

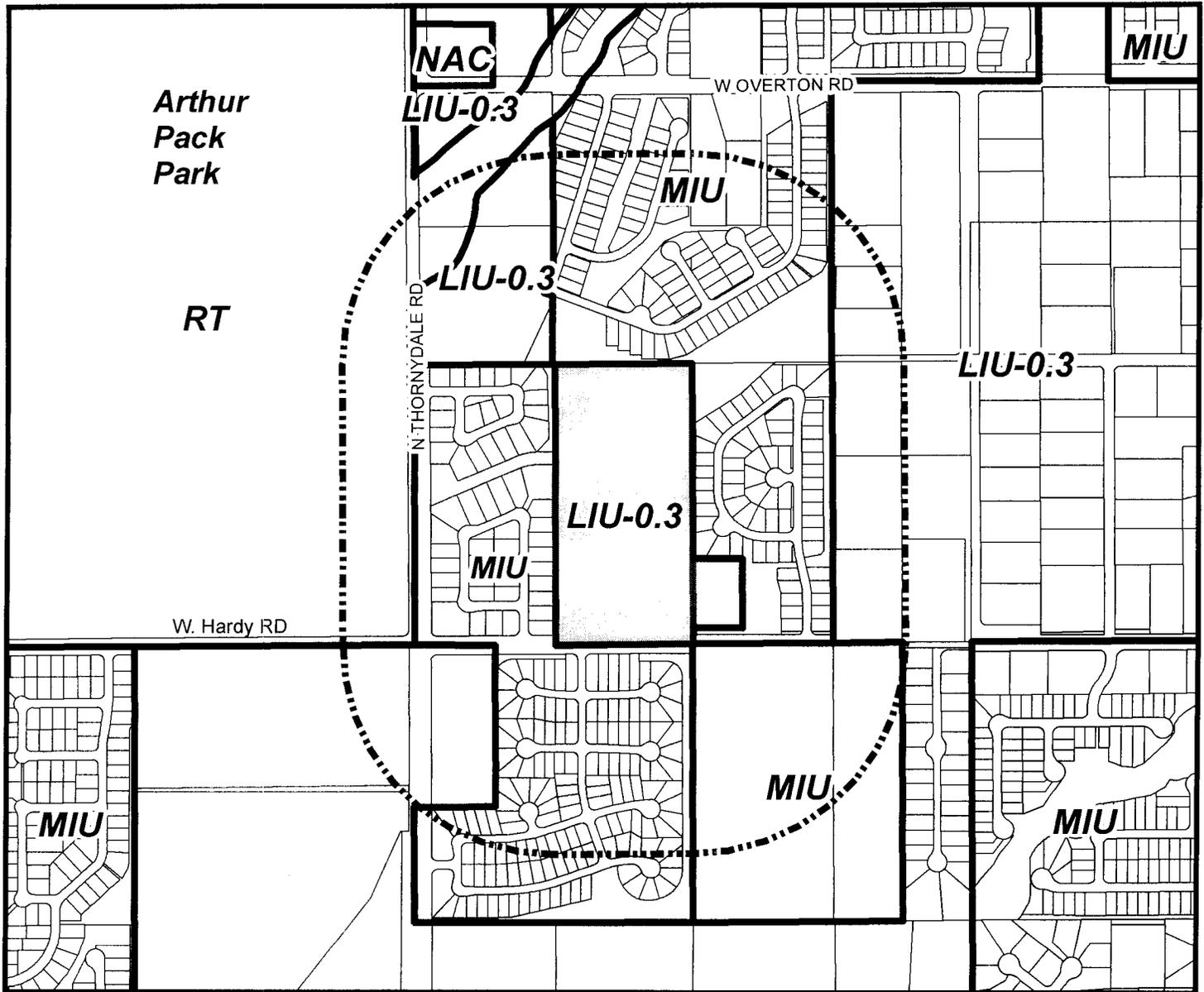
**Co7-14-02**

**Signature Homes by Miramonte, LLC – W. Hardy Road**

**Plan Amendment**

# COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



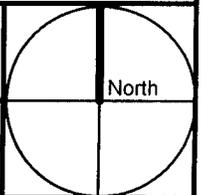
0 320 640 1,280 Feet

Amendment Area 1,000' Notice Area

Taxcode: 225-02-029C	<b>Co7-14-02 SIGNATURE HOMES BY MIRAMONTE, LLC - W. HARDY ROAD PLAN AMENDMENT</b>	Location: 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 +/-		



