

# TOWN OF FLORENCE PLANNING AND ZONING REGULAR MEETING AGENDA

Chairman Gary Pranzo  
Vice-Chairman Larry Putrick  
Commissioner Carl Bell



Florence Town Hall  
775 N. Main Street  
Florence, AZ 85132  
(520) 868-7500  
[www.florenceaz.gov](http://www.florenceaz.gov)  
Meet 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays

Thursday, July 7, 2016

6:00 PM

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Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Town of Florence Planning and Zoning Commission and to the general public that the Regular Meeting of the Florence Planning and Zoning Commission to be held on Thursday, July 7, 2016, at 6:00 p.m., in the Florence Town Council Chambers, located at 775 N. Main Street, Florence, Arizona.

1. **CALL TO ORDER**
2. **ROLL CALL:** Pranzo\_\_\_\_, Putrick\_\_ and Bell\_\_\_\_\_.
3. **PLEDGE OF ALLEGIANCE**
4. **DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes for the regular meeting conducted on May 05, 2016.
5. **PUBLIC HEARINGS**
  - A. **TERRITORY EXPANSION TEXT AMENDMENT (CASE PZ-16-51)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** Text Amendment request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC to update the Territory Square Zoning District book per Section 150.070 Territory Square of the Land Usage section of the Town of Florence Development Code. The update is related to the proposed addition of a 40 acre, m.o.l., site located at the southeast corner of Butte Avenue and Plant Road into the Territory Square project. The updated Territory Square Zoning District book shall be adopted in its entirety by reference by a separate Resolution.

**B. TERRITORY EXPANSION MINOR GENERAL PLAN AMENDMENT (CASE PZ-16-49)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** A request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, 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 40 acres from Community Commercial (CC) and Medium Density Residential 1(MDR1) to Master Planned Community (MPC). This change would facilitate a subsequent zoning amendment on the site located at the southeast corner of Butte Avenue and Plant Road (APN 202-05-001C).

**C. TERRITORY EXPANSION REZONE (CASE PZ-16-50)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** A request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC to change the zoning on approximately 40 acres located at the southeast corner of Butte Avenue and Plant Road from Rural Agricultural (RA-10) Zoning District to Territory Square (TS) Zoning District (APN 202-05-001C).

**6. 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. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

**7. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.**

**8. ADJOURNMENT**

**POSTED ON JULY 1, 2016 BY MARIA HERNANDEZ, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND AT [WWW.FLORENCEAZ.GOV](http://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. \*\*\***

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

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE HELD THURSDAY, MAY 5, 2016 AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Chairman Pranzo called the meeting to order at 6:00 pm.

**ROLL CALL**

Present: Chairman Pranzo, Vice-Chairman Putrick and Commissioner Bell.

**PLEDGE OF ALLEGIANCE**

Chairman Pranzo led the Pledge of Allegiance.

**DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the special meeting conducted on April 21, 2016.**

On motion of Vice-Chairman Putrick, seconded by Commissioner Bell and carried to approve the minutes of the special meeting conducted on April 21, 2016.

**WORK SESSION**

**Planning and Zoning Commissioner Duties/Responsibilities**

Gilbert Olgin, Senior Town Planner, stated Commissioners received a copy of the current Planning and Zoning Commission "Powers and Duties Florence Ordinance" as well as a copy of the Commission Powers and Duties Ordinance from Gila County, City of Chandler and the Town of Gilbert. Recently, it became necessary to have more clarification on the duties of the Commissioners. Staff favors the document from the Town of Gilbert, due to it being the most detailed as well as having Commissioner Guidelines. Staff presented a rough draft of the Commissioner Powers and Duties Ordinance for the Town of Florence and requested input.

Commissioners had various comments, which Mr. Olgin recommended making notes, or crossing out portions of the draft that they had any comments regarding and return to staff for review.

## **NEW BUSINESS**

**PRESENTATION/APPROVAL/DISAPPROVAL of Preliminary Plat applications for Anthem at Merrill Ranch Unit 31 (PZ-16-30 PP) and Unit 33 (PZ 16-31 PP) submitted by Southwest Value Partners. Subject plats are located west of Hunt Highway and south of the Merrill Ranch Parkway.**

Will Randolph, Town Planner, stated Southwest Value Partners (SWVP) owns the planned residential land within Anthem at Merrill Ranch located west of Hunt Highway. With increasing sales in the Anthem at Merrill Ranch community and in areas north of AMR, SWVP believed that it was time to bring the subject area through the platting and engineering process so that there will be adequate lot inventory to support emerging homebuilding activities in this area. While this area will remain a part of the Anthem at Merrill Ranch community, it is conceivable that additional builders would build in these new areas to supplement Pulte's construction activities.

### **ANALYSIS:**

Continual development of the Anthem Community would enhance the overall area, the Hunt Highway corridor and help encourage development throughout the Town. Each unit within the Anthem at Merrill Ranch PUD would include and replicate what had been previously approved within the Parkside portion of the Anthem community. Preliminary Plats for Units 31 and 33 total 274 single family lots.

Each proposed plat exceeded the PUD minimums and reduced density, which allowed for diversity in housing product and expanded open space.

### **AMR PLANNED UNIT DEVELOPMENT ZONING**

- The PUD document, amended April 2008, on pages 3, 15 and 30 allowed for a build out of 11,172 dwelling units in the Anthem community. However, the latest estimates, due to topographic conditions east of Felix Road and reduction in lots throughout AMR, project build out in the range of 9,000 dwelling units may occur communitywide.
- On page 3, the AMR PUD allowed for low density single family homes.
- Page 10 of the AMR PUD stated "The maximum overall density of the PUD is 3.5 dwelling units per gross acre." This translated that some units would be below the 3.5 du/ac and some units would be above the 3.5 du/ac. This density figure was where the maximum 11,172 dwelling unit figure was derived from out of the 3,192.17 acres.



## PRELIMINARY PLATS

AMR Unit 31 was approved by the Planning and Zoning Commission March 20, 2008. Unit 33 was never submitted for approval to the Planning and Zoning Commission. Both Preliminary Plats follow and exceed the AMR PUD minimums within the PUD book document. In fact, these plats adhere to the PUD R-1 Zoning District requirements. Staff noted that other than minor density changes, all other lot sizes, including open space and street configurations, remain the same as was prior approved.

### UNIT 31

AMR Unit 31 included 113 single-family residential lots with two points of ingress/egress into the subdivision. The original plat from 2008 (Case PZC-04-08-PP) included 97 lots. The applicant has added 16 lots by decreasing some lot widths. Access points for this unit will be through proposed subdivision Unit 33 to the north. The typical lot size planned is 6,226 sq. ft. with a proposed density of 5.10 dwelling units per acre. A desert wash is located on the southwestern portion of the preliminary plat and to the north is a Johnson Utilities wastewater treatment plant.

### UNIT 33

AMR Unit 33 includes 161 single-family residential lots with four points of ingress/egress into the subdivision. Access points for this unit would be through proposed subdivision Unit 35A to the north, Hunt Highway to the east and proposed subdivision Unit 31 to the south. The typical lot size planned is 5,352 sq. ft. with a proposed density of 4.10 dwelling units per acre. A Johnson Utilities wastewater treatment plant is located to the west of said preliminary plat.

Staff noted, all proposed AMR subdivision preliminary plats met minimum setback requirements and lot dimensions; exceeded units and lot square footage. In addition, all proposed subdivisions are planned with a network of green belts and walking trails.

## CIRCULATION

All local streets in AMR were designed and constructed with a 40 ft. wide right-of-way, which is consistent with the AMR PUD zoning. The former Town Engineer had reviewed and approved each street width and design. Each plat has a minimum of two access points for ingress and egress. The access points connect the Units with surrounding arterials, collectors and adjacent units. In addition to vehicle circulation within the said plats, there is a network of community trails and greenbelts that would connect each unit with open space amenities throughout Anthem.

## OPEN SPACE

Each unit meets and or exceeds the 15% open space requirement. The overall approved open space for Anthem at Merrill Ranch is 23% within the PUD document on page 15. In addition to the open space requirement, the community amenities include community parks, Poston Butte golf course, trails and greenbelts, desert washes and landscape buffers in and around the community. In addition to the community centers and recreation buildings, 29% of the community is dedicated to open space or additional recreation amenities for community members.

## STAFF FINDING:

- Staff found the proposed Preliminary Plats were in conformance with the Anthem at Merrill Ranch PUD and Town requirements.

## STAFF RECOMMENDATION:

Staff recommended the Planning and Zoning Commission approve the Preliminary Plats, 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. Developer/Property owner is responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
3. Final plans for right-of-way and easement dedications and/or abandonments, that may be provided via the Final Plat or other means, are subject to the review and approval of the Town Engineer.
4. Developer/Property owner may reduce the number of lots or widen lots within the subject preliminary plat area during the effective approval period without requiring additional Town approvals, provided there is no net increase in the subdivision density, no reduction in open space and the changes do not require changes in any street designs.

On motion of Chairman Pranzo, seconded by Vice-Chairman Putrick and carried to approve preliminary plat applications for Anthem at Merrill Ranch Unit 31 (PZ-16-30) and Unit 33 (PZ-16-31) submitted by Southwest Value Partners.

Jared Baxter, Engineer with Baxter Design Group representing Southwest Value Partners, stated he is in agreement with the conditions proposed by staff.

Commissioners asked various detail questions which Mr. Baxter answered sufficiently.

**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. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.**

No public comment.

**CALL TO THE COMMISSION- CURRENT EVENTS ONLY.**

Vice-Chairman Putrick inquired if the Town was talking to ADOT regarding the Gila River Bridge repair. He believes it may be under warranty.

Vice-Chairman Putrick inquired if the Town has spoken with the County about a block of County land on Hunt Highway where it curves.

Vice-Chairman Putrick would also like the new Town Public Works Director to give a presentation on various projects in Town.

**ADJOURNMENT**

On motion of Commissioner Bell, seconded by Vice-Chairman Putrick and carried to adjourn the meeting at 6:37 pm.

X \_\_\_\_\_  
**Gary Pranzo**

\_\_\_\_\_  
**Date**



**Planning and Zoning Commission  
Staff Report**

July 7, 2016  
Agenda Item (5B)

**Project Name:** Territory Square Minor General Plan Amendment  
(PZ 16-49 GPA)

**Prepared By:** Gilbert Olgin, Senior Planner

**Reviewed By:** Mark Eckhoff, AICP  
Community Development Director

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**REQUEST:**

Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC, requests approval of the following application:

A request 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 40 acres from Community Commercial (CC) and Medium Density Residential 1(MDR1) to Master Planned Community (MPC). This change would facilitate a subsequent zoning amendment on the site located at the southeast corner of Butte Avenue and Plant Road (APN 202-05-001C).

**BACKGROUND/ANALYSIS:**

The Territory Square Zoning District and development project was a result of many years of Town orchestrated and community oriented planning initiatives with the goal of creating a more plausible framework for future development in and around the downtown area. In addition to creating a more creative and flexible zoning tool for the area that blossomed from the North End Framework Vision Plan, which is the Territory Square Zoning District, the Town also amended the General Plan so that the Master Planned Community (MPC) General Plan land use designation could be utilized in conjunction with the specialized zoning.

The proposed amendment is focused on 40 acres of property at the southeast corner of Butte Avenue and Plant Road that lies adjacent to the Territory Square Zoning District. As the subject site is being considered for inclusion with the Zoning District through the update of the zoning category and application of the zoning on the site, this companion application is essential (in Arizona, General Plan land use designations and zoning designations are very closely related and need to be in occurrence with each other).

## **ANALYSIS:**

When the Planning and Zoning Commission and Town Council are considering an amendment to the 2020 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?**

Staff contends that existing land use designations of Medium Density Residential (MDR 1) and Community Commercial (CC) would limit the ability to expand the Territory Square Zoning District to the subject site, which in turn would prevent the occurrence of the planned hospitality and commercial facilities on the site related to the expansion of the adjacent Windmill project.

### **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;**

The proposed extension of the current MPC land use designation conforms to the goals of the Town's 2020 General Plan. The range of anticipated and associated densities and intensities aligns well with the land use goals and range of surrounding uses.

#### **b) Conform to the proposed range of land uses, densities and intensity of uses, hierarchy of transportation systems; and**

The Territory Square Expansion project offers a range of land uses, densities and intensity of uses, hierarchy of transportation systems that was established per the creation of the Territory Square Zoning District adopted by Town Council in 2012.

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

The proposed amendment and associated change would not result in any isolated or incompatible land use and development issues.

This proposal would help to integrate land uses in a more thoughtful and strategic manner by expanding the MPC designation. All collector and minor arterial roadways that are attributed to this proposed project will be address by a Traffic Impact Analysis (TIA) that will be required per the entitlement and development phases of this project.

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

The existing land use designation calls for a long thin strip of land along the easterly boundary to be Medium Density Residential (MDR1). This would be prohibitive to creating a more integrated development strategy as suggested. The expected drainage patterns for any future development on this land will likely require a degree of surface retention near the northwest corner of the property, which is in conflict with typical community commercial development scenarios that would likely want significant commercial building uses up close against this corner.

**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?**

Detailed water and sewer plans will be submitted and reviewed for this project. Staff believes that there is adequate sewer and water capacity for the project, but certain infrastructure improvements will be required as part of the development of this site.

**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 East 1st Street in Florence and the existing police station is located at 425 North Pinal Street in Florence. Both of these facilities are located within less than one mile of the subject property and can provide service to the property in a timely manner.

**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 potential associated development of the parcel is not envisioned to have a significant amount of traditional neighborhood oriented housing and therefore would have little to no impact on existing community and civic infrastructure. Any housing that might be considered in the future, would be small in scale and would include a certain degree of open space for informal recreation and outdoor passive play.

**7. What is the proposed fiscal impact of future development based on evaluation of projected revenue and additional costs 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?**

The envisioned development will not have a primary use related to residential development, staff contends that it is too early to judge the true impact to the community, however staff is working with developers and property owners to reassure the Town Council that all implications of the proposed development will provide all needed infrastructure produced by the proposed development.

The financial impact to the community should be very positive based on the historic success of the Windmill Winery. It is anticipated that this property and associated development will complement the Windmill Winery and increase its “destination” identity and associated demand. Most anticipated "users" will be visitors to Florence and won't be putting a “burden” on public facilities.

**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 the present and future residents?**

The proposed amendment and envisioned development is anticipated to be very similar in nature to the Windmill Winery; characterized by an abundance of open space with buildings that blend into the existing character created by the Windmill Winery.

In addition, because the envisioned project associated with this proposed amendment is small in scale and rural in nature, it should have low impact on air, water, energy and other natural resources.

**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 and 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:**

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

- The Master Planned Community (MPC) designation extension has been identified as suitable for this area within the Town's Planning Area;

- The proposed designation will provide a mixture of uses that will provide diversity in mixed-use, commercial development and maintain an adequate inventory of open space within the community;
- The properties in the subject area should be affected in a positive way by developing and enhancing tourism opportunities that attract and retain visitors as well as benefit to local residents; 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:**

Town Staff has complied with all applicable Town requirements and Arizona Revised Statutes regarding public participation. A notice for the Planning and Zoning Commission Public Hearing was mailed to all property owners within three hundred (300) feet of the site. Property posting for notice of public hearing for a Zone Change was posted on two sites per Town requirements. Advertisements in the local Town paper have been posted per Town requirements.

The Town conducted a neighborhood meeting on June 29, 2016 at the Windmill Winery with several members of the public in attendance. Staff has received one verbal opposition on this case with regards to noise disturbance. All other comments have been supportive.

**HEARINGS:**

June 29, 2016	Neighborhood Meeting
July 7, 2016	Planning and Zoning Commission Meeting (Public Hearing)
August 15, 2016	Town Council Meeting (Public Hearing)
September 5, 2016	Town Council Meeting (Action)

Public Hearings are to be held in the Town Hall Council Chambers located at 775 North Main Street. The neighborhood meeting was held at the Windmill Winery located at 1140 West Butte Avenue, Florence, Arizona 85132.

**STAFF RECOMMENDATION:**

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



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



# WINDMILL WINERY

## TERRITORY SQUARE EXPANSION

### PZ 16-49 GPA: MINOR GENERAL PLAN AMENDMENT APPLICATION

PARCEL: 202-05-001C

Town of Florence, Arizona  
June 13, 2016



SWABACK PARTNERS p11c  
Architecture • Planning • Interior Design

## **APPLICANT**

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### **Florence Artisan Acres, LLC**

Member Manager: John Shoecraft  
Contact Info: 4545 N. 36th St., Ste. 214  
Phoenix, AZ 85018  
Phone: (602)402-4455  
Fax: (602)926-2560  
Email: jonnyshoe7@aol.com

## **CONSULTANTS**

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### **Swaback Partners, pllc**

Planning & Architecture  
Contact Person: Jeffrey Denzak  
Contact Info: (480) 367-2100

### **Bowman Consulting**

Civil Engineering  
Contact Person: Troy Peterson, PE  
Contact Info: (602) 694-2755

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## Appendix:

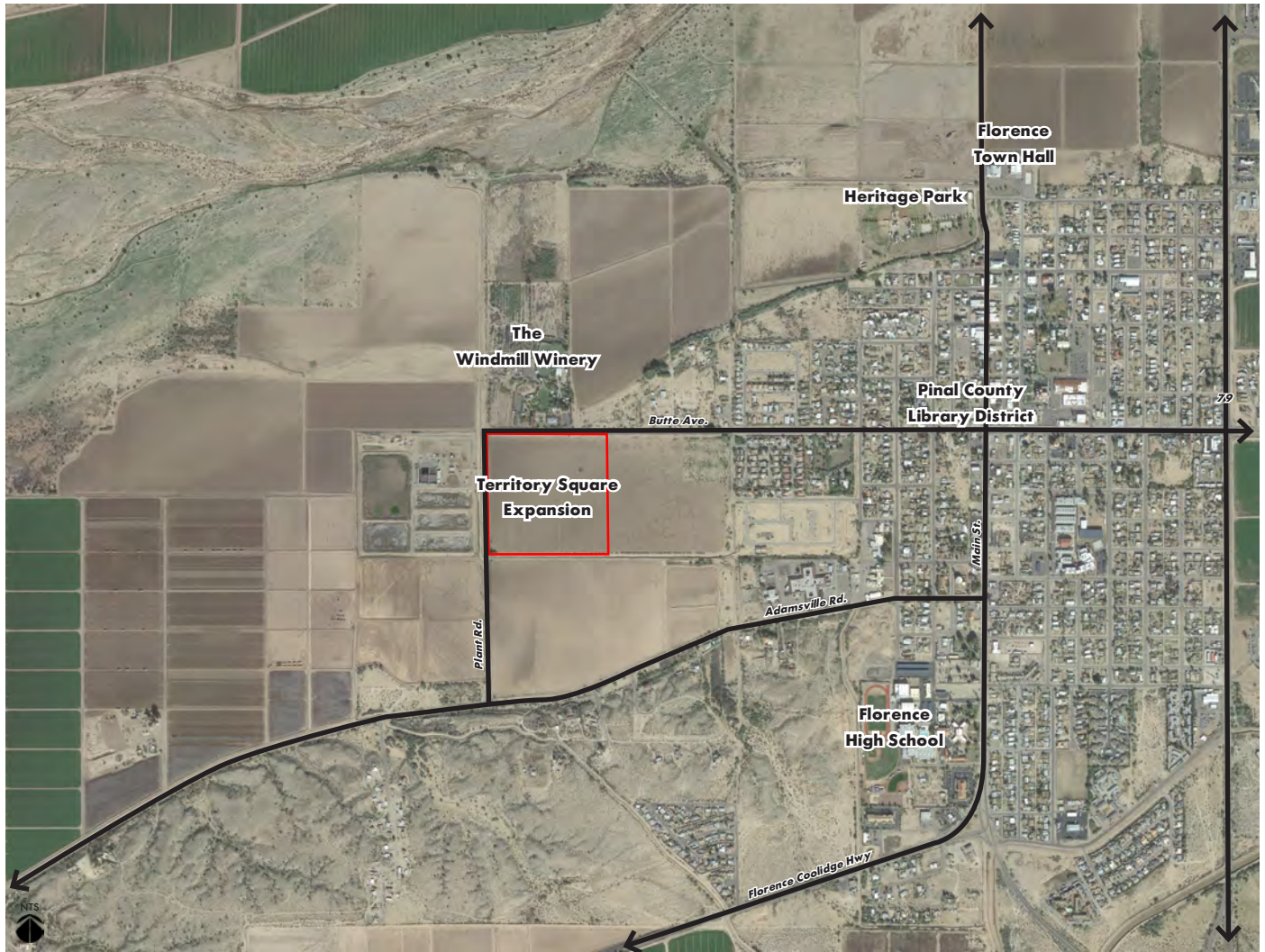
1. Application
2. Owner's Permission Form
3. Exhibit B 207 Waiver



# 1. GENERAL PLAN REQUEST

The proposal calls for a change of the current General Plan land uses within the identified area from CC-Community Commercial (28 acres +/-) and MDR 1- Medium Density Residential 1 (12 acres +/-) to MPC Master Planned Community (40 acres).

## 1a. Reference Map

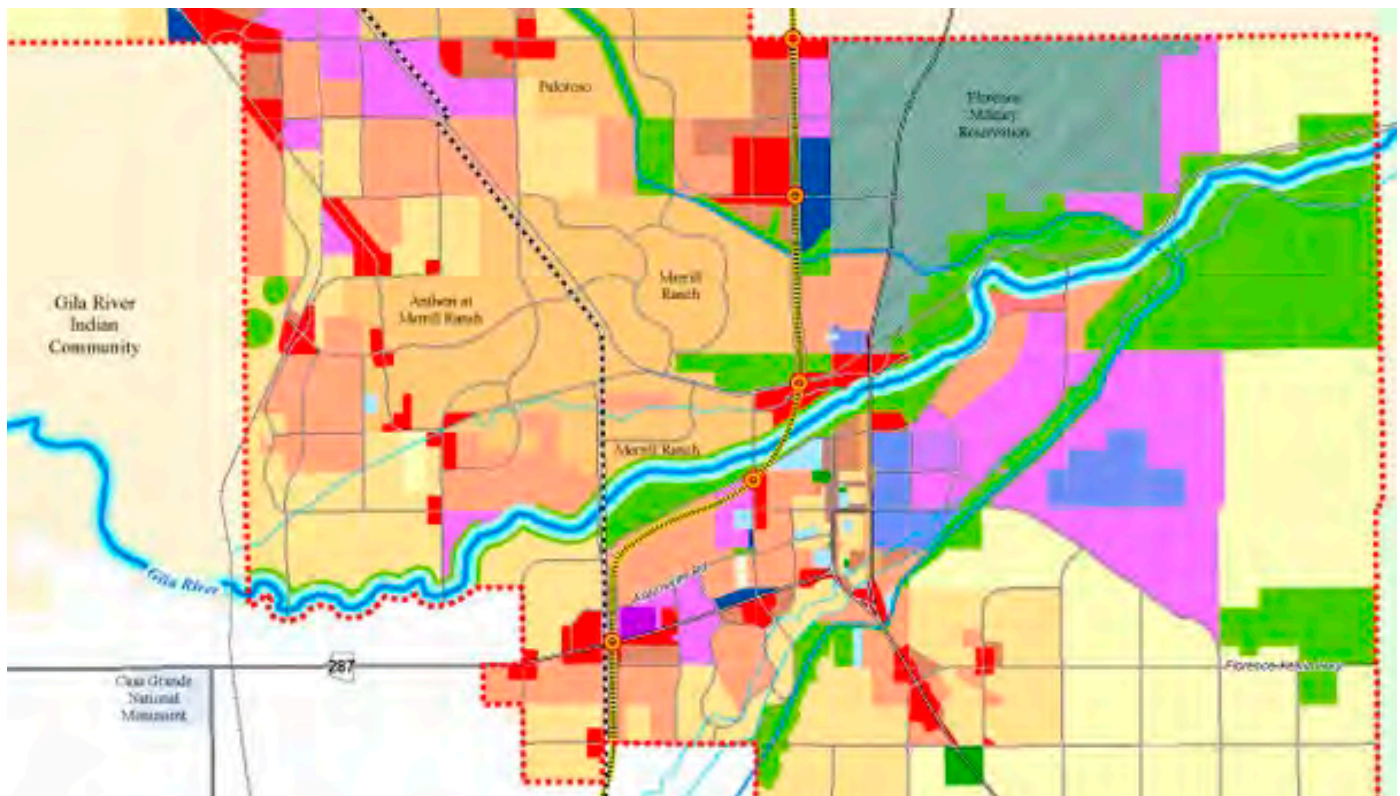
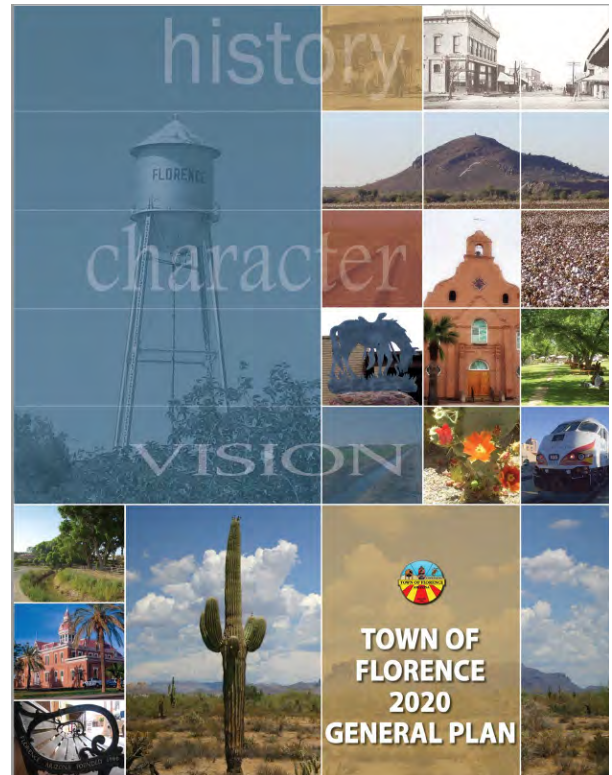




## 2. COMPATIBILITY & COMPLIANCE WITH GENERAL PLAN

The General Plan is a tool to help guide growth and development decisions throughout the entire Town boundaries. The Applicant is committed to the process of master planning consistent with the quality and depth of the Town of Florence's General Plan. The proposed zoning and associated development fits well with the objectives and strategies set for the General Plan. The focus for the 40 acre Territory Square Expansion is to direct growth in a manner that elevates the overall quality of life for all its citizenry.

The following is a list of objectives and strategies from each of the seven Town of Florence's General Plan Elements. The objective strategies that are being met within the proposed Territory Square Expansion development are shown in italicized text.



