

**2014 PLAN AMENDMENT PROGRAM
PLANNING AND ZONING COMMISSION
STAFF REPORT**



HEARING DATE	Wednesday, 24 September 2014
CASE	Co7-14-04 Garold C. Brown Family Ltd. Partnership - S. Houghton Road
SUBREGION	Rincon Southeast/Santa Rita
DISTRICT	4
LOCATION	East side of S. Houghton Road approx. 1,700 feet south of the E. Golf Links Road intersection
ACREAGE	12.27 Acres +/-
REQUEST	Amend planned land use intensity designation from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) – 7.7 Acres; and Neighborhood Activity Center (NAC) – 4.5 Acres
OWNER	Garold C. Brown Family Ltd. Partnership
AGENT	Jim Portner, Project International, Inc.

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN

The applicant is requesting to amend the Comprehensive Plan land use designation on the site from LIU 1.2 to MIU and NAC as the site is envisioned as ultimately being developed as a master-planned commercial/retail village together with complimentary residential uses. The land use mix is justified in light of the existing and emerging major transportation corridor that Houghton Road represents.

EXISTING ZONING/LAND USE

SR – Suburban Ranch

SURROUNDING LAND USE DESIGNATIONS

North	City of Tucson
South	LIU 1.2
East	LIU 1.2
West	City of Tucson

SURROUNDING ZONING/EXISTING LAND USE

North	SR Suburban Ranch (Tucson); and CR-1 Single Residence – TEP sub-station and existing single-family residences
South	SR Suburban Ranch – Vacant property

East	SR Suburban Ranch and CR-1 Single Residence – Existing single-family residences and vacant land
West	R-1 Residence (Tucson) and R-2 Residence (Tucson) – Existing single-family residential subdivisions

STAFF REPORT

Staff recommends **Approval** of this request to amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) on 12.27 acres on the east side of S. Houghton Road approximately 1,700 feet south of the intersection of S. Houghton Road and E. Golf Links Road in the Rincon Southeast/Santa Rita Subregion for the following reasons:

1. The site is located along S. Houghton Road, a principal urban arterial route in a region of burgeoning commercial/retail, office, and mixed residential uses. The Comprehensive Plan amendment proposing master-planned mixed residential/commercial development is in keeping with and complements the surrounding land uses.
2. Development proposed under the Comprehensive Plan amendment meets a number of the Growing Smarter Act elements: mixed-use, compact development, multi-modal transportation, and rational infrastructure expansion and improvements.
3. Proposed development specifically supports Comprehensive Plan Land Use Element and Circulation Element Regional Plan Policies for compact development along major streets and commercial centers – policies also require assessment of proposed development to protect the privacy and character of existing neighborhoods.

Should this amendment request be approved and advance to the rezoning phase, rezoning conditions will be created based upon comments submitted in this staff report, the rezoning staff report comments, and the findings and direction of the Commission and the Board of Supervisors during public hearings. Staff recommends the following Comprehensive Plan Rezoning Policy for this amendment request:

- The Preliminary Development Plan submitted with the rezoning application shall demonstrate avoidance of regulatory floodplains and Important Riparian Area

Comprehensive Plan Amendment Request:

This is a request by Garold C. Brown Family LP, represented by Jim Portner of Project International, Inc., to amend the Comprehensive Plan on 12.27 acres (*the site*) located on the east side of S. Houghton Road approximately 1,700 feet south of the intersection of S. Houghton Road and E. Golf Links Road. The applicant requests to amend the Comprehensive Plan land use designation on the site from LIU 1.2 to MIU – 7.7 Acres; and NAC – 4.5 Acres.

Setting:

The subject property is a vacant, undeveloped 12.27 acre site that is located on the east side of S. Houghton Road, approximately 1,700 feet south of the E. Golf Links Road intersection. Access to the site is from Houghton Road, as well as an easement along the northern property line. Houghton Road represents the primary north-south transportation corridor serving the far-east side of the Tucson metropolitan area. As a three-lane arterial, Houghton Road has historically served as a dividing line between the more intensive commercial uses and higher-density residential that occurs on the west side of the roadway; and the lower-intensity and less dense residential development that exists on the east side. However, this trend has been changing in recent years. Significant commercial developments such as the Wal-Mart and CVS Pharmacy have taken place on the east side of Houghton Road near the Golf Links Road intersection. Major improvements are underway for Houghton Road. In a coordinated effort between the City of Tucson and the Regional Transportation Authority (RTA), Houghton Road will be constructed as a six-lane roadway south of Speedway to Interstate 10 with sidewalks, bike lanes, multi-use path, and bus pullouts.

Surrounding conditions:

The surrounding context is an emerging urbanized mix of commercial and residential development

featuring lower- and higher-density single-family residences; utility uses; a developing shopping center; a new Wal-mart and CVS Pharmacy; and other stand-alone commercial enterprises in proximity to the Houghton Road/Golf Links Road intersection. The subject property is bordered on the north by an existing Tucson Electric Power/Unisource Energy substation and a small cluster of existing single-family residences zoned CR-1. To the south is a 20 acre vacant parcel zoned SR. On the east, northeast, and southeast are existing single family residences, both subdivided and unsubdivided, zoned in a mixture of CR-1 and SR.

To the west and across Houghton Road are established, high density residential subdivisions zoned R-1 and R-2 (City of Tucson zoning). West on Houghton Road there is also an existing Quick Trip and Goodwill Store within the Sorrento Square Shopping Center. Further southwest is Secrist Middle School of the Tucson Unified School District.

History:

The clusters of existing single-family residences immediately northeast of the site were rezoned from SR to CR-1 (Co9-01-26, Co9-01-27). Other rezonings in close proximity were also rezoned CR-1 from SR (Co9-95-05, Co9-95-14, Co9-95-18, Co9-95-27, Co9-96-52, Co9-98-10, Co9-05-18).

Transit issues:

Major improvements are underway as Houghton Road is one of the official corridor projects approved by the RTA. The Houghton Road corridor will be phased into a six-lane roadway south of Speedway with sidewalks, bike lanes, multi-use path, and bus pullouts. The segment from 22nd street south to Escalante is not scheduled to begin until after 2016. There is currently one local Sun Tran route (Route 17 – Country Club/29th Street) and two express routes (Route 101X – Golf Links/Downtown; Route 201X – Eastside/Aero Park) located at the Harrison Road and Golf Links Road intersection (about 1.25 miles to the northwest). Increased commercial and residential density along Houghton Road could create demand for route extensions and additional stops.

