



PINAL • COUNTY
wide open opportunity

2016

MAJOR COMPREHENSIVE PLAN AMENDMENTS

9/15/16

Community Development Department

PZ-PA-003-16



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- Proposal:
 - ▣ Change in the Comprehensive Plan designation from Very Low Density Residential, Moderate Low Density Residential, & High Intensity Activity Center to Employment and Secondary Airport.
 - ▣ 937± acres
- Location: Montgomery and Hanna South of I-8, adjacent to the Tohono'odham Indian community
- Applicant:
 - ▣ Snell & Wilmer

Employment Definition



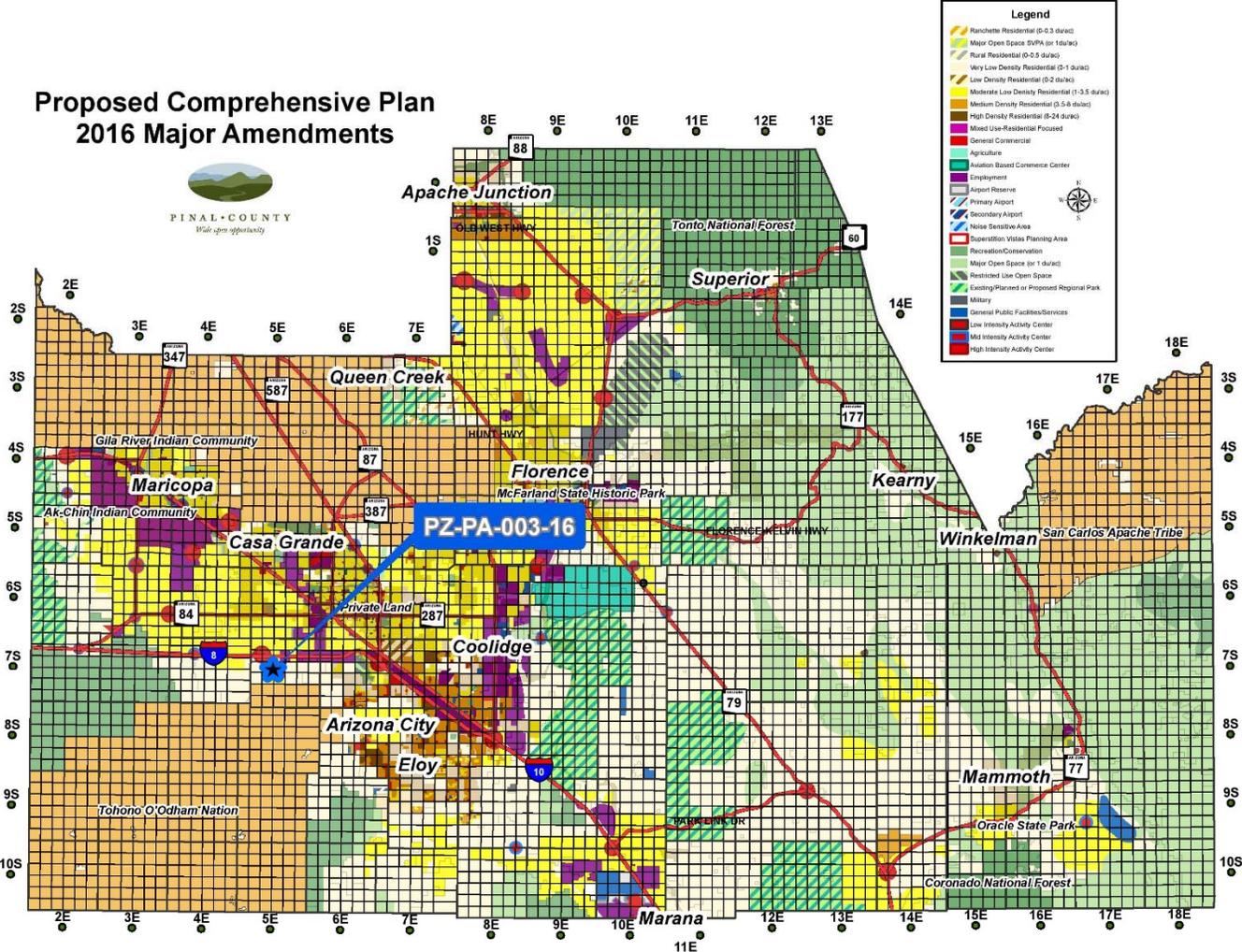
- Areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution. Power plants are also included in this category.

