



Co7-13-10 Individual Request (IR) and Staff-initiated (ST) Land Use Map or Policy Changes Rev. April 3, 2015

Ref. #	Planning Area	Dist	Type	Location	Request	Staff Recomm	Additional considerations	Acres	Applicant's Reasons	Staff Notes	Applicant	Owner	Parcels	CLS
IR-07	Catalina Foothills	3	IR	SE corner of River Rd & Oracle Rd	MHIU to MFC	New MU Multiple Use designation, new RP-138	New Rezoning Policy RP-138 advocates for a mixed-use approach and creating a plan for relocation of residents	42.3	Consistent with surrounding commercial development; COT general plan designated activity center; significant roadways & other existing infrastructure	Friendly Village Mobile Home Park re-development (changes not anticipated in near future)	WLB Group	Friendly Village of the Catalinas LLC	105-03-035G	Outside
IR-15	Catalina Foothills	4	IR	S. side of Tanque Verde Rd east of Houghton Rd; immediately east of Agua Caliente Wash	RT to NAC	Remains LIU-0.3 (Recoded from RT)	Inappropriate location for commercial use; isolated commercial use on busy two-lane roadway; single CR-1 lot surrounded by SR uses; in Agua Caliente Wash floodplain.	0.81	Neighborhood bakery on one-acre residential lot.		WLB Group	Vitulli, Vito	133-02-041C	Biological Core Management Area and Important Riparian Area

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IR-21	Catalina Foothills	1	IR	N side of Orange Grove west of Oracle Road Dixon Acres Lots 3, 4, 6, 7, 8, 10, 11.	Amended to: MIU to MIU and LIU-1.2 north of Schuman St	Remains MIU south of Schuman St, LIU-1.2 north of Schuman St.	Excluding two northern lots north of Schuman follows form of mfg. home park, with CR-1 lots on n. facing Los Altos Rd.	8	Redev of older residential area (Applicant owns 8 of 12 lots in Dixon Acres) west of older mfg. home park on Orange Grove Rd.	Was MIU since 1992 plan - staff recomm LIU-1.2 on Pima Propers Draft 2. Property owner used this draft to base request. Owner consents to changing two northern-most lots to LIU-1.2	Diane Nefson	Nefson	102-07-030A 102-07-031B 107-07-034B 102-07-035B 102-07-0380 102-07-0390 102-07-037B 102-07-033B	Outside
ST-14	Central	4	Staff	Either side of Old Vail Road 'between the tracks' NW of colossal Cave Rd / Vail townsite	LIR to I	Urban Industrial (I)	Preclude residential development between main UPRR railroad tracks; completes planned Industrial in this area, begun with several prior Plan amendments.	120		Anticipate smaller industrial uses. Area to east is new industrial plat, to west is planned MA Military Airport.		Pima Co; Dos Perros Dev; Forrey; Tricket; Chatham; Panst Family; UPRR	305-09-0150 305-07-003F 305-08-002H 305-08-002D 305-08-002E 305-08-004C	Outside
ST-12	Rincon Valley	4	Staff	Either side Los Reales Rd alignment west of Old Spanish Trail and east of Rocking K Estates III and IV	LIU-1.2 to LIU-3.0; LIU-3.0 to remain.	CLOSED - WITHDRAWN		17		Up-planning LIU-1.2 buffer found to be not necessary to implement adopted Rocking K South block plat.		Fidelity Nat'l Title TR 60380 /(Rocking K Holdings)	205-95-0150 205-95-0160	Multiple Use Management area

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ST-13	Rincon Valley	4	Staff	N of Voyager Rd alignment; W of Old Spanish Trail; N of Garrigan's Gulch neighborhood; E of Pantano Wash	RT, LIU-0.3, LIU-0.5 to MIU	West part MLIU and LIU-0.3; eastern MIU-area to MLIU	Compliments adjacent Rocking K Specific Plan and adopted block plat.	429		Eastern MIU area recommended for MLIU (down, no notice). West part RT, LIU-0.3, LIU-0.5 to MLIU except 80-acre TRD sending area remains LIU-0.3.		Fidelity Nat'l Title TR 60380 / Rocking K Holdings	205-95-0140 (part)	Multiple Use Management Area
ST-15	Rincon Valley	4	Staff	Mostly west of Colossal Cave Rd and south of RR Tracks in Vail.	LIR and MIR (sm piece MIR e. of Colossal Cave Rd) to MIU	MIU	Consistent with trends in the area; large enough to mix uses	143 plus 15-acre school site		State land. Long planning horizon.		State of Arizona; Vail School Dist	305-13-007C 305-13-007B	Outside

