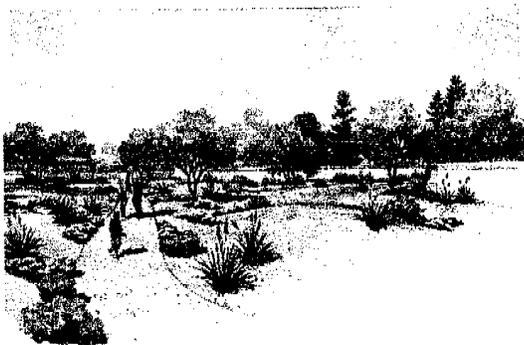


expected to be a minimum of 13%. The Town of Florence calls for a minimum open space area (for each lot) of 12%. The 13% minimum presented is based upon the total gross acreage of Monterra and represents a substantial increase in the Town's minimum requirement. Acreage comparison is provided in the Zoning Table attached to this narrative.



C. Commercial Centers

Property adjacent to Monterra at the southeast corner of Hunt Highway and Attaway Road, is designated for "medium neighborhood commercial centers" intended to provide neighborhood retail shopping, services (such as day-care, dry-cleaning, copy-center), professional offices such as medical and dental, and similar community-oriented uses. Application for Amendment to the General Plan has been made to increase the size of the commercial designation to better serve this area and capitalize on gross receipts tax opportunities for the Town of Florence. The location of this commercial development site may shift as detailed plans for road locations and major entries are made. Rezoning of this property is remaining under a separate ownership and is not a part of this rezoning application.

D. Schools

Two school sites have been identified, each with an adjacent neighborhood park. The exact capacity and type of school (e.g., primary, middle or K-through-8) will be determined through further discussions with the Florence Unified School District. At this time, no post-elementary schools are anticipated at Monterra.

E. Streets

Access to Monterra is via Hunt Highway from Felix and Attaway Roads. Regional access to the Phoenix Metropolitan Area includes:

- Hunt Highway to Chandler Heights and Gilbert
- Highway 79 via Florence Junction and Apache Junction, Highway 87 and 287 to Chandler
- Interstate Route 10, accessed via Hwys. 287/87 and 387, north to Phoenix or south to Casa Grande

A central loop parkway runs through the community linking to local residential streets. No gated neighborhoods are anticipated and all streets are intended to be public.