County Map



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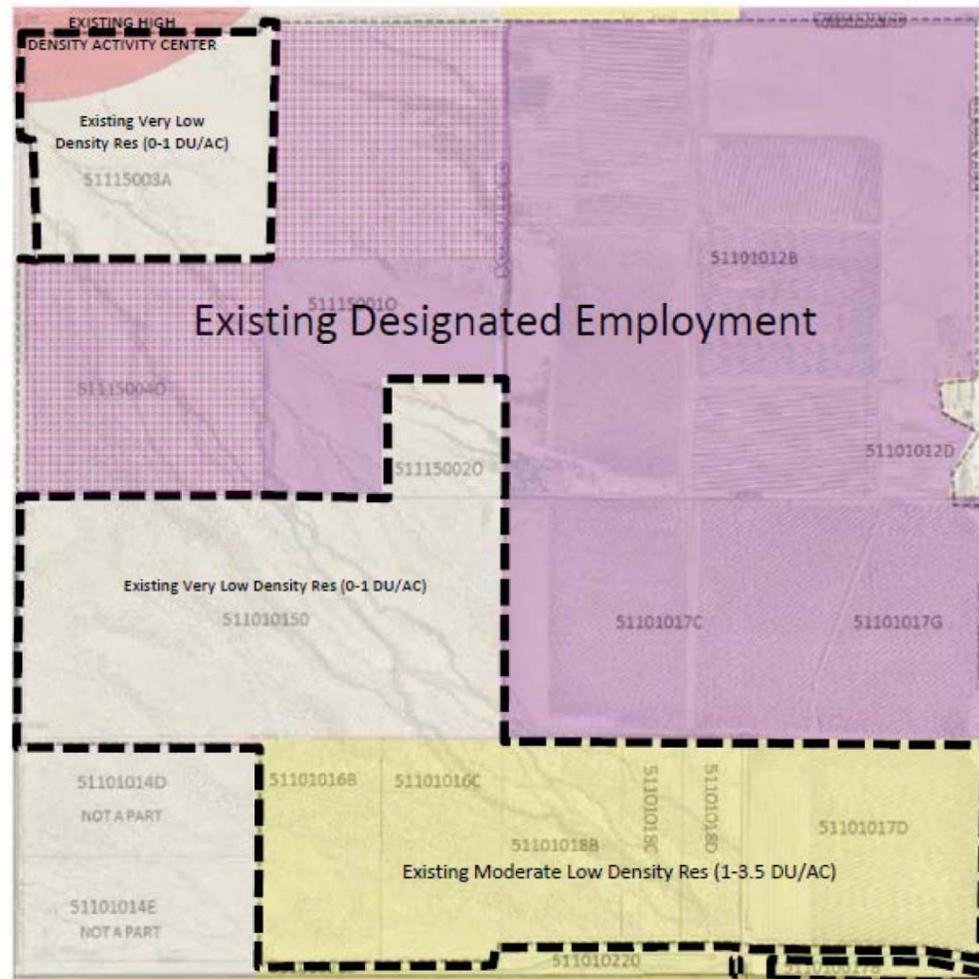
Proposed Comprehensive Plan 2016 Major Amendments



