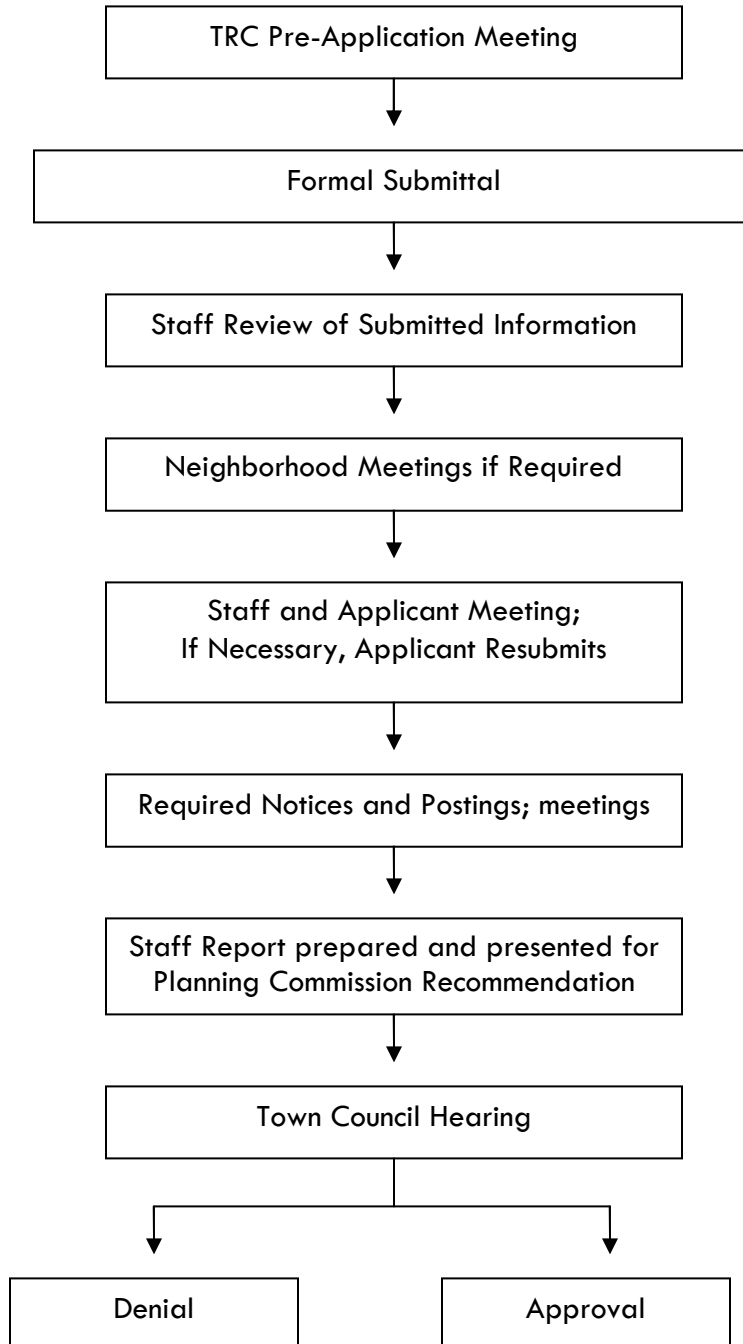


TOWN OF FLORENCE

GENERAL PLAN AMENDMENT PROCESS Application & Checklist

Community Development Department
P.O. Box 2670
600 North Main Street
Florence, Arizona 85132
(520) 868-7575
www.florenceaz.gov

TYPICAL GENERAL PLAN AMENDMENT PROCESS



GENERAL PLAN AMENDMENT APPLICATION PROCEDURES

The following information is provided to assist in the preparation and submittal of an application for a General Plan map or text amendment for property within the Town of Florence.

It is important to note that since an amendment may affect the entire community, adjacent jurisdictions, schools and public utilities, the analysis of a General Plan amendment request must be comprehensive in nature and address all potential impacts.

