

**RESOLUTION NO. 1364-12**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY,  
ARIZONA, APPROVING A MAJOR GENERAL PLAN AMENDMENT  
FOR CASE PZC-21-12-MGPA.**

**WHEREAS**, a Major General Plan Amendment has been submitted by the Town of Florence proposing to amend the Master Planned Community (MPC) land use designation and apply the MPC land use designation to the site known as the North End Framework Vision Plan study area, which is now also known as the Territory Square project area; and

**WHEREAS**, specific modifications are being proposed to the MPC text to allow for further flexibility in regards to its use and implementation, such as allowing for more than one master developer in a MPC and allowing a MPC to be matched with an alternative, hybrid zoning designation, such as that created by the new Territory Square Zoning District; and

**WHEREAS**, this Major General Plan Amendment proposes to eliminate text under Table 14.2 regarding the Territory Square project area that is no longer applicable; and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 has forwarded to the Town Council a unanimous favorable recommendation on this case; and

**WHEREAS**, said proposal has been considered by the Mayor and 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 Council of the Town of Florence, Arizona, as follows:

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

1. The revised MPC land use designation shall be defined as follows :

### **Master Planned Community (MPC)**

A Master Planned Community (MPC) category is provided on the General Plan 2020 Future Land Use Map. Various types of residential, commercial and office land uses may occur within the MPC, but all uses must be considered generally compatible with each other, as well as adjacent properties. Public/governmental, open space and parks/recreation uses may also occur within the MPC. Employment uses may occur within the MPC, but extra caution will be taken to ensure compatibility of employment land uses with adjacent and nearby residential areas.

The minimum size of the MPC shall be ~~640~~ 600 acres. Except as noted herein, all properties within the MPC shall be under the control of one master developer, have a Planned Unit Development (PUD) zoning classification and be subjected to a Development Agreement between the Town and master developer. It is noted that there may be scenarios due to economic circumstances, ownership changes and other factors where a MPC has more than one master developer. However, zoning, development agreements and other governing documents shall be utilized to ensure the intended cohesiveness of the MPC. The Territory Square project, as initially defined by the North End Framework Vision Plan, shall also be classified as a MPC; however, the uniqueness of the project may call for more than one master developer; there may be more than one Development Agreement governing the project area, the MPC could be applied prior to the adoption of a Development Agreement and a special hybrid Zoning District shall be implemented for Territory Square in place of a traditional PUD. Factors such as locations, uses, areas, intensities and densities within the MPC shall be flexible, providing land use decisions regarding said factors are guided by good planning principles, a PUD development guide or special hybrid Zoning District and the governing development agreement(s).

The MPC shall be represented on the Future Land Use Map by the designation of the MPC category and representative color. Designation of the MPC category shall occur through a Minor General Plan Amendment process, except where the MPC is proposed adjacent to the HI, MR or P land use category.

~~Currently, six MPC areas are shown on the General Plan Land Use Map: Anthem at Merrill Ranch, Dobson Farms, Merrill Ranch, Paloroso and Skyview Farms. It is understood that the General Plan cannot override entitlements that may have been previously~~

~~granted to existing projects with PUD zoning and/or development agreements. For more detail on projects with the MPC land use designation, refer to the final approved documents for these projects.~~

2. The following text shall be removed from the notes on Table 14.2 Requirements for Type of General Plan Amendment Based on the Extent of Change of the Town of Florence 2020 General Plan:

“A special exception is established for the area encompassed by the proposed Gila River Floodplain Study Area. Proposed amendments to the General Plan Future Land Use Map that would bring positive benefit to land included in the Gila River floodplain boundary modification study would be addressed as Minor Amendments and would not require a Major Amendment to the General Plan.”

3. The MPC land use designation shall be applied to the Territory Square site per Exhibit A.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 5<sup>th</sup> day of November 2012.