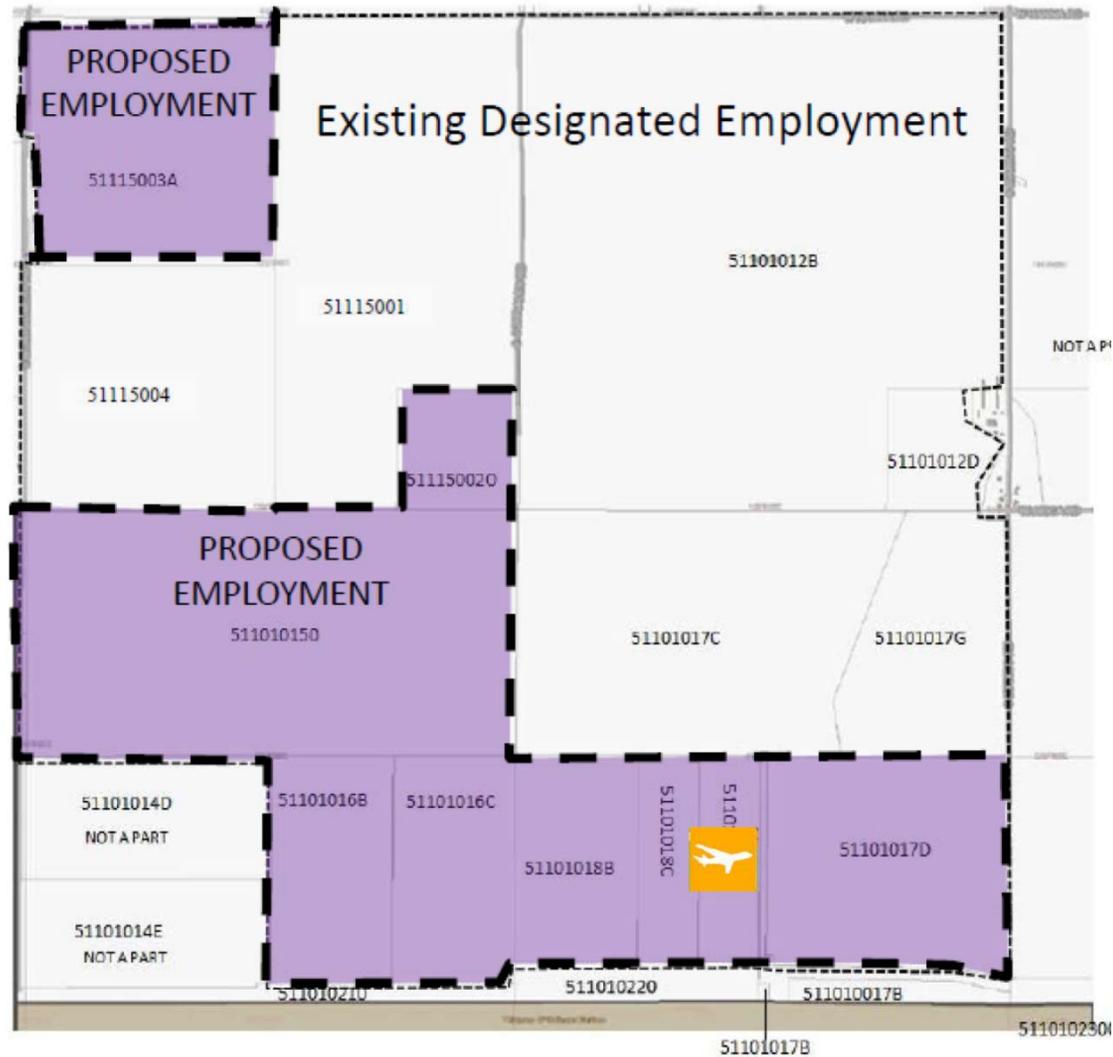
Applicant Proposal



Exhibit A – Current Comprehensive Plan Map Designations



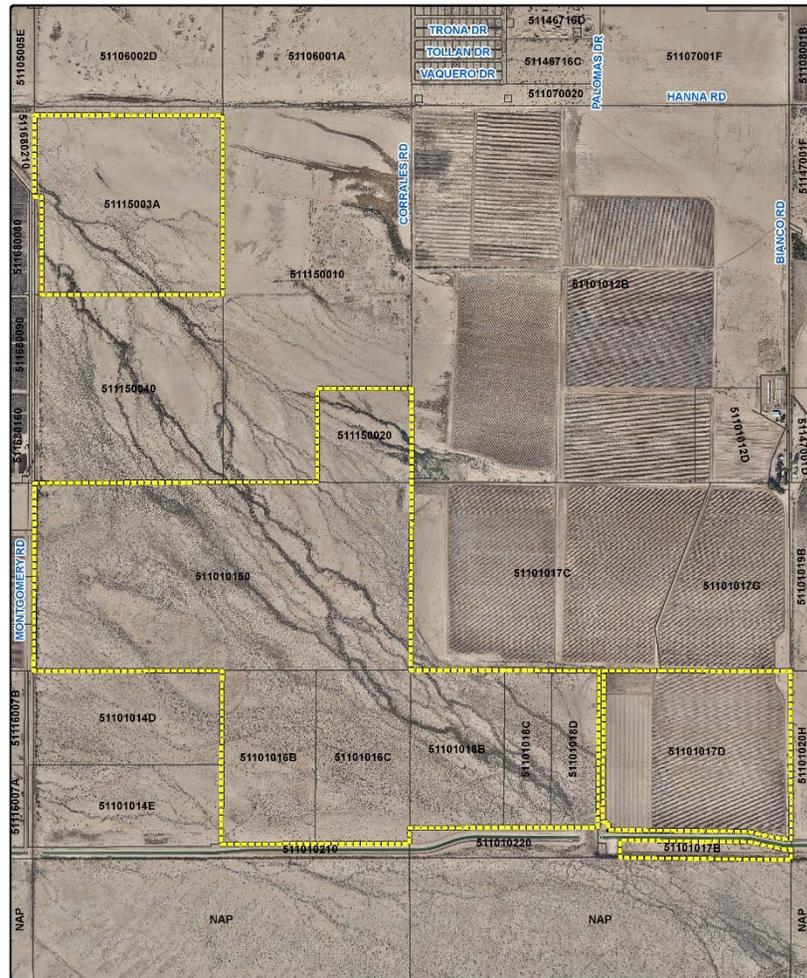
Applicant Proposal



Aerial Photo



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Photo Location



