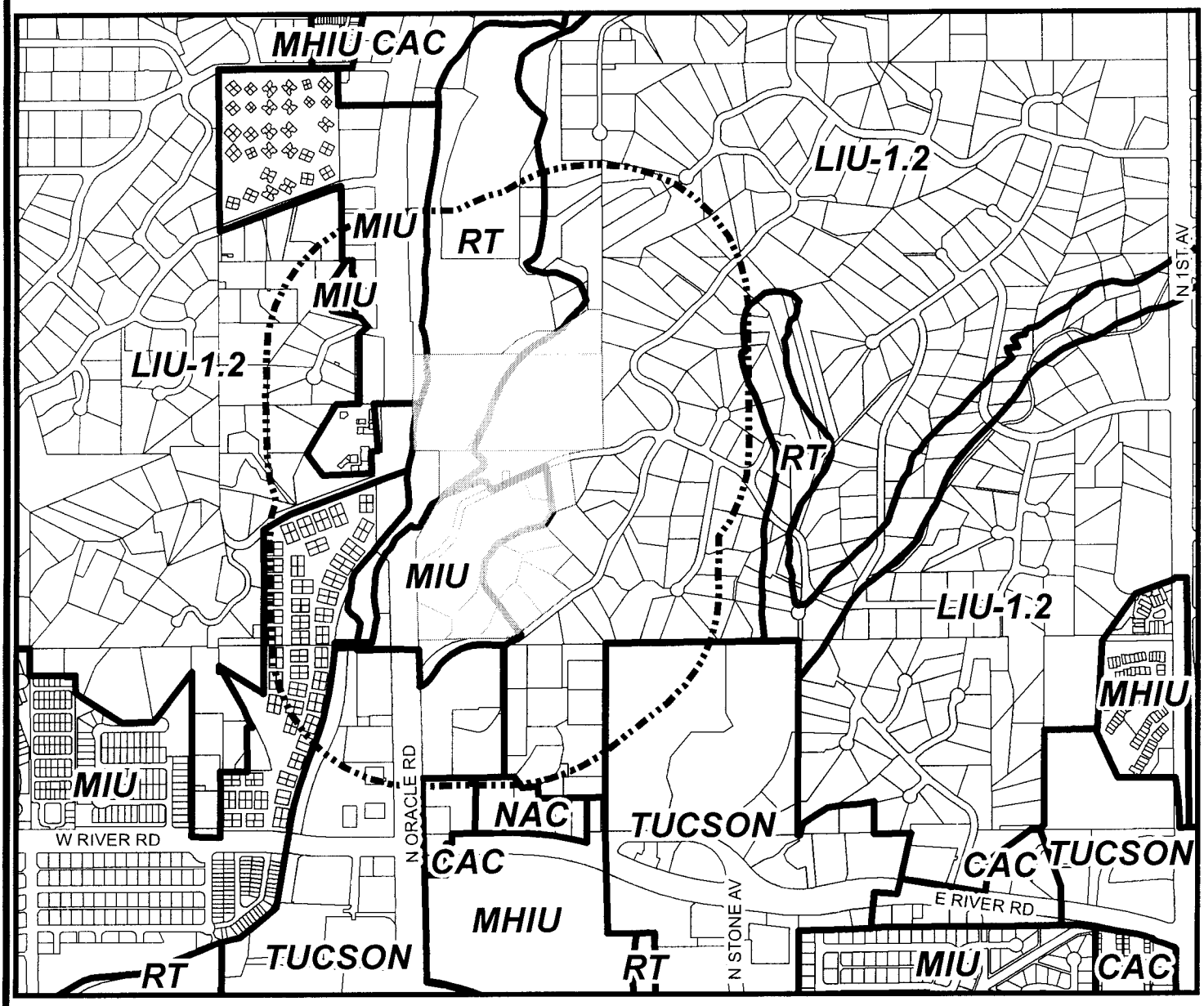
Co7-14-03

Catalina Foothills Center GP – N. Oracle Road

Plan Amendment

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



Taxcodes: 105-01-0880, 105-01-089A 105-01-091A, 105-01-092A 105-01-093C, 105-01-093D 105-01-0950, 105-01-096A 105-01-096B, 105-01-0970 105-01-0980, 105-01-0990 105-01-100A, 105-01-103A 105-01-136D, 105-01-137A 105-01-1380	**Co7-14-03 CATALINA FOOTHILLS CENTER GENERAL PARTNERSHIP - N. ORACLE ROAD PLAN AMENDMENT** Request: Low Intensity Urban 1.2 (LIU-1.2), Medium Intensity Urban (MIU) and Resource Transition (RT) to Medium Intensity Urban (MIU), Neighorhood Activity Center (NAC) and Resource Transition (RT) 50.0 Acres +/-	Location: East of N. Oracle Road, north and west of N. Genematas Drive

THE SEAL OF PIMA COUNTY ARIZONA	Catalina Foothills Subregion Section 13, Township 13 South, Range 13 East	North
	Planning and Zoning Commission Hearing: August 27, 2014 (projected)	Map Scale: 1:13,000
	Board of Supervisors Hearing: October 21, 2014 (projected).	Map Date: June 4, 2014

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PIMA COUNTY COMPREHENSIVE PLAN

2014 PLAN AMENDMENT PROGRAM

Application

SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): Catalina Foothills Center General Partnership

DAYTIME PHONE: 323.634.2400 **FAX:** 323.937.6532

ADDRESS: c/o Mr. Gene Torncello Jess S. Morgan & Company, Inc. Suite 2300 5900 Wilshire Blvd. Los Angeles, CA 90036 **E-MAIL:** GTorncello@jsmco.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): Seventeen (17) parcels from Nos. 105-01-0880 thru 105-01-1380

TOTAL ACRES: Approximately 50.0 AC (includes to-be-abandoned Yvon DRive right-of-way)

GENERAL PROPERTY LOCATION: N. Oracle Road, approximately 1/4 mile north of River Road and directly north & adjacent to Genematas Drive

COMPREHENSIVE PLAN SUBREGION(S): Catalina Foothills

ZONING BASEMAP(S): _____ **BOARD OF SUPERVISORS DISTRICT(S):** 1

CURRENT/CONDITIONAL ZONING: CR-1, CR-4, CR-5 and CB-1

EXISTING LAND USE: some rental apartments, casitas & SFR's; remainder is vacant

CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): RT (approx. 10 AC); MIU (approx. 15 AC); LIU 1.2 (approx. 25 AC)

REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): RT (10 AC); MIU (27 AC); NAC (13 AC)

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: RT & LIU 1.2 **SOUTH:** City of Tucson, MIU & LIU 1.2

EAST: LIU 1.2 **WEST:** MIU, RT and LIU 1.2

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: Golf & Tennis Club, single-family residential

SOUTH: tea shop, vacant land, and single-family residential

EAST: single-family residential

WEST: professional/medical offices, townhomes

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

NORTH: CR-1 **SOUTH:** CB-1, CR-1, O-3 (City of Tucson)

EAST: CR-1 **WEST:** CR-1, CR-4, TR, C-1 &)-3 (City of Tucson)

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

Catalina Foothills Center, GP is seeking a comprehensive plan amendment for its approximately 50-acre holdings located generally at the northeast corner of Oracle Road and Genematas Drive. Oracle Road is a four-lane, divided arterial that is under the jurisdiction of the Arizona Department of Transportation (ADOT) as State Route 77. Genematas Drive is a two-lane paved public street. The property also has direct access to Oracle Road by way of Yvon Drive, a two-lane public street. Pima County is presently proceeding with an abandonment request of Yvon Drive through the subject property. As such, this right-of-way will ultimate become part of this project's holdings and so is included as a part of this amendment request.

From a land use perspective, the site is located within an urbanized context and a major transportation corridor. The only departure from this general statement is the properties located to the adjacent east, these being established, single-family residential lots with CR-1 zoning (minimum lot size of 36,000 SF). To the north is the Quail Valley Tennis Club and the Quail Canyon Golf Course. To the west, across Oracle Road, is a mix of numerous professional office complexes, the Pueblo Vista Townhomes, and several established restaurants (the U-Like Buffet, Red Lobster). To the south is the existing River Village Shopping Center and, south of River Road, a Circle K and the Friendly Village of the Catalinas mobile home park.

