



2014 PLAN AMENDMENT PROGRAM
PLANNING AND ZONING COMMISSION
STAFF REPORT



HEARING DATE	August 27, 2014
CASE	Co7-14-02 SIGNATURE HOMES BY MIRAMONTE, LLC – W. HARDY ROAD PLAN AMENDMENT
SUBREGION	Northwest
DISTRICT	1
LOCATION	On the north side of W. Hardy Road, approximately 600 feet east of N. Thornydale Road
REQUEST	Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) 20.0 acres
OWNERS	Signature Homes by Miramonte, LLC
AGENT	Jim Portner, Projects International, Inc.

APPLICANT’S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

The following summarizes the applicant’s justification of the proposed plan amendment based upon the attached narrative (Section IV of the plan amendment application, Reasons for Proposed Amendment):

- “Existing residential subdivisions with CR-3, CR-4 and CR-5 zoning about the site on all four boundaries.” While there remains SR zoning in the vicinity, “the area’s trend toward higher-density residential development is clear.” “The subject property represents an infill opportunity that will integrate well within the established residential context.”
- “The project is envisioned as containing a single-family residential subdivision generally similar in type, character and density to those which already exist immediately adjacent to it on all four sides.”
- The project is consistent with, or furthers, several Smart Growth Principles including mix of land uses, use of compact building designs (locate units in a compact spatial arrangement) providing efficient on-site infrastructure and preserving an open space element valuable for wildlife and as an amenity, multi-modal transportation opportunity, rational infrastructure expansion and improvements, and conservation of natural resources.
- Regional Plan policies will be complied with or furthered including those related to Land Use Element (Cultural Heritage, Site Design and Housing), Public Services and Facilities (Wastewater, Flood Control), Solar Energy Systems (Structure and Site Design, Subdivision/Development Design), Circulation Element (Timing/Concurrency, Neighborhoods, Density and Land Use, Bikeways), Water Resources Element, Open Space Element, and Environmental Element (Natural Resources/Conservation Lands System).

- The mitigation of the site’s Conservation Lands System designation of Multiple Use Management, together with the CLS Special Species Management overlay and Xeroriparian “C” areas will be approached by a “Framework Plan” that includes set-aside of approximately seven acres of natural drainageway and habitat with supplemental off-site mitigation coordinated with the Pima County Office of Sustainability and Conservation.
- The proposed development of a density-appropriate residential subdivision will be consistent with the character of development in the area. Treatment of the project perimeters adjacent to subdivisions will be given special care.

EXISTING ZONING/LAND USE
SR (Suburban Ranch) / Undeveloped

SURROUNDING LAND USE DESIGNATIONS	
North	Medium Intensity Urban (MIU), Low Intensity Urban 0.3 (LIU 0.3)
South	MIU
East	MIU, LIU 0.3 (Water Reservoir)
West	MIU

SURROUNDING ZONING/EXISTING LAND USE	
North	CR-5 (Multiple Residence) / Residential Subdivision, SR (Suburban Ranch) / Undeveloped
South	Hardy Road / CR-5 / Residential Subdivision, SR / Undeveloped
East	CR-4 (Mixed-Dwelling Type) / Residential Subdivision, SR / Water Reservoir
West	CR-4 / Residential Subdivision, CR-3 (Single Residence) / Residential Subdivision

STAFF REPORT:

Staff recommends **APPROVAL** of the plan amendment from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) for the 20-acre site subject to the following rezoning policy:

The preliminary development plan submitted with the rezoning application shall demonstrate avoidance of the regulatory floodplain and Important Riparian Area associated with the Hardy Wash.

Staff’s recommendation is based on certain Growing Smarter Acts principles, suburban infill, plan designation inconsistency, infrastructure and commercial service availability, and a strategy for satisfaction of Maeveen Marie Behan Conservation Lands System policies (CLS).

A plan amendment to MIU is justified, in part, per elements of the Growing Smarter Acts (compact development, rational use of existing and planned infrastructure, and enhancement of multi-modal transportation opportunity). Relative to the Acts, there will also be conservation of natural resources pertaining to proposed preservation of the Hardy Wash area represented as “Zone 2” on the applicant’s Framework Plan exhibit. Additional on- and/or off-site preservation of natural open space is expected to occur as part of CLS policy compliance. Also, the subject site is an infill site with respect to adjacent CR-3, CR-4, and CR-5 subdivision developments surrounding the site with commensurate MIU plan designations. Additionally, the MIU designation on the undeveloped 30

acres across Hardy Road at the southeast corner of the subject property was approved by the Board of Supervisors on February 18, 2014.

This site and other undeveloped or lesser developed parcels in the vicinity were down-planned from MIU as part of the 2001 Comprehensive Plan Update. The down-planning pertained to the area's inclusion in the Maeveen Marie Behan Conservation Lands System (CLS). The down-planning was not an oversight, but did create an inconsistency in planned land use.

The site is relatively flat and consists of mostly undisturbed natural vegetation and a wash that has Pima County Regulated Riparian Habitat that is designated as Xeroriparian C. The CLS designations are Multiple Use Management Area overlaid by Special Species Management Area. With preservation of the wash and the stated intent of additional preservation on and/or offsite as to satisfy CLS policy requirements, staff supports up-planning the site to allow infill development similar to surrounding residential development.

The site is served by paved roads, sewer, and utilities. Thornydale Road, south of Cortaro Farms Road has been improved and is operating below capacity in that direction. Thornydale Road, north of Cortaro Farms Road is operating over capacity (capacity 16,700 average daily trips / current count 18,300 ADT). However, capacity improvements extending to Linda Vista Boulevard (one mile north of Hardy Road) are scheduled for the 2018-19 time period. Cortaro Farms Road a half-mile south of the site has been improved east of Thornydale Road and is operating below capacity in that direction. Cortaro Farms Road, west of Thornydale Road is operating over capacity for the mile-long two-lane segment before returning to a divided four-lane cross section at Camino de Oeste (capacity 16,700 ADT / current count 20,721 ADT). However, capacity improvements are likely to begin in 2016 with a late 2017 completion date. These roadways have or will be receiving sidewalk and bike lane improvements; however, unimproved arterial and major collector streets in the area typically do not have sidewalks. Hardy Road is not a through street to the east and has no sidewalks outside of subdivisions. A Sun Tran shuttle route exists along Thornydale Road. The density allowance of MIU can further promote transit service.

The subject property is within the Pima County Regional Wastewater Reclamation Department service area and is tributary to the Ina Road Wastewater Reclamation Facility via the Canada del Oro Interceptor (CDO). Metropolitan Water reports that it will serve the site. Water conservation within the development will be imperative as the water supplier does not currently have a renewable supply source.

Commercial services are located within a three-quarter-mile driving distance at the intersection of Thornydale Road and Cortaro Farms Road. Other commercial services are located within one mile. Potential employment and office-type services are located very close at the intersection of Thornydale Road and Hardy Road. The offices include a variety of businesses and services. A plant nursery is also located nearby as is a veterinary hospital south of the nursery. Marana Unified School District has schools in the vicinity and a charter school is located along Cortaro Farms Road east of Thornydale Road.

The current SR zoning conforms to the LIU 0.3 plan designation. LIU 0.3 designates areas for low density residential and other compatible uses at a maximum density of 0.3 residences per acre (RAC) (or 1.2 RAC under the cluster subdivision option with 30 percent cluster open space plus 40 percent natural open space).

The requested MIU designates areas for a mix of medium density housing types and other compatible uses. The maximum residential density is 10 RAC.

Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1. The plan amendment would promote:
 - a. Implementation of the ***Growing Smarter Acts***, with particular emphasis given to the principles of smart growth, such as: (i) mixed use planning, (ii) compact development, (iii) multi-modal transportation opportunities, (iv) rational infrastructure expansion/improvements, (v) conservation of natural resources, and (vi) the growth area element (where applicable);
 - b. The implementation of other Comprehensive Plan policies set forth in the Regional Plan Policies, Special Area Policies, and Rezoning Policies.
 - c. Compatibility with the ***Maeveen Marie Behan Conservation Lands System***;
2. Fulfillment of the purpose of the Annual Plan Amendment Program as stated in the Pima County Zoning Code, 18.89.040(A) (2) & (3):

The annual plan amendment program provides an opportunity to address oversights, inconsistencies, or land use related inequities in the plan, or to acknowledge significant changes in a particular area since the adoption of the plan or plan updates. Annual amendments are reviewed concurrently in order to analyze potential cumulative impacts.

Growing Smarter Acts

The plan amendment to the recommended higher intensity MIU plan designation can promote Growing Smarter principles of compact development leading to rational use of existing and planned infrastructure and to multi-modal transportation opportunities. MIU also provides limited mixed use opportunity with the TR (Transitional) zoning option that allows office, health, and lodging-related uses; however, the applicant has indicated that residential development similar to adjacent detached residential subdivisions will be sought. Non-residential development is also less likely given that this section of Hardy Road, east of Thornydale Road is not a through street and serves as a residential collector.

There are CR-3, CR-4 and CR-5 residential subdivisions adjacent to or across the street from the site with densities ranging from 2.8 to 4.3 residences per acre (RAC). Higher density infill over an expanded area would potentially enable better bus service, which is currently limited to service along Thornydale Road by Sun Shuttle Route 412. The shuttle currently provides very limited service with stops at Cortaro Farms Road and Linda Vista Boulevard. *Land Use Element Regional Plan Policy 1.A.4.a calls for residential rezonings in MIU to be a minimum of five RAC, which is generally recognized as sufficient to support bus service. The site's potential density could be reduced if significant undisturbed natural open space set-aside is required on-site related to the CLS and Flood Control Important Riparian Area.)*

However, this development site location and the pattern of most of the residential and commercial development in the area are primarily auto-oriented. Commercial services are mostly segregated, located at major intersections, and low-to medium density individual subdivision developments along Hardy Road do not provide internal linkages between neighborhoods. Most employment opportunity is outside the area and accessed by personal vehicles. Despite this, Arthur Pack Regional Park and an office complex are located within a very short walking distance. A trail system within the park starts at the intersection of Thornydale Road and Hardy Road.

As noted, some arterial road segments in the site's vicinity are operating at or above capacity but are scheduled for improvement. *Ideally, the development of the subject site would be timed with the scheduled road capacity improvements.*

Regional Plan Policies, Special Area Policies, and Rezoning Policies

Relative to Regional Plan Policies, the site is not within a Growth Area as designated by the comprehensive plan (Growth Area Element). Designated Growth Areas include the Flowing Wells area, the area in the vicinity of Tucson International Airport, and the City of Tucson. However growth continues in many areas outside of Growth Areas, including the area of the subject plan amendment. The amendment site is arguably an "infill site" relative to the development pattern of subdivisions that have emerged in the vicinity, including adjacent to the site. There is a stark contrast between the undeveloped site's low density plan designation and zoning and the surrounding medium density subdivisions. Although, there are still large SR parcels and CR-1 lots in the vicinity that maintain natural desert area.

Requested annual plan amendments that result in greater land use intensity potential do not, in and of themselves, promote comprehensive plan policies. Applicable policies are applied at the rezoning stage in the form of the applicant's proposal and as rezoning conditions. On pages 3-7 of the plan amendment application, the applicant cites some Regional Plan Policies that will be complied with or furthered with the planned rezoning and subsequent residential development of the site. Staff makes particular note of the applicant's proposal to set-aside seven acres of existing natural drainageway and habitat pertaining to the Hardy Wash which promotes various Regional Plan Policies including those related to: Site Planning and creation of sense of place in the Sonoran Desert, Flood Control and maintenance of natural conditions and preservation of existing riparian habitat, Subdivision Design and preservation of natural open space to reduce heat trapping surfaces, Natural Waterbody Quality and maintenance of function and quality of watercourses, and Conservation Lands System and preserving the contiguity of habitat (the wash is preserved within adjacent subdivision developments).

There are no Special Area or Rezoning policies applicable to the site.

Conservation Lands System

The entire site is located within Multiple Use Management Area and Special Species Management Area of the Maeveen Marie Behan Conservation Lands System (CLS). Comprehensive Plan policies call for at least 66⅔ percent and 80 percent of the total acreage of lands within the respective designations to be conserved as undisturbed natural open space. The policies may be met through a combination of on- and off-site conservation. In line with these policies, the applicant states, "The *Framework Plan*... indicates the set-aside of approximately seven (7) acres of existing natural drainageway and habitat toward compliance with the CLS. Supplemental mitigation areas to satisfy the remaining CLS obligations will occur off-site (and) be coordinated with the Pima County Office of Sustainability and Conservation."

The site has mostly undisturbed natural vegetation and a wash that has Pima County Regulated Riparian Habitat that is designated as Xeroriparian C. However, it is mostly surrounded by CR-3, CR-4, and CR-5 subdivision development. As noted, the natural watercourse proposed for preservation is also preserved in adjacent subdivisions. Additional information is provided in the Environmental Planning and U.S. Fish and Wildlife comments below.

Fulfillment of the Purpose of the Annual Plan Amendment Program

This site and other undeveloped or lesser developed parcels in the vicinity were down-planned from MIU as part of the 2001 Comprehensive Plan Update. The down-planning pertained to the area's importance as natural habitat. The site was included in the Conservation Lands System. Excluding this site, there were various appeals of the down-planning including Co7-02-12 and Co7-02-13 on side-by-side parcels across Hardy Road at the southeast corner of the subject property, that were denied by the Board of Supervisors in 2002. Staff and the commission also recommended denial. MIU up-planning of side-by-side parcels (Co7-13-06), in addition to up-planning of three other sites in the vicinity (Co7-13-03, Co7-13-04, and Co7-13-05), were approved by the Board of Supervisors on February 18, 2014 (Board minutes attached).