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IR-04	Southeast	2	IR	East side of S. Old Nogales Hwy near Lumber St. 11550 S Nogales hy	MIR to MFC for one house	Remains MIR, new RP-141	New Rezoning Policy RP-141 allows zoning for one home on undersized MIR/GR-1 lot in Medium Intensity Rural (MIR).	0.5	Inherited undersized GR-1 lot, adjacent property owners will not sell acreage; wants one residence	MFC was inappropriate request, applicant did not want commercial or higher-intensity uses; undersized GR-1 lot, may have access issues as well.	Daniel Partida	Partida	303-15-009A	Outside
ST-19	Southeast	2	Staff	East of Town of Sahuarita	LIU-0.3 and RT to PDC	PDC, MIR, new S-36	PDC desig on ASLD lands exc. 40 acres MIR . Town of Sahuarita future annexation area. New Special Area S-36 governs future masterplanning.	15,000		State Land - long planning horizon. GR-1-zoned MIR in-holding areas remain MIR.		State of Arizona	Multiple Sections	Outside, IRA

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ST-20	Southeast	2	Staff	South of I-10 and west of Wilmot Rd	I to HIU	HIU	Removes Industrial from primarily resid area; substantially increases intensity near freeway	100		SE area near I-10		State of Arizona	140-45-0350	Out
IR-03	Southeast	4	IR	SE corner Andrada Road & S. Wilmot Road	LIU-0.3 to LIU-3.0	LIU-3.0	Generally consistent with plan amendments & future uses in the area.	231	Adjacent to a future major transportation corridor & subject to S-18 (Lee Moore Wash Study) which will guide open space in project.	Staff adjusted booundary, included several additional lots on Andrada Rd.	Diamond Ventures	Andrada Wilmot 180 LLC	305-23-018B 305-23-027B 305-23-018A	Small area of Important Riparian Area SW corner of property at Wilmot Rd

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IR-23	Southeast	4	IR	S. Wilmot Ave south of Old Vail Connection	Policy-only request: Delete Rezoning Policies for Verano Specific Plan	Policy to remain, with edits	Added comments to Rezoning Policies (RP) in plan policy document to clarify advisory role of policies in future modifications of Specific Plan.		Delete policy language for Rezoning Policies RP-58, RP-59, RP-60 and RP-128 governing Verano Specific Plan. Policies are implemented with adoption of Specific Plan.		Diamond Ventures	S. Wilmot Land Investors		
ST-16	Southeast	4	Staff	NE Corner S Houghton Rd and E. Sahuarita Rd Corona de Tucson corners	MIU to NAC	NAC	Major intersection; extends CAC to wrap around existing Amer Legion Post	18		State land. Long planning horizon; Recommended by participants at local public meetings		State of Arizona; American Legion Post 109	305-22-052B 305-22-052A (part)	Mostly Biological Core Management Area, some Outside fronting Sahuarita Rd.
ST-17	Southeast	4	Staff	N side Vista Monte E of S. Houghton Rd Corona de Tucson	MIU to NAC	NAC	Small commercial extension to existing CAC	5.5		Expands possible uses to commercial; recommended by participants at local public meetings		Santa Rita Community Church 1; Charles Bird	305-28-0300, 305-28-0290	Outside