Commercial / employment opportunities:

The requested Neighborhood Activity Center designation for a portion of the specific property is intended to feature a neighborhood commercial center providing a mix restaurants, commercial services, and professional offices.

PLAN AMENDMENT CRITERIA

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

1. Promoting the implementation of:
 - a. The ***Maeveen Marie Behan Conservation Lands System (MMBCLS)***;
 - b. ***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); and
 - c. Other plan policies set forth in the Regional Plan Policies, Rezoning Policies and Special Area Polices.
2. Fulfilling the “Purpose” of the Annual Plan Amendment Program of the Pima County Zoning Code, § 18.89.040(A)(2) and (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.

Maeveen Marie Behan Conservation Lands System

The site is outside of designated Maeveen Marie Behan Conservation Lands System (MMBCLS) area.

Growing Smarter Acts / Comprehensive Plan Regional Plan Policies

The expanding urbanization of the Houghton Road transportation corridor provides the applicant an opportunity for further mix of commercial uses and higher-density residential districts. As promoted in the application, a proper design such as a neighborhood commercial "village", can buffer and protect adjacent lower-density residential properties to the east and be effectively clustered into a compact spatial arrangement that afford the efficient design of on-site infrastructure. Smart Growth principles suggest mixing land uses is critical to increasing pedestrian mobility and allows people to work and shop close to where they live. As Houghton Road continues to be transformed into an urban, six-lane roadway with sidewalks and bike lanes, the establishment of a higher-density mixed-use site will contribute significantly to the larger regional objective of enhancing demand and use of multi-modal transportation.

The Pima County Comprehensive Plan Land Use Element Regional Policies seek to promote compact development which a) increases housing density and compatible residential infill adjacent designated commercial centers; b) provides for a mixed use and higher density residential development along major streets and commercial areas; and, c) provides for transit-oriented development along major streets and commercial activity centers. Land Use Element policies recommend that rezonings under MIU and NAC land use designations develop at a residential density of not less than 5 residences per acre (RAC). The policies state that the privacy and character concerns of existing neighborhoods should be assessed in reviewing the location, density and character of proposed re-development and in-fill projects, and in requiring bufferyards to mitigate impacts of noise, views and traffic.

Circulation Element Regional Plan Policies also seek to promote higher-density mixed use development along major transportation corridors. As mentioned, transportation infrastructure necessary to serve the plan amendment is already planned and underway. Circulation policies discourage new transitory traffic through or similar vehicular impacts to existing neighborhoods. It is the intent of the applicant to route and manage vehicular traffic so that it moves to and from the Houghton Road corridor only and not be allowed to bleed into established residential neighborhoods.

Rezoning Policies and Special Area Policies

There are no adopted rezoning policies or Special Area policies that apply to this plan amendment site.

Oversights, Inconsistencies, Land Use-Related Inequities, or Significant Changes

The significant changes that have materialized in the context of the subject property are the voter approved RTA-funded widening and multi-modal enhancements of the Houghton Road corridor; and the emerging urbanization of mixed uses that have been developed on Houghton Road since the 2001 Comprehensive Plan amendment. In addition to the higher-density residential developments immediately west of the subject property, high-density residential developments such as the Sierra Pantano, Saguaro Canyon, and the Civano series of neighborhoods have emerged further south on Houghton Road. Commercially, a Quick Trip, CVS Pharmacy, Wal-mart, and a phased shopping center have materialized to provide for increasing residential needs.

AGENCY REVIEW COMMENTS

Pima County Departmental Review

Regional Flood Control District

The Regional Flood Control District has reviewed the request and offers the following comments:

1. As shown on the "Framework Plan" one mapped regulatory watercourse crosses the parcel and there is Pima County Regulated Riparian Habitat (PCRRH) of habitat type Xeroriparian C associated with it as well as an unmapped tributary.
2. As required by Resolution 2008-72, I have prepared the following Water Supply Impact Review (WSIR):
 - a. Per the application and ADWR map the site is within the Rincon Ranch Estates water

service area. This provider does not have access to renewable supplies. However the District is aware that this provider was bought by Tucson Water in 2010. It is unclear where the water to supply the project will be pumped from. Furthermore, the applicant has not estimated water usage.

- b. Per the ADWR Well Registry wells within ¼ mile of the site had water level depths when drilled around 400 feet. The site is just outside the model area we have used to report projected change.
- c. The site is within the area of 1 inch or less of subsidence as mapped by Pima County.
- d. The nearest Groundwater-Dependent Ecosystems are the Pantano Wash shallow groundwater area 2.45 miles southeasterly and Lakeside Lake 2.55 miles directly west.
- e. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 1600-3200 feet.

With the information available at this time, it is not known whether or not the amendment will have adverse impacts.

In conclusion while the District is prevented from making a recommendation due to the lack of information regarding water supply, should the amendment be approved the following policies are recommended:

1. The PDP submitted with the rezoning application shall demonstrate avoidance of regulatory floodplains and Pima County Regulated Riparian Habitat.
2. Post development floodplains and PCRRH shall be designated RT.

Please see the attached memo from the District dated September 3, 2014.

Regional Wastewater Reclamation Department

The PCRWRD has no objection to the proposed comprehensive plan amendment but adds the following comments:

1. The plan amendment area is within the PCRWRD service area and is tributary to the Agua Nueva Water Reclamation Facility via the Pantano Interceptor and the South Rillito Interceptor.
2. 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.

Department of Transportation

Access to this site is via Houghton Road, as well as an easement along the northern property line. The parcels along the eastern property line share this easement as their access.

Major improvements to Houghton Road are underway as one of the official corridor project approved through the Regional Transportation Authority (RTA). Houghton will be a six-lane roadway south of Speedway with sidewalks and bike lanes. The segment from 22nd street south to Escalante has not begun, and is not scheduled to begin until after 2016. The most recent count on Houghton Road between Escalante and Corte Madera is 24,480 ADT. Houghton Road, from the Tucson City limits to Escalante Road is a county maintained roadway with two travel lanes and a two way left turn lane. Houghton Road has a planned future right of way of 200 feet. The existing right of way adjacent to this site is approximately 180 feet. A right of way dedication will likely be a condition of any subsequent rezoning of this site.