The down-planning was not an oversight, but did create an inconsistency in planned land use. Development under the existing low-density SR zoning would likely result in retention of natural open space, but this is not guaranteed, especially, for instance, if the property were to contain horses or be developed as a church. An up-planning of the site leading to a rezoning would be necessary in order to potentially implement CLS policies.

Regarding significant changes to the area since the 2001 Comprehensive Plan Update, there has been incremental development and road improvements in the vicinity. An office complex has been constructed down the street at the intersection of Thornydale Road and Hardy Road. Within a quarter-mile, a charter school has been established on the north side of Cortaro Farms Road and 135 casitas have been constructed on the south side of Cortaro Farms Road, west of Thornydale Road; additional subdivision development has occurred on the south side of Cortaro Farms Road, east of Thornydale Road; Thornydale Road has been improved south of Cortaro Farms Road; and Cortaro Farms Road has been improved east of Thornydale Road. Pertaining to the larger area, the cactus ferruginous pygmy owl has been delisted as an endangered species.

AGENCY/DEPARTMENT COMMENTS:

Environmental Planning Comments (Office of Sustainability and Conservation):

The following summarizes the arrangement between OSC and DSD regarding environmental review of comprehensive plan amendments within the Conservation Lands System (CLS):

A property specific environmental review will only be provided for any proposed amendment lying within the CLS where the applicant disputes the application of CLS conservation guidelines. Otherwise, all details of how the guidelines will be specifically applied to the site, including identification of CLS set-aside areas, will be determined as part of the rezoning process when information on the presence/absence and condition of natural resources as well as definitive information on anticipated land uses is available.

As Co7-14-02 is within CLS Multiple Use and Special Species Management Areas and the applicant is not disputing application of CLS conservation guideline, it fits the above-described circumstances. Therefore, detailed review and comment regarding how CLS guidelines will be applied and determination of appropriate set-asides will not be provided at this time and will be deferred to such time as when the amendment is approved and a subsequent rezoning application is submitted.

Notwithstanding the above, the following would likely be useful in consideration of the proposed amendment:

- The 20-acre amendment site is in an area of Northwest Tucson that is transitioning from low density residential uses (LIU 0.3, RT, SR zoning) to (MIU, CR-4 & CR-5 zoning); immediately surrounding properties are designated MIU with CR-4 and CR-5 zoning.
- The amendment site does not occur within any CLS Critical Landscape Connection or any wildlife linkage identified by Arizona Dept. of Transportation or Arizona Game and Fish Dept.
- No cactus ferruginous pygmy-owl (CFPO) have been detected in Northwest Tucson since 2006 when the last known CFPO was captured and placed in a captive breeding program.
- The amendment site lies outside the range of Pima pineapple cactus and needle-spined pineapple cactus.
- Lesser long-nosed bats (a federally-endangered species) are known to forage in the general area and use it to move between roosts and other forage areas.
- The amendment site is considered medium value as potential habitat for the Western burrowing owl.
- Hardy Wash is a resource feature that has both on- and off-site importance; disturbances are regulated by the Regional Flood Control District according to the *Watercourse and Riparian Protection and Mitigation Requirements* of Pima County Code Title 16.

- Disturbances to saguaro, ironwood trees, and agaves are regulated by DSD according to the *Native Plant Preservation Ordinance* of Pima County Code Title 18.
- By definition, compliance with CLS conservation guidelines allows for set-asides to occur either entirely on-site, entirely off-site, or a combination of on- and off-site.
- Arthur Pack Park, at approximately 650-700ft., is the only County-maintained conservation open space within one mile of the amendment site.

Regional Flood Control District (Planning and Development):

Pima County Regional Flood Control District (District) reviewed the subject request and submitted comments which the applicant has responded to. Based upon the request and additional information submitted we have the following comments:

- The Hardy Wash crosses the site. This regulatory watercourse has an Erosion Hazard Setback (EHS) of 50' and is maintained by Pima County immediately up and downstream of the site.
- The Hardy Wash and one smaller wash located in the southwestern corner of the site have Pima County Regulated Riparian Habitat (PCRRH) of habitat type Xeroriparian C associated with them. The Hardy Wash habitat has also been given the overlying designation as Important Riparian Area under the Conservation Lands System.
- Initially neither the wash nor the floodplain had been shown, the wash has been added and the applicant has indicated that the floodplains associated with the Hardy Wash and the small wash in the southwest corner have not yet been mapped. Given that, it is not known if the small wash is regulatory. Note #2 has been added to the Framework Plan to indicate that the floodplains and associated EHS's will be provided at the time of rezoning.

As required by Resolution 2008-72, the following Water Supply Impact Review (WSIR) has been conducted:

- The site is within the Metro Water Company service area. The only option for using a renewable supply would be increased use, by Metro, of the intertie with Tucson Water.
- Per the ADWR Well Registry wells within ¼ mile of the site had water level depths when drilled between 250 and 350 feet. Per "Mason, Dale, 2014, Technical Memo to the Tucson Groundwater Users Advisory Committee, Modeling results of the 2010 Supply and Demand Assessment model projection, Arizona Department of Water Resources" between the years 2010 and 2025 groundwater depth is predicted to decline between 10 to 30 feet and be 401-500 feet below the surface by 2025.
- The site is within the area of 1 inch or less of subsidence as mapped by Pima County.
- The nearest Groundwater-Dependent Ecosystem is the perennial section of the Santa Cruz River 2.75 miles away.
- The site is within the Tucson Hydrogeological Basin, and the depth to bedrock is 1,600-3,200 feet.
- The WSIR finds that the project, with the information available at this time, is not expected to have adverse impacts.

In conclusion the District has no objection subject to the following recommended rezoning policy. In addition, for clarity the items described above should be corrected.

The preliminary development plan submitted with the rezoning application shall demonstrate avoidance of the regulatory floodplain and Important Riparian Area associated with the Hardy Wash.

Department of Transportation:

This property has access from Hardy Road east of Thornydale Road, and has approximately 650 feet of roadway frontage on Hardy Road. Hardy is a local collector street from Thornydale Road east to Bottlebrush Lane with a varied right of way from 60 feet to 90 feet. Hardy is a two-lane, county-maintained street that widens to three lanes at Thornydale. There is a traffic signal at the intersection of Thornydale and Hardy. The posted speed is 35 mph. There are no existing traffic counts for this segment of Hardy Road; however, the average daily trips (ADT) is low because of the limited residential development with direct access to Hardy Road, and because Hardy Road does not continue all the way through to Shannon Road. Pima County DOT will require a Right-of-Way dedication of approximately 45 feet for this site should a rezoning be requested.

The most recent traffic count for Thornydale Road is 18,300 ADT. Thornydale Road is a scenic major street with an existing and proposed right-of-way of 150 feet per the Major Streets and Scenic Routes Plan. Thornydale has been improved to a four-lane divided roadway south of Cortaro Farms Road. Thornydale adjacent to this project has a current capacity of 16,700 ADT and a posted speed limit of 45 mph. Thornydale Road is currently served by SunShuttle Route 412, a neighborhood transit service that provides service approximately every 80 minutes between 6 AM and 6 PM Monday thru Friday and between 9 AM and 2 PM on Saturday.

Regional Wastewater Reclamation Department:

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has no objection to the proposed comprehensive plan amendment.

PCRWRD advises that no person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

Environmental Quality Department:

The department has no objection to the proposed Plan Amendment request provided the property is served by public or private sewer. On-site wastewater disposal shall not be allowed.

The Department's Air Quality Control District requires that air quality activity permits be secured by the developer or prime contractor before constructing, operating or engaging in an activity, which may cause or contribute to air pollution.

Cultural Resources & Historic Preservation:

The subject property is located in a high sensitivity archaeological zone (SDCP) and near an archaeological site.

The following will be a condition of any rezoning:

Prior to ground modifying activities by the property owner/developer, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property, and submitted to Pima County for review. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted to Pima County at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed

for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

Natural Resources, Parks and Recreation Department:
NRPR has no objection to the proposed plan amendment.

United States Fish and Wildlife Service:

Description of species impacted, concerns and suggested mitigation measures:

The species potentially impacted is the lesser long-nosed bat (*Leptonycteris curasoae yerbabuena*), an endangered species listed under the Endangered Species Act, and the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*), a species formerly listed under the Endangered Species Act and a species covered under Pima County's Multi-Species Conservation Plan. The proposed amendment occurs in an area where lesser long-nosed bats have been documented foraging and moving between roosts and foraging areas. It is our recommendation that, if there are saguaros or agaves occurring within the parcel, that they be preserved in place or salvaged and replanted within the parcels. By so doing, there should be no net loss of lesser long-nosed bat forage resources. Lesser long-nosed bats also use washes as travel corridors between roost sites and forage areas, and among forage areas. We strongly recommend that the Zone 2 area of this proposed project be conserved to maintain the wash area with an appropriately large buffer area.

With regard to the pygmy-owl, this parcel occurs in an area which has been historically occupied by pygmy-owls for nesting and dispersal and movement through NW Tucson. Again, we strongly urge the County to have the developer conserve the entire area of Zone 2 to protect the wash and pygmy-owl movement corridor and to reduce impacts to and facilitate movement by pygmy-owls. The pygmy-owl is a covered species under Pima County's MSCP and this area is a special species management area for the pygmy-owl under the existing Comprehensive Plan. We strongly recommend that the guidelines outlined within the CLS and Comprehensive Plan be applied to this parcel if the Comprehensive Plan amendment is granted, with no more than 20% of the parcel developed and the remaining 80% configured as natural open space in a way that maintains habitat connectivity through this area. We recommend that this parcel complies with the CLS guidelines for the special species management designation.

Metropolitan Water:

Metropolitan Domestic Water Improvement District reports no objection to the proposed plan amendment and that the subject site is located within its service area and that water will be supplied upon demand.

Marana Unified School District:

Our schools are still positioned to handle the growth that could be caused by the plan amendments being considered.

Mountain Vista Fire District:

Mountain Vista Fire District did not respond to a request for comments. However, comments dated July 25, 2013 for a similar plan amendment, Co7-13-06, located across Hardy Road at the southeast corner of the subject property were as follows:

1. The Mountain Vista Fire District has no objections to the amendment at this time.
2. As the development continues into the plan stage, the applicant will need to submit plans to our fire prevention department for review of fire code compliance. This review will cover fire flow and fire hydrant requirements, fire department access, fire sprinklers and all other applicable fire code requirements. This project falls within the boundaries of the Mountain Vista Fire District.
3. This project is served by the Mountain Vista Fire District Station 620 which is located at 9310 N. Shannon Road.

Sun Tran:

To date, staff has not received a response to a request for comments.

Tucson Electric Power Company:

To date, staff has not received a response to a request for comments.

PUBLIC COMMENTS:

As of the writing of this report, staff has received two public comment letters submitted by the applicant that were received at the applicant's voluntary neighborhood meeting. The letters are attached. The letters express concern with increased traffic on Hardy Road, the potential for two-story residential development, increased storm water drainage, and buffering from their adjacent subdivision. The applicant has also provided an attached synopsis of the meeting. Staff has also received at least one phone call from a neighboring resident who expressed concerns with increased traffic and flooding. A notice of the hearings for this amendment request has been sent to property owners of record within 1,000 feet of the amendment site.

Respectfully Submitted,



David Petersen, AICP
Senior Planner

- c: Signature Homes by Miramonte, LLC, Attn: Gerrie Grey, 2942 E. River Road, Tucson, AZ 85718
Projects International, Inc., Attn: Jim Portner, 10836 E. Armada Lane, Tucson, AZ 85749-9460

LEGEND



Boundary of Subject Plan
Amendment Request

CR-4
Existing Zoning, typ.

NOTES:

1. The Subject Property is a vacant, undeveloped site that is bordered by developed residential subdivisions with CR-3, CR-4 and CR-5 zoning.
2. The larger surrounding context is characterized by a mix of developed and undeveloped properties with both residential and commercial zoning classifications.

