WITHEY MORRIS BAUGH

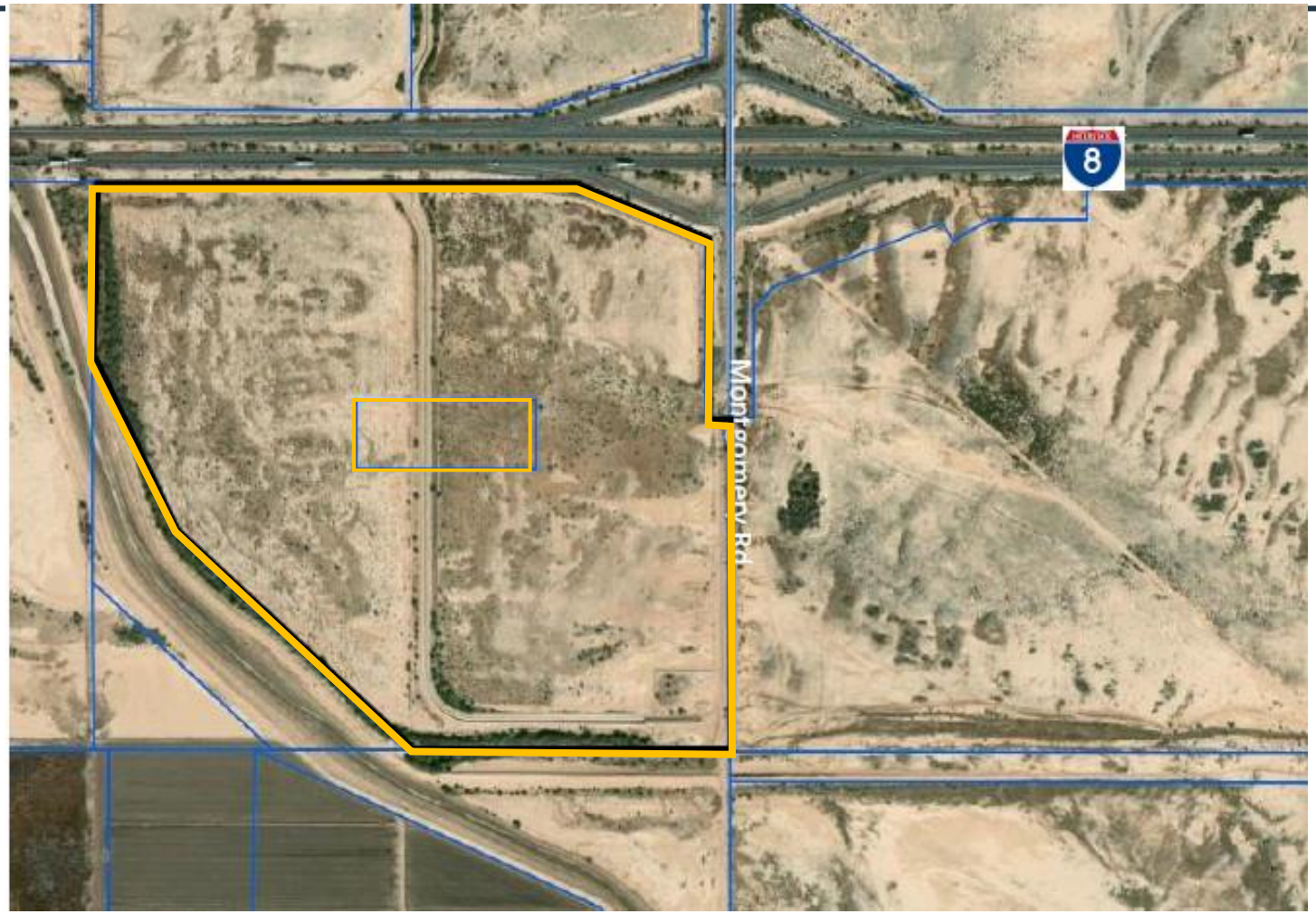
Interstate 8 & Montgomery Road

Case No. PZ-PA-006-24

Major Comprehensive Plan Amendment

