



Pinal County Comprehensive Plan

Planning & Zoning Commission Project Update

May 15, 2008



Planning Process: What is the Comprehensive Plan?

- A statement of policy to guide decision-making
- A plan to anticipate and manage growth
- The determination of the appropriate role for Pinal County
- An implementation program



Where are we in the process?

Task 1: Project Initiation

Task 2: Framing Pinal County Comprehensive Plan Issues

Task 3: Pinal County Comprehensive Plan Compendium

Task 4: Setting the Vision

Task 5: Policy Framework

Task 6: Alternatives Development and Analysis

Task 7: Preferred Plan Alternative

Task 8: Draft Comprehensive Plan (60-Day Review Draft)

Task 9: Agency Review

Task 10: Implementation Plan

Task 11: Public Hearing Comprehensive Plan

Task 12: Produce Final Pinal County Comprehensive Plan



How Did We Get Here?

- Data collection and analysis: Compendium
- Road Shows (July 2007)
- Visioning Workshops (August 2007)
- Design Charrettes (October 2007)
- Youth Charrettes (December 2007)
- Alternatives Workshops (February 2008)
- Preferred Future Workshops (April 2008)
- Dozens of work group meetings

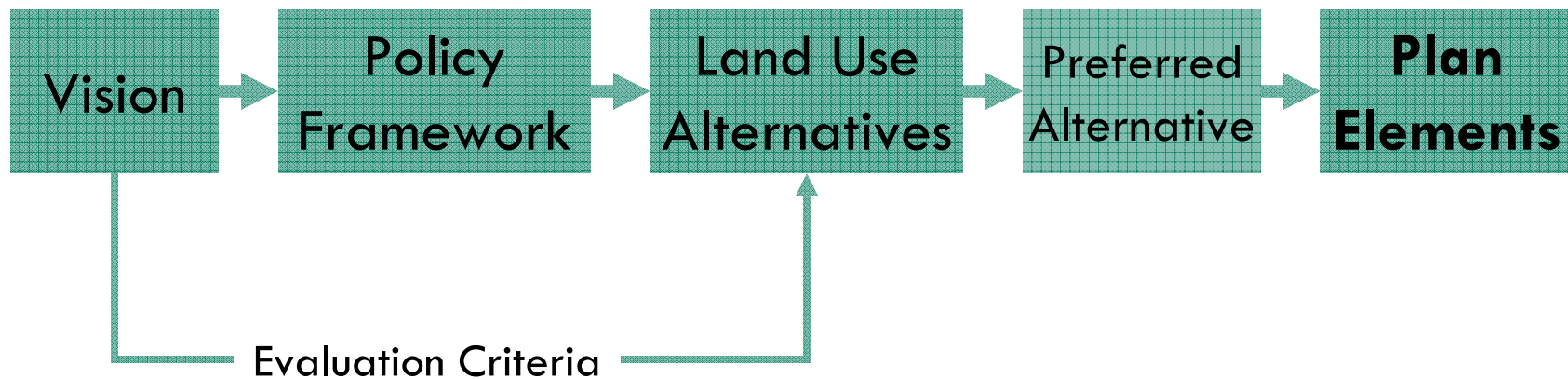
Pinal County Comprehensive Plan

We Create Our Future





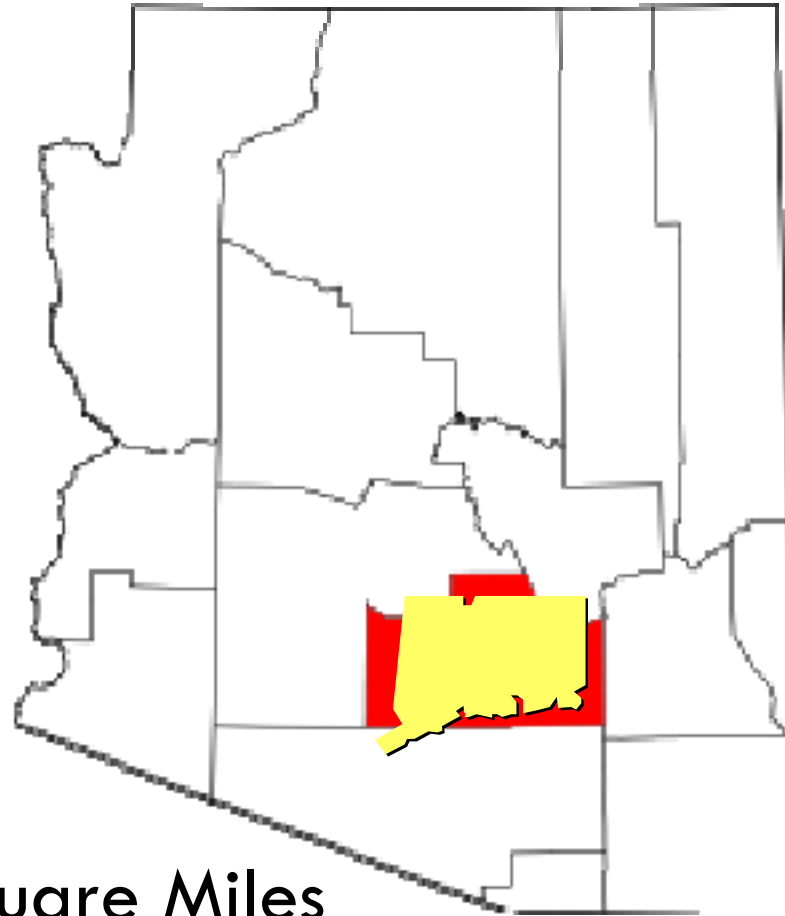
Where does the Vision fit?