Jim Porter, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917

AERIAL PHOTOGRAPH
SURROUNDING LAND-USE
CONTEXT



Miramonte Homes

(Ownership Entity: Signature Homes by Miramonte Homes, LLC)
COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU

PROJECTS INTERNATIONAL, Inc.
STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVISORY & COUNSEL

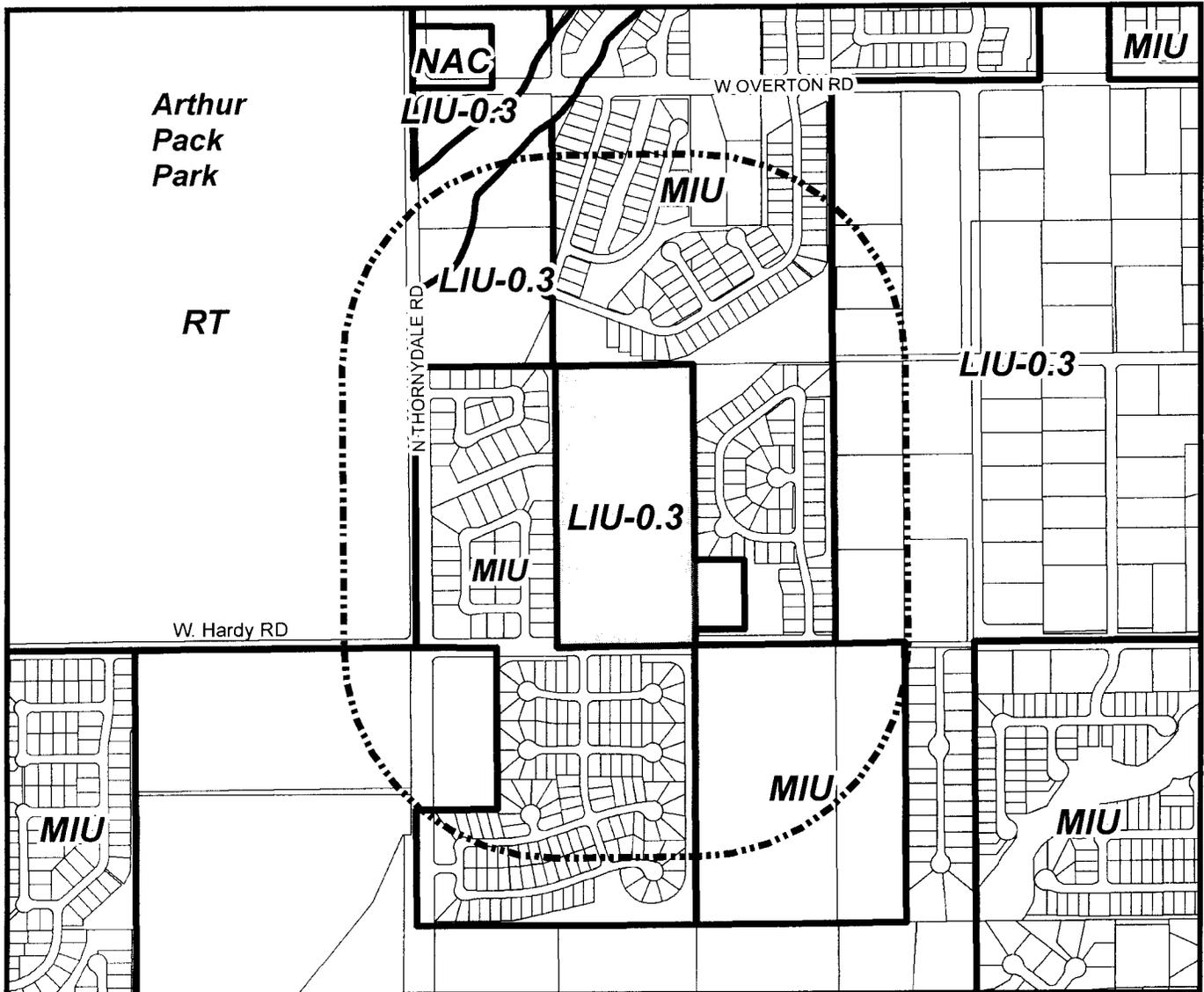


GRS
LANDSCAPE ARCHITECTS LLC



COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



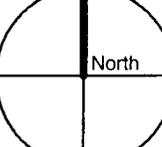
0 320 640 1,280 Feet



Amendment Area



1,000' Notice Area

<p>Taxcode: 225-02-029C</p>	<p>Co7-14-02 SIGNATURE HOMES BY MIRAMONTE, LLC - W. HARDY ROAD PLAN AMENDMENT</p>	<p>Location: North side of W Hardy Road, approximately 600 feet east of N. Thornydale Road</p>	
<p>Request: Low Intensity Urban 0.3 (LIU-0.3) to Medium Intensity Urban (MIU) 20.0 Acres +/-</p>			
	<p>Northwest Subregion Section 20, Township 12 South, Range 13 East</p>		
<p>Planning and Zoning Commission Hearing: August 27, 2014 (projected)</p>		<p>Map Scale: 1:9,000</p>	
<p>Board of Supervisors Hearing: October 21, 2014 (projected)</p>		<p>Map Date: June 3, 2014</p>	

LEGEND

-  Boundary of Subject Plan Amendment Request
-  Limits of CLS Important Riparian Area with underlying Xeroriparian "C"
-  Xeroriparian "C" (Non-Important Riparian Area)
-  Hardy Wash
-  Access to Public Street (Conceptual Location)
-  Potential Pedestrian Connection between Zones

ZONE DESCRIPTIONS

Zone 1: Single-Family Residential Component. This area dedicated to residential uses of the type and density generally similar to the existing single-family residential subdivisions surrounding the property. Final form and product type to be market-reflective at the time of future rezoning and development.

Zone 2: Existing Natural Drainage Area, Open Space and On-Site CLS Mitigation. This area to be left undeveloped so as to create an open space buffer and amenity and to preserve the existing Hardy Wash and its associated Conservation Lands System (CLS) Important Riparian Area (IRA) & Xeroriparian "C" regulated habitat. This Zone also provides for on-site mitigation area towards overall CLS compliance. Some disturbance may occur for pedestrian trail.

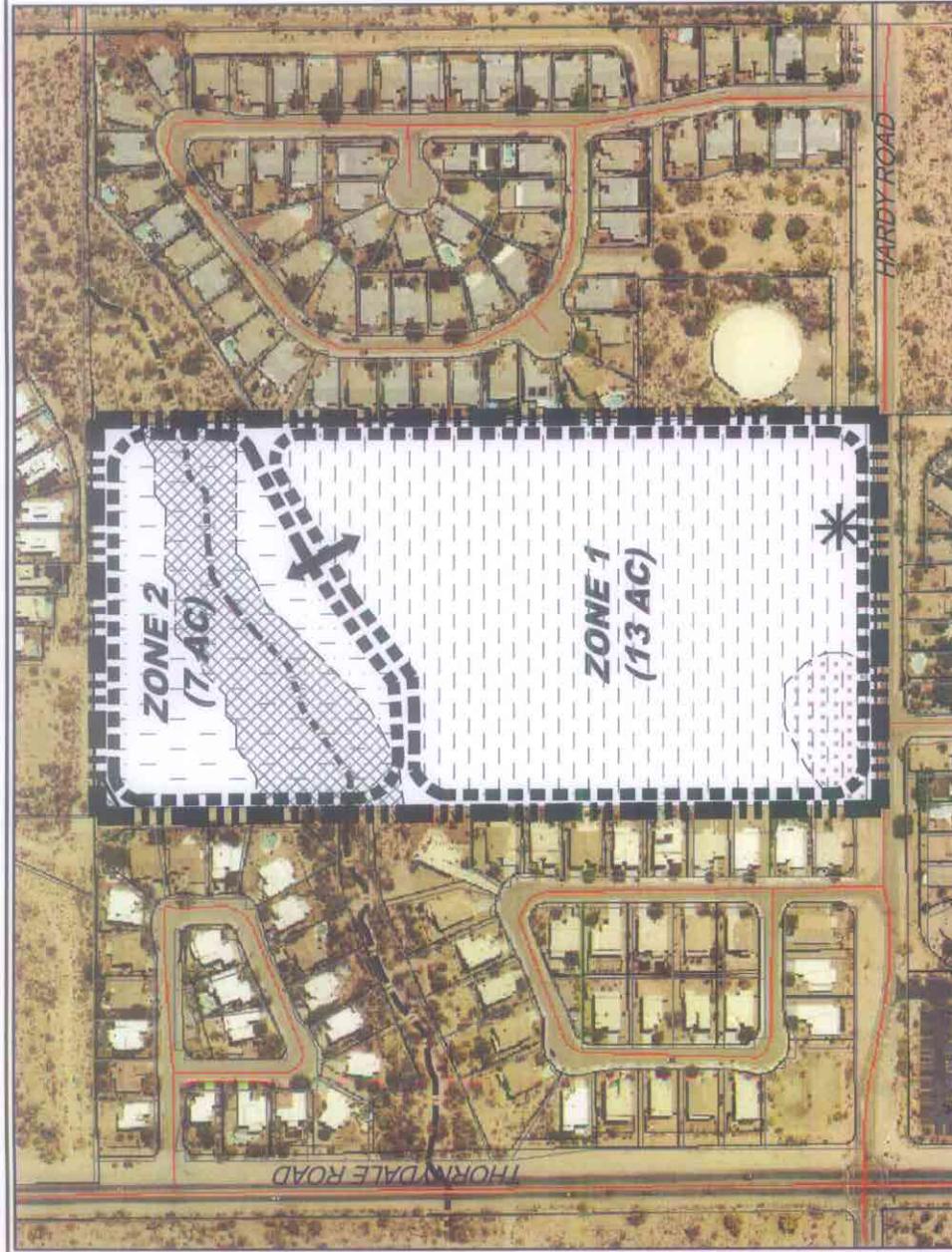
GENERAL NOTES

1. Vehicular access to and from this site will occur only from Hardy Road.
2. Enhanced landscaped borders will be provided wherever the proposed residential development abuts existing residential lots. Details of the buffering and mitigation adjacent to the existing residences will be determined at the time of final design and will be detailed in the Site Analysis and Preliminary Development Plan (PDP) provided at time of future rezoning.
3. Salvaged native-desert tree and shrub specimens will be transplanted primarily into project perimeter buffers adjacent to the existing residences so as to achieve a mature character in the project edges as rapidly as possible.
4. The CLS Important Riparian Area (IRA) and Xeroriparian "C" regulated habitat within Zone 2 will be will be treated, at a minimum, in accordance with the 95% Preservation threshold established by the CLS. Final design may involve modification of the Xeroriparian "C" regulated habitat located within Zone 1; this will be determined at the time of rezoning. Any such modification over approved thresholds will be done in conjunction with an approved riparian habitat mitigation plan in accordance with PRCFO's "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines."
5. Conservation Lands System (CLS) compliance to be accomplished with on-site set-aside areas, together with suitable off-site mitigation in coordination with the Pima County Office of Sustainability and Conservation.

Jim Portner, Agent for Owner
 PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520.850-0917

FRAMEWORK PLAN

*Revised Rec'd
 7/25/14 D.P.*



NOTES:

1. Subject Property and several surrounding properties are located with a FEMA designated sheet flow area (0.5' Depth).
2. Regulatory floodplains through the subject property have not been mapped. Final mapping of regulatory floodplains and associated Erosion Hazard Setbacks (EHS) will occur at time of rezoning.



PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVISOR & COUNSEL

Miramonte Homes
 (Ownership Entity: Signature Homes by Miramonte Homes, LLC)
 COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU

Low Intensity Urban

(Low Intensity Urban 3.0, 1.2, 0.5, and 0.3)

- a. Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:

Low Intensity Urban 0.3

'LIU-0.3' or 'C-0.3' on the Land Use Plan Maps

- (a) Minimum - (none)
 - (b) Maximum - 0.3 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 0.7 RAC with 30 percent cluster open space, plus 20 percent natural open space, or
 - (ii) Gross density of 1.2 RAC with 30 percent cluster open space, plus 40 percent natural open space.
 - (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - (i) Minimum (none)
 - (ii) Maximum 0.3 RAC.
 - (iii) The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 0.7 RAC with 30 percent cluster open space plus 30 percent natural open space.
- c. Zoning Districts
- 2) Within **Low Intensity Urban 0.5 and Low Intensity Urban 0.3**, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - (a) GC Golf Course Zone
 - (b) SR Suburban Ranch Zone
 - (c) SR-2 Suburban Ranch Estate Zone
 - (d) SH Suburban Homestead Zone
 - (e) CR-1 Single Residence Zone
 - (f) CR-2 Single Residence Zone
 - (g) CR-3 Single Residence Zone
 - (h) MR Major Resort Zone
 - (3) Open Space Standards for MR Major Resort Zone: **In Low Intensity Urban 1.2, 0.5, and 0.3**, the following minimum open space requirements shall apply within areas rezoned MR Major Resort Zone. Open space for purposes of these requirements shall be natural open space.
 - (a) Low Intensity Urban 1.2 - 15 percent.
 - (b) Low Intensity Urban 0.5 - 20 percent.
 - (c) Low Intensity Urban 0.3 - 30 percent.

