CHAPTER 2: LAND USE

Land Use Element

Overview

The Land Use Element establishes a blueprint to guide development in the direction that gives focus to the vision that the City hopes to create through zoning and land use regulations. Goals, objectives and strategies are also developed to put the plan into action, and can be found in Chapter 9.

The City experienced a 52% increase in population between 2000 and 2010 growing from 7,786 to 11,825 permanent residents. Much of the new growth occurred in the newer subdivisions that were developed since 2000. There is still a large supply of buildable lots ready for new homes throughout the planning area.

Coolidge Area 2013

Land Use Plan

The land use plan is the backbone of the General Plan 2025 document. It provides the guidance on development decisions in a manner that is consistent with the Community vision.

The City of Coolidge General Plan Update adopted in 2003 established 14 land use classifications. The General Plan 2025 Land Use Plan is more generalized with 6 land use classifications. The Land Use Policy Map (Figure 2.1, Figure 2.2) illustrates the locations for the six land use categories that are further described in this section. The six land use classifications include:

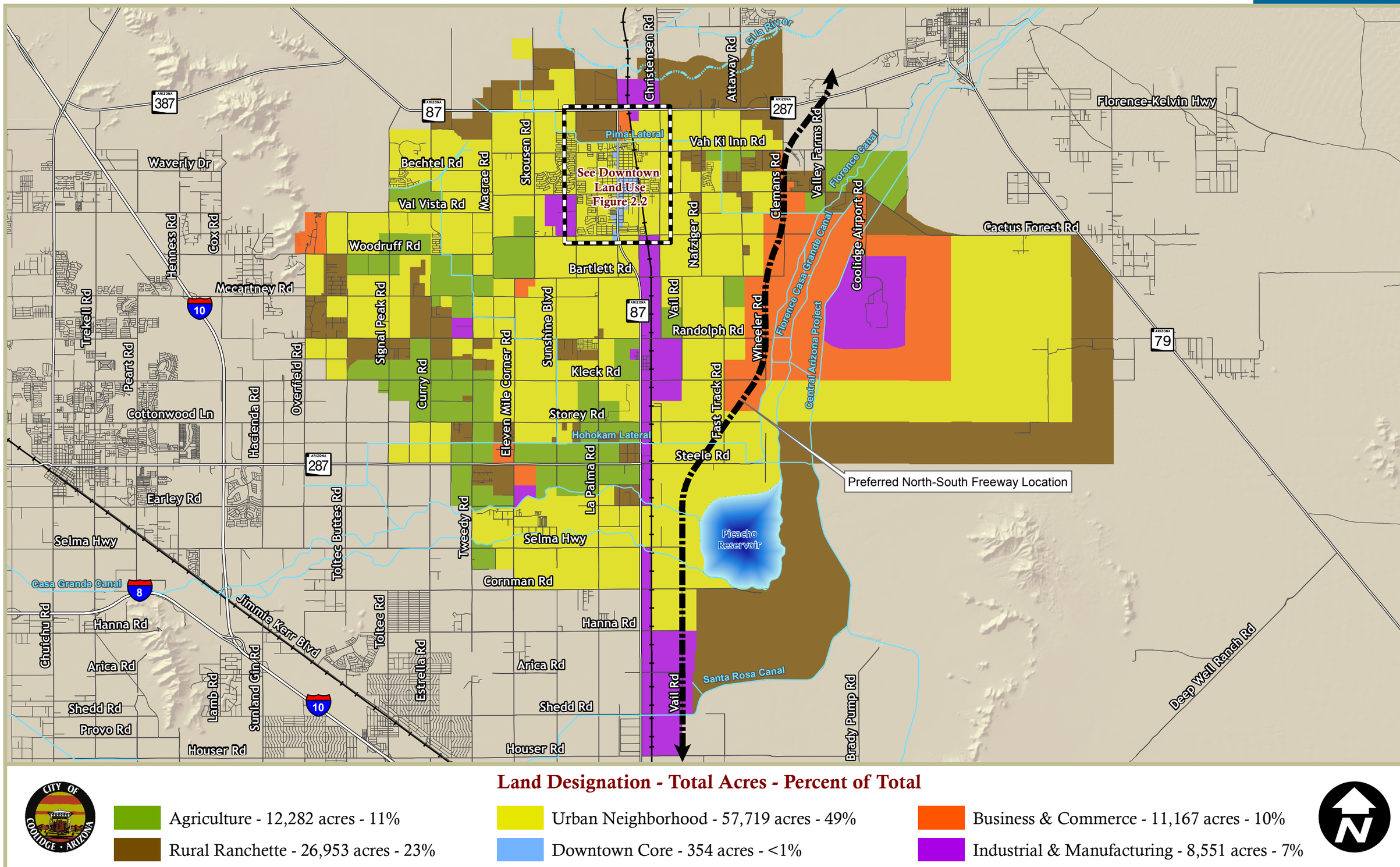
- **Agriculture**
- **Rural Ranchette**
- **Urban Neighborhood**
- **Downtown Core**
- **Business & Commerce**
- **Industrial & Manufacturing**

Figure 2.1 provides a breakdown of the land use classifications by acreage and percent of the total planning area.

Land Use Summary

Each of the land use classifications are summarized in the following pages with accompanying photographs that provide a visual depiction of how this land use would appear from an aerial or landscape point of view. Specific direction on appropriate uses, zoning, density and intensity, infrastructure and mobility, spatial form and design, and transition land uses are also provided for each of the land use classifications.