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PZ-PA-003-16



Looking Southeast



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Looking west



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Looking South



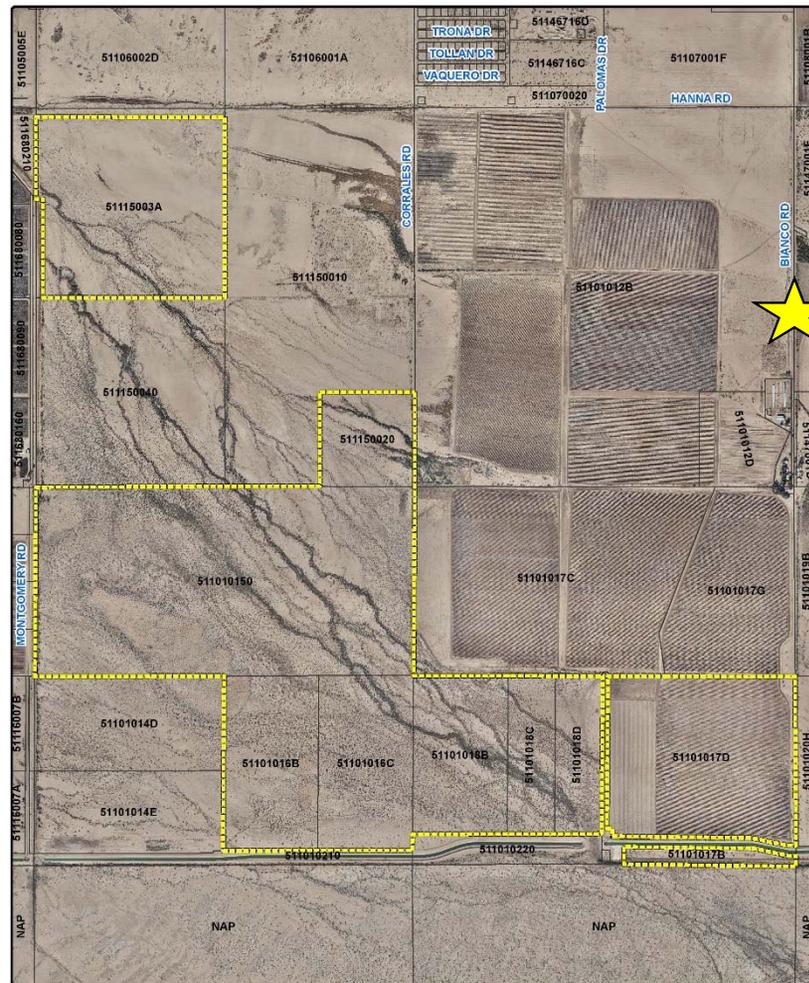
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Photo Location



