



TEXT COMMENTS

#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
1	Acknowledgements	Staff	Update P&Z Commission Members – Gordon Brown for Ray Harlan and Rick O’Neil for Kate Kenyon	Staff Comments	RECOMMENDED CHANGE
2	Acknowledgements	P&Z Commission	REVISE – Show the names of former recent Planning Commission members	P&Z Commission – Part of the discussion about the Comprehensive Plan	COMMISSION RECOMMENDED CHANGE AT HEARING
3		Staff	MODIFY – Open Spaces and Places reflect the Pinal County Open Space and Trails Master Plan which was adopted by Pinal County in October, 2007. Throughout the process, residents reinforced the importance of preserving open space, providing access to trails, and creating more recreational opportunities	Staff Comments	RECOMMENDED CHANGE
4	13	Staff	First paragraph under “The Process” 5 th line CHANGE “was” to “were”	Staff Comments	RECOMMENDED CHANGE
5	23	Staff	MODIFY – Top of page: The planning goals, objectives, policies and map of the 2007 Open Space and Trails Master Plan were included in the open space element adopted as an amendment to the 2001 Comprehensive Plan.	Staff Comments	RECOMMENDED CHANGE
6	Chapt. 4: Mobility & Connectivity	John Windes, Wildlife Habitat Specialist III, AZ Game & Fish Dept.	Department commends Pinal County on “such as progressive document that charts a new course for the future of Pinal.” Recommends changes before final approval: The mobility and connectivity element does not incorporate Focused Growth to the greatest extent practical. The Department recommends eliminating the parkway status of Willow Springs/Barkerville Road alignment and those, as yet, nonexistent roads connecting to Highway 79. Growth should be focused west of Highway 79, and upgrading the roads to the east will be a catalyst for sprawl in that area; designate these roads principal arterial or lower capacity.	AZ Game & Fish Department Recommendation in Letter directed to the Pinal County Planning & Zoning Commission dated March 16, 2009	NO CHANGE RECOMMENDED

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (May 21, 2009 Commission Recommendation)
 Comment Matrix



#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
7	Chapt. 6: Open Spaces & Places	John Windes, Wildlife Habitat Specialist III, AZ Game & Fish Dept.	Although the Open Space Element is a critical first step toward continued healthy wildlife populations in the county, connectivity between natural open space areas, allowing wildlife movement throughout the county can be improved upon. The Department is especially concerned with connectivity between Ironwood Forest National Monument and Picacho Peak State Park, and between the Santa Catalina Mountains and the Tortolita Mountains. The Department would like to see continuous natural open space corridors depicted in these areas: add open space connections in these areas.	AZ Game & Fish Department Recommendation in Letter directed to the Pinal County Planning & Zoning Commission dated March 16, 2009	NO CHANGE RECOMMENDED
8	Comment	Fred Baker, AICP; Planning Manager, City of Apache Junction	Discussion of Access Management policies need to be determined by local community standards, particularly as it relates to proposed parkways and arterial roads depicted as traversing local jurisdictions and planning areas. In particular, access management standards for parkways and arterials may adversely impact properties that are adjacent to or affected by the roadway locations depicted on the "Circulation Plan: Roadways" (Diagram 4-2). The City has a major stake in the final determination of highway and roadway alignments and access management policies. In addition, an effort by all communities in the county to prepare access management guidelines for regionally significant routes is an important piece of a functional transportation network.	City of Apache Junction Letter addressed to Mr. Jerry Stabley dated March 13, 2009	NO CHANGE RECOMMENDED
9	39	Staff	CHANGE – Second paragraph, first line change "has" to " have "	Staff	RECOMMENDED CHANGE

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (May 21, 2009 Commission Recommendation)
 Comment Matrix



