

Pinal County Comprehensive Plan
Public Hearing Draft Plan (Changes to the Planning and Zoning Commission Recommendation, September 16, 2009)

Comment Matrix

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

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (Changes to the Planning and Zoning Commission Recommendation, September 16, 2009)
 Comment Matrix



	Pg. #	Source	Comment	Recommendation Made by	Board of Supervisors Decision
10 Aug 12	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 Aug 12	72	Staff	Text to be amended on Page 72, the third sentence It also indicates the suggested land use mix,.....	Staff	Approved
12 Aug 12	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 Aug 12	73	Staff	Text to be amended on Page 73, the second sentence It indicates the suggested land use mix,.....	Staff	Approved
14 Aug 12	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 Aug 12	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 Aug 12	90	Supervisor Rios	Text to be amended on Page 90, under Page-Trowbridge Landfill Delete the last sentence	Supervisor Rios	Approved
17 Aug 12	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 Aug 12	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 Aug 12	131	Supervisor Rios	Text to be amended on Page 131, Policy 3.9.1.10 Delete this policy	Supervisor Rios	Approved

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (Changes to the Planning and Zoning Commission Recommendation, September 16, 2009)
 Comment Matrix



	Pg. #	Source	Comment	Recommendation Made by	Board of Supervisors Decision
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

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (Changes to the Planning and Zoning Commission Recommendation, September 16, 2009)
 Comment Matrix



	Pg. #	Source	Comment	Recommendation Made by	Board of Supervisors Decision
23 Aug19	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 Aug19	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 Aug19	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

Pinal County Comprehensive Plan
 Public Hearing Draft Plan (Changes to the Planning and Zoning Commission Recommendation, September 16, 2009)
 Comment Matrix



	Pg. #	Source	Comment	Recommendation Made by	Board of Supervisors Decision
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