## Land Use Element

**Objective: Attract and maintain commercial and office land uses to continue to serve the needs of the community and expand employment opportunities within the community.**

### ***Strategy(ies) Met:***

*Encourage expansion of the range of commercial uses to include those that are currently underrepresented within Florence.*

*Encourage pedestrian-oriented and small-scale developments that feature specialty stores and boutiques that create vibrant areas for people to gather and socialize and that better serve the community by providing a greater range of commercial uses (e.g., sit-down restaurants, upscale apparel shops, stores related to hobbies or collectibles, gift shops).*

*Encourage a greater variety of visitor/service commercial uses to better serve the community (e.g., hotels and extended-stay suites that include special event facilities to hold conventions, corporate meetings, weddings).*

*Encourage more commercial leisure activities (e.g., family-oriented commercial recreation facilities, kids' entertainment restaurants, day spas, sit-down restaurants that not only provide food but are oriented around family gatherings and the appreciation of nature through their settings).*

**Objective: Encourage mixed-use development, where appropriate.**

*Within mixed-use land use designations, both "vertical mixed use" (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and "horizontal mixed use" (individual buildings housing different types of uses within an integrated site plan) are appropriate.*

**Objective: Maintain an adequate inventory of open space within the community.**

*Support the retention of agricultural-related activities on cultivated land as long as is feasible.*





## Community Character Element

**Objective: Preserve and enhance the unique character of specific areas in Florence by integrating appropriate themes into the design of new developments and public facilities within these character areas.**

*Strategy(ies) Met:*

*Base the Town's review of projects on the principle that development design should respect community goals and the desired character of development within defined character areas, as well as address the project's economic objectives.*

*Promote developments with architectural styles, landscaping and amenities that are appropriate to the development's setting, complements surrounding development and conveys a sense of purpose.*

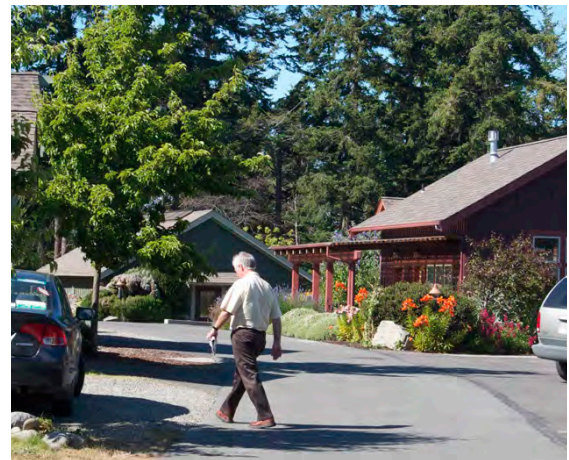


## Circulation Element

**Objective: Maintain a safe, convenient and continuous network of pedestrian sidewalks, pathways and bicycle facilities serving both experienced and casual bicyclists to facilitate bicycling and walking as alternatives to automobile travel.**

*Strategy(ies) Met:*

*Design new residential neighborhoods to provide safe pedestrian and bicycle access to schools, parks, and neighborhood commercial facilities.*



## Economic Development Element

**Objective: Develop and package enhanced tourism opportunities that attract and retain visitors as well as benefit local residents.**

*Strategy(ies) Met:*

*Assist the redevelopment of existing hotels and development of new hotels and smaller properties such as bed and breakfasts in the Town.*



## Parks, Trails and Open Space Element

**Objective: Acquire and preserve open space and natural resources for future generations.**

*Strategy(ies) Met:*

*Encourage access to open space during design of developments adjacent to open space, including trail connections.*

*Develop facilities that will enhance the historical and cultural attributes of Florence and the region.*

## Environmental Planning Element

**Objective: Support sustainable design techniques that accommodate the desert climate in the built environment.**

*Strategy(ies) Met:*

*Encourage building designs that accommodate a hot, dry climate, including features such as shade structures, awnings, appropriate building orientation and xeriscaping. (See also the provisions contained in the Energy Element).*

## Energy Element

**Objective: Increase efficient use of energy resources.**

*Promote green spaces. Encourage the creation of high-quality community plazas, squares, greens, commons, community and neighborhood parks and rooftop gardens.*



### **3. IMPACT ON TOWN'S PLANNING AREA**

The proposed amendment will have a positive impact on the overall balance and mixture of land uses within this area due to the intended development alignment with Territory Square and specifically the Windmill Winery. The proposed continuation of the Master Planned Community (MPC) land use designation across Butte Road south into this property provides an important expansion of the Town's efforts in recent years to establish downtown land uses in an organized and strategic manner. This proposed amendment aligns with and is intended to be a part of the Territory Square Zoning District. The Town, associated land owners, community leaders and a broad spectrum of resident stakeholders endorsed and adopted the associated land use designation and zoning classification for Territory Square.

## 4. AVAILABILITY OF PUBLIC UTILITIES & SERVICES

The Florence Territory Square Expansion development will be served by existing utility lines located along the property street frontage on Butte Avenue. Public water and sewer service will be provided by the Town of Florence. An existing wastewater line in Butte Avenue carries wastewater to the Town of Florence Wastewater Treatment Plant on the west side of Plant Road. An existing waterline on Butte Avenue will be extended to serve the proposed project. Natural Gas service is provided by Southwest Gas via an existing line in Butte Avenue. Telecommunication service will be provided by Century Link via existing lines in Butte Avenue. Electrical service will be provided by San Carlos Irrigation Project - Electric via existing overhead distribution lines that run along Butte Avenue.



## 5. PROJECT JUSTIFICATION

### 1. Why is the current land use/ circulation classifications not suitable?

The planned project, associated with the triggering of this proposed amendment, is envisioned as an extension of the Windmill Winery which is part of the MPC land use designation referenced earlier in this submittal. The MPC allows for a more mixed-use integration of uses which aligns directly with the proposed project. The existing land use designations and locations of the Medium Density Residential and Community Commercial would limit the ability to expand the overall intended character, quality and physical form of the Windmill Winery.

The applicant will work closely with the Town on issues and opportunities related to adjacent roadway circulation both in the short-term as well as future long-range considerations.

### 2. Does the proposal conform to the 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 system?

As articulated previously in the land use compatibility narrative of this submittal, the proposed extension of the current MPC land use designation (which is directly north of Butte Road at the Windmill Winery property and the base land use designation for all of Territory Square) certainly conforms to the goals of the Town's land use. The range of anticipated and associated densities and intensities aligns well with the land use goals and range of surrounding uses. The proposed amendment and associated change would not result in any isolated or incompatible land use and development issues. The proposal would in fact help to integrate land uses in a more thoughtful and strategic manner by expanding the MPC designation.

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

The site's physical adjacency to the Territory Square District and the Windmill Winery provides an excellent opportunity to create synergy with this property. The proposed amendment will put in place the beginning mechanisms to develop complimentary uses with the Windmill Winery.

The existing land use designation calls for a long thin strip of land along the easterly boundary to be Medium Density Residential. This would be prohibitive to creating a more integrated development strategy as suggested. The expected drainage patterns for any future development on this land will likely require a degree of surface detention near the north west corner of the property- which is in conflict with typical community commercial development scenarios that would likely want significant commercial building uses up close against this corner.

### **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 and improvements?**

The existing sewer trunk line that runs along Butte Avenue to the Town of Florence Wastewater Treatment Plant has adequate capacity for servicing the Florence Territory Square Expansion development. During the design of the project, an analysis will be performed to determine if the existing public water line that runs along Butte Avenue is adequately sized to provide domestic water and fire flow requirements to the proposed project. Any necessary system upgrades needed for the Florence Territory Square Expansion project will be determined in coordination with the Town of Florence Public Works Department.

**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?**

The location of the property is in close proximity to the downtown and existing emergency service facilities. Butte Road provides direct access to the property from such facilities.

**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 potential associated development of the parcel is not envisioned to have a significant amount of traditional neighborhood oriented housing, and therefore would have little to no impact on existing community and civic infrastructure. Any housing that might be considered in the future, would be small in scale and would include a certain degree of open space for informal recreation and outdoor passive play.

**7. What is the proposed fiscal impact of future development based on evaluation of projected revenue and additional costs 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?**

As stated above, because the envisioned development will not have a primary use related to residential development, there will be little to no impact on public facilities and those associated community services. The financial impact to the community should be very positive based on the historic success of the Windmill Winery. It is anticipated that this property and associated development will complement the Windmill Winery and increase its “destination” identity and associated demand. Most “users” will be visitors to Florence and won’t be putting a “burden” on public facilities.

**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 the present and future residents?**

The proposed amendment and envisioned development is anticipated to be very similar in nature to the Windmill Winery- characterized by an abundance of open space with buildings that have a light touch on the land. The human made cultural resources exhibited throughout Florence will be complimented by the envisioned project which will be themed with the historic 5 Cs' of Arizona. In addition, because the envisioned project associated with this proposed amendment is small in scale and rural in nature, it should have very low impact on air, water, energy and other natural resources.

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

None that we are aware of.



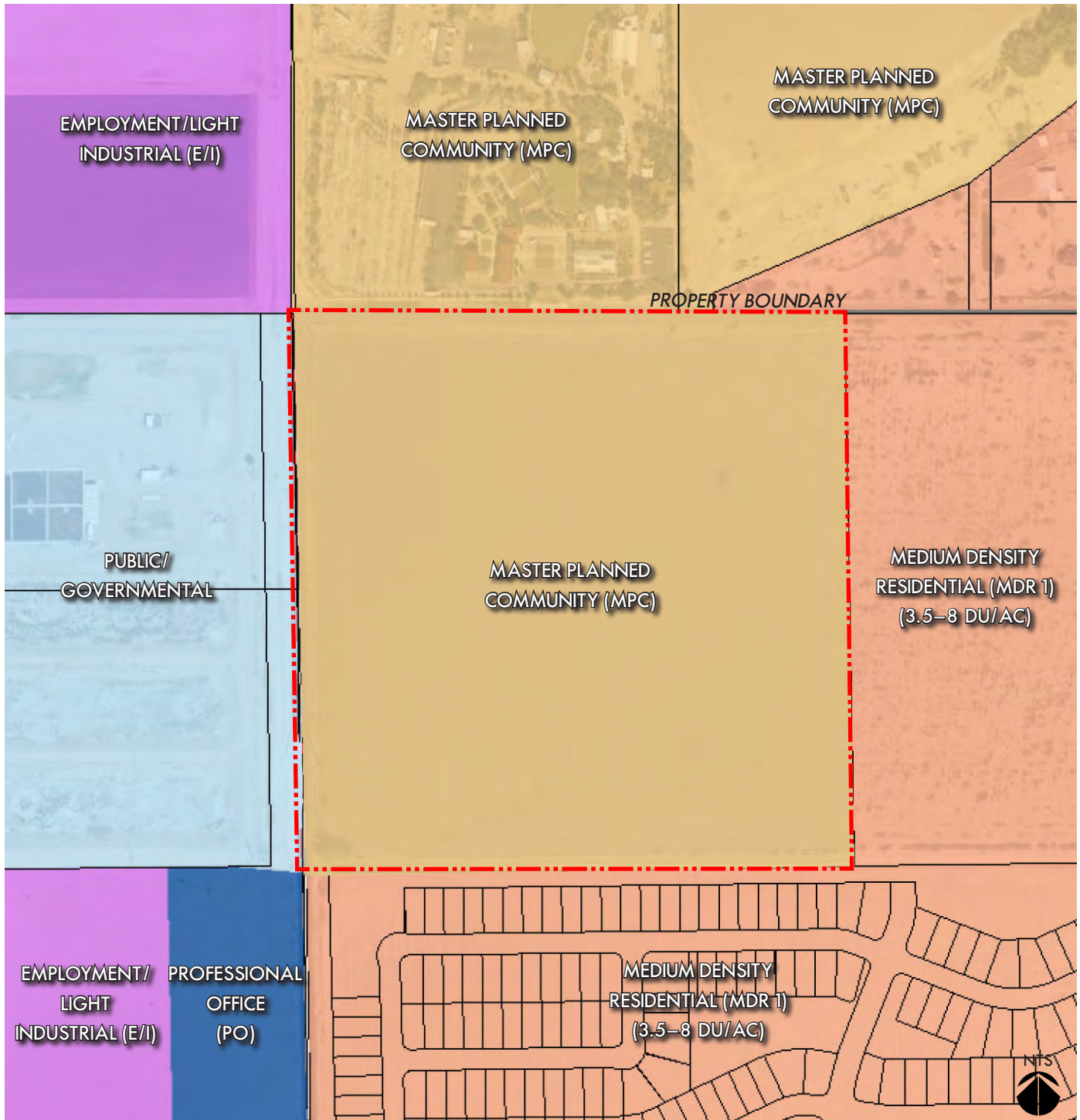
# 6. VICINITY MAP



## 7. PROJECT DATA

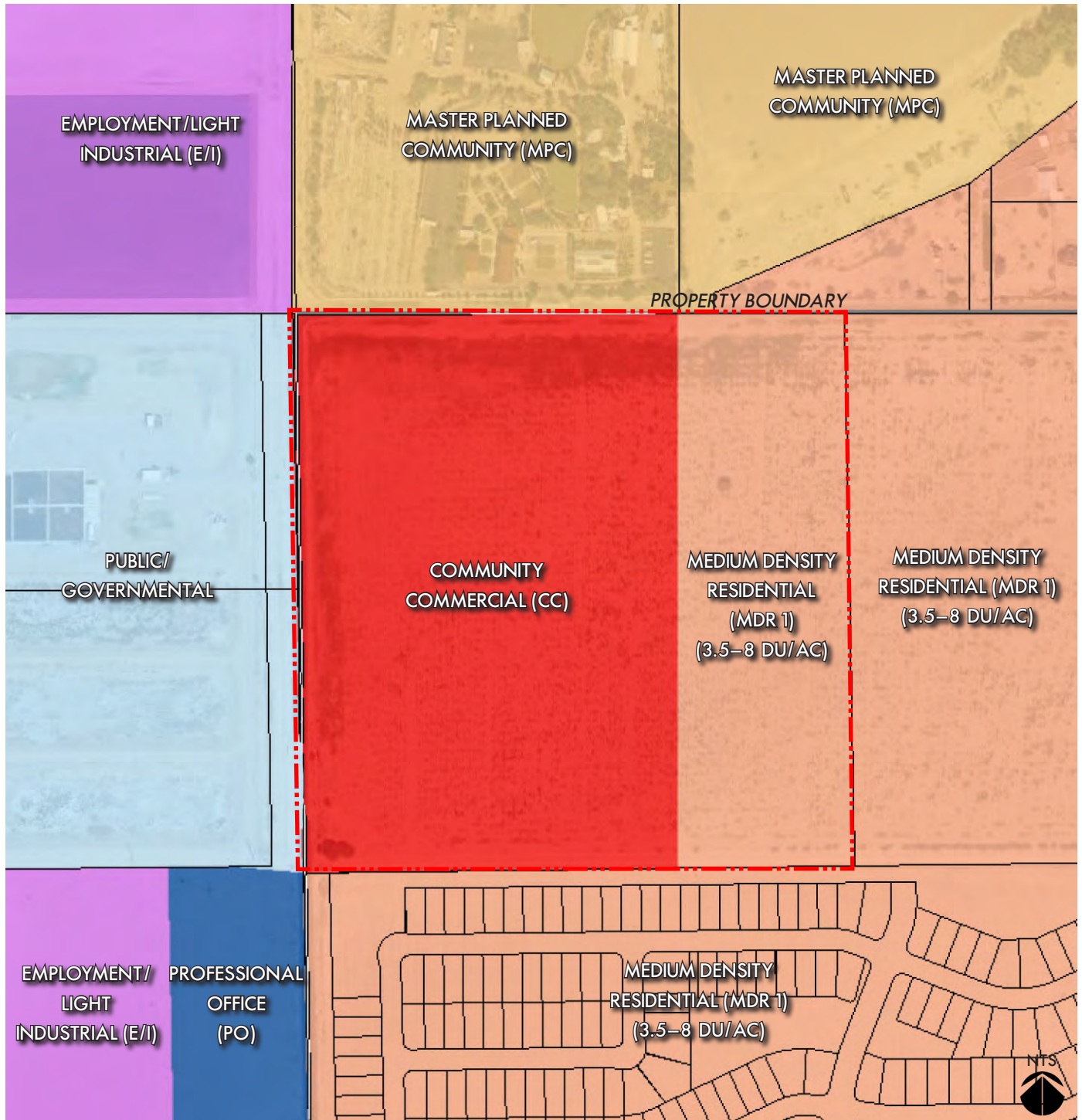
<u>PROJECT DATA</u>	<u>ZONING &amp; LAND USE</u>	<u>ACRES</u>	<u>PERCENT</u>
Gross Acres:		40	
Current General Plan Classifications:	Community Commercial Medium Density Residential 1	28 12	70% 30%
Proposed General Plan Classification:	Master Planned Community	40	100%
Percent Total Acreage In Each Land Use Classification:			100%

## 8. PROPOSED LAND USE



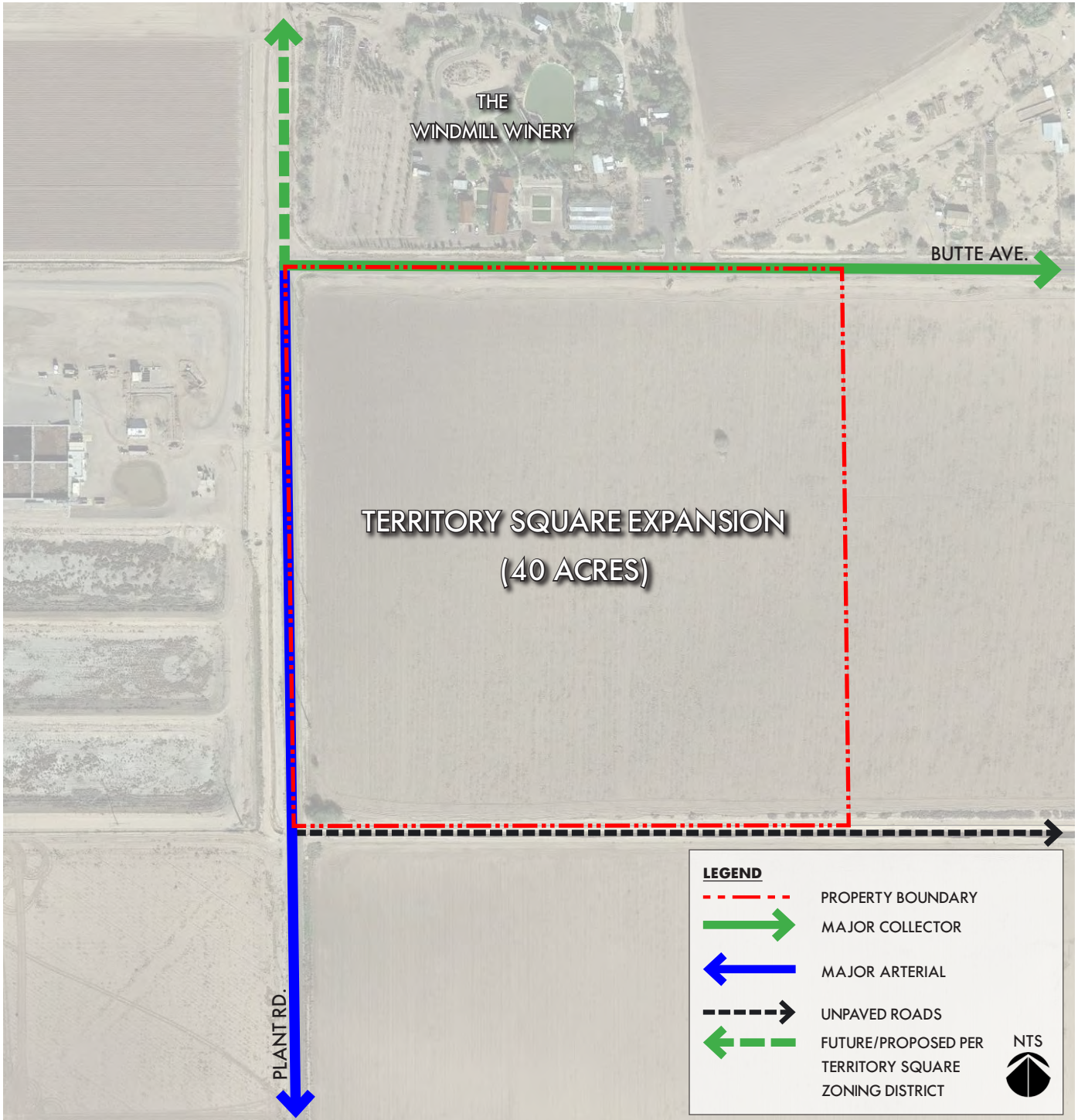


# 9. EXISTING & ADJACENT LAND USE



# 10. EXISTING CIRCULATION & PROPOSED ROADWAY CLASSIFICATION

The 40 acre parcel is expected to be accommodated with the current roadway classification as identified by the Town and this exhibit.



# APPENDIX



# APPLICATION FOR GENERAL PLAN AMENDMENT

**PROJECT NAME:** Territory Square Expansion

**APPLICATION TYPE:**     Major                       Minor                       Text (Major)

1. Property Owner:    Name: Florence Artisan Acres, LLC  
Address: 4545 N. 36th St., Ste. 214  
Phoenix, AZ 85018  
Phone: (602) 402-4455                      Fax: (602) 926-2560  
Email: jonnyshoe7@aol.com

2. Applicant/Developer:    Name: Swaback Partners, pllc  
Address: 7550 E. McDonald Drive  
Scottsdale, AZ 85250  
Phone: (480) 367-2100                      Fax: (480) 367-2101  
Email: jdenzak@swabackpartners.com

3. Address or Location of Property: Southeast corner of Plant Rd. and Butte Ave.

4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name:  
Lot 4 of Section 2, Township 5 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona

Tax Parcel Numbers:    APN 202-05-001C

Gross Acres: 40 Acres  
Community Commercial (28 Acres)

5. Current Land Use Classification(s): Medium Density Residential (12 Acres)

6. Proposed Land Use Classification(s): Master Planned Community (40 Acres)

  
\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE                      6/10/16  
DATE

**FOR STAFF USE ONLY:**

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

**ORIGINAL**

### OWNER'S PERMISSION FORM

This sheet must be completed if the applicant, is not the owner of the property.

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

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, Preliminary/Final Plat and/or other below-noted request on the following described property:

General Plan Amendment (Minor)

Owner(s)

[Handwritten Signature]

Signature

Harold Christ

Print or Type Name

Address

1140 W Butte Ave  
Florence AZ 85132

Telephone

602 910 7448

STATE OF ARIZONA )

County of Pinal )

ss

On this 2<sup>nd</sup> day of June, 20 16, before me, the undersigned Notary Public, personally appeared Harold Christ, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that Harold Christ executed the same.

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

My commission expires:

Tracie Wilgus



Notary Public



**EXHIBIT B**

**CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE**

The undersigned is/are the owner(s) of the subject land described in Exhibit A hereto that is subject of a Minor General Plan Amendment Application PZ 16-49 MGPA, a Zone Change Application PZ16-50 ZC, and a Text Amendment Application PZ-16-51 TA. By signing this document, the undersigned agrees and consents to all the conditions imposed by the Florence Town Council in conjunction with the approval of the Minor General Plan Amendment Application PZ-16-49 MGPA, the Zone Change Application PZ 16-50 ZC ("Conditions of Approval"), and the Text Amendment Application PZ 16-51 TA and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the Minor General Plan Amendment Application PZ 16-49 MGPA, Zone Change Application PZ 16-50 ZC, and Text Amendment Application PZ 16-51 TA. Except as expressly set forth in the Minor General Plan Amendment Application PZ 16-49 MGPA, Zone Change Application PZ 16-50 ZC with Conditions of Approval, and Text Amendment Application PZ 16-51 TA, nothing herein shall constitute a waiver of any other of the undersigned's rights pursuant to the above-referenced statutes.

APN 202-05-001C

**Parcel(s)**

P.O. Box 2276 Florence AZ 85132

**Physical or Mailing Address**

[Signature]

**Owner(s) Signature**

Harold Christ

**Print or Type Name**

STATE OF ARIZONA )  
County of Pinal ) ss

On this 2<sup>nd</sup> day of June, 20 16, before me, the undersigned Notary Public, personally appeared Harold Christ, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument.

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

My commission expires:

Tracie Wilgus  
Notary Public







**SWABACK PARTNERS, PLLC**

7550 EAST McDONALD DRIVE SCOTTSDALE, ARIZONA 85250  
480.367.2100 [www.swabackpartners.com](http://www.swabackpartners.com)



**Planning and Zoning Commission  
Staff Report**

July 7, 2016  
Agenda Item (5B)

**Project Name:** Territory Square Minor General Plan Amendment  
(PZ 16-49 GPA)

**Prepared By:** Gilbert Olgin, Senior Planner

**Reviewed By:** Mark Eckhoff, AICP  
Community Development Director

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**REQUEST:**

Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC, requests approval of the following application:

A request 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 40 acres from Community Commercial (CC) and Medium Density Residential 1(MDR1) to Master Planned Community (MPC). This change would facilitate a subsequent zoning amendment on the site located at the southeast corner of Butte Avenue and Plant Road (APN 202-05-001C).

**BACKGROUND/ANALYSIS:**

The Territory Square Zoning District and development project was a result of many years of Town orchestrated and community oriented planning initiatives with the goal of creating a more plausible framework for future development in and around the downtown area. In addition to creating a more creative and flexible zoning tool for the area that blossomed from the North End Framework Vision Plan, which is the Territory Square Zoning District, the Town also amended the General Plan so that the Master Planned Community (MPC) General Plan land use designation could be utilized in conjunction with the specialized zoning.

The proposed amendment is focused on 40 acres of property at the southeast corner of Butte Avenue and Plant Road that lies adjacent to the Territory Square Zoning District. As the subject site is being considered for inclusion with the Zoning District through the update of the zoning category and application of the zoning on the site, this companion application is essential (in Arizona, General Plan land use designations and zoning designations are very closely related and need to be in occurrence with each other).

## **ANALYSIS:**

When the Planning and Zoning Commission and Town Council are considering an amendment to the 2020 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?**

Staff contends that existing land use designations of Medium Density Residential (MDR 1) and Community Commercial (CC) would limit the ability to expand the Territory Square Zoning District to the subject site, which in turn would prevent the occurrence of the planned hospitality and commercial facilities on the site related to the expansion of the adjacent Windmill project.

### **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;**

The proposed extension of the current MPC land use designation conforms to the goals of the Town's 2020 General Plan. The range of anticipated and associated densities and intensities aligns well with the land use goals and range of surrounding uses.

#### **b) Conform to the proposed range of land uses, densities and intensity of uses, hierarchy of transportation systems; and**

The Territory Square Expansion project offers a range of land uses, densities and intensity of uses, hierarchy of transportation systems that was established per the creation of the Territory Square Zoning District adopted by Town Council in 2012.

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

The proposed amendment and associated change would not result in any isolated or incompatible land use and development issues.