#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
10	41	Citizen Advisory Committee	<p>Insert two sentences in second paragraph as second sentence:</p> <p>NEW TEXT: Likewise, development on these borderlands within Native American communities may have impact on property in Pinal County. Therefore, two-way communications is necessary between Pinal County, Native American communities and bordering property owners to ensure compatibility.</p> <p>DELETE: Delete “These” in the next sentence and start the sentence with “Native American communities ...”</p>	Citizen Advisory Committee Recommendation upon approval of their recommendation to adopt the Pinal County Comprehensive Plan – February 26, 2009	RECOMMENDED CHANGE
11	43	Staff	<p>MODIFY – Throughout the planning process, residents affirmed their desire to preserve large swaths of open space in Pinal County, protecting the mountains, wildlife habitats, natural landmarks, rivers and sensitive areas. Residents also wanted to preserve the natural environment as an integral component of the built environment, resulting in a connected open space system that future generations could enjoy. Pinal County adopted in November, 2007, an open space element as an amendment to the 2001 Comprehensive Plan. Portions of the open space element, including the planning goals, objectives, policies and map of the 2007 Open Space and Trails Master Plan are incorporated into this Comprehensive Plan. Realization of this open space vision requires innovative land use planning, context sensitive site design and realignment of densities. The Master Plan outlines additional strategies in addition to funding sources to acquire open space and implement the County’s Vision for open space, trails and recreation</p>	Staff	RECOMMENDED CHANGE
12	50	Staff	<p>ADD – Second line ADD “as” after “such”</p>	Staff	RECOMMENDED CHANGE

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (May 21, 2009 Commission Recommendation)
 Comment Matrix



#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
13	60	Various Development Interests	ADD New Text under Urban Residential to read: Mixed Use-Residential Focused (8-24 du/ac) provides areas for apartments and condominium projects as well as a mix of commercial and employment activities. This category also allows residential uses to be placed above commercial and employment activities.	Staff	RECOMMENDED CHANGE
14	61	Staff/Development Community	CHANGE – Under Medium Density Residential Uses (see language that follows the matrix)	Staff/Development Community	RECOMMENDED CHANGE
15	62	Staff/Development Community	CHANGE – Under High Density Residential Uses (see language that follows the matrix)	Staff/Development Community	RECOMMENDED CHANGE
16	63	Staff/Development Community	CHANGE – Under Commercial Uses (see language that follows the matrix)	Staff/Development Community	RECOMMENDED CHANGE
17	64 - 65	Staff/Development Community	CHANGE – Under Employment Uses (Office) (see language that follows the matrix)	Staff/Development Community	RECOMMENDED CHANGE
18	65	Staff/Development Community	CHANGE – Under Employment Uses (light industrial) (see language that follows the matrix)	Staff/Development Community	RECOMMENDED CHANGE
19	66	Staff/Development Community	CHANGE – Under Employment Uses (light industrial) (see language that follows the matrix).	Staff/Development Community	RECOMMENDED CHANGE
20	66	Staff	ADD – 3 rd paragraph add text to read, “Heavy industrial uses are not allowed within the Moderate Low Density Residential category but are...”	Staff	RECOMMENDED CHANGE
21	66	Staff	CHANGE – Change title “General Residential Planning Guidelines” to “ General Planning Guidelines for Residential Categories ”	Staff	RECOMMENDED CHANGE
22	74	Court Rich	ADD – Second dot point, end of sentence ADD “in the same activity center”	Court Rich	RECOMMENDED CHANGE

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (May 21, 2009 Commission Recommendation)
 Comment Matrix