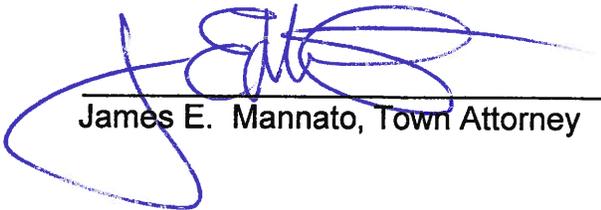
\_\_\_\_\_  
Tom J. Rankin, Mayor

**ATTEST:**



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

**APPROVED AS TO FORM**



\_\_\_\_\_  
James E. Mannato, Town Attorney

# APPLICATION FOR GENERAL PLAN AMENDMENT

PROJECT NAME: Master Planned Community (MPC) MGPA

APPLICATION TYPE:  Major       Minor       Text and FLUM Change (Major)

Property Owner: Multiple property owners within the Town of Florence

Applicant Developer:

Town of Florence  
Community Development Department  
600 N Main Street  
Florence, AZ 85132  
C/O Eddie Lamperez, AICP  
520-868-7572  
[Eddie.lamperez@florenceaz.gov](mailto:Eddie.lamperez@florenceaz.gov)

Address/Location of Property/Legal Description:

MPC Text Amendment- Florence Planning Area  
FLUM Change- Territory Square Project Area

Tax Parcel Numbers:

Multiple

Gross Acres:

Planning Area = 196 square miles  
Territory Square = 1.21 square miles

Current Land Use Classification:

Multiple- see current FLUM

Proposed Land Use Classification:

Master Planned Community

  
Signature of Property Owner or Representative

6/4/12  
Date

## FOR STAFF USE ONLY:

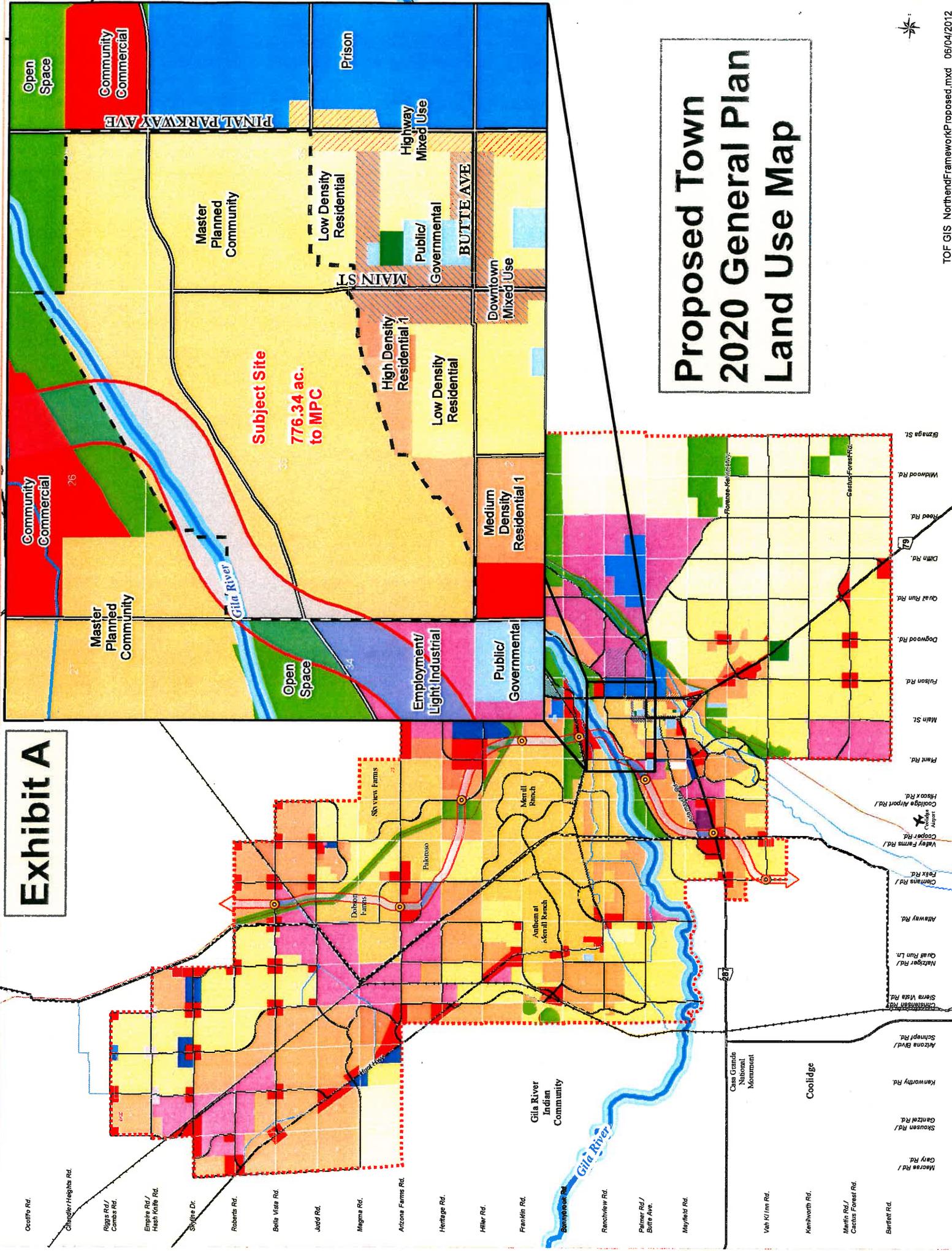
CASE NO. PZC-21-12-MGPA APPLICATION DATE AND TIME: 6/4/12 8:00 AM

PERMIT NO. N/A FEE \$ N/A

PZ HEARING DATES September 25th and Oct. 4th 2012

TC HEARING DATE October 4, 2012 REVIEWED BY Eddie Lamperez

# Exhibit A



# Proposed Town 2020 General Plan Land Use Map



## **NOTICE OF PUBLIC HEARING FLORENCE TOWN COUNCIL**

Notice is hereby given that the Town Council of the Town of Florence, Arizona will hold a Public Hearing on Monday November 5, 2012 at 6:00 p.m. at Florence Town Hall located at 775 N. Main Street, Florence, Arizona, 85132. All members of the public are invited to attend and discuss the following applications:

**PZC-20-12-MGPA.** An application by the Town of Florence for a Major General Plan Amendment (MGPA) that proposes an update to the 2020 General Plan in order to be in compliance with Senate Bill 1598 and to have the Town's General Plan include map and text updates that reflect sources of currently identified aggregate resources. This request also intends to modify the language for the Land Use Overlay Areas section of the Land Use Element within the 2020 General Plan by creating and defining a new Aggregate Resources (AR) Overlay and including language that it will require a Major General Plan Amendment to apply the overlay to the Future Land Use Map.

**PZC-21-12-MGPA.** An application by the Town of Florence for a Major General Plan Amendment (MGPA) that proposes to amend the Master Planned Community (MPC) land use designation and apply the MPC land use designation to the site known as the North End Framework Vision Plan study area, which is now also known as the Territory Square (TS) project area. Specific modifications are being proposed to the MPC text to allow for further flexibility in regards to its use and implementation, such as allowing for more than one master developer in a MPC and allowing a MPC to be matched with an alternative, hybrid zoning designation, such as that being proposed by the new Territory Square Zoning District. Also, this Major General Plan amendment proposes to eliminate text under Table 14.2 regarding the TS project area since it is no longer applicable.

A detailed description of these proposed Major General Plan Amendments is available for viewing at the Town of Florence Community Development building located at 600 N. Main Street, Florence, AZ, Monday thru Friday from 8 a.m. to 5 p.m. The Department can be reached by phone at (520) 868-7575.

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; date of publication: October 18, 2012.