This proposal would help to integrate land uses in a more thoughtful and strategic manner by expanding the MPC designation. All collector and minor arterial roadways that are attributed to this proposed project will be address by a Traffic Impact Analysis (TIA) that will be required per the entitlement and development phases of this project.

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

The existing land use designation calls for a long thin strip of land along the easterly boundary to be Medium Density Residential (MDR1). This would be prohibitive to creating a more integrated development strategy as suggested. The expected drainage patterns for any future development on this land will likely require a degree of surface retention near the northwest corner of the property, which is in conflict with typical community commercial development scenarios that would likely want significant commercial building uses up close against this corner.

**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?**

Detailed water and sewer plans will be submitted and reviewed for this project. Staff believes that there is adequate sewer and water capacity for the project, but certain infrastructure improvements will be required as part of the development of this site.

**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 East 1st Street in Florence and the existing police station is located at 425 North Pinal Street in Florence. Both of these facilities are located within less than one mile of the subject property and can provide service to the property in a timely manner.

**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 potential associated development of the parcel is not envisioned to have a significant amount of traditional neighborhood oriented housing and therefore would have little to no impact on existing community and civic infrastructure. Any housing that might be considered in the future, would be small in scale and would include a certain degree of open space for informal recreation and outdoor passive play.

**7. What is the proposed fiscal impact of future development based on evaluation of projected revenue and additional costs 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?**

The envisioned development will not have a primary use related to residential development, staff contends that it is too early to judge the true impact to the community, however staff is working with developers and property owners to reassure the Town Council that all implications of the proposed development will provide all needed infrastructure produced by the proposed development.

The financial impact to the community should be very positive based on the historic success of the Windmill Winery. It is anticipated that this property and associated development will complement the Windmill Winery and increase its “destination” identity and associated demand. Most anticipated "users" will be visitors to Florence and won't be putting a “burden” on public facilities.

**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 the present and future residents?**

The proposed amendment and envisioned development is anticipated to be very similar in nature to the Windmill Winery; characterized by an abundance of open space with buildings that blend into the existing character created by the Windmill Winery.

In addition, because the envisioned project associated with this proposed amendment is small in scale and rural in nature, it should have low impact on air, water, energy and other natural resources.

**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 and 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:**

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

- The Master Planned Community (MPC) designation extension has been identified as suitable for this area within the Town's Planning Area;

- The proposed designation will provide a mixture of uses that will provide diversity in mixed-use, commercial development and maintain an adequate inventory of open space within the community;
- The properties in the subject area should be affected in a positive way by developing and enhancing tourism opportunities that attract and retain visitors as well as benefit to local residents; 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:**

Town Staff has complied with all applicable Town requirements and Arizona Revised Statutes regarding public participation. A notice for the Planning and Zoning Commission Public Hearing was mailed to all property owners within three hundred (300) feet of the site. Property posting for notice of public hearing for a Zone Change was posted on two sites per Town requirements. Advertisements in the local Town paper have been posted per Town requirements.

The Town conducted a neighborhood meeting on June 29, 2016 at the Windmill Winery with several members of the public in attendance. Staff has received one verbal opposition on this case with regards to noise disturbance. All other comments have been supportive.

**HEARINGS:**

June 29, 2016	Neighborhood Meeting
July 7, 2016	Planning and Zoning Commission Meeting (Public Hearing)
August 15, 2016	Town Council Meeting (Public Hearing)
September 5, 2016	Town Council Meeting (Action)

Public Hearings are to be held in the Town Hall Council Chambers located at 775 North Main Street. The neighborhood meeting was held at the Windmill Winery located at 1140 West Butte Avenue, Florence, Arizona 85132.

**STAFF RECOMMENDATION:**

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



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



# WINDMILL WINERY

# TERRITORY SQUARE EXPANSION

## PZ 16-49 GPA: MINOR GENERAL PLAN AMENDMENT APPLICATION

PARCEL: 202-05-001C

Town of Florence, Arizona  
June 13, 2016



SWABACK PARTNERS p11c  
Architecture • Planning • Interior Design

## **APPLICANT**

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### **Florence Artisan Acres, LLC**

Member Manager: John Shoecraft  
Contact Info: 4545 N. 36th St., Ste. 214  
Phoenix, AZ 85018  
Phone: (602)402-4455  
Fax: (602)926-2560  
Email: jonnyshoe7@aol.com

## **CONSULTANTS**

---

### **Swaback Partners, pllc**

Planning & Architecture  
Contact Person: Jeffrey Denzak  
Contact Info: (480) 367-2100

### **Bowman Consulting**

Civil Engineering  
Contact Person: Troy Peterson, PE  
Contact Info: (602) 694-2755

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## Appendix:

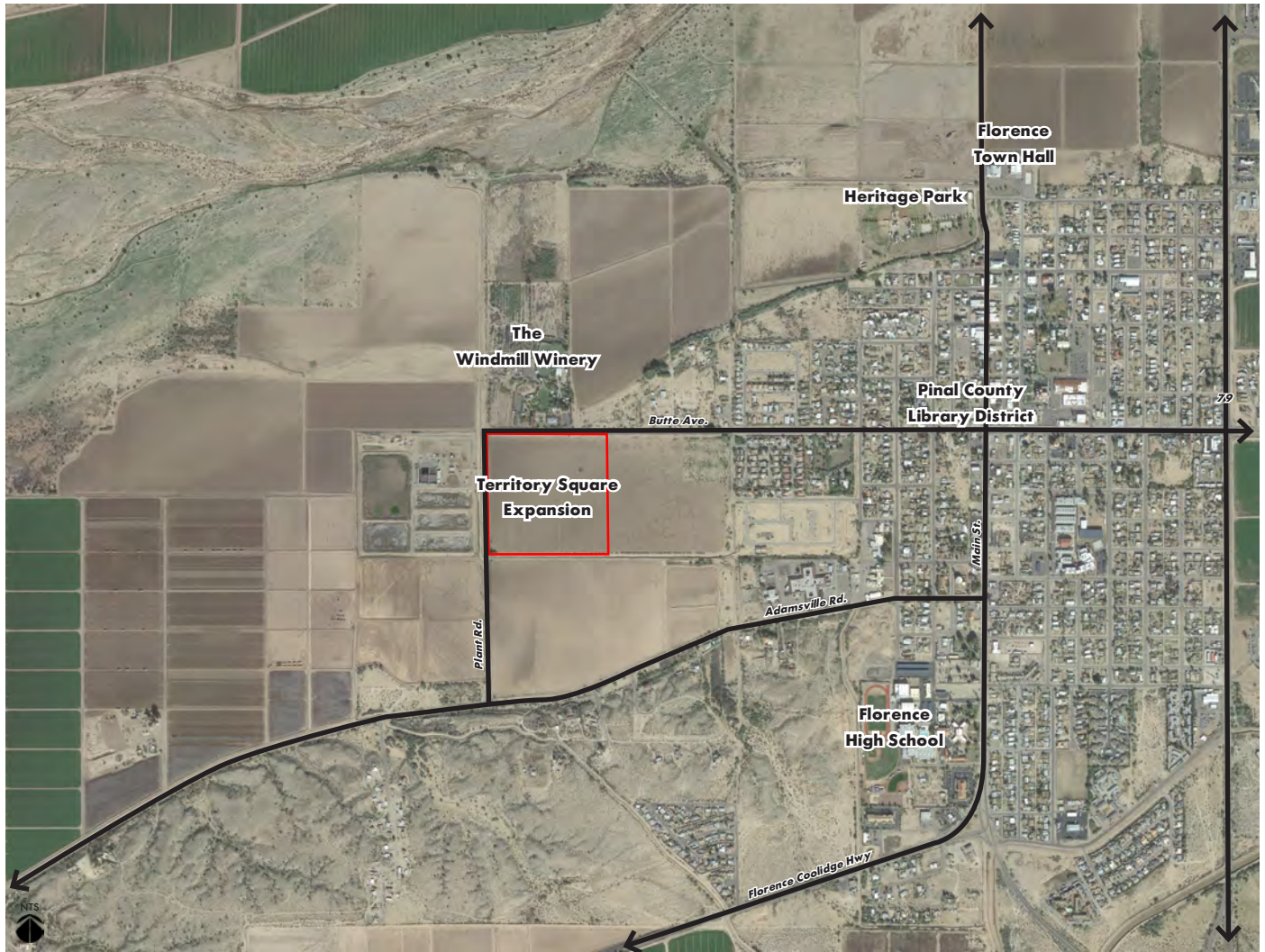
1. Application
2. Owner's Permission Form
3. Exhibit B 207 Waiver



# 1. GENERAL PLAN REQUEST

The proposal calls for a change of the current General Plan land uses within the identified area from CC-Community Commercial (28 acres +/-) and MDR 1- Medium Density Residential 1 (12 acres +/-) to MPC Master Planned Community (40 acres).

## 1a. Reference Map

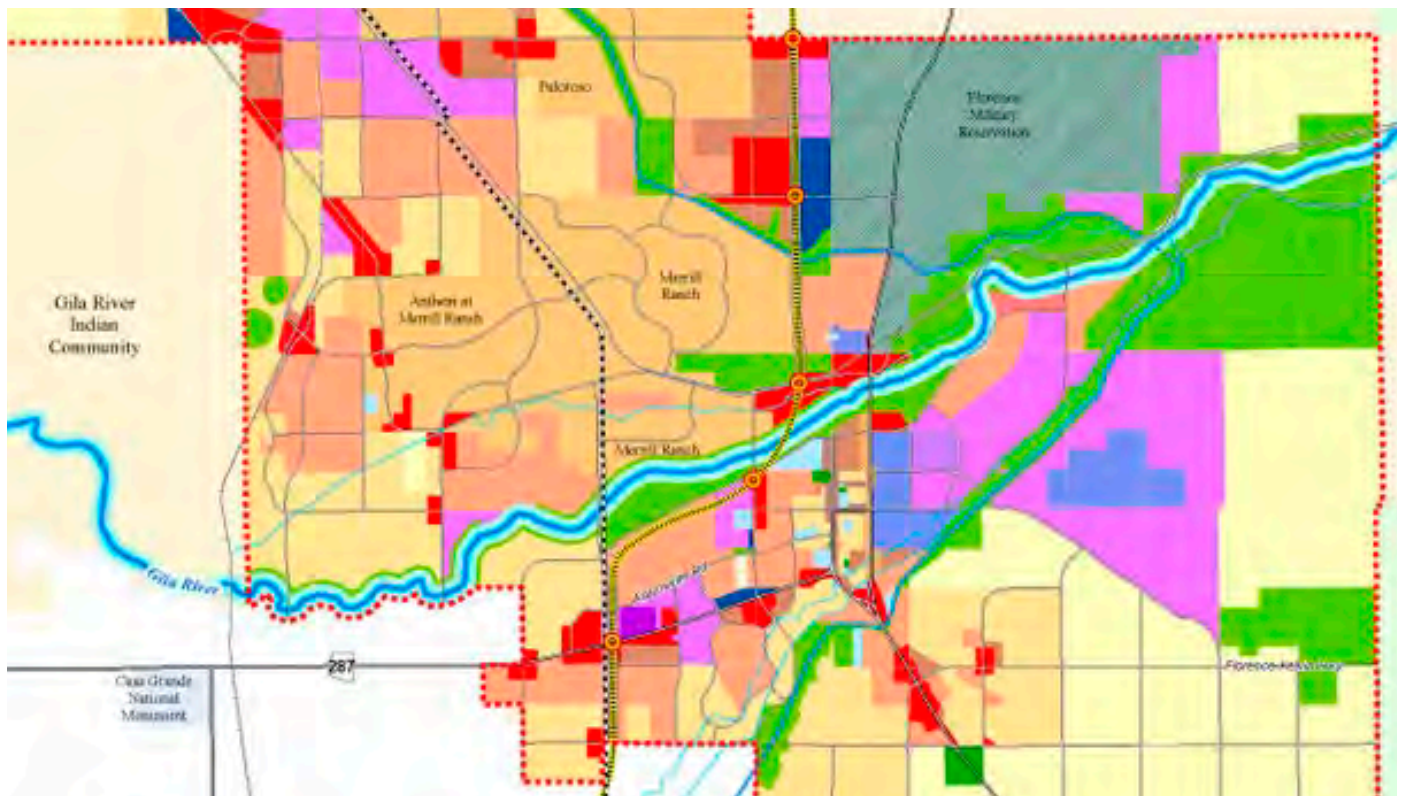
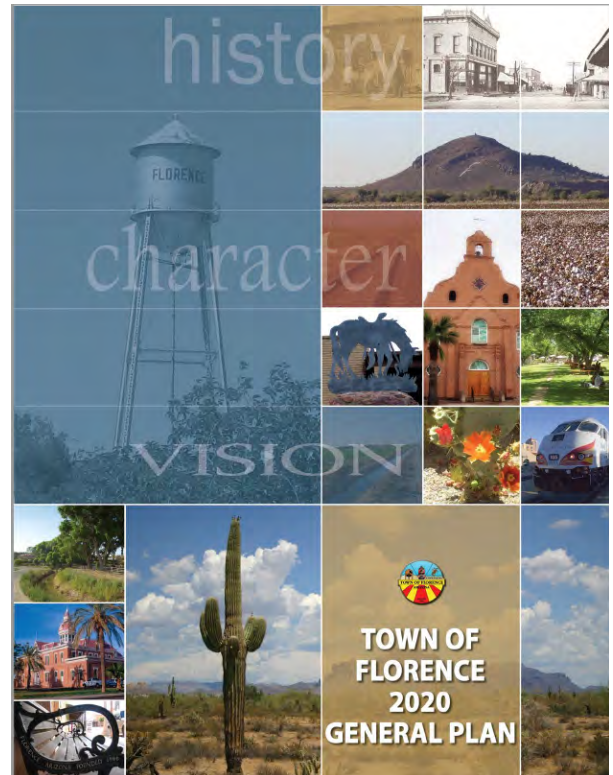




## 2. COMPATIBILITY & COMPLIANCE WITH GENERAL PLAN

The General Plan is a tool to help guide growth and development decisions throughout the entire Town boundaries. The Applicant is committed to the process of master planning consistent with the quality and depth of the Town of Florence's General Plan. The proposed zoning and associated development fits well with the objectives and strategies set for the General Plan. The focus for the 40 acre Territory Square Expansion is to direct growth in a manner that elevates the overall quality of life for all its citizenry.

The following is a list of objectives and strategies from each of the seven Town of Florence's General Plan Elements. The objective strategies that are being met within the proposed Territory Square Expansion development are shown in italicized text.





## Land Use Element

**Objective: Attract and maintain commercial and office land uses to continue to serve the needs of the community and expand employment opportunities within the community.**

### ***Strategy(ies) Met:***

*Encourage expansion of the range of commercial uses to include those that are currently underrepresented within Florence.*

*Encourage pedestrian-oriented and small-scale developments that feature specialty stores and boutiques that create vibrant areas for people to gather and socialize and that better serve the community by providing a greater range of commercial uses (e.g., sit-down restaurants, upscale apparel shops, stores related to hobbies or collectibles, gift shops).*

*Encourage a greater variety of visitor/service commercial uses to better serve the community (e.g., hotels and extended-stay suites that include special event facilities to hold conventions, corporate meetings, weddings).*

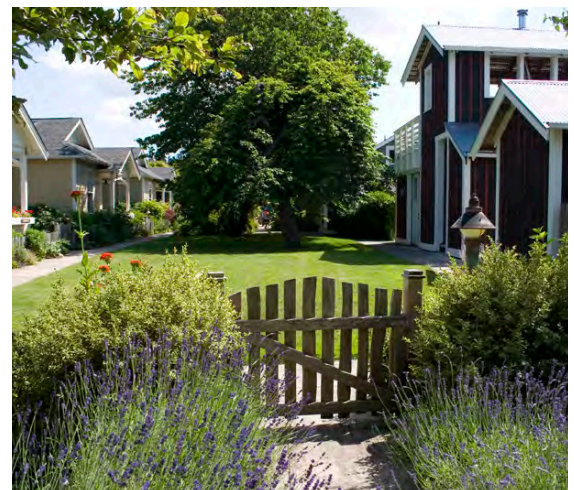
*Encourage more commercial leisure activities (e.g., family-oriented commercial recreation facilities, kids' entertainment restaurants, day spas, sit-down restaurants that not only provide food but are oriented around family gatherings and the appreciation of nature through their settings).*

**Objective: Encourage mixed-use development, where appropriate.**

*Within mixed-use land use designations, both "vertical mixed use" (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and "horizontal mixed use" (individual buildings housing different types of uses within an integrated site plan) are appropriate.*

**Objective: Maintain an adequate inventory of open space within the community.**

*Support the retention of agricultural-related activities on cultivated land as long as is feasible.*



## Community Character Element

**Objective: Preserve and enhance the unique character of specific areas in Florence by integrating appropriate themes into the design of new developments and public facilities within these character areas.**

*Strategy(ies) Met:*

*Base the Town's review of projects on the principle that development design should respect community goals and the desired character of development within defined character areas, as well as address the project's economic objectives.*

*Promote developments with architectural styles, landscaping and amenities that are appropriate to the development's setting, complements surrounding development and conveys a sense of purpose.*

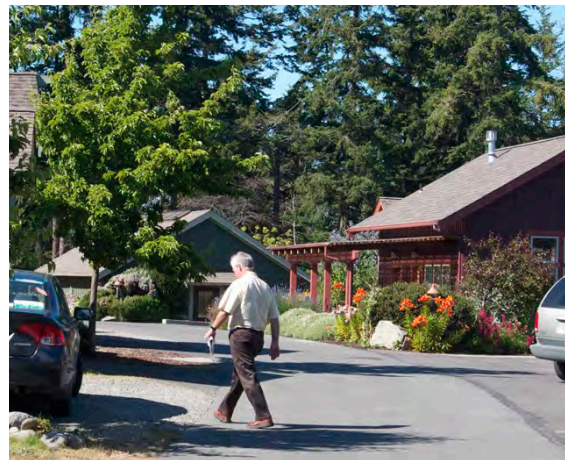


## Circulation Element

**Objective: Maintain a safe, convenient and continuous network of pedestrian sidewalks, pathways and bicycle facilities serving both experienced and casual bicyclists to facilitate bicycling and walking as alternatives to automobile travel.**

*Strategy(ies) Met:*

*Design new residential neighborhoods to provide safe pedestrian and bicycle access to schools, parks, and neighborhood commercial facilities.*



## Economic Development Element

**Objective: Develop and package enhanced tourism opportunities that attract and retain visitors as well as benefit local residents.**

*Strategy(ies) Met:*

*Assist the redevelopment of existing hotels and development of new hotels and smaller properties such as bed and breakfasts in the Town.*





## Parks, Trails and Open Space Element

**Objective: Acquire and preserve open space and natural resources for future generations.**

*Strategy(ies) Met:*

*Encourage access to open space during design of developments adjacent to open space, including trail connections.*

*Develop facilities that will enhance the historical and cultural attributes of Florence and the region.*

## Environmental Planning Element

**Objective: Support sustainable design techniques that accommodate the desert climate in the built environment.**

*Strategy(ies) Met:*

*Encourage building designs that accommodate a hot, dry climate, including features such as shade structures, awnings, appropriate building orientation and xeriscaping. (See also the provisions contained in the Energy Element).*

## Energy Element

**Objective: Increase efficient use of energy resources.**

*Promote green spaces. Encourage the creation of high-quality community plazas, squares, greens, commons, community and neighborhood parks and rooftop gardens.*



### **3. IMPACT ON TOWN'S PLANNING AREA**

The proposed amendment will have a positive impact on the overall balance and mixture of land uses within this area due to the intended development alignment with Territory Square and specifically the Windmill Winery. The proposed continuation of the Master Planned Community (MPC) land use designation across Butte Road south into this property provides an important expansion of the Town's efforts in recent years to establish downtown land uses in an organized and strategic manner. This proposed amendment aligns with and is intended to be a part of the Territory Square Zoning District. The Town, associated land owners, community leaders and a broad spectrum of resident stakeholders endorsed and adopted the associated land use designation and zoning classification for Territory Square.

## 4. AVAILABILITY OF PUBLIC UTILITIES & SERVICES

The Florence Territory Square Expansion development will be served by existing utility lines located along the property street frontage on Butte Avenue. Public water and sewer service will be provided by the Town of Florence. An existing wastewater line in Butte Avenue carries wastewater to the Town of Florence Wastewater Treatment Plant on the west side of Plant Road. An existing waterline on Butte Avenue will be extended to serve the proposed project. Natural Gas service is provided by Southwest Gas via an existing line in Butte Avenue. Telecommunication service will be provided by Century Link via existing lines in Butte Avenue. Electrical service will be provided by San Carlos Irrigation Project - Electric via existing overhead distribution lines that run along Butte Avenue.

## 5. PROJECT JUSTIFICATION

### 1. Why is the current land use/ circulation classifications not suitable?

The planned project, associated with the triggering of this proposed amendment, is envisioned as an extension of the Windmill Winery which is part of the MPC land use designation referenced earlier in this submittal. The MPC allows for a more mixed-use integration of uses which aligns directly with the proposed project. The existing land use designations and locations of the Medium Density Residential and Community Commercial would limit the ability to expand the overall intended character, quality and physical form of the Windmill Winery.

The applicant will work closely with the Town on issues and opportunities related to adjacent roadway circulation both in the short-term as well as future long-range considerations.

### 2. Does the proposal conform to the 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 system?

As articulated previously in the land use compatibility narrative of this submittal, the proposed extension of the current MPC land use designation (which is directly north of Butte Road at the Windmill Winery property and the base land use designation for all of Territory Square) certainly conforms to the goals of the Town's land use. The range of anticipated and associated densities and intensities aligns well with the land use goals and range of surrounding uses. The proposed amendment and associated change would not result in any isolated or incompatible land use and development issues. The proposal would in fact help to integrate land uses in a more thoughtful and strategic manner by expanding the MPC designation.

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

The site's physical adjacency to the Territory Square District and the Windmill Winery provides an excellent opportunity to create synergy with this property. The proposed amendment will put in place the beginning mechanisms to develop complimentary uses with the Windmill Winery.

The existing land use designation calls for a long thin strip of land along the easterly boundary to be Medium Density Residential. This would be prohibitive to creating a more integrated development strategy as suggested. The expected drainage patterns for any future development on this land will likely require a degree of surface detention near the north west corner of the property- which is in conflict with typical community commercial development scenarios that would likely want significant commercial building uses up close against this corner.

### **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 and improvements?**

The existing sewer trunk line that runs along Butte Avenue to the Town of Florence Wastewater Treatment Plant has adequate capacity for servicing the Florence Territory Square Expansion development. During the design of the project, an analysis will be performed to determine if the existing public water line that runs along Butte Avenue is adequately sized to provide domestic water and fire flow requirements to the proposed project. Any necessary system upgrades needed for the Florence Territory Square Expansion project will be determined in coordination with the Town of Florence Public Works Department.



**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?**

The location of the property is in close proximity to the downtown and existing emergency service facilities. Butte Road provides direct access to the property from such facilities.

**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 potential associated development of the parcel is not envisioned to have a significant amount of traditional neighborhood oriented housing, and therefore would have little to no impact on existing community and civic infrastructure. Any housing that might be considered in the future, would be small in scale and would include a certain degree of open space for informal recreation and outdoor passive play.

**7. What is the proposed fiscal impact of future development based on evaluation of projected revenue and additional costs 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?**

As stated above, because the envisioned development will not have a primary use related to residential development, there will be little to no impact on public facilities and those associated community services. The financial impact to the community should be very positive based on the historic success of the Windmill Winery. It is anticipated that this property and associated development will complement the Windmill Winery and increase its “destination” identity and associated demand. Most "users" will be visitors to Florence and won't be putting a “burden” on public facilities.

**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 the present and future residents?**

The proposed amendment and envisioned development is anticipated to be very similar in nature to the Windmill Winery- characterized by an abundance of open space with buildings that have a light touch on the land. The human made cultural resources exhibited throughout Florence will be complimented by the envisioned project which will be themed with the historic 5 Cs' of Arizona. In addition, because the envisioned project associated with this proposed amendment is small in scale and rural in nature, it should have very low impact on air, water, energy and other natural resources.

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

None that we are aware of.

