

**TOWN OF FLORENCE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES**

**REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, DECEMBER 18, 2014 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Vice-Chair Putrick called the meeting to order at 6:00 pm.

**ROLL CALL:**

Present: Vice-Chair Putrick, Commissioner Petty, Commissioner Pranzo, and Commissioner Garcia.

**PLEDGE OF ALLEGIANCE**

Vice-Chair Putrick led the Pledge of Allegiance.

**DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes of the regular meeting conducted on September 18, 2014 and October 16, 2014.

On motion of Commissioner Petty, seconded by Commissioner Pranzo, and carried to approve the regular meeting minutes of September 18, 2014 and October 16, 2014.

**NEW BUSINESS - PUBLIC HEARING:**

**CASE PZC-01-15-GPA**

**(JOHNSON RANCH ESTATES MINOR GENERAL PLAN AMENDMENT)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** for an application by The WLB Group, Inc. on behalf of Johnson Ranch Estates L.L.C. and Florence Majestic Ranch, LLC for a Minor General Plan Amendment to the Town's 2020 General Plan Future Land Use Map to change the land use designation on approximately 1,266 acres from Low-Density Residential (LDR), Medium Density Residential 1 (MDR1), High Density Residential 1 (HDR1) and Community Commercial (CC) to Master Planned Community (MPC). This change would

facilitate a subsequent zoning amendment on the site, which is generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

Gilbert Olgin, Senior Town Planner, stated the proposed project known as Johnson Ranch Estates encompasses 1,266 acres located near the intersection of State Highway 79 and Florence-Kelvin Highway in Florence, Arizona. The property was annexed into the Town in 2000 and 2008. The current Florence Ranch Planned Unit Development zoning on the site was approved in 2008.

The intent of this General Plan Amendment is to amend the land use designation on the site to Master Planned Community (MPC). The minimum size for any property to apply for the MPC designation is 640 acres or greater. All properties within the MPC shall be under the control of one master developer, have a Planned Unit Development (PUD) zoning classification and be subject to a development agreement between the Town and the master developer. Factors such as locations, uses, areas, intensities and densities within the MPC shall be flexible, providing land use decisions regarding said factors are guided by good planning principles, a PUD development guide and the governing development agreement. The applicant meets all the minimum requirements for the MPC designation.

This property is currently designated in the General Plan for a variety of land uses and densities. These land use designations match the land use districts that are currently established by the existing Florence Ranch Planned Unit Development. However, the applicant desires to amend the General Plan to reflect the diversity of uses within the proposed Johnson Ranch Estates PUD. The different land uses proposed by the PUD amendment are as follows: housing (with a variety of styles and lot sizes), commercial conveniences, open space and recreation amenities, an equestrian facility, senior and assisted living and a recreational vehicle resort.

When the Planning and Zoning and Town Council are considering an amendment to the General Plan, the applicant must justify the need for Minor Amendment to the General Plan through a series of questions:

**1. Why is the current land use/circulation classification not suitable?**

The current land use designations for this property match the land use districts within the Florence Ranch PUD. However, these land use designations are not entirely consistent with the development vision of the current property owners. This new vision is as described in the proposed amendment to the Florence Ranch PUD. As is stated in the Florence 2020 General Plan, the Master Planned Community land use designation is intended to allow for innovation in design. This project provides for both, and as such, the MPC land use designation is appropriate for this property. Also,

this property contains 1,266 acres, thereby meeting this minimum requirement for the MPC designation.

## **2. Does the proposal conform with land use goals?**

### **A. Support the goals and policies of the General Plan;**

This proposed amendment would contribute to the future growth of the Town of Florence in a manner that provides balanced growth. It will provide for a healthy balance between residential, commercial, service, equestrian, recreational vehicle, open space, recreational and other land uses. It will also assist in providing for an orderly pattern of land use types and intensities. This will allow both the property owner and the Town of Florence to properly plan for the future infrastructure and services that would be required to serve this project.