**Medium Intensity Urban
'MIU' or 'D' on the Land Use Plan Maps**

- a. Purpose: To designate areas for a mix of medium density housing types and other compatible uses.
- b. Objective: These areas provide an opportunity for a variety of residential types, including cluster option developments, and single family attached dwellings. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 3 RAC
 - 2) Maximum – 5 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) GC Golf Course Zone
 - 2) CR-1 Single Residence Zone
 - 3) CR-2 Single Residence Zone
 - 4) CR-3 Single Residence Zone
 - 5) SH Suburban Homestead Zone
 - 6) CR-4 Mixed-Dwelling Type Zone
 - 7) CR-5 Multiple Residence Zone
 - 8) CMH-1 County Manufactured and Mobile Home-1 Zone
 - 9) CMH-2 County Manufactured and Mobile Home-2 Zone
 - 10) MR Major Resort Zone
 - 11) TR Transitional Zone

LEGEND

Boundary of Subject Plan Amendment Request

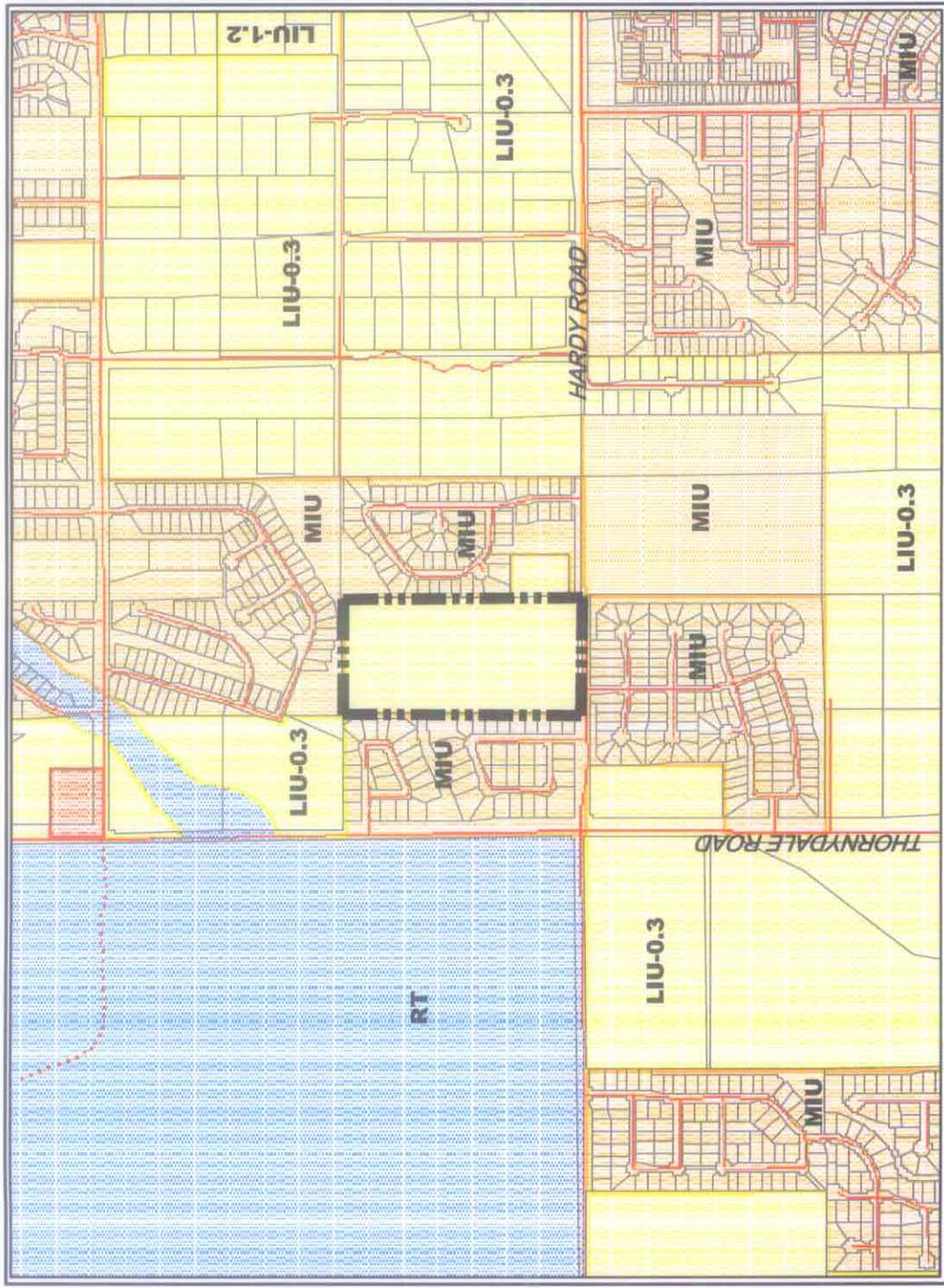
- CAC – Community Activity Center
- NAC – Neighborhood Activity Center
- MHIU – Medium High Intensity Urban
- MIU – Medium Intensity Urban
- LIU-1.2 – Low Intensity Urban 1.2
- LIU-0.3 – Low Intensity Urban 0.3
- RT – Resource Transition

NOTES:

1. Subject Property Existing Comprehensive Plan Designation: LIU-0.3
2. Requested Designation: MIU (Entire 20 acres)

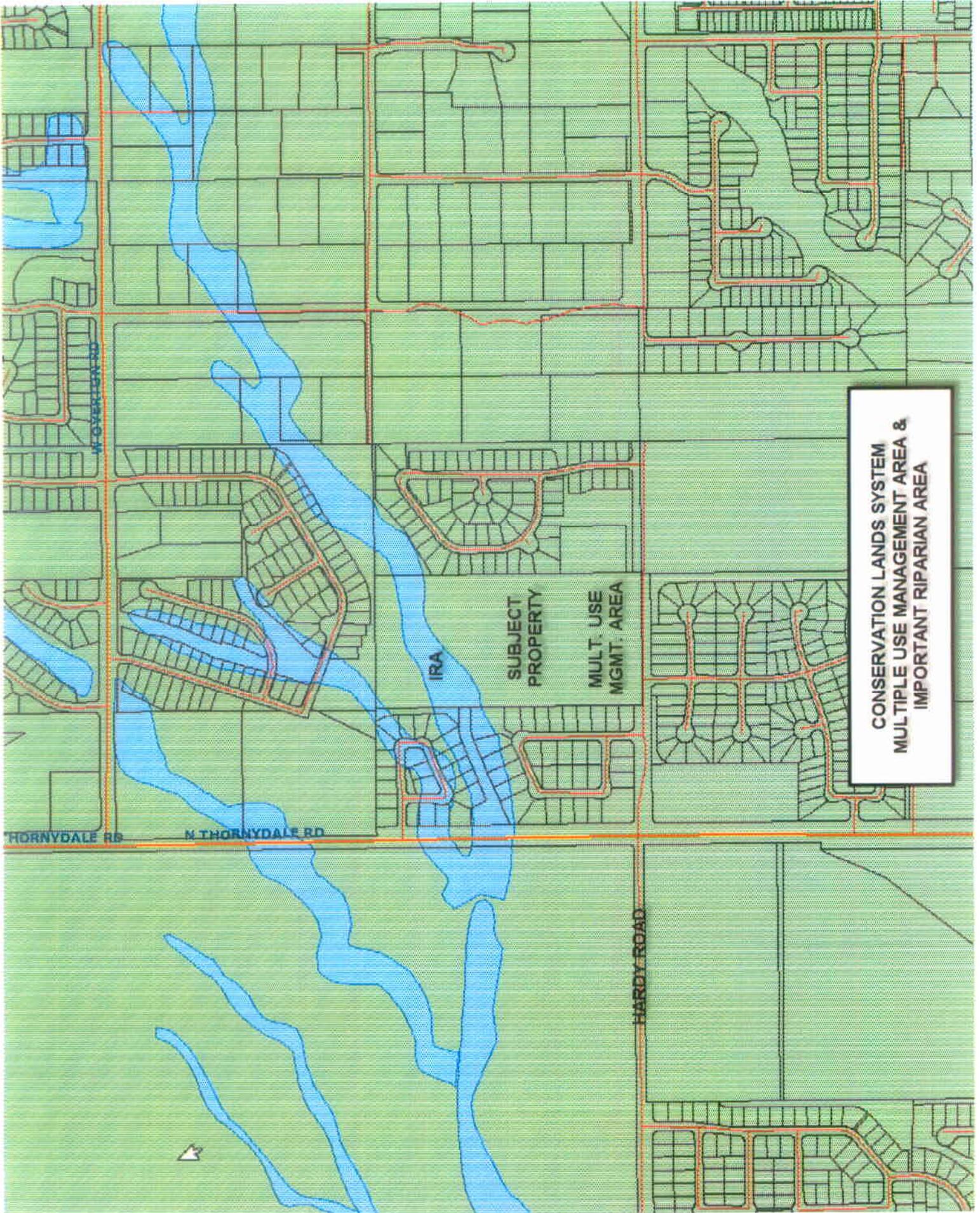
Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917

COMPREHENSIVE PLAN DESIGNATIONS



Miramonte Homes
 (Ownership Entity: Signature Homes by Miramonte Homes, LLC)
 COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU

PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL



CONSERVATION LANDS SYSTEM
MULTIPLE USE MANAGEMENT AREA &
IMPORTANT RIPARIAN AREA

IRA

SUBJECT
PROPERTY

MULT. USE
MGMT. AREA

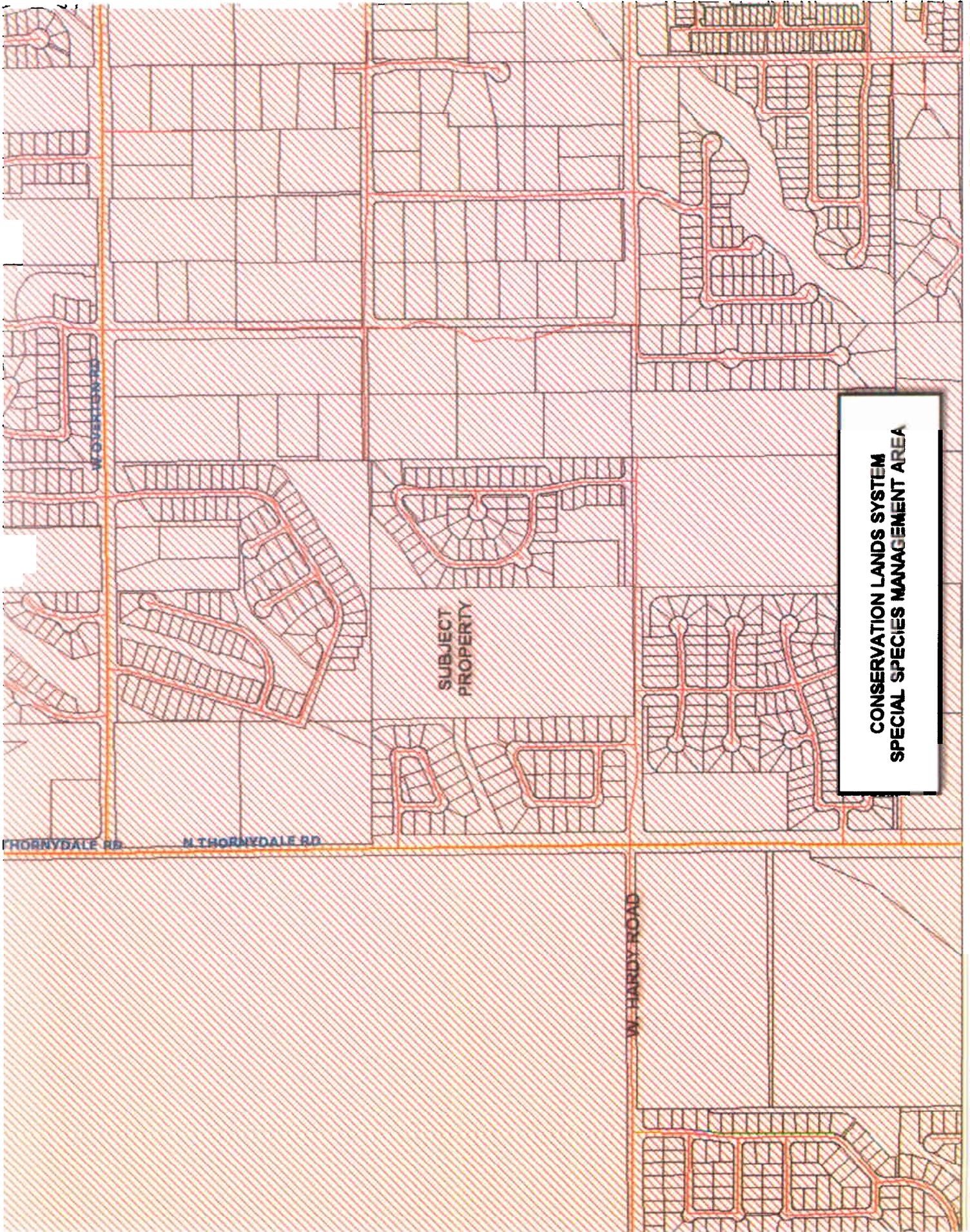
W OVERTON RD

THORNYDALE RD

N THORNYDALE RD

HARDY ROAD





**CONSERVATION LANDS SYSTEM
SPECIAL SPECIES MANAGEMENT AREA**



PIMA COUNTY COMPREHENSIVE PLAN
2014 PLAN AMENDMENT PROGRAM
Application

APR 28 2014
D.P. 2014-14-02

SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): Signature Homes by Miramonte Homes, LLC
DAYTIME PHONE: 520.615.8900 Ext. 14 **FAX:** None
ADDRESS: Miramonte Homes, Attn: Ms. Gerrie Gray
2942 E. River Road Tucson, AZ 85718 **E-MAIL:** GGray@miramontehomes.com
APPLICANT (if other than owner): Jim Portner, Projects International, Inc.
DAYTIME PHONE: 520.850.0917 **FAX:** 520.850.0917
ADDRESS: 10836 E. Armada Lane
Tucson, AZ 85749-9460 **E-MAIL** jportner@projectsintl.com

SECTION II. AMENDMENT REQUEST INFORMATION

TAX CODE NO(S): 225-02-029c
TOTAL ACRES: 20.0 AC
GENERAL PROPERTY LOCATION: On north side of Hardy Road, 1/4 mile east of Thornydale Road
COMPREHENSIVE PLAN SUBREGION(S): Northwest
ZONING BASEMAP(S): 161 **BOARD OF SUPERVISORS DISTRICT(S):** 1
CURRENT/CONDITIONAL ZONING: SR
EXISTING LAND USE: Vacant Land
CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): LIU 0.3
REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): MIU

SPECIAL AREA OR REZONING POLICIES BY POLICY #, WHICH CURRENTLY APPLY TO THE PROPERTY:

NONE

SPECIAL AREA OR REZONING POLICIES PROPOSED AS PART OF THE AMENDMENT REQUEST:

NONE

SECTION III. SURROUNDING PROPERTIES INFORMATION * Also see Exhibits provided *****

CURRENT PLANNED LAND USE DESIGNATIONS OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: _____ MIU **SOUTH:** _____ MIU
EAST: _____ MIU **WEST:** _____ MIU

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: _____ Developed SFR subdivision
SOUTH: _____ Developed SFR Subdivision
EAST: _____ Developed SFR subdivision
WEST: _____ Developed SFR subdivision

EXISTING AND CONDITIONAL ZONING OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: _____ CR-5 **SOUTH:** _____ CR-5
EAST: _____ CR-4 **WEST:** _____ CR-3 & CR-4

SECTION IV. REASONS FOR PROPOSED AMENDMENT

Please refer to Section I(F) of the Application Process Requirements document. Explain why you think one or more of the reasons described in Section I(F) support your Plan Amendment request. Attach additional page(s), if necessary.