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Looking north



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Looking east

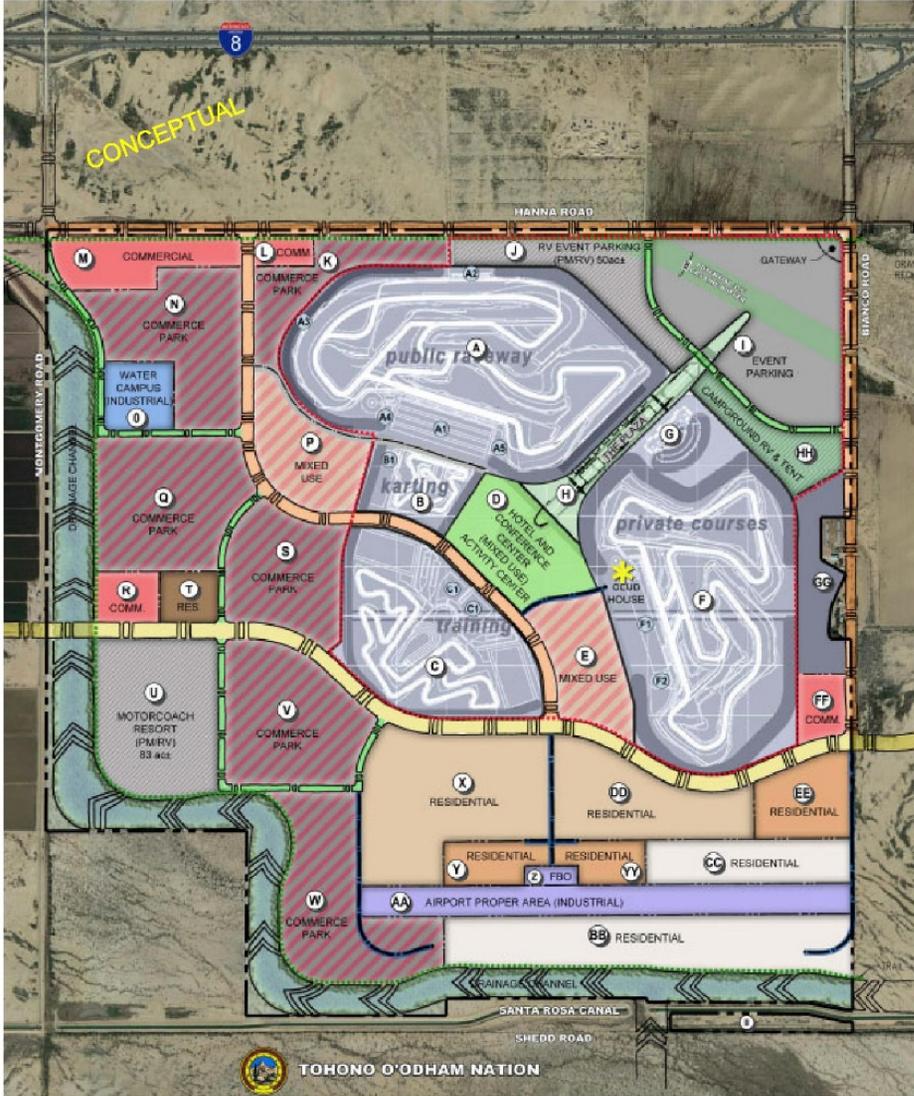


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Conceptual Site Plan

Exhibit D – Conceptual Land Use Master Plan for Attesa



Employment Planning Guidelines



- Maintain land designated for employment to place Pinal County in a position to take advantage of future economic opportunities.
- Encourage quality design particularly in highly visible locations, and ensure appropriate buffers when transitioning land uses (e.g. business park use to residential). Consider compatibility and relationship to existing and proposed neighborhoods.
- Employment designated land uses should be located where access to major transportation corridors exist or can be provided.

Employment Planning Guidelines

- High intensity employment is encouraged in campus or urbanized areas that are adjacent to collector or arterial roadways with access to transit and an integrated pedestrian environment where possible.
- Building heights should be evaluated during the review process in relationship to the location and surrounding land uses and fire suppression. Where appropriate, building height transitions and step-down in height could be provided to enhance compatibility.
- Retail and services as well as civic uses could be included in high intensity employment campus areas but not as the primary land use.