This proposed amendment is consistent with the land use goals of the 2020 General Plan for the following reasons:

- Establishes an orderly pattern of land uses and intensities.
- Provides opportunity for new growth and development.
- The proposed land uses are compatible with the existing terrain.
- Provides a diversity of housing, services and activities to serve the everyday needs of future residents of the community, of Florence and of those visiting the area.
- Will create a logical arrangement of land uses to create harmony between different land uses.

The proposed amendment is also consistent with the circulation goals of the General Plan for the following reasons:

- Contributes to the development of a safe and efficient transportation system through the improvement, where and if necessary, of the Florence-Kelvin Highway (an arterial road within the property) and State Route 79 (an ADOT owned and maintained right-of-way).
- Constructs collector roads through the property to facilitate easy access to the arterial roadways and local streets.

This project will also conform to the parks, trails and open space goals by providing quality recreational spaces for its future residents. One of the primary open space features of this project will involve a wash enhancement project providing both active and passive recreational opportunities.

This proposed amendment would allow the property to assist the Town of Florence in reaching its economic development goals. The commercial portions of the property would provide sales tax generating uses and future jobs. Overall, development of the site should have a positive impact on the Town of Florence.

**B. Conform to the proposed range of land uses, densities, and intensity of uses, hierarchy of transportation systems; and**

This requested amendment proposes a wide range of land uses, including different densities of residential and commercial. This requested amendment also proposes an amended alignment for the Florence-Kelvin Highway. In the future, the roadway would extend west of State Route 79 rather than turning to the southwest as shown on the current General Plan. Otherwise, the roads constructed within this property will be in conformance with the alignments shown in the 2020 General Plan.

**C. Avoid creation of isolated uses that will cause incompatible community form and a burden on services and circulation systems?**

This project is located immediately adjacent to State Route 79 in an area in close proximity to the downtown area of the Town of Florence. There are other projects planned for the area (Majestic Ranch, Sunaire Ranch and Red Stone Ranch) and planning is currently ongoing to provide for the necessary logical and cost efficient infrastructure in the area.

**3. What unique physical characteristics of the site present opportunities or constraints for the development under the existing classification?**

The property is currently vacant land and has never been developed. The property slopes generally from southeast to northwest at an approximate slope of 1%. There are three washes that traverse the site, some of which are considered to be under the jurisdiction of the U.S. Army Corps of Engineers. The vegetation on the site is sparse, with somewhat higher densities of vegetation occurring in the wash areas. There are few constraints to development offered by the property. The physical nature of this site makes it highly suitable for development as proposed.

**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?**

Johnson Utilities, LLC (JUC), or an entity under common control with JUC, will provide wastewater services for the site. The Town of Florence is currently the Designated Management Agency and provider of wastewater for this area. JUC wishes to provide wastewater collection, conveyance and treatment for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

Physical improvements would involve the infrastructure required for a wastewater system, including a wastewater treatment plant, a network of collection pipes and potentially a pipe system that would provide delivery of effluent to the project.

Johnson Utilities, LLC (JUC), or entity under common control with JUC, will provide potable water to the project.

The Town of Florence is currently the water provider for this area. However, JUC wishes to provide potable water for the Johnson Ranch Estates PUD and potentially certain properties around it.

Physical improvements would involve the construction of a water system, which would include wells, booster stations, storage tanks and a network of distribution pipes.

**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?**

Police and fire protection for the property would be served by the Town of Florence. The existing fire station is located at 72 E. 1st Street in Florence and the existing police station is located at 425 N. Pinal Street in Florence. Both of these facilities are located within approximately 13 miles of the subject property and can provide service to the property.

The project will provide a 5-acre site for police, fire and municipal services at a location mutually agreed upon by the owner and the Town of Florence.

**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?**

The future development of this property will provide open space consistent with the Parks, Trails and Open Space Element of the General Plan. The recreational facilities within the project will meet the recreational needs of future residents without reducing services below community standards.

The property would be served by the Florence Unified School District. The schools closest to the site are Florence K-8 and Florence High School.

**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 decrease in population and development that could occur as a result of the General Plan amendment?**

The proposed amendment includes approximately 29 acres of commercial land that is intended to provide retail goods needed by the community on a daily basis. The Town of Florence would capture a 2% sales tax on transactions that occurred within this future commercial area, providing additional operating revenue for the Town.