Commercial development is taking place along Houghton Road in the vicinity of this proposed amendment. Once the improvements to Houghton Road are completed, the capacity should be around 54,000 ADT. The trip generation for this site will be determined at the time of the rezoning; however, with

these capacity improvements, the Department of Transportation does not foresee this request creating an overcapacity situation. This site is an opportunity for mixed-use development which should be designed to connect into the pedestrian facilities along Houghton Road and the surrounding neighborhoods.

The Pima County Department of Transportation has no stated objection to this request for a Comprehensive Plan amendment.

Other Agency Review

Fire Department (Rural Metro)

As the development continues into the plan stage, the applicant will be required 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, fire alarm systems and all other applicable fire code requirements. As of April 7, 2007 the 2003 edition of the International Fire Code shall be the applicable fire code for this project.

U.S. Fish and Wildlife Service

No concerns relating to the subject property.

PUBLIC COMMENT

The applicant hosted a neighborhood meeting on Monday, September 8, 2014 at Secrist Middle School for the amendment request. Highlights of public comments are provided below:

1. There was no objection expressed regarding the proposed NAC designation. There was a general concern with respect to the proposed MIU designation on the property, with most who spoke expressing a desire that any residential component be of a density that is more in keeping with the CR-1 and SR type lots that already exist on adjacent properties.
2. With respect to the proposed comprehensive plan amendment, the basic thinking expressed was that the actual development/construction of the site should be timed such that the Houghton Road improvements are in place before the project is completed and occupied.
3. There was a general desire to know more details and specifics of the proposed development; all in attendance expressed a desire to be involved in detailed, substantive discussions when/if the project proceeded to rezoning.

Attached is the applicant's complete Neighborhood Meeting Summary.

No other letters or communications were received regarding the proposed amendment.