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ST-21	Southeast	4	Staff	South of I-10 and west of S. Kolb Rd	MHIU to MFC	MFC	Freeway and neighborhood services / mixed use potential	297		SE Area at I-10 interchange		City of Tucson, State of Arizona	141-25-001B 141-25-001A (portion)	Out
IR-12	Southwest	3	IR	SW corner of Los Reales Rd & Victor Dr., east of Vahalla Rd	LIR to LIU-1.2	No Change - Remains LIR	Infrastructure and floodplain issues in this area are complex; more analysis is necessary with Regional Flood Control District.	4.3	Rezone to CR-1 to split into 3 parcels. Will connect to sewer. Denser surrounding development.	Lot-by-lot approval could imply neighborhood could support higher density.	Cesar Solano	Cesare Solano	210-41-009A	Outside
IR-13	Southwest	3	IR	1.5 miles south of Valencia, east of Vahalla Rd at 7700 W. Yedra Rd.	LIR to MIR	No Change - Remains LIR	Infrastructure and floodplain issues in this area are complex; more analysis is necessary with Regional Flood Control District.	4.8	Split property for additional unit(s)	Lot-by-lot approval could imply neighborhood could support higher density.	Simeon Escarzaga	Joel Dado	210-41-0340	Outside

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IR-14	Southwest	3	IR	North side of Ajo Hwy, west of Kinney Road	LIU-3.0 to MIU (as amended)	MIU with new RP-140	New Rezoning Policy (RP-140) limits MIU to office-type uses with design guidelines proposed by applicant.	5	Commercial project on 3 lots. One access point to Ajo Way, which is being widened. (Amended request to office uses / MIU.)	Original request for commercial amended to MIU-office.	Thomas Parsons	Ramirez Revocable Trust; Ramirez, Eric M and Tracey M; and State of Arizona	212-48-042B 212-48-043B 212-48-045A	Outside
IR-19	Southwest	3	IR	SW Corner Kinney Road and Tucson Estates Parkway. Immed W of Tucson Estates.	RT to NAC	No Change - Remains RT (Recoded to RS)	Recommend full annual plan amendment process with participation by stakeholders and reviewing departments.	4.9	Assisted Living Center needed in area	Residential lot in SR subdivision	John Blumentritt	Birenbaum Marianne et al.	212-29-016A	Outside
ST-01	Southwest	3	Staff	N. and S. side of Ajo Highway east of Sasabe Highway (Three Points).	MIR to RX	RX	Increase area of Rural Activity Center planning on privately-owned property and include County facilities	38.6		Include Robles community center and health clinic with private parcels.		Pima County, Georgelos TR,Cruz, Sellner	208-64-013B 208-64-013D 208-64-0100 208-64-011A 208-64-0360 208-65-0070 208-65-004A 208-65-004B	Multiple Use Management Area

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ST-02	Southwest	3	Staff	N side Valencia Road east of Ajo highway intersection.	RT to MIU	MIU	Formerly held as future county park site; increase density along major roadway; transit potential in Ryan Airfield employment center area	82		Federal land - long planning horizon		United States of America	210-14-0030 (portion)	Outside, small areas of Important Riparian Areas on washes
ST-03	Southwest	3	Staff	S. side of Ajo Highway west of Vahalla Rd.	LIU-3.0 to MIU	MIU	Increase intensity and diversity of uses on major roadway	45		State Trust Land - long planning horizon		State of Arizona	210-15-010B (portion)	Small areas of Important Riparian Area on southern portion of property

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ST-04	Southwest	3	Staff	S. side of Ajo Highway at San Joaquin Road	RT to MIU	MIU	Increase intensity and diversity of uses on major roadway	44.3		State Trust Land - long planning horizon		State of Arizona	210-11-049B	Outside
ST-05	Southwest	3	Staff	S. side Ajo Highway at S. Spencer St.	MIU to NAC	NAC	Recognize CB-1 zoning and existing convenience store use	1.8		NOT NOTICED - hard-zoned CB-1 so qualified as technical correction - originally identified as 'potential change area'		ARCP WS Portfolio LLC	212-45-113A	Outside