The Town of Florence also has a Transaction Privilege (Sales) Tax on construction contracting. The Town tax rate on construction contracting is 4% of taxable income and would apply to construction activities on this project.

Also, this project will generate revenues for the Town of Florence via plan review fees, building permit fees and utility franchise fees.

**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?**

This project will meet all local, State and Federal regulations that are applicable to the future uses as proposed by this application. The property will connect to water and wastewater systems that are regulated by the Arizona Department of Environmental Quality. As such, the project will contribute to the protection of the water resources in the area.

The project also does not propose any uses that will emit extraordinary pollutants into the air. Energy needs, such as electric power and natural gas, will be provided by local utility providers. By planning the future land uses of the property today, these utility companies will also be able to plan and anticipate serving this property in the future. They will be able to estimate the

number of future customers and develop preliminary strategies to provide service to this new area without sacrificing service to existing customers.

Also, as previously mentioned, the introduction of commercial uses will generate sales tax revenue that may provide additional financial resources required to meet the service and amenity demands of present and future residents of the Town of Florence.

**9. What changes, if any, in Federal or State Laws or policies substantiate the proposed amendment?**

This requested General Plan amendment is consistent with the statutes of the State of Arizona as well as with the amendment procedures established by the Town of Florence for amendments to the Town of Florence 2020 General Plan. This application is being submitted in conformance with the procedures of the Town of Florence for Minor General Plan Amendments that have been established in accordance with State statutes.

Findings:

- The Master Planned Community (MPC) designation has been identified for suitable areas within the Town's Planning Area;
- The proposed designation will provide a mixture of uses that will provide diversity in housing, commercial conveniences and employment;
- The properties in the subject area should be affected in a positive way by this Minor General Plan Amendment as the amendment may encourage more diverse housing types and additional market base for employment and in retail goods and services; and
- The proposed Minor General Plan Amendment is in compliance with the goals, objectives and strategies of the Town's 2020 General Plan.

Public Participation:

The Town has reached out to all Town residents and other property owners through a public participation process that includes:

- A notice for the Planning and Zoning Commission public hearings was mailed to all property owners within three hundred (300) feet of the site;

- Property Posting (Signs) - Notice of Public Hearing for a Minor General Plan Amendment was posted on the site in two locations;
- Advertisements in the local Town paper;
- One public hearing for the Planning and Zoning Commission; and
- Town Council public hearing.

Staff has received public inquiries on this case, though no direct support or opposition has been indicated.

In accordance with the findings presented on this request, staff recommended approval of this Minor General Plan Amendment, subject to the following condition:

1. Any conditions deemed necessary by the Planning and Zoning Commission.

Robert Longaker with The WLB Group on behalf of the property owners, stated he would be happy to answer any questions.

Commissioner Pranzo asked the applicant about taxes and is concerned about water being provided by an entity other than the Town. Does the owner intend to sale the right back to the Town? Mr. Longaker responded that the owner does not intend to sale it back to the Town. Johnson Utilities or another subsidiary would be the agency to provide water to the area.

It was discussed that the project is going to be done in phases and slowly in order to keep costs down and keep housing affordable for sale.

Vice-Chair Putrick opened the public hearing.

Rosalind Switzer, a non-Florence resident, inquired if any of the roads would feed out to the county roads to the east, rather than being internal and feeding into the major arterials.

Mr. Olgin answered that this question pertains more to the PUD, where this presentation is focused more on the designation. He stated it may be best for Ms. Switzer to ask her question at the following presentation.

Vice Chair Putrick closed the public hearing.

On motion of Commissioner Garcia, seconded by Commissioner Pranzo, and carried to forward a favorable recommendation to Town Council.