See Section IV attachment.

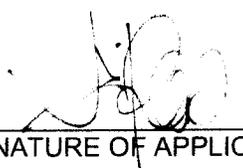
SECTION VI. SUBMITTALS

THE FOLLOWING ITEMS MUST BE INCLUDED IN THE APPLICATION:

- Site map - refer to Section I(E) of this application form for requirements.
- Ownership verification:
 - o Assessor's map and property inquiry (APIQ) printout.
 - o Original letter(s) of authorization (if applicant is not the property owner).
 - o If a trust, original signature of trust officer and list of beneficiaries (if applicable).
 - o If a corporation, original signature with person's title and the list of corporate officers (if applicable).
- PDF files of application materials, if applicable.
- Additional materials, if any
- Processing Fee (See attached *Comprehensive Plan Amendment Fee Schedule Summary*).

SECTION VII.

This complete application is true and correct to the best of my knowledge. I am the owner of the above-described property or have been authorized by the owner to make this application.



SIGNATURE OF APPLICANT

04/25/14

DATE

Jim Portner

NAME OF APPLICANT - PRINTED
Projects International, Inc.
10836 E. Armada Lane
Tucson, AZ 85749-9460



April 18, 2014

Mr. David Petersen
Planning Section
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

RE: LETTER OF AUTHORIZATION
Application for Comprehensive Plan Amendment

Dear Mr. Petersen:

I hereby authorize Mr. Jim Portner of Projects International, Inc. to serve as our agent in applying for and processing an amendment to the Pima County Comprehensive Plan for our 20-acre parcel located on Hardy Road east of Thornydale Road (Assessor's tax parcel No. 225-02-029C).

The following individuals comprise Signature Homes by Miramonte Homes, LLC: Miramonte Equities, LLC, whose managers are Christopher L. Kemmerly and Stephen E. Quinlan.

Please contact me should you have any questions.

Sincerely,

Christopher L. Kemmerly, Manager
Signature Homes by Miramonte Homes, LLC

APR 28 2014

SECTION IV. REASONS FOR PROPOSED AMENDMENT

1. Location and General Nature of Request

Signature Homes by Miramonte, LLC is seeking a comprehensive plan amendment for its 20-acre property located on the north side of Hardy Road, approximately six hundred feet (600') east of Thornydale Road. Thornydale Road is a three-lane uncurbed roadway (with continuous center left-turn lane), while Hardy Road is a two-lane facility that is uncurbed and which terminates approximately ½ mile east of the subject property.

From a land use perspective, the site is located within an established and expanding residential context. Existing residential subdivisions with CR-3, CR-4 and CR-5 zoning abut the site on all four of its boundaries



Within a few hundred feet of the site's southwest corner is the CB-1 zoned Sunnyvale Office Plaza. Abutting the site's southeast corner is an existing reservoir operated by the Metropolitan Water District. While an undeveloped, remnant SR-zoned parcel touches the property's northwest corner and while unsubdivided SR residences

still exist further to the east, the area's trend toward higher-density residential development is clear. This mix of established residential and non-residential land uses is easily discerned on the aerial photo and context exhibit provided with this comprehensive plan application.

With the above in mind, the subject property represents an infill opportunity that will integrate well within the established residential context. The project is envisioned as containing a single-family residential subdivision generally similar in type, character and density to those which already exist immediately adjacent to it on all four sides. While perhaps an even higher-density residential product might be justifiable from a variety of regional planning and multi-modal transportation perspectives, it is believed that the need to respect the adjacent, established residential subdivisions is appropriate in this particular case, thereby making an essential match of the existing density range the more intelligent approach.

2. Requested Comprehensive Plan Designation

The requested comprehensive plan designation for this entire property is a Medium Intensity Urban (MIU), which will accommodate the envisioned residential use described above. This designation is consistent with that of the existing subdivisions surrounding the project site.

3. Reasons for Plan Amendment Request

As mentioned above, the site is envisioned as ultimately being a single-family residential use of a density that is generally similar to those already surrounding the site. This land use is justified in light of the residential context emerging throughout the larger region and the four residential subdivisions that area already immediately adjacent to the site. This approach conforms with a variety of land planning principles, as discussed below, and represents an appropriate infill development.

a. Implementation of Growing Smarter Act

The proposed plan amendment is consistent with, or furthers, several of the Smart Growth Principles as identified by the Smart Growth Network (SGN). These are individually discussed below:

Mix of Land Uses

Given the emerging urbanization trend in the larger area and taking into account the property's immediate context, the site is best developed as a residential subdivision that fits with its immediate neighbors. The larger Growing Smarter objective of a "mix of land uses" is still served, even under this approach, when the larger context is considered, in that same already contains residential, office, a regional public park & golf course, and private-preserve land uses. With proper design, the proposed residential subdivision will integrate well with this established context and its existing residential neighbors on all sides.

Take Advantage of Compact Building Designs

The project will locate its proposed single-family residential units in a compact spatial arrangement that affords the opportunity for efficient on-site infrastructure while, at the same time, establishing an important open space element that is valuable from a preservation, wildlife and amenity perspective. Towards this end, the existing segment of Hardy Wash through the northern portion of the property, together with its associated CLS Important Riparian Area (IRA) and Xeroriparian "C" regulated habitat, will meet, at a minimum, the 95% preservation threshold established by the CLS.

Multi-Modal Transportation Opportunities

An expansion of residential development throughout the area will contribute to larger regional opportunities for multi-modal transportation. The Thornydale Road corridor functions as an important north-south transportation artery and is suitable for future expansion of the existing bicycle routes and public transit. Hardy Road will always remain, on the other hand, a minor or secondary arterial.

Rational Infrastructure Expansion and Improvements

The proposed plan amendment adheres to this principle. Intelligent and efficient growth demands the intelligent and efficient use of established infrastructure. The proposed plan amendment site represents an important infill opportunity that will be held accountable for suitably paying its fair-share contribution toward whatever improvements are deemed necessary to Hardy Road by the Pima County Department of Transportation.

Conservation of Natural Resources

The plan amendment site falls within the *Multiple Use Management Area (MUMA)* classification of the Conservation Lands System (CLS) and is also subject to its Special-Species Management overlay, thereby increasing the CLS's established conservation and mitigation thresholds. The site also contains a segment of the Hardy Wash, with its associated Xeroriparian "C" regulated habitat and CLS Important Riparian Area (IRA); these will be treated, at a minimum, in accordance with the 95% preservation threshold established by the CLS.

Going forward, the site's final development program will be promulgated in consultation with Pima County Office of Sustainability & Conservation staff, as well as key private stakeholders, so as to achieve a development concept that satisfies the property owner's objectives while also recognizing applicable CLS policies, the latter of which will be achieved through on-site set-asides and supplemental off-site mitigation.

The CLS topic is discussed further below in Section 3.b (Open Space Element, Environmental Element) and Section 3.f (Compatibility with Conservation Lands System).

b. Implementation of Comprehensive Plan Policies, etc.

This proposed plan amendment complies with or furthers the County's Regional Plan ("RP") policies as discussed below. The pertinent RP policies are contained in the following elements: Land Use, Public Services and Facilities, Solar Energy Systems, Circulation, Water Resources, Growth Area, and Environmental. All are discussed below.

Land Use Element

Cultural Heritage (RP 1.B; p. 4). While the trend toward residential development in the surrounding area is clear, important public and private cultural elements exist in the immediate area. These would include the Tucson Audubon Society and Arthur Pack Regional Park and Golf Course. That being said, no site-specific buffering, mitigation requirements, or operational parameters as necessary with the subject property to appropriately protect these resources.

Site Design and Housing. With respect to site planning, the Project will provide appropriate on-site buffering and screening and be of a human scale that visually integrates well into the established residential neighborhoods abutting the subject property on all sides (*RP 1.C.1.a, b & c, p.15*). With respect to compact development, the Project will promote density-appropriate residential infill development adjacent to established, similar uses (*RP 1.C.2, p.15*). The proposed Project will generally conform with the established density and character of the adjacent/existing subdivisions, while also establishing a large open space buffer where the Hardy Wash traverses the northern portion of the property. This Wash, together with its associated Xeroriparian "C" regulated habitat and CLS Important Riparian Area (IRA), will be treated, at a minimum, in accordance with the 95% preservation threshold established by the CLS.

Public Services and Facilities

Wastewater Policies. With respect to sewer line infrastructure, the Project will connect to existing wastewater conveyance infrastructure already in place. Extensions of the public system into and throughout the subject property will be funded exclusively on a private basis and meet all applicable design, access, and construction parameters of the Pima County Regional Wastewater Reclamation Department. Concurrency and capacity will be suitably verified at the time of future rezoning (*RP 1.D.1, p.16*).

Flood Control Policies. All surface drainage and hydrologic design will proceed in full conformance and coordination with the Pima County Regional Flood Control District (PCRFCD). Any disturbance to the existing Hardy Wash Xeroriparian "C" regulated habitat and overlaying CLS Important Riparian Area (IRA) for pedestrian crossings, etc. will proceed in close coordination with RfCD staff and the Pima County Office of Sustainability and Conservation. These resources will be treated, at a minimum, in accordance with the 95% preservation threshold as established by the CLS (*RP 1.D.2, p.17*).

Solar Energy Systems

Structure and Site Design. East-west building orientation will be an objective, together with the placement of long-axis building frontages in arrangements that will optimize their solar exposure during winter months and reduce their summertime exposure. Alternative, cost-effective roof treatments and coatings will be evaluated to maximize reflectance, temperature control, and interior energy efficiency (*RP 1.E.1, p.19*).

Subdivision/Development Design. This residential use will be designed in a compact format so as to concentrate the project's developed area and maximize the preservation of undisturbed open space. Landscape elements will be clustered into grouped tree plantings, as opposed to systematically rowed in "orchard" fashion, so as to enhance shading, reduce surface heating, and optimize aesthetics. Landscape and pedestrian areas will emphasize the provision of shade to create usable outdoor spaces; the existing Hardy Wash on the site, with its associated Xeroriparian "C" regulated habitat and CLS Important Riparian Area (IRA), will represent a priority preservation element so as to counter-balance newly introduced paved surfaces (*RP 1.E.2, p.20*).

Circulation Element

Timing/Concurrency. Existing or planned transportation infrastructure necessary to serve the plan amendment is in place. Hardy Road is an uncurbed street that will likely need some measure of improvement to support the planned residential subdivision. Concurrency requirements for this segment of Hardy Road along the project's frontage will be evaluated in detail at the time of rezoning by the Pima County Department of Transportation (PCDOT); improvements to Hardy Road as necessary to serve the specific needs of the proposed development will be completed at developer expense (*RP 2.A, p.22*). Any such project-specific improvements will be coordinated with the Pima County Department of Transportation and any improvements resulting in capacity enhancements to the regional transportation system will be evaluated for potential impact fee credits.

A major street improvement project to nearby Thornydale Road is already planned and funded by the Regional Transportation Authority (RTA). This project will entirely reconstruct Thornydale Road into a four-lane, divided facility with curbs, bike lanes, medians, sidewalks, and landscaping. The timing of the project has not yet been finalized by PCDOT and the RTA.

Neighborhoods. New traffic generated by the proposed plan amendment site will be routed directly to Hardy Road and not through any adjacent neighborhood (*RP 2.C, p.22*).

Density and Land Use. The project will promote a density-appropriate residential use along an established public roadway that will be suitably improved at developer expense (*RP 2.F, p.22*).

Bikeways. Public bike routes exist along Thornydale Road, although the quality of the existing pavement and the narrow roadway cross-section make them challenging to use. As mentioned above, full bike-lane improvements will be constructed with the RTA-funded improvement of Thornydale Road. No bikeways exist along Hardy Road. If appropriate, they will be addressed in conjunction with whatever public street improvements are deemed necessary to Hardy Road, along the project frontage, by the Pima County Department of Transportation (*RP 2.K, p.23*).

Water Resources Element

The proposed plan amendment site lies within the Metropolitan Water District service area. It will be suitably evaluated by PCRFC staff for current and projected groundwater depth and other pertinent factors (*RP 3.B, p.22*). A Preliminary Integrated Water Management Plan (PIWMP) will be developed in conjunction with PCRFC staff at the time of rezoning, which will be developed into a Final Integrated Water Management Plan (FIWMP) at the time of Development Plan or subdivision plat submittal. Both plans will detail the project's water demand and specific conservation measures being employed on the project, including water-harvesting and run-off containment, grey-water systems, and specific site-planning and building construction measures (*RP 3.C, p.26*).

Open Space Element

The proposed plan amendment site will be evaluated for its value within the larger regional open space equation for Pima County (*RP 4, p.32*). This evaluation, in conjunction with the application of the Maeveen Marie Behan Conservation Lands System (CLS) policies, will provide guidance for an appropriate treatment of the site in terms of suitable open space set-aside areas. The *Framework Plan* submitted in conjunction with this plan amendment application indicates the set-aside of approximately seven (7) acres of existing natural drainageway and habitat toward compliance with the CLS. Supplemental mitigation areas to satisfy the remaining CLS obligations will be provided off-site and be coordinated with the Pima County Office of Sustainability and Conservation.

