

Comprehensive
Plan 2009



Implementation
Program

Arizona Planning Association
Best Comprehensive Plan 2010

Update on Overall Zoning Ordinance Amendment

May 19, 2011 – Work Session



Pinal County
Development Services
Department of Planning & Development



Background

- Working on for a number of years
- Paused for Comp. Plan Update and Priority Amendments
- Refocused last Fall
- Meeting with representatives from Pinal Partnership and State Land for past 6 months
- Balance community and development interests
- 47 changes requested, 91% of them made
 - PAD requirements, OSRAM, Existing PAD Amendments

Open Space Table Changes

- 18% Open Space
- Reduce Conservation Open Space overall
- Allow Recreation Areas in retention

Total percentage requirements

<u>Open Space Requirements</u>	<u>0-5% Slope</u>	<u>6%-10% Slope</u>	<u>10% or greater Slope</u>
<u>Conservation Open Space</u>	<u>5% min</u>	<u>10% min</u>	<u>20% min</u>
<u>Developed Open Space</u>	<u>7-20%</u>	<u>6-15%</u>	<u>4-10%</u>
<u>Total Open Space Required</u>	<u>25%</u>	<u>25%</u>	<u>30%</u>
<u>Developed Open Space shall consist of the following:</u>			
<u>Park and/or Recreation Activity Areas</u>	<u>7% min</u>	<u>6% min</u>	<u>4% min</u>
<u>Retention/ Detention</u>	<u>10% max</u>	<u>7% max</u>	<u>5% max</u>
<u>Entryway/ Streetscape</u>	<u>5% max</u>	<u>4% max</u>	<u>3% max</u>

Total percentage requirements

<u>Open Space Requirements</u>	<u>0-5% Slope</u>	<u><5%-10% Slope</u>	<u><10% Slope</u>
<u>Conservation Open Space</u>	<u>0% if disturbed</u> <u>3% min if undisturbed</u>	<u>5% min</u>	<u>9% min</u>
<u>Developed Open Space:</u>			
<u>Recreation Area Open Space</u>	<u>7% min</u>	<u>6% min</u>	<u>4% min</u>
<u>Total Open Space Required</u>	<u>18%</u>	<u>18%</u>	<u>18%</u>

Section 2.176 - PADs

- Additions:
 - Definition: “**Open space, recreation area**” means areas of land that provide recreational amenities which may include active recreation such as sport fields and courts or passive recreation such as multi-use paths and trails.
 - A minimum of 25% of each recreation area shall be dry and not used as retention/detention.

Section 2.176 - PADs

- Deleted:

- A. Neighborhood Park Area = number of lots x 348 square feet

- Community Park Area = number of lots x 610

- Park and Recreation Area Classifications

<u>Facility Type</u>	<u>Desirable Size (Acres)</u>	<u>Service Area (Radius)</u>
<u>Recreation Activity Area</u>	<u>1 – 8</u>	<u>¼ mile</u>
<u>Neighborhood Parks</u>	<u>8 – 10</u>	<u>½ mile</u>
<u>Community Parks</u>	<u>60 – 100</u>	<u>3 miles</u>
<u>Linear/Open Space Parks</u>	<u>Varies</u>	<u>¼ mile or a ½ hour drive time</u>



OSRAM

- Change emphasis from parks to amenities
- Tailor amenities to community types
- Remove Ordinance requirements from guideline manual
- Reduce intensity of suggested amenities

OSRAM

- Additions:
 - Recreation Area Definitions for Family, Adult, and Natural communities
 - Phasing guidelines:

% of facilities operational	% of dwelling units with final inspection
33%	25%
66%	50%
100%	75%