**In Pinal, It Can No Longer Be
Business As Usual!**

Size of Pinal



Pinal County: 5,386 Square Miles

State of Connecticut: 4,845 Square Miles

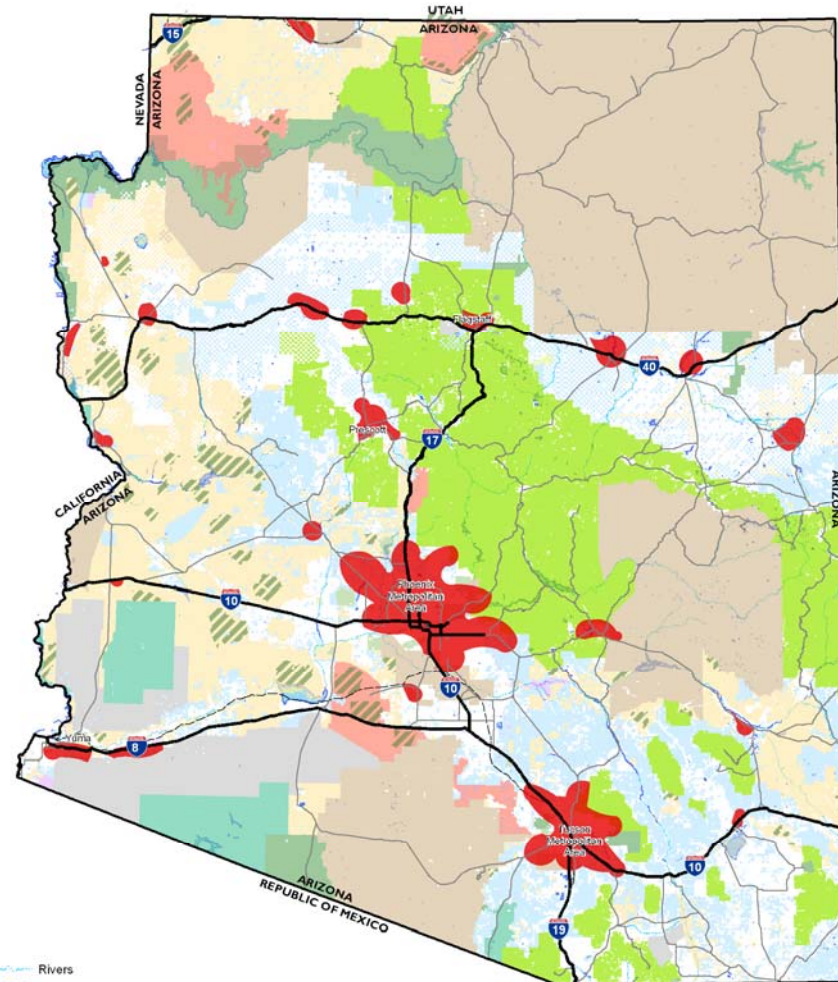


Pinal Realities

- Private and Arizona State Trust Land holdings have the right to be developed
- Growth in Arizona should be anticipated
- Pinal County is in the center of the Sun Corridor Megapolitan Area