Growth Area Element

Increase Mix of Land Uses. The project will not further increase the mix of uses in the surrounding area, only because it is most appropriate in this

particular case to “match” the type and density of the existing subdivisions which bracket it on all four sides. Broadening out from the subject property, however, the surrounding area is still an emerging mix of residential, office, commercial, and public/institutional uses (*RP 5.C & F, p.33*).

Environmental Element

Natural Resources. The project will recognize and help implement the goals and intent of the Maeveen Marie Behan Conservation Lands System (MMBCLS). The site is designated as *Multiple Use Management Area (MUMA)* and also contains both CLS Important Riparian Area (IRA) and Xeroriparian “C” regulated habitat areas. Further, the site is subject to the CLS Special-Species Management overlay. The *Framework Plan* submitted with this plan amendment application indicates the set-aside of approximately seven (7) acres of existing Hardy Wash and habitat toward compliance with the CLS. Supplemental mitigation areas to satisfy the remaining CLS obligations will occur off-site be coordinated with the Pima County Office of Sustainability and Conservation.

c. Existing Relevant/Applicable Special-Area Policies.

At the time of this submittal, no Special-Area policy is proposed or anticipated for the subject plan amendment. On-going discussions with staff and stakeholders will occur throughout the amendment process, which may result in such Policies being promulgated and refined as circumstances warrant.

d. Existing Relevant/Applicable Rezoning Policies.

There are no adopted rezoning policies that apply to this specific plan-amendment site.

e. Potential/Proposed Special-Area or Rezoning Policies

Based upon similar and recent nearby plan amendments approved during the 2013 amendment cycle, we anticipate no extraordinary rezoning policies applying to this particular request, with the exception of certain particulars pertaining to compliance with the Conservation Lands System (CLS) and with certain pertinent Pima County Regional Flood Control District (RFCD) policies. With that in mind, rezoning policies that address these matters are expected in conjunction with this request.

f. Compatibility with Conservation Lands System (CLS)

As mentioned previously, the site is designated as *Multiple Use Management Area (MUMA)* and also contains CLS Important Riparian Area (IRA) and Xeroriparian "C" regulated habitat areas. Further, the site is subject to the CLS Special-Species Management overlay. The *Framework Plan* submitted with this plan amendment application indicates the set-aside of approximately seven (7) acres of existing Hardy Wash and habitat toward compliance with the CLS. Supplemental mitigation areas to satisfy the remaining CLS obligations will occur off-site be coordinated with the Pima County Office of Sustainability and Conservation.

g. Impact on Existing Land Uses in the Surrounding Area

Development of the proposed plan amendment site as a density-appropriate residential subdivision will be wholly consistent with the developed character of the prevailing area. Special care must be given to the treatment of project perimeters so as to appropriately respect existing subdivisions on all four sides of the project. It is envisioned that this goal can be suitably met with intelligent, thoughtful design, prudent protection of the northern Xeroriparian "C" regulated habitat and CLS Important Riparian Area (IRA), and by promulgating an acceptable equation for *Conservation Lands System (CLS)* mitigation and full compliance.

SECTION V.

BIOLOGICAL RESOURCES & COMPATIBILITY WITH THE MAEVEEN MARIE BEHAN (MMB) CONSERVATION LANDS SYSTEM

A. Landscape Resources

1. MMBCLS Category

The site is designated as *Multiple Use Management Area (MUMA)* and is also subject to the CLS Special-Species Management overlay.

2. Critical Landscape Linkages

The subject site occurs near the southern terminus of Critical Landscape Linkage No. 2, located roughly between the Santa Catalina Mountains and the Tortolita Mountains.

3. Habitat Protection or Community Open Space Acquisition

The subject site is not indicated as a priority property for habitat protection on Pima County's SDCP Mapguide.

B. Species Specific Resources – Federally Listed Threatened/Endangered Species and Pima County SDCP Species

1. Cactus Ferruginous Pygmy-Owl (A Federally De-listed Species).

a. The site occurs within Survey Zone 1. The site is a part of Priority Conservation Area (PCA) No. 1 for this species, as is the entire surrounding region.

b. The Arizona Game and Fish HDMS report for this site indicates known locations of the cactus ferruginous pygmy-owl within three (3) miles of the site (a copy of the HDMS report is attached for reference).

c. The plan amendment site has not been formally surveyed for the cactus ferruginous pygmy-owl.

2. Pima Pineapple Cactus
 - a. The plan amendment site is not a Priority Conservation Area (PCA) for the Pima Pineapple Cactus.
 - b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Pima Pineapple Cactus within three (3) miles of the site (a copy of the HDMS report is attached for reference).
 - c. No (0) Pima Pineapple Cactus have been found on the property during informal site reconnaissance.
 - d. The plan amendment site has not been formally surveyed for the Pima Pineapple Cactus.

3. Needle-Spined Pineapple Cactus
 - a. The plan amendment site is not a Priority Conservation Area (PCA) for the Needle-Spined Pineapple Cactus.
 - b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Needle-Spined Pineapple Cactus within three (3) miles of the site (a copy of the HDMS report is attached for reference).
 - c. No (0) Needle-Spined Pineapple Cactus have been found on the property during informal site reconnaissance.
 - d. The plan amendment site has not been formally surveyed for the Needle- Spined Pineapple Cactus.

4. Western Burrowing Owl.
 - a. The plan amendment site is not within a Priority Conservation Area (PCA) for the Western Burrowing Owl
 - b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Western Burrowing Owl within three (3) miles of the site (a copy of the HDMS report is attached for reference).
 - c. No (0) Western Burrowing Owls have been found on the property during informal site reconnaissance.
 - d. The plan amendment site has not been formally surveyed for the Western Burrowing Owl.

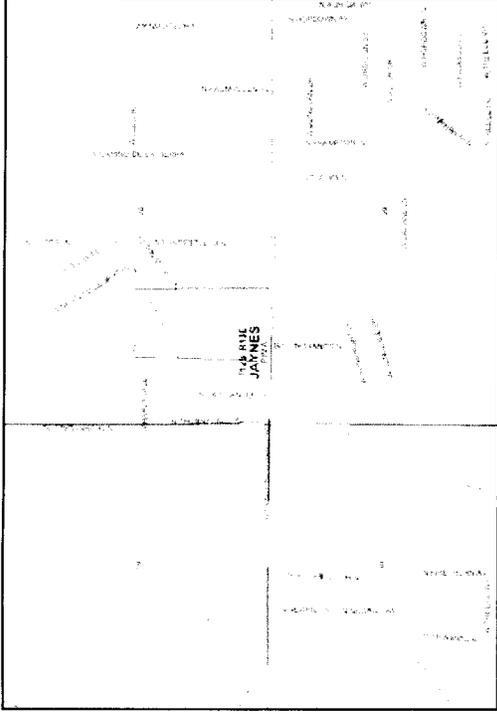
Arizona On-line Environmental Review Tool

Search ID: 20140417023089

Project Name: Hardy Comp Plan

Date: 4/17/2014 10:01:09 AM

Project Location



Project Name: Hardy Comp Plan

Submitted By: Linda Weaver

On behalf of: CONSULTING

Project Search ID: 20140417023089

Date: 4/17/2014 10:01:03 AM

Project Category: Development Outside Municipalities (Rural Development), Residential subdivision and associated infrastructure, New construction

Project Coordinates (UTM Zone 12-NAD 83): 495889.531, 3581242.187 meter

Project Area: 20.685 acres

Project Perimeter: 1214.862 meter

County: PIMA

USGS 7.5 Minute Quadrangle ID: 1727

Quadrangle Name: JAYNES

Project locality is currently being scoped

Location Accuracy Disclaimer

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Bat Colony					
Dendrocygna bicolor	Fulvous Whistling-Duck	SC			
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE			WSC
Myotis velifer	Cave Myotis	SC		S	
Tumamoca macedougallii	Tumamoc Globeberry		S	S	SR

Please review the entire receipt for project type recommendations and/or species or location information and retain a copy for future reference. If any of the information you provided did not accurately reflect this project, or if project plans change, another review should be conducted, as this determination may not be valid.

Arizona's On-line Environmental Review Tool:

1. This On-line Environmental Review Tool inquiry has generated recommendations regarding the potential impacts of your project on Special Status Species (SSS) and other wildlife of Arizona. SSS include all U.S. Fish and Wildlife Service federally listed, U.S. Bureau of Land Management sensitive, U.S. Forest Service sensitive, and Arizona Game and Fish Department (Department) recognized species of concern.
2. These recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation). These recommendations are preliminary in scope, designed to provide early considerations for all species of wildlife, pertinent to the project type you entered.
3. This receipt, generated by the automated On-line Environmental Review Tool does not constitute an official project review by Department biologists and planners. Further coordination may be necessary as appropriate under the National Environmental Policy Act (NEPA) and/or the Endangered Species Act (ESA).

The U.S. Fish and Wildlife Service (USFWS) has regulatory authority over all federally listed species under the ESA. Contact USFWS Ecological Services Offices: <http://arizonaes.fws.gov/>.

Phoenix Main Office
2321 W. Royal Palm Road, Suite 103
Phoenix, AZ 85021
Phone 602-242-0210
Fax 602-242-2513

Tucson Sub-Office
201 North Bonita, Suite 141
Tucson, AZ 85745
Phone 520-670-6144
Fax 520-670-6154

Flagstaff Sub-Office
323 N. Leroux Street, Suite 101
Flagstaff, AZ 86001
Phone 928-226-0614
Fax 928-226-1099

Disclaimer:

1. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area.
2. The Department's Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there.
3. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HDMS data contains information about species occurrences that have actually been reported to the Department.

Arizona Game and Fish Department Mission

To conserve, enhance, and restore Arizona's diverse wildlife resources and habitats through aggressive protection and

management programs, and to provide wildlife resources and safe watercraft and off-highway vehicle recreation for the enjoyment, appreciation, and use by present and future generations.

Project Category: Development Outside Municipalities (Rural Development), Residential subdivision and associated infrastructure, New construction

Project Type Recommendations:

All degraded and disturbed lands should be restored to their natural state. Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

Based on the project type entered; coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered; coordination with Arizona Department of Water Resources may be required (<http://www.water.az.gov/adwrf/>)

Based on the project type entered; coordination with County Flood

Control districts may be required.

Based on the project type entered; coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>)

Based on the project type entered; coordination with U.S. Army Corps of Engineers may be required (<http://www.spl.usace.army.mil/regulatory/phonedir.html>)

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.

During planning and construction, minimize potential introduction or spread of exotic invasive species. Invasive species can be plants,

animals (exotic snails), and other organisms (e.g. microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g. livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before and after project activities to reduce the spread of invasive species. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants <http://www.azda.gov/PSD/quarantine5.htm>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control: <http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/h_f/hunting_rules.shtml.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.

Hydrological considerations: design culverts to minimize impacts to

channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Aquatic wildlife considerations: reduce/minimize barriers to migration of amphibians or fish (e.g. eliminate falls). Terrestrial wildlife: washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (including spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

Planning: consider impacts of lighting intensity on mammals and birds and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use.

Arizona On-line Environmental Review Tool
Search ID: 20140417023089
Project Name: Hardy Comp Plan
Date: 4/17/2014 10:01:09 AM

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g. bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Project Location and/or Species recommendations:

Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact:
Ecological Services Office
US Fish and Wildlife Service
2321 W. Royal Palm Rd.
Phoenix, AZ 85021-4951
Phone: 602-242-0210
Fax: 602-242-2513

Heritage Data Management System records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area (refer to page 1 of the receipt). Please contact:
Arizona Department of Agriculture
1688 W Adams
Phoenix, AZ 85007
Phone: 602-542-4373

Recommendations Disclaimer:

1. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project.
2. These recommendations are proposed actions or guidelines to be considered during **preliminary project development**.
3. Additional site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. The Department is interested in the conservation of all fish and wildlife resources, including those Special Status Species listed on this receipt, and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
6. **Further coordination requires the submittal of this initialed and signed Environmental Review Receipt with a cover letter and project plans or documented, how construction or project activity(s) are to be accomplished, and project locality information (including site map).**

7. Upon receiving information by AZGFD, please allow 30 days for completion of project reviews. Mail requests to:

**Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366**

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By using this site, you acknowledge that you have read and understand the terms of use. Department staff may revise these terms periodically. If you continue to use our website after we post changes to these terms, it will mean that you accept such changes. If at any time you do not wish to accept the Terms, you may choose not to use the website.

1. This Environmental Review and project planning website was developed and intended for the purpose of screening projects for potential impacts on resources of special concern. By indicating your agreement to the terms of use for this website, you warrant that you will not use this website for any other purpose.
2. Unauthorized attempts to upload information or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. The Department reserves the right at any time, without notice, to enhance, modify, alter, or suspend the website and to terminate or restrict your access to the website.
4. This Environmental Review is based on the project study area that was entered. The review must be redone if the project study area, location, or the type of project changes. If additional information becomes available, this review may need to be reconsidered.
5. A signed and initialed copy of the Environmental Review Receipt

indicates that the entire receipt has been read by the signer of the Environmental Review Receipt.

Security:

The Environmental Review and project planning web application operates on a complex State computer system. This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system expressly consents to such monitoring and is advised that if such monitoring reveals possible evidence of criminal activity, system personnel may provide the evidence of such monitoring to law enforcement officials. Unauthorized attempts to upload or change information; to defeat or circumvent security measures; or to utilize this system for other than its intended purposes are prohibited.

This website maintains a record of each environmental review search result as well as all contact information. This information is maintained for internal tracking purposes. Information collected in this application will not be shared outside of the purposes of the Department.