#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
23	79	Rob Longaker	ADD – Under Employment – ADD a last sentence to read – Power plants are also included in this category.	Rob Longaker	RECOMMENDED CHANGE
24	82	Commissioner Smithson	DELETE PORTION OF SENTENCE – Second check point from top END SENTENCE AFTER “USES” and 4 th checkpoint under “Community Commercial Planning Guidelines” - End the sentence after “ adjacent uses. ” DELETE – which may include architectural relief.	Commissioner Smithson	RECOMMENDED CHANGE
25	83	Staff	DELETE PORTION OF SENTENCE – Fourth check point from top - End the sentence after “ adjacent uses. ” DELETE – which may include architectural relief.	Staff	RECOMMENDED CHANGE
26	88	Staff	DELETE – “ According to ” in the paragraph about ARS	Staff	RECOMMENDED CHANGE
27	89	Court Rich	REPLACE Open Space Definition with the following: Major Open Space indicates lands preserved for recreational purposes or lands protected for cultural or ecological reasons. This category includes all open spaces shown on the Open Spaces and Places Plan, except for wildlife, trail and wash corridors. These corridors were not shown on the Land Use Plan because making them legible on a small map often necessitates showing them much larger than their eventual sizes. Staff will work closely with owners of development projects to implement these corridors. The owners of development projects will have the opportunity to propose corridor widths that meet the intent of the Comprehensive Plan, while minimizing impacts on the proposed projects.	Court Rich	RECOMMENDED CHANGE
28	90	Rob Longaker	ADD – Under “General Public Facilities/Services” change description to read – “includes large public and quasi-public facilities that require significant space such as power plants, landfills, solid waste transfer stations, wastewater facilities, water campuses, and concentration of public buildings. ”	Rob Longaker	RECOMMENDED CHANGE

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (May 21, 2009 Commission Recommendation)
 Comment Matrix



#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
29	106	Commissioner Smithson	ADD – Policy 3.3.1.3 – ADD “Encourage preservation of dark skies.	Commissioner Smithson	RECOMMENDED CHANGE
30	111	City of Casa Grande	ADD – Add new section called Joint Area Studies at the end of Strategic Areas at the bottom of the page 111 (see language that follows the matrix)	Developed through negotiations with the City of Casa Grande and Staff	ADD – new section to page 111 at the end of Strategic Areas RECOMMENDED CHANGE
31	130	Staff	ADD – Policy 3.9.1.2 – ADD “Establish the Growth Area as the southern gateway to the hospitality and tourism proposed for the Copper Corridor (described in this Chapter).	Staff	RECOMMENDED CHANGE
32	143	Staff	ADD – Second paragraph, first line ADD “are” – sentence will read – Both I-10 and the UPRR are major ...”	Staff	RECOMMENDED CHANGE
33	151	Fred Baker, AICP; Planning Manager, City of Apache Junction	On page 151 – ADD - additional language to second bullet point so that it reads: US 60 Bypass around Gold Canyon area which includes an option to connect to the future east west SR 802 alignment. This additional language allows flexibility in the design of the freeways which are proposed for this area.	City of Apache Junction Letter addressed to Jerry Stabley dated March 13, 2009	RECOMMENDED CHANGE
34	157	Staff	ADD – Add at the bottom of the page – A portion of State Route 79 is shown on the Multimodal Circulation Plan: Roadways as a “Context Sensitive Corridor” which is an enhanced parkway with specific planning guidelines that are included in Chapter 3: Sense of Community intended to protect the character of the corridor.	Staff	RECOMMENDED CHANGE

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (May 21, 2009 Commission Recommendation)
 Comment Matrix



#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
35	180	Staff	DELETE – Policy 4.1.1.9 – DELETE last part of the policy (...as required by the Pinal County Subdivision and Infrastructure Design Manual or, in case of regionally significant routes, by the Pinal County RSRSM Access Management Manual.) so the policy ends at “approvals.”	Staff	RECOMMENDED CHANGE
36	191	Commissioner Smithson	ADD – Second paragraph, line 8 th line – CHANGE “service” to “ non-service ”	Commissioner Smithson	RECOMMENDED CHANGE
37	222	Staff	Second sentence: The foundation of the trail system shown on the Open space and Trails Master Plan Map relies on a skeletal framework of three regional trail corridors.	Staff	RECOMMENDED CHANGE
38	244	Commissioner Smithson	DELETE – Second sentence – CHANGE “crosses” to “ cross ”	Commissioner Smithson	RECOMMENDED CHANGE