Numbers identified as “targets” in this Plan are not intended to be binding restrictions but are instead offered as examples of vision for the areas described. Proposals that fall outside of any “targets” offered in the Plan will still be deemed consistent with the General Plan and will be able to be heard without the need for a General Plan Amendment of any kind.



Land Designation - Total Acres - Percent of Total

- Agriculture - 12,282 acres - 11%
- Rural Ranchette - 26,953 acres - 23%
- Urban Neighborhood - 57,719 acres - 49%
- Downtown Core - 354 acres - <1%
- Business & Commerce - 11,167 acres - 10%
- Industrial & Manufacturing - 8,551 acres - 7%

Figure 2.1 : Land Use Policy Map

The end we aim must be known before the way can be made.
-Jean Paul

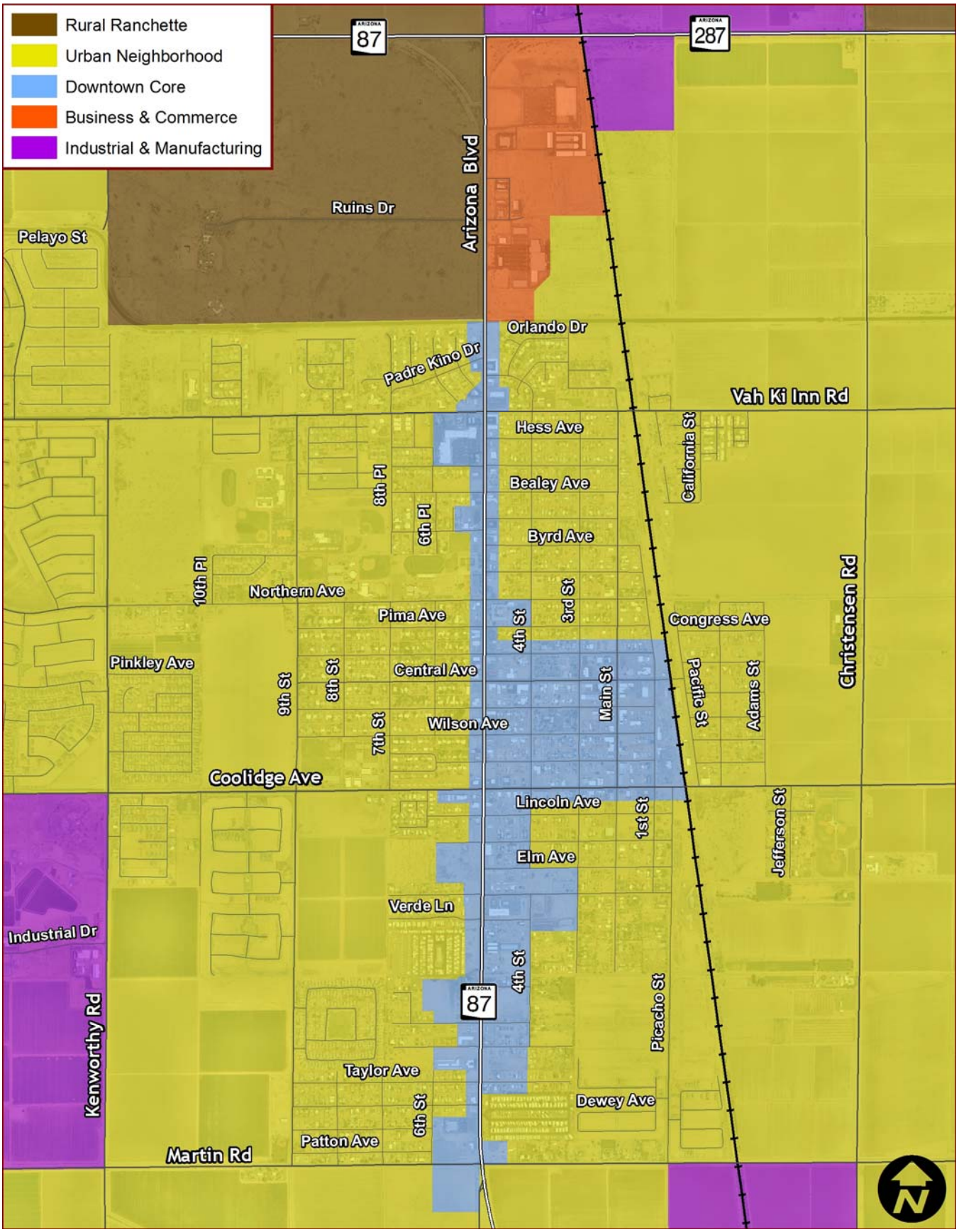


Figure 2.2 : Downtown Land Use

AGRICULTURE

DESCRIPTION

Over a thousand years the ancestral people of the Sonoran Desert supported themselves with food they grew, hunted, or gathered. The Salt and Gila rivers were their lifelines which they tapped with irrigation canals that diverted water to the floodplains rich soil. Since these early days, agriculture has been a valuable economic resource in the Coolidge planning area. This industry is an asset to the City's landscape. The General Plan 2025 recognizes the importance of agriculture in the planning area and this land use accounts for nearly 19 square miles of the entire planning area.