## **CASE PZC-02-15-PUD**

### **(JOHNSON RANCH ESTATES PLANNED UNIT DEVELOPMENT)**

PRESENTATION/APPROVAL/DISAPPROVAL This is a request by The WLB Group, Inc. on behalf of Johnson Ranch Estates, LLC and Florence Majestic Ranch, LLC for approval of the following:

Gilbert Olgin, Senior Town Planner, stated that this is a request for an amendment to the Florence Ranch PUD to amend and replace the existing PUD with the Johnson Ranch Estates Planned Unit Development (PUD). The Johnson Ranch Estates PUD proposes a master planned community of approximately 1,266 acres generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

#### **BACKGROUND:**

The purpose of this report is to request an amendment to the existing Florence Ranch Planned Unit Development (PUD) zoning, which will result in a new PUD for Johnson Ranch Estates.

The proposed Johnson Ranch Estates PUD, covering approximately 1,266 acres in the southeast area of Florence, establishes a new land development vision for the subject land. The basic zoning rules and development standards for the proposed master planned community are established for this project via the PUD document. Additional layout studies and design details will be forthcoming at the time of future Design Review and Subdivision submittals. The proposed PUD strives to be consistent with the goals and objectives of the Town of Florence 2020 General Plan.

The PUD zoning mechanism adds flexibility, creativity and variety over conventional zoning applications to help create successful communities. This PUD proposes a significant variety of residential, commercial, mixed use and other land uses for a well-rounded master planned community. The primary land use category within this project will be detached single-family residential homes. Within this category, there are various types of lot sizes and housing projects envisioned to supply options for first time and move up homeowners. Single-family attached housing product will provide additional housing opportunities for future residents of the community. In addition to housing, approximately 324 acres has been designated as a mixed use development area. This mixed use area is intended to provide a flexible development zone that would include the following types of uses: residential, town center, a senior and assisted living facility, recreational vehicle resort and/or commercial components. Commercial focused parcels are located at the confluence of some major roadways. A

proposed equestrian center hopes to capitalize on the project's location near the Town's rodeo grounds and surrounding horse properties.

Growth continues to come to the Florence market due to the Town's progressive character, proximity to the Phoenix and Tucson metropolitan areas, increasing economic opportunities and attractive rural quality of life. As growth occurs, it will be important to provide varied housing opportunities and new areas to support the increased demands for commercial uses.

The end result with this project is to take advantage of compact development design and to create a wide variety of housing opportunities; ultimately creating a walkable community with a strong sense of place, preserved open spaces and natural beauty.

### **ANALYSIS:**

The Johnson Ranch Estates PUD will provide the following land uses:

- Single Family Residential District (SFR).
- Medium Density Residential District (MDR).
- Commercial and Mixed Use District (C/MU).
- Utility and Wastewater Reclamation Facility District (U/WRF).

All of these uses will be served by a hierarchy of roadways, consisting of arterial roads, collector roads and local streets.

The diverse housing opportunities in this project, which equate to an overall maximum gross density of 3.8 dwelling units per acre, and surrounding areas will provide the population base to support the local commercial areas envisioned within this project.

The land use intensities within this project have been graduated to buffer lower intensity land uses from the higher intensity uses. Medium density residential and open space is positioned to act as a buffer between the low intensity single-family housing and the higher intensity commercial and mixed-use. Moreover, commercial and mixed-use have been primarily located in the central portion of the site such that these areas are buffered by land uses that lie within the Johnson Ranch Estates PUD. Commercial parcels will be accessed directly from major roadways to minimize traffic within the residential neighborhoods.

In order to better familiarize the Planning and Zoning Commission and the Town Council with more details of the PUD document, the following site data contained within the PUD is highlighted.

### **Site Data**

<b>Proposed Land Use</b>	<b>Gross</b>	<b>Density</b>	<b>Units<sup>B</sup></b>
Single Family Residential	476	4.0	1,904
Medium Density Residential	244	6.5	1,586
Mixed-Use	324	4.4	1,412
Open Space/Wash	135 <sup>C</sup>		
Arterial/Collector Road ROW	25		
<i>Residential Subtotal</i>	<i>1,204</i>	<i>4.1</i>	<i>4902</i>
Local Commercial	29		
Utility/Wastewater	18		
Equestrian Center	15		
<i>Non-Residential Subtotal:</i>	<i>62</i>		
<b>Total</b>	<b>1,266</b>	<b>3.9</b>	<b>4,902*</b>

- A. All acreage is approximate.
- B. All unit counts are shown as maximum units allowed.
- C. The 135 acres of open space represents 11% of the residential area of the PUD.

\*Note that 4,264 dwelling units are permitted on the property on the east side of State Route 79 and 638 dwelling units are permitted on the property west of State Route 79.

## RESIDENTIAL/COMMERCIAL

### Single Family Residential District (SFR)

The single-family residential component of the project occupies approximately 476 gross acres. This residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective and attractive pedestrian-friendly environment that encourages connectivity and interaction. The single-family residential component of this project is targeting a density of 4.0 dwelling units per acre. A maximum of 1,904 single family lots are proposed with an appropriately balanced mix of lots.

### Medium Density Residential District (MDR)

The medium density residential component of this project will have a maximum density of 6.5 dwelling units per acre and will occupy approximately 244 gross acres. A maximum of 1,586 lots/units are proposed, with a mixture of product types. The Johnson Ranch Estates PUD was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. Therefore, medium density residential areas are located to buffer higher intensity uses from the lower intensity single-family residential areas to the maximum extent possible. To achieve diversity, the design is proposed to include a mix of

medium density residential parcels including traditional single-family residential housing, single-family detached cluster housing, and/or single-family attached.

#### Commercial and Mixed Use District (C/MU)

The combined acreage of the Commercial and Mixed Use areas shall equal 353 acres.

The strict commercial (LC) component of the project consists of 29 gross acres. The purpose of the local commercial areas in this PUD is to provide the future residents of this community with local shopping centers that can meet their daily commercial needs. Commercial parcels are located along main thoroughfares at major intersections.

Development on the commercial sites would occur based on the rate of surrounding growth and market demand. The types of end users may vary, but it is expected that the following types of community-oriented businesses could occupy the commercial sites: grocery store, department store, drug store, gas station, restaurants, and other appropriate retail, office, health care and service uses and as supported by the size and scale of the subject parcels. Commercial areas are needed as the Town grows and as discussed in the Town's General Plan.

The Mixed Use (MU) component of the project totals approximately 324 gross acres. The mixed-use parcels are located in the central, interior portion of the property and are planned for flexibility and a variety of uses. Development of the MU parcels would occur based on the rate of surrounding growth and market demand. The MU areas have been planned for a variety of uses, and it is expected that the following primary uses would be located within these parcels: various residential development; town center; recreational vehicle resort; equestrian facility; senior and assisted living facility; and local commercial.

The town center component of the MU area is envisioned as a neighborhood scale commercial area focused around open space areas. The center might contain the following types of uses: grocery store, hardware store, coffee shop, and general smaller retail shops providing goods and service needed on a daily basis. The center is intended to serve the future residents of the PUD, but the design and types of facilities hope to encourage shoppers and visitors from outside of the project.

#### UTILITY/WASTEWATER RECLAMATION FACILITY DISTRICT (U/WRF)

This district consists of 18 acres and the following uses are permitted:

- All utility infrastructure, including but not limited to wastewater reclamation facility and electrical substation.
- Recreational vehicle storage.
- Open space and recreational amenities.

## TRANSPORTATION

The subject site is located adjacent to State Route 79 and both north and south of Florence-Kelvin Highway. State Route 79 is the primary north-south arterial corridor in this future growth area. State Route 287, which is approximately 1/2 mile northwest of the site, provides a major east-west arterial corridor that leads to adjacent communities and also ultimately provides access to Interstate 10. The Town of Florence downtown core is approximately two miles to the northwest of the Johnson Ranch Estates PUD.

The property owner proposes an amended alignment for the Florence-Kelvin Highway. In the future, the roadway would extend west of State Route 79 rather than turning to the southwest as shown on the current 2020 General Plan. Otherwise, the roads constructed within this property will be in conformance with the alignments shown in the 2020 General Plan. In addition, this project is located immediately adjacent to State Route 79 in an area in close proximity to the Downtown area of the Town of Florence.

