

# 13.0 MAJOR PLAN AMENDMENTS

(A) The following shall constitute a Major Plan Amendment, as required by ARS Section 9-461.06(G):

1. Any change on the Land Use Map from a Residential designation to a Commercial or Mixed Use designation; from a Commercial designation to a Residential or Mixed Use designation; from a Mixed Use designation to a Residential or Commercial designation; or from an Open Space designation to any other designation, in the following instances:

a. encompassing greater than 40 acres (but no more than 160 acres) and which contains 400 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change; or

b. encompassing greater than 160 acres (but no more than 640 acres) and which contains 200 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change; or

c. encompassing greater than 640 acres and which contains 50 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change.

2. General Plan text amendments that change existing guiding principles and/or goals or strategies. However, text amendments that are simply complementary, illustrative or otherwise compatible with the existing goals, objectives and policies are deemed not to be Major Plan Amendments.

(B) For the purpose of determining the class of use designations, as referenced in Paragraph (A), the following shall apply:

| Residential Use                 | Commercial Use        | Mixed Use            | Open Space            |
|---------------------------------|-----------------------|----------------------|-----------------------|
| Very Low Density Residential    | Commercial            | Agriculture/Ranching | Recreation/Open Space |
| Low-Medium Density Residential  | Commercial/Employment | Mixed-Use            |                       |
| Medium-High Density Residential | Commercial/Recreation |                      |                       |
|                                 | Industrial            |                      |                       |

(C) An amendment to an Area Plan or Neighborhood Plan, which Plan has not been formally incorporated into the General Plan, shall not, in and of itself, require a General Plan amendment.

(D) Inclusion of additional territory into the City limits by annexation and the initial zoning thereof, as required by ARS Section 9-471(L), shall not constitute a Plan Amendment. If the subsequent rezoning of said additional territory comes within the criteria as set forth in Paragraph A above, it shall constitute a Major Plan Amendment.

# General Plan Map Amendments

| <b>If the Project is:</b> | <b>And there are this many<br/>Homes within ¼ mile:</b> | <b>Then it is:</b> |
|---------------------------|---|--------------------|
| 40 acres or more in size  | 400 or more   | A Major Amendment  |
| 160 acres or more in size | 200 or more   | A Major Amendment  |
| 640 acres or more in size | 50 or more  | A Major Amendment  |