- Joint use agreement between school and developer/HOA

Suggested Minimum Facilities

Type / Size	All Developments	Approximately 1000 dwelling units	Approximately 2000 dwelling units	Approximately 3000 dwelling units	Approximately 4000 dwelling units
Family	Paths in addition to sidewalks	Paths in addition to sidewalks One Acre Turf Field 1 Play Structures 1 Picnic Ramada	Paths in addition to sidewalks One Acre Turf Field 2 Play Structures 3 Picnic Ramada 1 Little League Baseball Field (LT) 1 Softball Field (LT) 1 Basketball Court (LT) 2 Racquet Sports Court	Paths in addition to sidewalks One Acre Turf Field 3 Play Structures 4 Picnic Ramada 1 Little League Baseball Field (LT) 1 Softball Field (LT) 1 Basketball Court (LT) 4 Racquet Sports Court	Paths in addition to sidewalks One Acre Turf Field 1 Soccer Field 4 Play Structures 6 Picnic Ramadas 1 Little League Baseball Field (LT) 1 Official Baseball Field (LT) 2 Softball Field (LT 1) 2 Basketball Court (LT) 6 Racquet Sports Court Community Building
Adult	Paths in addition to sidewalks	Paths in addition to sidewalks 1 Picnic Ramada	Paths in addition to sidewalks 2 Picnic Ramada 2 Racquet Sports Court	Paths in addition to sidewalks 3 Picnic Ramada 2 Racquet Sports Court 1 Softball Field (LT) 1 Basketball Court (LT)	Paths in addition to sidewalks 4 Picnic Ramadas 4 Racquet Sports Court 1 Softball Field (LT) 1 Basketball Court (LT) Community Building
Natural	Paths in addition to sidewalks	Paths in addition to sidewalks 1 Picnic Ramada	Paths in addition to sidewalks 2 Picnic Ramada 1 Basketball Court (LT) 2 Racquet Sports Court 1 Play Structures	Paths in addition to sidewalks 3 Picnic Ramada 1 Basketball Court (LT) 2 Racquet Sports Court 2 Play Structures 1 Softball Field	Paths in addition to sidewalks 4 Picnic Ramada 2 Basketball Court (LT 1) 4 Racquet Sports Court 3 Play Structures 2 Softball Field (LT 1) Community Building



OSRAM

- Deleted:
 - Revegetated Landscape Areas
 - Public trailheads for regional trails
 - Community and neighborhood park requirements
-



Remaining Issue Areas

- Allowances for Golf Courses

- Implementation of RSRSM



Allowances for Golf Courses

- Current Policy: 50% of Total Open Space
-
- Requests:
 - 50% of Total Open Space and 50% of Recreation Area
 - 100% of Total Open Space



Comparisons

- **Casa Grande** – may be included in open space calculations, however the total required open space percentage increases from 15% to 20% with no more than 60% of the required recreational open space being used for the golf course
- **Maricopa** - Golf course may account for 25% of the open space requirement unless the course is open and viewable at street level, in which case the course may account for up to 50% of the open space
- **Queen Creek** – open space may include golf courses
- **Apache Junction** – No guidelines
- **Maricopa County** – No guidelines
- **Pima County** – No guidelines