A Traffic Impact Analysis (TIA) will be prepared in accordance with current Town of Florence guidelines and submitted at the time of preliminary plat or site plan review. This analysis will determine the nature and timing of arterial roadway improvements that are required for the development of this property.

## OPEN SPACE

The single-family residential portion of the PUD will have at least 15% open space. Open space for the site will consist of a wash enhancement project, a network of pedestrian pathways, ramadas, sport courts, turf play areas, landscape buffers along the arterial and collector roadways and open space areas within individual subdivisions. Pathways are connected by sidewalks and streets so the recreation system is highly accessible.

The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive and active recreation. Plant material selections will be adaptable to the desert low water environment. Open space tracts for the PUD shall be improved, i.e., landscaped, paths installed, etc. concurrent with the development phase in which the landscaping or amenities are located. All residential open space areas, including landscaping within adjacent rights-of-way, will be maintained by a Homeowner's

Association in accordance with recorded Covenants, Conditions and Restrictions (CC&Rs).

Park areas within residential parcels will contain multiple amenities to encourage both passive and active recreational usage. Amenities may include ramadas, picnic tables, tot lots, sport courts and walkways. Turf play areas may also be provided for additional activities. Final landscape and amenity plans are subject to review and approval by the Town's Community and Development Director upon the review and approval of final plats for the Johnson Ranch Estates PUD.

## PUBLIC SERVICES

Police and fire protection will be provided by the Florence Police and Fire Departments. Medical services are available in Florence through the Florence Public Health Clinic. Emergency care is available at the Casa Grande Regional Medical Center, Banner Hospital in San Tan Valley and in Phoenix metro-area hospitals.

The property lies within the Florence Unified School District. The following schools will provide educational services:

- Florence K-8 – 1000 S. Main Street
- Florence High School (Grades 9-12) - 1000 S. Main Street

The project anticipates providing a maximum 14-acre elementary school site. The school site will be donated to the Florence Unified School District with a provision that if the school site is not developed within 5 years, ownership of the school site will revert back to the previous owners.

The project will provide a 5-acre site for police, fire and municipal services at a location mutually agreed upon by the owner and the Town of Florence. This site may be located in any zone within this PUD.

## UTILITIES

Water will be provided by Johnson Utilities Company (JUC). The Town of Florence is currently the water provider for this area. However, JUC wishes to provide potable water for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

Wastewater collection and treatment will be provided by Johnson Utilities Company (JUC). The Town of Florence is currently the Designated Management Agency and provider of wastewater for this area. However, JUC wishes to provide wastewater collection, conveyance and treatment for the Johnson Ranch

Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

**GENERAL PLAN:**

Staff noted an amendment to the General Plan has been requested and is being processed concurrently with this PUD amendment. The request is for this property to be designated as Master Planned Community (MPC). The proposed zoning is consistent with the proposed MPC.

**PUBLIC PARTICIPATION:**

The Town has reached out to all Town residents and other property owners through a public participation process that includes:

- A notice for the Planning and Zoning Commission public hearings was mailed to all property owners within three hundred (300) feet of the site;
- Property Posting (Signs) - Notice of Public Hearing for a Planned Unit Development was posted on the site in two locations;
- Advertisements in the local Town paper;
- One public hearing for the Planning and Zoning Commission; and
- Town Council public hearing and action meetings.

Staff has received public inquiries on this case, though no direct support or opposition has been indicated.

Planning Staff offered the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The proposed Planned Unit Development (PUD) zoning, as conditioned, will be consistent with the proposed General Plan land use designation of MPC.
2. The proposed PUD, as conditioned, is consistent with the Development Agreement applicable to the subject site and project.
3. Utility infrastructure is being developed within this PUD to support growth and development within the PUD and surrounding areas.

Staff found that the proposed Johnson Ranch Estates PUD, as conditioned, will be in compliance with the Town's General Plan and is in the interest of the general welfare, health and safety of the public and therefore recommends that the Planning and Zoning Commission forward to the Town Council a favorable recommendation for this application, subject to the following conditions:

1. The development of the subject site as described in Exhibit A, shall be in conformance with the Johnson Ranch Estates Planned Unit Development (PUD) development book dated December 8, 2014 (or as amended), as well as any applicable Development Agreements, Town ordinances and codes including all applicable planning, building, fire, engineering and Design Review requirements.
2. Property Owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134] pursuant to the waivers attached hereto as Exhibit B.
3. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town Engineer and Community Development Department reviews and approvals of development/construction plans and engineering reports.
4. Final plans for grading, drainage, wash modifications, infrastructure phasing, right-of-way dedications, roadway improvements, roadway development standards, intersection alignments, water systems and wastewater systems are subject to the review and approval of the Town Engineer, Utilities Director, and/or Community Development Director.
5. All design and construction aspects impacting State Route 79 shall be subject to ADOT's review and approval. Unless otherwise approved by ADOT, the Town requires that right-of-way be dedicated or reserved for the future widening of the highway to a major arterial roadway standard; highway improvements are provided per a Traffic Impact Analysis (TIA) approved by ADOT and the Town of Florence; and the intersection of Florence-Kelvin Highway and State Route 79 be in accordance with the TIA and the recommendations of ADOT and the Town of Florence.
6. Sidewalks shall be provided along both sides of all roadways, except where the Community Development Director and Town Engineer may waive or modify such requirement upon further review of any single-family residential subdivisions where there is a minimum required quarter acre lot size.



7. No structures shall be permitted within a regulatory floodplain and/or an erosion-prone or 404 wash area without the approval of the Floodplain Manager or their designee. No residential, commercial, or mixed use lots or parcels shall extend into a regulatory floodplain or 404 washes. FEMA floodplain and 404 washes shall be conveyed to and maintained by one or more Homeowner and/or Property Owner Associations established for Johnson Ranch Estates.
8. Agricultural uses permitted within this PUD prior to the development of parcels within the PUD shall be limited to those uses allowed within the Town's RA-10 Zoning District.
9. Limited barbed wire fencing may be utilized in accordance with applicable Town codes pertaining to fencing and safety on the U/WRF parcel or on any parcel that contains critical public infrastructure such as potable water wells, electrical sub-stations, wastewater treatment plants and similar facilities. As residential development occurs within the PUD or earlier, all such facilities shall be surrounded by masonry walls and the barbed wire fencing installed in a manner to where it cannot be viewed by the general public.
10. Wireless communication facilities within the PUD shall only be permitted within the Local Commercial (LC) or U/WRF zones and shall only exceed a maximum height of 28 feet with an approved Conditional Use Permit.
11. Residential uses shall only be permitted within parcels designated SFR, MDR or MU, except that Parcel A may be developed with minimum quarter acre size lots for single-family residential development if this parcel is not used for commercial uses and providing that no individual residential driveways are located along State Route 79 or Florence-Kelvin Highway.
12. When residential uses are planned within the MU District, development proposals shall be subject to the review and approval of a Design Review application to present how the residential product is adequately vertically and/or horizontally integrated into the MU development areas. If the housing product is not adequately vertically and/or horizontally integrated into the MU development areas, free standing development parcels shall be established for the stand alone residential development areas in a manner compatible with the surrounding MU development.
13. Within single-family residential subdivisions where the minimum lot size is no less than one acre, the subdivision may allow up to two horses per acre on each lot within said subdivision.

14. Where precise development standards have not been established for a particular use within the PUD, the PUD may follow the development standards for the closest conventional zoning district, e.g., Recreational Vehicle Park/Subdivision for a planned RV Resort.
15. Parcel FF may be developed as a MU zone if the minimum fifteen acre equestrian center is relocated to parcels CC or Z as permitted by the PUD.
16. Prior to any non-utility or essential roadway development of Johnson Ranch Estates, a Design Review application shall be made to further establish and define the general character of the overall development in order to confirm the project's compliance with the Town's General Plan Community Character Element, which has established the initial Rural Southeast Florence character area guidelines for the subject area.
17. Any additional conditions deemed necessary by the Planning and Zoning Commission.

The Commission had general clarification questions, which Staff answered sufficiently.

