

**RESOLUTION NO. 1314-11**

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, APPROVING THE TOWN OF FLORENCE MAJOR GENERAL PLAN AMENDMENT FOR CASE PZC-38-11-MGPA.**

**WHEREAS**, a Major General Plan Amendment has been submitted by the Town of Florence proposing changes to the conceptual alignment of the proposed North-South ADOT Freeway Corridor and the Freeway Mixed Use land use category; and

**WHEREAS**, a significant public participation process, including the holding of two public hearings of the Town of Florence Planning and Zoning Commission, has been followed; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Florence has considered all public comments made at the public hearings; and

**WHEREAS**, said proposal has been considered by the Common Council and the Major General Plan Amendment has been found to: be appropriate; be consistent with the goals, objectives and strategies of the Town's General Plan; have a positive impact on the overall balance and mixture of land uses in the Town's General Plan; be consistent with good planning principles and the Town's vision; be beneficial for the Town's orderly growth; and be favorable to the general welfare, health and safety of the public. Thus, a determination has been made that the Major General Plan Amendment should be approved.

**BE IT RESOLVED** by the Mayor and Common Council of the Town of Florence, Arizona as follows:

The Mayor and Common Council of the Town of Florence approve the Major General Plan Amendment request, subject to the following conditions:

1. The Freeway Mixed Use (FMU) Overlay shall be changed in the 2020 General Plan to the Freeway Mixed Use (FMU) land use and this land use shall be categorized as a Mixed Use land Use Designation and be defined as follows:

"The Freeway Mixed Use (FMU) land use category provides a unique land use category related to the development of Florence's first freeway corridor. The FMU designation is designed to provide for a high intensity mix of large scale retail development, low-to-mid-rise offices, visitor-serving development (e.g., hotels and restaurants) and hospital and health care facilities in locations where excellent, accessible transportation and transit service is

anticipated. High-density residential development in a mixed use setting is also appropriate for this designation. Because the uses that will locate within this designation are typically those that seek high visibility, the quality of design and image presented by development in this area will be critical. Key elements in this category include the encouragement of high-density commercial, office and residential uses and creating attractive views from the freeway and along streets through building placement, quality architecture, pedestrian-oriented design and pleasant landscaping. Visual emphasis is to be placed on buildings and plaza/open space areas through strategic site planning efforts. Multi-modal connectivity should be emphasized throughout this land use area. Development projects in this category will be approved for size and scale on a project-by-project basis to allow for flexibility and uniqueness in the district.

Typical uses include lodging, restaurants, entertainment, specialty and general retail, large-scale regionally-oriented commercial uses (e.g., shopping malls, power centers, lifestyle centers, auto malls), high-intensity office complexes and high-density residential projects in a mixed use setting. Public/governmental facilities and other supportive and ancillary land uses may occur within this land use category.

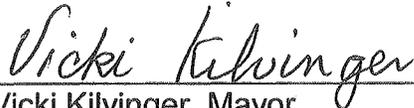
A General Plan Amendment, either Minor or Major per Tables 14-2 and 14-3 of the 2020 General Plan, shall be required to apply the FMU land use category to any property along the designated North-South Arizona Department of Transportation (ADOT) Freeway alignment and this land use category will only be considered once the Town of Florence has updated the General Plan Future Land Use Map to reflect an approved North-South ADOT Freeway alignment. The application of this land use may be considered subsequent or concurrent with zoning requests that support commercial and employment projects, mixed use development or other land uses designed to capitalize on the anticipated transportation and transit service along the freeway alignment in such a manner that is consistent with recognized planning principles and with full consideration of the compatibility of adjacent land uses.”

2. Table 14-3 of the 2020 General Plan shall be updated to include the Freeway Mixed Use (FMU) land use category and said Table shall reflect that a proposed General Plan Amendment to FMU shall be considered a Major Amendment when the FMU land use will be adjacent to RRR, HI, P and/or MR land uses.
3. A note will be added under Table 14-2 of the 2020 General Plan that states: “The alignment of the conceptual North-South ADOT

Freeway Corridor on the Future Land Use Map may be changed through the Minor General Plan Amendment application process.”

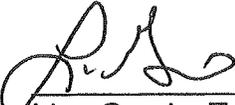
4. The Town of Florence General Plan Future Land Use Maps shall reflect a new conceptual North-South ADOT Freeway Corridor and Gila River Main Street crossing as depicted per Exhibits A and B.

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Florence, Arizona, this 7<sup>th</sup> day of November, 2011.

  
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Vicki Kilvinger, Mayor

**ATTEST:**

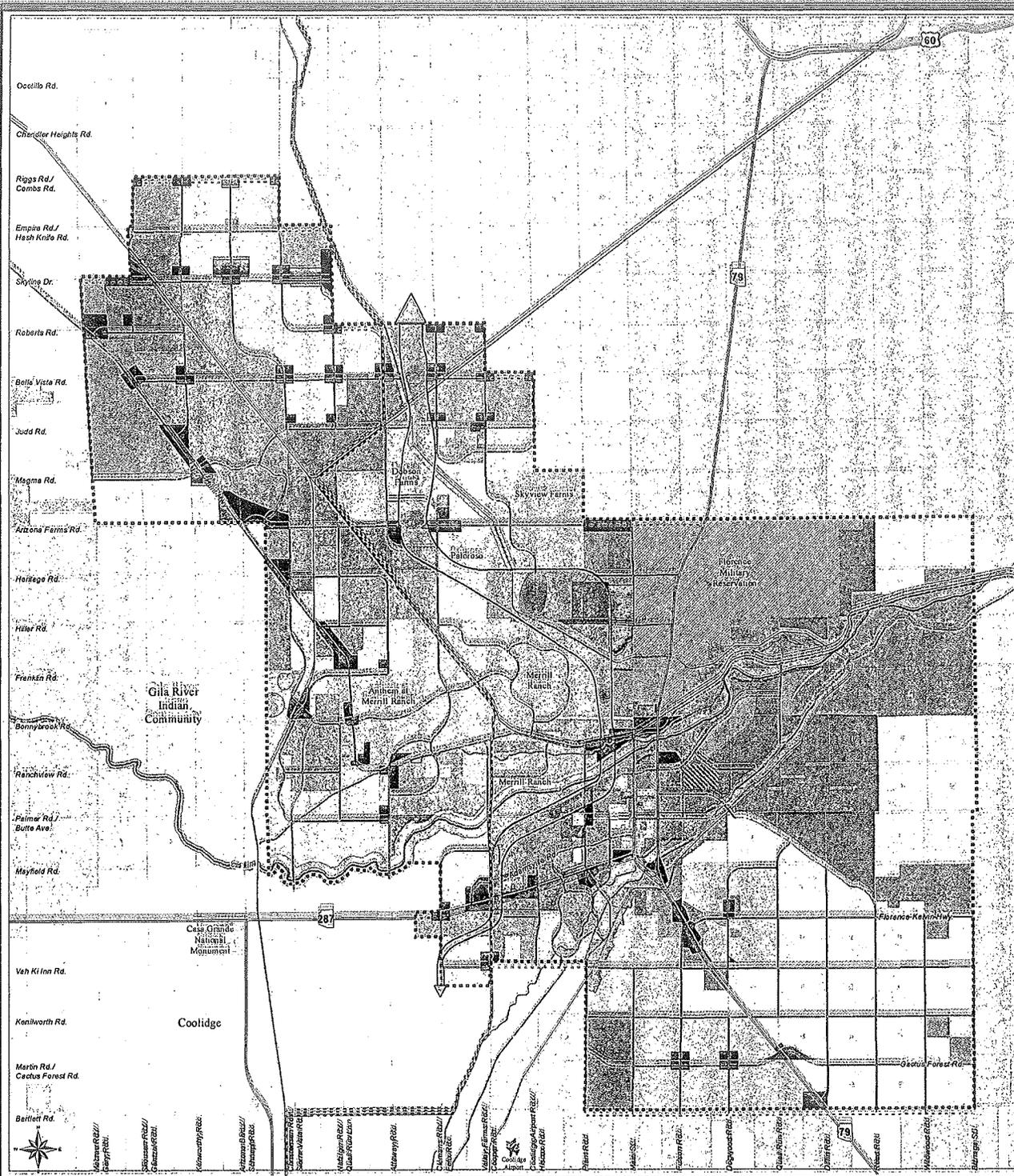
**APPROVED AS TO FORM**

  
\_\_\_\_\_  
Lisa Garcia, Town Clerk

  
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James E. Mannato, Town Attorney

EXHIBIT A

## EXHIBIT A



# Town of Florence 2020 General Plan Future Land Use Map

### Legend

- Canals
- CAP Canal
- Railroads
- Roads
- Highways
- Potential Utility
- Multi-Use Corridor
- Planning Area
- North-South ABOT Freeway Conceptual Corridor
- North-South ABOT Freeway Conceptual Interchanges

### Residential

- Rural Ranchero Residential (RRR)
- Low Density Residential (LBR)
- Medium Density Residential 1 (MDR1)
- Medium Density Residential 2 (MDR2)
- High Density Residential 1 (HDR1)
- High Density Residential 2 (HDR2)

### Commercial/Office/Industrial

- Neighborhood Commercial (NE)
- Community Commercial (CC)
- Professional Office (PO)
- Employment/Light Industrial (E/LI)
- Heavy Industrial (HI)

### Mixed-Use

- Master Planned Community (MPC)
- Downtown Mixed Use (DMU)
- Highway Mixed Use (HMLU)
- Prison/Employment/Light Industrial (PE/LI)

### Community/Public

- Public/Governmental (P/G)
- Prison (P)
- Military Reservation (MR)
- Parks and Recreation (P/R)
- Open Space (OS)

### Land Ownership

- Bureau of Land Management
- Bureau of Reclamation
- Casa Grande National Monument
- Indian Community
- State Trust Land

Amended September 2010 to reflect approved 2010 major general plan amendments.

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EXHIBIT B

