

RESOLUTION 75-2009

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BENSON, ARIZONA APPROVING A MAJOR AMENDMENT TO THE GENERAL DEVELOPMENT PLAN ADOPTING CERTAIN TEXT AND MAP AMENDMENTS PROPOSED BY CITY STAFF

WHEREAS, the City Planning and Zoning Staff has recommended making certain text and map changes to the City's General Development Plan set forth in Exhibits A and B hereto; and

WHEREAS, the City's General Development Plan defines the requested change to be a Major Plan Amendment; and

WHEREAS, the procedures for public notice and hearings for Major Plan Amendments set forth in state law and the City's General Plan have been complied with; and

WHEREAS, the City's Planning and Zoning Commission has recommended approving the proposed text and map changes; and

WHEREAS, after publishing notice, the City Council has held a public hearing this date on the proposed Major Plan Amendment and heard from all interested parties.

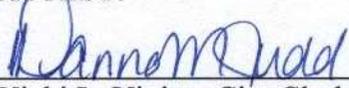
NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Benson, Arizona that the proposed Major Amendment to the City's General Development Plan requested by City staff for certain text and map changes set forth in Exhibits A and B hereto are hereby approved.

PASSED AND ADOPTED by the Mayor and City Council of Benson, Arizona this 23rd day of November, 2009.



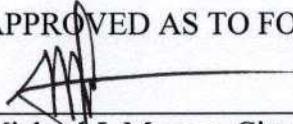
Mark M. Fenn, Mayor

ATTEST:



Vicki L. Vivian, City Clerk

APPROVED AS TO FORM:



Michael J. Masee, City Attorney

“EXHIBIT A”

The questions below are found on the Arizona Department of Commerce website (www.azcommerce.com) under Smart Growth Scorecard. Plain font text is from the adopted General Development Plan which is available online at www.cityofbenson.com (City Departments/Planning and Zoning/General Plan). Italicized text is what is proposed to be added.

How do you engage your local community in planning activities?

Section I. A. General Development Plan Introduction

4. Process for Plan Development and Community Input.*

Public participation is essential for the creation of community's General Development Plan. Citizen input brings to light differing perspectives and offers alternative solutions. A robust public participation plan assists the community in ensuring that concerns are voiced, alternatives heard and public comments recorded. The City of Benson follows the processes in the Public Information and Participation Program for the adoption, re-adoption or amending of the General Development Plan.

In 2001, the City of Benson Planning and Zoning Commission issued a Request for Proposal to solicit professional planning services for the preparation of an update to the 1993 Benson General Development Plan...

*See Section IA4 for the complete text of Process for Plan Development and Community Input.

Are you using your general plan to determine your funding and planning priorities?

Section II. B. Phased Action Plan

Short-Term Action Steps*

General Plan implementation effectiveness will rely heavily upon first step preparations of a strong, directed foundation for accomplishing defined planning objectives and, ultimately, achieving the Goals that Benson citizens have set. Most activities are intended to set the stage for development quality in future projects; however, they also can provide useful guidance to plans in progress. Landowners/developers with projects already underway will benefit from their voluntary compliance with evolving improvement criteria so that their properties can compete, in terms of appearance and functional efficiency, with future development.

The years 2003-2005 should provide clear evidence of General Plan progress. All steps should be fully in practice by 2005. General Plan monitoring, including the yearly Amendment process, will allow for adjustments in schedules, ordinance provisions and administrative procedures that enable the City to take on larger, more aggressive improvement plans during the Mid- and Longer-Term implementation phases.

The short term goals outlined in the General Development Plan should be used to assist in determining where and how large scale Capital Improvement Projects (CIP) fall into the long range planning process. During the annual budget process, it should be a priority of the Planning and Public Works staff to ensure that the majority of the proposed CIP projects are in line the city's long term goals as outlined in the General Development Plan.

Does your community encourage new development to locate where infrastructure and services already exist?

