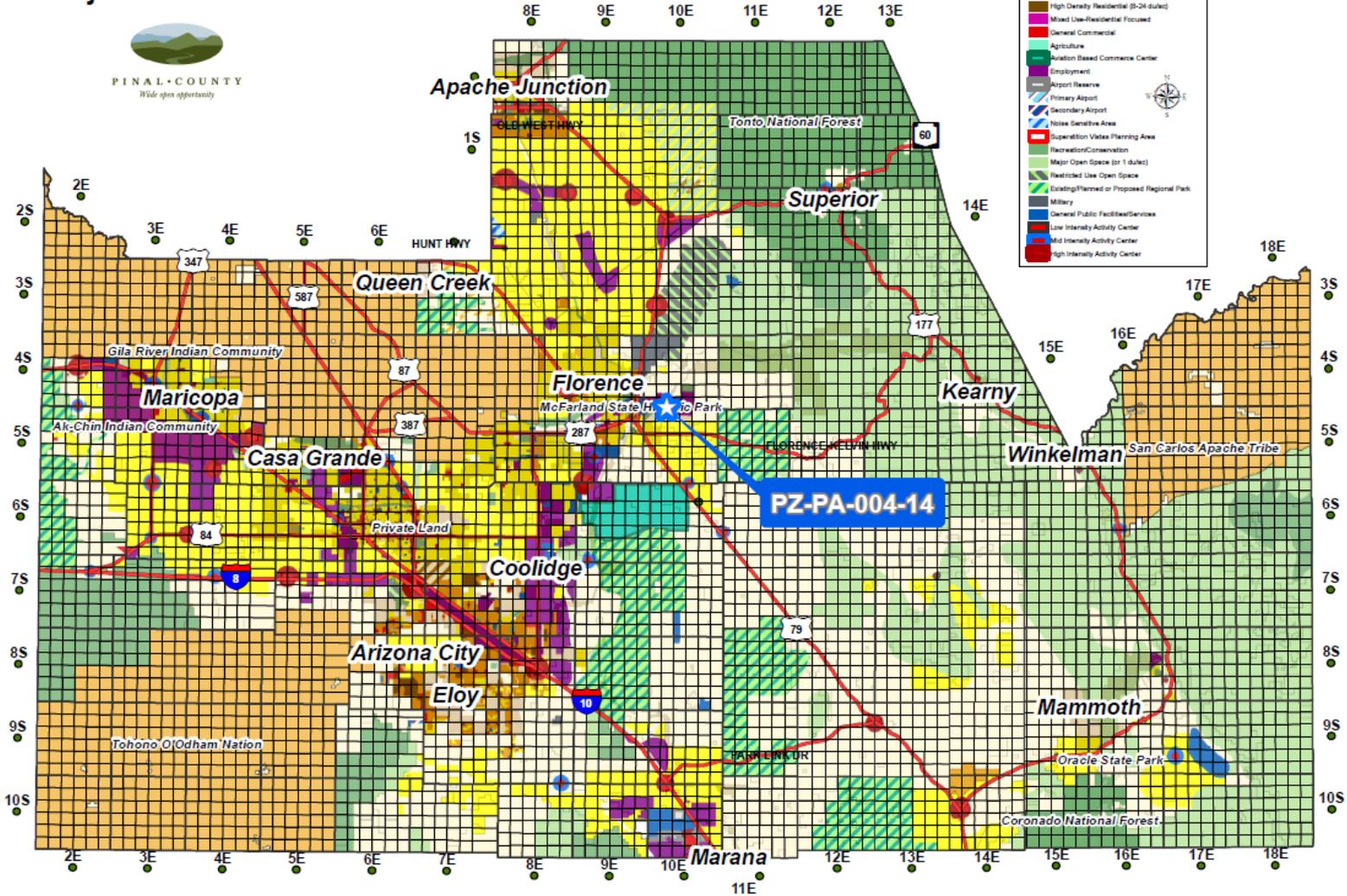


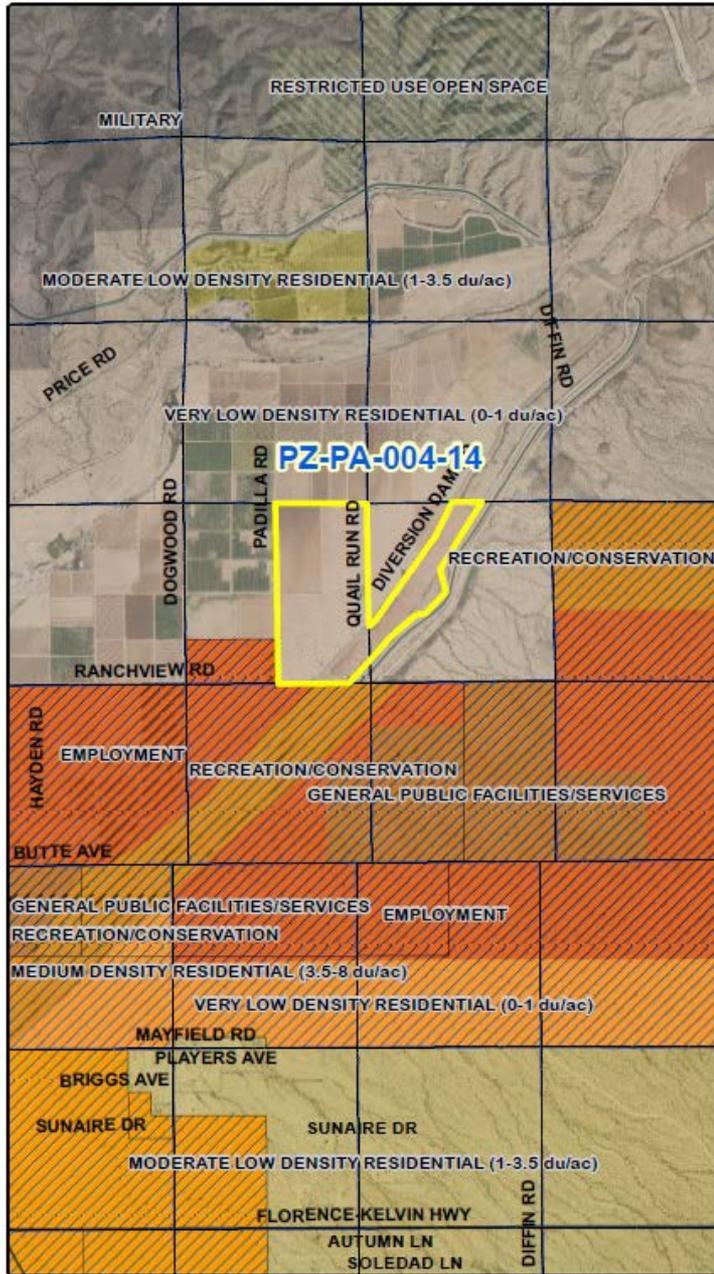
PZ-PA-004-14

- 405± Acres
- Applicant: MLC Farms, LLC & Clark Family Trust
- Agent: Drew Gibbons, SunPower
- Request: From Very Low Density Residential to General Public Facilities/Services



Proposed Comprehensive Plan 2014 Major Amendments





PINAL COUNTY
Wide open opportunity

PZ-PA-004-14

FROM:

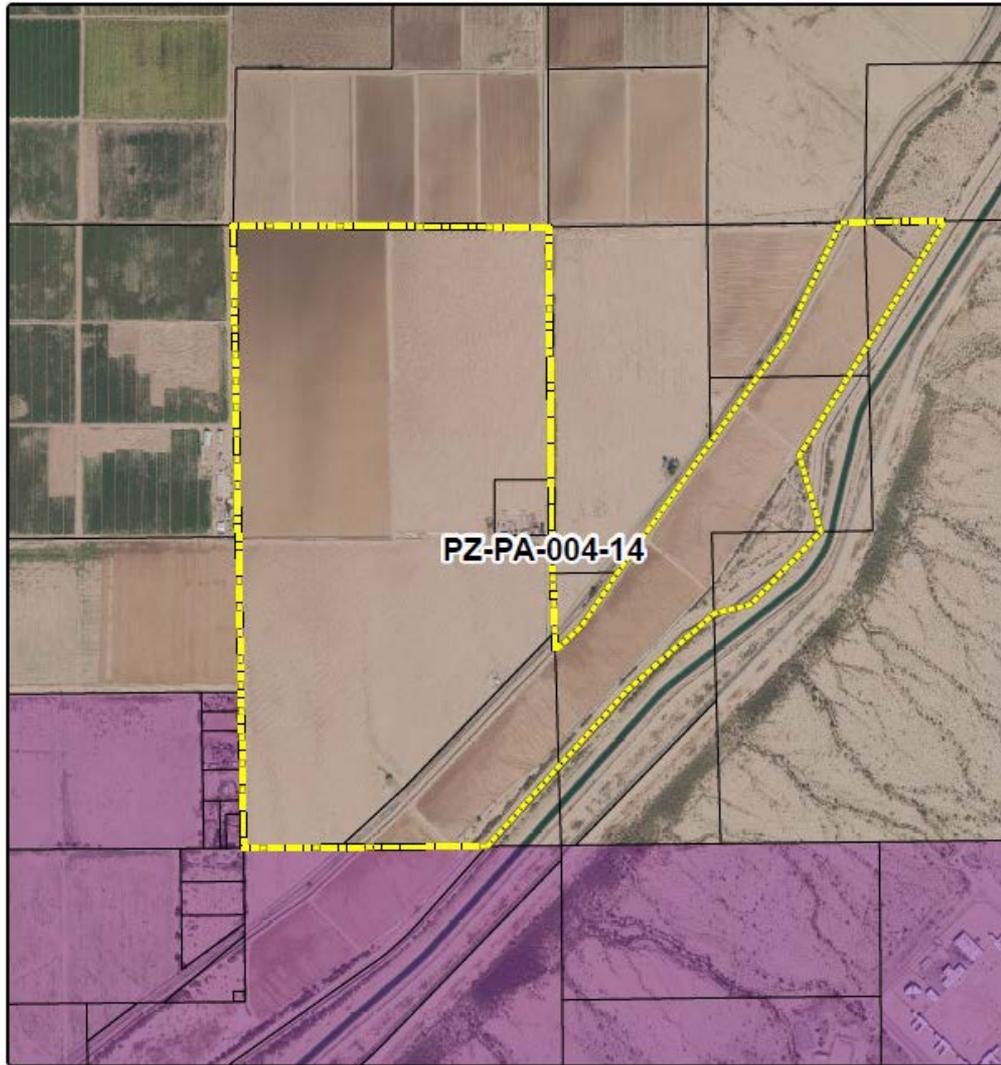
Very Low
Density Residential
(0-1 du/ac)

TO:

General Public
Facilities/Services

Updated: 6/27/2014





*Proposed comprehensive Plan 2014
Major Amendments*

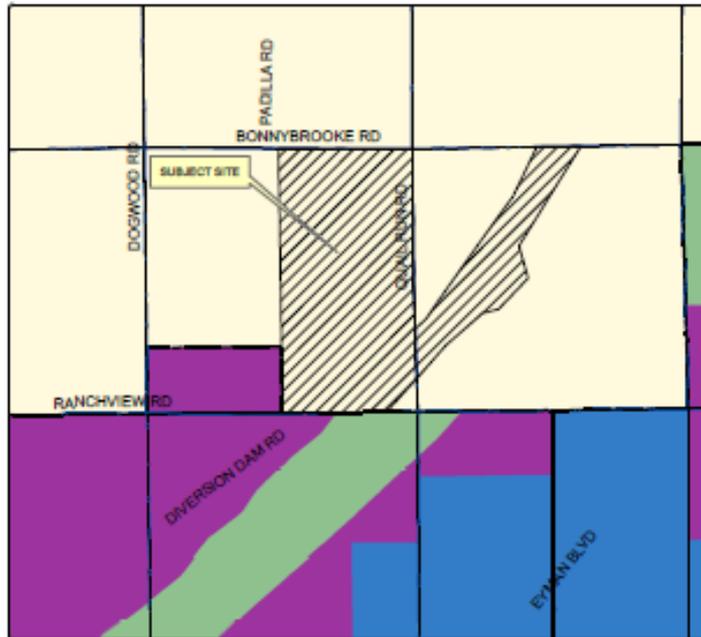


PZ-PA-004-14

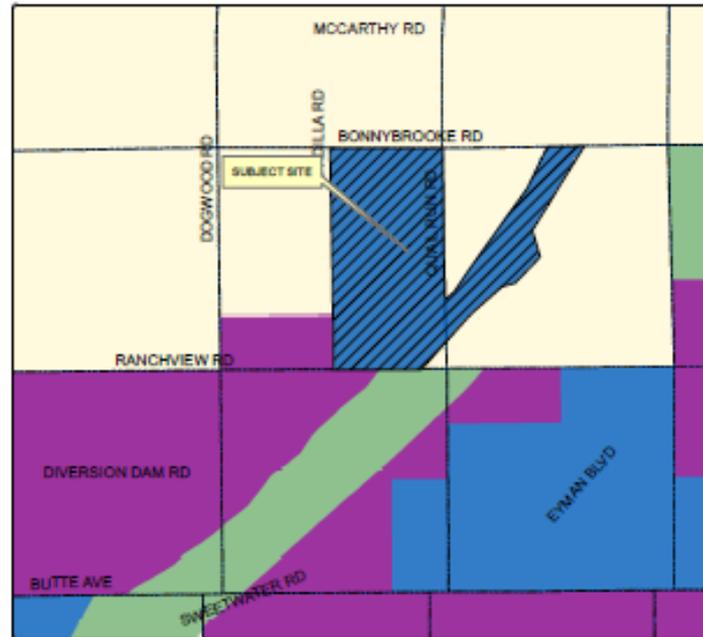


APPLICANT PROPOSAL

EXISTING LAND USE CLASSIFICATION



PROPOSED LAND USE CLASSIFICATION



PZ-PA-004-14

<p>OWNERS</p> <p>MLC Farms LLC 19240 Quail Run Dr Florence, AZ 85132</p> <p>Clark Family Trust 19240 Quail Run Dr Florence, AZ 85132</p>	<p>LAND USE CLASSIFICATION</p> <ul style="list-style-type: none"> Very Low Density Residential (0-1 du/ac) Employment Recreation/Conservation General Public Facilities/Services 	<p>Assessor Parcel Numbers: 201-25-002, 201-25-005, 201-25-015, 201-25-016, 201-26-001B, C & D.</p> <p>Existing Land Use Classification: Very Low Denisty Residential</p> <p>Proposed Land Use Classification: General Public Facilities/Svcs</p>
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South Side Looking West



South Side Looking Northeast





South Side Looking Northwest

DISCUSSION

- Up to 50 MW solar PV.
- North of “Corrections Campus”/Employment Public Facilities”
- Chapter 7 Environmental Stewardship, supports both utility grade and single user systems
- Solar and wind energy generation and other renewable energy production are compatible with the farming heritage (of Pinal County).
- Where? Locate close to existing infrastructure, while being careful not to occupy large tracts employment designated areas.



- Trail alignments
- 405 homes/ 19 acres of commercial



CITIZEN ADVISORY COMMITTEE

- Voted (5-4) to recommend approval of case PZ-PA-004-14
- Concerns: Taxes, Future water use, Comp Plan change permanent and allows undesirable uses, job creation, no info on connection agreement.
- Since CAC: no proposed changes to proposal, 1 extra letter in support



PLANNING COMMISSION

- Voted 5-2-1 (Commissioner Moritz abstaining)
- Concerns: Comp Plan change permanent and the proposal appears pre-mature, job creation, no info on connection agreement.
- Since P&Z: no proposed changes to proposal, 3 extra letters in support, Town of Florence amended their original letter.