Board of Supervisors | October 30, 2024

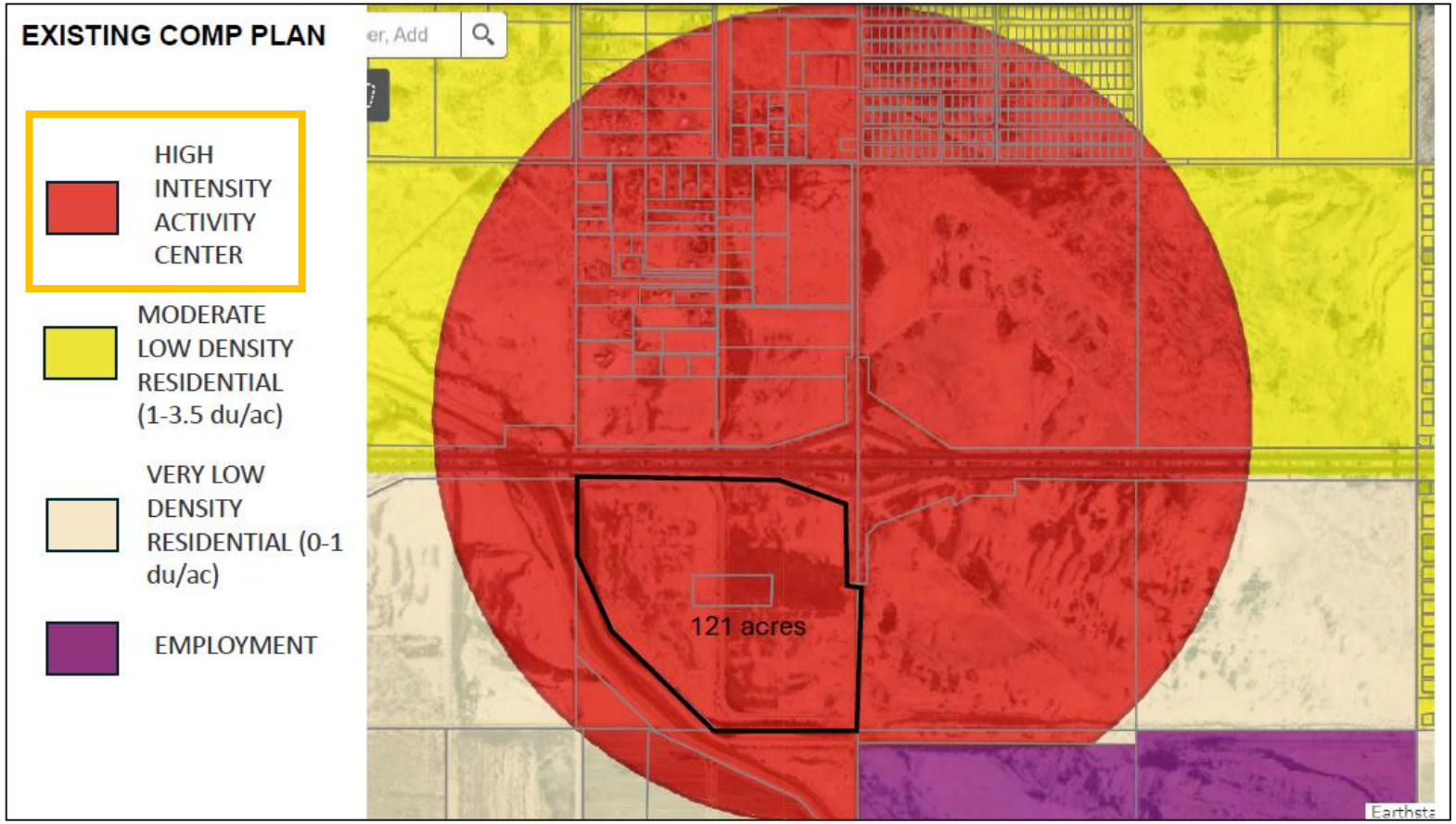
- +/- 121 acres – two parcels
- Undeveloped land
- Southwest corner of Interstate 8 and Montgomery Road



Site Aerial Map

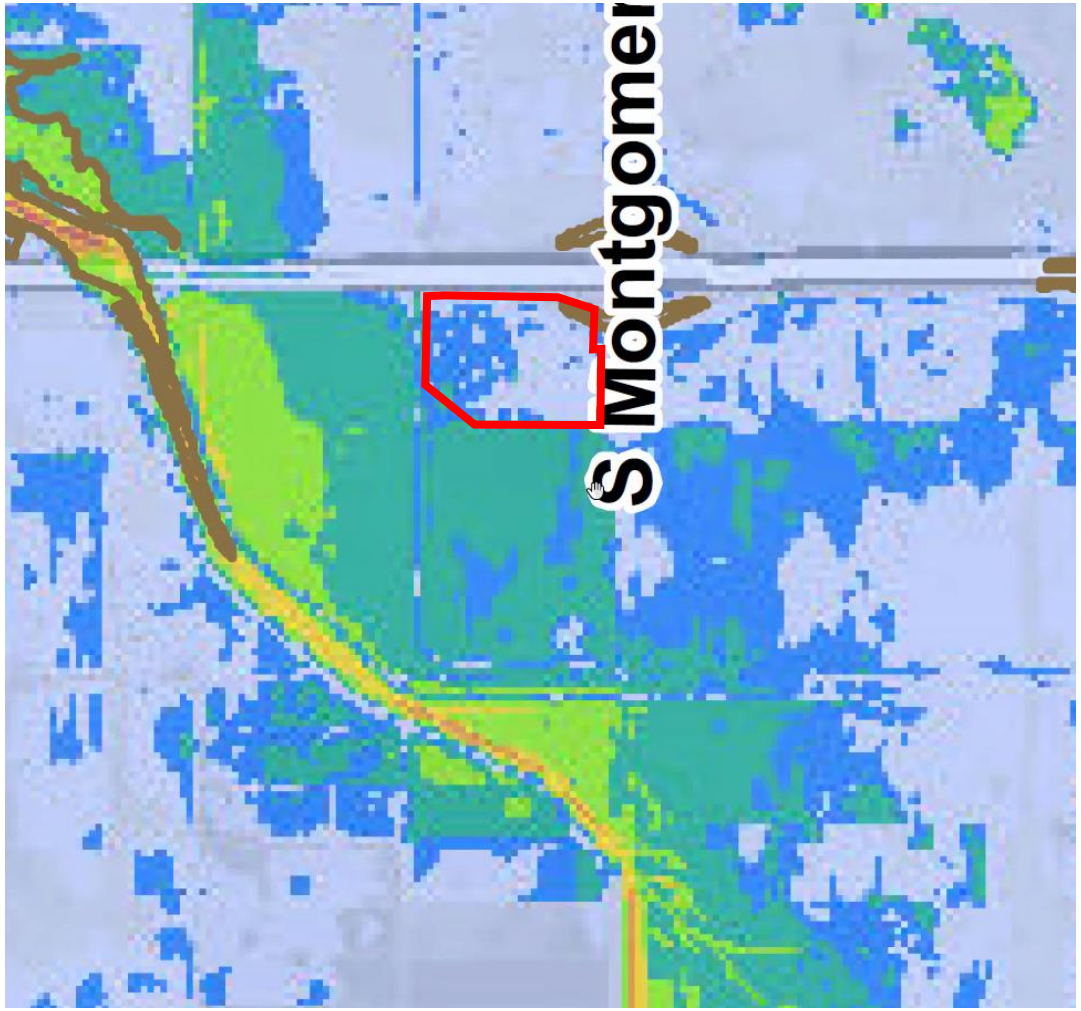
Existing Comprehensive Plan Designation

- High Intensity Activity centers is intended to have a mix of uses to include high density residential, commercial, entertainment districts, and business park uses.
- The existing designation of High Intensity Activity Center is not appropriate given the large floodplain area that runs through the site.
- Many uses encouraged within the High Intensity Activity Center are not developable within the floodplain.

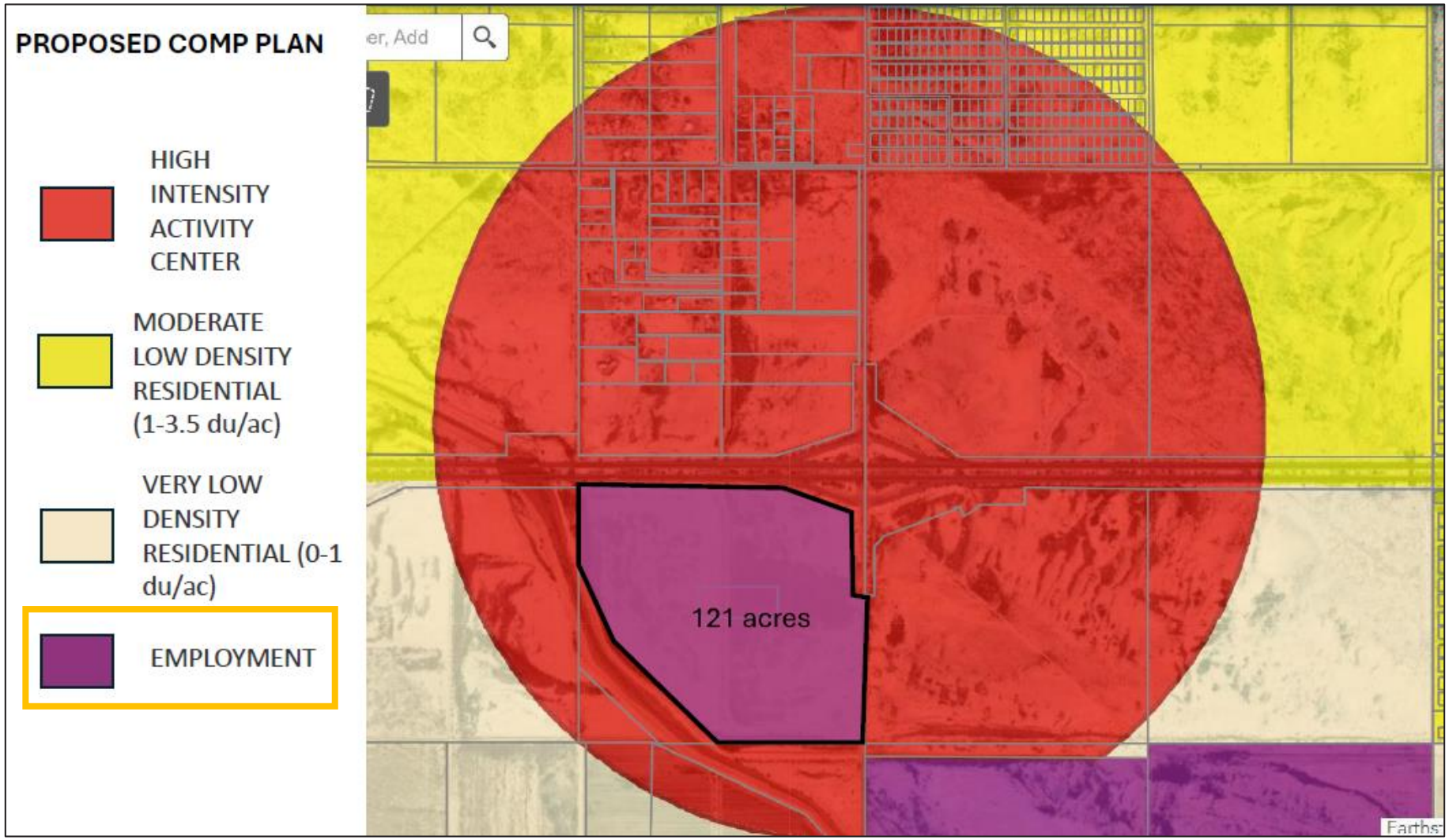


Floodplain Map



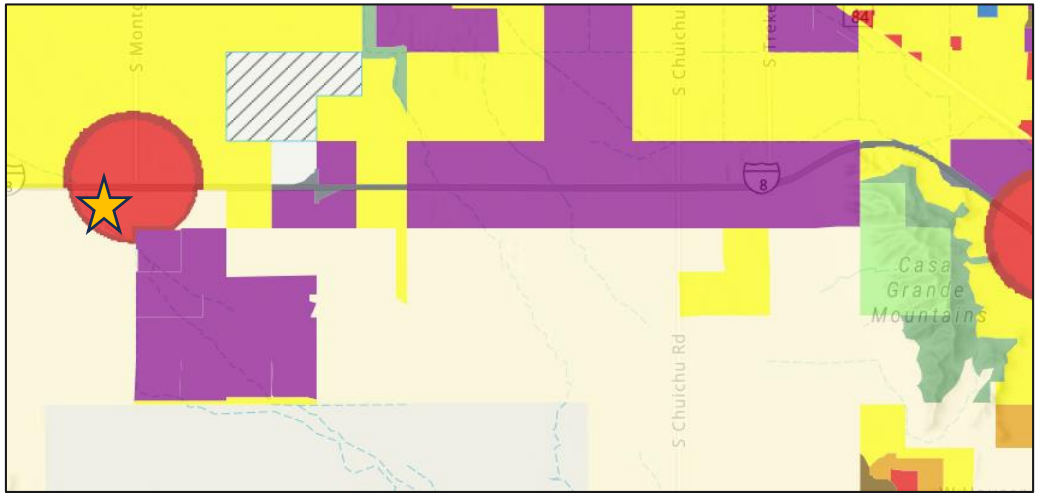


Proposed Comprehensive Plan Designation



Employment Land Use Designation

- The proposal to the Employment Designation creates opportunities for employment to help balance the surrounding uses in a meaningful way.
- Adjacent to Employment Designation to the southeast, and along I-8 to the east., and will continue that pattern.
- Encourages uses while also being cognizant of the significant development challenges adjacent to the Zone A floodplain area.
- Employment designation can support a variety of employment-generating businesses that will promote economic development.
- The location of the Property is ideal off Interstate 8, a major transportation corridor, and near Casa Grande.



Consistent with Comprehensive Plan Goals and Objectives

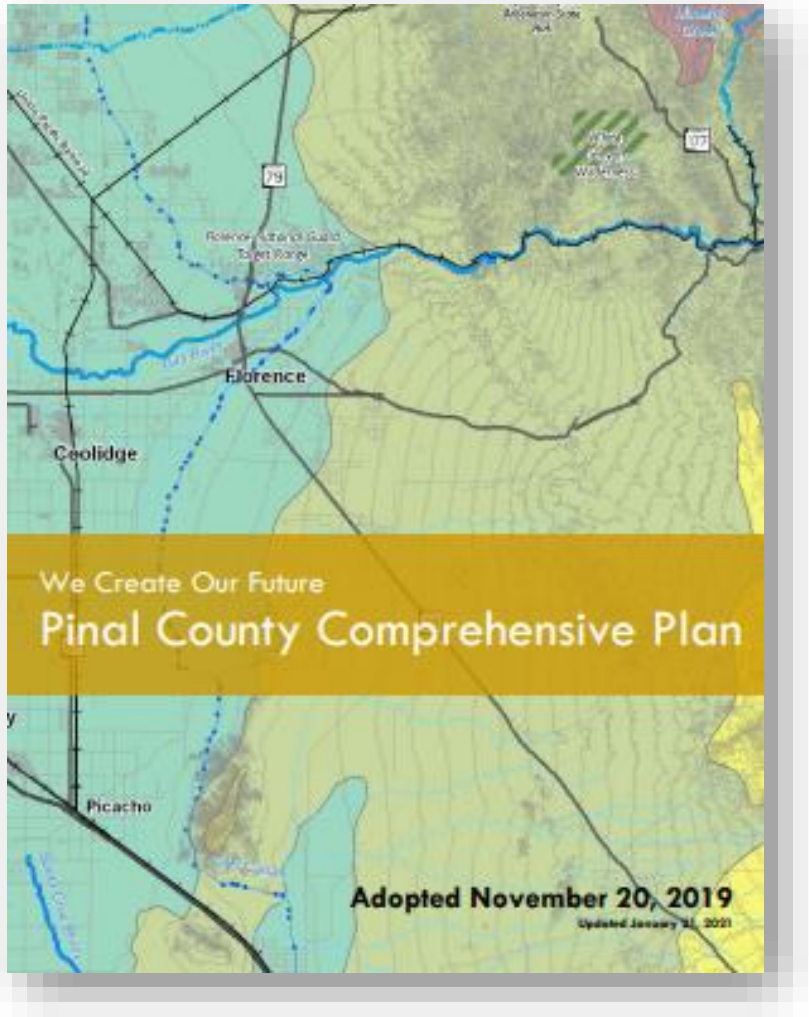
SENSE OF COMMUNITY VISION

- ✓ 3.1 Goal: Carefully manage and guide growth in a manner that promotes economic development, integrates current and future multimodal transportation systems and is sensitive to the natural environment.

- ✓ 3.1.1 Objective: Promote diverse employment opportunities near population base.

MOBILITY AND CONNECTIVITY VISION

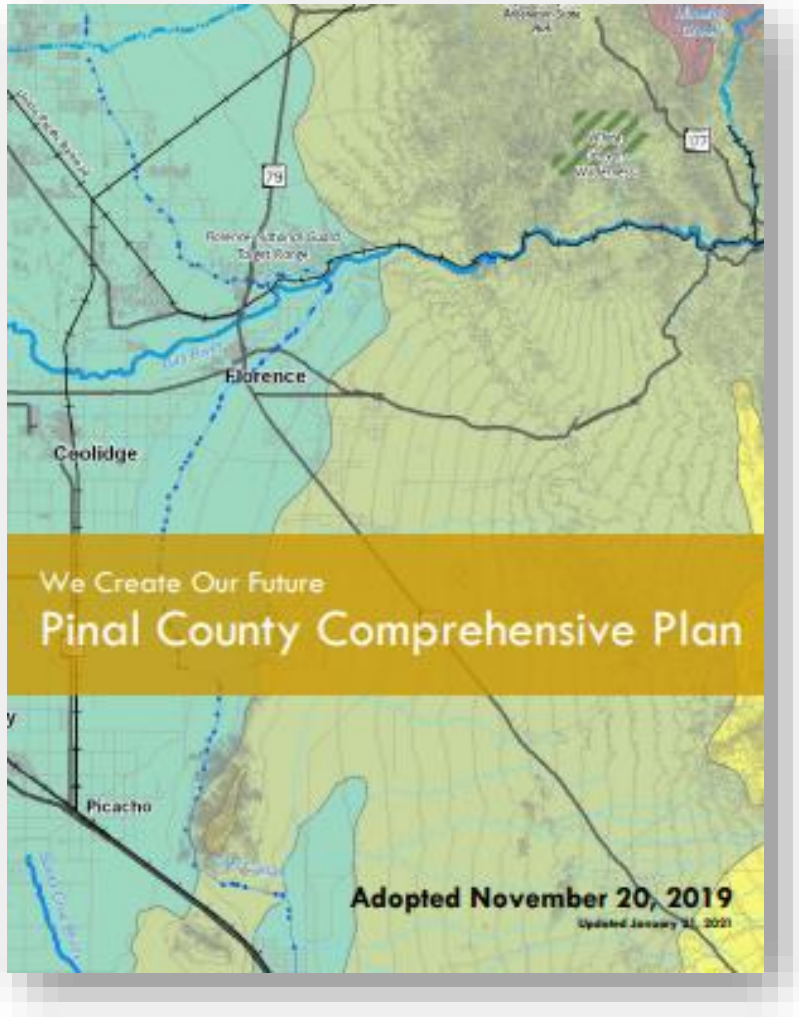
- ✓ 4.1 Goal: Improve County and regional mobility.



Consistent with Comprehensive Plan Goals and Objectives

ECONOMIC SUSTAINABILITY VISION

- ✓ 5.1 Goal: Create more employment opportunities in Pinal County.
- ✓ 5.1.1 Objective: Increase the number of businesses that expand in and locate to Pinal County.
- ✓ 5.2 Goal: Encourage the preservation of adequate locations for employment uses to meet long-term economic development needs.



Consistent with Comprehensive Plan Goals and Objectives

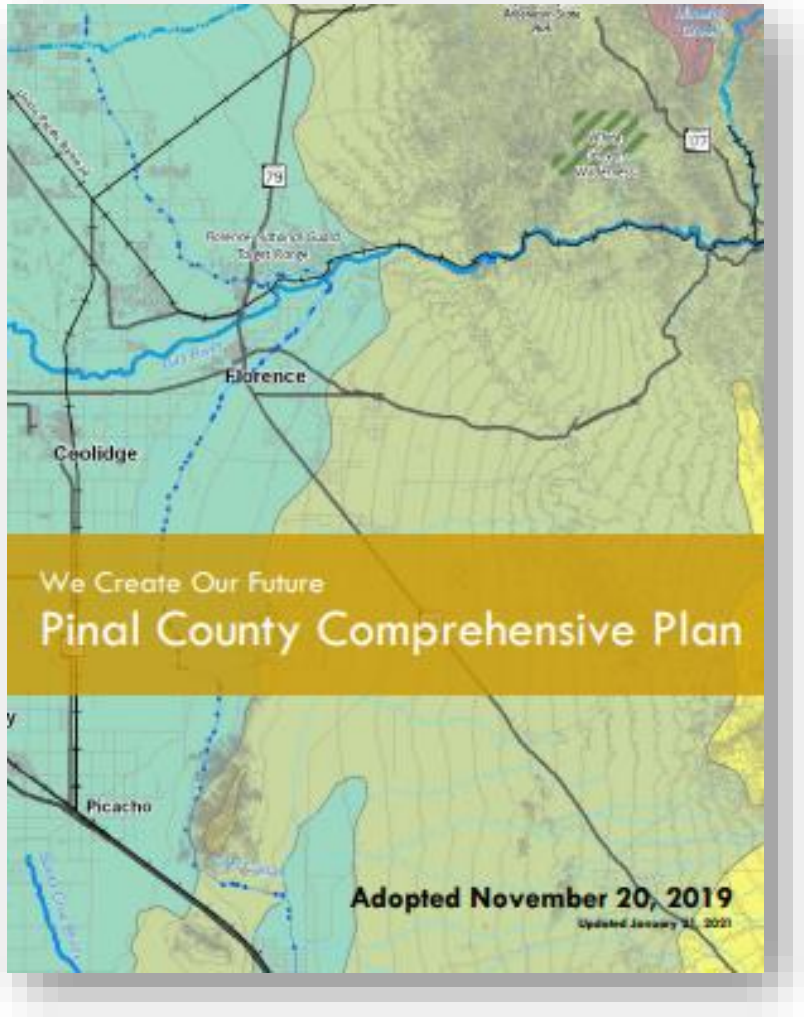
OPEN SPACES AND PLACES VISION

- ✓ 6.1 Goal: Develop a connected system of open space areas that protect and conserve natural, physical and social resources.

- ✓ 6.1.2 Objective: Preserve, protect, or conserve the existing natural drainage system.

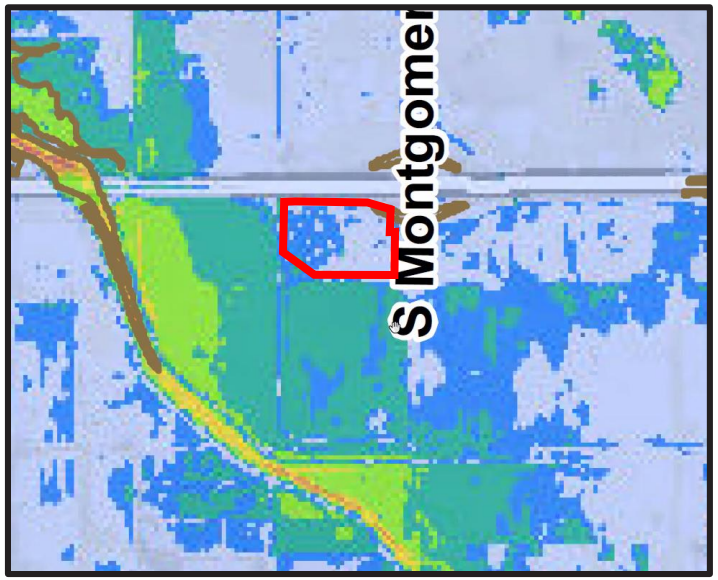
ENVIRONMENTAL STEWARDSHIP VISION

- ✓ 7.1 Goal: Environmental stewardship is part of all decisions made and Pinal County has become a model for sustainability, with environmentally sensitive County codes, policies, and ordinances.



Summary

- Existing floodplain on the site makes it impractical to develop under the current land use designation - high intensity activity center.
- These activity centers are more appropriate on land outside of the key floodplain areas, and near existing cities.
- The employment designation meets many of the comprehensive plan goals and objectives.
- Consistent with the employment designations in the vicinity.
- The employment designation will promote employment opportunities within the Interstate 8 corridor.





WITHEY MORRIS BAUGH

Get In Touch

Phone Number
(602) 230-0600

Email Address
info@wmbattorneys.com

Office Address
2525 E Arizona Biltmore Circle A-212 Phoenix, AZ 85016

Questions?