#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
39	260	Commissioner Smithson	<p>REVISE Policy 7.2.3.1</p> <p>7.2.3.1 Consider adopting a resolution which strongly encourages the Arizona Corporation Commission to condition the expansion of Certificates of Convenience and Necessity (CC&Ns), and the creation of new CC&Ns, on the applicant: applying for and obtaining a Designation of 100 Year Assured Water Supply within AMAs, and demonstrating the ability to secure revenue for the costs of the Designation and other future obligations (including assessments to the CAGR if applicable) within their approved rate, within a specified timeframe.</p> <p>7.2.3.2 Consider adopting a resolution which strongly encourages the Arizona Corporation Commission condition the expansion of Certificates of Convenience and Necessity (CC&Ns), and the creation of new CC&Ns, on the applicant: applying for and obtaining a Demonstration of 100 Year Adequate Water Supply outside AMAs and showing the ability to secure revenue for the costs of the Demonstration and its future obligation within their approved rates, within a specified timeframe.</p> <p>7.2.3.3 Consider adopting a requirement that petitioners for special districts (such as Community Facilities Districts and Domestic Water Improvement Districts) that will develop, produce, and distribute water for potable purposes, with the exception of water systems that pump less than 250 acre feet per year, shall apply for and receive a Designation of 100 Year Assured Water Supply within AMAs, and a Demonstration of 100 Year Adequate Water Supply outside AMAs.</p>	Commissioner Smithson	RECOMMENDED CHANGE
40	273 – 279	Staff	<p>CHANGE –</p> <p>Correct numbering of Goals, Objectives and Policies</p>	Staff	RECOMMENDED CHANGE

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (May 21, 2009 Commission Recommendation)
 Comment Matrix



#	Pg. #	Source	Comment	Recommendation Made by	Planning Commission Recommendation
41	290	Citizen Advisory Committee	DELETE: Delete Policy 8.2.1.2 Encourage affordable housing to be integrated into existing development and neighborhoods to avoid economic segregation.	Citizen Advisory Committee Recommendation upon approval of their recommendation to adopt the Pinal County Comprehensive Plan – February 26, 2009	NO CHANGE RECOMMENDED Planning Commission did not agree with the CAC, the Commission recommended that this policy remain in the Plan
42	298	Staff	DELETE – Second sentence under “Funding Options” DELETE “the” before Arizona.	Staff	RECOMMENDED CHANGE
43	299	Commissioner Smithson	CHANGE – Under General Obligation Bonds, Pinal County’s Position, 3 rd line – CHANGE – “of” to “off”	Commissioner Smithson	RECOMMENDED CHANGE
44	301 – 304	Staff	CHANGE – Correct numbering of Goals, Objectives and Policies	Staff	RECOMMENDED CHANGE
45	318	Staff	ADD – Under “Non-Major Amendments” 5 th check mark ADD to the end of sentence “...as set forth in Chapter 3 of this Plan.”	Staff	RECOMMENDED CHANGE
46	319	Staff	MODIFY – Paragraph starting “The burden...” CHANGE “or” to “and” Third line DELETE “private development Plan”	Staff	RECOMMENDED CHANGE
47	319	Jackie Guthrie	Recommend added a category called “No Amendment” to be inserted after the Non-Major Amendments section	Jackie Guthrie	NO CHANGE RECOMMENDED
48	Land Use Plan	Staff	ADD to Legend – Open Space ADD “or one dwelling unit per acre”	Staff	RECOMMENDED CHANGE
49	Open Space and Trails	Staff	ADD to Legend – Proposed Open Space ADD “or one dwelling unit per acre”	Staff	RECOMMENDED CHANGE

Comment #26 - Text to be added to Page 111 that precedes text for the Gateway/Superstitions Growth Area Joint Area Studies

Regional cooperation has been one of the most important guiding principles of this plan update process. A challenge to regional cooperation is inconsistent land use designations between Municipal General Plans and the County's Comprehensive Plan within Municipal Planning Areas (MPA). MPAs allow Municipalities to use their General Plans to plan for future land uses in areas outside of their incorporated boundaries. The conflict is that these areas are still governed by the County Comprehensive Plan and Zoning Ordinance until they are annexed. Municipalities are often frustrated by the lack of authority in their MPAs.

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.