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ST-06	Southwest	3	Staff	S Side Valencia at Camino Verde, N. of Pascua Yaqui Tribe and Starr Valley	LIU-0.3 and RT to MIU	MIU and LIU-0.3	Increase intensity and diversity of uses on major roadway	433		On major E-W corridor; LIU-0.3 on main Black Wash floodway.		State of Arizona	210-30-008A 210-31-0120	Outside and IRA
IR-01	Tortolita	1	IR	Dead-end of Rudasill Road east of La Cholla Blvd.	LIU-1.2 to MIU	No change - Remains LIU-1.2	Recommend Annual Amendment process for more inclusive analysis and participation	3	Medical offices in area of similar uses	2 lots split off of 2 CR-1 subdiv lots	Eric Clark	Clark	102-14-081C 102-14-080B	Outside
IR-06	Tortolita	1	IR	West & east sides of Shannon Rd, north of Overton Rd	LIU-0.3 to MIU	LIU-1.2 (west) and LIU-3.0 (east)	Consistent with development in area	93	Surrounding area is MHIU, MIU & LIU 0.3; close to existing infrastructure, can provide quality & diverse housing w/		WLB Group	Arizona Pistachio et al.	225-02-002E 225-02-001B 225-04-015K 225-04-014F 225-04-014G	Multiple Use, Special Species Management Area, Important Riparian Area

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IR-08	Tortolita	1	IR	Southeast of Linda Vista & Thornydale Rd Freer Rd Alignment	LIU-0.3 and RT to MIU	New MLIU designation	No notice - BOS approved concurrent CPA for MIU, adjusted down to MLIU based on applicant's request.	9.71	9-acre infill site surrounded by single-family residential development similar to that proposed	NO MAP	Michael Marks	PRF 3 LLC	225-02-004Q 225-02-002P 225-02-004V	Multiple Use, Important Riparian Area, Special Species Management Area
IR-09	Tortolita	1	IR	SW corner of Cortaro Farms Rd & Cmo de Oeste align	LIU-0.3 to NAC	New MLIU designation	Enough planned/zoned commercial in general area in unincorporated County and Town of Marana - MLIU consistent with resid dev in area.	37	Major arterial, infill site, proximity to I-10, surrounded by residential, good opportunity to provide commercial svcs & mix of		Dick Johnson	Tricar Investments Inc.	221-16-029B	Multiple Use Management Area and Important Riparian Area
IR-10	Tortolita	1	IR	Between Thornydale Rd & Shannon Rd, on south side of Sumter Dr.	LIU-0.3 and RT to MIU	MIU (west) and LIU-3.0 (east)	Higher intensity fronting Thornydale Rd, potential future transit corridor. Boundary between designations is a wash.	80	Infrastructure & utilities near property, Thornydale Rd frontage on major street		Daniel Wong	Wong Family Limited Partnership	224-44-0710, 224-44-060A	Multiple Use, Important Riparian Area, Special Species Management Area

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IR-11	Tortolita	1	IR	SE Corner Overton Rd & Thornydale Rd.	LIU-0.3 and RT to NAC	MIU with new Rezoning Policy (RP-139)	New Rezoning Policy (RP-139) on north part of property to allow non-profit retail use in MIU per request	20	Infrastructure & utilities near property, Thornydale Rd major street		Daniel Wong	Wong Family Limited Partnership	225-02-027J, 225-02-027F	Multiple Use, Special Species Management Area, Important Riparian Area
IR-18	Tortolita	1	IR	NE corner N. Thornydale Rd and W. Sumter Dr	LIU-0.3 and RT to MIU	MIU	Between North Ranch medium density neighborhood to north and recommended MIU to south (see IR-10); fronts Thornydale	18.5	Redevelop two SR-zoned lots fronting Thornydale Rd. no specific use proposed		Wayne Bellmeyer and Earl Wilford	Wilford, Earl and Lois Family Living Trust and Bellmeyer, Wayne M Revoc.	224-44-0570 224-44-058A	Multiple Use, Special Species Management Area and Important Riparian Area
IR-22	Tortolita	1	IR	W side of N. La Cholla Blvd north of Ina Road, across from Foothills Mall	Policy-only request: Restore Rezoning Policy RP-14 - Staff recommends deletion	Policy recommended for deletion in Public Hearing Draft	Policy not restored; future re-development of property governed by conditions of rezoning. RP-14 was fully implemented by current development.		Restore Rezoning Policy RP-14 which was recommended for deletion in Draft 2 to ensure long-term protection of rezoned and fully developed medical park property.	Property fully developed / zoned as medical office complex. S-20 was the identifier for this policy prior to 2001 Plan Update; it was renumbered RP-14 at that time.	La Canada - Magee Neighborhood Association	La Cholla Corporate Center et al.		