APPROPRIATE LAND USES

Agricultural Production and Processing

Agricultural Operations

Dairies, Feedlots

Ag-Related Residential, Farm Worker Housing

Ag Related Commercial, Feed Stores, Ag Machinery Sales, Service and Repair, Irrigation Equipment Sales etc.

APPROPRIATE ZONING

- Agricultural Zone (AG)
- Neighborhood Business Zone (C-1)
- General Business Zone (C-2)
- Planned Area Development (PAD), maximum 1 dwelling unit per acre

DENSITY AND INTENSITY

- The maximum density for this land use classification is one dwelling unit per acre
- Target lot coverage – 40%
- Target Building Height – 30' (exclusive of silos, gins, barns and other accessory buildings)

ACCESS AND INFRASTRUCTURE

- Accessibility from arterial, collector and local streets, some of which may not be paved, graded or maintained and may be offset from typical City grid.
- Open irrigation ditches and canals may be present
- Emergency, safety and community services are available but may be below City norms.
- Above ground utility wires are common.
- Natural drainage may be found in the area.
- Provisions may be made to support on-site septic and wastewater treatment facilities.

LAND USE FORM AND DESIGN

- Unobstructed, flat landscapes w/expansive views.
- Linear features such as crop rows and canals.
- Buildings that may not front on to streets.
- Buildings with linear forms and varying geometric shapes.
- Larger buffer zones between agricultural and adjacent non-agricultural uses.
- Unpaved and unmarked parking areas.
- Outdoor equipment that may be visible from street or adjacent properties.
- Limited street lighting along arterial roads.
- Agricultural activities that may at times impact air quality levels through the generation of dust.
- Aerial spraying that are common practices in agricultural operations and are likely to cause noise and odors.
- Odors from dairy, feedlot and grazing operations.
- Bright lights from outdoor roping arenas and other agricultural operations.

TRANSITION TO LAND USES

- Rural Ranchette – Minor Amendment
- Urban Neighborhood – Major Amendment
- Downtown Core – Major Amendment
- Business & Commerce – Major Amendment
- Industrial & Manufacturing– Major Amendment

RURAL RANCHETTE

DESCRIPTION

The Rural Ranchette land use classification defines those properties within the planning area that have not typically developed under a set of adopted subdivision standards. These distinctive environments are characterized by very low density, rural residential developments that convey a mini-ranch lifestyle. Lands are typically divided into a minimum of one acre but five acre and larger parcels are intermixed in the rural areas.

The Rural Ranchette land use classification is often found at the boundary between the urban neighborhoods and the open undeveloped desert land areas. Rural commercial activities may be located within this land use classification including small tack rooms, veterinarian services, convenience stores, and other business services that cater to and are designed to compliment the rural nature of the area.

APPROPRIATE LAND USES

Large Lot Residential

Hobby Farms

Small Scale, Low Intensity Commercial Agriculture

Commercial and Private Stables

Very Low Intensity, Neighborhood Retail and Support Services

APPROPRIATE ZONING

- Agricultural Zone (AG)
- Neighborhood Business Zone (C-1)
- Commercial Office Zone (C-O)
- Planned Area Development (PAD), maximum 1 dwelling unit per acre.

ACCESS AND INFRASTRUCTURE

- Arterial streets are generally paved, collector and local streets to existing development may be unpaved and may be offset from the City grid.
- Collector and arterial streets should be paved according to rural design standard.
- Commercial water service may be available.
- City sewer may be available.
- Open irrigation ditches and canals.
- Electric and communication lines may be visible.

DENSITY AND INTENSITY

- The net density for this land use category is 1 dwelling unit per acre; the City-wide target density is 0.6 dwelling units per acre.
- Target residential lot coverage, (inclusive of parking) is 25%.
- Target Commercial Floor Area Ratio (FAR) of 0.2.

RURAL RANCHETTE

LAND USE FORM AND DESIGN

RESIDENTIAL:

- Large front and side yard setbacks when appropriate to terrain.
- Variety in building architecture and design.

- Building placement that varies from lot-to-lot.
- Rear and side yard walls should be a minimum 50% view fencing.

- Development that conserves open spaces, natural landscapes and habitats and allows for expansive views.

- Outbuildings necessary to support farming or livestock may be visible from the street and adjacent properties.

COMMERCIAL:

- Development that contributes to making the area a pedestrian and equestrian friendly rural destination.
- Primary vehicular and pedestrian access to and from an arterial street.

- When possible and practical, all new solely commercial uses should be located adjacent to existing commercial development.

- Commercial buildings should be set back no more than 50 feet from the outside edge of the arterial right of way. Parking is permitted within this setback.

- In commercial developments of 10 acres or greater, at least 0.5% of the net lot area (exclusive of setbacks, pedestrian ways, sidewalks and parking areas) shall be used to provide public open space in the form of seating, gardens or shaded areas that connote a rural town center feel.
- On-site buildings should be reused and added to when appropriate.

- Equestrian friendly commercial uses, such as public riding and boarding stables are permitted on sites not less than 10 acres and in accordance with the City's Zoning Ordinance.
- The grazing and raising of livestock that is in accordance with the City's Zoning Ordinance.

TRANSITION TO LAND USES

- Agriculture - Minor Amendment
- Urban Neighborhood - Major Amendment
- Downtown Core - Major Amendment
- Business & Commerce - Major Amendment
- Industrial & Manufacturing - Major Amendment

URBAN NEIGHBORHOOD

DESCRIPTION

The Urban Neighborhood land use category provides for a mixture of uses that would typically be found in an urbanized section of land including neighborhood scale commercial services, professional office, single family and multi family residential at varying densities, community facilities including churches and schools, public utility installations and parks and open space. Within the Planning area boundary, the Urban Neighborhood category is located over previously approved planned area developments that provide a mix of uses that are designed with places of character. Commercial services and parks shall be accessible from residential areas by bicycles, pedestrians and designed to promote non-motorized circulation between residential units and non-residential activity areas.

APPROPRIATE LAND USES

Single Use Retail, Service, or Office Development

Neighborhood and Community Retail Development

Horizontal and Vertical Mixed-Use Retail/Office/Residential Developments

APPROPRIATE LAND USES

Single Family Residential

Neighborhood and Community Parks

Mobile Home and Recreational Vehicle Parks

APPROPRIATE ZONING

- Single-Family Residential Zone (R-1)
- Single-Family Residential/Duplex (R-2)
- Multi-Family Residential Zone (R-3, R-4)
- Mobile Home & Recreational Vehicle (R-5, R-6)
- Neighborhood Business Zone (C-1)
- General Business Zone (C-2)
- General Services Zone (C-3)
- Commercial Office Zone (CO)
- Planned Area Development (PAD)

URBAN NEIGHBORHOOD

DENSITY AND INTENSITY

RESIDENTIAL:

- The Citywide net target density for this land use category shall be 4.0 dwelling units per acre.
- Developments on sites greater than 160 gross acres shall provide a minimum of 10% of the total gross acreage at densities of one or less dwelling units per acre or as approved through the PAD process.
- Development on sites greater than 160 acres may include up to 12.5% of the total gross development area at residential densities up to 16 dwelling units per acre.
- Developments on sites between 40 and 160 acres may be permitted to achieve up to net target densities of 4.0 dwelling units per acre or less.
- Development up to 4.5 dwelling units per acre may be permitted for developments on sites between 40 and 160 acres that provide for a range of lot sizes and integrate housing attainable by low, moderate and other income households, individuals or families.
- Developments on sites over 160 acres may achieve up to a net target density of 4.5 dwellings per acre.
- Residential densities up to 18 dwelling units per acre net are permitted on single site developments of less than 25 acres.
- Residential densities up to 20 dwelling units per acre are permitted as part of vertical, mixed-use commercial and residential developments.
- Multi-family housing shall have primary direct access to an arterial or collector street.

COMMERCIAL:

- Permit neighborhood and community commercial and service development on single sites up to 40 acres.
- A single commercial site of up to 40 acres shall be designed in such a way as to represent an appropriate neighborhood human scale.
- Permit horizontal and vertical mixed-use retail/office/residential developments on sites up to 40 acres (residential 30% maximum of total site area).

ACCESS AND INFRASTRUCTURE

Development in this land use category includes the following:

- Paved streets constructed to City standards and connected to the City-wide grid at key access points.
- Development that is connected to an approved water provider and approved sewer system.
- Services that are within this land use category meet or exceed City norms.
- Publicly accessible usable open space, exclusive of detention, roadway landscaping and entry monuments, comprises a minimum of 15% of the total residential acreage in this land use category.
- Direct pedestrian, bicycle and open space connections between neighborhoods that are provided at maximum intervals of 1/4 of a mile.
- Utilities that are provided underground.
- Publicly accessible usable open space to include a minimum of 10% of all commercial acreage in this land use category.

SPATIAL FORM AND DESIGN

Development within this land use category provides:

RESIDENTIAL:

- Streets that are united with common design elements.
- A variety of residential types and building design within neighborhoods.
- Mitigation, through setbacks, height limits, stepbacks and/or other design techniques of the negative impacts of height between buildings.

COMMERCIAL:

- Commercial uses that provide direct vehicular access to arterial streets and to adjacent residential, mixed use and commercial developments.
- A primary entrance to buildings that shall be connected to the sidewalk.
- Mixed-use buildings located across local or collector streets or adjacent to residential development that shall be appropriate in form and scale.
- Neighborhood service uses such as service stations, drive-thru, or other auto-oriented uses that may be incompatible with residential uses shall be buffered from mixed use and single use residential areas.
- Shading shall be provided through either trees, stand-alone shade structures, or building elements and cover at least 25% of the public and private sidewalks or as approved by the Growth Management Director where innovative design or specific challenges warrant a deviation from this standard.

TRANSITION TO LAND USES

- Downtown Core - Minor Amendment
- Rural Ranchette - Minor Amendment
- Agriculture - Minor Amendment
- Industrial & Manufacturing - Major Amendment
- Business & Commerce - Major Amendment

DOWNTOWN CORE

DESCRIPTION

This land use category is represented along the historic State Route 87 that was the primary route between Phoenix and Tucson prior to the construction of Interstate 10 in the late 1960's. In addition, the historic downtown area bounded by Arizona Boulevard on the west, Pinkley Avenue on the north, Main Street on the east, and Coolidge Avenue on the south is also represented by this designation. The Downtown Core allows a mixture of uses at intensities that are pedestrian friendly and not designed around motorized travel. Higher density residential structures occupy this area to provide the economic stimulus necessary for retail shops and services to succeed. The Downtown Core is designed for the pedestrian and features elements that promote non-motorized circulation including outdoor plazas, abundant landscaping, water features, shade, continuous streetscapes with architectural variety featuring recessed patios and interesting outdoor social gathering places.

