

## Coolidge General Plan Update Comment

ASLD seeks to work with local jurisdictions to ensure that State Trust Land (STL) is properly addressed in their long-range planning documents. Accordingly, we offer the following comments:

1. **Special District Designation:** A special land use designation that allows for a range of uses including (residential, commercial, industrial, and mixed-use) has been created for STL in other jurisdictions. Eloy and Queen Creek are local examples of jurisdictions that have adopted special districts. A few reasons why a special land use designation is ideal for STL are identified below. ASLD requests that for future General Plan updates, Coolidge consider creating a similar special land use designation for STL.
  - a. Because of ASLD's statutory requirements, which include selling STL at public auction, STL typically won't develop until the land is within the direct path of growth. This can make it difficult to predict long-term land use designations that will be appropriate once the land is ready for auction. Creating a special designation for STL helps the community understand that STL is ultimately intended for development at the land's highest and best use.
  - b. The STL auction process is lengthy in comparison to other private land sales and a special district designation would allow for quicker entitlement processing that new businesses seek.
  - c. Because STL is likely to be rezoned prior to or immediately following an auction, a special designation would allow for flexibility for STL for adjustment to market conditions and could be implemented through the PAD zoning process providing opportunities for public comment and City regulation.
  - d. PAD restrictions are uncommon.
2. **Open Space:**
  - a. Open Space:
    - i. Flood Zone A is identified on some STL sites and Flood Zone A is identified as an Open Space/Trail opportunity. As land becomes ripe for development, a more detailed analysis will be needed to define the footprint of Zone AE and Floodway to determine development potential of these STLs.
  - b. Trails:
    - i. Any public trails on STL will require an easement or to be incorporated as part of the eventual development. While the public generally is able to recreate on STL with a Recreation Permit, formalized trails require further review and approval by ASLD, so it is better to not depict trails on STL to avoid confusion.
3. **Transportation Plan Map:**
  - a. Consider identifying the following roadways on the Transportation Plan Map as listed below.
    - i. Extend Christensen Road as a principal arterial north of Hwy 287 to STL.
    - ii. Depict Fast Track Road as a through minor arterial between Steele Road and Selma Highway to facilitate continuous movement and access to STL.
    - iii. Continue the roadway grid pattern of collectors and arterials to and through STL east of Attaway Road.