Commissioner Petty inquired if the applicant was aware of and had seen all 16 stipulations.

The applicant stated that they had seen them, they had read through all of them, and they are in agreement with them.

Vice-Chair Putrick opened the public hearing.

Rosalind Switzer, a non-Florence resident, stated her question is in regards to traffic. She would like to know if she has to wait for the traffic impact analysis to be released in order to see if there will be any plans for roads coming from the east of the subdivision.

Mr. Olgin stated that once the traffic analysis is complete, staff will have more information on which roads will be developed first and the location of street lights if needed. He stated there will be more information once the traffic impact analysis is complete.

Vice-Chair Putrick closed the public hearing.

On motion of Commissioner Petty, seconded by Commissioner Pranzo and carried to forward a favorable recommendation to Town Council.

## **NEW BUSINESS**

### **CASE PZC-32-14-PP**

#### **(ANTHEM AT MERRILL RANCH PRELIMINARY PLAT UNIT 36)**

**PRESENTATION/APPROVAL/DISAPPROVAL** of a Preliminary Plat application for Anthem at Merrill Ranch Unit 36 submitted by Wood/Patel and Associates Inc. on behalf of Pulte Group Inc. The subject site is approximately 23 acres in size and is located east of Hunt Highway and north of Merrill Ranch Parkway, Florence, Arizona 85132.

Unit 36 lies within the Sun City portion of Anthem at Merrill Ranch. Currently, the subject site is vacant land that is being prepared for grading as the community continues to grow.

Heath Reed, Town Planner, presented that the Preliminary Plat for Unit 36 includes sixty nine (69) single-family residential lots with two points of ingress/egress into the subdivision. Both of these access points are off of the main collector road Spirt Way. The unit will also be connected to a future subdivision to the north, Unit 32. The typical lot varies between 53'x125' (6,625 SF) and 65'x115' (7,475 SF). Lot sizes will range between 6,095 SF to 12,074 SF due to unit configuration.

The proposed density of this subdivision is 2.95 dwelling units per acre. This subdivision expands the current and planned network of green belts and walking trails for Anthem at Merrill Ranch with 7.33 acres dedicated to open space within the community. The zoning for this Preliminary Plat is PUD (R-1), Planned Unit Development (Single-Family Residential) and complies with said zoning.

- The Preliminary Plat is in conformance with all zoning codes within the Anthem at Merrill Ranch Planned Unit Development (PUD).
- The Preliminary Plat has two points of access into the community.
- The Preliminary Plat meets the density and open space requirements of the Anthem PUD.

Staff recommends that the Planning and Zoning Commission approve this Preliminary Plat, subject to the following conditions of approval.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, fire, and engineering requirements.

2. The applicant shall address any final comments on the Preliminary Plat by the Town Engineer prior to the Final Plat going to Town Council.
3. Developer/Property owner responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
4. Final plans for right-of-way and easement dedications and/or abandonments that may be provided for via the Final Plat or other means are subject to the review and approval of the Town Engineer.
5. Any additional conditions deemed necessary by the Planning and Zoning Commission.

Commission members had concerns regarding the lack of entrance and exit points within Sun City.

Staff and Commission members had a lengthy discussion regarding a lack of access points within the subdivision and the Commission being deeply concerned regarding this issue. The Commission would like Pulte to have more access points per plat for convenience and emergency purposes.

On motion of Commissioner Petty, seconded by Commissioner Garcia and carried to approve a Preliminary Plat application for Anthem at Merrill Ranch.

#### **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.

No public comments.

#### **CALL TO THE COMMISSION**

Commissioner Petty inquired if a traffic signal is going to be installed at Diversion Dam Road and Highway 79.

Vice-Chair Putrick stated that the County Board of Supervisors came into possession of a bond. The expansion of Hunt Highway and corrections on Ironwood to add turnouts, along with the extension of Gantzel Road has now been financed. The projected completion date is by the end of 2017.

#### **ADJOURNMENT**

The meeting was adjourned at 7:12 pm. by Vice-Chair Putrick.

X   
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Vice-Chair Putrick