1. **Pre-Application Review Process** – Prior to filing an application for a General Plan amendment, the applicant must participate in a Pre-Application review meeting with the Planning & Zoning Department and Technical Review Committee (TRC).
2. **Application Filing** – For an application to be accepted, the applicant must provide all of the required information described on the submittal checklist at the time of formal submittal. Ensuring the accuracy of the request is the responsibility of the applicant. Applications will not be accepted or processed without an adequate description of the "Request" being submitted. Incomplete applications will not be accepted.
 - a. Major Amendments – Applications for Major Amendments to the General Plan will be considered once a year. The Florence General Plan defines what constitutes a Major Amendment. Submittals are accepted based on the schedule provided in this application.
 - b. Minor Amendments – Minor General Plan amendments include any change to the General Plan not defined as a Major Amendment. Applications may be filed at any time during the year per the schedule provided in this application.
3. **Staff Review** – Upon receiving a complete application, the submitted information will be routed to Town staff and applicable agencies for timely review and comment. After this review is completed, the comments are consolidated and returned to the applicant. The applicant is responsible for addressing staff comments and submitting revised plans.
4. **Neighborhood Meetings** – Neighborhood meetings beyond the required minimum Town hearings are required for certain General Plan Amendments, as deemed necessary by the Planning and Zoning Director. Applicants will be required to set up and conduct these meetings. Efforts shall be made to encourage public participation.

5. **Public Notice** – Except for requests limited to text amendments, the Town will prepare the public notice to mail to surrounding property owners and provide a copy to the applicant. The notice for the first public hearing must be mailed by the applicant at least fifteen (15) calendar days prior to the date of the hearing to the following:

- a. All property owners of record within three hundred (300) feet of the site.
- b. To the owner, if the application is initiated by a person other than the owner; and
- c. Any person or group who has requested notice in writing.

The Planning and Zoning Director may expand the notification area set forth in this section if it is determined that the potential impact of the project extends beyond the required notification boundary. The applicant must submit a signed affidavit of mailing prior to public hearing. Failure of the applicant to provide evidence of mailing will result in a postponement of the public hearing item. The applicant will be charged a fee for the postponement.

Minor or Major General Plan Amendments initiated by the Town for text changes or more extensive and sometimes, Town-wide, map changes may call for an adjustment of the individual notification process as approved by the Planning and Zoning Director.

The Town will send public hearing notices to the local newspaper of general circulation in accordance with State and local requirements.

6. **Property Posting (Sign)** – Notice of Public Hearing for a General Plan Amendment must be posted at least fifteen (15) calendar days prior to the date of each public hearing. The applicant is responsible for posting the sign on the property, subject to the following specifications and requirements:

- a. Posting, maintenance, and removal of signs are the responsibility of the applicant. The applicant must remove all signs within ten (10) days of the public hearing. If the sign is not removed on time, the Town will remove the sign and charge the applicant a removal fee;
- b. The signs must comply with the attached sign criteria, except as may be modified by the Planning and Zoning Director;
- c. The applicant must submit a signed and dated affidavit of posting, and color photos of the posted signs prior to the public hearing;

- d. Failure of the applicant to provide evidence of posting will result in a postponement of the public hearing. The applicant will be charged a fee for the postponement.

Minor or Major General Plan Amendments initiated by the Town for text changes or more extensive and sometimes, Town-wide, map changes may call for an adjustment of the sign posting requirements as approved by the Planning and Zoning Director.

7. **Public Participation Plan for Town-Initiated Application**

The Town may choose to develop a unique Public Participation Plan (PPP) for Town-initiated applications, particularly in the case of Major General Plan Amendments. Items in a PPP used by the Town could include a combination of public meetings, open houses, presentations, workshops, signs, display advertisements and other notification and participation methodologies/tools so long as minimum set State criteria is met.

8. **Staff Reports** – After the staff comments have been addressed and the project has been scheduled for the public hearings, the Planning & Zoning Department will prepare reports describing and evaluating the proposed project and making recommendations to the Planning and Zoning Commission and Town Council. Copies of the staff reports will be made available to the public and sent to the applicant prior to each public hearing.
9. **Planning and Zoning Commission Hearing** – The Planning and Zoning Commission will conduct at least one public hearing for a Minor General Plan Amendment and at least two public hearings for Major General Plan Amendments. Planning Commission hearings schedules are included in this application. Regular meetings are held at Florence Town Hall, 775 North Main Street. The applicant or a project representative must be present at the hearing. Upon hearing the case, the Commission may forward a recommendation for approval, approval with modifications, or denial of a General Plan Amendment request to the Town Council. The Commission may continue/table a case as deemed necessary.
10. **Town Council Hearing** – Regular Town Council hearings occur on the first and third Monday of each month at 6:00 p.m. and are held in the Council Chambers, 775 North Main Street. The applicant or project representative must be present at the hearing. The Town Council will approve, approve with modifications and/or conditions, or deny the application. Approval of any Major General Plan amendment requires an affirmative vote by at least two-thirds of the members of the Council.

11. **Inactive Cases** – All applications need to be actively pursued to a decision. If no activity has occurred on an application for 180 days, the application will be determined to be inactive, deemed to be withdrawn and the file will be closed. At least thirty (30) days prior to that date the staff will notify the applicant in writing. The applicant may submit a written request that the application remain active, with an explanation for the inactivity. The Planning and Zoning Director may grant an extension for up to 180 days for good cause if there is a reasonable belief that the application will be actively pursued during the extension period.

GENERAL PLAN AMENDMENT TYPICAL MINIMUM CONTENT REQUIREMENTS

1. Project Narrative

- Description of proposed General Plan changes;
- If a Text Amendment, a detailed explanation of the proposed text changes;
- Explanation on how the proposed change is compatible with adjacent properties and other elements of the General Plan;
- An analysis/assessment of how the proposed amendment will impact the overall balance and mixture of land uses within the Town's Planning Area; and
- Explanation on the availability of public utilities and services.

2. Land Use or Circulation Exhibit

- Vicinity Map;
- Scale, north arrow, and dimensions;
- Existing roadways;
- Table indicating proposed roadway classifications.
- Proposed land use classification boundaries;
- Adjacent land use classifications within 300 feet;
- Project Data Table:
 - Gross acres;
 - Current and proposed General Plan Classification(s); and
 - Percent of total acreage in each land use classification.

3. Market Study (if applicable)

The Town may require a market study to be performed to evaluate the economic and fiscal impact of the proposed amendment on the Town and other land uses. Market studies will be the financial responsibility of the applicant and contracted by the Town to ensure objectivity.

NARRATIVE STATEMENT/PROJECT JUSTIFICATION

A narrative is required for Town evaluation of all proposed General Plan Amendments. At a minimum, the narrative must address the following questions:

1. Why is the current land use/circulation classification not suitable?
2. Does the proposal conform with land use goals? Will the proposed change in land use or circulation do the following:
 - a. Support the goals and policies of the General Plan;
 - b. Conform to the proposed range of land uses, densities, and intensity of uses, hierarchy of transportation systems; and
 - c. Avoid creation of isolated uses that will cause incompatible community form and a burden on services and circulation systems?
3. What unique physical characteristics of the site present opportunities or constraints for the development under the existing classification?
4. What is the ability and capacity of the water and sewer system to accommodate development that may occur as a result of the General Plan Amendment without system extensions or improvements?
5. What is the ability of existing police and fire department personnel to provide adequate emergency services according to acceptable response standards set by the community?
6. What is the ability of the proposed public and private open space, recreation, schools, and library facilities to meet the projected demand of future development without reducing services below community standards?
7. What is the proposed fiscal impact of future development based on evaluation of projected revenues and the additional cost of providing public facilities and services to accommodate projected increases or decreases in population and development that could occur as a result of the General Plan amendment?
8. How will the proposed amendment affect the ability of the community to sustain the physical and cultural resources, including air quality, water quality, energy, natural and human-made resources necessary to meet the demands of present and future residents?
9. What changes, if any, in Federal or State laws or policies substantiate the proposed amendment?

GENERAL PLAN AMENDMENT CHECKLIST

REQUIRED MATERIALS	Applicant Checklist	Staff Verification
Application		
Fee Please review the fee schedule for applicable fees (all fees are Non-Refundable).		
Project Narrative		
Owner's Authorization Form		
4 copies – Traffic Impact Analysis (if required by Traffic Engineer)		
Market Study (if required by the Town)		
Legal Description (Metes and bounds description required for unplatted property) including total gross acreage, sealed and signed by a registered engineer or surveyor (8.5" x 11")		
Pinal County Assessor Parcel Map (8.5" x 11") (Highlight project area and provide parcel numbers)		
Documentation of the Neighborhood Meeting including:		
A typed listing of persons that attended the meeting Including their names, addresses, and telephone numbers.		
Minutes of the meeting addressing neighborhood concerns, topics discussed, and how the applicant addressed such concerns.		
Copy of the letter notifying property owners of the meeting.		
Land Use or Circulation Exhibit (N/A for text amendments):		
Initial 10 copies – Blueline, blackline or color prints (24" x 36") folded to approximately (9" x 12")		
Initial 10 copies – 11" x 17" versions of above noted exhibit		
1 copy – (8.5" x 11") laser print or photo reduction (photocopy of color rendered plan not acceptable)		

1 copy – (8.5” x 11”) PMT (Photo Mechanical Transfer) must be submitted following an initial staff review, but prior to scheduling the item for a Planning Commission agenda. PowerPoint exhibits may be substituted.		
Neighborhood Notice (N/A for text amendments):		
A parcel map highlighting properties within 300 feet.		
Typed names and addresses of all property owners identified on highlighted parcel map.		

STAFF TRANSMITTAL (Potential list of application recipients)

- | | |
|---|---|
| <input type="checkbox"/> Florence Administration | <input type="checkbox"/> Florence Unified School District |
| <input type="checkbox"/> Florence Planning & Zoning | <input type="checkbox"/> Bureau of Land Management |
| <input type="checkbox"/> Florence Public Works | <input type="checkbox"/> City of Coolidge |
| <input type="checkbox"/> Florence Parks & Recreation | <input type="checkbox"/> CAAG |
| <input type="checkbox"/> Florence Fire and Police | <input type="checkbox"/> Arizona State Land Department |
| <input type="checkbox"/> Pinal County | <input type="checkbox"/> Arizona Department of Commerce |
| <input type="checkbox"/> Town of Queen Creek | |
| <input type="checkbox"/> Gila River Indian Community | |
| <input type="checkbox"/> Tohono O'odham Indian Nation | |

APPLICATION FOR GENERAL PLAN AMENDMENT

PROJECT NAME: _____

APPLICATION TYPE: Major Minor Text (Major)

1. Property Owner: Name: _____
 Address: _____
 Phone: _____ Fax: _____
 Email: _____

2. Applicant/Developer: Name: _____
 Address: _____
 Phone: _____ Fax: _____
 Email: _____

3. Address or Location of Property: _____

4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name:

Tax Parcel Numbers: _____

Gross Acres: _____

5. Current Land Use Classification(s): _____

6. Proposed Land Use Classification(s): _____

SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE DATE

FOR STAFF USE ONLY:

CASE NO. _____	APPLICATION DATE AND TIME _____
PERMIT NO. _____	FEE \$ _____
PZ HEARING DATES _____	
TC HEARING DATE _____	REVIEWED BY: _____

OWNER'S AUTHORIZATION FORM

This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat, is **not** the owner of the property.

I/we, the Undersigned, do hereby grant permission to: _____

to act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property:

Owner(s)

Signature

Print or Type Name

Address

Telephone

STATE OF ARIZONA)
)
County of _____)

ss

On this _____ day of _____, 20 ____, before me, the undersigned Notary Public, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that _____ executed the same.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires:

Notary Public

POSTING REQUIREMENTS

Florence Code requires posting of a sign (or signs) announcing a Public Hearing regarding certain land-use actions a minimum of fifteen (15) days before the date of the Hearing. These actions include General Plan Amendments, Conditional Use Permits, Special Use Permits, Rezoning, and Variance Requests. It shall be the responsibility of the applicant to erect and maintain the sign on the subject property as well as maintain the current public hearing information on the sign until formal decision of the case has been made by Town Council. It shall also be the responsibility of the applicant to remove the sign after final disposition of the case. The attached Affidavit of Sign Posting must be provided to the Planning & Zoning Department within twenty-four (24) hours of the posting. A general sign format to follow is provided below.

	TOWN OF FLORENCE	]- 3"
	(Planning & Zoning) or (Town Council)	]- 3"
	Public Hearing Notice	]- 4"
	(space)	
3" -[	(Action Requested)	
	(space)	
2" -[	(Project description and location)	
	(space)	
2" -[	(Time of Hearing),	]- 2"
2" -[	(Date of Hearing),	]- 2"
2" -[	600 North Main	]- 2"
	Street	]- 2"
2" -[	Florence, Arizona	]- 2"
	More Information: Town of Florence Planning Department 520-868-7575	

- Contact the Planning & Zoning Department regarding number and placement of signs.
- Body of sign to be Brilliant Yellow and lettering to be Black.
- Sign dimensions shall be 4' X 8'; lettering dimensions shall be as indicated.
- Height of sign shall be 6 feet from finished grade to the top of the sign.
- Sign shall be made of weather resistant material.
- Placement and maintenance of sign is applicant's responsibility.
- Applicant must post sign at least 15 calendar days prior to the hearing date.
- Applicant must remove sign within 10 working days of final action.
- Planning and Zoning Director may allow changes to sign format so long as all sign content requirements are met.

AFFIDAVIT OF SIGN POSTING

Applicant Name: _____

Project Name/Location: _____

I confirm that the site has been posted as required by Town of Florence Planning & Zoning Department. A picture of the sign(s) posted on the subject site has also been submitted.

Applicant/Representative Signature

Date

STATE OF ARIZONA)
)
County of _____) ss

On this _____ day of _____, 20 ____, before me, the undersigned Notary Public, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that _____ executed the same.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires:

Notary Public

Return completed, notarized affidavit and picture to the Planning & Zoning Department within twenty-four (24) hours of the posting.

MINOR GENERAL PLAN AMENDMENT PLANNING AND ZONING COMMISSION

2011 MEETING SCHEDULE

The Planning and Zoning Commission's meetings are typically scheduled for the first and third Thursday of the month. Meetings are held in the **Town Hall Council Chambers** (775 N. Main St.) starting at **6:30 p.m.** Meeting dates, times, and/or locations may be changed if deemed necessary by the Town. Proper notice of such changes will be provided.

All meetings of the Planning and Zoning Commission are open to the Public.

SUBMITTAL DEADLINE	NOTICE IN NEWSPAPER	MEETING DATE*
October 4, 2010 October 18, 2010	December 16, 2010 December 30, 2010	January 6, 2011 January 20, 2011
November 8, 2010 November 22, 2010	January 13, 2011 January 27, 2011	February 3, 2011 February 17, 2011
December 13, 2010 December 27, 2010	February 10, 2011 February 24, 2011	March 3, 2011 March 17, 2011
January 10, 2011 January 24, 2011	March 10, 2011 March 24, 2011	April 7, 2011 April 21, 2011
February 7, 2011 February 22, 2011	April 14, 2011 April 28, 2011	May 5, 2011 May 19, 2011
March 7, 2011 March 21, 2011	May 12, 2011 May 26, 2011	June 2, 2011 June 16, 2011
April 4, 2011 April 18, 2011	June 16, 2011 June 30, 2011	July 7, 2011 July 21, 2011
May 2, 2011 May 16, 2011	July 14, 2011 July 28, 2011	August 4, 2011 August 18, 2011
May 31, 2011	August 11, 2011	September 1, 2011
June 6, 2011	August 25, 2011 September 15, 2011	September 15, 2011 (Major GPA)* October 6, 2011 (Major GPA)*

July 25, 2011	September 29, 2011	October 20, 2011
August 8, 2011 August 22, 2011	October 13, 2011 October 27, 2011	November 3, 2011 November 17, 2011
September 6, 2011 September 19, 2011	November 10, 2011 November 24, 2011	December 1, 2011 December 15, 2011
October 3, 2011 October 17, 2011	December 15, 2011 December 29, 2011	January 5, 2012 January 19, 2012

Complete applications and fees are due to the Planning and Zoning Department by **12:00 p.m. (noon) on the deadline date.**

Scheduling of your request for consideration by the Planning and Zoning Commission is contingent upon receipt of a **complete application.** Additional factors will determine whether your request is heard on the meeting date corresponding to the submittal deadline date. The applicant will be notified of their application's status.

A pre-application meeting with the Town's Technical Review Committee is required for most development applications. Applicant must set a meeting time with the Planning and Zoning Department prior to the submittal deadline.

*A separate Planning and Zoning meeting schedule is provided for the consideration of **Major General Plan Amendments.** These hearings will be at 5:30 p.m. or as otherwise approved by the Town of Florence.

MAJOR GENERAL PLAN AMENDMENT PLANNING AND ZONING COMMISSION

2011 MEETING SCHEDULE

The Planning and Zoning Commission's meetings are typically scheduled for the first and third Thursday of the month. Meetings are typically held in the **Town Hall Council Chambers** (775 N. Main St.) starting at **5:30 p.m.** Special meeting dates and locations have been set for the consideration of a Major Amendment to the Town's General Plan as stated below. Meeting dates, times, and/or locations may be changed if deemed necessary by the Town. Proper notice of such changes will be provided.

All meetings of the Planning and Zoning Commission are open to the Public.

The following is the **2011 Planning and Zoning Commission meeting schedule for Major General Plan Amendments** (contact the Town Clerk for Town Council meeting information):

Submittal Deadline	Notice in Newspaper	*First Meeting Date
June 6, 2011	August 25, 2011	September 15, 2011
	Notice in Newspaper	*Second Meeting Date
	September 15, 2011	October 6, 2011

Complete applications and fees are due to the Planning and Zoning Department by **12:00 p.m. (noon) on the deadline date.**

Scheduling of your request for consideration by the Planning and Zoning Commission is contingent upon receipt of a **complete application**. The applicant will be notified of their application's status.

A pre-application meeting with the Town's Technical Review Committee is required for Major General Plan Amendment applications. If you are submitting for a Major General Plan Amendment the applicant **must set a meeting time with Planning and Zoning Department prior to the submittal deadline.** Application materials will be distributed to meet 60-day review and comment requirements.

*Two Planning and Zoning Commission meetings are required to promote public participation. The first meeting will be held in the **Anthem at Merrill Ranch Sun City Community Center** in Florence located at 3925 North Sun City Blvd. The second meeting will be held in the **Town Hall Council Chambers** at 775 N. Main St. Both meetings to be held at 5:30pm unless otherwise noticed.