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ST-07	Tortolita	1	Staff	E. Side of I-10 and frontage road S. of Pima Farms Road	LIU-0.3 to MFC	MFC	Appropriate for non-resid use	49		Freeway frontage, challenging access, railroad and high-voltage lines		Twarog Family Trust; Good News Radio Broadcasting	221-36-0070 221-36-011A	Outside
ST-08	Tortolita	1	Staff	S side of Cortaro Farms Rd at Camino de Oeste alignment Immed east of IR-09	LIU-0.3 to MIU	MIU	Inholding parcel - excluded remnant from prior plan amendment for office uses to east	5.6		Immed east of IR-08.		Horizon Church Inc	225-33-059M	Multiple Use and Special Species Management Area
ST-09	Tortolita	1	Staff	E side of Thornydale Rd S of Lambert Ln.	LIU-0.3 to LIU-1.2	LIU-1.2	Promote rezoning and more complete site design at one step-up in density from exist SR zoning - implement CLS.	153				Hawks Land; Lee; City of Tucson	224-44-0520 224-44-0510 224-44-053A 224-44-054A 224-44-0500	Multiple Use Management Area and Important Riparian Area

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ST-10	Tortolita	1	Staff	E side of N Thornydale Rd., N of Cortaro Farms Rd	LIU-0.3 to MIU	MIU	Options for resid or office uses on major transportation corridor	10				Bach, Comercial Land Investors III	225-29-011A, 225-29-014A	Multiple Use Management Areas and Special Species Management Area
ST-11	Tortolita	1	Staff	N side Cortaro Farms Rd east of Thornydale	LIU-0.3 to CAC	CAC	Extension of CB-1-zoned CAC to west; On recently-improved Cortaro Farms Rd; exist Conditional Use is veterinary office	3.5				LL & KE Enterprises	225-29-016J	Multiple Use Management Area and Special Species Management Area
ST-18	Tortolita	1	Staff	W of Oracle Road, N of Town of Oro Valley and east of Tortolita Mountain Park	LIU-0.3, RT	LIU-0.3, NAC, MIU, RS	Town of Oro Valley / Arroyo Grande future master-planning area	7,925		NOT NOTICED - Pima county / Oro Valley / State Land master planning area / 300' notice areas for up-planning areas (MIU, NAC) on site.		State of Arizona	Multiple Sections	Multiple Use Management Areas and Important Riparian Areas

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IR-05	Tucson Mountains	1	IR	West of Silverbell Rd, north side of Camino del Cerro.	LIU-0.3 to LIU-1.2	LIU-1.2 and LIU-0.3	Configured with LIU-0.3 area on N and W parts of property to buffer existing SR-zoned large-lot residential uses	30.99	Transitional property - planned land use is LIU 1.2 to east and south, LIU-0.3 north and west.		WLB Group	Del Cerro 33 LLC	101-20-037A	Small area of Important Riparian Area
IR-20	Tucson Mountains	3	IR	NW Corner Silverbell Rd/Sweet-water Dr.	LIU-0.3 to LIU-1.2	LIU-1.2 with new RP-142	New Rezoning Policy (RP-142) to require cluster-type approach to development of property and conservation of natural resources.	17.7	CR-1 cluster on Silverbell Rd.	Still is relatively low intensity use for corner fronting Silverbell Road. Promotes rezoning and more comprehensive site design.	Deborah Hecht	Rottura	103-04-003C	Outside
IR-02			IR		CLOSED Incomplete application			X						
IR-16			IR		CLOSED - Withdrawn by applicant	X								

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IR-17			IR		CLOSED - Withdrawn by applicant	X								