APPROPRIATE LAND USES

Higher Density Residential Developments

Established Historic Neighborhoods

Horizontal and Vertical Mixed-Use Retail/Office/Residential Developments

APPROPRIATE ZONING

- Residential Zones (R-2, R-3)
- General Business Zone (C-2)
- Commercial Office Zone (CO)
- Planned Area Developments (PAD)

DENSITY AND INTENSITY

- Residential development shall be at net densities between 4 and 20 dwelling units per gross acre.
- The scale and form of buildings shall be appropriate to their siting along roadway classifications and abutting land uses.
- Where single family residential uses exist along the opposing collector street, a target of 65% of all new ground floor uses should be residential.

ACCESS AND INFRASTRUCTURE

Development within this land use category includes:

- Paved streets constructed to City standards and integrated into the City-wide grid.
- Streets that include facilities for pedestrians, cyclists, automobiles and considerations for future transit.

- Development that is connected to an approved water provider and City sewer.
- Services that shall meet or exceed City norms.
- Through pedestrian access and egress that shall be provided at a maximum of 400' intervals.
- Electrical utilities are underground.

DOWNTOWN CORE

- New or re-development abutting or across a local or collector street from single-family residential development that shall be single-family residential or mixed-use residential/retail development.

- Parking areas abutting and adjacent to single-family development shall be screened from view.
- Parking and vehicular access is secondary to pedestrian accessibility and mobility.

- On-street parking will be permitted on local and collector streets and may be permitted along principal arterials.
- Connected parking areas between abutting developments.
- Pedestrian access shall be provided between abutting and adjacent residential and other mixed or single use developments.
- To retain a small town feel, vertical residential and commercial mixed use developments that are over 30 acres must provide a target of 2.5% open space visible from the street. The development must be accessible to the public during operating hours exclusive of parking, drainage and landscaped setbacks.

- In order to retain a small town feel, single use residential developments must provide a target of 10% open space exclusive of parking, drainage, and landscaped setback areas.

- The primary entrance of all development along arterial streets shall provide direct pedestrian access from the building to the public sidewalk.

- Frontage on a minimum of 75% of the ground floor building, such frontage includes sidewalks and landscaped pedestrian areas along arterial and collector streets for public right of way and pedestrian accessibility.
- Shade structures will be provided through either trees or building elements covering at least 25% of the public sidewalk adjacent to development.

TRANSITION TO LAND USES

- Urban Neighborhood - Minor Amendment
- Business & Commerce - Minor Amendment
- Rural Ranchette - Major Amendment
- Agriculture - Major Amendment
- Industrial & Manufacturing - Major Amendment

BUSINESS & COMMERCE

DESCRIPTION

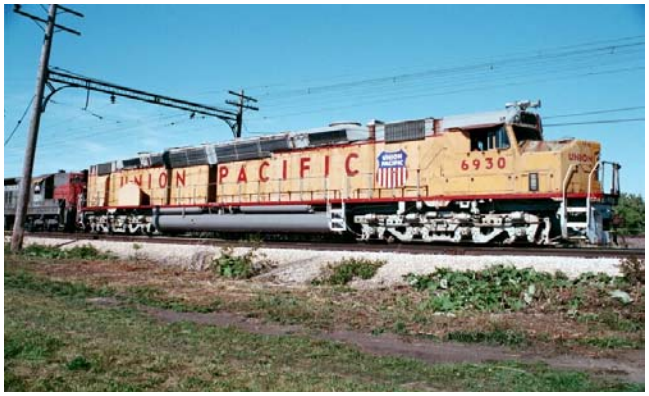
The Business/Commerce land use category provides for intense commercial, retail and light manufacturing in an attractive setting and within enclosed buildings as well as those uses necessary to support these developments. The majority of this land use category is located in the eastern portion of the City's planning area in the vicinity of the proposed North/South Freeway that will connect the U.S. 60 near Apache Junction with Interstate 10 south of Eloy. The Business/Commerce area is also situated around the City of Coolidge Airport and Central Arizona College. This land use allows a mix of complimentary uses that also support future transit to these employment and regional shopping centers. Single family residential uses are not an acceptable use but higher density multi-family housing would be a complimentary use.

APPROPRIATE LAND USES

Single Use or "Big Box" Retail

Medical Campus or Hospital

Enclosed or Open-Air Regional Retail Shopping Centers



Freeway, Rail, and Auto-Oriented Retail/Commercial

Transit Terminals and Park & Ride Facilities

Campus-Style Developments including Offices, Light Manufacturing,

Flex-Space, Lodging and Commercial Services

BUSINESS & COMMERCE

APPROPRIATE ZONING

- Multi-Family Residential Zone (R-3)
- General Business Zone (C-2)
- General Service Zone (C-3)
- Garden and Light Industrial Zone (I-1)
- Planned Area Development (PAD), commercial uses only
- Commercial Office Zone (CO)

DENSITY AND INTENSITY

- Minimum site acreage shall be 5 acres.
- Multi-family residential units are allowed only when this land use category is over 60 acres and is adjacent to Neighborhood land use category.
- Target residential land use 30% of the gross site area.
- Where the land use is a business/office park, landscape and outdoor plazas/patios (inclusive of landscape features) shall comprise a target of 20% of the gross site area.