Allowances for Golf Courses

Draft Zoning Ordinance

0% of Total Open Space

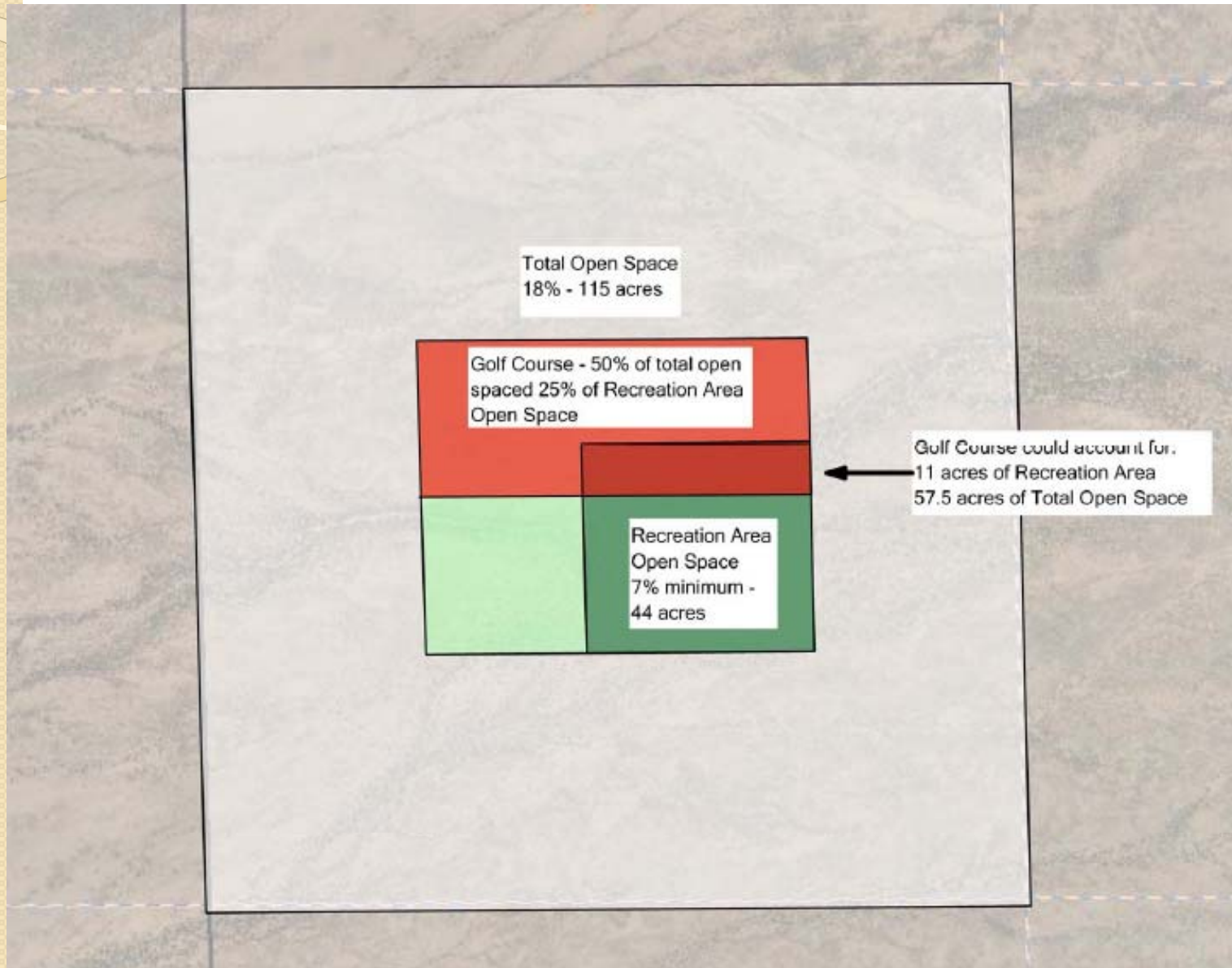
0% of Recreation Area

Proposed Changes

50% of Total Open Space
(with community visual
access)

25% of Recreation Area

640 Acre Test Site – With Visual Access





Implementation of RSRAM

Request:

As an incentive to meet RSRAM in existing PADs:

Can I make changes to the PAD without the time and expense of going to hearings of the Commission and Board of Supervisors?

