

Monterra Proposed Zoning Changes

PURPOSE

This re-zoning request is part of a unified request for annexation of property into the Town of Florence and Town General Plan Amendment, and establishment of Town zoning of approximately 869.81 acres located in Pinal County on the western edge of Florence, in the historic Gila River Valley.

The annexation and general plan amendment requests are addressed in separate documents, but are expected to be processed concurrently with this zoning request.

Located south of Hunt Highway in the vicinity of Felix Road, the property currently carries Pinal County General Rural (GR) zoning. Proposed Town of Florence zoning is for a Planned Unit Development with underlying zones of:

	<i>Zoning Category</i>	<i>Proposed Uses</i>
AG	"Agricultural Zone"	Park, recreation, open space, floodplain.
R-2	"Neighborhood Multi-family"	Large-lot residential home sites up to 6500 s.f. Small-lot residential home-sites from 2500 s.f.

The Monterra community is intended as a true master-planned community with parks, mini-parks, school sites, trail systems, and a common community design identity. The community will be developed in phases under a "Planned Unit Development" master plan and development-agreement. (See next page for zoning exhibit.)

EXISTING LAND USE

The Gila River Valley has long been used for agriculture and settlement. For over a thousand years prehistoric farmers inhabited the Salt and Gila River valleys, and the well-known "Casa Grande Hohokam Indian Ruins" dating from the 1400's lies south of the river only a few miles west of the property. Irrigation-based farming of corn and beans (red, pinto and navy) dates back as far as 300 AD. Cotton, squash and other domestic plants were later added, and eventually the Casa Grande culture's agriculture was served by a canal beginning 18 miles upstream on the Gila River. Traders came from the Pacific Ocean and as far away as southern Mexico.

This part of the Gila Valley was the site of the earliest American settlements in Pinal County. The old village of "Adamsville" (1866) is only 1½ miles south of the property. Poston Butte, about 4 miles east, has been a historic site since 1870.

The property is now devoted predominantly to irrigated agriculture with water supplied by the North Side Canal. Nearly all of the property is outside the floodplain as defined by Federal Emergency Management Act mapping. A high-pressure natural gas line diagonally bisects the