INFRASTRUCTURE AND MOBILITY

Development within this land use category includes:

- Paved arterial streets connected to the City street-system.
- Emergency and other services provided to development within this land use category shall meet or exceed City norms.
- Pedestrian facilities between buildings and the street.
- Development connected to City sewer and an approved water provider system.
- Primary access and egress to collector or arterial streets. Access to primarily residential local or collector streets is discouraged.
- Utilities that are either above or below ground.
- Left-turn access from driveways, local or collector streets onto arterial streets at no closer than 1/8 mile spacing.

SPATIAL FORM AND DESIGN

Development within this land use category provides:

- Multiple buildings in a campus setting.
- Mix of building forms and building heights.

- Consistent architectural styles.
- Direct pedestrian connections between buildings and public sidewalks.

- Internal pedestrian circulation and identified pedestrian districts and direct pedestrian connections to adjacent pedestrian districts.
- Shared parking should be maximized.
- Landscaped areas connected to other public open spaces and trails.
- Residential uses should not comprise more than 20% of the total area designated Commerce and Business on the Land Use Map.

TRANSITION TO LAND USES

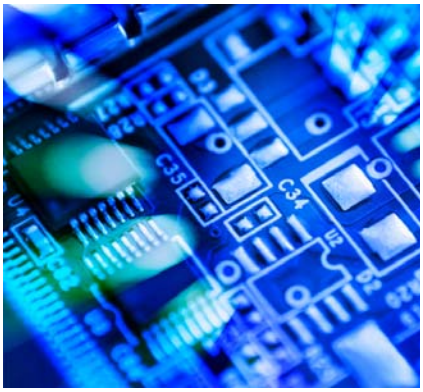
- Downtown Core- Minor Amendment
- Industrial & Manufacturing - Minor Amendment
- Agriculture - Minor Amendment
- Rural Ranchette - Major Amendment
- Urban Neighborhood - Major Amendment

INDUSTRIAL & MANUFACTURING

DESCRIPTION

There are excellent opportunities for industrial development at three different sectors within the planning area. These sectors include the Union Pacific Railroad, Coolidge Municipal Airport and the Existing Coolidge Industrial Park adjacent to the City's wastewater treatment facility. The City will support a wide range of manufacturing and industrial uses within these sectors to provide a stable economic base. This land use category preserves locations that are best suited for industrial development well into the future as the City continues to expand allowing citizens of Coolidge to work in the community they live. It is anticipated that there could be a major inland port adjacent to the Union Pacific Railroad R.O.W. and State Route 87 (Arizona Blvd.).

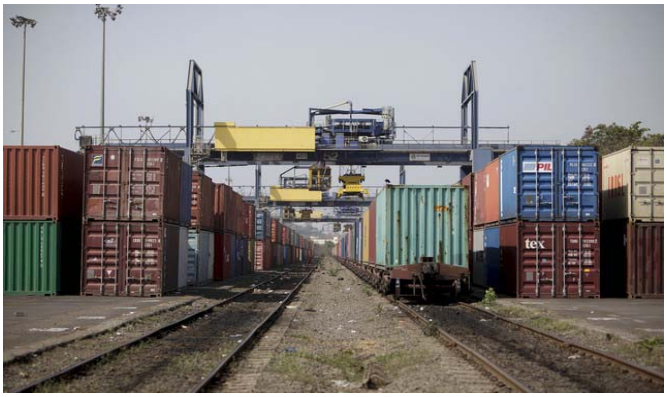
APPROPRIATE LAND USES



Single Site Manufacturing, Industrial, & Production Activities

Outdoor Assembly, Storage

Warehousing and Distribution



Rail and Freight-Based Activities

Land Uses that result in Noise, Dust or Other Impacts that Extend Beyond the Site

Resource Extraction

Transportation Related Activities such as Light Rail, Rail Yards, Aircraft Maintenance and Operations, Vehicle Maintenance, Storage and Crushing

INDUSTRIAL & MANUFACTURING

APPROPRIATE ZONING

- Neighborhood Business Zone (C-1)
- General Business Zone (C-2)
- General Service Zone (C-3)
- Garden and Light Industrial Zone (I-1)
- General Industrial Zone (I-2)
- Planned Area Development (PAD), manufacturing uses only

DENSITY AND INTENSITY

Target lot coverage (including parking, storage and roadway areas) shall be 80%.

INFRASTRUCTURE AND MOBILITY

Development includes the following attributes:

- Development that is connected to the City sewer system and shall be connected to an approved water provider.
- Development that shall provide vehicular access and egress to the street network as well as rail spurs, and limited access roadways where appropriate.
- Development that shall be accessible by paved arterial streets, capable of servicing the requirements of the development and built to City norms.

SPATIAL FORM AND DESIGN

Development within this land use category provides:

- Large front setbacks and, if appropriate, side and rear yard setbacks that will be encouraged to reduce the impact and mass of buildings from the street and adjacent non-manufacturing developments.
- Perimeter fencing or walls and buffers to screen storage, equipment, and outdoor activities shall be required.
- Entry ways that are landscaped.
- Pedestrian connections between the street and building.
- Monument style entry signs.

TRANSITION LAND USES

- Business & Commerce - Minor Amendment
- Agriculture - Minor Amendment
- Rural Ranchette - Major Amendment
- Downtown Core - Major Amendment
- Urban Neighborhood - Major Amendment

EXISTING AGGREGATE LOCATIONS

Arizona Revised Statute requires cities to identify current aggregate operations within the planning area and to develop measures to preserve currently identified aggregates for future development and policies to avoid incompatible land uses. Aggregate means cinder, crushed rock or stone, decomposed granite, gravel, pumice, pumicite and sand.

Within the City Planning Area Boundary there are existing sand and gravel operations along the Gila River flood plain. These locations are shown on Figure 2.3 and were identified from current aerial photography as well as records provided by the Arizona State Mine Inspector.

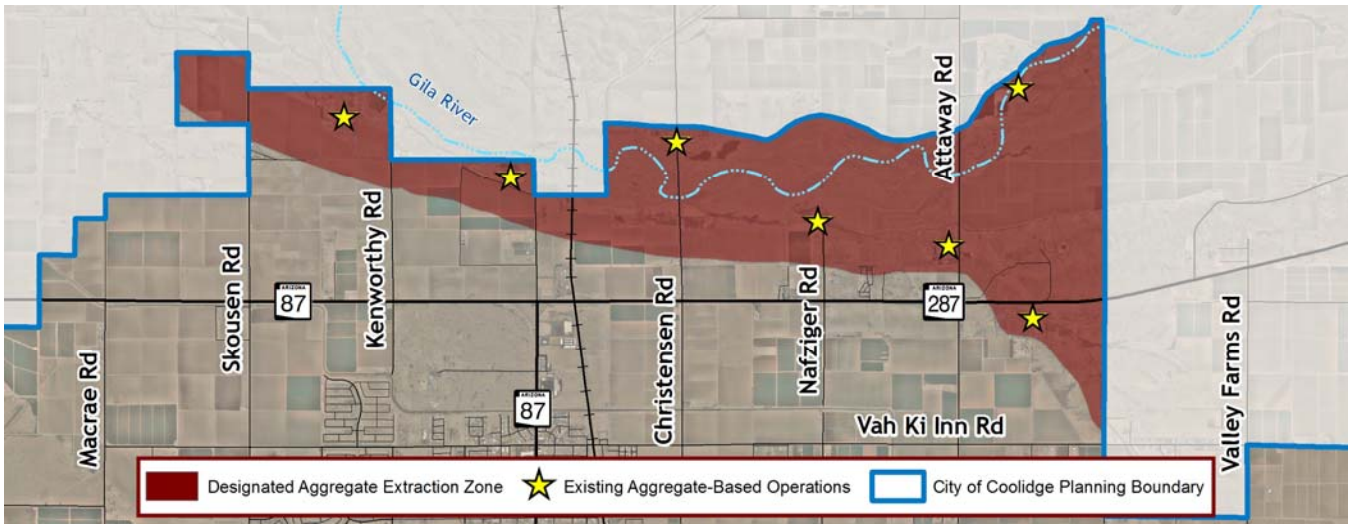


Figure 2.3 : Aggregate Land Use

The City recognizes that future sand and gravel operations are possible along the Gila River and has identified existing operations in the area. The City will carefully review any development plan for private property adjacent to active aggregate mining operations and will develop land use policies to avoid incompatible land uses, by providing equal protection for active aggregate mining operations and residential development.

The City will discourage the construction of new residential development where future residences would be adjacent to an active aggregate mining operation. New residential zoning may be allowed adjacent to, or coinciding with, active mining operations, but may not proceed to develop until such mining operations have permanently ceased.

The City will discourage new mining operations adjacent to or in close proximity to existing or planned residential development and existing or planned City recreation facilities.

The City will promote non-residential development such as business-park, commercial, or industrial uses adjacent to active mining operations, where such mining operations are not required to cease upon development of adjacent property.

GENERAL PLAN AMENDMENT PROCESS

From time to time, the City may choose to amend the General Plan in order to respond to opportunities or for other reasons. Arizona Revised Statutes §9-461.06 allow for an annual Major Amendment to the General Plan as well as Minor Amendments, (which may occur at any time during the year). State Law defines a Major Amendment as "a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element".

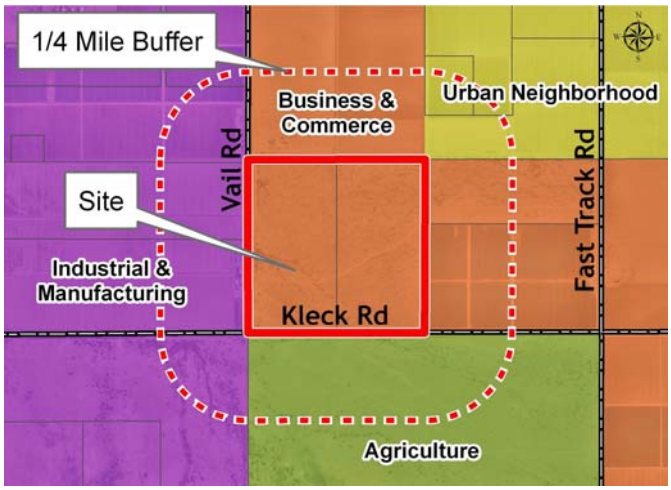
An amendment to the General Plan is initiated by a request that:

- May be submitted by the Coolidge City Council or the Coolidge Planning and Zoning Commission.
- By the owner of a property within the City or its Planning Area.
- As a result of a determination by the City of Coolidge Growth Management Department that a proposed re-zoning request is not in conformance with the General Plan.