Northwest Subregion Section 20, Township 12 South, Range 13 East	
Planning and Zoning Commission Hearing: August 27, 2014 (projected)	Map Scale: 1:9,000
Board of Supervisors Hearing: October 21, 2014 (projected).	Map Date: June 3, 2014





**PIMA COUNTY COMPREHENSIVE PLAN**  
**2014 PLAN AMENDMENT PROGRAM**  
Application

APR 28 2014  
Cv7-14-02

**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:
  - Assessor's map and property inquiry (APIQ) printout.
  - Original letter(s) of authorization (if applicant is not the property owner).
  - If a trust, original signature of trust officer and list of beneficiaries (if applicable).
  - 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

## 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, preserving an important open space element that is valuable from a preservation, wildlife, and amenity perspective. An existing Xeroriparian "C" area on the site will be left undisturbed towards this purpose.

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 Xeroriparian "C" and Important Riparian Area (IRA) corridor, which will be protected and integrated as an open-space amenity into the project's final design.

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*). A primary element of the project will be providing adequate buffering, as well as the intelligent and compact placement of the new units so as to properly respect these adjacent residential uses while also protecting the existing Xeroriparian "C" and Important Riparian Area (IRA) corridor in the northern portion of the property.

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 (PCRFC). Any disturbance to the natural Xeroriparian "C" drainage channel for pedestrian crossings, etc. will proceed in close coordination with RFC staff, the Pima County Office of Sustainability and Conservation, and be suitably mitigated. Emphasis will be placed on "as-is" preservation for this existing channel traversing the site's northern acreage (*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 Xeroriparian "C" channel and associated Important Riparian Area (IRA) on the site 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 Xeroriparian “C” 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 natural drainageway 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 Xeroriparian “C” 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 natural drainageway 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" channel, and by promulgating an acceptable equation for *Conservation Lands System (CLS)* mitigation and compliance.