# 6. VICINITY MAP

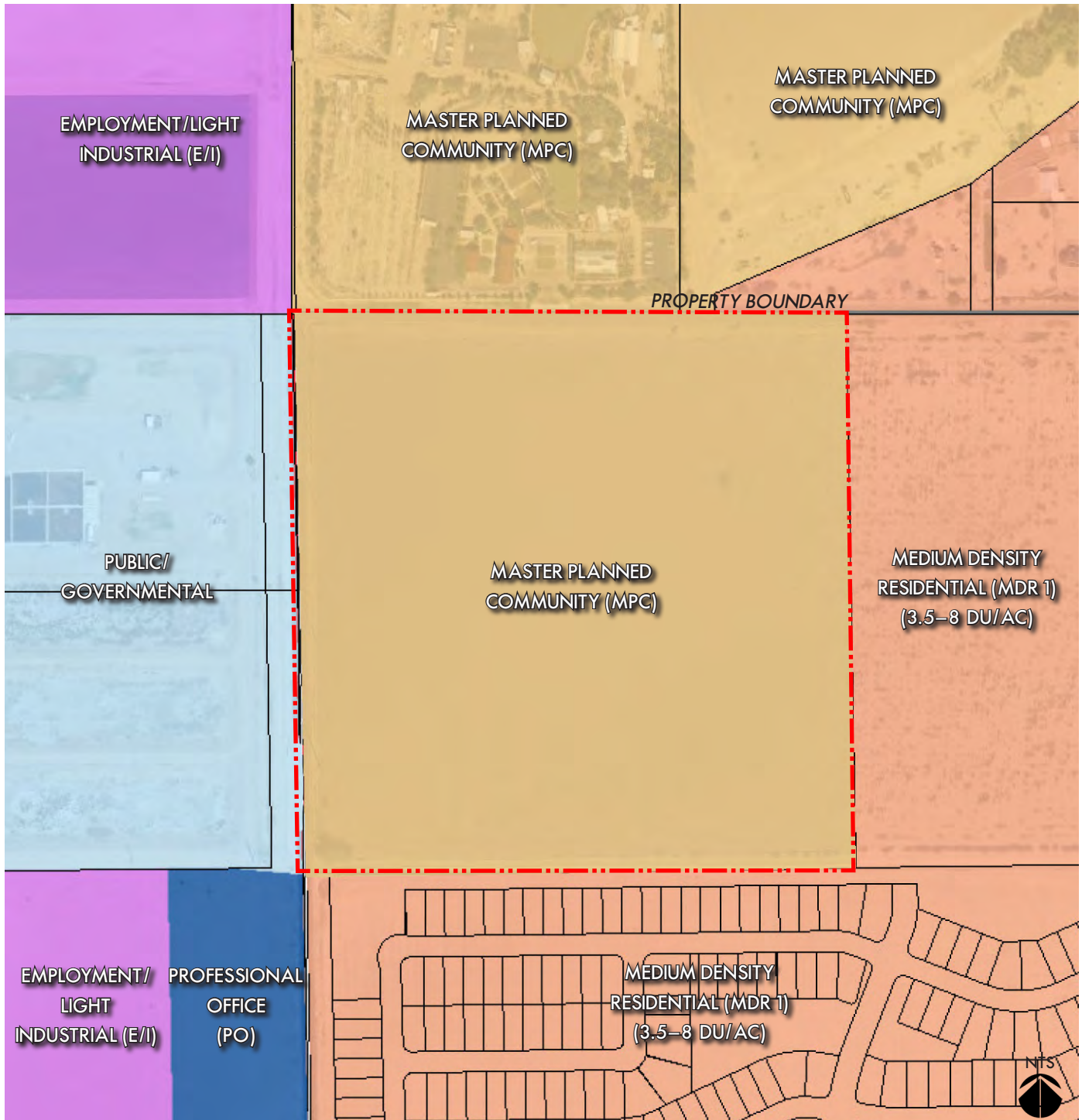


## 7. PROJECT DATA

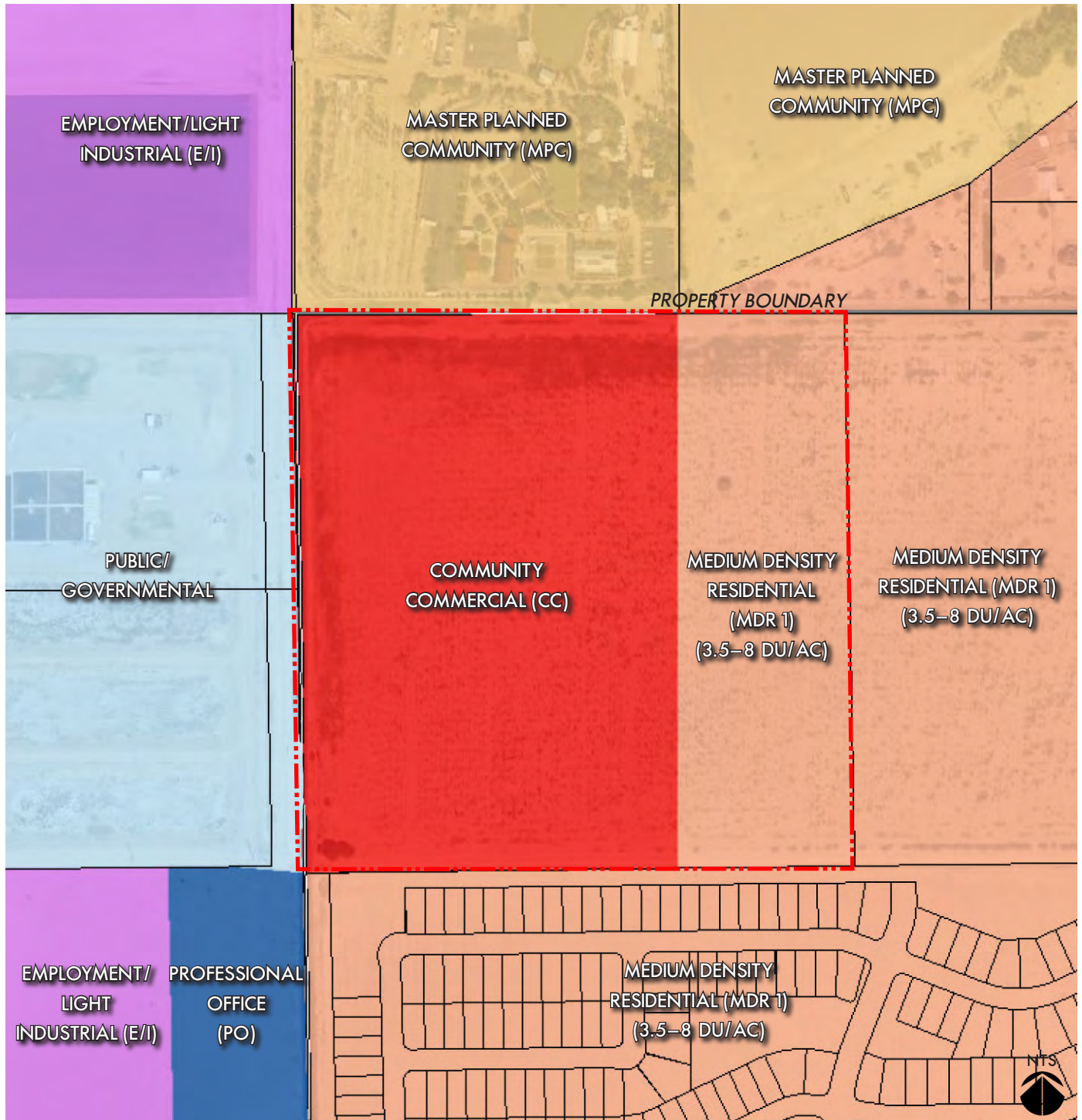
<u>PROJECT DATA</u>	<u>ZONING &amp; LAND USE</u>	<u>ACRES</u>	<u>PERCENT</u>
Gross Acres:		40	
Current General Plan Classifications:	Community Commercial Medium Density Residential 1	28 12	70% 30%
Proposed General Plan Classification:	Master Planned Community	40	100%
Percent Total Acreage In Each Land Use Classification:			100%



## 8. PROPOSED LAND USE



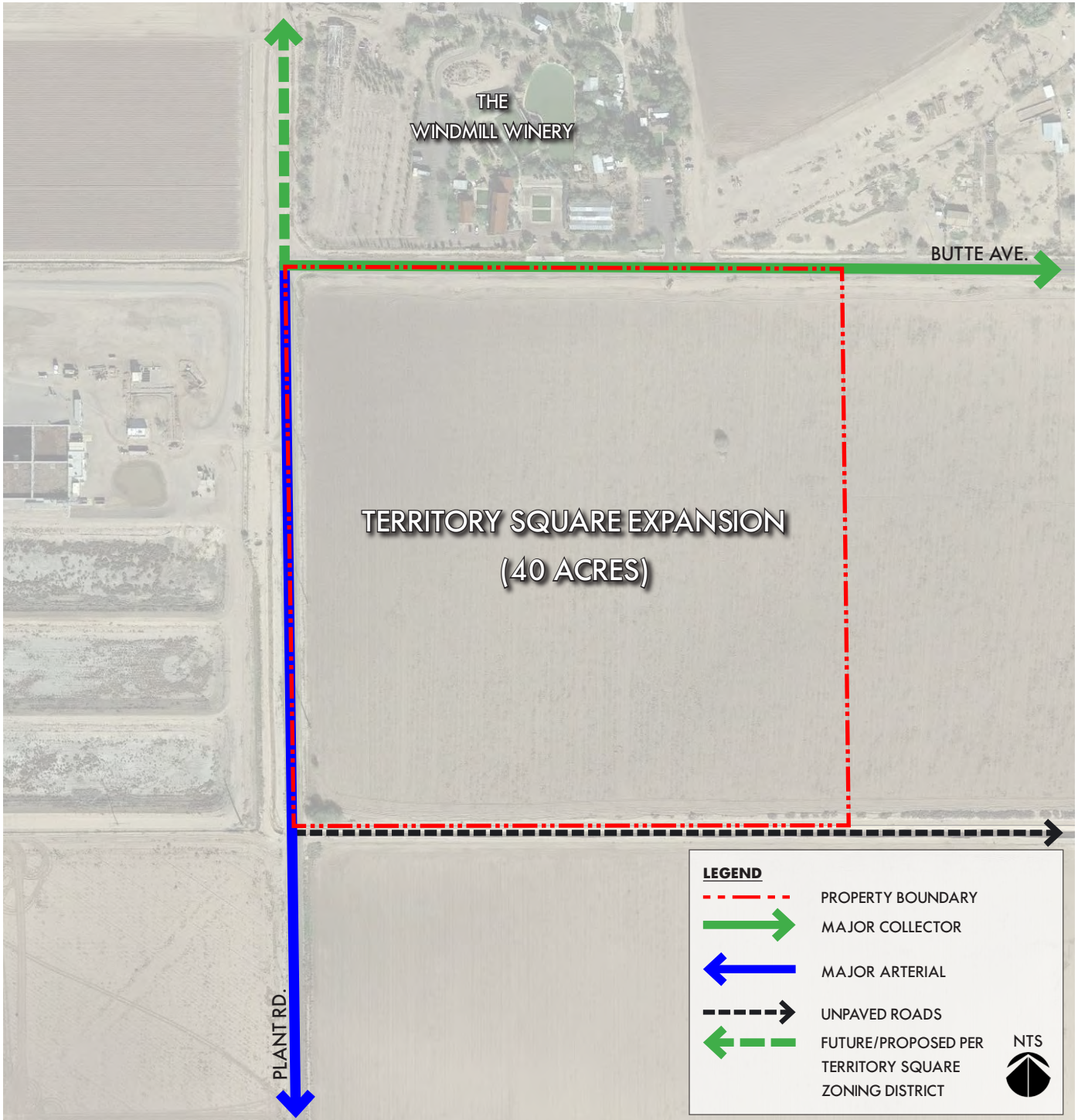
# 9. EXISTING & ADJACENT LAND USE





# 10. EXISTING CIRCULATION & PROPOSED ROADWAY CLASSIFICATION

The 40 acre parcel is expected to be accommodated with the current roadway classification as identified by the Town and this exhibit.





# APPENDIX

# APPLICATION FOR GENERAL PLAN AMENDMENT

**PROJECT NAME:** Territory Square Expansion

**APPLICATION TYPE:**     Major                       Minor                       Text (Major)

1. Property Owner:    Name: Florence Artisan Acres, LLC  
Address: 4545 N. 36th St., Ste. 214  
Phoenix, AZ 85018  
Phone: (602) 402-4455                      Fax: (602) 926-2560  
Email: jonnyshoe7@aol.com

2. Applicant/Developer:    Name: Swaback Partners, pllc  
Address: 7550 E. McDonald Drive  
Scottsdale, AZ 85250  
Phone: (480) 367-2100                      Fax: (480) 367-2101  
Email: jdenzak@swabackpartners.com

3. Address or Location of Property: Southeast corner of Plant Rd. and Butte Ave.

4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name:  
Lot 4 of Section 2, Township 5 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona

Tax Parcel Numbers:    APN 202-05-001C

Gross Acres: 40 Acres  
Community Commercial (28 Acres)

5. Current Land Use Classification(s): Medium Density Residential (12 Acres)

6. Proposed Land Use Classification(s): Master Planned Community (40 Acres)

  
\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE                      6/10/16  
DATE

**FOR STAFF USE ONLY:**

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

**ORIGINAL**

### OWNER'S PERMISSION FORM

This sheet must be completed if the applicant, is not the owner of the property.

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

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, Preliminary/Final Plat and/or other below-noted request on the following described property:

General Plan Amendment (Minor)

Owner(s)

[Handwritten Signature]

Signature

Harold Christ

Print or Type Name

Address

1140 W Butte Ave  
Florence AZ 85132

Telephone

602 910 7448

STATE OF ARIZONA )

County of Pinal )

ss

On this 2<sup>nd</sup> day of June, 20 16, before me, the undersigned Notary Public, personally appeared Harold Christ, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that Harold Christ executed the same.

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

My commission expires:

Tracie Wilgus



Notary Public

**EXHIBIT B**

**CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE**

The undersigned is/are the owner(s) of the subject land described in Exhibit A hereto that is subject of a Minor General Plan Amendment Application PZ 16-49 MGPA, a Zone Change Application PZ16-50 ZC, and a Text Amendment Application PZ-16-51 TA. By signing this document, the undersigned agrees and consents to all the conditions imposed by the Florence Town Council in conjunction with the approval of the Minor General Plan Amendment Application PZ-16-49 MGPA, the Zone Change Application PZ 16-50 ZC ("Conditions of Approval"), and the Text Amendment Application PZ 16-51 TA and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the Minor General Plan Amendment Application PZ 16-49 MGPA, Zone Change Application PZ 16-50 ZC, and Text Amendment Application PZ 16-51 TA. Except as expressly set forth in the Minor General Plan Amendment Application PZ 16-49 MGPA, Zone Change Application PZ 16-50 ZC with Conditions of Approval, and Text Amendment Application PZ 16-51 TA, nothing herein shall constitute a waiver of any other of the undersigned's rights pursuant to the above-referenced statutes.

APN 202-05-001C

**Parcel(s)**

P.O. Box 2276 Florence AZ 85132

**Physical or Mailing Address**

[Signature]

**Owner(s) Signature**

Harold Christ

**Print or Type Name**

STATE OF ARIZONA )  
County of Pinal ) ss

On this 2<sup>nd</sup> day of June, 20 16, before me, the undersigned Notary Public, personally appeared Harold Christ, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument.

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

My commission expires:

Tracie Wilgus  
Notary Public









**SWABACK PARTNERS, PLLC**

7550 EAST McDONALD DRIVE SCOTTSDALE, ARIZONA 85250  
480.367.2100 [www.swabackpartners.com](http://www.swabackpartners.com)

**NOTICE OF PUBLIC HEARINGS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING**

Notice is hereby given that the Planning and Zoning Commission of the Town of Florence, Arizona will hold Public Hearings on Thursday, July 7, 2016 at 6:00 PM at Florence Town Hall located at 775 N. Main Street, Florence, Arizona, 85132 to discuss the following applications:

1. **PZ 16-49 GPA. Public Hearing.** A request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, 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 40 acres from Community Commercial (CC) and Medium Density Residential 1(MDR1) to Master Planned Community (MPC). This change would facilitate a subsequent zoning amendment on the site located at the southeast corner of Butte Avenue and Plant Road (APN 202-05-001C).
2. **PZ 16-50 ZC. Public Hearing.** A request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC to change the zoning on approximately 40 acre located at the southeast corner of Butte Avenue and Plant Road from Rural Agricultural (RA-10) Zoning District to Territory Square (TS) Zoning District (APN 202-05-001C).
3. **PZ 16-51 ORD. Public Hearing.** Text Amendment request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC to update the Territory Square Zoning District book per Section 150.070 Territory Square of the Land Usage section of the Town of Florence Development Code. The update is related to the proposed addition of a 40 acre, m.o.l., site located at the southeast corner of Butte Avenue and Plant Road into the Territory Square project. The updated Territory Square Zoning District book shall be adopted in its entirety by reference by a separate Resolution.

Additional information on the above cases, including a complete legal description, can be obtained Monday thru Friday from 8 AM to 5 PM at the Town of Florence Community Development Department located at 224 West 20th Street, Florence, Arizona 85132 or please call (520) 868-7542.

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 the 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.

No. of publications: One; **Display Ad**; date of publication: June 16, 2016.



# Neighborhood Meeting



A Neighborhood Meeting Notice was sent to the following property owners via Priority Mail on June 10, 2016.

Name	Agency	Address	City	State	Zip Code
Merrill Property Division Trust LLC	N/A	8000 Capps Ferry Rd.	Douglasville	GA	30135
Granillo Anna	N/A	910 E. Butte Ave.	Florence	AZ	85132
Rankin Family LLLP	N/A	PO Box 1471	Florence	AZ	85132
United Metro Materials Inc.; C/O Rinker Materials Corp-Tax Dept.	N/A	1501 Belvedere Rd.	West Palm Beach	FL	33406
WHM Merrill Ranch Investments LLC	N/A	8000 Capps Ferry Rd.	Douglasville	GA	30135
Adamsville 650 LLC	N/A	1200 W. Queen Creek Rd.	Chandler	AZ	85248
Langley Florence 70 LLC	N/A	2738 E. Guadalupe Rd.	Gilbert	AZ	85234
Future Forward Foundation Inc.	N/A	PO Box 333	Florence	AZ	85132

The list below represents Property Owners within Territory Square.

Name	Agency	Address	City	State	Zip Code
Harold J Christ LTD	N/A	PO Box 2276	Florence	AZ	85132
Rankin Family LLLP	N/A	PO Box 1471	Florence	AZ	85132
Sheridan James J & Margaret J Rev	N/A	PO Box 2972	Florence	AZ	85132
Yole LLC	N/A	4343 E Camelback Rd #400	Phoenix	AZ	85018
Cox Christine	N/A	PO Box 1053	Florence	AZ	85132
Cox Christine TR	N/A	PO Box 1053	Florence	AZ	85132
Town of Florence, Giles James M (Est. Of)	N/A	PO Box 2670	Florence	AZ	85132

See page three of this pdf for the Project Location exhibit.



SWABACK PARTNERS pllc  
Architecture • Planning • Interior Design

## Neighborhood Meeting

---

June 10, 2016

Jeffrey Denzak, Partner  
Swaback Partners, pllc  
7550 E. McDonald Dr.  
Scottsdale, AZ 85250

RE: Neighborhood Meeting for Proposed Territory Square

Expansion Dear Property Owner:

Swaback Partners, pllc on behalf of Florence Artisan Acres, LLC is proposing to develop a 40 acre property owned by Florence Artisan Acres, LLC, located on the southeast corner of Plant Road and Butte Avenue. The proposed development is envisioned to be developed as an extension of complementary uses and activities for the existing Windmill Winery in order to reinforce the brand identity of this very special and unique destination setting. Such uses proposed are a mixed-use environment that includes a diversity of uses from farm fields to retail and commercial development. This location near a future freeway provides an opportunity to integrate agrarian themes with more urban form. Some of the specific uses are residential, commercial, specialty retail, restaurant, mixed-use buildings, and a small Inn with associated casitas. A RV-Resort Vehicle use (limited/short term only related to events) is also being contemplated as an accessory use within the proposed development. To make the proposed development a reality it has to go through the following entitlements:

- PZ 16-49 GPA: Minor General Plan Amendment Application
- PZ 16-51-ORD: Text Amendment Application
- PZ 16-50 ZC: Zone Change Application

Swaback Partners is hosting a neighborhood meeting to provide more information about the project and to give members of the neighborhood an opportunity to ask questions and provide comments about the said applications and the proposed project. The notification list of affected property owners within 300' is derived from current records of the Pinal County Assessor's Office. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate. The Neighborhood Meeting information is as follows:

June 29, 2016

Time: 5-7pm

The Windmill Winery

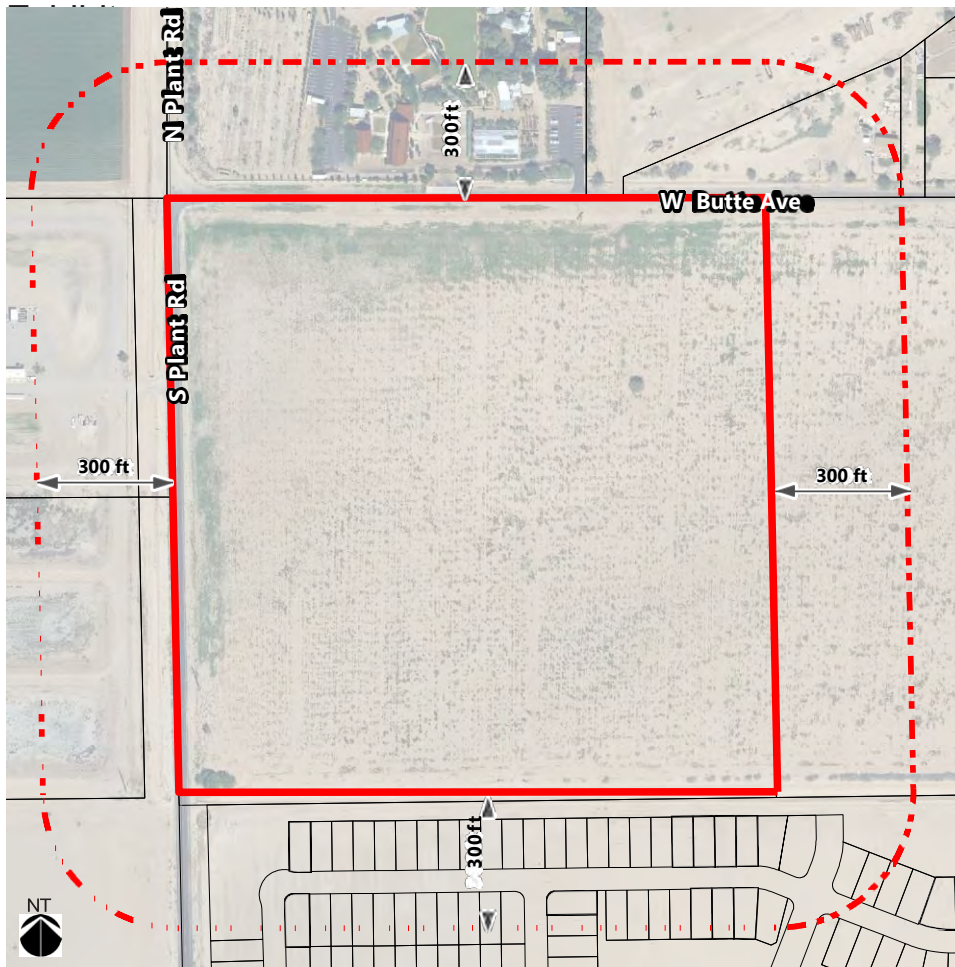
1140 W Butte Ave, Florence, AZ  
85132

If you are unable to attend the meeting but would like to make a comment or ask questions, please contact Swaback Partners before June 22, 2016 care of:

Jeffrey Denzak, Partner  
Email: [jdenzak@swabackpartners.com](mailto:jdenzak@swabackpartners.com)  
Phone: (480) 367-2100

Swaback Partners, pllc  
7550 E. McDonald. Dr.  
Scottsdale, AZ 85250

## Project Location



### Legend

-  Site Location
-  300ft Buffer
-  Parcel Lines
-  Town Limits

## Context Map

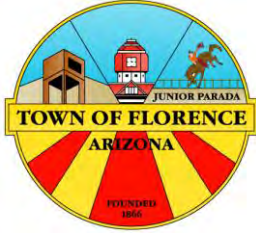


Thank you in advance for your participation.  
Sincerely,

Jeffrey Denzak, Partner  
Swaback Partners, pllc

John Shoecraft, Managing Member  
Harold Christ, Managing Member  
Kevin Brooks, Managing Member  
Florence Artisan Acres, LLC





**Planning and Zoning Commission  
Staff Report**

July 7, 2016  
Agenda Item (5C)

**Project Name:** Territory Square Expansion Zone Change  
(PZ 16-50 ZC)

**Prepared By:** Gilbert Olgin, Senior Planner

**Reviewed By:** Mark Eckhoff, AICP  
Community Development Director

---

**REQUEST:**

This is a request for approval of the following:

A request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC to change the zoning on approximately 40 acre located at the southeast corner of Butte Avenue and Plant Road from Rural Agricultural (RA-10) Zoning District to Territory Square (TS) Zoning District (APN 202-05-001C).

**HISTORY:**

The Territory Square Zoning District and development project was a result of many years of Town orchestrated and community oriented planning initiatives that had the goal of creating a more plausible framework for future development in and around the downtown Florence area. The creative and flexible Territory Square Zoning District blossomed from the very successful North End Framework Vision Plan initiative.

The proposed zone change is focused on 40 acres of property at the southeast corner of Butte Avenue and Plant Road that lies adjacent to the Territory Square Zoning District. A companion application proposes to expand the potential boundaries of the Territory Square District. This application then considers applying this zoning on the subject site, which is also contingent upon a separate General Plan Amendment application.

## **BACKGROUND/ANALYSIS:**

Florence Artisan Acres, LLC is a group of investors that includes the property owner of the Windmill Winery in Florence, Arizona. This group is interested in expanding the energy and success of the Windmill project to this subject site with planned complementary facilities.

The purpose of this application is to obtain zoning on the proposed addition to the Territory Square project. More specifically, within the subject zoning district, the 40 acre subject property is proposed to be designated with the West End Land Use Group (LUG) category. The visual character of the proposed development would directly align with the general character defined for in the West End LUG, e.g., “a mixed-use environment that includes a diversity of density from farm fields to retail and commercial development. This location near a potential freeway corridor provides an opportunity to integrate agrarian themes with more urban form”.

The specific uses being considered for this property also align directly with those uses allowed under the West End LUG including; residential, commercial, specialty retail, restaurant, mixed-use buildings, and a small inn with associated casitas. A RV use (limited/ short term only related to events) is also being contemplated as an accessory use within the West End LUG. Unlike a formal setting with buildings organized along street fronts, these buildings and developments are envisioned to sit within the landscape in a less formal manner.

## **DEVELOPMENT PHASING PLAN**

The planned project is envisioned to occur in a series of phases.

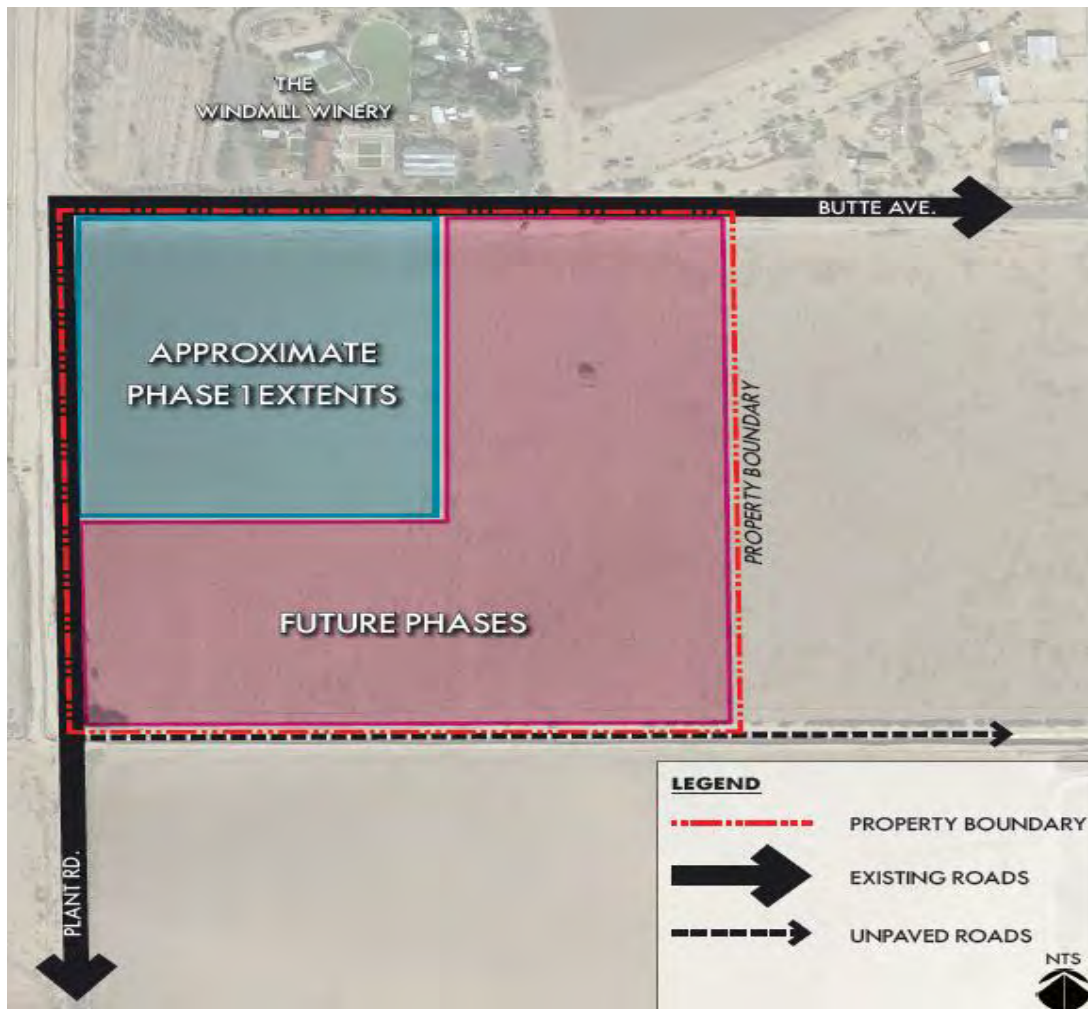
Phase One A and Phase One B will likely be developed nearest the northeast corner of the site within an approximate area of ten acres. The envisioned initial phases (One A and One B) will be developed across from the existing Windmill Winery facilities in order to maximize the synergy and range of uses that occur today. Phase One A is tentatively planned for an event center, a series of guest casitas and a small RV area. All associated site improvements would take on the character and quality of the Windmill Winery in order to emphasize the indoor-outdoor experience of the desert landscape.