If the Environmental Review Receipt and supporting material are not mailed to the Department or other appropriate agencies within six (6) months of the Project Review Receipt date, the receipt is considered to be null and void, and a new review must be initiated.

Print this Environmental Review Receipt using your Internet browser's print function and keep it for your records. Signature of this receipt indicates the signer has read and understands the information provided.

Signature: _____

Date: _____

Contact Name: _____

Proposed Date of Implementation: _____

Address: _____

Please provide point of contact information regarding this Environmental Review.

City, State, Zip: _____

Application or organization responsible for project implementation

Phone: _____

Agency/organization: _____

E-mail: _____

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

Person Conducting Search (if not applicant)

Agency/organization: _____

DATE: July 29, 2014

TO: David Petersen, DSD
Senior Planner


FROM: Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: Co7-14-02 Signature Homes by Miramonte - Hardy Road Plan Amendment

Pima County Regional Flood Control District (District) reviewed the subject request and submitted comments which the applicant has responded to. Based upon the request and additional information submitted we have the following comments:

1. The Hardy Wash crosses the site. This regulatory watercourse has an Erosion Hazard Setback of 50' and is maintained by Pima County immediately up and downstream of the site.
2. The Hardy Wash and one smaller wash located in the southwestern corner of the site have Pima County Regulated Riparian Habitat (PCRRH) of habitat type Xeroriparian C associated with them. The Hardy Wash habitat has also been given the overlying designation as Important Riparian Area under the Conservation Lands System.
3. Initially neither the wash nor the floodplain had been shown, the wash has been added and the applicant has indicated that the floodplains associated with the Hardy Wash and the small wash in the southwest corner have not yet been mapped. Given that, it is not known if the small wash is regulatory. Note #2 has been added to the Framework Plan to indicate that the floodplains and associated EHS's will be provided at the time of rezoning.
4. As required by Resolution 2008-72, I have prepared the following Water Supply Impact Review (WSIR):
 - a. The site is within the Metro Water Company service area. The only option for using a renewable supply would be increased use, by Metro, of the intertie with Tucson Water.
 - b. Per the ADWR Well Registry wells within ¼ mile of the site had water level depths when drilled between 250 and 350 feet. Per "Mason, Dale, 2014, Technical memo to the Tucson Groundwater Users Advisory Committee, Modeling results of the 2010 Supply and Demand Assessment model projection, Arizona Department of Water Resources" between the years 2010 and 2025 groundwater depth is predicted to decline between 10 to 30 feet and be 401-500 feet below the surface by 2025.
 - c. The site is within the area of 1 inch or less of subsidence as mapped by Pima County.
 - d. The nearest Groundwater-Dependent Ecosystem is the perennial section of the Santa Cruz River 2.75 miles away.
 - e. The site is within the Tucson Hydrogeological Basin, and the depth to bedrock is 1600-3200 feet.

The WSIR finds that the project, with the information available at this time, is not expected to have adverse impacts.

In conclusion the District has no objection subject to the following recommended rezoning condition. In addition, for clarity the items described above should be corrected.

- a. The PDP submitted with the rezoning application shall demonstrate avoidance of the regulatory floodplain and Important Riparian Area associated with the Hardy Wash.

David Petersen – July 11, 2014

Co7-14-02 Signature Homes by Miramonte - Hardy Road Plan Amendment

Page 2 of 2

If you have any questions, please contact our office at 724-4600.

GS/ES/sm

cc: File



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: July 10, 2014

TO: United States Fish and Wildlife Service
201 N. Bonita Ave., Suite 141
Tucson, AZ 85745

FROM: David Petersen, Senior Planner

SUBJECT: Comprehensive Plan Amendment request for your review and comments
Case: Co7-14-02 Miramonte LLC – W. Hardy Road Plan Amendment

USFWS

Reviewer: Scott Richardson

Address: 201 N. Bonita Ave., Suite 141 Tucson, AZ 85745

Phone: (520) 670-6144 x 242

E-mail: scott_Richardson@fws.gov

No Concerns relating to the subject property

xx Yes Concerns relating to the subject property

Description of species impacted, concerns and suggested mitigation measures:

The species potentially impacted is the lesser long-nosed bat (*Leptonycteris curasoae yerbabuena*), an endangered species listed under the Endangered Species Act, and the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*), a species formerly listed under the Endangered Species Act and a species covered under Pima County's Multi-Species Conservation Plan. The proposed amendment occurs in an area where lesser long-nosed bats have been documented foraging and moving between roosts and foraging areas. It is our recommendation that, if there are saguaros or agaves occurring within the parcel, that they be preserved in place or salvaged and replanted within the parcels. By so doing, there should be no net loss of lesser long-nosed bat forage resources. Lesser long-nosed bats also use washes as travel corridors between roost sites and forage areas, and among forage areas. We strongly recommend that the Zone 2 area of this proposed project be conserved to maintain the wash area with an appropriately large buffer area.

With regard to the pygmy-owl, this parcel occurs in an area which has been historically occupied by pygmy-owls for nesting and dispersal and movement through NW Tucson. Again, we strongly urge the County to have the developer conserve the entire area of Zone 2 to protect the wash and pygmy-owl movement corridor and to reduce impacts to and facilitate movement by pygmy-owls. The pygmy-owl is a covered species under Pima County's MSCP and this area is a special species management area for the pygmy-owl under the existing Comprehensive Plan. We strongly recommend that the guidelines outlined within the CLS and Comprehensive Plan be applied to this parcel if the Comprehensive Plan amendment is granted, with no more than 20% of the parcel developed and the remaining 80% configured as natural open space in a way that maintains habitat connectivity through this area. We recommend that this parcel complies with the CLS guidelines for the special species management designation.



July 18, 2014

David Petersen
Development Services Department-
Planning Division
201 North Stone Avenue, Second Floor
Tucson, AZ 85701

**Re: Signature Homes by Miramonte, LLC – W. Hardy Road Plan Amendment
Comprehensive Plan Amendment
Co7-14-02**

Dear Mr. Petersen:

The Metropolitan Domestic Water Improvement District (MDWID) has no objection to the above-referenced proposed Comprehensive Plan Amendment. This parcel lies within the MDWID service area and therefore will be provided water service upon demand.

Please call me at 575-8100 should you need further assistance with regard to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Dinkel", with a large, stylized flourish at the end.

Timothy Dinkel
Development Supervisor

TD/td

c: Charlie Maish, District Engineer / File
Signature File



Co7-13-03, Co7-13-04, Co7-13-05, Co7-13-06 Comprehensive
Plan Amendment Approvals BOS Minutes 2-18-14

The Board postponed action on this item until the end of the meeting.

This item was reopened at the end of the meeting. Andrew Smallhouse withdrew the petition for the establishment of the Redington Water Conservation District. The Board directed staff to return the bond that had been posted.

In addition, Mr. Huckelberry suggested the County begin paying an increased portion of electrical costs for the County-owned A-7 Ranch, located within the area in question and operated by the petitioner. He also recommended the Board approach the Arizona Corporation Commission to encourage the creation of a ranching category to receive special electrical rates for well pumping related to ranching, especially during drought conditions.

FRANCHISE/LICENSE/PERMIT

16. **Fireworks Permit**

Denese Veek, Caterpillar, Inc., Tinaja Hills Training Facility, 5000 W. Caterpillar Trail, Green Valley, March 1 through March 7, 2014, at 8:00 p.m.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing and approve the permit.

17. **Extension of Premises/Patio Permit**

Donald James Royer, Tucson International Airport Fly Bar, 7250 S. Tucson Boulevard, Tucson, Permanent Extension of Premises.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing, approve the permit and forward the recommendation to the Arizona Department of Liquor Licenses and Control.

DEVELOPMENT SERVICES

18. **Comprehensive Plan Amendment**

The Board of Supervisors on November 19, 2013 and January 21, 2014, continued the following:

Co7-13-03, LAWRENCE C. LEUNG, INC. - N. THORNYDALE ROAD PLAN AMENDMENT

Request of Lawrence C. Leung, Inc., represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Neighborhood Activity

Center (NAC) and Medium Intensity Urban (MIU) for approximately 18.01 acres located on the southeast corner of N. Thornydale Road and W. Linda Vista Boulevard, in Section 20, T12S, R13E, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 4-3 (Commissioners Richey, Bain and Johns voted "Nay," Commissioners Poulos, Holdridge and Membrilla were absent) to recommend DENIAL. Staff recommends APPROVAL SUBJECT TO REZONING POLICIES. (District 1)

Recommended Rezoning Policies:

1. Notwithstanding the land use designation on the Land Use Plan, areas which will not be removed from the 100-year floodplain through implementation of plans approved by the Pima County Regional Flood Control District and areas of Pima County Regulated Riparian Habitat shall revert to Resource Transition at the next appropriate annual plan amendment program period.
2. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.
3. Due to the nearby location of Mountain View High School, uses permitted shall not include a drive-through restaurant, a restaurant without wait staff service, a convenience store, a gasoline service station combined with a convenience store, a confectionary store, an ice cream store, a refreshment stand, or uses consistent with an indoor amusement or recreational enterprise.
4. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
 - natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
 - the site areas of plan amendment cases Co7-13-04, 05, and 06 are not eligible to serve as off-site set-asides;
 - off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
 - off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
 - the approximate minimum total natural open space (NOS) set-aside is 33 acres, the approximate minimum on-site NOS set-aside is 9 acres, and the approximate minimum off-site NOS set-aside is 24 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

Arlan Colton, Planning Director, provided the staff report for Co7-13-03, Co7-13-04, Co7-13-05 and Co7-13-06. He noted the property owner and the Coalition for Sonoran Desert Protection had come to an agreement regarding all four properties and that new rezoning policies had been added to the conditions. He also conveyed the information from the Marana School District that all schools in the proposed area were currently under capacity. Mr. Colton stated that in each of the four cases numerous public comments from various property owners had been received, the majority were for Co7-13-06.

Jim Portner, Red Point Development, summarized the updated plan for set aside areas and the agreement with the Coalition for Sonoran Desert Protection.

The following speakers addressed the Board:

- Deslonde Lamb
- William Scott
- Judith Yoder
- Stacia Ringer, Huntington Ridge Linda Vista
- Carolyn Campbell, Coalition for Sonoran Desert Protection
- David Lutz
- Tom Webb
- Elizabeth Konto
- Ann Campbell
- Roy Crawford
- Pam Siebrandt
- Jed Benninghoff, Maya Court Homeowners Association
- Gilbert Williams
- Katherine Harper-Beckett
- Kenneth Fischer
- Hans Deweerdt
- Galen Deweerdt
- Rolf Ziegler

They offered the following comments:

- There were no compelling reasons to change the Comprehensive Plan.
- Current flooding issues would be exacerbated by development.
- Roads in the area were already over capacity.
- School capacity was a concern.
- The Coalition for Sonoran Desert Protection worked with the developer and was satisfied with the proposed set aside areas.
- Marana was destroying the Sonoran Desert with developments and needed to be pressured to adhere to the Sonoran Desert Conservation Plan.
- Explosive growth resulted in the need for more roads, bigger schools and more services, which had to be paid for by the taxpayer.
- The developer worked with neighbors to create an acceptable buffer area.
- A higher density population would have a negative effect on traffic, the habitat and the neighborhood.
- If Hardy Road was opened for ingress or egress, there would be an imminent domain issue.
- More housing in this area was not needed and profit was not a reason to destroy habitat.
- There was opposition to changing the Comprehensive Plan, not necessarily to development in general.
- Empty retail space was in abundance in the area and no more was needed.
- Neighborhoods were not represented in meetings between the developer and the Coalition for Sonoran Desert Protection.
- Off-site set asides would not benefit neighbors.
- The Planning and Zoning Commission voted to deny these four requests.

- People and quality of life should come before and above corporate profit and greed.
- Preservation of desert land was no longer an option but a necessity.

The following did not speak but attended in opposition:

- Will DeBoer
- Romy Phillips

The following did not speak but lent their support:

- Paul Green

It was moved by Supervisor Miller and seconded by Supervisor Elías to close the public hearing and approve Co7-13-03, subject to Rezoning Policies.

Chair Bronson offered an amendment that the motion reference and include Rezoning Policy No. 4 as recommended by staff. Supervisors Miller and Elías accepted the amendment to the motion. Upon roll call, the motion unanimously carried by a 5-0 vote.

19. **Comprehensive Plan Amendment**

The Board of Supervisors on November 19, 2013 and January 21, 2014, continued the following:

Co7-13-04, PACIFIC INTERNATIONAL PROPERTIES, L.L.P. - N. THORNYDALE ROAD PLAN AMENDMENT

Request of Pacific International Properties, L.L.P., represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Neighborhood Activity Center (NAC) and Medium Intensity Urban (MIU) for approximately 54.95 acres located on the northwest corner of N. Thornydale Road and W. Cortaro Farms Road, in Section 30, T12S, R13E, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 4-3 (Commissioners Richey, Bain and Johns voted, "Nay," Commissioners Poulos, Holdridge and Membrilla were absent) to recommend DENIAL. Staff recommends APPROVAL SUBJECT TO REZONING POLICIES. (District 1)

Recommended Rezoning Policies:

1. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.
2. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
 - natural open space set-asides will be provided entirely within the amendment area;
 - the site areas of plan amendment cases Co7-13-03, 05, and 06 are not eligible to serve as off-site set-asides;

- the approximate minimum total natural open space (NOS) set-aside is 46 acres, the approximate minimum on-site NOS set-aside is 46 acres, and the approximate minimum off-site NOS set-aside is 0 acres.