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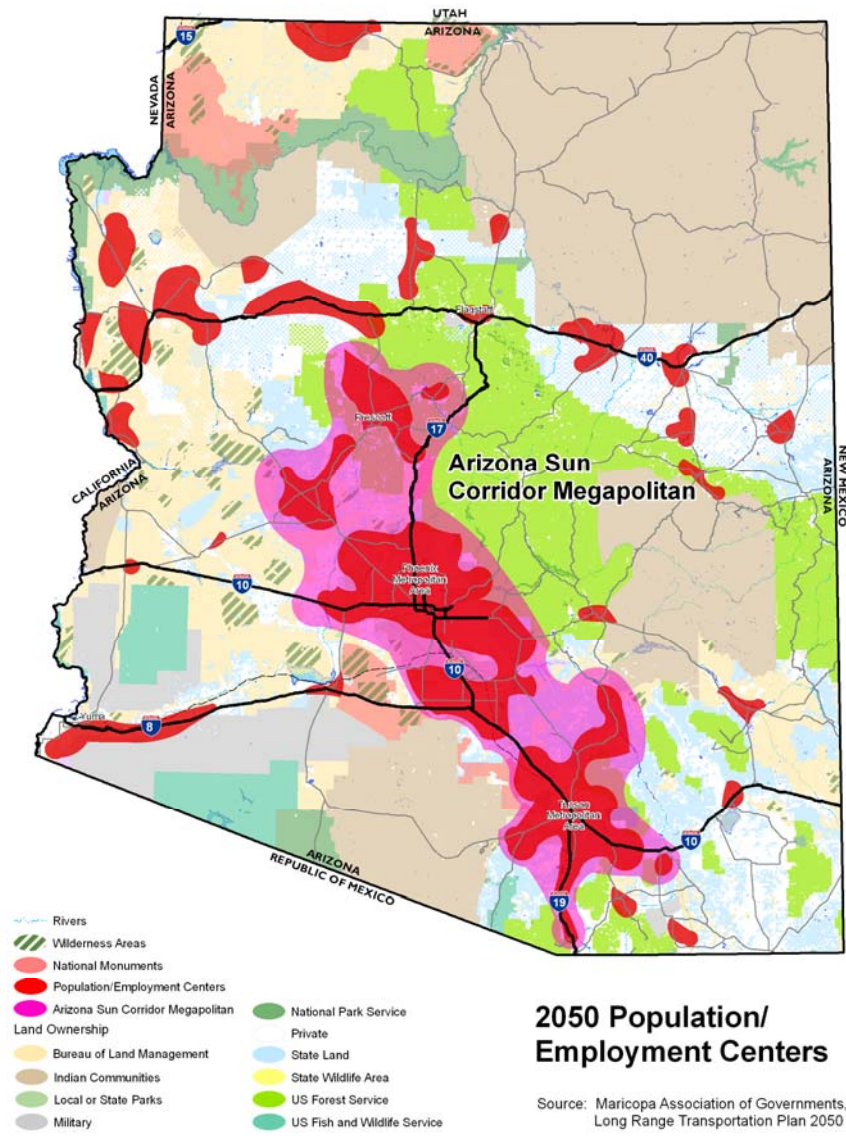
- Rivers
- Wilderness Areas
- National Monuments
- Population/Employment Centers
- Land Ownership**
- Bureau of Land Management
- Indian Communities
- Local or State Parks
- Military
- National Park Service
- Private
- State Land
- State Wildlife Area
- US Forest Service
- US Fish and Wildlife Service

2005 Population/ Employment Centers

Source: Maricopa Association of Governments,
Long Range Transportation Plan 2050

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Pinal Realities

- Approved residential developments under Pinal County jurisdiction average 3.5 dwelling units per acre
- State Trust Land is $\frac{2}{3}$ of available developable land in Pinal County; without meaningful State Trust Land reform, this can develop at a minimum of 1.0 dwelling unit per acre



Pinal Realities

- Pinal County has very limited control over development with regard to water (Arizona Department of Water Resources)
- Agriculture is a business, not a land use
- Pinal has a rapid increase in road congestion, restricted road capacity, and lack of connectivity between communities



Pinal Realities

- In Pinal, over 650,000 dwelling units have already been entitled
 - Accommodates approximately 1.625 million people
 - Nearly 1/2 in unincorporated Pinal County



Pinal Realities

- Currently, 160 jobs exist for every 1,000 residents in Pinal County; this has dropped from 200 in 2001 (*compare to 585 and 514 jobs per 1,000 residents in Maricopa and Pima Counties, respectively*)
- Pinal County will soon be as large as Pima County