Phase One B would look to expand the event center with a possible restaurant and brewery, expand the number of guest casitas, and consider the incorporation of a small inn as well as a small retail component that might be oriented towards unique artisan crafts. All components would be designed within the character and vernacular of the Windmill Winery. The event center is envisioned to look and feel like an old “Cotton Gin” building. The casitas and other future buildings would be

designed to capture that same feel that helps to celebrate the agrarian history of Florence.

Future phases would surround the ten acre initial development and would be done in a manner to complement the overall character and quality of the Windmill Winery. Refer to the accompanying exhibit, the Development Phasing Plan Diagram.

## Development Phasing Plan Diagram



The Town has been pro-active by having regular meetings with all property owners with Territory Square Zoning on this project with the intent to keep all parties updated and engaged on all of the efforts involving the subject site.

### FINDINGS:

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

- An amendment to the General Plan and Text Amendment have been requested and are being processed concurrently with this Zone Change

Territory Square Zone Change

PZ 16-50 ZC

July 7, 2016

application. The proposed Zone Change, as conditioned, will be consistent with the proposed General Plan land use designation of Master Planned Community (MPC).

- The zoning on the subject site will be consistent with the overall intent of the North End Framework Vision Plan and the Territory Square Zoning District.
- The Territory Square zoning on this site, as conditioned, will be compatible and complementary to surrounding properties.

**PUBLIC PARTICIPATION:**

Town Staff has complied with all applicable Town requirements and Arizona Revised Statutes regarding public participation. A notice for the Planning and Zoning Commission Public Hearing was mailed to all property owners within three hundred (300) feet of the site. Property posting for notice of public hearing for a Zone Change was posted on two sites per Town requirements. Advertisements in the local Town paper have been posted per Town requirements.

The Town conducted a neighborhood meeting on June 29, 2016 at the Windmill Winery with several members of the public in attendance. Staff has received one verbal opposition on this case with regards to noise disturbance. All other comments have been supportive.

**HEARINGS:**

June 29, 2016	Neighborhood Meeting
July 7, 2016	Planning and Zoning Commission Meeting (Public Hearing)
August 15, 2016	Town Council Meeting (Public Hearing)
September 5, 2016	Town Council Meeting (Action)

Public Hearings are to be held in the Town Hall Council Chambers located at 775 North Main Street. The neighborhood meeting was held at the Windmill Winery located at 1140 West Butte Avenue, Florence, Arizona 85132.

**STAFF RECOMMENDATION:**

Staff finds that the proposed Zone Change for Territory Square Expansion (PZ 16-50 ZC) is in compliance with the Town's 2020 General Plan and is in the interest of general welfare, health and safety of the public and therefore recommends that the

Territory Square Zone Change  
PZ 16-50 ZC  
July 7, 2016  
5



Planning and Zoning Commission forward to the Town Council a favorable recommendation for this Zone Change, subject to the following conditions:

1. The development of the subject site as described in Exhibit A, shall be in conformance with the Territory Square Zoning District document dated June 13, 2016 (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 reviews and approvals of development/construction plans and engineering reports/studies.
4. Unless otherwise approved by the Town, a Development Agreement shall be entered into that, amongst other things, further addresses on-site and off-site development impacts, development requirements, any potential development incentives and project phasing.
5. Final plans for grading, drainage, 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.
6. Any additional conditions deemed necessary by the Planning and Zoning Commission.

**ATTACHMENT:**

- Application Materials
- Territory Square Zoning District Document dated June 13, 2016
- Exhibit A
- Exhibit B

# **Territory Square Expansion**

PZ 16-50 ZC: Zone Change Application

PARCEL: 202-05-001C

Town of Florence, AZ

June 13, 2016

## **The Request**

On behalf of Florence Artisan Acres, LLC, Swaback Partners is requesting a zone change for 40 acres of undeveloped land that is currently owned by Florence Artisan Acres, LLC with an existing zoning district of Rural Agricultural (RA-10). The proposed zone change is to Territory Square Zoning District (TSZD). Within the TSZD, the 40 acre property will be designated by the West End Land Use Group (LUG).

The visual character of the proposed development would directly align with the general character defined for in the West End LUG, such as; “a mixed-use environment that includes a diversity of density from farm fields to retail and commercial development. This location near a future freeway provides an opportunity to integrate agrarian themes with more urban form”. The specific uses being considered for this property also align directly with those uses allowed under the West End LUG including; residential, commercial, specialty retail, restaurant, mixed-use buildings, and a small Inn with associated casitas. A RV-Resort Vehicle use (limited/ short term only related to events) is also being contemplated as an accessory use within the West End LUG. Unlike a formal setting with buildings organized along street fronts, these buildings and developments are envisioned to sit within the landscape in a less formal manner.

## **Compliance with General Plan**

The request and vision for the property is in compliance with the General Plan. The following list of the General Plan Elements and the objectives associated with each element articulate direct examples of how the proposed project aligns with the General Plan. The italicized, bold text is the response to how the proposed development will accomplish the objective.

### **Community Character Element**

Objective: Preserve and enhance the unique character of specific areas in Florence by integrating appropriate themes into the design of new developments and public facilities within these character areas.

***Response: The development is intended to fall under the Territory Square West End LUG and will be designed with the agrarian retail theme and character that is associated with the Windmill Winery and West End LUG. The design expectation is to be an environment that provides an event lawn for private and public activities/events, as well as, small scale retail shops and a modest size Inn with casitas.***

### **Circulation Element**

Objective: Maintain a safe, convenient and continuous network of pedestrian sidewalks, pathways and bicycle facilities serving both experienced and casual bicyclists to facilitate bicycling and walking as alternatives to automobile travel.

***Response: The development is designed to be walkable and to provide pedestrian trails/pathways to adjacent uses, as well as having a 110' ROW dedication on Plant Rd. and Butte Avenue to allow bicycle lanes and sidewalks in each direction.***

### **Economic Development Element**

Objective: Develop and package enhanced tourism opportunities that attract and retain visitors as well as benefit local residents.

*Response: The project will act as an extension of the Windmill Winery and help to reinforce this complex as a major destination for visitors and guests.*

### **Parks, Trails and Open Space Element**

Objective: Acquire and preserve open space and natural resources for future generations.

*Response: There will be a great amount of open space that is to be passive in nature throughout the proposed development.*

### **Environmental Planning Element**

Objective: Support sustainable design techniques that accommodate the desert climate in the built environment.

*Response: The buildings are intended to be designed to accommodate the hot climate by way of including features such as shade structures, awnings, appropriate building orientation, and shade trees.*

## THE DEVELOPMENT PHASING PLAN

The planned project is envisioned to occur in a series of phases. Phase One A and Phase One B will likely be developed nearest the north east corner of the site within an approximate area of ten (10) acres. The envisioned initial phases; (One A and One B) will be developed across from the existing Windmill Winery facilities in order to maximize the synergy and range of uses that occur today. Phase One A is tentatively planned for an event center, a series of guest casitas and a small RV park (temporary use based on specific planning events). All associated site improvements would take on the character and quality of the Windmill Winery in order to emphasize the indoor-outdoor experience of the Arizona desert landscape.

Phase One B would look to expand the event center with a possible restaurant and brewery, expand the number of guest casitas, consider the incorporation of a small Inn as well as a small retail component that might be oriented towards unique artisan crafts.

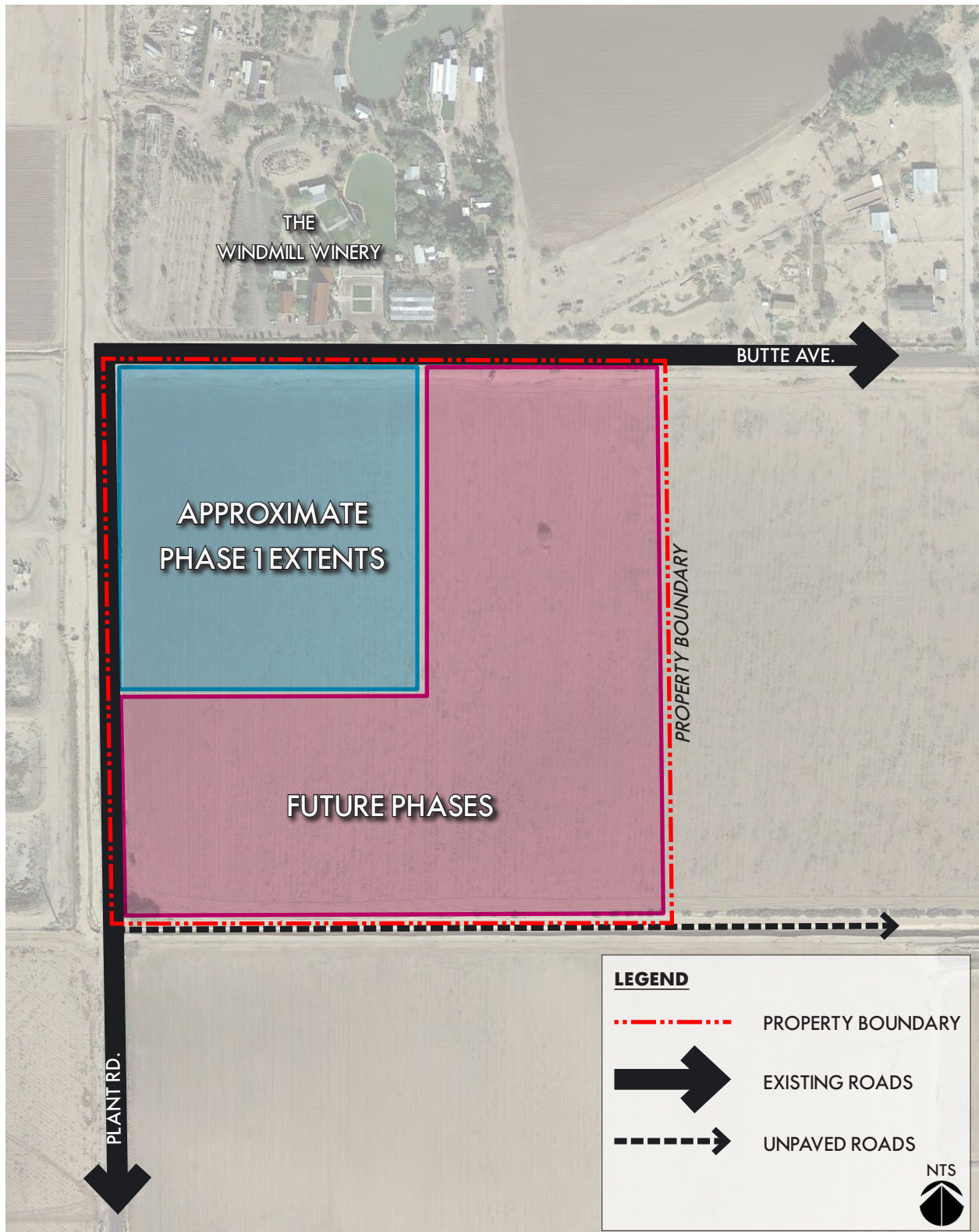
All of these phase one components would be designed within the character and vernacular of the Windmill Winery. The event center is envisioned to look and feel like an old Cotton Gin building. The casitas and other future buildings would be designed to capture that same feel that helps to celebrate the agrarian history of Florence.

Future phases would surround the ten (10) acre initial development and would be done in a manner to complement the overall character and quality of the Windmill Winery.

Refer to the accompanying exhibit on the adjacent page, the Development Phasing Plan Diagram.



# DEVELOPMENT PHASING PLAN DIAGRAM



# APPLICATION FOR REZONING

**PROJECT NAME:** Territory Square Expansion

**APPLICATION TYPE:**  Rezoning  PUD  PUD Amendment

1. Property Owner: Name: Florence Artisan Acres, LLC  
Address: 4545 N. 36th St., Ste. 214  
Phoenix, AZ 85018  
Phone: (602) 402-4455 Fax: (602) 926-2560  
Email: jonnyshoe7@aol.com

2. Applicant/Developer: Name: Swaback Partners, pllc  
Address: 7550 E. McDonald Drive  
Scottsdale, AZ 85250  
Phone: (480) 367-2100 Fax: (480) 367-2101  
Email: jdenzak@swabackpartners.com

3. Address or Location of Property: Southeast corner of Plant Rd. and Butte Ave.

4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name: Lot 4 of Section 2, Township 5 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona

Tax Parcel Numbers: APN 202-05-001C

Gross Acres: 40 Acres Net Acres: 40 Acres

5. Current Zoning District: Rural Agricultural (RA-10)

6. Proposed Zoning District: Territory Square (TS)

 6/10/16  
**SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE** **DATE**

**FOR STAFF USE ONLY:**

CASE NO. _____	APPLICATION DATE AND TIME _____
PZC HEARING DATE _____	FEE \$ _____
1 <sup>st</sup> TC HEARING DATE _____	REVIEWED BY: _____
2 <sup>nd</sup> TC MEETING DATE _____	
RECOMMENDATION: APPROVAL	DISAPPROVAL

### OWNER'S PERMISSION FORM

This sheet must be completed if the applicant, is not the owner of the property.

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

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, Preliminary/Final Plat and/or other below-noted  
request on the following described property: Zone Change

Owner(s) [Signature]  
Signature

Harold Christ  
Print or Type Name

Address 1140 W Butte Ave  
Florence AZ 85132


Telephone 602 910 7448

STATE OF ARIZONA )  
County of Pinal ) ss

On this 2<sup>nd</sup> day of June, 20 16, before me, the undersigned  
Notary Public, personally appeared Harold Christ, known to me to  
be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged that Harold Christ executed the same.

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

My commission expires:  
Tracie Wilgus

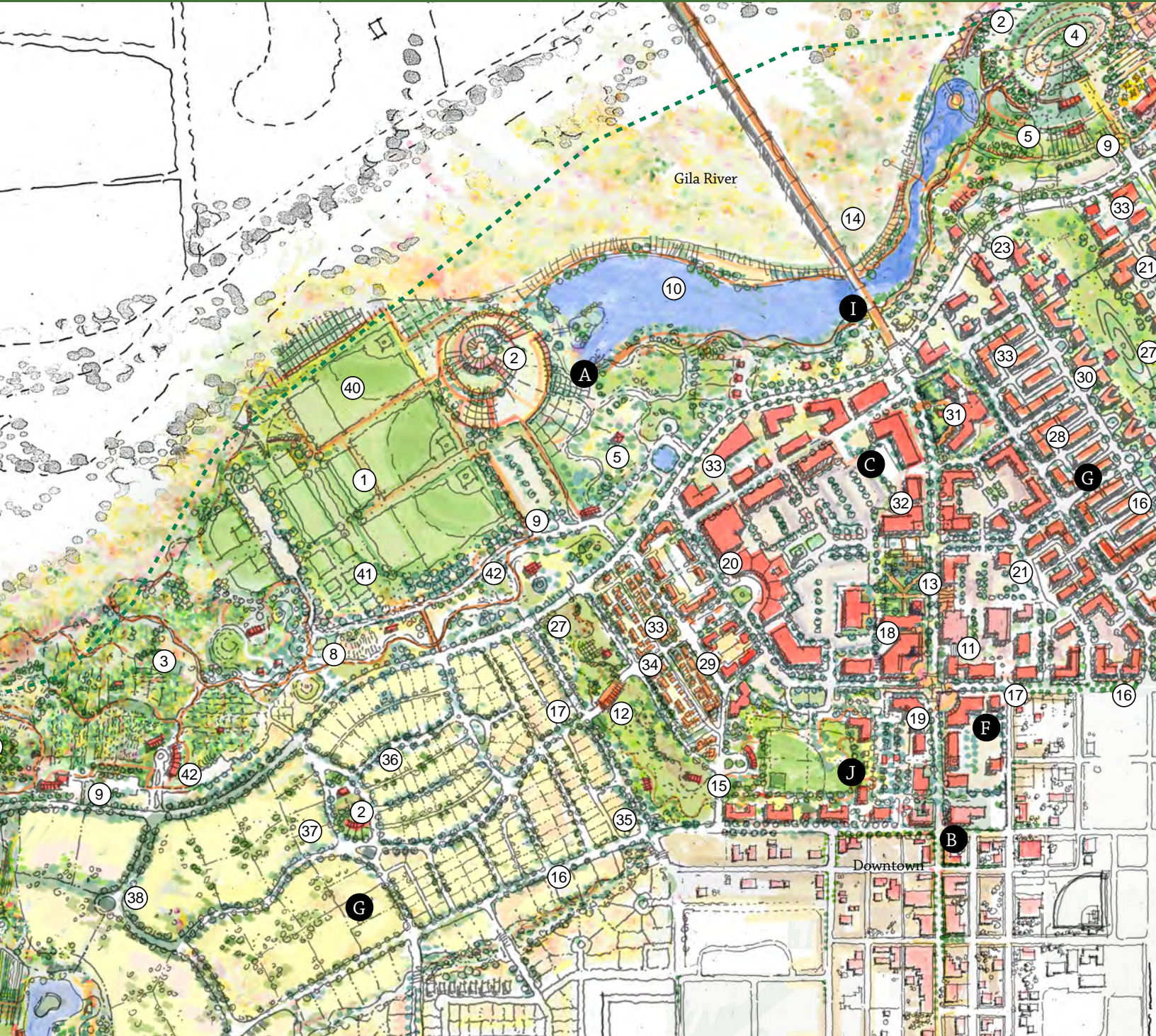
  
Notary Public



# TERRITORY SQUARE

## Zoning District

JUNE 13, 2016





# TERRITORY SQUARE

## ZONING DISTRICT

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# 1. Introduction

The following conditions, standards, features, photographs and illustrations provide the expectation for the future built environment associated with Territory Square. The information provides the regulatory standards governing land use and building form within the Zoning District. These standards represent the community's and series of landowner's vision for this northern area of the downtown. The document and contents is made part of the Town's Development Code by reference and per ordinance.

Over a several year period, the Town has orchestrated a series of community oriented planning initiatives with the goal of creating a more plausible framework for future development in and around the downtown area. The most recent of these projects, the North End Framework Vision Plan (NEFVP), has resulted in a dynamic vision for the northern most boundary of the downtown directly south of the Gila River. The comprehensive planning process provides a roadmap for future develop that address physical planning, programming, engineering and cost ramifications.

The NEFVP was initiated in November of 2009 and after numerous months of study and community oriented workshops; the Town Council endorsed the Plan in June of 2011. The NEFVP identified a series of on-going tasks moving forward that would help to set the stage for future development. One specific recommendation was for the creation of a new zoning district. The intent was a create a zoning district that represented the vision cast for the NEFVP area and, at the same time, create a framework to help incentivize future development within this area.

The resulting document, zoning for Territory Square provides a clear and concise methodology as to future development requirements. The zoning and associated components are intended to help ensure that the intended vision meets the expectations of the Town, property owners and all community members.

The accompanying figures in this first section provide a reference to the planning process and associated issues. They are included for reference only.

The document is organized as follows:

- The Transect and Regulatory Plan- General visual description of the anticipated built environment for this area as described from most urban to most rural.
- Land Use Groups (LUGs) Summary- Narrative descriptions of the zones associated with each section of the Transect. These sections represent Land Use Groups and associated characteristics of the built environment.
- Land Use Budget- Chart identifying the maximum number of housing units as well as non-residential maximum building square footage allowed within each Land Use Group.
- Function and Use- Identifies the spectrum of uses allowed in each Land Use Group.
- Land Use Group Summary- Narrative and pictorial description of the associated physical form within each LUG and typical lot characteristic development criteria.
- Frontage Types- Articulation of private and public frontage conditions for the range of LUGs.
- Build to Line- Description of areas within the Zoning District that will require build to line development.
- Open Space- Narrative and visual description of the range of civic open space opportunities within the LUGs.
- Design Guidelines- Design Guidelines within the zoning District that articulates the anticipated quality and character of design.
- Use Glossary- Definition of terms



Figure 1: Vision Plan



**Key Components**

- A** Riverfront Park
- B** Main Street Extension
- C** Civic / Municipal Campus
- D** Corporate Office Complex
- E** Regional Commercial Center
- F** Mixed-Use Core
- G** Residential Village
- H** Agrarian Cornerstone
- I** Gateway Crossing
- J** Heritage Park Enhancement
- K** Agrarian Support Facilities

**Special Features**

- 1 Sport Fields
- 2 Community Gardens
- 3 Farm Fields (leased)
- 4 Amphitheater
- 5 Urban Gardens
- 6 Orchards
- 7 The Grove
- 8 Path and Trails
- 9 Access Parking
- 10 Irrigation Pond
- 11 Re-Purposed Ex-Town Hall
- 12 Covered Bridge
- 13 Village Green
- 14 Bridge
- 15 Park Improvements
- 16 On-Street Parking
- 17 Shaded Sidewalks
- 18 New Town Hall
- 19 Clock Tower
- 20 Focal Civic Building
- 21 Parking Pods
- 22 Landscape Buffer
- 23 Offices Suites
- 24 Incubator Facilities
- 25 Route 79 Corridor
- 26 Big Box Brand Retail
- 27 Green Belt
- 28 Residential Town Homes
- 29 Residential Duplexes
- 30 Live Work
- 31 Neighborhood Retail
- 32 Specialty Office
- 33 Multi-Family
- 34 Duplexes
- 35 Small Lot SFD
- 36 Medium Lot SFD
- 37 Garden Lots
- 38 Farmstead Lots
- 39 The Windmill Winery
- 40 Multi-Purpose Fields
- 41 Playgrounds
- 42 Pavilions



Figure 2: Property Ownership

**LEGEND**

**TRANSECT**

F	FRONTAGE
C	CORE
WE	WEST END
I	INTERIOR
R	RIVERFRONT

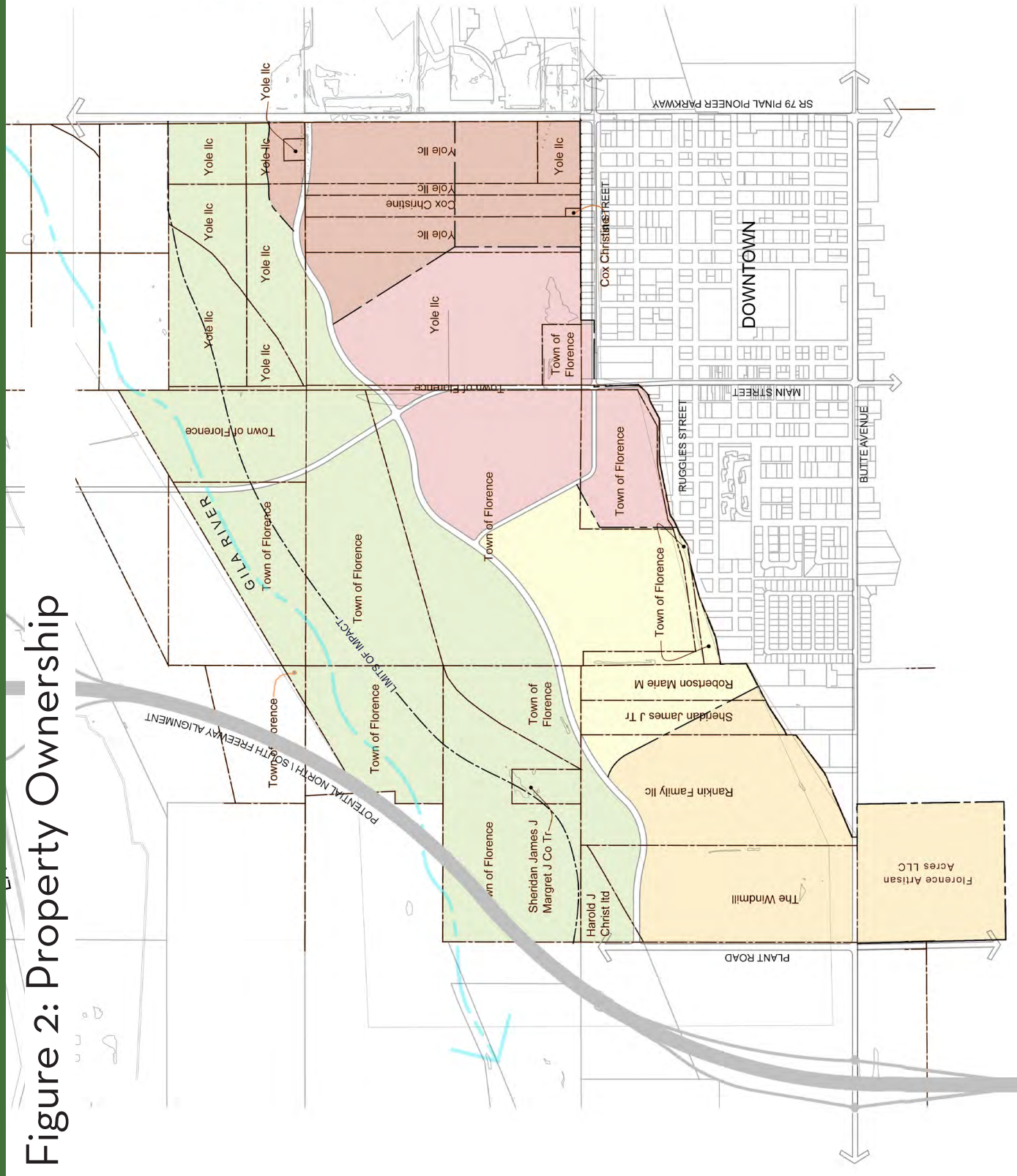


Figure 3: Typical Detailed Block Plan





## 2. The Transect and Regulatory Plan

The rural to urban transect is divided into five LUGs for application related to the associated Regulatory Plan. These five LUGs vary by the level of density and intensity of their physical character. One of the key principles of Transect-based zoning is that forms and elements belong in certain environments. For example, any proposed apartment building belongs in a more urban setting, a ranch house in a more rural setting and a community park might be found in several environments. The intent of these distinctions is not to limit choices, but to expand them.

The LUGs associated with the defined Transect provide the bases for patterns of development that engage sustainability, smart growth, compact and mixed-use environments. While conventional zoning looks to separate uses, the Transect and form-based code looks to integrate uses.

Because of the special nature of the NEFVP and the overwhelming desire to create a strategy for development that is focused on Smart Growth principles such as compact development, pedestrian oriented environments and mixed use settings, it was decided that a new zoning document would be necessary to ensure these key aspects could be properly integrated into the associated codes and ordinances. This zoning document can be referred to as a “hybrid” technical code that combines traditional zoning tools with more modern zoning referred to as “Form-Based”. Form based codes put much greater emphasis on the anticipated and expected forms of places. This strategy has been very effective in ensuring the expectation as to how a place will look and feel. A specific example of form based coding is referred to as the “Smartcode”. This example also utilizes the Transect and Regulatory Plan as previously referenced. Territory Square also utilizes aspects of the Smartcode, which are effective in addressing numerous components including parking, roadways, frontage and function. See Figure 5.

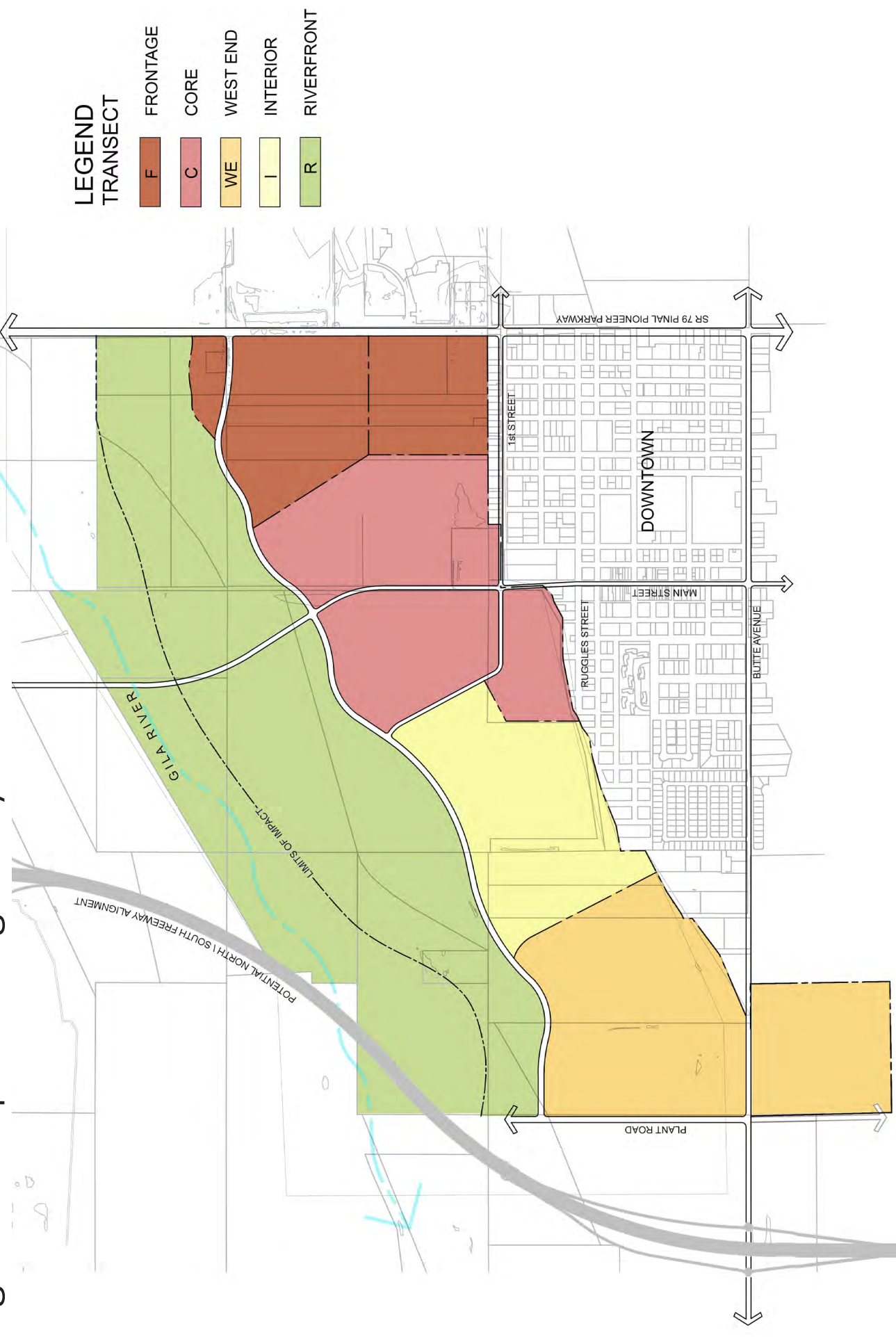




Figure 4: Transect



Figure 5: Proposed Regulatory Plan










### 3. Land Use Groups Summary

The summary land use information provides the overview of the LUGs general characteristics and criteria for development within each of the components of the Transect. The LUGS can be referenced from the Transect as well as to the Regulatory Plan. The LUGs are organized first in a summary table format for easy reference and followed up with detailed information including; specific site context, pictorial examples of the range of visual character, narrative and site specific development criteria.



F - FRONTAGE			
	<p><b>GENERAL CHARACTER/USE</b> Mixed-use environment oriented towards accessible regional retail, larger scale commercial office space and higher densities of residential development. Key areas shall look to emphasize street front development as well as create reasonable transitions to the Main Street Core area.</p>	<p>TYPICAL BUILDING HEIGHT</p>	<p>1-4 stories (with some 5)</p>
		<p>MAXIMUM BUILDING HEIGHT</p>	<p>65'</p>
	<p><b>STREET FRONTAGE</b> Varied depending on location and use.</p>	<p>MAXIMUM DENSITY</p>	<p>20 du/ac</p>
		<p>FLOOR AREA RATIO (FAR) RANGE</p>	<p>0 - 1.5</p>
C - CORE			
	<p><b>GENERAL CHARACTER/USE</b> Mixed-use, more urban environment organized around a series of blocks and street patterns that provide a compact and pedestrian friendly setting. Medium density housing and a range of Main Street oriented uses including municipal office, commercial office and retail. Buildings should be organized along street fronts with parking mainly located at the back and along secondary and service streets.</p>	<p>TYPICAL BUILDING HEIGHT</p>	<p>2-3 stories (some 4)</p>
		<p>MAXIMUM BUILDING HEIGHT</p>	<p>50'</p>
	<p><b>STREET FRONTAGE</b> Predominantly street front active conditions, especially along designated BTL (Build To Lines). All accomplished with a range of uses including office, retail and residential.</p>	<p>MAXIMUM DENSITY</p>	<p>15 du/ac</p>
		<p>FLOOR AREA RATIO (FAR) RANGE</p>	<p>0 - 1.0</p>
WE - WEST END			
	<p><b>GENERAL CHARACTER/USE</b> A mixed-use environment that includes a diversity of density from farm fields to retail and commercial development. This location near a future freeway provides an opportunity to integrate agrarian themes in a more urban form.</p>	<p>TYPICAL BUILDING HEIGHT</p>	<p>3-4 stories (some 5)</p>
		<p>MAXIMUM BUILDING HEIGHT</p>	<p>65'</p>
	<p><b>STREET FRONTAGE</b> Street characters will vary from formal streetscenes with building frontage to informal streetscapes with significant landscaped setbacks.</p>	<p>MAXIMUM DENSITY</p>	<p>5 du/ac</p>
		<p>FLOOR AREA RATIO (FAR) RANGE</p>	<p>0 - 1.0</p>



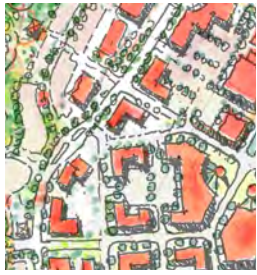
I - INTERIOR			
	<p><b>GENERAL CHARACTER/USE</b> Traditional more compact neighborhoods organized with smaller lots and an organic roadway system that provides a unique setting for neighborhood parks, amenities and open space. Modest urban gardens and community access through the extensive trail system will compliment the overall character of the village.</p>	<p><b>TYPICAL BUILDING HEIGHT</b></p>	<p>1-2 stories (some 3)</p>
	<p><b>STREET FRONTAGE</b> Front landscaped yards are anticipated for single family detached and attached housing with varied setbacks from 15' and varied street scenes (setbacks) with non-garage dominant houses-capes. Some alley loaded residences.</p>	<p><b>MAXIMUM BUILDING HEIGHT</b></p>	<p>42'</p>
		<p><b>MAXIMUM DENSITY</b></p>	<p>8 du/ac</p>
		<p><b>FLOOR AREA RATIO (FAR) RANGE</b></p>	<p>0 - .50</p>
R - RIVERFRONT			
	<p><b>GENERAL CHARACTER/USE</b> Mix of passive and active recreation activities integrated within a regional park setting that includes both formal lawn and landscape areas and naturalized desert settings that are connected with an intricate path and trail system. Uses to include recreation, civic and specialty uses including agriculture.</p>	<p><b>TYPICAL BUILDING HEIGHT</b></p>	<p>1 Story</p>
	<p><b>STREET FRONTAGE</b> No required street frontage. Park entrance areas to be highlighted at street with signage, features and potential civic and park use oriented facilities.</p>	<p><b>MAXIMUM BUILDING HEIGHT</b></p>	<p>30'</p>
		<p><b>MAXIMUM DENSITY</b></p>	<p>Not Applicable</p>
		<p><b>FLOOR AREA RATIO (FAR) RANGE</b></p>	<p>Not Applicable</p>

NOTES:

- (1) Civic related uses may include specialty retail and public/private partnerships.
- (2) Farm related retail includes nurseries, restaurants, shops, wineries and housing.
- (3) Existing uses shall be allowed until redevelopment.
- (4) General descriptions for building height, density and FAR are per lot within each LUG.



F - Frontage



General Character	The majority of the area will be designed along the frontage of SR 79 and take on the visual character of larger building blocks. The intent is to transition the frontage typologies to the central core by decreasing building mass size as well as block sizes. The area closest to the core will expand on uses that are more oriented to a pedestrian scale and character.
Typical Uses	The uses along the SR 79 will include regional retail, commercial office and higher density residential apartments. The transition to the core is expected to include lower density residential, smaller retail shops, garden offices and other more pedestrian oriented uses.
Typical Building Height	1-4 stories (with some 5)
Maximum Building Height	65' (no more than 50% of all planned building areas)
Maximum Residential Density	20 dwelling units/ acre
Maximum Floor Area (FAR) Ratio Range	0 - 1 .5
<u>Building Setbacks</u>	0' - 30'
Street	Varies. 0 feet in some cases relative to BTL conditions. Building mass between 10' and 50' should have no more than 100 linear feet before breaks to permit landscape and building design transition.
Rear/Side	10' minimum. 30' adjacent to any residential development
Service Lane	5' to 10'
Block Character	Larger blocks along SR 79 transitioning to smaller block patterns closer to Core.
Circulation Character	SR 79 frontage will be dominated by a vehicular and parking arrangement for ease of access and function. As the system transitions toward the core, circulation routes are anticipated to provide connectivity and emphasize pedestrian movements.
Service Areas	Must be screened from public view with a combination of walls, landscape and solid gates.
Landscape Character	Large parking areas should include trees and understory planting in order to break-up the scale of paved areas. The resulting parking pods can be highlighted with allees of trees to emphasize safe pedestrian connectivity throughout parking areas.
Lighting Character	Lighting should be focused on pedestrian safety throughout parking lots and should be highlighted along all crosswalks and building entry areas. Specialty and signage lighting for regional retail should not impact adjacent residential and office uses.
Signage Character	In retail and office areas, building signage is encouraged in order to limit individual ground signs. Grouped identification signs shall be limited to the height of the closes adjacent buildings.

LOCATION



CHARACTER




Note: Photos are intended to be representative of the character and quality of the types of development within a land use group and are not intended to express specific design details, colors, or materials.



VISUAL INTENT:

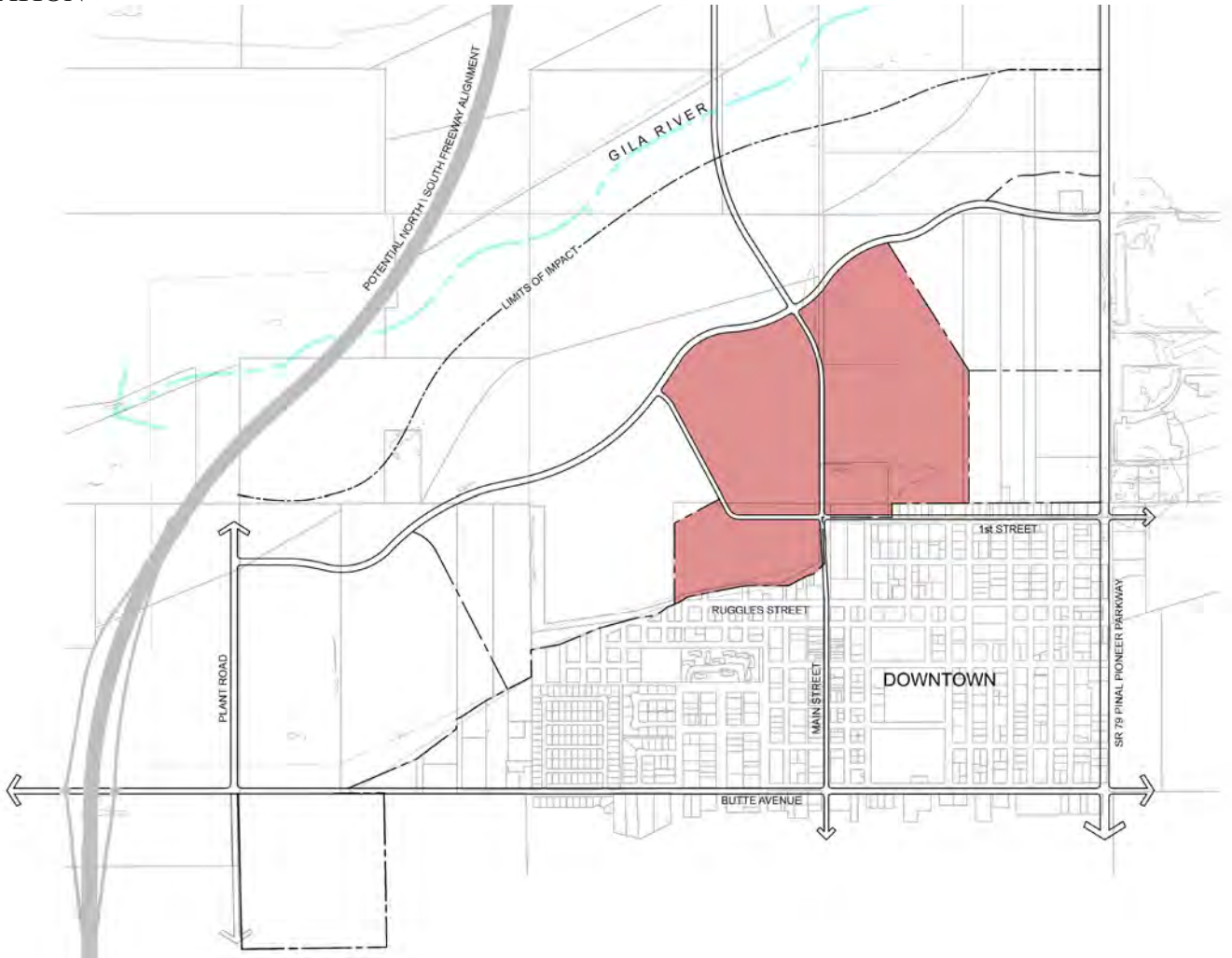


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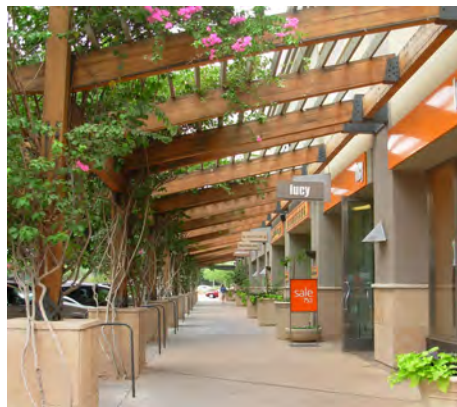
C - Core	
	<p><b>General Character</b></p> <p>Compact mixed-use pedestrian oriented environment with small town charm and amenities. Small streets and buildings with arcades along sidewalks provide a comfortable environment for a range of uses.</p>
	<p><b>Typical Uses</b></p> <p>The range of uses are envisioned to include office (municipal and private), retail (to compliment downtown), residential, service, civic and hospitality.</p>
	<p><b>Typical Building Height</b></p> <p>2-3 stories (some 4)</p>
	<p><b>Maximum Building Height</b></p> <p>50' (no more than 50% of all planned building areas)</p>
	<p><b>Maximum Residential Density</b></p> <p>15 dwelling units/ acre</p>
	<p><b>Maximum Floor Area (FAR) Ratio Range</b></p> <p>0 - 1.0</p>
	<p><b>Building Setbacks</b></p> <p><b>Street</b> 0' - 20' See BTL Exhibit. Typical street setbacks will range from 0 to 10'.</p> <p><b>Rear/Side</b> 0 to 10'</p> <p><b>Service Lane</b> 2' - 5'</p>
	<p><b>Block Character</b></p> <p>Small more urban block form with building mass typically fronting on the primary streets.</p>
	<p><b>Circulation Character</b></p> <p>Vehicular street grid that allows for efficient and functional access into and out of the core area. Pedestrian sidewalks and urban trails shall be designed to safe, comfortable access throughout the core.</p>
	<p><b>Service Areas</b></p> <p>Must be screened from public view with a combination of walls, landscape and solid gates.</p>
	<p><b>Landscape Character</b></p> <p>Street trees accompanied by small parks and squares with lush lawns and larger trees for shade. Opportunity for urban gardens.</p>
	<p><b>Lighting Character</b></p> <p>Street lights to compliment the period lighting throughout the downtown. Specialty lighting for unique settings and features.</p>
	<p><b>Signage Character</b></p> <p>Combination of shop, store and businesses signs tastefully incorporated into the overall street scene. No sandwich board signs. Specialty wayfinding signs should be incorporated in strategic locations for effective use.</p>



LOCATION



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WE - West End	
	<p><b>General Character</b></p> <p>Diverse mixed-use environment with an agrarian theme that includes the potential for diverse uses from farm fields to commercial retail.</p>
	<p><b>Typical Uses</b></p> <p>The area is envisioned as an open setting with a series of specialty building projects that may include housing, retail, hotel, commercial office and agriculture. Unlike a formal setting with buildings organized along streetfronts, these buildings and developments are envisioned to sit within the landscape in a less formal manner.</p>
	<p><b>Typical Building Height</b></p> <p>3-4 stories (some 5)</p>
	<p><b>Maximum Building Height</b></p> <p>65' (no more than 20% of all planned building areas)</p>
	<p><b>Maximum Residential Density</b></p> <p>5 dwelling units/ acre</p>
	<p><b>Maximum Floor Area (FAR) Ratio Range</b></p> <p>0 - 1.0</p>
	<p><b>Building Setbacks</b></p> <p>Street 10' - 30'</p> <p>Rear/Side 10' - 20'</p> <p>Service Lane 5' - 10'</p>
	<p><b>Block Character</b></p> <p>Informal, irregular mix of large and small blocks dominated by the agrarian landscape and integrated farm fields, orchards, nurseries and gardens.</p>
	<p><b>Circulation Character</b></p> <p>Informal, irregular roadway network that is dominated by the agrarian landscape and integrated farm fields, orchards, nurseries and gardens.</p>
	<p><b>Service Areas</b></p> <p>Must be screened from public view with a combination of walls, landscape and solid gates.</p>
	<p><b>Landscape Character</b></p> <p>Dominated by the agrarian landscape character of farm fields, urban gardens, orchards and plant nurseries.</p>
	<p><b>Lighting Character</b></p> <p>Predominately a dark sky setting highlighted by specialty lighting scenarios for the wide range of unique uses and night time events.</p>
	<p><b>Signage Character</b></p> <p>Unique specialty signage oriented to the scale and character of the environment. Minimal signage beyond wayfinding should be necessary. The unique buildings and settings will act as a visual reference to identification.</p>

LOCATION



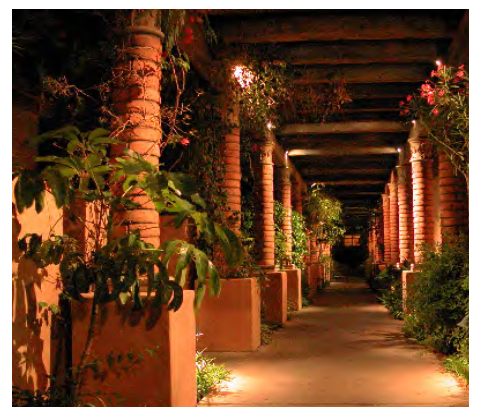
CHARACTER



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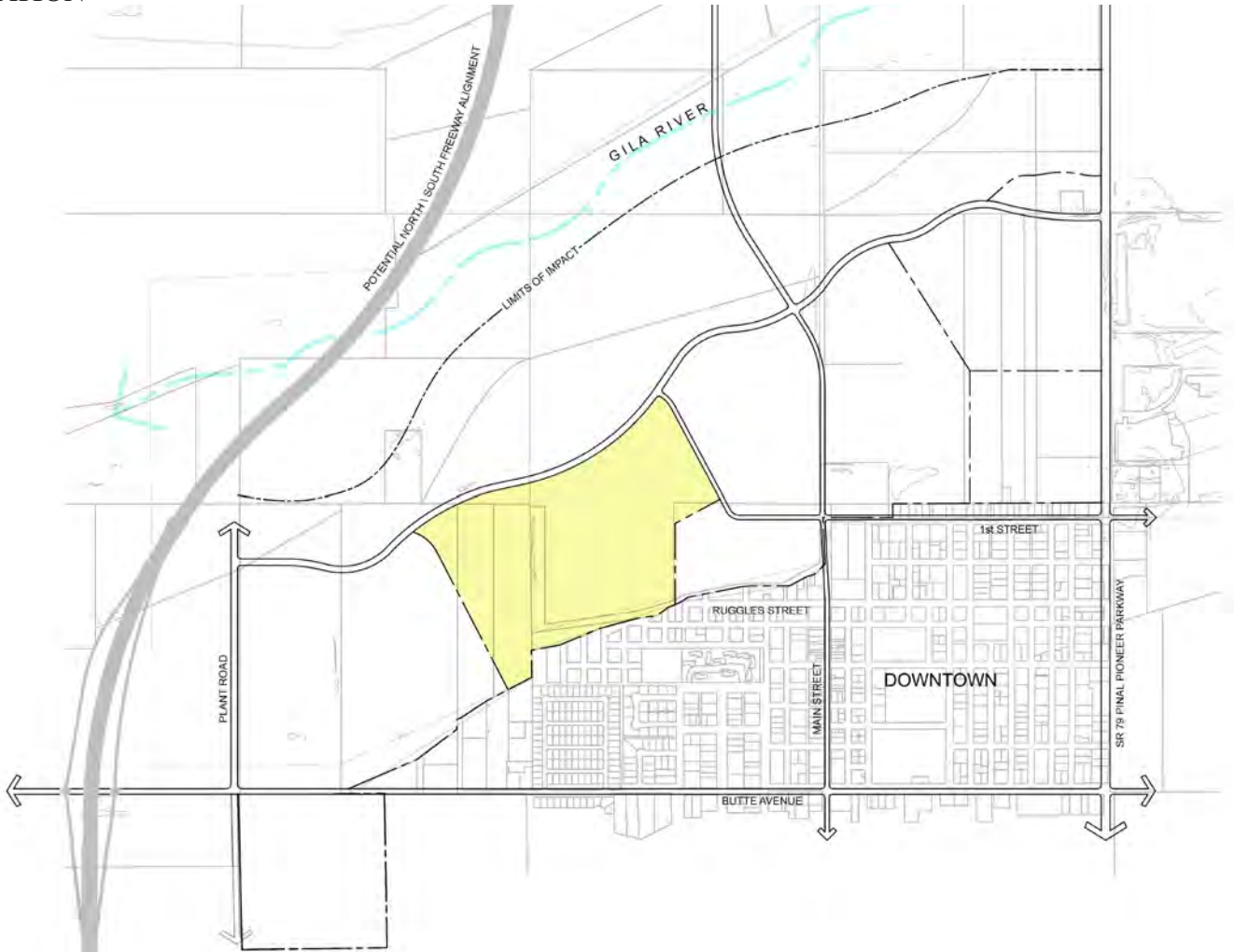
I - Interior



General Character	Variety of single family housing lot sizes and products should be the dominant use throughout this area. Some attached housing products can be thoughtfully integrated to compliment the overall character. Community amenities should include parks, trails and civic architecture. A small critical amount of specialty retail may be incorporated to support the neighborhood as well as visitors to the agrarian theme and oriented area.
Typical Uses	Residential will be the dominant use and may be supported by civic and a small amount of specialty retail.
Typical Building Height	1-2 stories (some 3 stories)
Maximum Building Height	42'
Maximum Residential Density	8 dwelling units/ acre
Maximum Floor Area (FAR) Ratio Range	0 - .5
<u>Building Setbacks</u>	
Street	10' for building mass and 20' for garages (5' along alleys for building mass including garage)
Rear/Side	10'
Service Lane	5'
Block Character	Buildings typically address the adjacent street frontage to create a formalized residential street scene. Varied setbacks are encouraged across lots and buildings to encourage interesting visual character.
Circulation Character	Roads should be organized in a formal and regular manner to maximize lot efficiency and formality. Slight curves and turns throughout are encouraged in order to create interesting viewsheds and focal points.
Service Areas	Must be screened from public view and from adjacent properties' views.
Landscape Character	Formal tree lined streets complimented by native desert plantings in a more natural setting and character. Agrarian character celebrated with urban garden plots, grassed parks and adjacent farm fields.
Lighting Character	Limited street lighting to emphasize dark sky conditions. Intersections, pathways, parks and crosswalks should have low-level lighting to satisfy safety and functionality requirements.
Signage Character	Minimal signage to be incorporated at community features and components. Limited neighborhood signage identification as neighborhood entrances in addition to attractive street signs and house number identification.