In order for Joint Area Studies to take effect, the County, Indian Community, City 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.

Joint Area Studies can focus on the following areas:

- Land uses, proposed and existing
- Existing zoning and platting
- Transportation planning
- Cost of development
- Provision of infrastructure
- Provision of services
- Schedules of development
- Growth management goals
- Any other Municipal or County goals

The City of Casa Grande is planning rural and agricultural land uses primarily at the outskirts of their community. The City would like Pinal County to reflect their goals for these areas. The County proposes one or more Joint Area Studies for these areas. The Joint Studies will allow for participation between the County, Casa Grande, and other nearby Municipalities and Indian Communities. These Studies will also allow property owners and other interested parties to become integral parts of the process.

Alternative Land Uses for Moderate Low Density Residential

A large portion of the planning area is designated in Moderate Low Density Residential. Therefore, to provide flexibility and promote mixed use concepts that will result in sustainable developments, alternative land uses may be allowed if certain guidelines are met. Within this land use, Medium and High Density Residential, Commercial, and Employment (office and light industrial) developments are all permitted to some extent without a Comprehensive Plan amendment. The following guide outlines how alternative land uses can be achieved within the Moderate Low Density Residential land use designation. The acreages shown for the various intersection types are designed to show the maximum for the entire intersection.

Medium Density Residential Uses

Up to 25 acres

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (May 21, 2009 Commission Recommendation)
 Comment Matrix

- Allowed at the intersection of two proposed or existing principle arterials or **higher roadway classification** (see *Roadway Classification Heirarchy*), or
- Allowed as part of a **150** acre or larger master planned community

All others: Non-major Amendment

25 to 50 acres

- Allowed at the intersection of a proposed or existing principle arterial and a proposed or existing parkway or **higher roadway classification**, or
- Allowed as part of a **250** acre or larger master planned community

All others: Non-major Amendment

50 to 100 acres

- Allowed at the intersection of two proposed or existing parkways or **higher roadway classification**, or
- Allowed as part of a **400** acre or larger master planned community

All others: Non-major Amendment

100 acres and above

- Allowed at the intersection of two proposed or existing enhanced parkways or **higher roadway classification**, or
- Allowed as part of a **500** acre or larger master planned community

All other proposals for Medium Density Residential within the Moderate Low Density Residential land use category will use the criteria in Chapter 10 to determine which type of amendment will be required.

High Density Residential Uses

Up to **25** acres

- Allowed at the intersection of a proposed or existing Principle Arterial and a proposed or existing parkway or **higher roadway classification**, or
- Allowed as part of a **150** acre or larger master planned community with a land use transition to adjacent properties

25 to 50 acres

- Allowed at the intersection of two proposed or existing parkways or **higher roadway classification**, or
- Allowed as part of a **250** acre or larger master planned community with a land use transition to adjacent properties

All others: Non-major Amendment

50 to 100 acres

- Allowed at the intersection of a proposed or existing parkways and a proposed or existing enhanced parkway or **higher roadway classification**, or
- Allowed as part of a **500** acre or larger master planned community with a land use transition to adjacent properties

All others: Non-major Amendment

100 acres and above

- Allowed at the intersection of two proposed or existing enhanced parkways or **higher roadway classification**, or
- Allowed as part of a **750** acre or larger master planned community with a land use transition to adjacent properties

All other proposals for High Density Residential within the Moderate Low Density Residential land use category will use the criteria in Chapter 10 to determine which type of amendment will be required.

Commercial Uses

Up to 25 acres

- Allowed anywhere (with consideration of compatibility with surrounding land uses)

25 to 50 acres

- Allowed at the intersection of two proposed or existing principle arterials or higher roadway classification, or at a freeway interchange, at least ¼ mile from platted or existing single family residential development, or
- Allowed as part of a 250 acre or larger master planned community with a land use transition to adjacent properties

All others: Non-major Amendment

50 to 100 acres

- Allowed at the intersection of a proposed or existing principle arterial and a proposed or existing parkway or higher roadway classification, or at a freeway interchange at least ¼ mile from platted or existing single family residential development, or
- Allowed as part of a 500 acre or larger master planned community with a land use transition to adjacent properties
- All others: Non-major Amendment

100 acres and above

- Allowed at the intersection of two proposed or existing parkways or higher roadway classification, or at a freeway interchange at least ¼ mile from platted or existing single family residential development, or
- Allowed as part of a 750 acre or larger master planned community with a land use transition to adjacent properties

All other proposals for Commercial within the Moderate Low Density Residential land use category will use the criteria in Chapter 10 to determine which type of amendment will be required.