A Brief Review: Alternatives Workshops

- Presented three land use and transportation alternatives and asked for feedback:
 - Land use pattern, open space and transit
 - Features: commercial airport, east County ecotourism corridor, commuter rail, County gateways, and tourist train

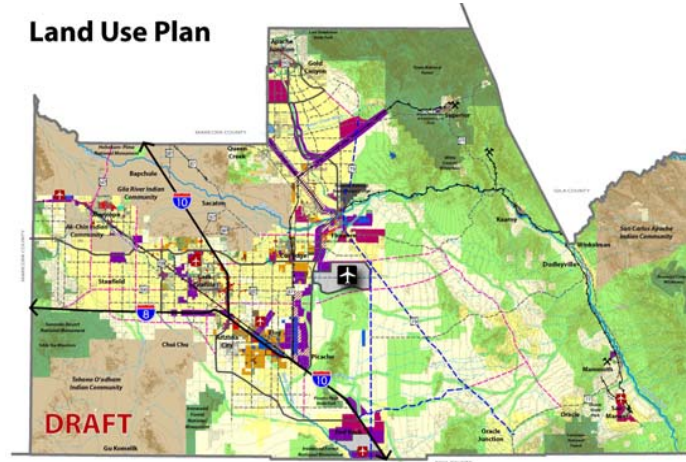
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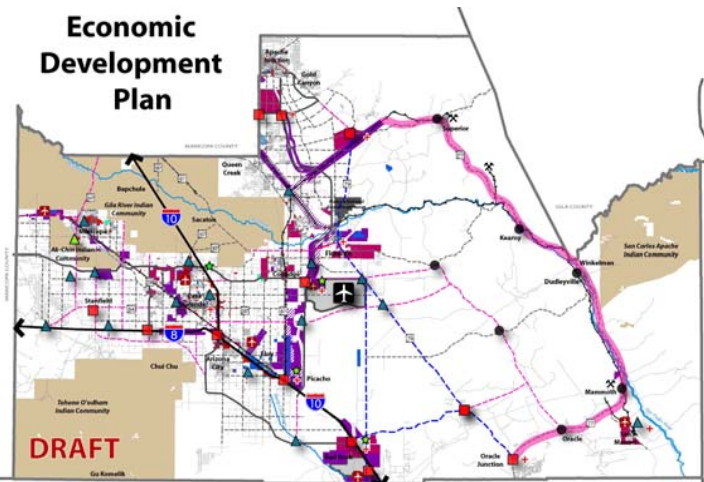


Pinal's Preferred Future depicted in three maps:

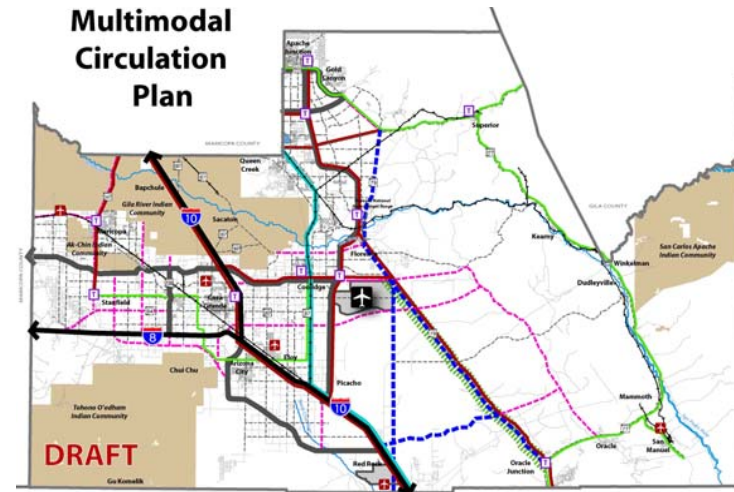
Land Use Plan



Economic Development Plan



Multimodal Circulation Plan

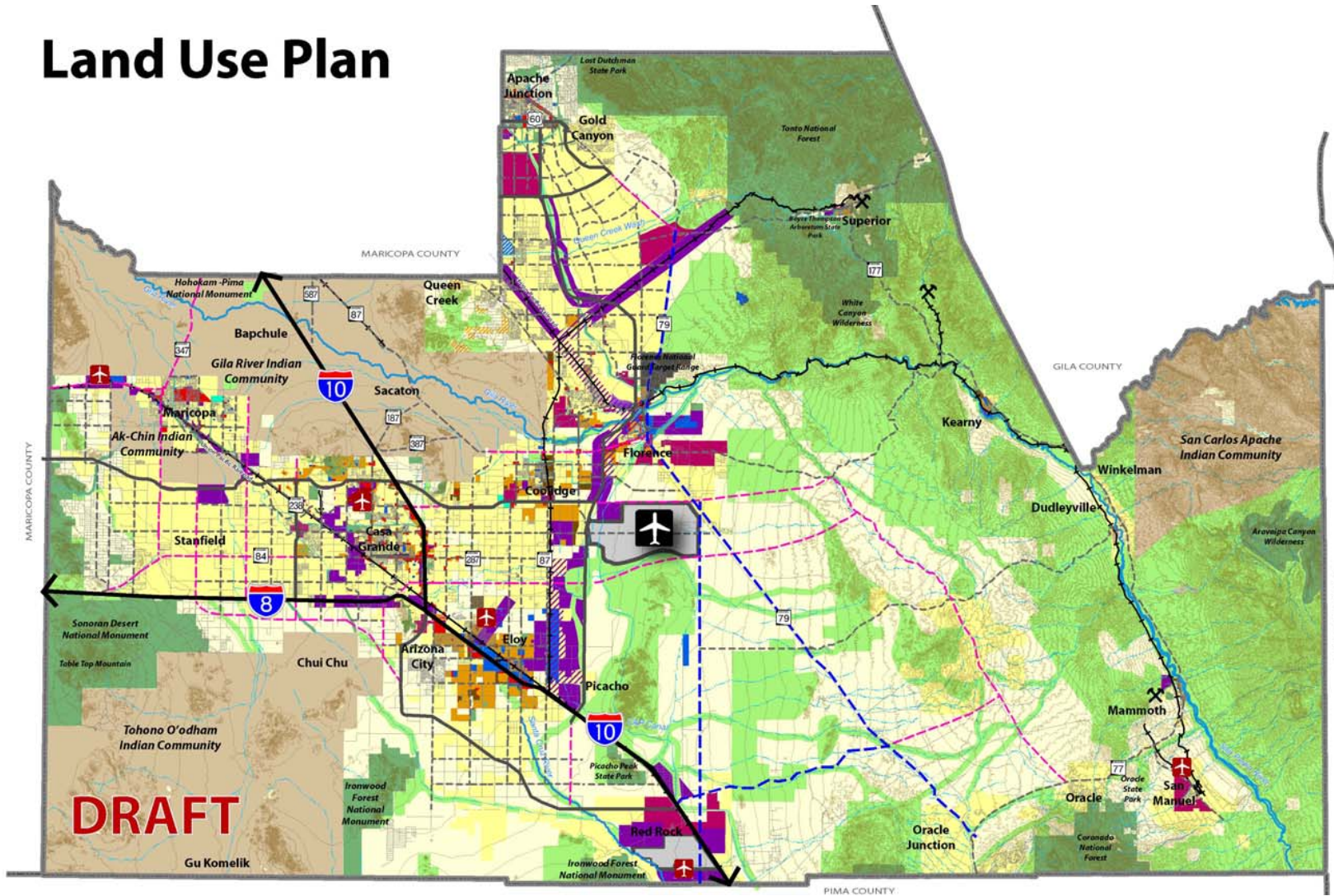


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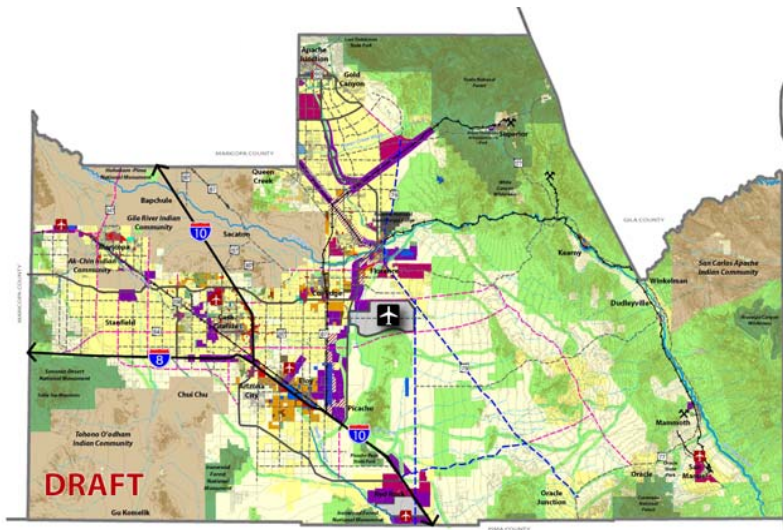
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Land Use Plan