Public Participation & Outcomes



- Staff recommends approval
- CAC recommended Approval by a vote of 7-0-2.
- Planning Commission recommended Approval of 7-0

PZ-PA-004-16



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□ Proposal:

- Change in the Comprehensive Plan designation from Moderate Low Density Residential to General Public Facilities/Services.
- 257± acres

□ Location:

- Adjacent to the south side of State Route Highway 287 approximately one mile east of Eleven Mile Corner Road.

□ Applicant:

- Boulevard Associates, LLC

General Public Facilities/Service Definition



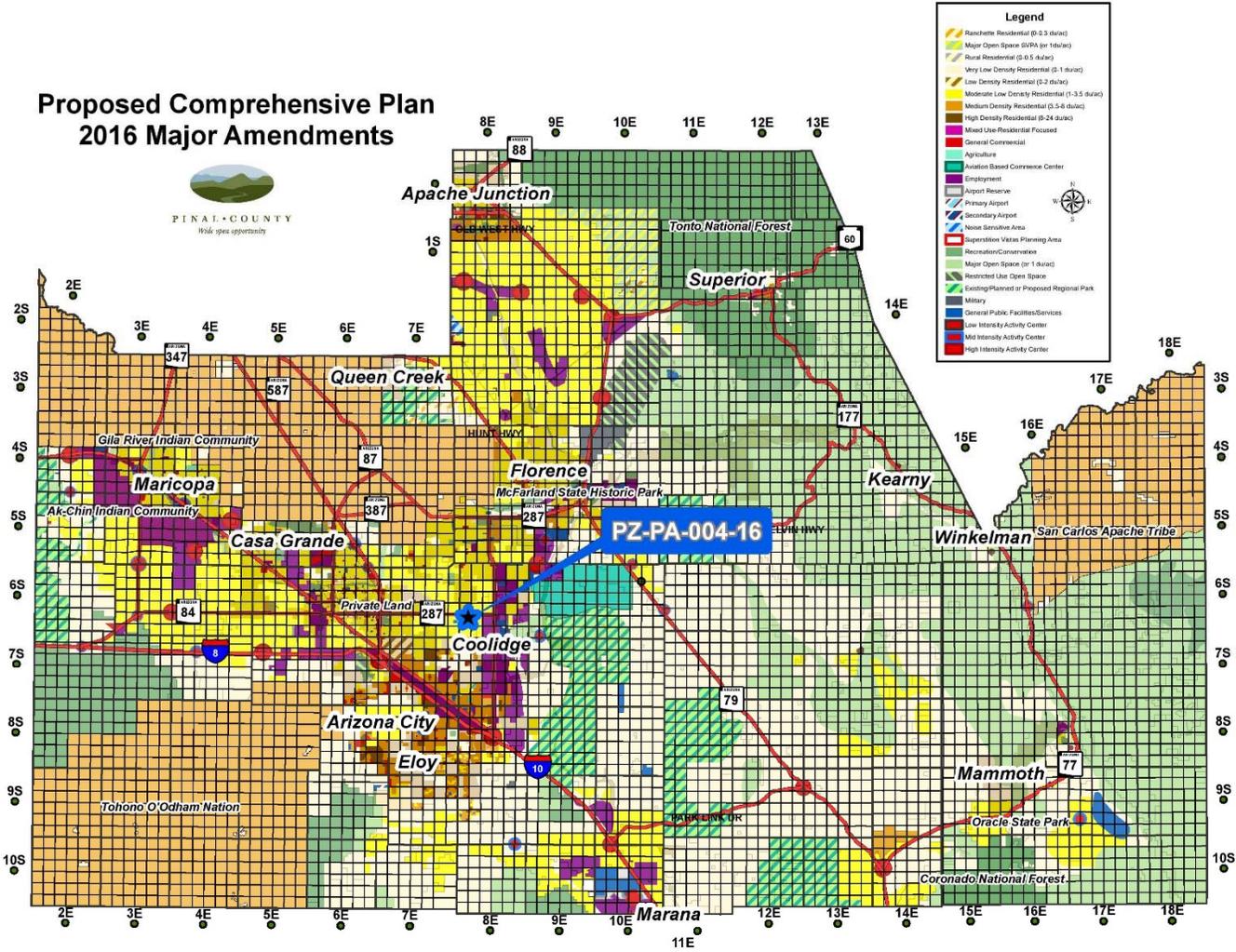
- Large public and quasi-public facilities that require significant space such as power plants, landfills, solid waste transfer stations, wastewater facilities, water campuses, and concentrations of public buildings.