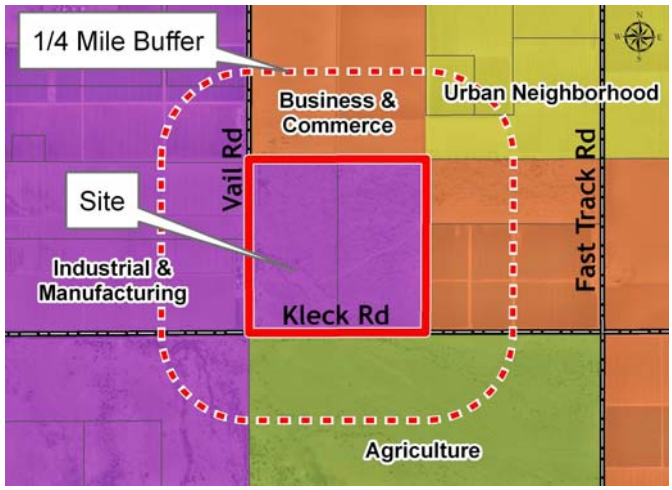
All requests to amend the General Plan shall be submitted to the City of Coolidge Growth Management Department and shall be accompanied by:

- A response to the General Plan Amendment Determination.
- A map detailing the proposed location of the amendment and its current General Plan land use designation, along with the land use designations of properties within 1/4 mile of the proposed amendment.
- A map detailing the proposed change in General Plan land use designation and the land use categories of the properties within 1/4 mile of the proposed amendment.

The Coolidge Growth Management Department will consider Major Amendments to the General Plan according to a Public Participation Schedule approved by City Council each year. This schedule will be posted on the City's web page, www.coolidgeaz.com. Minor Amendments to the General Plan may be considered at any time during the calendar year.



Existing Land Use



Proposed Land Use

GENERAL PLAN AMENDMENT PROCESS

MAJOR AMENDMENTS:

In conformance with Arizona State Statute, a Major Amendment to the General Plan will be required for:

- Any rezoning request that is not in conformance with the Coolidge General Plan 2025 Land Use Map (Figure 2.1) and that meets the General Plan 2025 Major Amendment Criteria listed within each Land Use Classification Summary.
- Addition of new roadway classifications that result in wider lane widths, increased number of lanes and/or a reduced pedestrian or multi-modal transportation environment to Table 3b: Access Management, and/or the Transportation Plan Map (Figure 3.3).
- Any changes to the Coolidge General Plan 2025 land use category text in the Description, Appropriate Zoning, Density and Intensity and Transitional Land Uses sections.
- Any changes to the Coolidge General Plan 2025 that change the original intent of the Plan or that contradict the intent or meaning of the Coolidge General Plan 2025 Vision, Goals, Policies, or Strategies or that would alter the density, intensity, infrastructure, or development standards described herein.

MINOR AMENDMENTS:

Minor Amendments to the Coolidge General Plan 2025 may be processed at any time and in accordance with the City's usual Planning and Zoning Hearing Schedule. A Minor Amendment to the General Plan is considered as:

- Any rezoning request that is not in conformance with the Coolidge General Plan 2025 Land Use Map (Figure 2.1) and that meets the General Plan 2025 Minor Amendment Criteria listed within each Land Use Classification Summary.
- Updates to statistics, descriptions and summary text that reflect changing conditions and new facts.
- Addition of new roadway classifications that result in narrower lane widths, reduced number of lanes and/or an enhanced pedestrian or multi-modal transportation environment to Table 3b: Access Management, and/or the Transportation Plan Map (Figure 3.3).
- Other changes determined by the Coolidge Growth Management Department staff to constitute a minor amendment to the Coolidge General Plan 2025 or not described herein as a Major or Minor Amendment.

DETERMINATION CRITERIA:

A determination to make a Major or Minor Amendment to the Coolidge General Plan 2025 shall be based on the following criteria:

- Describe how the proposed amendment furthers the General Plan Vision.
- Describe how the proposed amendment furthers Smart Growth principles to:
    1. Mix land uses.
    2. Take advantage of compact building design.
    3. Create a range of housing opportunities and choices.
    4. Create walk-able neighborhoods.
    5. Foster distinctive, attractive communities with a strong sense of place.
    6. Preserve open space, farmland, natural beauty, and critical environmental areas.
    7. Strengthen and direct development towards existing communities.
    8. Provide a variety of transportation choices.
    9. Make development decisions predictable, fair, and cost effective.
    10. Encourage community and stakeholder collaboration in development decisions.
    11. Further the sustainable use of resources and materials.
- Describe how the proposed amendment enhances or has no net impact on future water supplies.
- Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.
- Describe how the proposed amendment enhances or has no net impact on the quality and quantity of publicly accessible open spaces and trails.
- Discuss if the proposed amendment will result in a higher net cost to the City or its residents for City Services.
- Does the proposed amendment require public investment or financing?
- Describe how the proposed amendment enhances or has no net impact on the natural environment, including air and water quality.
- Describe how the proposed amendment enhances or has no net impact on the rural character of the City.
- Describe how the proposed amendment results in the creation of jobs for Coolidge residents.
- Describe how the proposed amendment provides enhanced educational opportunities for Coolidge residents.
- Discuss how the specific goals, policies and strategies are furthered by the proposed amendment.

In order to plan your future wisely, it is necessary that you understand and appreciate your past.

-Jo Coudert