

TOWN OF FLORENCE

PLANNING AND ZONING COMMISSION

SPECIAL MEETING AGENDA

SPECIAL MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION TO BE HELD THURSDAY, OCTOBER 6, 2011 AT 5:30 PM AT THE TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER:

2. ROLL CALL: Wooley___, Putrick___, Petty___, Anderson ___, Reed___.

3. PLEDGE OF ALLEGIANCE:

4. PUBLIC HEARINGS

A. CASE PZC-32-11-MGPA (NRDAE TEXT MGPA)

PRESENTATION/DISCUSSION/RECOMMENDATION of an application by Pew and Lake, PLC on behalf of Curis Resources (Arizona) Inc. for a Major General Plan Amendment to the Town of Florence 2020 General Plan. More specifically, this application requests a Text Amendment to the Town of Florence 2020 General Plan Land Use Element to create a new land use overlay classification entitled the “Natural Resources Development and Alternative Energy Overlay”, which would be defined as follows:

“The Natural Resource Development and Alternative Energy (NRDAE) Overlay is established to support the short and medium term beneficial use of natural resources located within the Town and/or the development and operation of alternative energy resources while at the same time preserving and protecting the long range goals for the underlying and principal General Plan land uses envisioned for the property. This overlay is intended to facilitate the exploration, development, harnessing and extraction of both renewable and non-renewable natural resources, as well as reclamation activities, while maintaining the opportunity for the ultimate development of the long range underlying land uses of the property as described by the Town’s General Plan. This Overlay would not permit a major disturbance of land such as open pit or strip mining, but would facilitate interim land uses that could be compatible with surrounding land uses. Application of the Overlay shall be through the Major General Plan Amendment process and any application shall address the review considerations established for Major Amendments in

the Town of Florence General Plan and supporting application materials. Planned Unit Development (PUD) zoning that specifies the intended uses of a subject property consistent with the Overlay and a plan for long term development consistent with the underlying General Plan land use designations are required with the use of this Overlay.”

APPLICANT: PEW AND LAKE, PLC

B. CASE PZC-33-11-MGPA (FLORENCE COPPER PROJECT MGPA)

PRESENTATION/DISCUSSION/RECOMMENDATION of an application by Pew and Lake, PLC on behalf of Curis Resources (Arizona) Inc. for a Major General Plan Amendment to the Town of Florence 2020 General Plan. More specifically, this application requests an Amendment to the Town of Florence 2020 General Plan Future Land Use Map contained within the Land Use Element in conjunction with the proposed Florence Copper Project. The subject site is generally located south of Hunt Highway, north of the Gila River and east of the SRP 230/500KV corridor excluding land under the jurisdiction of the Arizona State Land Department and additional land contained within the Merrill Ranch Master Planned Community. The approximately 990 acre site lies within portions of Sections 26, 27, 28, 33, 34 and 35; all lying within Township 4 South, Range 9 East of the Gila and Salt River Baseline and Meridian, Florence, Pinal County, Arizona. Approval of this request would change the General Plan land use designations on the subject site from Master Planned Community (MPC) to Open Space (OS), Parks and Recreation (P/R), Low Density Residential (LDR), Medium Density Residential 1 (MDR1), Medium Density Residential 2 (MDR2), High Density Residential 1 (HDR1), High Density Residential (HDR2) and Community Commercial (CC) with a Natural Resource Development and Alternative Energy (NRDAE) Overlay.

APPLICANT: PEW AND LAKE, PLC

C. CASE PZC-38-11-MGPA (TOWN OF FLORENCE MGPA)

PRESENTATION/DISCUSSION/RECOMMENDATION of an application by the Town of Florence for a Major General Plan Amendment to the Town of Florence 2020 General Plan. More specifically, this application requests an amendment to the Town of Florence 2020 General Plan Land Use Element and the Future Land Use Map contained within the Land Use Element to adjust the Town’s conceptual alignment of the proposed North-South ADOT Freeway Corridor based on information collected and analysis completed since the adoption of the 2020 General Plan in 2010. This change may have some resultant changes to the supporting roadway network, including potential roadway changes

considered within the North End Framework Vision Plan. This request also intends to modify the language for the Freeway Mixed Use (FMU) land use category per page 2-20 of the 2020 General Plan in that this land use designation will require a Major General Plan Amendment to be applied to property and will not be applied until the actual alignment of the North-South ADOT Freeway with Interchanges has been adopted and is reflected upon the Town of Florence General Plan Future Land Use Map.

APPLICANT: TOWN OF FLORENCE

5. CALL TO THE PUBLIC/ COMMISSION RESPONSE:

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda.

6. CALL TO THE COMMISSION

7. ADJOURNMENT

Posted on this 4th day of October 2011 by Maria Hernandez, Deputy Town Clerk at 775 N. Main Street, 1000 S. Willow, and the Town Website at www.florenceaz.gov.

***** PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION. *****