Further out from this immediate context, the trend towards urbanization is clear. The Oracle Road corridor represents an intensive and expanding mix of commercial and retail uses, professional & medical offices, and higher-density residential. The City of Tucson city limits fall just south of the subject property, and the intensity of land use increases accordingly therein, including the presence of a major regional mall. The zoning districts surrounding the site feature everything from CR-1 (for the single-family residences to the east), to CR-4 and CR-5 residential zoning (for the various townhome and patio home projects), to TR (Transitional) zoning for the various professional and medical offices, and finally to CB-1 commercial zoning for the many retail establishments throughout the Oracle Road corridor. Within the City portion of the surroundings, zoning ranges from RX-1 to O-3 (Office) to the C-1 & C-3 commercial districts.

This comprehensive plan amendment request is driven by the owner's desire to proceed with the complete masterplanning and redevelopment of its property. It presently contains a mix of rental casitas, apartments, and single-family residences. While these are still wholly functional and occupied, they are somewhat dated and, in the bigger picture, no longer the most appropriate or best use for an intensifying major transportation corridor.

It is the owner's vision and intent to redevelop the property to feature a commercial activity center node together with complimentary residential uses. The activity center requires the *Neighborhood Activity Center (NAC)* comprehensive plan designation and is intended to feature a higher-end boutique hotel with spa and other resort-style amenities. Complimenting the hotel will be a specialty retail/shopping, restaurant and entertainment district. This district is intended to feature a line-up of specialized retailers and restaurants that have heretofore not been present in the Tucson market, thus providing a unique shopping and dining experience for both hotel visitors and the public at large.

The anticipated residential uses on the property will likely include patio homes and townhomes, thereby necessitating the requested *Medium Intensity Urban (MIU)* comprehensive plan designation. Another potential use within the *MIU* district is an assisted-living facility, which is viewed as a viable and attractive possibility for elderly individuals wishing to live in close proximity to the proposed retail/ shopping/restaurant district while still receiving the appropriate level of on-going care and services that the assisted-living environment provides.

With all of the above in mind, the subject property represents an appropriate mixed-use, infill development that is appropriate for -- and will be designed to fit well within -- the established urbanized context and the major transportation corridor that abuts it. Specialized and enhanced buffering will be intelligently integrated into the project design so to appropriately respect and protect the existing lower-density single family residences which lie adjacent to the east. In addition, vehicular traffic will be controlled so as to insure no spill-over occurs into these adjacent lower-density residential areas.

2. Requested Comprehensive Plan Designation

As already alluded to, the requested comprehensive plan designations for this property are *Neighborhood Activity Center (NAC)* and *Medium Intensity Urban (MIU)*, which will accommodate the envisioned uses described immediately above. The subject property already contains a large portion of *MIU*, so this request represents an expansion of that designation in conjunction with the new *NAC* designation. A portion of the property is also categorized as *Resource Transition (RT)*. This *RT* area recognizes the existing Pima Wash; the *RT* designation will , by-and-large, be left as-is.

3. Reasons for Plan Amendment Request

As mentioned above, the site is envisioned as ultimately being developed as masterplanned, mixed-use project featuring commercial, retail, restaurant, and complimentary residential uses. This land use mix is justified in light of the established and expanding urbanized context that typifies the area and the Oracle Road transportation corridor.

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 established and expanding urbanization within the Oracle Road transportation corridor, the site is best developed as a mixed-use development featuring commercial, retail, restaurant, and supporting/ complimentary residential districts. With proper design, a project of this intensity can recognize, respect and protect its existing lower-density residential neighbors to the east.

Take Advantage of Compact Building Designs

The project will promote commercial components and higher-density residential uses that can be effectively clustered in a compact spatial arrangement that protects and preserves important on-site natural topographic and drainage/habitat features, while also affording the efficient design of on-site infrastructure. Preserved natural features, such as the Xeroriparian "C" and Important Riparian Area (IRA) on the site, will be incorporated as an open space amenity and greenway corridor.

Multi-Modal Transportation Opportunities

The establishment of a new commercial/retail node, together with higher-density residential development on the site will contribute significantly to larger regional opportunities for multi-modal transportation within the Oracle Road corridor.

Rational Infrastructure Expansion and Improvements

The proposed plan amendment clearly advances this principle. It will build off of the established, project-convenient public utility and transportation infrastructure that is already in place immediately adjacent to the subject property. Expansion of this infrastructure to serve the actual

on-site development will be accomplished at developer cost, together with fair-share contributions toward larger regional needs as required by Pima County's routine impact fee requirements.

Conservation of Natural Resources

The Pima Wash traverses the northwest portion of the plan amendment site and is designated as *Important Riparian Area (IRA)* by the Conservation Lands System (CLS). It is the intent of the proposed masterplan to treat this designated *IRA* in accordance with CLS guidelines, which allow for no more than 5% disturbance of the identified area.

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. In the event that more than the 5% threshold disturbance allowed is necessary, the additionally disturbed area will be suitably mitigated through other on-site set-asides or through a combination of on-site and off-site mitigation acceptable to the Pima County Office of Sustainability & Conservation.

The CLS topic is mentioned 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). There are no significant cultural resources or heritage elements located in the immediate area. All future on-the-ground development and construction activity will, of course, proceed in full accordance with all applicable cultural resource procedures, inventory requirements, and mitigation parameters in force at the time of future rezoning activity and subsequent site disturbance.

Site Design and Housing. With respect to site planning, the Project will provide appropriately enhanced buffering and screening and be of a human scale that respects and visually integrates into the established residential

neighborhoods to the east *(RP 1.C.1.a, b & c, p.15)*. The final design and particulars of such buffering will be developed through coordination, meetings and discussions with the adjacent neighborhood leadership and residents during the rezoning process.

The entire project will be designed as a contained, mixed-use project with a consistent architectural theme and style, as well as consistent thematic elements and design features used throughout the development. Formal design guidelines will be developed to insure the on-going advancement and enforcement of this principle. As such, it will create a unique, project-specific sense of place and make a positive contribution to the quality of the surrounding built environment *(RP 1.C.1.d, p.15)*.

With respect to compact development, the Project will promote higher intensity commercial and higher-density residential mixed-use infill within a major transportation corridor and will do so by clustering it in appropriate nodes and development sectors on the site while preserving significant on-site topographic and drainage features *(RP 1.C.2, p.15)*. As already mentioned above, a primary element of the project will also be providing adequate and respectful buffering of the existing lower-density residential use to the immediate east of the site.

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 onto and through 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 rezonings *(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). The Pima Wash traverses the northwest portion of the property; preservation of riparian habitat associated with the Pima Wash, and as designated by the Conservation Lands System, will proceed in coordination and cooperation with all applicable RFCD and CLS guidelines *(RP 1.D.2.a, 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 beneficial solar exposure during winter months and limit 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. The planned residential component will be designed in compact units so as to minimize large paved areas. Landscape elements will be clustered into grouped tree plantings, as opposed to systematically rowed in "orchard" fashion, so as to enhance pavement shading and reduce surface heating. Landscape and pedestrian amenity areas will emphasize the provision of shaded areas to create usable outdoor spaces and to provide highly usable pedestrian linkages between the residential and commercial components of the project *(RP 1.E.2.a & b, p.20)*.

Circulation Element

Timing/Concurrency. Transportation infrastructure necessary to serve the plan amendment is in place. Oracle Road is a full-improved four-lane divided facility, while Genematas Drive is an uncurbed street. Concurrency requirements for the proposed development will be evaluated in detail at the time of rezoning. Off-site improvements 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 Arizona Department of Transportation (ADOT) and the Pima County Department of Transportation (PCDOT) and any improvements resulting in capacity enhancements to the regional transportation system will be evaluated for potential impact fee credits.

Yvon Drive is an existing public street that currently bisects the project. The portion of Yvon Drive through the subject property is currently being abandoned by Pima County and will become part of the project's private holdings. From that point forward, Yvon Drive will be managed so as to physically preclude any private vehicular pass-through traffic from the subject property to the adjacent residential neighborhood to the east. Fire and emergency vehicles will, of course, be an exception to this fact and will still be allowed to pass through the site and utilize Yvon Drive as they may see fit to serve both the subject property and the existing off-site residents further to the east.

As part of future masterplanning activities, the current Yvon Drive roadway will be realigned on-site to best facilitate the proposed masterplan and the planned commercial/residential sectors. The prohibition of any private vehicular access to the adjacent neighborhood to the east (with the exception of fire & emergency access) will be maintained.

Neighborhoods. A guiding intent of the proposed redevelopment will be to route and manage vehicular traffic so that it moves to and from the Oracle Road corridor. No new traffic generated by the proposed plan amendment

site will be routed to or from – or in any way be allowed to bleed into -- the established residential neighborhood to the east *(RP 2.C, p.22).* In order to satisfy applicable fire & emergency requirements, secondary access will be required to the subject property from its Genematas Drive frontage, but this vehicular traffic will, once again, be intended to traverse Genematas Drive only as required to derive access to and from Oracle Road.

Density and Land Use. As encouraged by the regional plan policies, the project will promote a higher-intensity commercial use and higher-density residential along an established and major transportation arterial *(RP 2.F, p.22).* This policy furthers the regional desire and smart-growth principle that fosters the establishment of multi-modal transportation opportunities within such established corridors.

Bikeways. Public bikeways do not exist along Oracle Road. As mentioned earlier, Oracle Road is State Highway 77 as administered by the Arizona Department of Transportation (ADOT). Future improvements to Oracle Road may include continuous bikelane improvements at the discretion of ADOT *(RP 2.K, p.23).*

Water Resources Element

The proposed plan amendment site will be suitably evaluated by PCRFCD 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 PCRFCD 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 ultimately lead to an appropriate treatment of the site in terms of suitable open space set-aside areas. The Pima Wash traverses the northwest portion of the site and is targeted for preservation in accordance with the applicable RFCD and CLS guidelines.

Growth Area Element

Increase Mix of Land Uses. This development furthers the established policy objective of encouraging mixed-use planning in designated growth areas *(RP 5.A, p.33).* This proposal constitutes an infill development, within a designated growth area, that will help further create a mix of uses that will be beneficial toward encouraging mult-modal transportation opportunities *(RP 5.B, p.33).* The project will increase the mix of uses in the surrounding region by providing hospitality, specialty-retail, restaurant and complimentary residential components, thereby contributing significantly to future demand for multimodal transportation within the Oracle Road corridor. As such, the residential component will be of a higher target density than that which presently exists, and will potentially include an assisted-living facility to further complement the on-site resort amenities, shopping/retail and restaurant uses *(RP 5.C & F, p.33).*

The project will also further the established policy objective that development proposals be designed to add architectural attractiveness to the area *(RP 5.E, p.33).* The development will be masterplanned as a contained project with a consistent architectural theme and style, as well as consistent thematic elements and design features employed throughout the development. It is envisioned as featuring a higher-end hospitality/resort-hotel operator, specialty retailers, and restaurateurs, all which demand a high level of aesthetics. Formal architectural design guidelines will be developed to insure the on-going advancement and enforcement of a consistent architectural and visual quality throughout the project.

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 Pima Wash traverses the northwest portion of the plan amendment site and is designated as *Important Riparian Area (IRA)* by the Conservation Lands System (CLS). It is the intent of the proposed masterplan to treat this designated *IRA* in full accordance with CLS guidelines, which allow for no more than 5% disturbance of the identified area.

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. In the event that more than the 5% threshold

disturbance allowed is necessary, the additionally disturbed area will be suitably mitigated through other on-site set-asides or through a combination of on-site and off-site mitigation acceptable to the Pima County Office of Sustainability & Conservation.

c. Existing Relevant/Applicable Special-Area Policies.

At the time of this submittal, no Special-Area or Rezoning Policies are proposed for the subject plan amendment. On-going discussions with staff and stakeholders will occur throughout the amendment process, which may result in such Policies be promulgated and refined as conditions of any approved comprehensive plan amendment that may be granted by the Board of Supervisors.

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

At the time of this submittal, no Special-Area or Rezoning Policies are proposed for the subject plan amendment. On-going discussions with staff and stakeholders will occur throughout the amendment process, which may result in such Policies be promulgated and refined as conditions of any approved comprehensive plan amendment that may be granted by the Board of Supervisors.

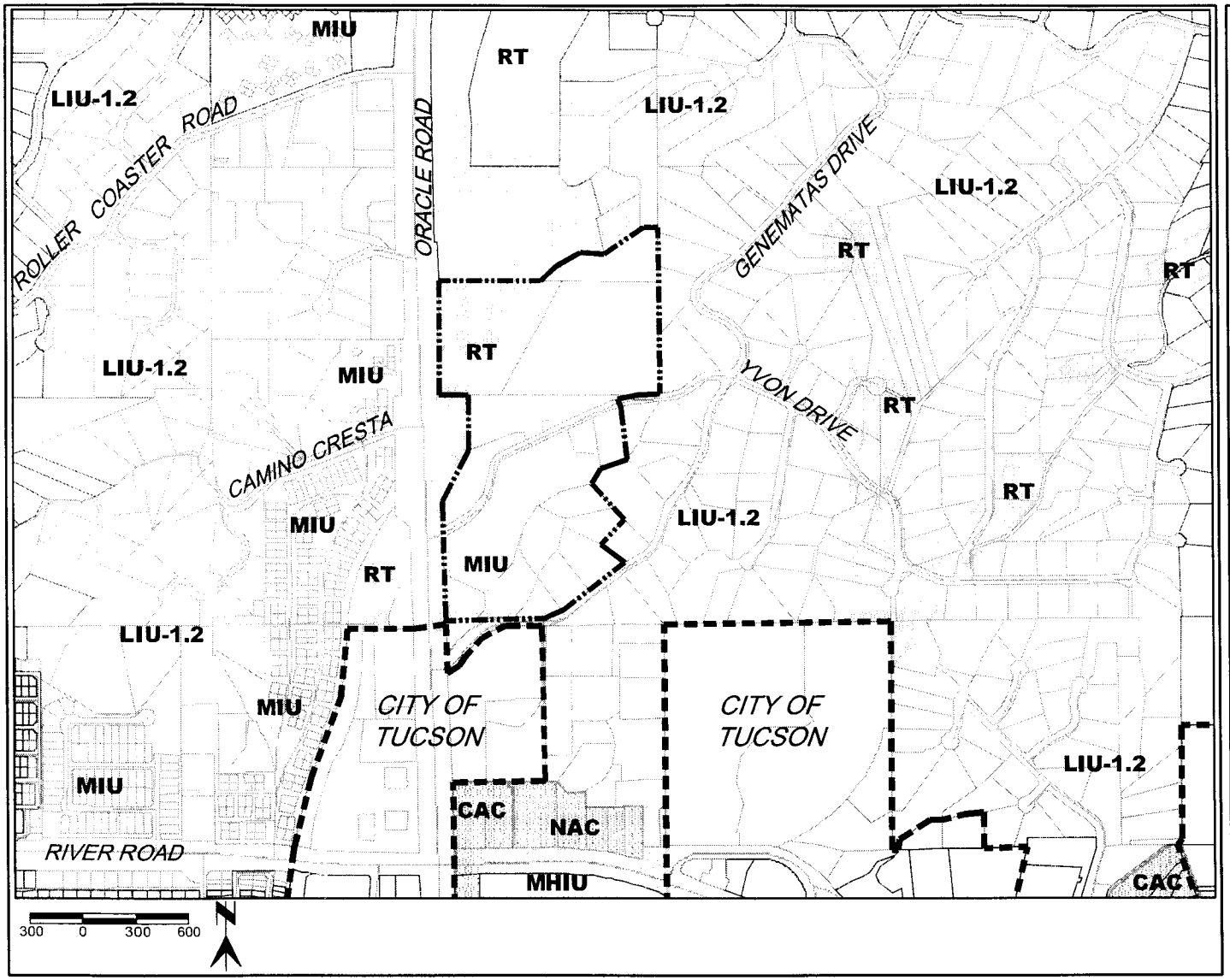
f. Compatibility with Conservation Lands System (CLS)

The Pima Wash traverses the northwest portion of the plan amendment site and is designated as *Important Riparian Area (IRA)* by the Conservation Lands System (CLS). It is the intent of the proposed masterplan to treat this designated *IRA* in full accordance with CLS guidelines, which allow for no more than 5% disturbance of the identified area.

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. In the event that more than the 5% threshold disturbance allowed is necessary, the additionally disturbed area will be suitably mitigated through other on-site set-asides or through a combination of on-site and off-site mitigation acceptable to the Pima County Office of Sustainability & Conservation.

g. Impact on Existing Land Uses in the Surrounding Area

Development of the proposed plan amendment site as a mixed-use project featuring hospitality, commercial/retail, restaurant, and higher-density residential uses will be consistent with the existing urbanized Oracle Road corridor. That being said, special care must be given to the treatment of project perimeters so as to appropriately recognize, respect, and buffer the existing lower-density residential uses to the immediate east. It is envisioned that these goals can be suitably met with intelligent, thoughtful design and in conjunction with on-going meetings and discussions with adjacent neighborhood leadership and residents throughout the future rezoning process.



LEGEND

- Boundary of Subject Plan Amendment Request
- Tucson City Limits
- 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-1.2, RT and MIU.
2. Requested Designation: RT, NAC and MIU.

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

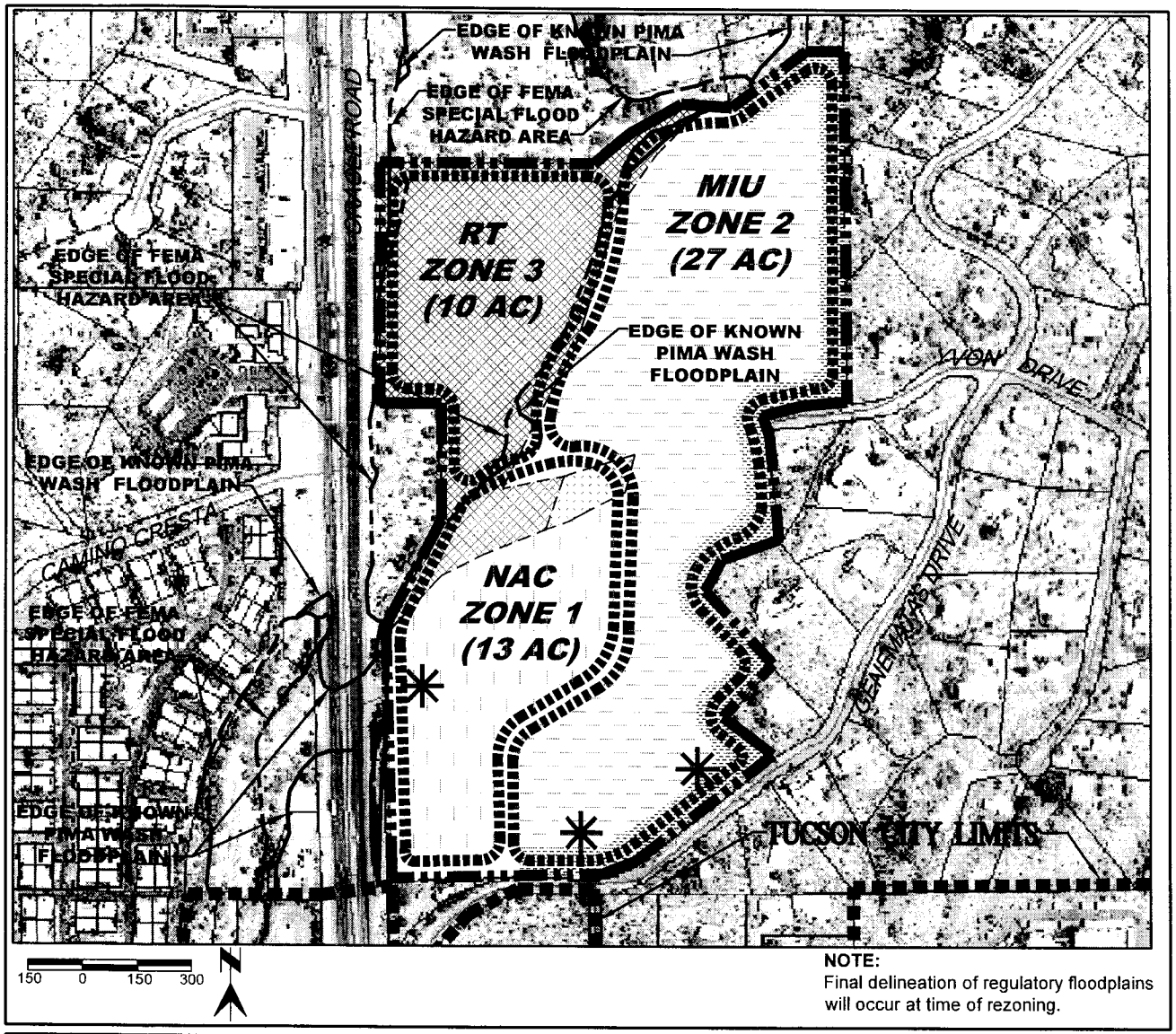
PROJECTS INTERNATIONAL, Inc.

GRS LANDSCAPE ARCHITECTS, LLC

Catalina Foothills Center

COMPREHENSIVE PLAN AMENDMENT REQUEST:
LIU-1.2, RT and MIU to RT, NAC and MIU

COMPREHENSIVE PLAN DESIGNATIONS



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

LEGEND

- Boundary of Subject Plan Amendment Request
- Tucson City Limits
- 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 (RFCD). See Note #5 below.
- Xeroriparian "C" (Non-Important Riparian Area)
- Access to Public Street (Conceptual Location)
- Protective Buffer Adjacent to Existing CR-1 Residential; See Notes 2-4 below.

ZONE DESCRIPTIONS

Zone 1: Activity Center & Commercial Core with Neighborhood Activity Center (NAC) Designation. Area dedicated to non-residential uses, including restaurants, a boutique hotel, and specialty retail in an activity-center, ridge-top setting.

Zone 2: Residential Component with Medium Intensity Urban (MIU) Designation. These areas are dedicated to higher-density residential uses. Final form and product to be market-reflective at the time of rezoning and development, but will potentially include higher-density single-family residences, townhomes, patio homes and, possibly, an assisted-living facility. An enhanced, protective buffer, as depicted hereon, will be a component of the MIU district wherever it abuts the established CR-1 single-family residential lots.

Zone 3: Lowland/Natural Drainage Area with Resource Transition (RT) Designation. Area dedicated to protecting the existing natural drainageway and associated Xerioriparian "C" and Important Riparian Area (IRA).

GENERAL NOTES

1. Vehicular access to and from this site will occur only from Oracle Road and from Genematas Drive where it borders the property along its south boundary. No vehicular access (other than fire & emergency) will be permitted to the east via Yvon Drive.
2. Natural and enhanced landscaped setbacks and buffers in excess of normal Zoning Code requirements will be provided wherever the proposed development abuts existing CR-1 residential lots. Building heights, setbacks and perimeter landscape buffers will achieve an appropriate transition to these established residential areas.
3. Details of the buffering and mitigation adjacent to the existing CR-1 residential area to be determined at the time of final design and be detailed in the Site Analysis provided at time of future rezoning.
4. Salvaged native-desert tree and shrub specimens will be transplanted primarily into project perimeter buffers adjacent to the existing CR-1 residences so as to achieve a mature character in the project edges as rapidly as possible.
5. Final design will protect the Xeroriparian "C" drainage course and Important Riparian Area (IRA) within Zone 3. Any modifications to same will be done in conjunction with an approved riparian habitat mitigation plan in accordance with PCRFCD's "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines."
6. Conservation Lands System (CLS) mitigation to be accomplished with on-site set-aside areas together with, if necessary, suitable off-site mitigation in coordination with the Pima County Office of Sustainability and Conservation.

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

GRS
LANDSCAPE ARCHITECTS, LLC

Catalina Foothills Center

COMPREHENSIVE PLAN AMENDMENT REQUEST:
LIU-1.2, RT and MIU to RT, NAC and MIU

FRAMEWORK PLAN