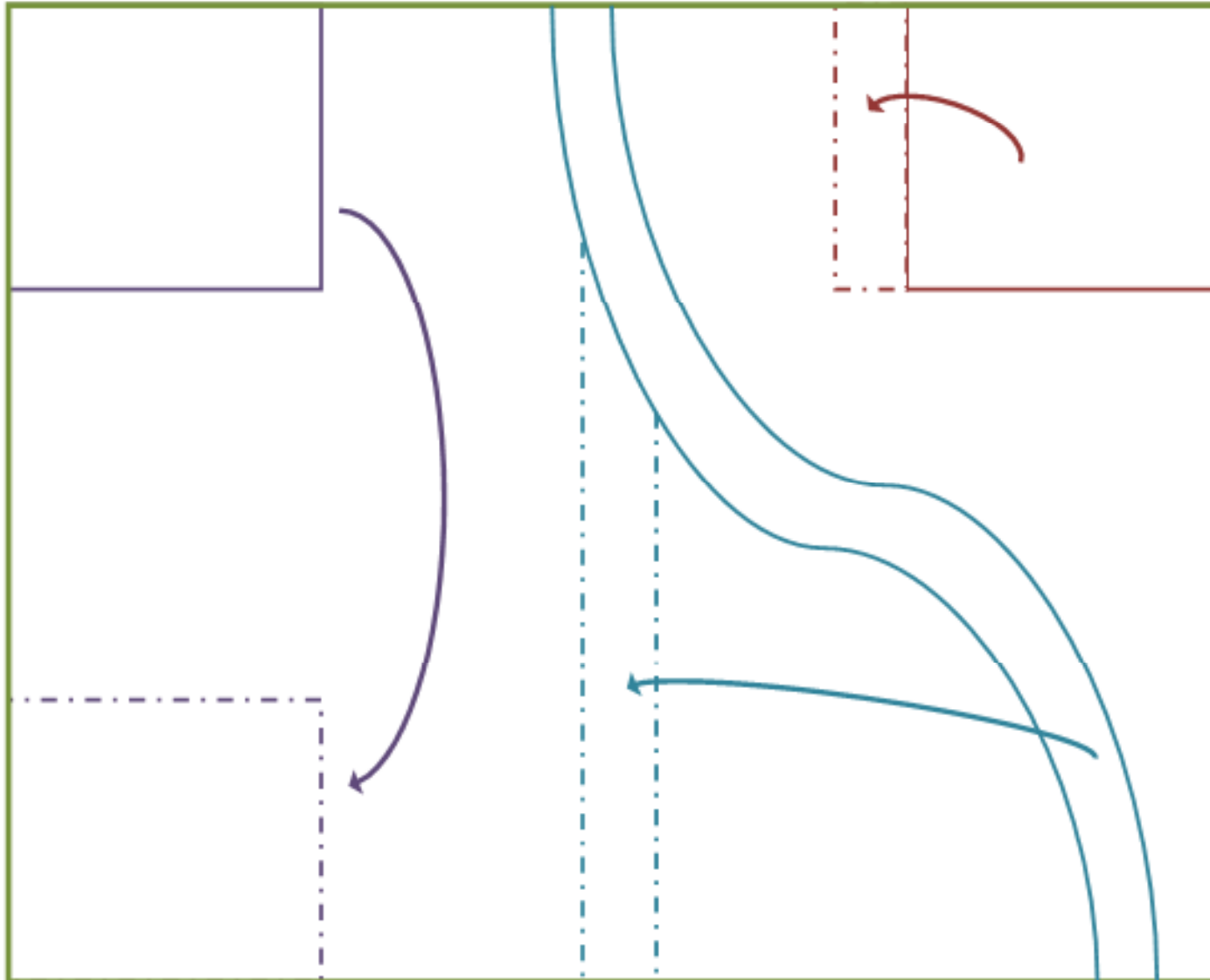
Existing PADs 2.175

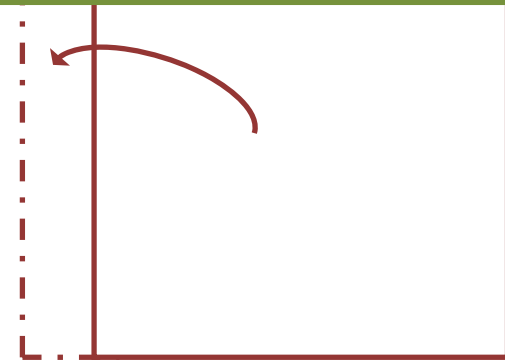
- Administrative PAD amendment: If the Multimodal Circulation Element of the Comprehensive Plan or if RSRSM Access Management Manual standards impact approved PADs that exist at the time of the effective date of the 2009 Comprehensive Plan by specifying street locations and right-of-way widths that were not shown or stipulated to in approved PADs the following changes may be authorized by the planning director if they are consistent with the purposes and intent of the plan and do not impact adjacent properties. All such approvals shall be considered permanent and become part of the plan.
 - a. any minor extensions, alterations or modifications of existing buildings, structures or elements of the plan which include but are not limited to elements such as shifting of the established development unit lines, location of buildings, proposed streets, pedestrian ways, utility easements, schools, parks or other public open spaces
 - b. shifting of the overlay district's zoning district if a corresponding zone change has been approved by the Board of Supervisors and provided that no changes in standards are proposed.

Existing PADs 2.175

- If the Multimodal Circulation Element of the Comprehensive Plan or if RSRSM Access Management Manual standards impact approved PADs that exist at the time of the effective date of the 2009 Comprehensive Plan by specifying street locations and right-of-way widths that were not shown or stipulated to in approved PADs, such changes will still require the specific plan of development to meet the open space requirements in Chapter 2.175, but will not require the specific plan of development to meet the open space requirements of Chapter 2.176 provided that:
 - The change in location of an individual zoning district does not result in a change in the overall size of the zoning district;
 - The new zoning categories substantially correspond to the existing approved zoning categories;
 - The change does not result in increased intensity of uses, as determined by the planning director;
 - The change does not result in an increase in the total number of dwelling units; and
 - The total of all changes under section 2.175.090(C) do not impact more than 25% of the total area of the PAD.