County Map



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Proposed Comprehensive Plan 2016 Major Amendments

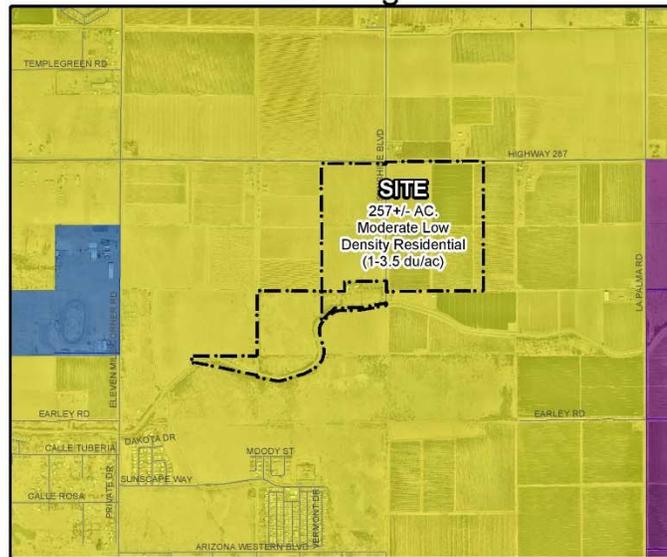


Applicant Proposal

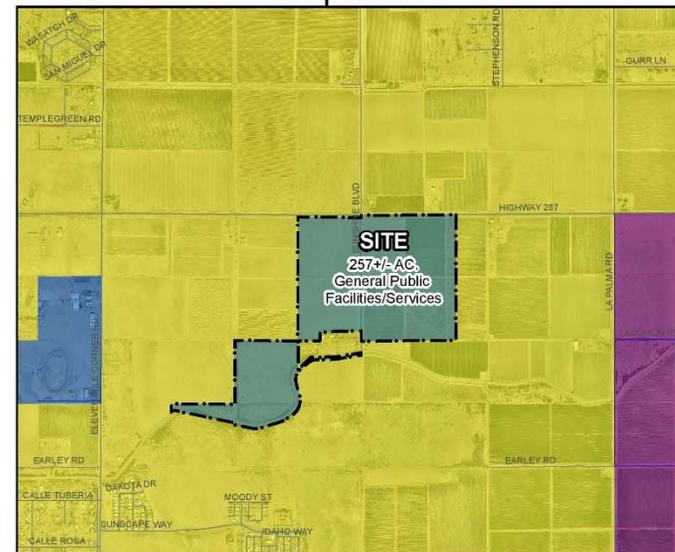
Applicant Proposal



Existing



Proposed



Aerial Photo



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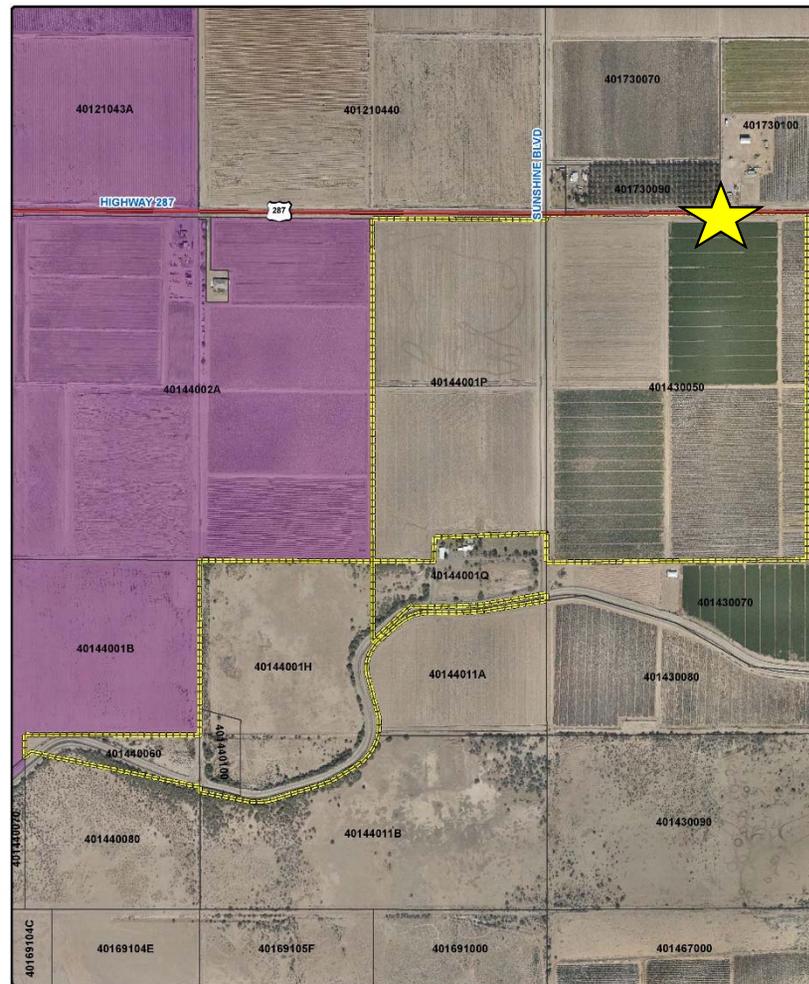
PZ-PA-004-16