MORE DISCUSSION

- Employment vs. Public Facilities
 - As currently written Comp Plan and Zoning treat these facilities as non-residential and/or industrial uses
 - Employment designation would support I-1, I-2 or I-3 zoning categories, variety of manufacturing warehouse, heavy industry, industrial/commerce parks.
 - Public Facilities: much narrower band of supported uses
- Speculative, if SRP operated the facility it would be zoning exempt.



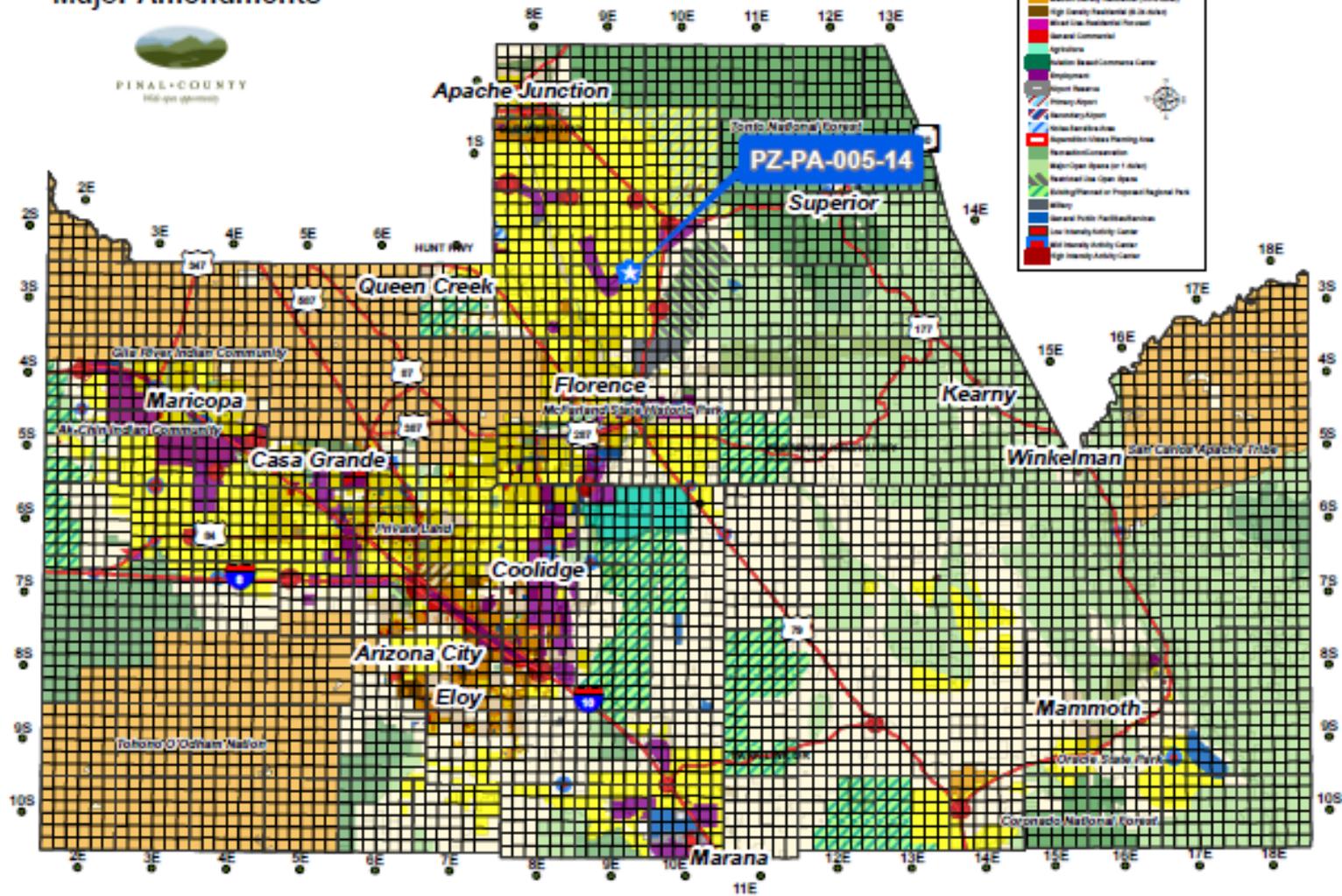


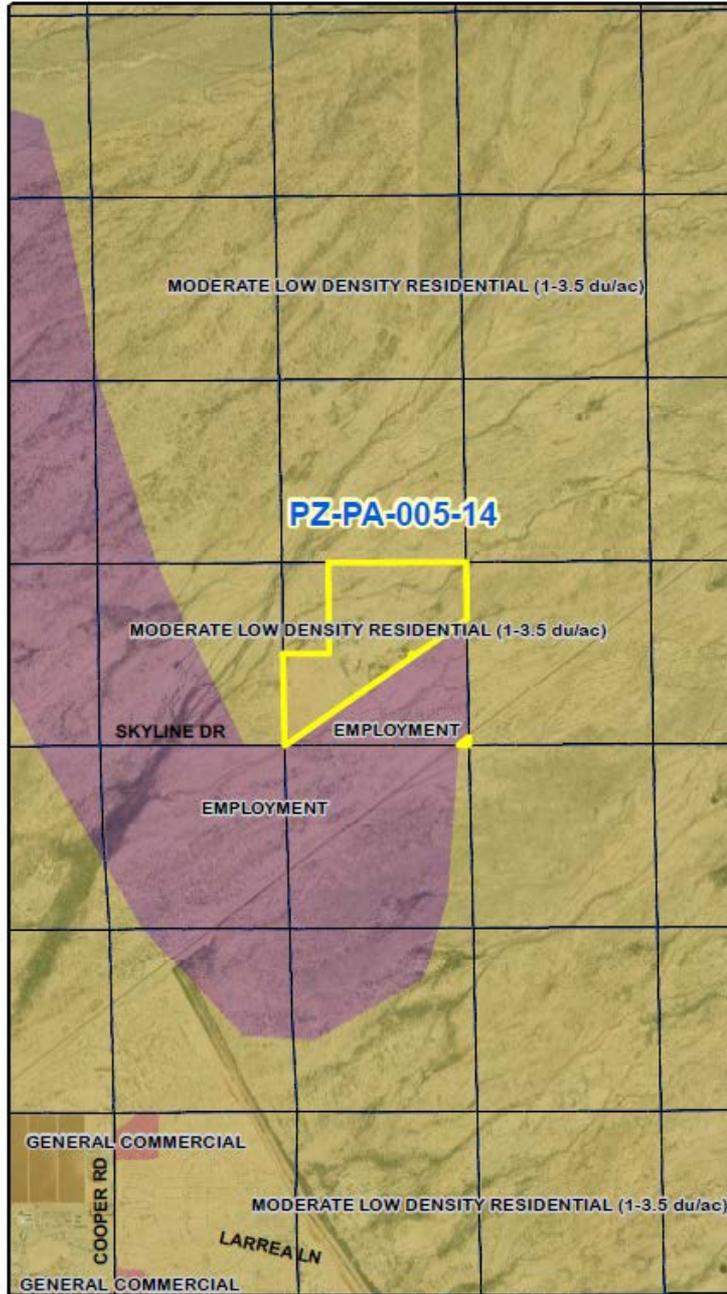
PZ-PA-005-14

- 339± Acres
- Applicant: Integrity Land & Cattle, LLC
- Agent: Rose Law Group, pc
- Request: From Moderate Low Density Residential to Employment



Proposed Comprehensive Plan 2014 Major Amendments





PINAL COUNTY
Wide open opportunity

PZ-PA-005-14

FROM:

Moderate Low
Density Residential
(1-3.5 du/ac)