PAD Amendment Scenarios





Criteria:

- **Shift to accommodate RSRSM**
- **Size is same as PAD**

Approval Process:

- **No Comp Plan Amendment**
- **Minor PAD Amendment**
- **Rezoning with old categories**

Existing PADs 2.175

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 - 1. The zone change is a shift in the boundary of an approved zoning district to accommodate the additional right-of-way identified by RSRSM; and
 - 2. the area being rezoned is equal in size to the amount of additional right-of-way specified and being provided in accordance with RSRSM along the affected zoning district's boundary.



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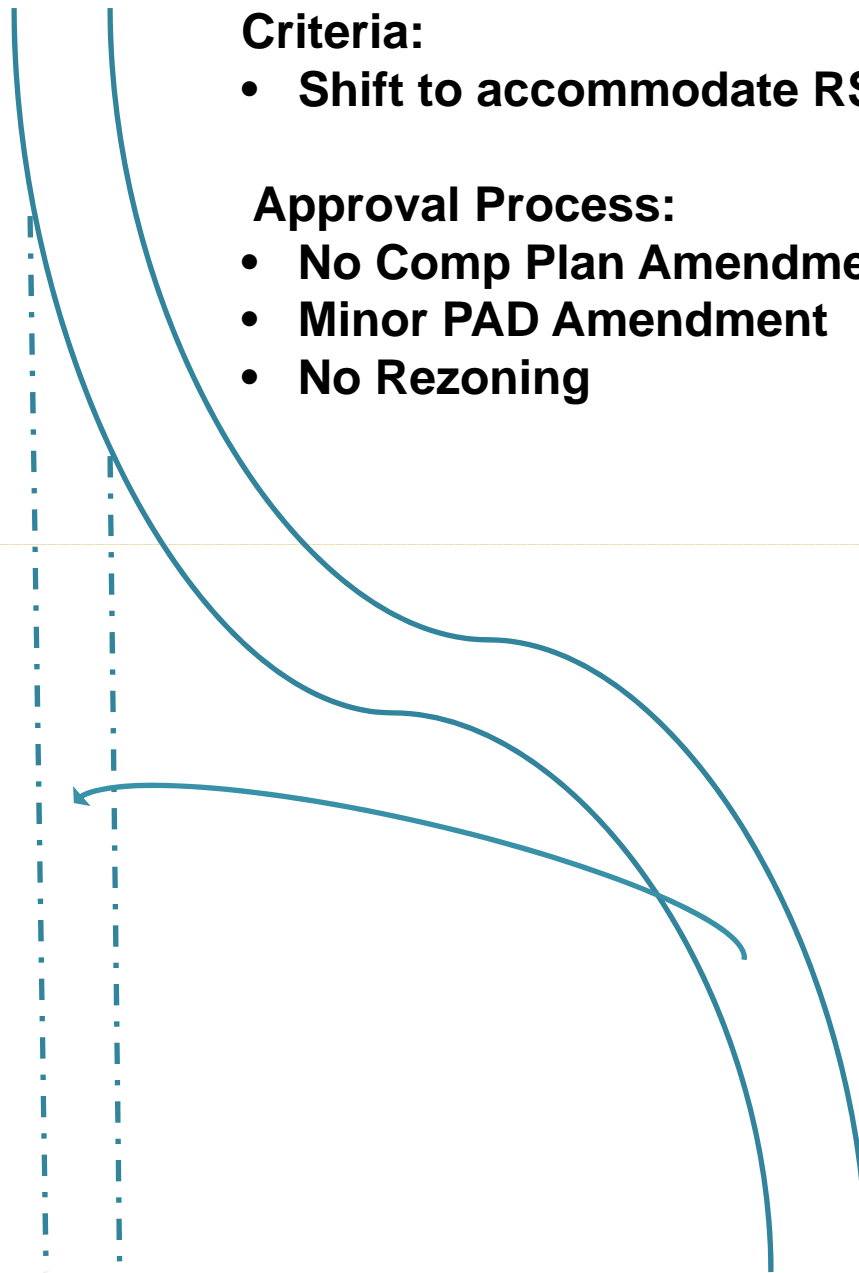


Criteria:

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- **Minor PAD Amendment**
- **No Rezoning**





There is no guarantee that
property owners will dedicate
ROW at no cost to County



Timing

June

Planning Commission: Work Session

July/August

Planning Commission: Hearing

August/September

Board of Supervisors: Work Session

September/October

Board of Supervisors: Hearing