LOCATION



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R - Riverfront

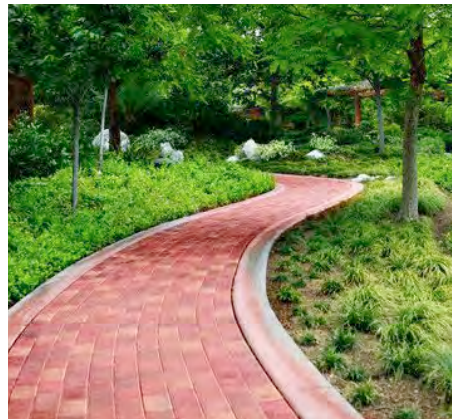


General Character	The Riverfront is envisioned as a regional open space attraction with a mix of active and passive recreation uses anticipated. It is anticipated that formal baseball, softball and multi-use fields will be incorporated as well as informal open lawn areas for play. The planting strategy is based on a native palette of materials dominated by mesquite, iron-wood, palo verde, palo brea and desert willow trees.
Typical Uses	Special civic related building components are anticipated such as community buildings, recreation retail and comfort stations. Other potential building uses could include an amphitheatre or other community related facilities. Because this area will be designed within the floodplain, any building construction must take into account critical building finished floor elevations.
Typical Building Height	1 story
Maximum Building Height	30'
Maximum Residential Density	Not Applicable
Maximum Floor Area (FAR) Ratio Range	Not Applicable
<u>Building Setbacks</u>	
Street	30' along the Riverfront Parkway and 20' along interior park streets
Rear/Side	50' from Plant Road and SR 79; 30' from Main Street Bridge
Service Lane	Not Applicable
Block Character	Not Applicable
Circulation Character	Minimal roads are anticipated going through the Riverfront. Strategic layout will be necessary to access parking and other park components. Roadway design should be curvilinear in nature and should match the proposed undulation of landforms.
Service Areas	Must be screened and located away from major park features. Walls, landscape and gated screened access should be incorporated.
Landscape Character	Native and naturalized landscape should be incorporated throughout the park. As identified, some areas may include formalized lawns for recreation fields and amphitheater.
Lighting Character	Minimal lighting within the overall Riverfront Park except for ballfields and other activity zones that may require night-time use. Other areas should limit lighting to emphasize the dark sky.
Signage Character	Signage should be minimized to a wayfinding system and identification signs for special park areas. All signs should be designed in a low horizontal nature and compliment the surrounding landscape and landform. Natural materials should be the dominant signage condition.

LOCATION



CHARACTER



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## 4. Land Use Budget

The budget sets forth the maximum amount of intensities and densities for Territory Square as a whole. The amounts have been allocated for each LUG based on the expectation for the built environment. Over time as development is initiated and completed, the land use budget totals shall be a barometer as to all future projects until the maximum development is reached. The maximum units per acre, lot coverage, floor area ratios and building height associated with each development project will be considered within the context of the overall Land Use Budget within each LUG.

No budget transfers will be allowed within LUGS or between two LUGs.

Figure 6: Land Use by Acreage

\* All identified acreages are approximate.

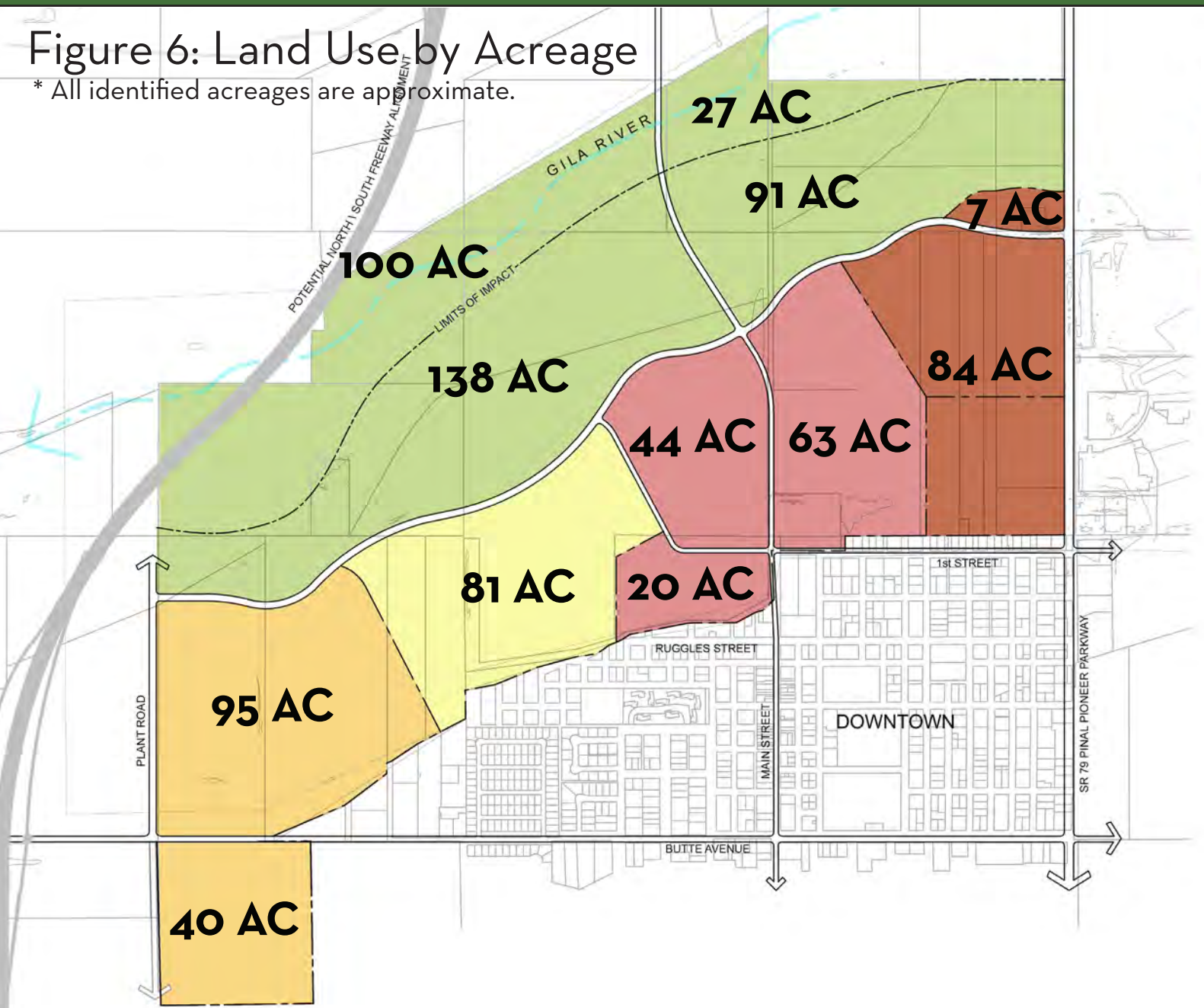




Figure 7: Land Use Budget Table

TRANSECT	LUG	ACRES	DWELLING UNITS		G.S.F / NON-RESIDENTIAL	
			Min.	Max.	Min.	Max
	F	91	200	800	300,000	800,000
	C	127	200	600	150,000	500,000
	WE	135	75	500	100,000	350,000
	I	81	200	300	10,000	50,000
	R	356	0	0	0	25,000
	R.O.W.	22	N/A	N/A	N/A	N/A
	TOTALS:	812	675	2,200	560,000	1,725,000

NOTES:

1. Hotel keys shall not be counted against dwelling unit totals
2. Granny flats or guest units that are subordinate to a main dwelling unit shall not be counted against total dwelling units.
3. Existing use square footage shall not be counted against the identified budget
4. It is assumed special events/festivals and celebrations may occur in any and all LUGs. Proper Town permits shall be required.
5. Acreages identified are estimated based on the Regulatory Plan

LEGEND:

- F Frontage
- C Core
- WE West End
- I Interior
- R Riverfront

## 5. Function and Use

The following function and use table provide for a listing of uses allowed within each LUG. The uses are defined under major headings including; residential, commercial office, retail, education/cultural, lodging, agriculture and parks/ civic/ recreation.

All uses shall require site plan/design review approval and or a subdivision approval depending on the specific uses. The buildings and design review for any uses listed shall be developed consistent with the design character set forth in the Design Guidelines.

Because no list of uses can be exhaustive, interpretations on unspecified uses shall be rendered by the Town Community Development Director with the right to appeal to the Planning and Zoning Commission and Town Council.



Figure 8: Function and Use Table

	R	I	WE	C	F
<b>a. Residential</b>					
Single Family Detached		■	■	■	■
Single Family Attached			■	■	■
Multi-Family (for sale condominiums)			■	■	■
Multi-Family (for rent apartments)				■	■
Mixed -use Building		■	■	■	■
Live/Work Units		■	■	■	■
<b>b. Commercial Office</b>					
Office complex (Single or multi-tenant)			■	■	■
Office condos (multi-tenant)			■	■	
Specialty Office Studio (15K sf/less)		■	■	■	
Mixed-use building			■	■	■
Live Work		■	■	■	■
<b>c. Retail</b>					
Marketplace (10K sf/less-Non Restaurant)		■	■	■	
Big Box Retail/Shopping center					■
Specialty retail building	■	■	■	■	■
Restaurant	■	■	■	■	■
Mixed-use building	■	■	■	■	■
<b>d. Education/Cultural</b>					
K-12 School			■	■	
Childcare Facility		■	■	■	■
Clubs/Community Centers		■	■	■	
Museum	■	■	■	■	
<b>e. Lodging</b>					
Hotel			■	■	■
Inn/Bed & Breakfast			■		
<b>f. Agriculture</b>					
Farm Fields and Facilities	■	■	■		
Urban Garden			■	■	
Stables		■	■		
Greenhouses		■	■		
Plant Nursery		■	■		
<b>g. Parks/Civic/Recreation</b>					
Playground	■	■	■	■	■
Community facility	■	■	■	■	■
Botanical Garden	■	■	■	■	
Specialty retail	■				
Sports Complex	■			■	
RV Park (Temporary/Short-Term Use only) *			■		

■ Permitted Use

LEGEND:

- F Frontage
- C Core
- WE West End
- I Interior
- R Riverfront

NOTES:

Single Family detached housing in the Frontage and Core shall be limited to 100 units each. Such housing shall be oriented and organized away from busy activities and any regional activities.

\* RV Park to be allowed only as a accessory use related to events and entertainment.



## *b. Circulation and Parking*

The Circulation Plan provides the overall framework for major spine roads within the District. These routes shall be complimented by a series of roadway locations and alignments that encourage functional and safe circulation with an emphasis on compact, pedestrian oriented development.

An important component to the creation of more compact setting will be the inclusion of options and opportunities for on-street parking. The Travel and On-Street Parking figures on the following pages provides the range of conditions allowed within the zoning district. Significant flexibility has been included in order to best integrate on-street parking with a range of setting including, mixed-use, residential and commercial. On-street parking conditions will be encourages within all identified LUGs. Each condition has been identified with the appropriate LUG. Creative solutions for physical design of on-street parking, such as the introduction of flared-end sections associated with circulation, signage and street tree planting will desired. Careful coordination with fire safety vehicle circulation must be documented.

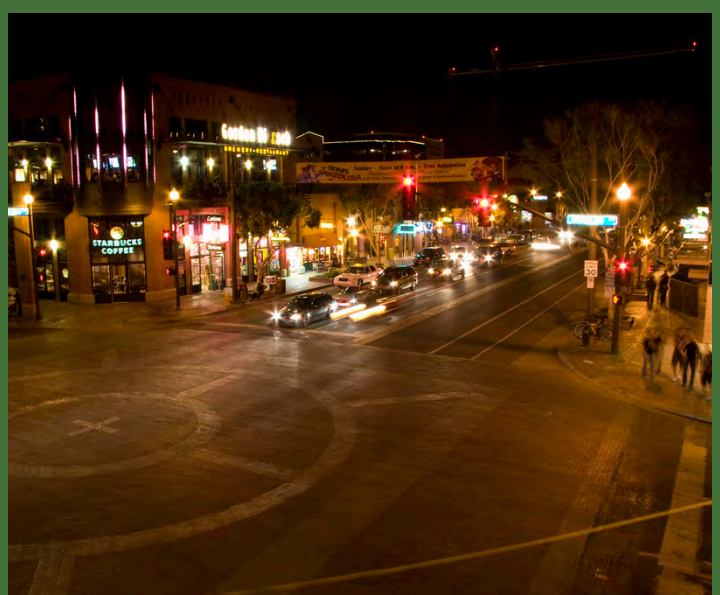




Figure 9: Roadway Hierarchy Plan

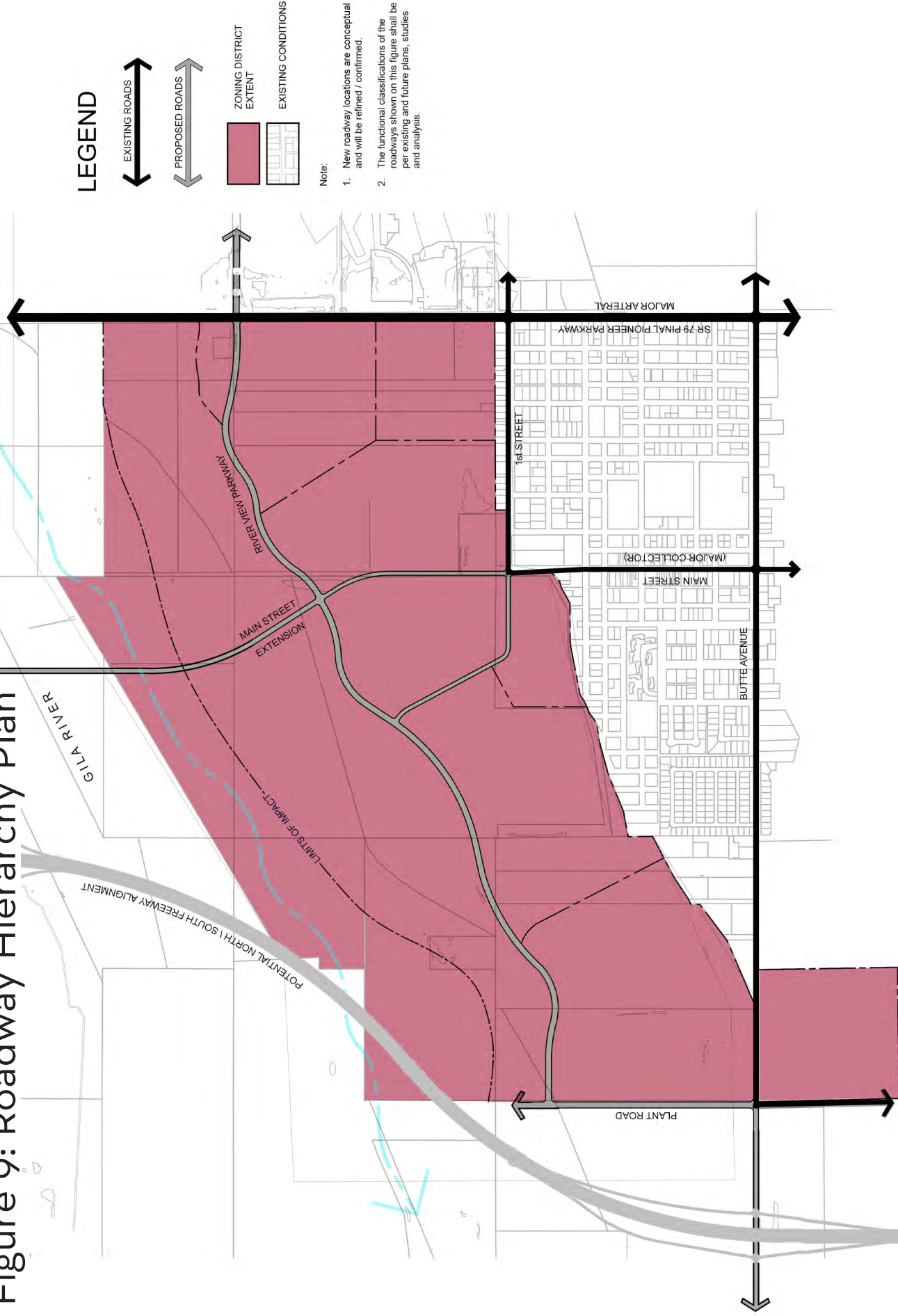
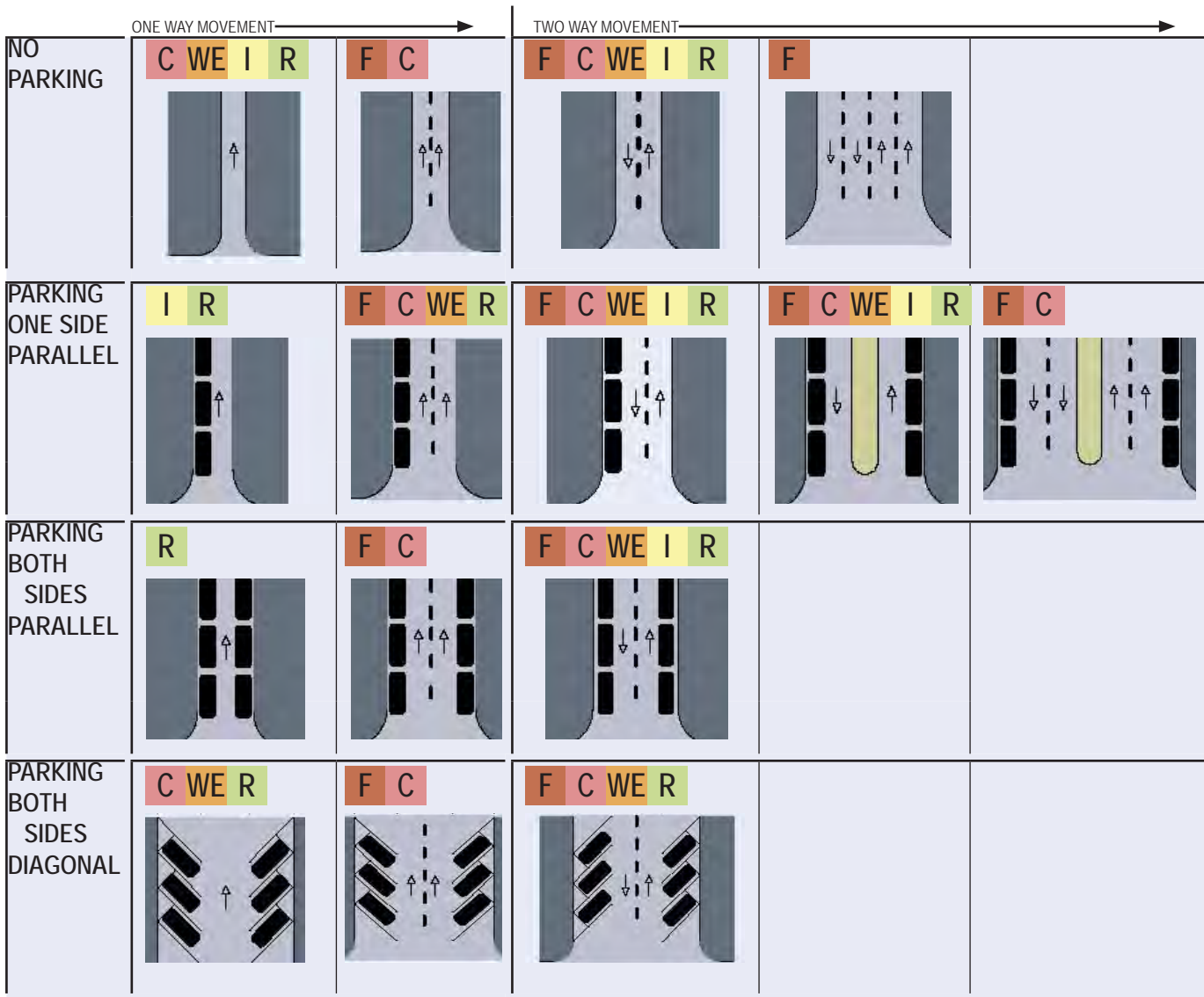


Figure 10: Travel and On-Street Parking



LEGEND:

- F Frontage
- C Core
- WE West End
- I Interior
- R Riverfront



## 7. Frontage Types

Private Frontage is the area between the building façade and the adjacent lot lines. The following diagram provides the range of appropriate frontage conditions for the array of LUGs. The Public Frontage is the area between the private lot line and the edge of the vehicular lanes.

A key condition relative to the form of any environment is the treatment of buildings along the street front. Traditional zoning ordinances focus on front yard setbacks but rarely considers the desired built condition along the street scene. The following frontage types provide the range of anticipated conditions within Territory Square. Each type articulated has been identified with the appropriate LUG.

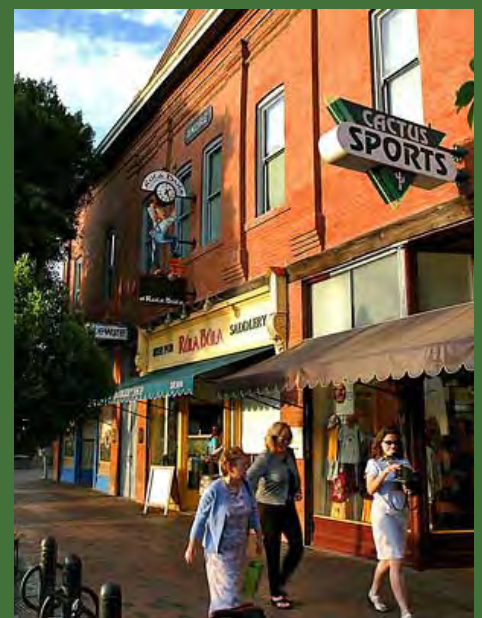
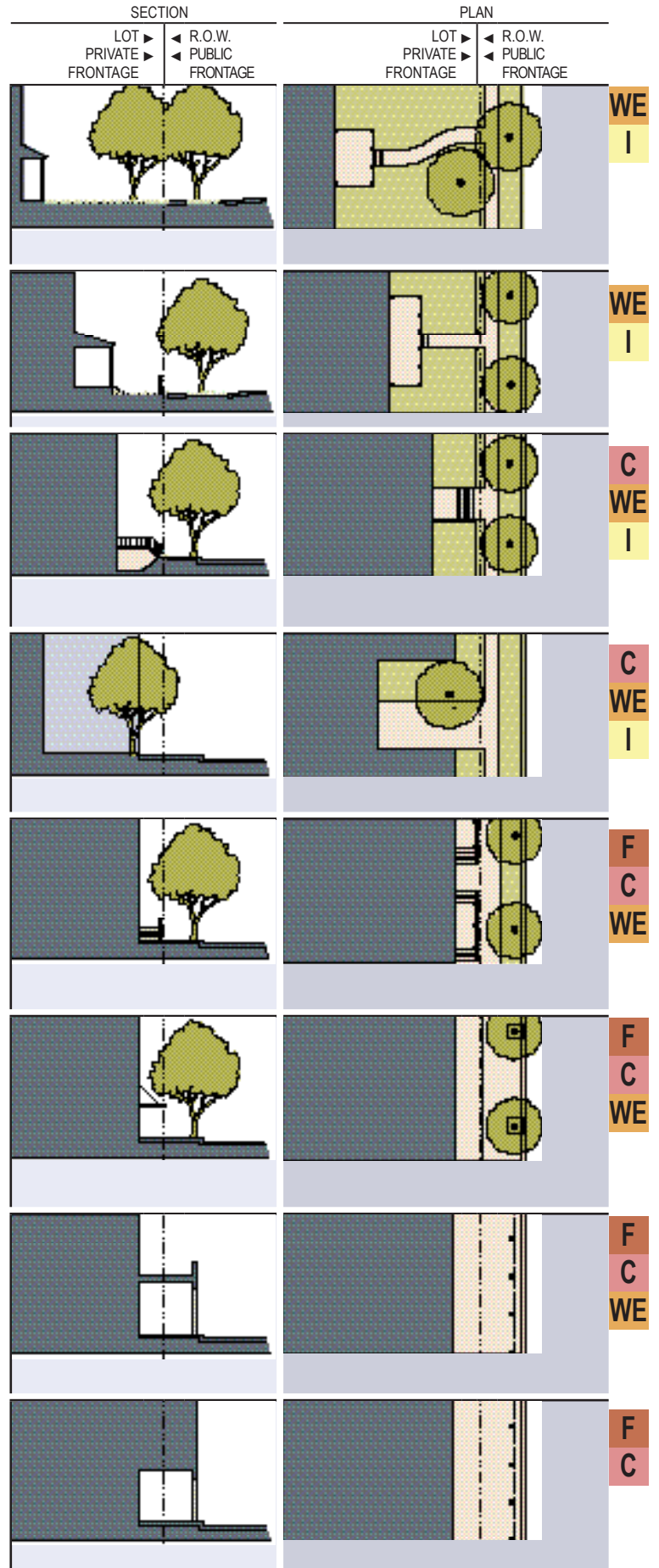


Figure 11: Private Frontages

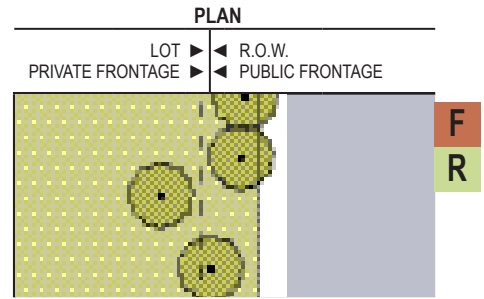
- a. Common Yard:** a planted Frontage wherein the facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.
- b. Porch and Fence:** a planted Frontage wherein the facade is set back from the Frontage Line with an attached porch permitted to encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.
- c. Terrace or Lightwell:** a Frontage wherein the facade is set back from the Frontage line by an elevated terrace or a sunken lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: **Dooryard.**
- d. Forecourt:** a Frontage wherein a portion of the facade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the forecourts may overhang the sidewalks.
- e. Stoop:** a Frontage wherein the facade is aligned close to the Frontage Line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.
- f. Shopfront:** a Frontage wherein the facade is aligned close to the Frontage Line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to within 2 feet of the Curb. Syn: **Retail Frontage.**
- g. Gallery:** a Frontage wherein the facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the curb.
- h. Arcade:** a colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at or behind the Frontage Line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and should overlap the sidewalk to within 2 feet of the Curb. See Table 8.