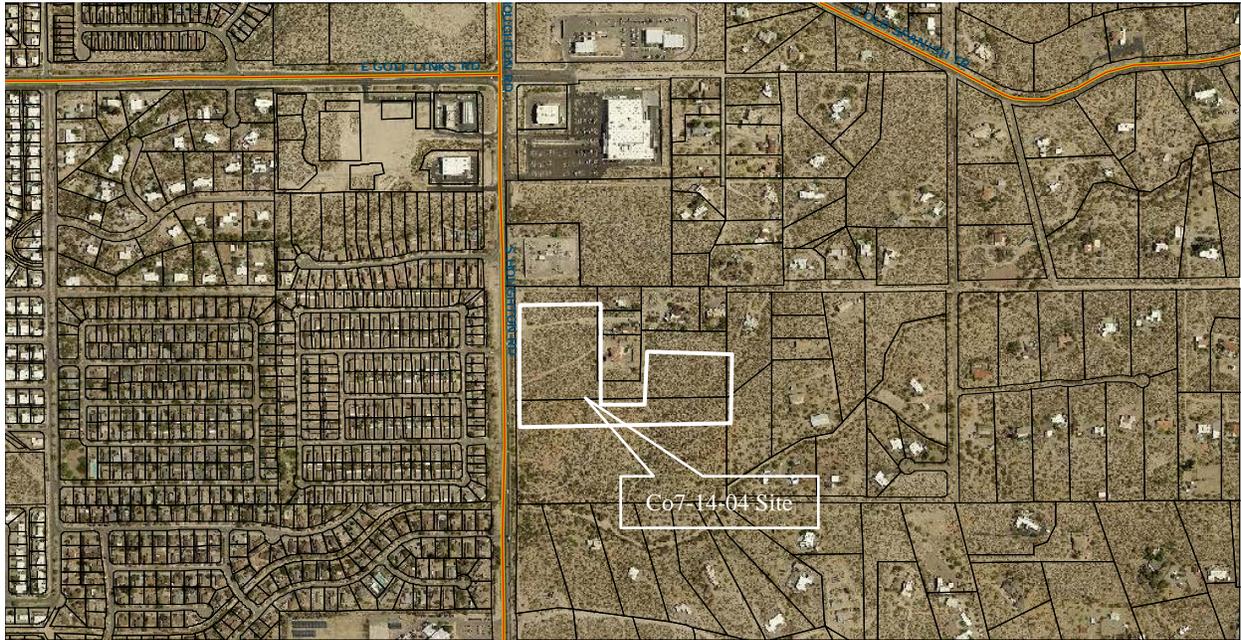
Respectfully submitted,



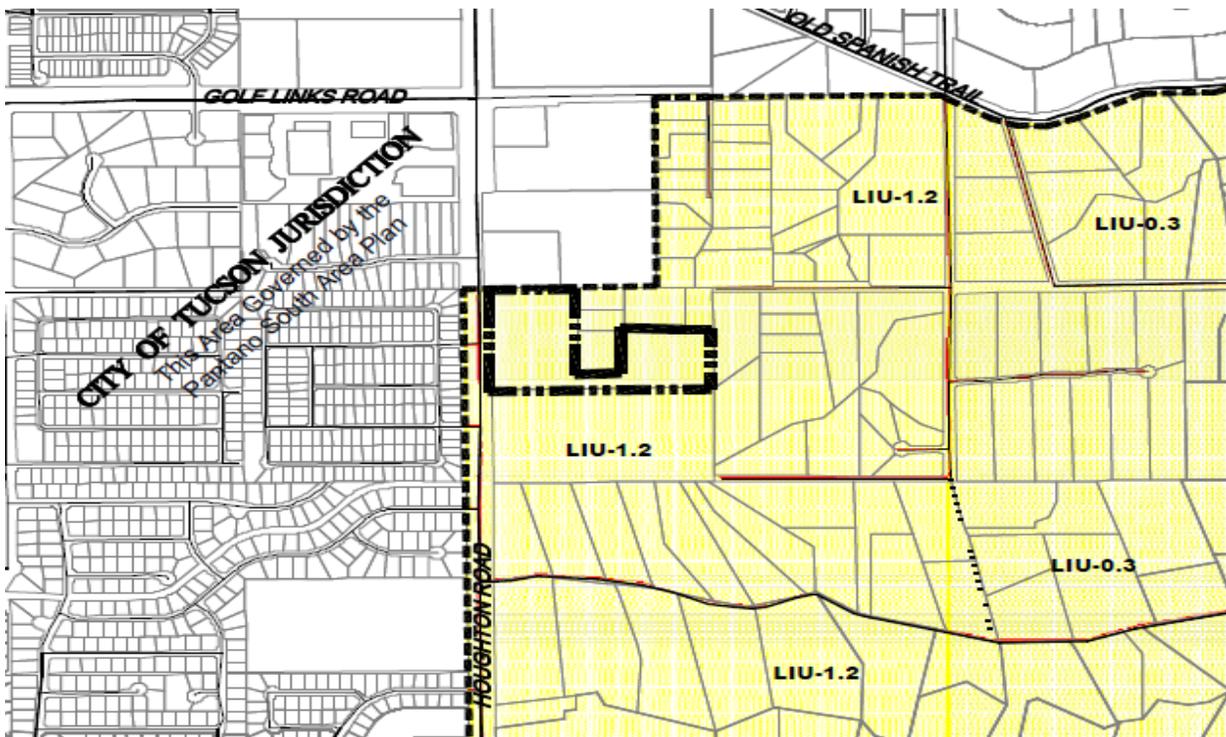
Artemio Hoyos
Planner

xc: Property Owner
Applicant
File

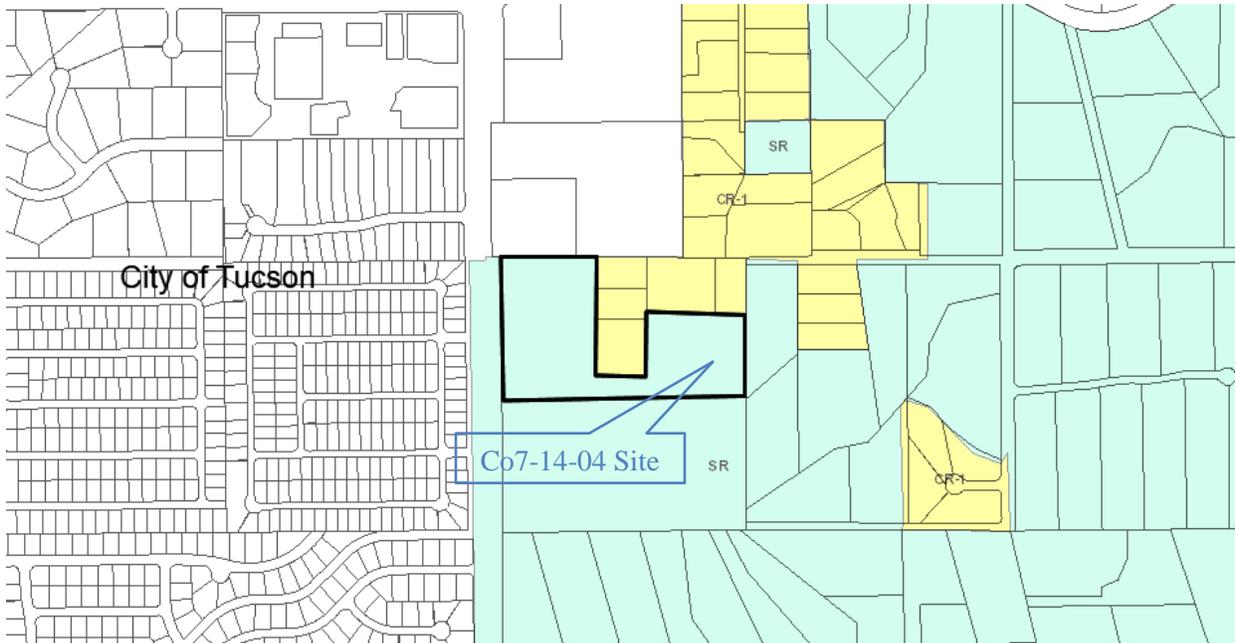
Co7-14-04 Garold C. Brown Family LP – S. Houghton Road
Aerial photograph



Co7-14-04 Garold C. Brown Family LP – S. Houghton Road
Current Comprehensive Plan Land Use Map

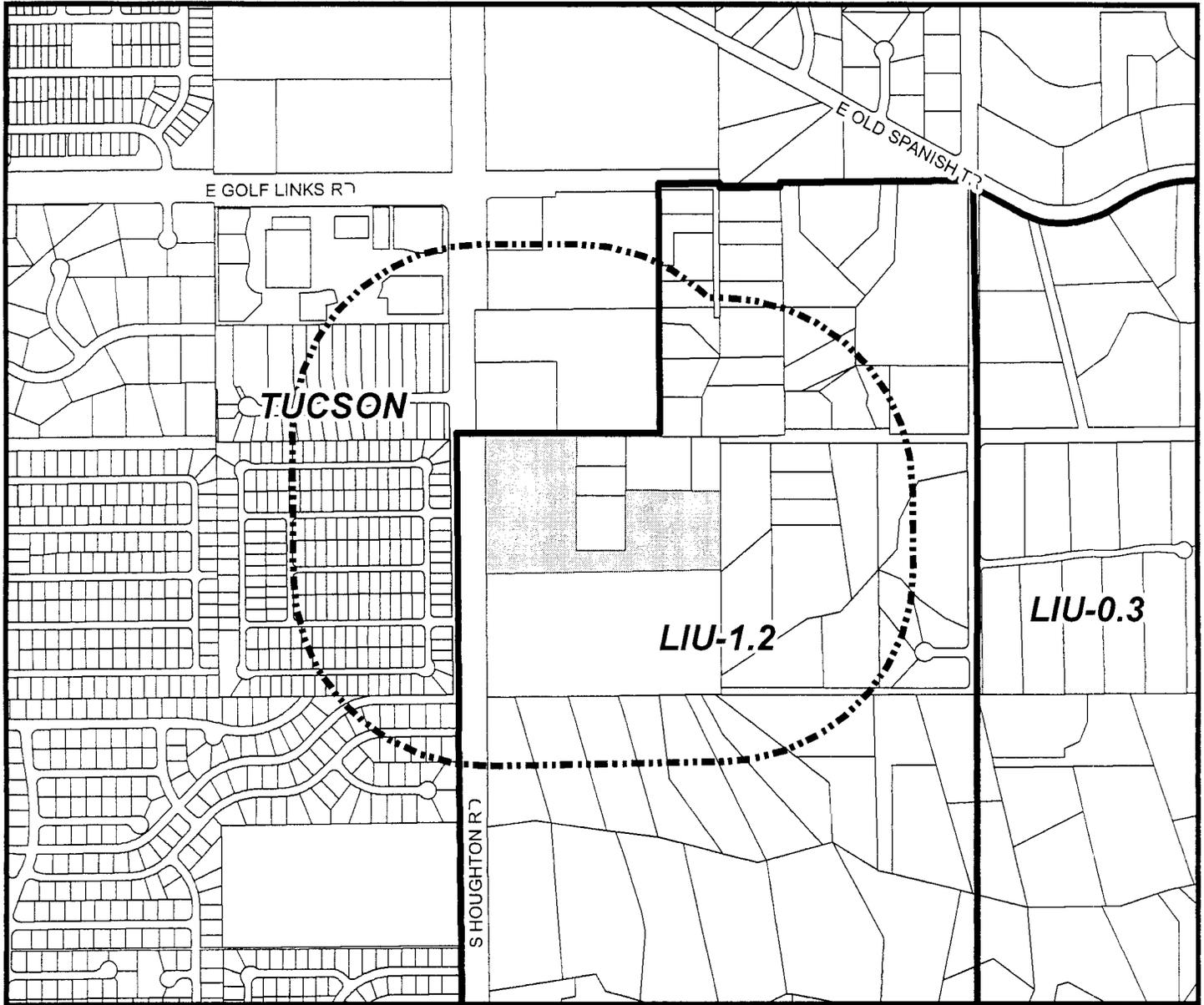


Co7-14-04 Garold C. Brown Family LP – S. Houghton Road
Current Zoning Map



COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



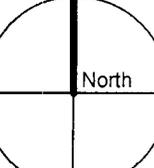
0 355 710 1,420 Feet



Amendment Area



1000' Notice Area

<p>Taxcode: 136-10-024E</p>	<p>Co7-14-04 GAROLD C. BROWN LTD. PARTNERSHIP - S. HOUGHTON ROAD PLAN AMENDMENT</p>	<p>Location: East side of S. Houghton Road approximately 1,700 feet south of the intersection of S. Houghton Road and E. Golf Links Road</p>	
<p>Request: Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) 12.27 Acres+/-</p>			
	<p>Rincon Southeast/Santa Rita Subregion Section 25, Township 14 South, Range 15 East</p>		
	<p>Planning and Zoning Commission Hearing: September 24, 2014 (projected)</p>	<p>Map Scale: 1:10,000</p>	
<p>Board of Supervisors Hearing: November 18, 2014 (projected).</p>		<p>Map Date: June 4, 2014</p>	



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

Application

SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): Garold C. Brown Family Ltd. Partnership
DAYTIME PHONE: 559.583.6659 FAX: NONE
ADDRESS: c/o Mr. Russ Shaw 5901 S. Belvedere Ave. Tucson, AZ 85706
E-MAIL: grshaw2@yahoo.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): 136-10-024e
TOTAL ACRES: 12.27 AC
GENERAL PROPERTY LOCATION: Houghton Road, approximately 1/4 mile south of Golf Links Road
COMPREHENSIVE PLAN SUBREGION(S): Rincon Southeast/Santa Rita
ZONING BASEMAP(S): _____ BOARD OF SUPERVISORS DISTRICT(S): 4
CURRENT/CONDITIONAL ZONING: SR
EXISTING LAND USE: Vacant Land
CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): LIU 1.2
REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): NAC and MIU
4.5AC 7.7AC

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: City of Tucson **SOUTH:** LIU 1.2
EAST: LIU 1.2 **WEST:** City of Tucson

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: TEP/Unisources Sub-Station and Existing Single-Family Residences
SOUTH: Vacant Property
EAST: Existing Single-Family Residences and Vacant Land Parcels
WEST: Existing Single-Family Residential Subdivisions

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

NORTH: SR (City) and CR-1 **SOUTH:** SR
EAST: SR and CR-1 **WEST:** R-1 and R-2 (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

*Mr. Garold Brown, General Partner
Garold C. Brown Family Limited Partnership
5901 S. Belvedere Avenue
Tucson, AZ 85706*

April 15, 2014

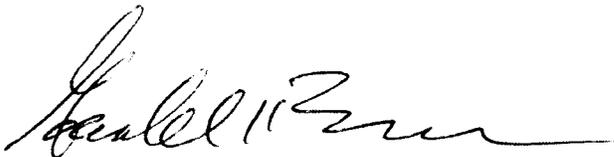
Mr. David Petersen
Planning Section
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
201 N. Stone Avenue - 2nd Floor
Tucson, AZ 85701

**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 12.27-acre parcel located on Houghton Road south of Golf Links Road (Assessor's tax parcel No. 136-10-024E).

Sincerely,

A handwritten signature in black ink, appearing to read "Garold Brown", written in a cursive style.

Mr. Garold Brown, General Partner
Garold C. Brown Family Limited Partnership

Book-Map-Parcel: 136-10-024E Oblique Image Tax Year: Tax Area: 0100

Property Address:

Taxpayer Information:

BROWN GAROLD C FAMILY LP
5901 S BELVEDERE AVE
TUCSON AZ

Property Description:

N2 SW4 NW4 EXC W75' & EXC N288' E500' & EXC
N500' W288' E788' THEREOF 12.27 AC
SEC 25-14-15

85706- 4911

Valuation Data:							
Category	Value	Area	Rate	Value	Category	Value	Area
Vacant/Ag/Golf (2)	\$368,100	16.0	\$58,896	\$58,896	Vacant/Ag/Golf (2)	\$368,100	16.0
	\$0					\$0	
Vacant/Ag/Golf (2)	\$368,100	16.0	\$58,896	\$58,896	Vacant/Ag/Golf (2)	\$368,100	16.0
Vacant/Ag/Golf (2)	\$368,100	16.0	\$58,896	\$58,896	Vacant/Ag/Golf (2)	\$368,100	16.0

Property Information:

Section: 25
Town: 14.0
Range: 15.0E
Map & Plat: /
Block:
Tract:
Rule B District: 6
Land Measure: 12.27A
Group Code: 000
Census Tract: 4026
Use Code: 0012 (VACANT RESIDENTIAL URBAN NON-SUBDIVIDED)
File Id: 1
Date of Last Change: 7/26/2013

Valuation Area:

Condo Market: 91
DOR Market: 91
MFR Neighborhood: EAST_SOUTHEAST
SFR Neighborhood: 20402601
SFR District: 8

Owner's Estimate:

Tax Year	Estimate
2014	\$304,654.00

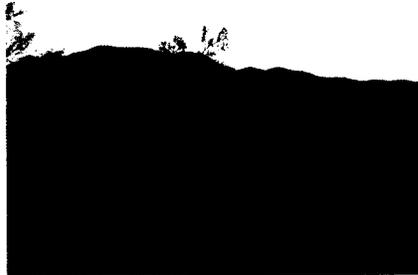
SECTION IV.

REASONS FOR PROPOSED AMENDMENT

1. Location and General Nature of Request

The Garold C. Brown Family, LP is seeking a comprehensive plan amendment for its 12.2-acre holdings located on the east side of Houghton Road, approximately ¼ mile south of Golf Links Road. Houghton Road is a three-lane facility in this area, with a continuous center left-turn lane. However, the City of Tucson has already designed and funded (through the RTA) the complete reconstruction of the 11-mile segment of Houghton Road (from Mary Ann Cleveland Way/Old Vail Road, northward to Tanque Verde Road) into a four-lane, divided arterial with curbs, sidewalks, raised medians, bike lanes, and landscaping. As such, Houghton Road represents the primary north-south transportation corridor serving the far east side of the Tucson metropolitan region. Golf Links, west of Houghton Road, is already constructed as a four-lane divided arterial with sidewalks, curbs, bike lanes, etc. thereby providing a direct east-west arterial linkage to points westward and to the downtown area.

From a land use perspective, the site is located within a generally urbanizing context and, as already mentioned, a major north-south transportation corridor. Houghton Road has, historically, served as somewhat of a dividing line between the more intensive commercial uses and higher-density residential that occurs on the west



side of the arterial, and the historically lower-intensity & lower-density residential development that exists on the east side. In more recent years, this trend has been changing, in that significant commercial development, in the form of a CVS Pharmacy and a brand new Wal-

Mart Retail Store & Market, has taken place east of Houghton Road near the Golf Links Road intersection. In the long-term, and in light of the profound transportation improvements that will soon be made, it is wholly reasonable to view this segment of Houghton Road, as well as the entire Houghton Road corridor for that matter, as being appropriate for the type of commercial development and residential densities that best reflect a major transportation artery and which best further the larger Smart Growth goals of encouraging intensive corridor growth so as to build demand and optimize multi-modal transportation opportunities.

With all of that as a back-drop, the subject site is presently bordered on the north by an existing Tucson Electric Power/Unisource Energy sub-station and expansion property. Beyond the sub-station property is the existing CVS Pharmacy and the brand new Wal-Mart Store & Market. Immediately to the north of the subject site is

also small cluster of existing single-family residences zoned CR-1. To the adjacent south is a 20-acre vacant parcel zoned SR. To the east, northeast and south/southeast are existing single-family residences, both subdivided and unsubdivided, that are zoned a mixture of CR-1 and SR.

Across Houghton Road, to the west, is a variety of established, higher-density residential subdivisions zoned R-1 & R-2 (City zoning). These subdivisions are typically in the 4 RAC density range. Also west of Houghton Road is an existing Quik Trip and Goodwill store within the planned Sorrento Square Shopping Center. Further to the south is Delbert L. Secrist Middle School, a TUSD facility.

Further out from this immediate context, the current "dividing line" nature of Houghton Road can still be seen in terms of land-use intensity and density, although higher-density residential developments, in the 4 RAC range, are emerging. Most notably, approximately ¾ mile south of the subject site is the recent Sierra Pantano development. Approximately ¾ mile further is the Saguaro Canyon project. Further south from there is the long-established Civano series of neighborhoods.

This comprehensive plan amendment request is driven by the owner's desire to proceed with the masterplanning of their property in a manner that is consistent with its location within Pima County's major eastside north-south transportation corridor. Along this line, and recognizing the County's upcoming overall comprehensive plan update, we would respectfully assert that due consideration should be given to designating large reaches of Houghton Road, including that containing the subject property, as *Multi-Functional Corridor (MFC)*.

In keeping with the basic premise of the *MFC* designation, it is the owner's vision and intent to develop their property to feature a commercial activity center node together with complimentary residential uses. The proposed activity center requires the *Neighborhood Activity Center (NAC)* comprehensive plan designation. This district has been purposefully delineated with a 300' depth; this allows for the design and construction of a small, neighborhood commercial "village" as opposed to conventional and unsightly "strip" development. It is envisioned that this *NAC* district can therefore be developed to provide a mix of neighborhood restaurants, commercial services, and even professional offices in an attractive setting.

Behind the requested *NAC* district is a request for the *Medium Intensity Urban (MIU)* comprehensive plan designation. This area would be developed at residential densities that are consistent, once again, with the major-transportation-corridor character of Houghton Road and which have already been constructed on the west side of the arterial. Specialized and enhanced buffering will be intelligently integrated into the future project design so to appropriately respect and protect the existing lower-density single family residences which lie adjacent to the site. In addition, vehicular traffic will be controlled so as to insure no spill-over whatsoever into these adjacent lower-density residential areas.

With all of the above in mind, the above requested comprehensive plan designations represent an appropriate intensity of land-use for the existing and emerging major transportation corridor that Houghton Road represents.

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.

3. Reasons for Plan Amendment Request

As mentioned above, the site is envisioned as ultimately being developed as masterplanned commercial/retail/restaurant village together with complimentary residential uses. This land use mix is justified in light of the existing and emerging major transportation corridor that Houghton Road represents.

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 Houghton Road transportation corridor, the site is best developed to provide a further mix of commercial uses and higher-density residential districts. With proper design, a project of this intensity can recognize, respect and protect its existing lower-density residential neighbors.

Take Advantage of Compact Building Designs

The project will promote commercial components and higher-density residential uses that can be effectively clustered into compact spatial arrangement that afford the efficient design of on-site infrastructure.

Multi-Modal Transportation Opportunities

The establishment of a new commercial/retail uses on the site, together with higher-density residential development, will contribute significantly to the larger regional objective of enhancing demand and opportunities for multi-modal transportation within the Houghton 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 within Houghton Road. 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 site has no remarkable natural resources or special features worthy of distinction.

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). Not immediately near the subject site, but further to the east, is the 3-mile buffer overlay zone protecting the Rincon Mountains (Coronado National Forest) and Saguaro National Park. This clearly represents a significant cultural element worthy of continued protection. The intensification of the Houghton Road corridor, within a narrowly defined area, will do nothing to undermine or in any way hinder this preservation/protection objective.

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 visually integrates into the established residential neighborhoods adjoining the site (*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 future detailed design and rezoning process.

The entire project will be designed as a "contained", stand-alone project with a consistent theme and style, as well as consistent thematic elements and design features. As such, it will create a 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 further this objective by promoting higher intensity commercial and higher-density residential growth within a major transportation corridor (*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 residences adjacent to 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 (PCRFCDD).

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 residential and commercial components will be designed in clusters so as to minimize unduly large paved areas. Landscape elements will be arranged 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 already planned and funded. As mentioned earlier,

Houghton Road will be a fully-improved four-lane divided arterial with curbs, medians, sidewalks, bike lanes and landscaping (*RP 2.A, p.22*).

Neighborhoods. The guiding intent of the proposed redevelopment will be to route and manage vehicular traffic so that it moves to and from the Houghton Road corridor only. 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 clusters and nearby neighborhoods (*RP 2.C, p.22*).

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 demand and the establishment of multi-modal transportation opportunities within such primary corridors.

Bikeways. Public bikeways do not presently exist along Houghton Road, but will be constructed with the planned & funded full street improvements mentioned earlier (*RP 2.K, p.23*).

Water Resources Element

The subject property is located within the Rincon Ranch Estates potable water service area. The proposed plan amendment site will be suitably evaluated by PCRFCFCD 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 PCRFCFCD 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 site has no remarkable natural resources or special features worthy of distinction.

Growth Area Element

Increase Mix of Land Uses. This development furthers the established policy objective of enhancing the mix of uses in designated growth areas (*RP 5.A, p.33*). In doing so, this proposal furthers larger regional goals toward building demand for multi-modal transportation opportunities (*RP 5.B, p.33*).

Environmental Element

Natural Resources. The project lies wholly outside of the Maeveen Marie Behan Conservation Lands System (MMBCLS). As such, no CLS-related mitigation is required to fully develop the property.

c. Existing Relevant/Applicable Special-Area Policies.

No Special-Area policies apply to the subject plan amendment site.

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 site has no remarkable natural resources or special features worthy of distinction.

g. Impact on Existing Land Uses in the Surrounding Area

Development of the proposed plan amendment site as a mix of commercial and higher-density residential will be consistent with the emerging urbanized nature of the larger surrounding area and of the major transportation corridor that Houghton Road represents. That being said, special care must be given to the treatment of certain project perimeters so as to appropriately recognize, respect, and buffer the existing lower-density residential uses adjacent to the site. 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 at the time of future final design and rezoning.

SECTION V.

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

A. Landscape Resources

1. MMBCLS Category

The entire site lies outside of the CLS.

2. Critical Landscape Linkages

The subject site does not occur near any of the Critical Landscape Linkages.

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 2. The site is a part of Priority Conservation Area (PCA) No. 1 for this species.

b. The Arizona Game and Fish HDMS report for this site indicates no 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 part of 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 part of the 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.

DATE: September 3, 2014

TO: Artemio Hoyos, DSD
Planner

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

SUBJECT: Co7-14-04 Garold C Brown Family LP – S Houghton Rd Plan Amendment

The Regional Flood Control District has reviewed the request and offers the following comments:

1. As shown on the "Framework Plan" one mapped regulatory watercourse crosses the parcel and there is Pima County Regulated Riparian Habitat (PCRRH) of habitat type Xeroriparian C associated with it as well as an unmapped tributary.
2. As required by Resolution 2008-72, I have prepared the following Water Supply Impact Review (WSIR):
 - a. Per the application and ADWR map the site is within the Rincon Ranch Estates water service area. This provider does not have access to renewable supplies. However the District is aware that this provider was bought by Tucson Water in 2010. It is unclear where the water to supply the project will be pumped from. Furthermore, the applicant has not estimated water usage.
 - b. Per the ADWR Well Registry wells within ¼ mile of the site had water level depths when drilled around 400 feet. The site is just outside the model area we have used to report projected change.
 - c. The site is within the area of 1 inch or less of subsidence as mapped by Pima County.
 - d. The nearest Groundwater-Dependent Ecosystems are the Pantano Wash shallow groundwater area 2.45 miles southeasterly and Lakeside Lake 2.55 miles directly west.
 - e. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 1600-3200 feet.

With the information available at this time, it is not known whether or not the amendment will have adverse impacts.

In conclusion while the District is prevented from making a recommendation due to the lack of information regarding water supply, should the amendment be approved the following policies are recommended:

- a. The PDP submitted with the rezoning application shall demonstrate avoidance of regulatory floodplains and Pima County Regulated Riparian Habitat.
- b. Post development floodplains *and* PCRRH shall be designated RT.

GS/sm

cc: File



PIMA COUNTY

REGIONAL WASTEWATER RECLAMATION DEPARTMENT

201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

July 31, 2014

TO: Artemio Hoyos, AICP, Planner
Planning Division
Pima County Development Services Department

FROM: *Mirela Hromatka*
Mirela Hromatka, Program Manager
Planning and Engineering Division
Pima County Regional Wastewater Reclamation Department

SUBJECT: **Co7-14-04 –Garold C. Brown Family LP – S. Houghton Road Plan Amendment**
From LIU 1.2 to MIU & NAC
Tax Parcel #136-10-024E; 12.27 acres

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the proposed amendment and offers the following comments for your use:

The Plan Amendment would allow approximately 12 acres to be developed as a mixed-use development subject to obtaining the proper zoning. The applicant is requesting the Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) designation to support the proposed use, over the current designation of Low Intensity Urban 1.2 (LIU 1.2).

The plan amendment area is within the PCRWRD service area and is tributary to the Agua Nueva Water Reclamation Facility via the Pantano Interceptor and the South Rillito Interceptor.

The PCRWRD has no objection to the proposed comprehensive plan amendment but adds the following comment:

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.

If you wish to discuss the above comment, please contact me at 724-6488.

MH
Copy: Project



Rural/Metro Fire Department

www.rmfire.com

August 4, 2014

Pima County Development Services
Planning Division
201 N. Stone Avenue, Second Floor
Tucson, AZ 85701
Attn.: Artemio Hoyos, Planner

RE: Case Co7-14-04 Garold C. Brown Family LP – S. Houghton Road Plan Amendment

Dear Artemio,

The Rural/Metro Fire Department has reviewed the submittal for the above referenced case and has the following comments to the amendment request:

1. As the development continues into the plan stage, the applicant will be required 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, fire alarm systems and all other applicable fire code requirements. As of April 7, 2007 the 2003 edition of the International Fire Code shall be the applicable fire code for this project.

If I can be of any further assistance on this matter you may contact me at 981-0280.

Sincerely,

William F. Trench
Deputy Fire Marshal/Battalion Chief
Rural/Metro Fire Department

3759 N. Commerce Drive
Phone (520) 297-3600

Tucson, Arizona 85705
Fax (520) 797-1825



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: July 23, 2014

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

FROM: Artemio Hoyos, Planner

SUBJECT: Comprehensive Plan Amendment request for your review and comments
Case: Co7-14-04 Garold C. Brown Family LP – S. Houghton 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

Yes Concerns relating to the subject property

Description of species impacted, concerns and suggested mitigation measures:

None

Neighborhood Meeting Summary

Co7-14-04 Garold Brown Family LP – S. Houghton Road Application & Request to Amend the Pima County Comprehensive Plan

Meeting Date & Time: Monday, September 8, 2014; the meeting commenced at 6:20 PM .

Location: Secrist Middle School (Multipurpose Room), 3400 S. Houghton Road

Meeting Invitation & Mailing: All properties within 1000' of the site (217 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: 17 individuals (representing 10 properties) attended the meeting, accounting for approximately 5% of the properties that were noticed. All filled out the sign-in sheet, with the exception of one couple who declined to do so.

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 neighbor comments were generally issue-oriented and are highlighted here:

- *Proposed Land Uses.* There was no objection expressed regarding the proposed *Neighborhood Activity Center (NAC)* designation adjoining Houghton Road. There was generally a concern with respect to the proposed *Medium Intensity Urban (MIU)* designation on the balance of the property, with most who spoke expressing a desire that any residential component be of a density that is more in keeping with the CR-1 and SR type lots that already exist on adjacent properties.
- *Houghton Road and Timing of Development.* There was much discussion about the future Houghton Road reconstruction, which would expand this arterial from its current three-lane cross-section to a six-lane divided roadway. With respect to the proposed comprehensive plan amendment, the basic thinking expressed was that the actual development/construction of the site should be timed such that the Houghton Road improvements are in place before the project is completed and occupied. Mr. Portner explained that the total entitlement, permitting and construction processes would take nearly three years even if all went smoothly, which was consistent with the expected timing of the Houghton Road construction for this particular segment.
- *Details and Moving-Forward Process.* There was generally a desire to know more details and specifics of the ultimate/proposed development, but all understood that the comprehensive plan process focuses on larger land-planning issues and that specifics and detail are not brought forward until the rezoning process. All in attendance expressed a desire to be involved in detailed, substantive discussions when/if the project proceeded to rezoning.

After much discussion of the above, the meeting began to break up, with several individuals remaining for informal discussions. The meeting concluded at approximately 7:55 PM.

This meeting summary was prepared by Jim Portner of Projects International, Inc. It is intended to objectively communicate the major points and tenor of the referenced neighborhood meeting, with the understanding that individuals in attendance may well possess a different viewpoint of the proceedings.



DEPARTMENT OF TRANSPORTATION
201 NORTH STONE AVENUE, FOURTH FLOOR
TUCSON, ARIZONA 85701-1207

PRISCILLA S. CORNELIO, P. E.
DIRECTOR

(520) 724-6410
FAX (520) 724-6439

Memorandum

Date: August 19, 2014

To: Artemio Hoyos, Planner, Pima County Development Services Department

From: Jeanette De Renne, AICP, Principal Planner, Pima County Department of Transportation

Subject: Co7-14-04

The Department of Transportation has no objection this request for a comprehensive plan amendment. The subject site is located on the east side of Houghton Road just south of the Tucson City limit. The parcel adjacent to the north is a power substation. Across Houghton Road is a residential single family subdivision. The land to the south is vacant and there is some low density single family residential to the east. Access to this site is via Houghton Road, as well as an easement along the northern property line. The parcels along the eastern property line share this easement as their access.

Major improvements to Houghton Road are underway as one of the official corridor project approved through the Regional Transportation Authority (RTA). Houghton will be a six-lane roadway south of Speedway with sidewalks and bike lanes. The segment from 22nd street south to Escalante has not begun, and is not scheduled to begin until after 2016. The most recent count on Houghton Road between Escalante and Corte Madera is 24,480 ADT. Houghton Road, from the Tucson City limits to Escalante Road is a county maintained roadway with two travel lanes and a two way left turn lane. Houghton Road has a planned future right of way of 200 feet. The existing right of way adjacent to this site is approximately 180 feet. A right of way dedication will likely be a condition of any subsequent rezoning of this site.

Commercial development is taking place along Houghton Road in the vicinity of this proposed amendment. Once the improvements to Houghton Road are completed, the capacity should be around 54,000 ADT. The trip generation for this site will be determined at the time of the rezoning; however, with these capacity improvements, the Department of Transportation does not foresee this request creating an overcapacity situation. This site is an opportunity for mixed-use development which should be designed to connect into the pedestrian facilities along Houghton Road and the surrounding neighborhoods.