**LEGEND**



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

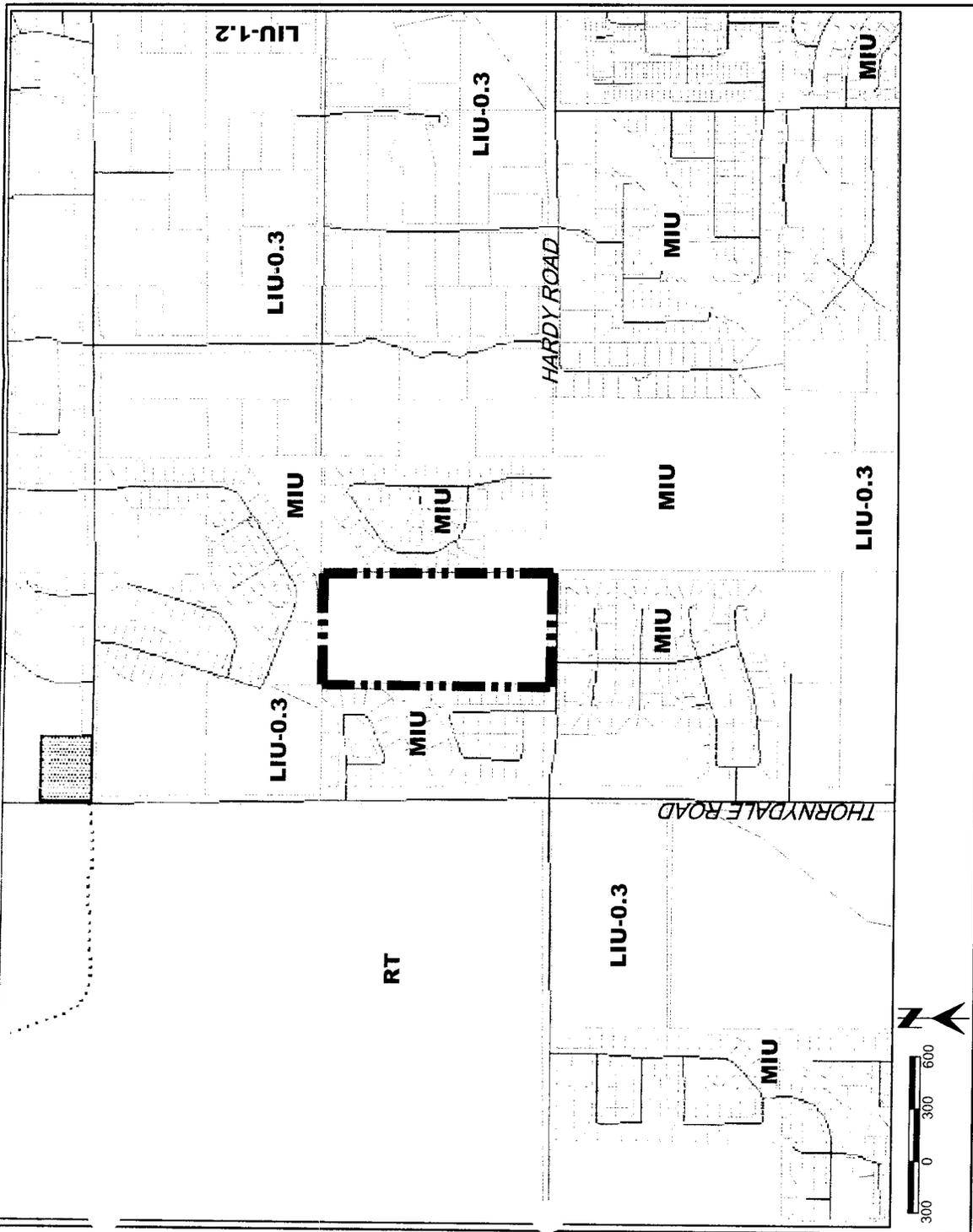
RT -- Resource Transition

**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.**  
 10836 E. ARMADA LANE  
 TUCSON, ARIZONA 85749  
 520 850-0917

**LEGEND**

-  Boundary of Subject Plan Amendment Request
-  Limits of Important Riparian Areas with underlying Xeroriparian "C" conservation measures to be established in site analysis during the rezoning process in coordination with the Pima County Regional Flood Control District (RFCDD). See Note #4 below.
-  Xeroriparian "C" (Non-Important Riparian Area)
-  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.