Philosophy: Land Use



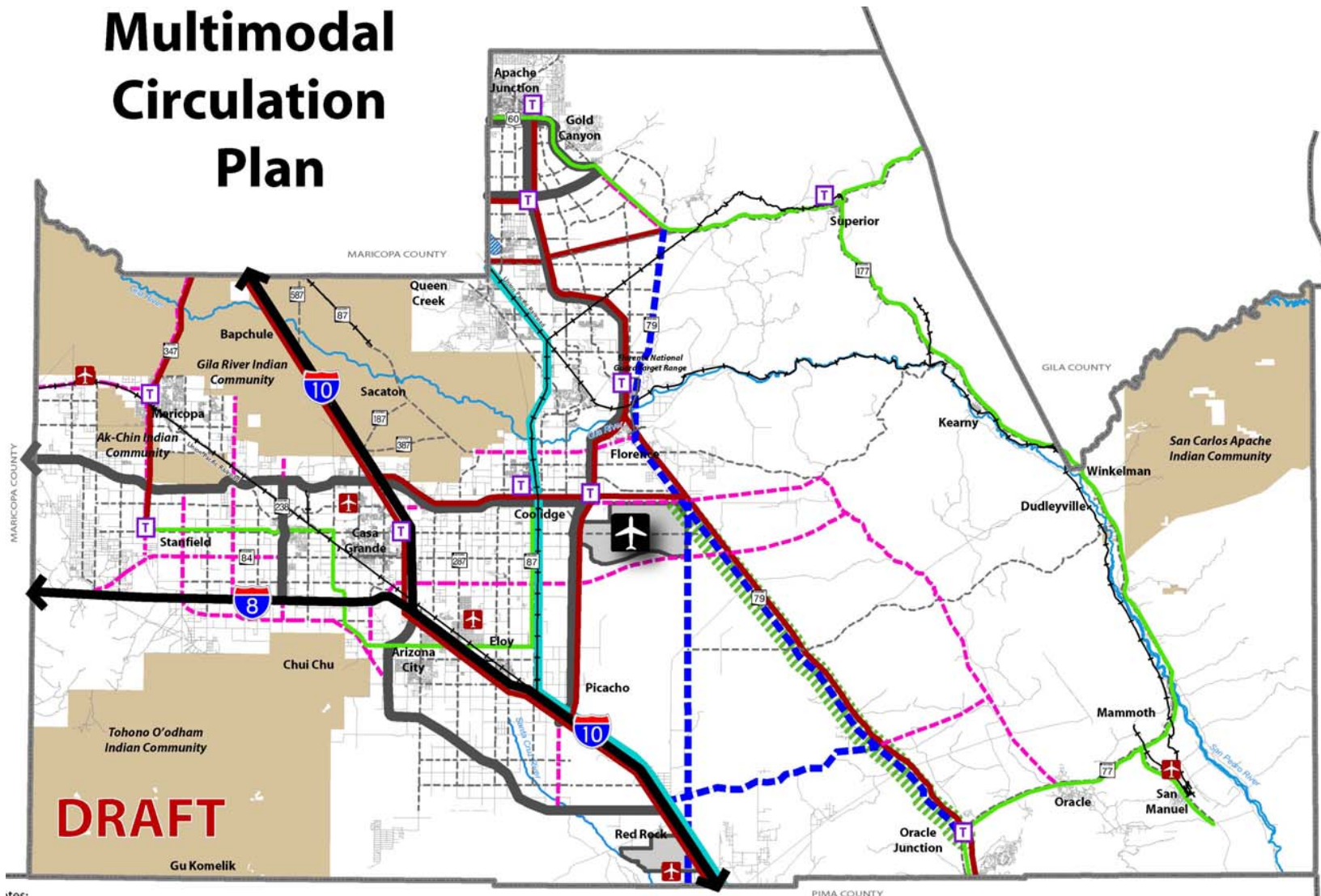
- Employs corridor focused philosophy, concentrating higher density development in Pinal's core and preserving rural-feel of east County
- Plans for large swaths of open space
- Provides a variety of residential housing options
- Target employment of 500 jobs per 1,000 residents
- Planning for buildout
- Compliments municipal planning efforts

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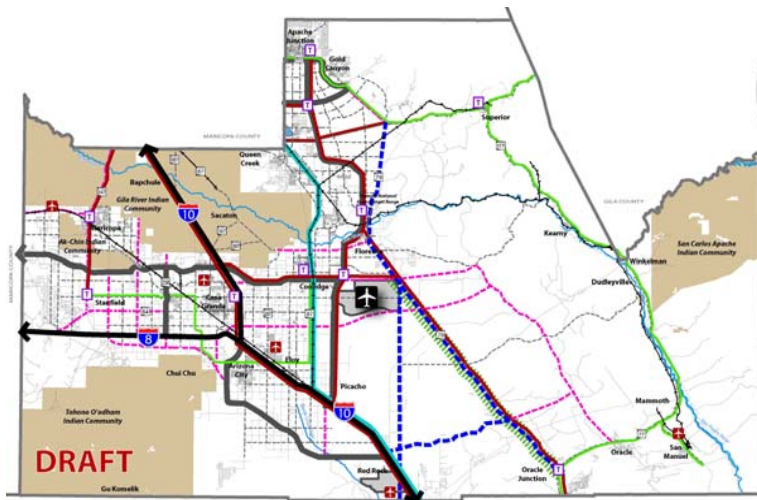
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Multimodal Circulation Plan



Philosophy: Multimodal Circulation



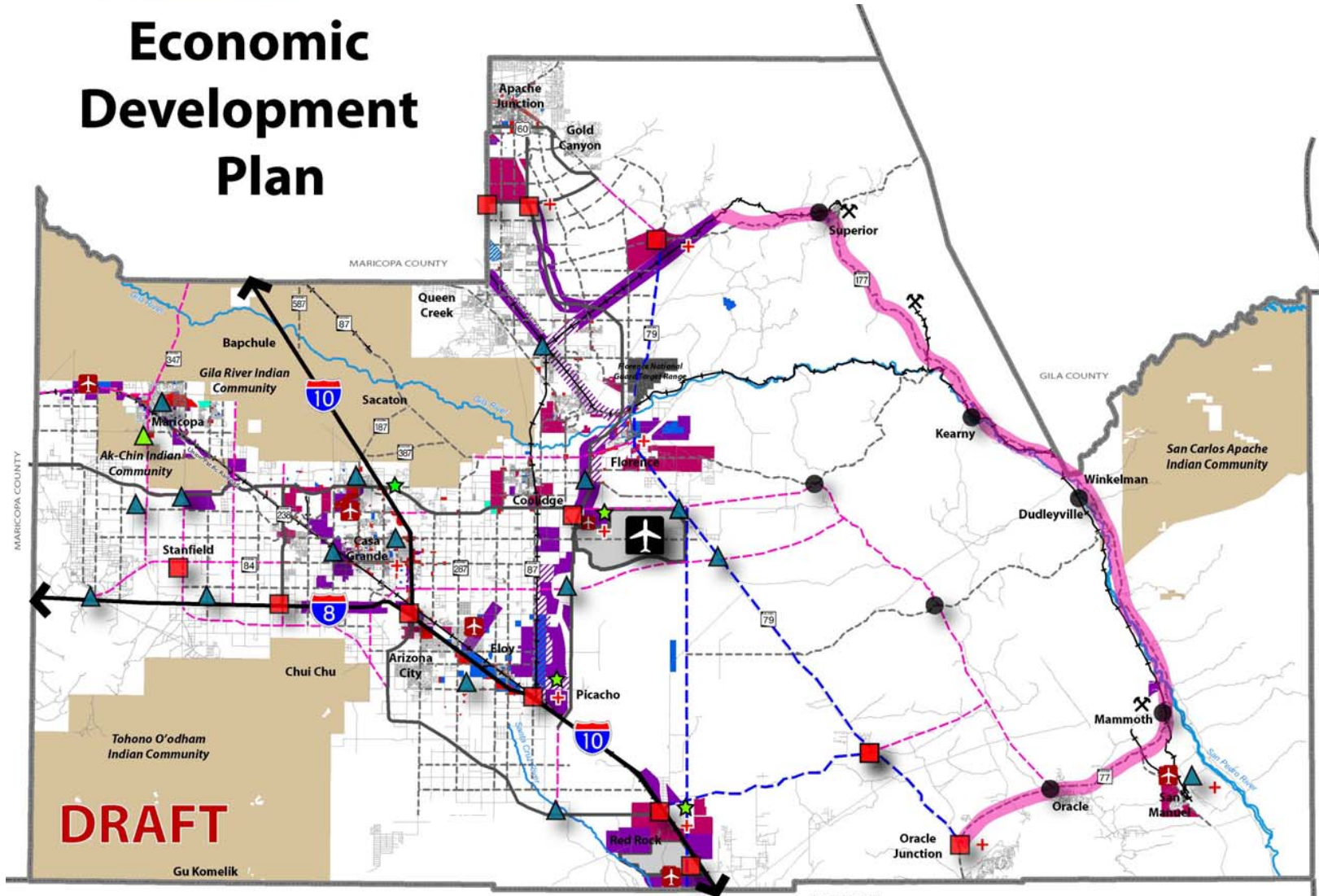
- Employs corridor focused philosophy connecting key Activity Centers
- Considers other regional studies/plans, including:
 - I-8/I-10 Hidden Valley Framework
 - Pinal Regionally Significant Routes
 - Pinal County Corridor Definition Studies
 - I-10 Corridor Study
 - Small Area Transportation Studies
- Includes municipal general plans to ensure good regional connectivity
- Recognizes Context Sensitive Corridor