(Clerk's Note: See Minute Item No. 18 for additional discussion regarding this case.)

It was moved by Supervisor Miller, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to close the public hearing and approve Co7-13-04, subject to the original Rezoning Policy No. 1 and the additional Rezoning Policy No. 2, as amended by staff.

20. Comprehensive Plan Amendment

The Board of Supervisors on November 19, 2013 and January 21, 2014, continued the following:

Co7-13-05, MANDARIN ASSOCIATES - N. THORNYDALE ROAD PLAN AMENDMENT

Request of Mandarin Associates, represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) for approximately 17.77 acres located at the northwest corner of N. Thornydale Road and W. Magee Road, in Section 30, T12S, R13E, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 4-3 (Commissioners Richey, Bain and Johns voted "Nay," Commissioners Poulos, Holdridge and Membrilla were absent) to recommend DENIAL. Staff recommends APPROVAL SUBJECT TO REZONING POLICIES. (District 1)

Recommended Rezoning Policies:

1. Notwithstanding the land use designation on the Land Use Plan, areas which will not be removed from the 100-year floodplain through implementation of plans approved by the Pima County Regional Flood Control District and areas of Pima County Regulated Riparian Habitat shall revert to Resource Transition at the next appropriate annual plan amendment program period.
2. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.
3. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
 - natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
 - the site areas of plan amendment cases Co7-13-03, 04, and 06 are not eligible to serve as off-site set-asides;
 - off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
 - off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and

- the approximate minimum total natural open space (NOS) set-aside is 38 acres, the approximate minimum on-site NOS set-aside is 7 acres, and the approximate minimum off-site NOS set-aside is 31 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

(Clerk's Note: See Minute Item No. 18 for additional discussion regarding this case.)

It was moved by Supervisor Miller, seconded by Supervisor Elías and unanimously carried by a 5-0 vote, to close the public hearing and approve Co7-13-05, subject to the original Rezoning Policy Nos. 1 and 2, and the additional Rezoning Policy No. 3.

21. **Comprehensive Plan Amendment**

The Board of Supervisors on November 19, 2013 and January 21, 2014, continued the following:

Co7-13-06, HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT

Request of Hardy-Thornycdale I Associates, et al., represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) for approximately 30.0 acres located on the south side of W. Hardy Road, approximately 1,300 feet east of N. Thornycdale Road, in Section 29, T12S, R13E, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 6-1 (Commissioner Richey voted "Nay," Commissioners Poulos, Holdridge and Membrilla were absent) to recommend DENIAL. Staff recommends APPROVAL SUBJECT TO REZONING POLICIES. (District 1)

Recommended Rezoning Policies:

1. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan and subdivision plat or development plan. This open space shall be protected by covenant and management responsibility identified on the subdivision plat or development plan.
2. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
 - natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
 - the site areas of plan amendment cases Co7-13-03, 04, and 05 are not eligible to serve as off-site set-asides;
 - off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
 - off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
 - the approximate minimum total natural open space (NOS) set-aside is 75 acres, the approximate minimum on-site NOS set-aside is 10 acres, and the approximate minimum off-site NOS set-aside is 65 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided). Post development floodplains and riparian habitat shall be preserved as open space and be

(Clerk's Note: See Minute Item No. 18 for additional discussion regarding this case.)

It was moved by Supervisor Miller, seconded by Supervisor Elías and unanimously carried by a 5-0 vote, to close the public hearing and approve Co7-13-06, subject to the original Rezoning Policy No. 1 and the addition of Rezoning Policy No. 2.

22. ~~Rezoning~~

~~Co9-13-09. TITLE SECURITY OF ARIZONA TR 2055 - TANQUE VERDE ROAD
REZONING~~

~~Request of Title Security of Arizona TR 2055, represented by The WLB Group, Inc., for a rezoning of approximately 41 acres from SR (Suburban Ranch) to CR-1 (Single Residence Zone) and for a rezoning of approximately 81.5 acres from SR (Suburban Ranch) to SR® (Suburban Ranch)(Restricted). The property is located on the north side of Tanque Verde Road approximately 2400 feet east of Houghton Road. The proposed rezoning conforms to the LIU 0.3, LIU 1.2 and RT Comprehensive Plan designations. On motion, the Planning and Zoning Commission voted 8-1 (Commissioner Membrilla voted "Nay," Commissioner Holdridge abstained (abstention counts as "Yes" vote) and Commissioner Neeley was absent) to recommend APPROVAL WITH STANDARD AND SPECIAL CONDITIONS AS AMENDED. Staff recommends APPROVAL WITH STANDARD AND SPECIAL CONDITIONS (District 4)~~

~~Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:~~

- ~~1. Submittal of a development plan if determined necessary by the appropriate County agencies.~~
- ~~2. Recording of a covenant holding Pima County harmless in the event of flooding.~~
- ~~3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.~~
- ~~4. Provision of development related assurances as required by the appropriate agencies.~~
- ~~5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.~~
- ~~6. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.~~
- ~~7. Transportation: The property is limited to one access point on Tanque Verde Road as shown on the preliminary development plan.~~
- ~~8. Regional Flood Control District:
 - ~~A. Prior to development the property owner shall submit to the Pima County Flood Regional Control District; a drainage report including Hydraulic Analysis, Conditional Letter of Map Revision, and Riparian Mitigation Plan for review and approval that addresses the impacts of development to the federally mapped floodplain and local area drainage and to determine maximum encroachment limits, building sites, elevations and setbacks.~~
 - ~~B. Maximum encroachment limits shall be shown on the plat.~~
 - ~~C. First flush retention shall be provided within previously disturbed areas.~~
 - ~~D. Post-development floodplains and flood control improvements shall be in common area.~~
 - ~~E. Post development riparian habitat including mitigation areas as shown on the Riparian Habitat Mitigation Plan associated with the plat shall be set-aside as separate common area parcels or as easements within residential parcels to the Homeowner's Association for riparian habitat preservation, mitigation and monitoring.~~~~

Neighborhood Meeting Summary

Co7-14-02 Miramonte Holdings – W. Hardy Road Application & Request to Amend the Pima County Comprehensive Plan

Meeting Date & Time: Tuesday, August 5, 2014; the meeting commenced at 6:20 PM .

Location: Tortolita Middle School (Cougar Café), 4101 W. Hardy Road

Meeting Invitation & Mailing: All properties within 1000' of the site (337 in number) received an invitation & explanatory cover letter, together with a color copy of the proposed Framework Plan that accompanied the plan amendment application to Pima County.

Attendance: 24 individuals (representing 18 properties) attended the meeting, accounting for 5% of the properties that were noticed.

Synopsis: Jim Portner, as applicant and representative of the property owner, welcomed the attendees and provided an overview of the comprehensive plan amendment process, the particulars of the application which he has submitted on behalf of his client, and the anticipated timeline that would apply going forward through the amendment process and, if successful, the subsequent rezoning process. After that, the meeting was thrown open for a general discussion of neighbor questions and issues/concerns.

The initial neighbor comments came from one particular individual who expressed opposition to the proposed development and suggested that his position was shared by many. After a brief discussion of some of his specific points of objection, other attendees began to join in the conversation. Based upon the nature of their comments and the basic tenor of the discussion from that point forward, a theme emerged wherein the development of the property was viewed as a likely eventuality, and that the most important thing was that it occur in a way that was respectful of the neighbors and which provided for their input and interaction during the design process. Of special note were the following issues:

- *Hardy Wash.* This was viewed as an important open space and wildlife element which merited protection. It also provides for a significant buffer for neighbors to the north
- *Views.* The neighbors to the immediate west and east all expressed their love of the existing views they enjoy. The requested that setbacks and buffer considerations be incorporated into the final design to, as best as possible, give some significant measure of view protection.
- *Two-story units.* While some 2-story units exist to the north and south, none exist in the subdivisions to the east and west. While 2-story units were not desirable, especially as they related to view impacts, it was stressed that the location of any 2-story homes should be limited to those areas where their impact on neighbor privacy and views was minimized.
- *Traffic.* All in attendance were pleased to hear that the development will likely be timed to coincide with the County's completion of the planned Thornydale Road improvements.

After much discussion on the above, those in attendance indicated they were satisfied that their issues had been voiced and had no further questions. The meeting then effectively concluded at approximately 7:30 PM.

Sign-In Sheet

Neighborhood Meeting

Request to Amend the Pima County Comprehensive Plan

Co7-14-02 – Miramonte Holdings – W. Hardy Road

August 5, 2014 -- 6:15 PM to 7:45 PM

Tortolita Middle School (Cougar Café Cafeteria) --- 4101 W. Hardy Road

Name	Street Address	Phone Number	Email Address
Scott Martinez	8830 N. Sky Dancer Cir Tucson, AZ 85742	520-349-5869	smartinez@mcgounland.com
Jim Gessaman	8822 N Sky Dancer Cir, Tucson 85742	520-572-6713	jim.gessaman@usv.edu
BERND SCHULZ	8935 N SOFTWIND DR 85742		
Scott Davison	8927 N. Soft Winds Dr 85742		
Thomas Hernandez	9036 N. JESSY LN. 85742		
Jubi Snyder	9088 N. JERRY LN 85742		
Bill & Ellic Marshall	9024 N. JESSY LANE 85742	572 6941	WGMARSHALL@HOTMAIL.COM

Sign-In Sheet

Neighborhood Meeting

Request to Amend the Pima County Comprehensive Plan

Co7-14-02 – Miramonte Holdings – W. Hardy Road

August 5, 2014 -- 6:15 PM to 7:45 PM

Tortolita Middle School (Cougar Café Cafeteria) --- 4101 W. Hardy Road

Name	Street Address	Phone Number	Email Address
Paul Anastotas	8845 N Camino De La Tierra		
Richard Booth Raul Palacios Norma Palacios	3771 W. HARDY DRIVE Cir. 8806 N. SKY DANCER		richbth@aol.com paty9a171@msn.com
Pam Siebrandt	8848 N. Maya Ct.		Siebpm@comcast.net
Don Dolga	8848 N. SKY DANCER Cir		DDNIKON@YAHOO.COM
Ann Rainwater P. S. INSURANCE	8836 N Sky Dancer Circle		Tuesdays 7 AM on
Ann Rainwater	8838 N. Sky Dancer Cir		araindrop@msn.com

Sign-In Sheet

Neighborhood Meeting

Request to Amend the Pima County Comprehensive Plan

Co7-14-02 – Miramonte Holdings – W. Hardy Road

August 5, 2014 -- 6:15 PM to 7:45 PM

Tortolita Middle School (Cougar Café Cafeteria) --- 4101 W. Hardy Road

Name	Street Address	Phone Number	Email Address
Mona Baker	3450 W. Lobo Road	520-488-3433	MBAKER@NWCG.COM
Debrahike Dwyer	8818 N. Sky Dancer	805.6010.2347	JDOORP44@YAHOO.COM
Kevin and Lynne Nalin	5834 N. Sky Dancer Cir.	520 579.6416	K-L NALIN@G.COM
Doreen Smith	85742 8911 n. Soft Winds Dr		

*

8826 N Sky Dancer Circle
Tucson, AZ 85742
Hardydale II Subdivision

August 5, 2014

Jim Portner
Projects International, Inc.
www.projectsintl.com

The following are our concerns about the possible development plans adjacent to our subdivision, Hardydale II, near the intersection of Thornydale and Hardy Rds.:

First, we were told that the plan was to build 52 homes on the 13 acre property, with approximately a quarter acre per home. What about area for streets? This plan would increase the traffic on Hardy Rd. by about 100 cars. And Hardy is a dead end street. It already has two subdivisions, with their sole access onto Hardy Rd. That would be way too many cars. This also would present a safety problem since there is only one major access point, and it is at Thornydale and Hardy Rds.

Second, the homes would most likely be two stories, because this is the type of home that Miramonte builds in areas such as our subdivision, with its home prices in the \$200,000+ range. The company has only built one story homes in the \$500,000 range. Moreover, two story homes do not conform to the pattern of homes in the area which are **all** of one story. This type of density would impact negatively on residents' Eastern views.

Third, the proposed modification of the existing natural drainage patterns in the 7 acre Zone 2 may divert storm water into Hardydale II properties.

Fourth, how wide would the buffer zone be between Hardydale II and the new subdivision?

Cordially,

Mal and Ann Eisenberg

To: Projects International, Inc.

From: Jim and Debbie Gessaman

8822 N Sky Dancer Cir, Tucson, AZ 85742

We are residents of Hardydale II; we look over our backyard concrete wall fence into the property which is being discussed tonight. One of the reasons we bought this house 8 years ago was that the property to the east was not developed and was zoned for 3.3 acre lots, which portended of low density housing if and when it was developed; a possibility that we were comfortable with.

Our main concerns are in two areas 1) potential dangerous traffic congestion on Hardy and Thornydale near the intersection of those two roads, and 2) potential building of 2 story homes among existing subdivisions between Hardy and Overton that only have one story homes. Regarding the first concern, during the monsoons we have witnessed Thornydale blocked off by the Sheriff just north of the Hardy and Thornydale intersection to prevent driving through a torrent of water passing over the road at the Hardy wash. Cars heading north on Thornydale and reaching the Hardy intersection turned right thinking they could circumvent the closure but realized after driving a short distance on Hardy that it was not a through street. They quickly do a U-turn on Hardy, drive back to the intersection and head down Thornydale from where they had come. In this case there was only one egress escape route from the subdivisions that feed into Hardy; an evacuation nightmare for resident and emergency response teams.

Increasing the density of housing along Hardy east of Thornydale will only exacerbate this problem.