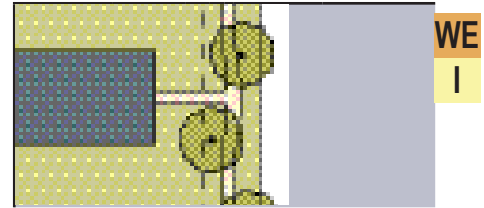


# Figure 12: Public Frontages

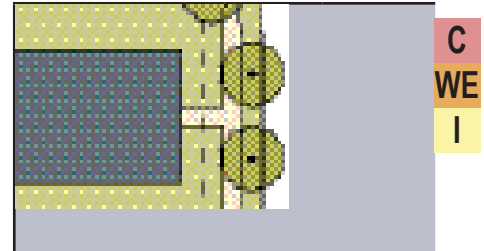
**a. (HW) For Highway:** This Frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.



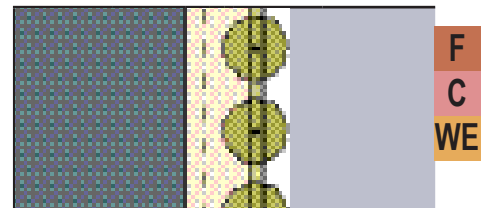
**b. (RD) For Road:** This Frontage has open swales drained by percolation and a walking path or bicycle Trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.



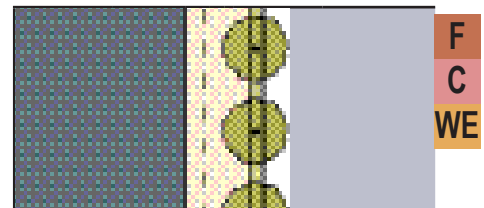
**c. (ST) For Street:** This Frontage has raised curbs drained by inlets and sidewalks separated from the vehicular lanes by individual or continuous planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced line, with the exception that streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.



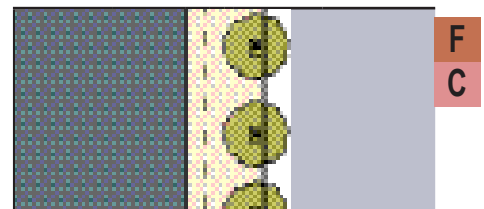
**d. (DR) For Drive:** This Frontage has raised curbs drained by inlets and a wide sidewalk or paved path along one side, related to a greenway or waterfront. It is separated from the vehicular lanes by individual or continuous planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced line.



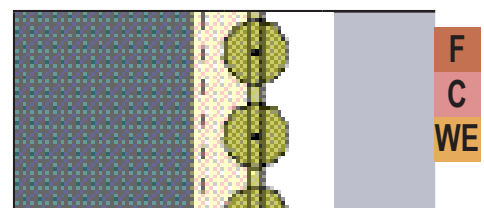
**e. (AV) For Avenue:** This Frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced line.



**f. (CS) (AV) For Commercial Street or Avenue:** This Frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances.



**g. (BV) For Boulevard:** This Frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced line.



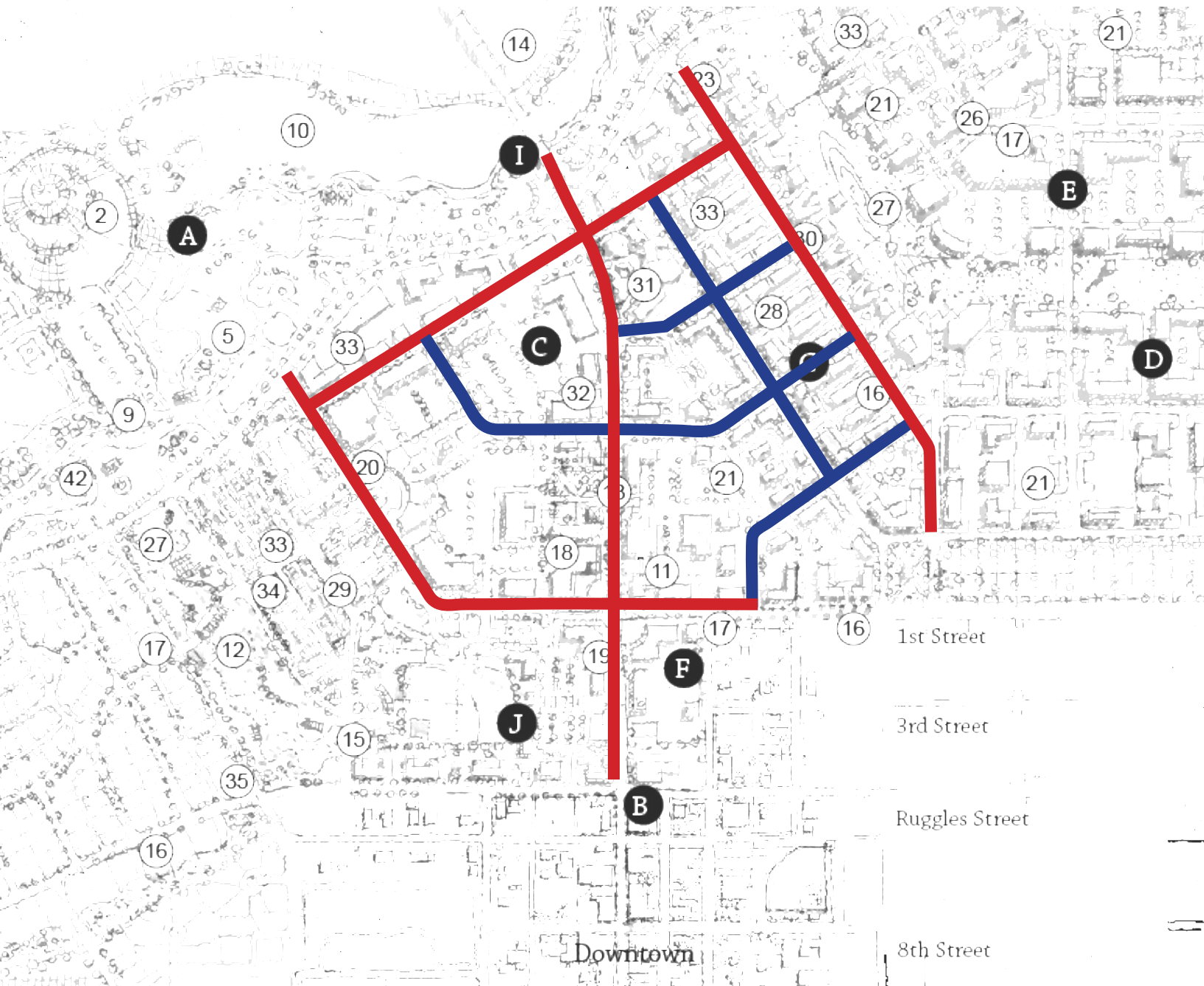
## 8. Build To Line

The Zoning District provides an opportunity to create more traditional main street environments by limiting setbacks in key locations that result in building forms engaged along sidewalks.

The build to line represents the opposite requirement of a traditional setback. The BTL requires that building fronts be developed in some locations along a designated line. In this case, the BTL is anticipated along the Right of Way (ROW) at key urban locations that are desired to have a similar street front character to the existing Florence downtown Main Street. In the Frontage LUG, at least one main street corridor and secondary corridor should be depicted in such a manner to encourage a more urban environment. In the Core LUG, all streets should be designed as primary, secondary or service oriented. The Riverfront, Interior and West End LUG's have no requirement for primary or secondary roads, but are encouraged if appropriate within the context of development proposals. Service roads shall have no requirements for build to lines but should be strategically incorporated for creative solutions for service and parking access and placement.



Figure 13: Build to Line Diagram



**Primary Roads:**

1. In Core, to have 85% building mass at BTL
2. In Frontage, to have 35% at BTL



**Secondary Roads:**

1. In Core, to have 50% building mass at BTL

The Intent of the BTL is to establish building frontage similar to the character and quality as exists along Florence’s Main Street and as depicted in the photographs on the previous page.



## 9. Open Space

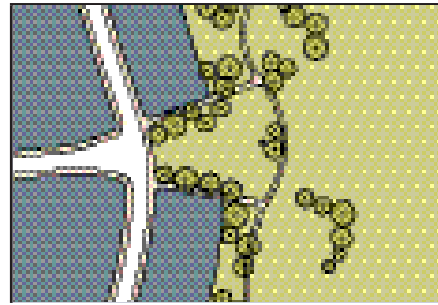
Community oriented open space should be incorporated at all levels of development. The Civic Open Space diagram provides the framework as to what types of open space can be incorporated into each of the LUGs.





# Figure 14: Civic Open Space

**a. Park:** A natural preserve available for structured and unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors.



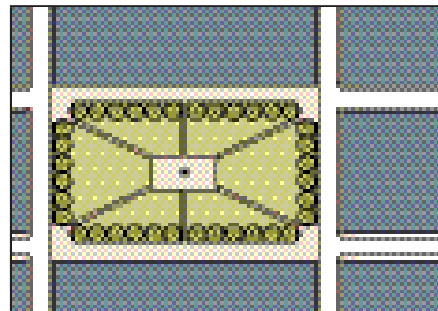
R  
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**b. Green:** An Open Space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.



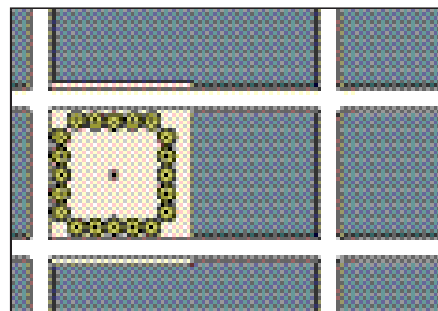
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**c. Square:** An Open Space available for unstructured recreation and civic purposes. A square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares.



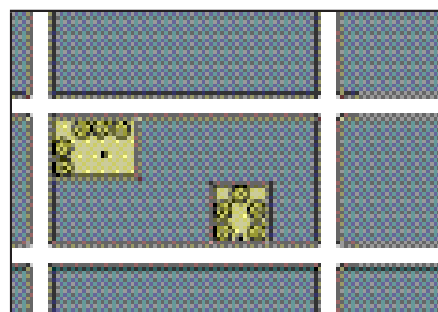
WE  
C  
F

**d. Plaza:** An Open Space available for civic purposes and commercial activities. A plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets.



C  
F

**e. Playground:** An Open Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens.



R  
I  
WE  
C  
F

# 10. Design Guidelines

## Introduction

The Design Guidelines provide overall design parameters for the development of Territory Square. The Design Guidelines provide generalized design criteria and inspiration for architecture character and treatment, site character and layout as well as landscaping. The Design Guidelines as contained here are intended to serve as a foundation for more detailed and specific design plans as projects move through the approvals process. All buildings and uses of the land must demonstrate consistency with the Design Guidelines.

## Purpose

The Design Guidelines are intended to accomplish the following:

- Establish a high quality framework for design parameters
- Establish the overall general parameters for design expectations throughout the Zoning District as well as articulate the special character of each LUG.
- Establish generalized parameters and baseline conditions for architecture, site design, landscape and features throughout the Zoning District.
- Provide visual inspiration for the range of design characteristics through the inclusion of photographic precedents and examples.

## Overarching Design Concepts

- **Material Integration**

All building types should thoughtfully integrate building materials in a manner that promotes a primary treatment. Additional integration should be done to express special features and conditions. Buildings with a great variety of façade materials should be discouraged. Simple, strong, pronounced materials should be the standard.



- **Building Intensity**

Not all buildings in each identified LUG should have the same level of intensity. Careful consideration should be given to highlight focal buildings that may be related a special use, special location or special relationship with adjacent open space. These special considerations make include:

- Terminus points to axial corridors
- Strategic corners
- Frontage along parks
- Key civic/ community uses

Similarly, it is proper to consider the majority of structures as background buildings that blend and compliment the overall street scene.

- **Design Integration**



All components of a development project shall be designed to integrated within each site and surroundings. Building components, site features, paving materials, planting and signage shall all be integrated in order to create a cohesive design influence.





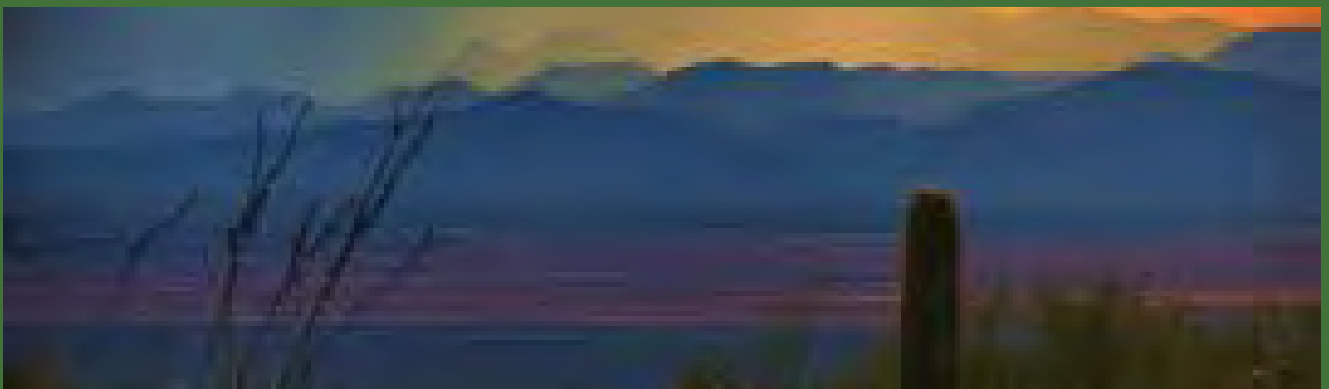
- **Rhythm and Balance**

Components of the building structure should be organized in a thoughtful manner including the base, body and top. The balance of the building organization should be complimented by a rhythm that can be expressed through columns, windows and other features.



- **Color and Texture**

Colors should be expressed through the variety of natural Sonoran Desert examples. A wide variety of textures related to the vocabulary of building materials provide numerous appropriate opportunities to give facades special interests. Block construction with brick, adobe, concrete block will all provide opportunities for patterns and textures. Other building techniques with poured concrete also provide opportunities with board form treatments. Stucco facades should be treated with a light sandblast finish.





- **Shade and Shadow**

Shade and shadow can provide interesting accents to building forms and facades. Careful attention should be given to incorporating opportunities to include such accents.



- **Scale and Portion**

Buildings should be designed to emphasize the pedestrian scale and pedestrian environment. Building proportions should also be thoughtful to the anticipated pedestrian environment. Long facades that have no rhythm and special treatment should be discouraged. If long running building facades are a necessity based on program, the façade should be broken up to visually appear like it is several building masses joined together.



- **Green Building**

Green building practices should start with context sensitive design that considers orientation relative to solar exposure, prevailing winds and other influences. Technical aspects of LEED will be encouraged but not mandated.



# Quality and Character

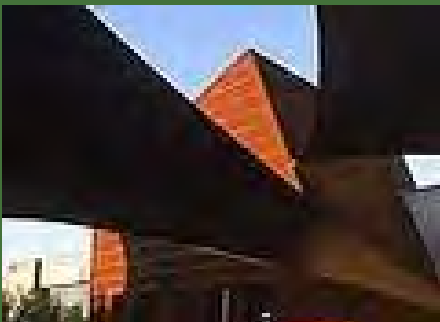
The expectation for the design and execution of the Territory Square Zoning District is to create an environment that emphasizes design quality and character. The following design themes set the stage for the expected quality and character throughout each LUG as well as the overall development. While the themes are specific to each LUG, the intent is to utilize these characteristics to influence design for all aspects of the development.

## Design Themes

The following images and associated narratives are provided as desired design direction for each LUG. The intent is not to have a specific mandated style of architecture for each area of the development; rather, these themes provide a general anticipation of the desired outcome for each area as well as the overall Zoning District. In all cases, four-sided architecture will be expected.

### Design Themes - RIVERFRONT: Civic Park Architecture

The Riverfront LUG provides an opportunity to include a broad variety of dynamic civic park architecture. Examples of contextual solutions would include indigenous building materials, stone, rusted metals and simple building forms with shed roofs and monolithic forms. Integrated outdoor spaces and amenities will enhance the desired theme.





## Design Themes - INTERIOR: Craftsmen Cottages

The Interior LUG is intended to celebrate the agrarian lifestyle in an appropriate scale oriented to households and special small-scale complimentary uses. The craftsmen style provides the basis for a design quality that can best represent the balance between a historic period and 21st century lifestyle.





## Design Themes - WEST END: Contemporary Agrarian Ranch

The West End program and vision can be expressed in a very broad design sense that includes both historical structures as well as more urban contemporary interpretations of agrarian and ranch architecture. Materials, form and color can all be used to provide a special sense of place and reference to historic use of the property.





## Design Themes- CORE: Mercantile Main Street

The Core LUG provides an opportunity to reinforce the quality and character of the traditional Main Street environment. Brick and adobe storefronts inner-mixed with more contemporary treatments and features that may include glass, metals and wood. All the buildings throughout the core should be designed with the pedestrian in mind.



## Design Themes - FRONTAGE: Southwest Contemporary

The Frontage LUG may include a wide variety of uses and therefore has a designation of Southwest Contemporary. This design style and theme provides substantial flexibility for both large and small scale building forms, as well as a variety of uses. The southwest contemporary design direction will also provide an effective transition to the adjoining Core.





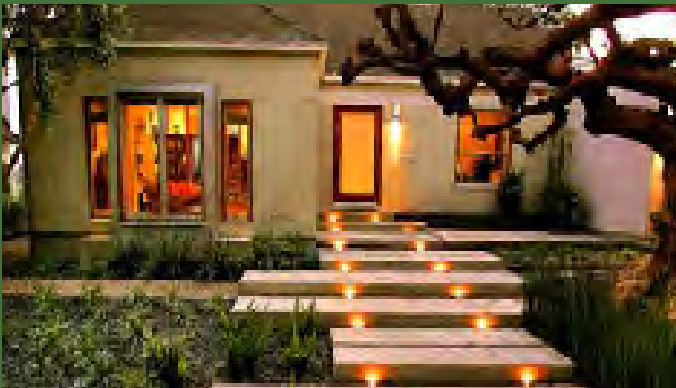
## Landscape, Lighting and Signage

An important component of any successful and memorable built environment is the careful orchestrated treatment of landscape, lighting and signage. For Territory Square, it is anticipated that an overarching treatment and inclusion of landscape, lighting and signage will reinforce the desired character and quality of the District. Each LUG or sub area should be organized with special treatment that both compliments the overall environment as well as emphasizes the uniqueness to each area within the development

Landscape should emphasize a generous street tree palette that provides both shade as well as reinforcement of the overall roadway system and pedestrian connectivity. Parking lots should be organized with landscape buffers as well as tree plantings to diffuse the size and scale of paved zones. Accent planting in parks, open space and plazas should provide special visual interest and help to highlight special places and community features.

Lighting should always first consider the importance of balancing the desire for the desert dark sky effect with safety and function. Light fixtures should compliment the existing downtown. Contemporary fixtures and poles should be included and compliment historic conditions through the inclusion of materials, shapes, finishes and color.

Signage should be done in the most conservative manner possible in order to avoid conditions of clutter and over abundance. The overall district signage and identity signage system should be complimented with an interior wayfinding signage network that includes building signs, business signs, street name signs, temporary signs and specialty signs. All signage should be designed to reinforce the district brand as well as compliment the adjacent architectural character.





## 11. Glossary of Terms

**Big Box Retail:** A store of 100,000 square feet or greater of buildable area for a single retail use.

**Botanical Garden:** A well tended area displaying a variety of plants and their botanical names.

**Build To Line:** The line parallel to the street along which the primary mass of the front façade should be set. It is measured as a perpendicular distance from the street line to the nearest point of the building façade.

**Community Centers:** A place which may include a building, complex of buildings, indoor or outdoor athletic fields, or combination thereof, that provides for cultural, recreational, athletic, or entertainment activities, owned and/or operated by a governmental agency or private non profit agency.

**Community Facility:** Facilities which are open to and provided for the benefit of the public.

**Community Gardens:** An area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, for personal or group use, consumption or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

**Density:** The net number of inhabitants, dwellings, or the like, within a certain extent of land area. Typically calculated as net units per acre.

**Design Guidelines:** The desired character of buildings, roadways, landscape, site layout, hardscape, site furnishings, walls, lighting, and signage. They are used to direct a designer on how to express the desired aesthetic and functional character in a building and site planning.

**Duplex:** A dwelling having housing with separate entrances for two families. This includes two-story houses having a complete apartment on each floor and also side-by-side apartments on a single lot that share a common wall.

**Farmstead Lots:** A large lot in which farming is combined with a main house and ancillary buildings in support of farming activities.

**Floor Area Ratio (FAR):** The total square feet of a building divided by the total square feet of the lot the building is located on. Buildings of varying numbers of stories can have the same FAR, because the FAR counts the total floor of a building, not just the building's footprint. ON a 4,000 square-foot lot, a 1,000 square-foot, one-story building would have the same FAR (0.25) as a two-story building where each floor was 500 square feet.

Garden Lots: Higher density lots with patio/garden homes.

Green: An Open Space available for unstructured recreation which may be spatially defined by landscaping rather than building frontages.

Greenhouses: A structure, usually translucent, in which temperature and humidity can be controlled for the cultivation of plants.

Hotel: A hotel may include additional facilities and services, such as restaurants, meeting rooms, event centers, entertainment venues, personal services and recreational facilities. Furthermore, in the West End area, a limited number (no more than 50) of drive-in Recreational Vehicle spaces for short term stays (not exceeding 30 consecutive days per calendar year) are allowed as an accessory use to the Hotel and/or the aforementioned facilities related to the Hotel.

Incubator Facilities: A facility designed to foster entrepreneurship and help start up companies grow through the use of shared resources, management expertise, and intellectual capital.

Inn/Bed and Breakfast: A building in which lodging or lodging and breakfast meals is offered to the general public for compensation. It is owner-occupied, in which ingress and egress to and from room are made solely from the interior hallways.

Intensity: A measure of the extent to which land is developed.

K-12 School: A designation for primary and secondary educational institutions.

Land Use Budget: The maximum number of housing units as well as non-residential maximum building square footage allowed within each Land Use Group.

Land Use Groups: The zones associated with each section of the Transect and associated characteristics of the built environment.

Live Work Unit: A single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.

Medium Lot SFD: A district that provides for the development of medium lot single-family dwellings. The district represents a relatively high density for single-family development but is less dense than Small Lot SFD. Dwellings in this district should be in close proximity to Town services and facilities.

Mixed Use Building: A building that contains at least one floor devoted to allowed non residential uses and at least one devoted to allowed residential uses.

Multi-Family: Properties such as apartments, duplexes, condominiums and others that are constructed for use by multiple family groups.

**Multi-Purpose Fields:** Fields designed for several recreational and entertainment purposes which may also be used for water retention or detention.

**Museum:** An institution devoted to the procurement, care, study, and display of objects of lasting interest or value.

**Neighborhood Retail:** provides a location for a limited number of retail commercial uses which serve the day-to-day needs of the residents of surrounding neighborhoods.

**Office Complex:** A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry, government or similar entity, that may include ancillary services for office workers such as a coffee shop, newspaper stand, sundries shop, hair/nail salon, etc.

**Office Condos:** A structure made up of individually owned units which are part of a larger multi-unit office building.

**Park:** A natural preserve available for unstructured recreation which is independent of surrounding building frontages.

**Plant Nursery:** An establishment where plants are propagated and grown to a usable size and sold to the general public.

**Playground:** An Open Space designed and equipped for the recreation of children.

**Plaza:** An Open Space available for civic purposes and commercial activities which is spatially defined by building frontages.

**Private Frontage:** The area between the building façade and the adjacent lot lines.

**Public Frontage:** The area between the private lot line and the edge of the vehicular lanes.

**Residential Duplexes:** A building designed for occupancy by two families in separate living quarters.

**Residential Town Homes:** Single family dwelling units with common walls and no side yards between abutting dwelling units.

**Shopping Center:** A group of retail and other commercial establishments that is planned, developed, owned and managed as a single property, typically with on-site parking provided. The center's size and orientation are generally determined by the market characteristics of the trade area served by the center.



**Single Family Attached:** A single family dwelling where the building does share an inside wall with any other house or dwelling.

**Single Family Detached:** A single family dwelling where the building does not share an inside wall with any other house or dwelling.

**Small Lot SFD:** A district that provides for the development of small lot single-family dwellings. The district represents a relatively high density for single-family development, thus dwellings in this district should be in close proximity to Town services and facilities.

**Specialty Office:** Office space intended for small, multi-tenant users. Specialty offices are often one and two stories, surrounded by shared garden space.

**Specialty Retail:** A retailer concentrating on selling a few lines of merchandise or a particular type of merchandise for a select clientele. Specialty retail is often organized at a small scale.

**Sports Complex:** A specialized community park for soccer, baseball, softball, or other types of organized sports.

**Square:** An Open Space available for unstructured recreation and civic purposes.

**Stables:** A horse and animal facility to provide shelter, food and care. Personal, non-commercial associated with a single family residence or a commercial stable associated and included within a hotel/resort setting.

**Transect:** A progression of land uses from most intense to least intense or vice versa.

**Urban Garden:** The process of growing plants of all types and varieties in an urban environment often by utilizing containers, community gardens, green roofs, and indoor nurseries.

**NOTICE OF PUBLIC HEARINGS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING**

Notice is hereby given that the Planning and Zoning Commission of the Town of Florence, Arizona will hold Public Hearings on Thursday, July 7, 2016 at 6:00 PM at Florence Town Hall located at 775 N. Main Street, Florence, Arizona, 85132 to discuss the following applications:

1. **PZ 16-49 GPA. Public Hearing.** A request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, 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 40 acres from Community Commercial (CC) and Medium Density Residential 1(MDR1) to Master Planned Community (MPC). This change would facilitate a subsequent zoning amendment on the site located at the southeast corner of Butte Avenue and Plant Road (APN 202-05-001C).
2. **PZ 16-50 ZC. Public Hearing.** A request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC to change the zoning on approximately 40 acre located at the southeast corner of Butte Avenue and Plant Road from Rural Agricultural (RA-10) Zoning District to Territory Square (TS) Zoning District (APN 202-05-001C).
3. **PZ 16-51 ORD. Public Hearing.** Text Amendment request by Swaback Partners, PLLC on behalf of Florence Artisan Acres, LLC to update the Territory Square Zoning District book per Section 150.070 Territory Square of the Land Usage section of the Town of Florence Development Code. The update is related to the proposed addition of a 40 acre, m.o.l., site located at the southeast corner of Butte Avenue and Plant Road into the Territory Square project. The updated Territory Square Zoning District book shall be adopted in its entirety by reference by a separate Resolution.

Additional information on the above cases, including a complete legal description, can be obtained Monday thru Friday from 8 AM to 5 PM at the Town of Florence Community Development Department located at 224 West 20th Street, Florence, Arizona 85132 or please call (520) 868-7542.

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 the 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.

No. of publications: One; **Display Ad**; date of publication: June 16, 2016.