Photo Location



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PZ-PA-004-16



Looking North



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Looking East



PINAL COUNTY
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Looking South



PINAL COUNTY
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Looking West



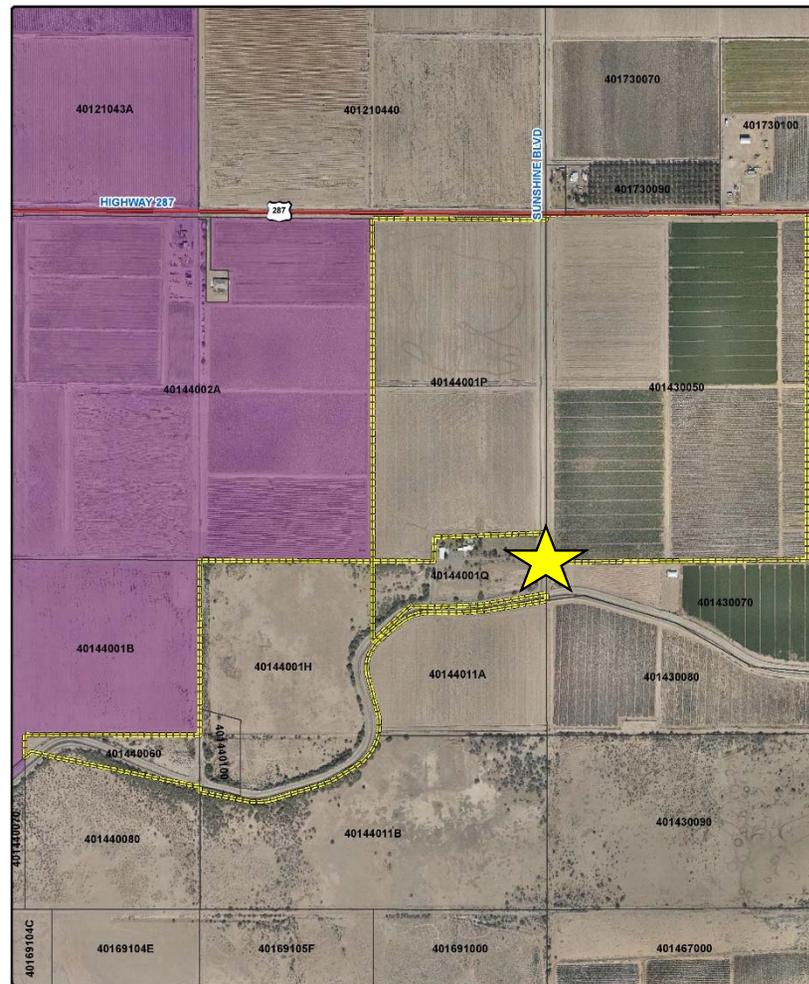
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Photo Location



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PZ-PA-004-16



Looking West



PINAL COUNTY
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Looking East



PINAL COUNTY
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Looking South



PINAL COUNTY
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Public Participation & Outcomes



- Staff recommends approval
- CAC recommended denial by a vote of 8-0-1.
- Planning Commission recommended denial of 7-0

