were made to the Plan during previous rounds of review. There are three matrices included as part of this report that show all of the changes that staff has proposed. We will discuss the most significant changes in this report.

Compliance with RSRAM Standards and New Circulation Element

Allow property owners with existing PADs to adjust zoning to comply with the Multimodal Circulation Element of this Comprehensive Plan or RSRAM Access Management Manual standards without amending the Comprehensive Plan. These adjustments will need to be done through a zoning and PAD amendment, and will not include increasing the size of any zoning classification.

Freeway Alignments

Address concerns about potential freeway alignments by placing a double headed arrow between the North South Freeway and Interstate 10 on the Fast Track Road alignment. Show the alignment for the Hassayampa Freeway from Hidden Valley Transportation Framework Study as a double headed arrow. Double headed arrows are designed to show conceptual location recommendations.

Activity Centers

Allow greater flexibility for property owners and the County by changing one of the column headings for the tables that describe the three types of Activity Centers from Primary Land Uses to *Suggested Land Uses*.

Open Space and Parks

Remove wildlife, trail and wash corridors from the Land Use Plan. Staff is recommending the removal of these corridors because making them legible on a small map often necessitates showing them much larger than their eventual sizes. These corridors will still appear on the Open Space and Trails Plan, and staff will work closely with owners of development projects to implement these corridors.

Address concerns about the amount of open space and who will develop and maintain that open space:

- Amend the Plan to show that the Developer/HOA are the responsible parties for Neighborhood and Community Parks, and the County is responsible for Regional Parks.
- Show that all projects should be asked to provide the same amount of land for parks per dwelling unit. Community parks should only occur in developments

- which are large enough to build and maintain them.
- Levels of service for recreation can vary depending on the demographics of a proposed development. Applicants for PADs will 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

Reviewing Zoning and Comprehensive Plan Amendments Together

Address concerns about any extra time that will be needed by property owners to amend the Comprehensive Plan by allowing Non-major amendments and rezoning cases to be reviewed together and heard sequentially at the same hearing. Major amendments and rezoning cases can be reviewed together, however, the rezoning cases will not be heard by the Planning and Zoning Commission until the referendum period for the Comprehensive Plan is completed.

Mixed Use - Residential Focused

This land use category was designed to allow for mixed uses with urban densities. Unfortunately, while the category was placed under Urban Residential, the density was not specified. The intent was to match the density shown in the other Urban Residential classification: 8-24 du/ac and to allow residential uses to be placed above commercial and employment activities. Once that change was made, the category no longer reflected the approved densities in the places where Mixed Use - Residential Focused was shown on the map. Mixed Use - Residential Focused was removed from the map and was replaced with Moderate Low Density Residential. This category is still shown in the legend and will be an option for property owners in the future.

Moderate Low Density Residential

Based on dialogue with a shopping center developer and concerns with loss of flexibility due to the proposed changes to Mixed Use - Residential Focused category, staff is recommending the greater flexibility be added to the Moderate Low Density Residential category. The Moderate Low Density Residential allows 1-3.5 du/ac as well as higher density housing, commercial, office and light industrial if criteria are met. This category covers most of the area where the County will see the majority of our growth over the next 20 to 30 years. These proposed changes will allow for:

- Larger acreages of Commercial Uses Medium Density, High Density and Office Employment Light Industrial Employment without amending the Comprehensive Plan
- Easing the requirement for type of roadways that uses will need to be located next to
- Reducing the size requirements for master planned communities to be able to fold in the uses listed in the first bullet

Joint Area Studies

To create cohesive, well planned development and to allow Municipalities, and Indian Communities to participate in planning for areas outside of their incorporated boundaries, Pinal County will be offering a Joint Area Study process. These Joint Studies will be open to any Municipality or Indian Community, and can be done with multiple Municipalities and Indian Communities.

Joint Area Studies will allow for greater focus on specific areas than can be accomplished in the overall Comprehensive Plan update. They will also allow for much more interaction with property owners, so the County, Municipalities and Indian Communities can better understand the owners ideas and goals for their lands.

Update for October 15 Hearing

On May 21, the Commission recommended unanimously for approval of the draft Comprehensive Plan with proposed changes shown in three matrices labeled May 21, 2009 Commission Recommendations. These matrices are included in this packet for the Commissioner's information.

The Board of Supervisors has made use of the past four months to carefully review the draft Comprehensive Plan. They have voted to approve the Plan with the changes shown in the two attached matrices labeled Changes to the Planning and Zoning Commission Recommendation, September 16, 2009. One of those changes is to replace the Water Element from the draft Comprehensive Plan with the Water Element from the 2001 Comprehensive Plan. The 2001 Water Element has also been included in this packet.

Arizona Statutes require that the Planning Commission review these changes and make recommendations on only those issues addressed in the changes. The recommendations from the Commission can be to keep, modify or delete the changes. After the Planning Commission makes recommendations on these changes, the changes will go back to the Board for final review and approval.

STAFF RECOMMENDATION: Should the Commission find, after the presentation of staff that this request for an update of the Pinal County Comprehensive Plan is needed and necessary at this time, then staff recommends that the Commission forward **PZ-C-002-09** to the Board of Supervisors with a favorable recommendation.

DATE PREPARED: 03/13/09 – jes

REVISED: 05/14/09 – jes

REVISED: 10/06/09 – jes