Employment Uses (office)

Up to 25 acres

- Allowed at the intersection of two proposed or existing principle arterials or higher roadway classification, or at a freeway interchange, or
- Allowed as part of a 150 acre or larger master planned community

25 to 50 acres

- Allowed at the intersection of a proposed or existing parkway and a proposed or existing principle arterial or higher roadway classification, or at a freeway interchange at least ¼ mile from platted or existing single family residential development, or
- Allowed as part of a 250 acre or larger master planned community with a land use transition to adjacent properties
- All others: Non-major Amendment

50 to 100 acres

- Allowed at the intersection of two proposed or existing parkways or higher roadway classification, or at a freeway interchange at least ¼ mile from platted or existing single family residential development, or
- Allowed as part of a 500 acre or larger master planned community with a land use transition to adjacent properties

- All others: Non-major Amendment

100 acres and above

- Allowed at the intersection of two proposed or existing enhanced parkways or **higher roadway classification**, or **at a freeway interchange** at least ¼ mile from platted or existing single family residential development, or
- Allowed as part of a **750** acre or larger master planned community with a land use transition to adjacent properties

All other proposals for Employment (office) within the Moderate Low Density Residential land use category will use the criteria in Chapter 10 to determine which type of amendment will be required.

Employment Uses (light industrial)

Up to **25** acres

- Allowed within ½ mile of a railroad, at least ¼ mile from platted or existing single family residential development and with direct access to a principle arterial or **higher roadway classification**, or
- Allowed within 1 mile of a proposed or existing enhanced parkway or **higher roadway classification**, at least ¼ mile from platted or existing single family residential development and with direct access to a principle arterial or **higher roadway classification**
- **Allowed as part of a 250 acre or larger master planned community with a land use transition to adjacent properties**
- All others: Non-major Amendment

25 to **50** acres

- Allowed within ½ mile of a railroad, within 4 miles of a proposed or existing high capacity roadway interchange or **higher roadway classification**, at least ½ mile from platted or existing single family residential development and with direct access to a principle arterial or **higher roadway classification**, or
- Allowed within ¾ mile of a proposed or existing high capacity roadway or **higher roadway classification**, at least ½ mile from platted or existing single family residential development and with direct access to a principle arterial or **higher roadway classification**, or
- Allowed within ½ mile of a proposed or existing enhanced parkways or **higher roadway classification**, at least ¼ mile from platted or existing single family residential development and with direct access to a principle arterial or **higher roadway classification**, or
- **Allowed as part of a 500 acre or larger master planned community with a land use transition to adjacent properties**
- All others: Non-major Amendment

50 to 100 acres

- Allowed within ½ mile of a railroad, within 2 miles of a proposed or existing High Capacity Roadway interchange or **higher roadway classification**, at least 1 mile from platted or existing single family residential development and with direct access to a Principle Arterial or **higher roadway classification**, or
- Allowed within ½ mile of a proposed or existing High Capacity Roadway interchange or **higher roadway classification**, at least 1 mile from platted or existing single family residential development and with direct access to a Principle Arterial or **higher roadway classification**, or
- **Allowed as part of a 750 acre or larger master planned community with a land use transition to adjacent properties**

All others proposals for Employment (light industrial) within the Moderate Low Density Residential land use category will use the criteria in Chapter 10 to determine which type of amendment will be required.

Heavy Industrial uses are **not allowed within the Moderate Low Density Residential land use category but are** encouraged to locate in the employment designated areas throughout the County and municipalities.