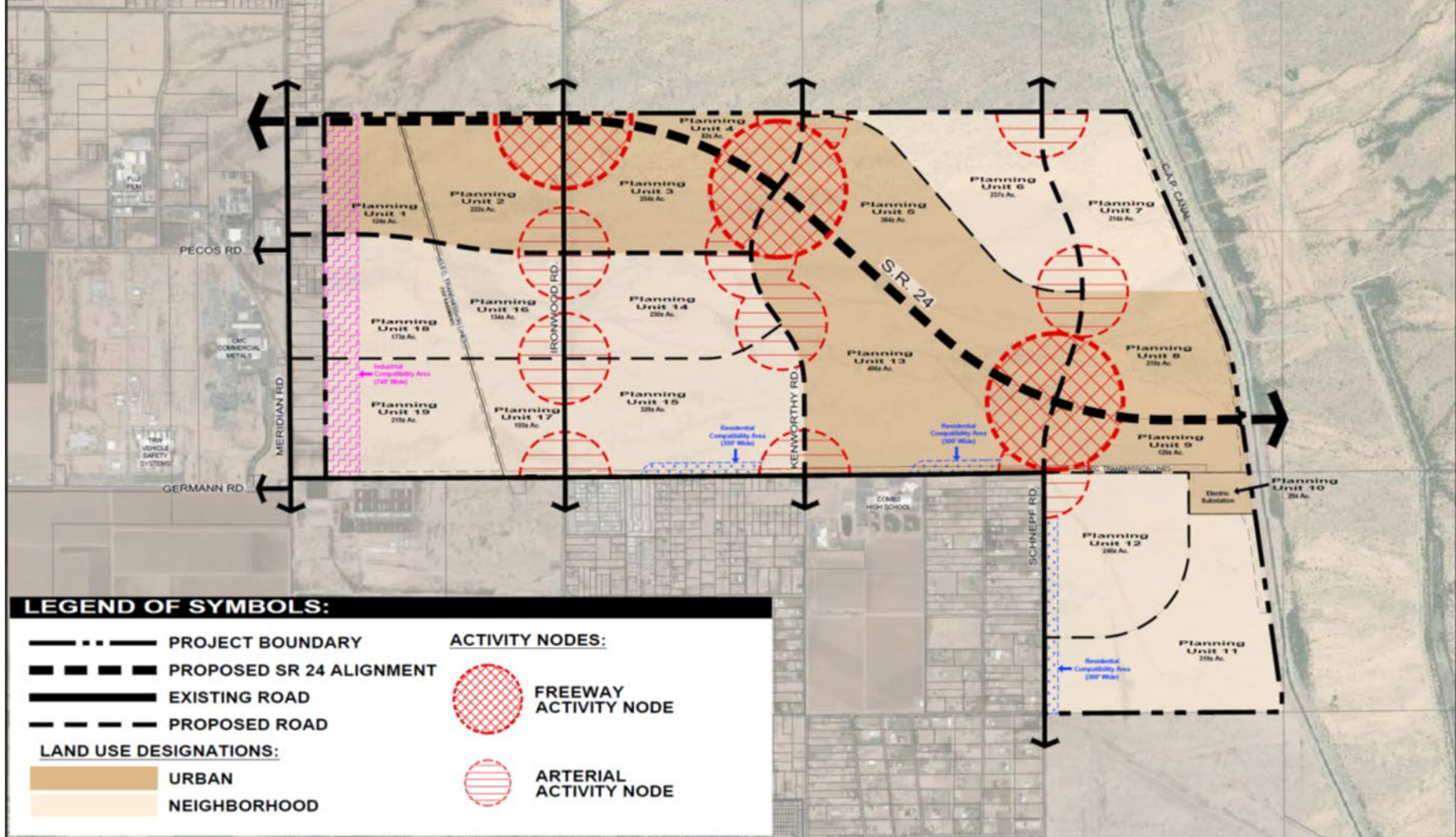




Arizona State Land Department Specific Plan Amendment P21-0047

Town Council
April 7, 2021





LEGEND OF SYMBOLS:

- · — · — PROJECT BOUNDARY
- — — — PROPOSED SR 24 ALIGNMENT
- — — — EXISTING ROAD
- — — — PROPOSED ROAD

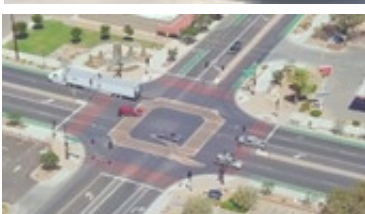
LAND USE DESIGNATIONS:

- URBAN
- NEIGHBORHOOD

ACTIVITY NODES:

- FREEWAY ACTIVITY NODE
- ARTERIAL ACTIVITY NODE

Exhibit L: Development Plan



		LAND USE DESIGNATIONS								BUFFER AREAS	
		URBAN (URB)			URBAN EMPLOYMENT (UE)			NEIGHBORHOOD (NBH)		Industrial Compatibility Area	Residential Compatibility Area
		Freeway Activity Node	Arterial Activity Node	Outside of Activity	Freeway Activity Node	Arterial Activity Node	Outside of Activity	Arterial Activity Node	Outside of Activity Nodes		
EMP-B	Office / Industrial Park	T	X	X	P	P	P	X	X	P	X
EMP-A	Office / Industrial Park	T	P	P	P	P	P	X	X	P	X
MU	Mixed Use	T	T	P	X	X	X	P	P	X	X
C-3	Regional Commercial	T	P	P	T	P	P	X	X	P	X
C-2	General Commercial	P	T	P	P	T	P	T	P	T	X
C-1	Light Commercial	P	P	T	P	P	T	T	P	T	T
HDR	High Density 25 DU/Ac. Max.	T	P	P	X	X	X	X	X	X	X
MDR	Medium Density 14 DU/Ac. Max.	P	T	T	X	X	X	T	P	X	X
R1-4	Urban 4,000-SF Min. Lot Size 8 DU/Ac. Max.	P	P	T	X	X	X	P	T	X	X
R1-5	Urban 5,000-SF Min. Lot Size 5 DU/Ac. Max.	P	P	T	X	X	X	P	T	X	X
R1-7	Urban 7,000-SF Min. Lot Size	X	X	X	X	X	X	P	T	X	T
R1-9	Urban 9,000-SF Min. Lot Size	X	X	X	X	X	X	P	T	X	T
R1-12	Suburban 12,000-SF Min. Lot Size	X	X	X	X	X	X	P	T	X	T

LEGEND

T	Targeted permitted land use.
P	Permitted land use.
X	Prohibited land use. Other land uses allowed by underlying land use designations are permitted.