Section I. B. 5. Plan Elements with Goals and Objectives Cost of Development

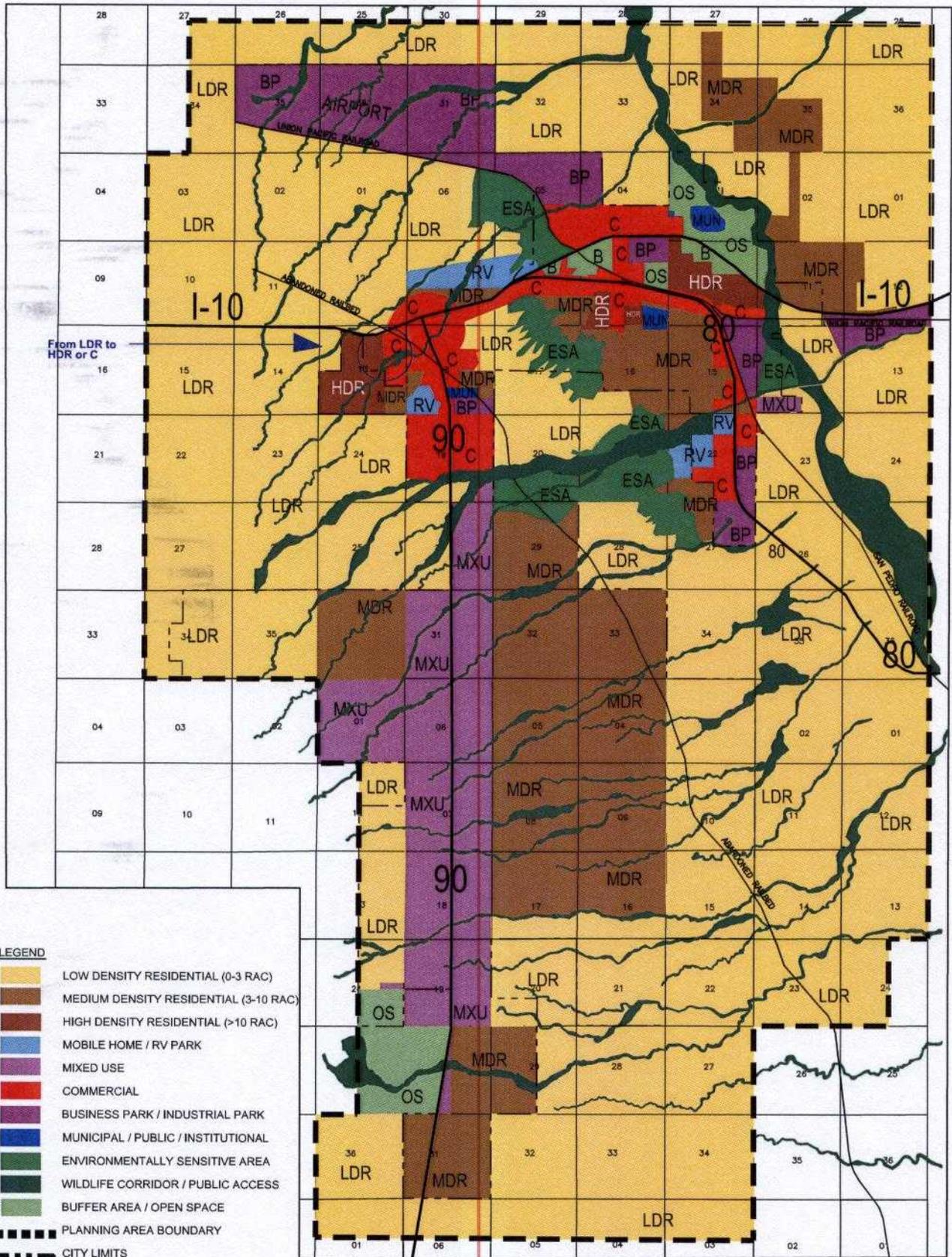
II. Cost of Development Goals and Objectives*

The overriding concern regarding the City of Benson's growth is exercising caution in municipal commitments of public investment so as not to create false expectations. Likewise, local taxpayers are entitled to assurances that, when expenditures are made, there will be cost-benefits that accrue to the general public as well as to the property owners.

The City of Benson strives to meet the needs to the existing community as well as prepare to provide for the additional needs of future residents. Every year, the annual budget includes Capital Improvement Projects (CIP). These specific projects are geared toward meeting the needs of citizens in areas such as infrastructure, community amenities and other public uses. The CIP projects are proposed by city staff with the intent of working toward the goals presented in the General Development Plan. The CIP projects are presented to the Planning and Zoning Commission for their information prior to being voted on by the City Council as part of the budget.

*See Section IB5II for the complete text of Plan Elements with Goals and Objectives- Cost of Development Goals and Objectives.

"EXHIBIT B"



LEGEND

- LOW DENSITY RESIDENTIAL (0-3 RAC)
- MEDIUM DENSITY RESIDENTIAL (3-10 RAC)
- HIGH DENSITY RESIDENTIAL (>10 RAC)
- MOBILE HOME / RV PARK
- MIXED USE
- COMMERCIAL
- BUSINESS PARK / INDUSTRIAL PARK
- MUNICIPAL / PUBLIC / INSTITUTIONAL
- ENVIRONMENTALLY SENSITIVE AREA
- WILDLIFE CORRIDOR / PUBLIC ACCESS
- BUFFER AREA / OPEN SPACE
- PLANNING AREA BOUNDARY
- CITY LIMITS

AMENDMENTS BY RESOLUTION

34-2004	December 2004
35-2004	December 2004
36-2004	December 2004
37-2004	December 2004
38-2004	December 2004
61-2006	December 2006

Proposed changes

1. From LDR to HDR or C (S of I-10, W of Hwy 90)
2. New or extended wildlife corridors

**CITY OF BENSON
GENERAL DEVELOPMENT PLAN
FUTURE LAND USE PLAN
2009**