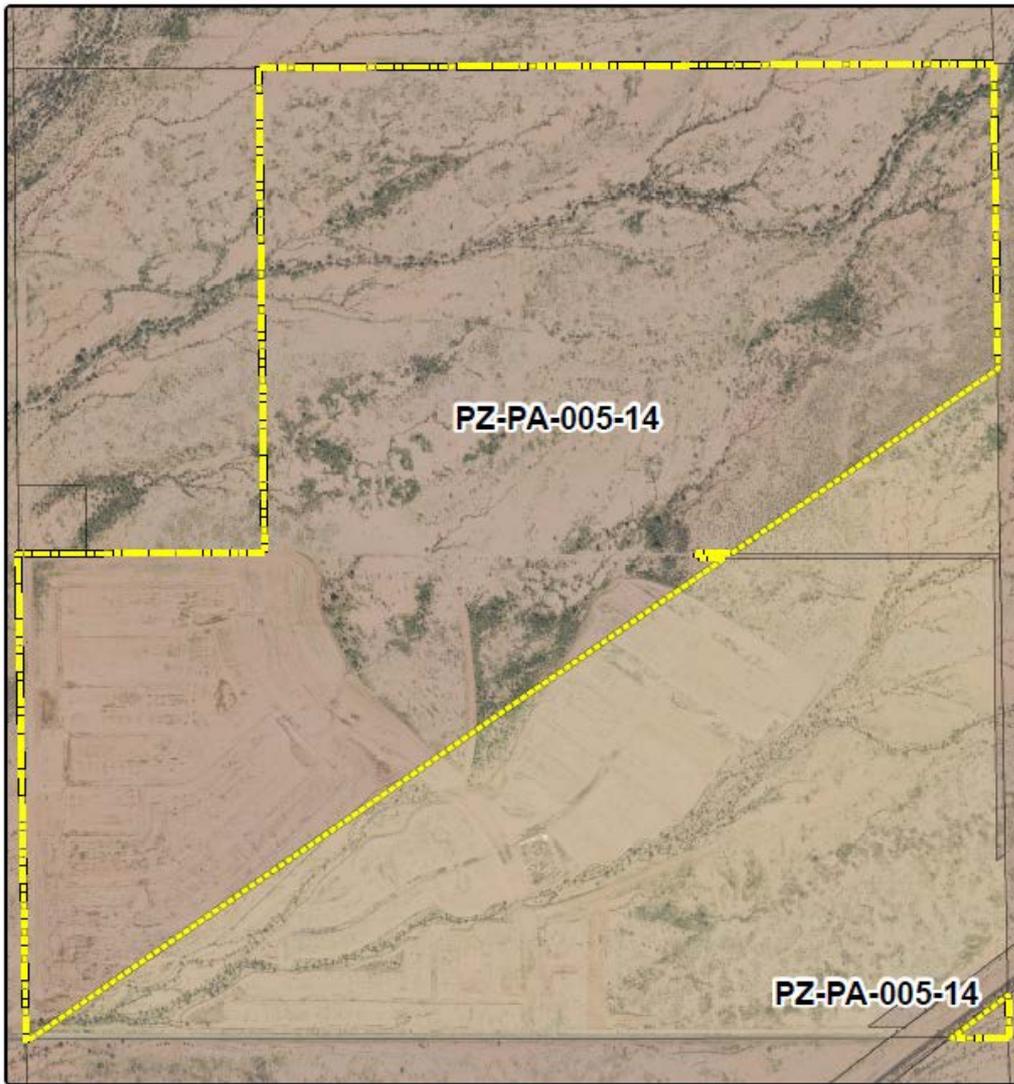
TO:

Employment



Updated: 6/27/2014





*Proposed comprehensive Plan 2014
Major Amendments*

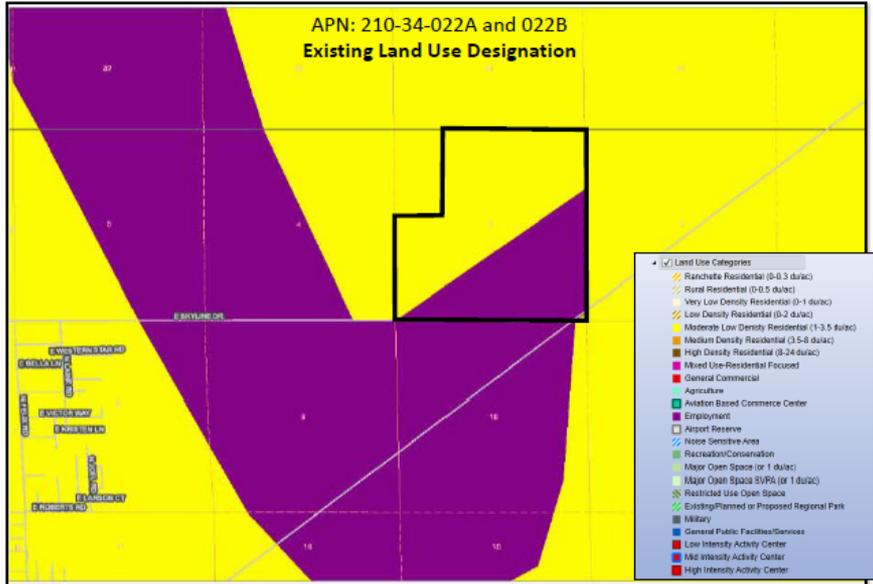


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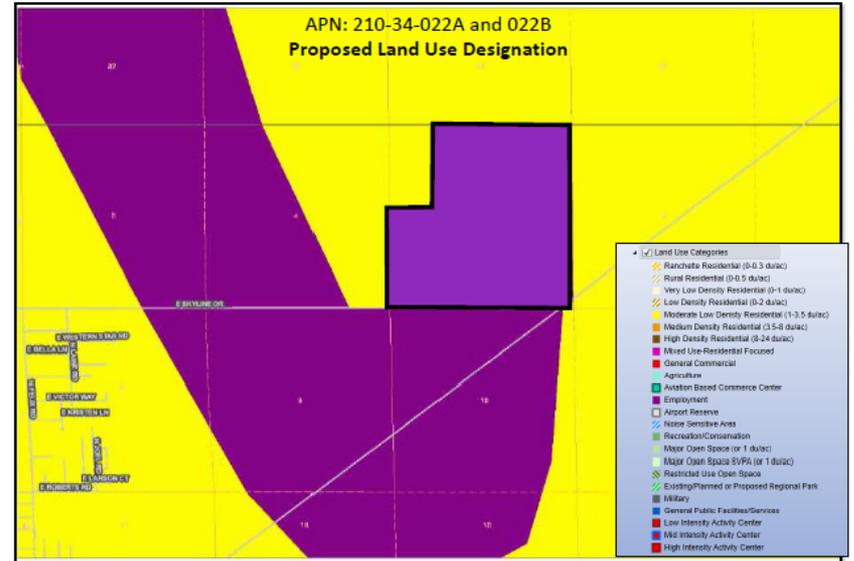


APPLICANT PROPOSAL

Pinal County Comprehensive Plan Amendment



Pinal County Comprehensive Plan Amendment





East on Skyline Drive



DISCUSSION

- Fit within Employment designation.
 - Supports Economic Sustainability vision by bringing new jobs to the county.
- Impact on surrounding development.
 - Industrial buffer will be required as the project develops.
 - Proposed change from MLDR to Employment will result in a potential loss of up to 1,187 dwelling units.
- Location adjacent to existing rail line takes advantage of existing infrastructure.



RECOMMENDATIONS

- Citizen Advisory Commission
 - Voted unanimously (9-0) to recommend approval of PZ-PD-005-14
- Planning and Zoning Commission
 - Voted unanimously (8-0) to recommend approval of PZ-PA-005-14
- Since the Planning and Zoning Commission meeting, there have been no changes to the proposal or new comments received.