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Economic Development Plan





Preferred Future Workshops

- Events held in Oracle, Apache Junction, Arizona City, Casa Grande, Coolidge, and Florence
- Participants reviewed the Land Use, Circulation, and Economic Development Philosophies, weighed them against the Vision, and provided feedback
- Based on input received, **no** substantive changes to the philosophies were recommended



Implementation: Cool Tools

- Morrison Institute Report (July 2007) identified “Cool Tools” based on initial research
- Additional “Cool Tools” identified by Comprehensive Planning team during the year-long planning process

Some “Cool Tools” have already been included in our Plan!



Top Five Cool Tools

Megapolitan Mobility Project

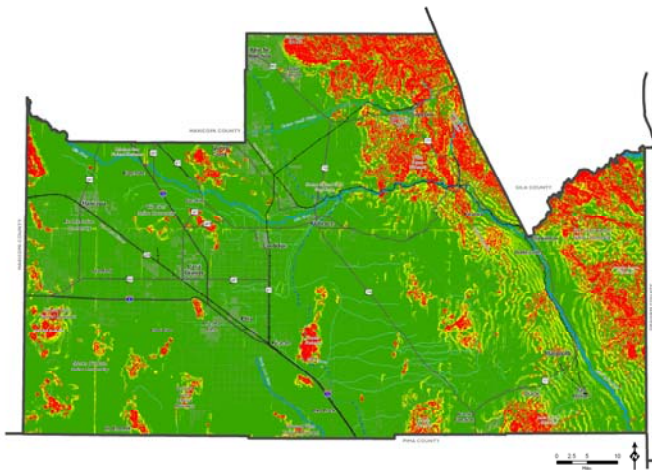


- Plan, finance, and implement long-term solutions to mega-scale transportation needs
- Pinal, Pima and Maricopa Counties
- Overseen by an elected/appointed board
- Potentially funded through a special district

Example: Central Arizona Project

Source: Morrison Institute, 2007

“Greenprint” Developable Land



- Identify suitable areas for conservation and areas for development
 - State Trust Lands
 - Municipal Planning Areas
 - Private lands
- Create a GIS-based development suitability map for Pinal County (see: Pinal County Comprehensive Plan Compendium, May 2007)

Example: Travis County, Texas

Source: Morrison Institute, 2007

Purchase Open Space



- Implement a County-wide impact fee assessed on every new home built
- Proceeds would fund the purchase of lands for open space and the protection of vital habitat and wildlife corridors

Example: San Diego County, CA

Source: Morrison Institute, 2007

Sonoran-Friendly Landscaping



- Introduce a County-wide native plant landscaping code
- Prohibit non-native, invasive plant species
- Educate residents about the Sonoran desert
- Provide incentives to replace non-native plants

Example: Scottsdale, AZ

Source: Sonoran Gardens, Inc., 2008; Morrison Institute, 2007

“Green” Employment District



- Dedicated activity center that promotes sustainable industries and renewable energy technology
- Includes a center to educate “Green Collar” workers
- Encourages green industries to make Pinal home
- Encourages development and use of alternative fuels

Example: Coconino County, AZ



Next Steps

- **May – June 2008: Pinal Forum Series**
 - May 15: Multimodal Circulation
 - May 22: Economic Development
 - May 29: Water
 - June 5: Sustainability
- **June 2008: Draft Plan & 60-Day Review**
- **September/October 2008: Public Hearings and Plan Adoption**



Thank you!

Contacts Us:

Jerry Stabley, Pinal County Project Manager
jerrold.stabley@co.pinal.az.us

Peggy Fiandaca, PSA
PSAinc@cox.net

Visit the Project Website Regularly!

www.PinalCountyPlan.com