



TEXT COMMENTS

#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
1	21	Pinal Partnership	ADD new 3rd 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. <u>These adjustments are meant to be interior boundary adjustments of the various zone classifications existing in the PAD. The adjustments are not meant to increase the size of any zoning classification or add a new zone classification or increase the density.</u> Amendment criteria for PADs are located in the Zoning Ordinance.	Pinal Partnership	RECOMMEND CHANGE
2	All - Goals, Objectives & Policies	Pinal Partnership	CHANGE the intro text to all Goals, Objectives and Policies sections of the plan – the new paragraph will read: Private development applicants should be aware of Public and Private Shared Responsibilities throughout the development process and should focus their Comprehensive Plan applications as specified in the implementation section of the Comprehensive Plan, or other relevant documents that set criteria for other applications.	Pinal Partnership	RECOMMENDED CHANGE
3	71	Staff	CHANGE Column Headings from "Primary Land Uses" to "Suggested Land Uses" on Table 3-11 on Page 71, Table 3-13 on Page 72 and Table 3-15 on Page 73	Staff	RECOMMENDED CHANGE
4	81	Staff	REPLACE text of the last bullet under General Commercial Planning Guidelines to read: "Impacts of commercial development on the surrounding local and regional roadway network must be determined by the County."	Staff	RECOMMENDED CHANGE
5	158	Pinal Partnership	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. <u>These adjustments are meant to be interior boundary adjustments of the various zone classifications existing in the PAD. The adjustments are not meant to increase the size of any zoning classification or add a new zone classification or increase the density.</u> Amendment criteria for PADs are located in the Zoning Ordinance.	Pinal Partnership	RECOMMENDED CHANGE



#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
6	179	Staff	REPLACE Policy 4.1.1.4 with the following and show as italics: The County will evaluate the transportation impacts of all proposed Comprehensive Plan amendments and rezonings on Pinal County's regional transportation system.	Staff	RECOMMENDED CHANGE
7	217	Pinal Partnership	ADD a column to 6-3: Park Level of Service called "Responsible Party" and add the following: Neighborhood and Community Parks – Developer/HOA and Regional Parks – Pinal County	Pinal Partnership	RECOMMENDED CHANGE
8	217	Pinal Partnership	ADD text following 6-3: Park Level of Service to read: When this chart is implemented, 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. This level of service 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.	Pinal Partnership	RECOMMENDED CHANGE
9	218	Pinal Partnership	REVISE first sentence under Neighborhood and Community Parks to read: Pinal County's neighborhood and community parks are to be developed, maintained and operated by private development or associations for use by the residents of the development.	Pinal Partnership	RECOMMENDED CHANGE
10	218	Pinal Partnership	ADD New 3rd Sentence to read: These parks will be developed, maintained and operated by Pinal County or other counties.	Pinal Partnership	RECOMMENDED CHANGE
11	262	Pinal Partnership	DELETE 1st sentence under 7.2.6 Objective that reads: Require that developments in unincorporated areas be required to demonstrate physical availability of water as a condition of zoning approval.	Pinal Partnership	NO CHANGE RECOMMENDED
12	317	Pinal Partnership	CHANGE 1st criterion (checkpoint) under Major Amendment to read: Any change from one residential land use classification to another residential classification of 320 acres. ADD "proposed" to the 4th criterion (check point) under Major Amendment to read: Any proposed deletion of a planned freeway, ...or any proposed two-step change....	Pinal Partnership	RECOMMENDED CHANGE



#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
13	318	Pinal Partnership	ADD “proposed” to the 1st criterion (check point) under Non-Major Amendment to read: Any proposed one-step change ...	Pinal Partnership	RECOMMENDED CHANGE
14	318	Pinal Partnership	REPLACING EXISTING TEXT Major and Non-Major Amendment first criterion: The identified site is appropriate for the proposed use.	Pinal Partnership	RECOMMENDED CHANGE
15	319	Pinal Partnership	DELETE “e” that reads: Increasing traffic without mitigation measures.	Pinal Partnership	RECOMMENDED CHANGE
16	319	Pinal Partnership	ADD new paragraph before “Collaboration” to read: Non-major amendments and rezoning cases can 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.	Pinal Partnership	RECOMMENDED CHANGE