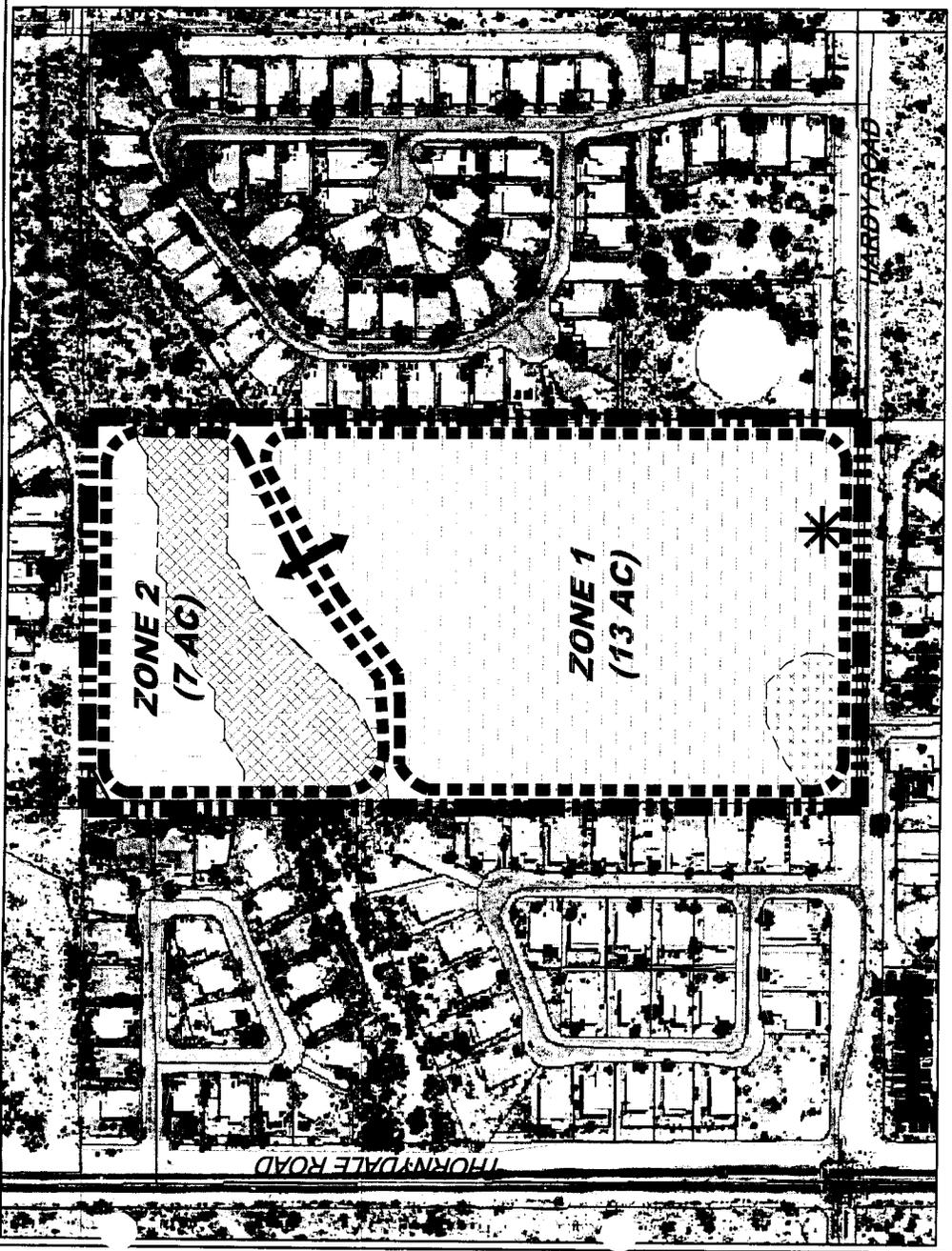
**Zone 2: Existing Natural Drainage Area.** This area to be left undeveloped to retain the existing natural drainageway and associated Xeroriparian "C" areas, and to provide for on-site mitigation per the Maevren Marie Behan Conservation Lands System (CLS).

**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 (PDF) 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. Final design will leave the Xeroriparian "C" drainage courses within Zone 2 undisturbed. Any modification the Xeroriparian "C" area within Zone 1 will be done in conjunction with an approved riparian habitat mitigation plan in accordance with PRCDD's "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines."
5. Conservation Lands System (CLS) mitigation 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**



**NOTE:** Subject Property and several surrounding properties are located with a FEMA designated sheet flow area (0.5' Depth).

**NOTE:** Final delineation of regulatory floodplains will occur at time of rezoning.

**PROJECTS INTERNATIONAL, Inc.**  
 10836 E. ARMADA LANE  
 TUCSON, ARIZONA 85749  
 520 850-0917



**Red Point Development, Inc.**  
 (Ownership Entity: Signature Homes by Miramonte Homes, LLC)  
 COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU