

POMEGRANATE FARMS SPECIFIC PLAN

A MASTER PLANNED COMMUNITY
PIMA COUNTY, ARIZONA

SPECIFIC PLAN AMENDMENT
SUBMITTED: SEPTEMBER, 2016

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TABLE OF CONTENTS

PART I - SITE INVENTORY5

I-A Existing land Uses..... 5

I-B Topography..... 13

I-C Hydrology..... 15

I-D Biological Resources 23

I-E Viewsheds 33

I-F Traffic 37

I-G Sewers..... 40

I-H Recreation and Trails..... 40

I-I Cultural Resources: Archaeological and Historic Sites..... 41

I-J Air Quality..... 41

I-K Composite Map 45

PART II – LAND USE PROPOSAL 47

II-A Project Overview 47

II-B Master Plan 50

II-C Topography..... 55

II-D Hydrology..... 57

II-E Biological Resources..... 64

II-F Landscape and Buffer Plan 68

II-G Viewsheds 68

II-H Traffic 70

II-I Sewer 73

II-J Water..... 75

II-K Schools..... 75

II-L Recreation and Trails 76

II-M Cultural Resources: Archaeological and Historic Sites 80

II-N Air Quality 80

II-O Other 81

PART III - REGULATORY DEVELOPMENT STANDARDS 83

III-1 Purpose and intent 83

III-2 Definitions..... 83

III-3 Land Use Designations..... 85

III-4 Permitted uses..... 87

III-5 Zoning District Equivalency..... 90

III-6 Development Standards..... 91

III-7 General Development Standards 96

III-8 How the Specific Plan Supersedes County Zoning Regulations 97

III-9 Regulatory Design Standards 97

PART IV - IMPLEMENTATION & PHASING SCHEDULE, AMENDMENT PROCEDURES..... 107

IV-1 Phasing Schedule..... 107

IV-2 Interpretation of the Specific Plan Design Standards..... 107

IV-3 Master Block Plat..... 107

IV-4	Amendment Procedures.....	110
IV-5	Assurances	112
IV-6	Estimated Development Schedule.....	112
IV-7	Management and Maintenance	112
IV-8	Annual Implementation and Monitoring Report	113

Exhibits

I-A.1	Vicinity Map	7
1-A.2.c	Comprehensive Plan.....	8
I-A.3	Aerial Photo.....	11
I-A.4.a	Existing Land Uses/Existing Zoning.....	12
I-B	Existing Topography	14
I-C.1	Off-Site Watershed Map.....	20
I-C.4	On-Site Hydrology.....	21
I-C.4.c	Federally Mapped Floodways and Floodplains	22
I-D.1.a	Special Elements - Vegetation	26
I-D	Riparian Habitat	27
I-D.3	Pima Pineapple Cactus Map.....	28
I-D.4	Vegetation Densities.....	29
I-E.1	Site Photography Locations.....	34
I-E.1.a	Site Photographs	35
I-E.2	Viewsheds.....	36
I-F	Major Streets & Routes	39
I-G	Existing Sewer Lines.....	42
I-H	Parks and Recreation.....	43
I-K	Composite Map.....	46
II-B	Master Plan	52
II-C	Grading Limits	56
II-D.3	Off-Site Post-Development Drainage	62
II-D.4	On-Site Post-Development Drainage and Cross Section	63
II-E.1	Proposed Open Space.....	66
II-F	Buffer Plan	69
II-H	Traffic Plan.....	71
II-I	Sewer Basin Map	74
II-L	Trail Plan	79
IV-I	Phasing Plan.....	109

Tables

Table 1	Summary of 100-Year Peak Discharges	18
Table 2	Existing State Route 86 Culverts	20
Table 3	Development Data.....	53
Table 4	Post-Development Regulatory 100Year Discharges	60
Table 5	Bufferyard Material Density Requirements per 100 Lineal Feet.....	68
Table 6	Permitted Uses	88
Table 7	SP/LDR Development Standards, Residential Uses.....	91

Table 8	SP/LDR Development Standards, Non-Residential Uses.....	92
Table 9	SP/MDR Development Standards, Residential Uses.....	92
Table 10	SP/MDR Development Standards, Non-Residential Uses.....	93
Table 11	SP/HDR Development Standards, Residential Uses.....	93
Table 12	SP/HDR Development Standards, Non-Residential Uses.....	94
Table 13	SP/COMM Commercial Development Standards.....	94
Table 14	SP/BK Business Park Development Standards.....	95
Table 15	SP/OS Open Space Permitted Use List.....	95

INTRODUCTION

The Pomegranate Farms project is located along Valencia Road, near the intersection of Ajo Highway and Valencia Road, is approximately +/- 648 acres of undeveloped land within the regulatory jurisdiction of Pima County, and the Southwest Subregion of the Pima County Comprehensive Plan. This area has been identified as a growth area in Pima County, and is subject to the Plan Amendment Polices, approved December 11, 2007 (Co7-06-12).

The Specific Plan review process was chosen over the traditional rezoning process to permit a unique mix of housing types, uses, and design that is not available using traditional zoning classifications. The Specific Plan addresses the needs of the Southwest area, the constraints of the site, and provides regulations tailored to a mixed-use development.

PART I - SITE INVENTORY has not been included in this hearing draft as no changes are proposed to this section of the Specific Plan. If this amendment is approved by the Pima County Board of Supervisors, a final Pomegranate Farms Specific Plan document, including PART I - Site Analysis, will be prepared and provided to Pima County as the final approved Pomegranate Farms Specific Plan.

PART II - LAND USE PROPOSAL

II-A PROJECT OVERVIEW

Pomegranate Farms, located along Valencia Road near the intersection of Ajo Highway, is approximately 648 acres of undeveloped land within the regulatory jurisdiction of Pima County, and is within the Southwest Subregion of the Pima County Comprehensive Plan. This area has been targeted as a growth area in Pima County.

The Pomegranate Farms Specific Plan complies with the Plan Amendment Policies by providing the following:

- 50 acres of “floating CAC” is represented by the Commercial and Business Park designations and is located within the northern portion of the project where the highest intensity uses and major transportation corridors are located;
- Higher residential densities, which promote compact development, are concentrated along arterial and collector roads and are in the vicinity of the Commercial and Business Park designations;
- Regulations that promote a sustainable community are addressed;
- The non-floating CAC (Parcels 1-3) has been located at the northwest corner of the property to comply with Ryan Field’s policies for nonresidential land uses;
- The developers intend to include all necessary disclosure statements regarding Ryan Field in all sales contracts, public reports, and the recorded covenants;
- A comprehensive trail plan has been developed that is separated or detached from the roadway, and connects all development parcels, recreation areas, community facilities, and transportation corridors;
- The Southwest Infrastructure Plan (SWIP) was used to guide needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities;
- An updated Master Watershed and Drainage Study will be prepared for the development in concert with the submittal of the master block plat.
- Multi-use recreation facilities are proposed and Conservation Plans will be submitted with the master block plat;
- An initial Traffic Impact Analysis has been prepared for the development;
- The circulation plan for this project has been designed to distribute traffic throughout the area and use the major transportation facilities;

- Rights of way necessary for public transportation facilities within the property shall be dedicated to Pima County at no cost as part of the master block plat;
- A development agreement is anticipated with the Regional Wastewater Reclamation Department to provide sewer service within Pomegranate Farms;
- The Conservation Lands System policy is addressed by creating Natural Open Space areas that maintain the primary wash corridors, and providing a Conservation Plan as described in the Pima County Regional Flood Control District's *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines*. The Conservation Plan will address Important Riparian Areas, Meso & Xeroriparian habitats mitigation for impacts to regulated riparian habitat and restoration of open space.

This unique, cooperative planning effort involved Pima County, State Land Department, U of A Board of Regents, BLM, the Tribes, Ryan Field, and is a template for future sustainable development in the County. This plan represents holistic infrastructure planning that has occurred synergistically between Pima County & private parties prior to expected growth.

This Specific Plan, Development Agreements, and the Design Standards are the result of several years of study in the areas of sustainability and Smart Growth principles. The Pomegranate Farms Master Plan is designed to offer a broad range of housing types & densities, appropriate retail/commercial services within walking and biking distances, employment opportunities, and an Open Space network that provides a cohesive pattern that links all land uses together. The Plan strives to be economically viable and environmentally responsible, while providing a strong sense of community.

Community Vision

The vision for the Pomegranate Farms master plan is to provide community residents and future generations a place where it is enjoyable, healthful, and environmental responsible to live, work and play. Pomegranate Development strove to design the master plan so that it was guided by the nature of the land, and not forced into an artificial condition. The master plan places as high a value on the existing environment as making this a community special and responsive to human needs. The vision also includes placing a reduced value on accommodating the automobile to reduce the amount of asphalt for streets and parking, and to encourage multi-modal transportation to reduce the reliance on cars. The Specific Plan was drafted so that current and future “green” technology can be incorporated in a variety of applications. This Specific Plan anticipates that “green” technology and Pima County’s policies will continue to evolve over the years. The principles below are guidelines and will expand to embrace changing technologies and policies in the future.

Smart Growth Principles

The Pomegranate Farms Specific plan incorporates some elements of Smart Growth and sustainability principles. It is important to design communities using these principles where appropriate to conserve dwindling resources and provide long-term livable communities. Pomegranate Development chose elements of the Smart Growth design

path for the following reasons:

- Smart Growth fosters design that encourages social, civic, and physical activity, important for all people;
- Smart Growth protects the environment while stimulating economic growth;
- Smart Growth provides more choices for people – where to live, how to get around, and how to interact with people around them;
- Smart Growth principles create communities, not subdivisions; and,
- Smart Growth considers how future generations will work, live & play.

The Smart Growth principles used to guide the Pomegranate Farms Specific Plan include:

- Mixture of land uses – Provide residential, retail, office and community facilities, all within the community. The community will also incorporate mixed residential densities to afford the opportunity for residents of various income levels to interact with each other.
- Walkable Neighborhoods - Create walkable neighborhoods to provide exercise opportunities & community interaction. The Specific Plan includes multi-modal transportation opportunities so that walkways, multi-use trails & paths provide connectivity between neighborhoods, the school, parks, and to shopping and work places. Local and collector streets are designed for all modes of transportation, not just cars. The streets are also designed for slower speeds with reduced widths and traffic calming measures, so drivers feel comfortable sharing the roads with pedestrians, cyclists and other modes of travel.
- Design Standards - Design Standards are included as part of this Specific Plan to ensure that distinctive, attractive communities with a strong sense of place are created.
- Open Space - The Specific Plan preserves the major wash corridors through the property as permanent open spaces.
- Housing Opportunities - Offer a variety of housing opportunities and choices, which allows housing for people of various income levels, household sizes, and stages in their life cycle.

Green Infrastructure

The master plan is designed to protect the primary washes on the property as they are important green infrastructure that provides connectivity and other environmental benefits. The green infrastructure shapes and directs development to areas that are the least environmentally sensitive. The master plan uses open space that functions to improve water/air quality, assist with storm water abatement and containment, replenish the aquifer, increase the native plant population by directing runoff to the existing washes, preserve wildlife corridors by maintaining connectivity, and improve the quality of life for community residents.

The planning intent is to provide approximately 174 acres of open space, including wash corridors, drainage basins, enhanced open space and parks.

County approved wash enhancements are planned to further protect and reconstruct the riparian and native vegetation.

II-B MASTER PLAN

The Master Plan was developed by examining the constraints of the site, incorporating innovative planning and design techniques, and complying with all the adopted Comprehensive Plan and Southwest Infrastructure Plan Policies. These components are summarized below:

- Incorporate some elements of Smart Growth & sustainability principles (see previous section);
- Planning and design which integrates the numerous washes for connectivity, passive recreation, and improving the habitat using restoration measures;
- Responsive to the Southwest Infrastructure Plan;
- Higher density housing in proximity to the Valencia Road transportation corridor;
- Plan now for future regional mass transit needs;
- Limit vehicular access points onto Valencia Road;
- Provide various land uses, including residential, commercial and employment opportunities within the community;
- Incorporate retail/commercial centers within the property so that residents can access them through the multi-modal corridors provided, without leaving the community;
- Integrate active & passive recreation areas;
- Create neighborhoods in close proximity to school(s) and other community resources and amenities;
- Share community resources, including, but not limited to, library, school, recreational and community facilities to maximize limited resources from different interests;
- Limit street right of way and paving widths to reduce energy costs and the heat island effect. Promote the use of alternative, light colored, permeable paving materials. Design streetscapes to be used by all modes of travel, not just vehicles;
- Reduce the number of parking spaces required for commercial/retail/office uses by encouraging shared parking areas, and increasing landscape in parking areas to further reduce the heat island effect while encouraging people to use alternative modes of transportation.

Pomegranate Farms Specific Plan proposes a maximum residential unit count of 2,658 units, which translates into a maximum gross density of 4.1 RAC and a net residential density of 7.1 RAC. The Development Data within Table 3 describes, by parcel, the proposed zoning, parcel acres, and minimum and maximum residential units. The minimum residential unit count is provided for the overall community, but is not provided on a parcel by parcel basis.

This will allow flexibility within each individual development parcel, while ensuring a minimum unit count is provided for the overall community. An implementation and tracking procedure to monitor the required residential unit count on a phased basis is provided in **PART IV-8** of this Specific Plan. **Exhibit II-B, Master Plan** graphically shows the proposed zoning and development parcels affiliated with **Table 3**.

Residential

A variety of housing types are proposed for the Pomegranate Farms community. Homes will vary in size and character to meet the diverse needs of the community population. Higher residential densities will be located near the primary transportation corridors to take advantage of multi-modal transportation services.

Gross densities for residential parcels range from 1.0 dwelling unit per acre to twenty dwelling units per acre. These densities are represented by the LDR, MDR and HDR land use designations. Cluster design, attached units, zero lot-line condominiums, townhomes, and live-work units may also be constructed within the residential development parcels to obtain higher densities in either an attached or detached configuration.

Commercial and Business Park

Fifty gross acres of “floating” Community Activity Center (CAC) will be provided with the intent to provide retail, commercial and employment services within the community. The floating CAC is designated as a combination of Commercial and Business Park within the Specific Plan. The Commercial and Business Park designations allow for commercial and retail uses, office, employment, entertainment and high density residential. The Commercial designations are located along Valencia Road at the northern edge of the property to minimize traffic impacts with the residential neighborhoods and take advantage of visibility and access along the perimeter of the site. The Business Park designations are located along Valencia Road and along the northern loop road internal to the site. All Commercial and Business Park designations are connected by trails and paths to encourage non-motorized circulation from the neighborhoods.

Table 3: Development Data					
Parcel #	Acres	Land Use Designation	Minimum Units	Maximum Units	Maximum Density (RAC)
1	1.3	Commercial	-	-	-
2	11.2	Commercial	-	-	-
3	6.7	Commercial	-	-	-
4	10.5	Business Park	-	-	-
5	7.2	HDR	-	144	20
6	5.0	MDR	-	50	10
7	32.1	LDR	-	202	6
8	21.4	LDR	-	128	6
9	48.6	LDR	-	301	6
10	25.6	LDR	-	156	6
11	68.9	LDR	-	399	6
12	2.0	Park	-	-	-
13	34.8	LDR	-	209	6
14	20.6	MDR	-	206	10
15	7.1	Business Park	-	-	-
16	14.3	Business Park	-	-	-
17	11.5	HDR	-	229	20
18	54.4	LDR	-	347	6
19	15.0	K-8 School	-	-	-
20	17.0	LDR	-	102	6
21	18.4	MDR	-	184	10
22	7.4	Park	-	-	-
23	22.7	Enhanced OS	-	-	-
Roads	41.9	Roads	-	-	-
NOS	141.8	Natural OS	-	-	-
Total	647.7	-	1,329	2,658	-

LDR:	Low Density Residential (6 RAC Maximum)
MDR:	Medium Density Residential (10 RAC Maximum)
HDR:	High Density Residential (20 RAC Maximum)
Comm:	Commercial
Bus. Pk.	Business Park
School:	K-8 School Site
Park:	Neighborhood Park
Roads:	Arterial and Collector Street Right-of-Way
EOS	Enhanced Open Space
NOS:	Natural Open Space

Footnote #1: See PART IV-8 for a description of the platting and tracking process regarding minimum and maximum density provisions. .

Effect of Proposed Development on Existing Land Use

The proposed development will have no adverse effects on the existing land uses on the site, as the property is vacant. There is one existing adjacent land use, Sonoran Ranch Estates I and the Villages to the east. Within this development, there is a natural buffer between the two projects that ranges from 130' to 635' wide just east of the eastern boundary of Pomegranate Farms. All other adjoining land is vacant property. Ryan Field will not be negatively impacted by this development, and proposed commercial services could help support the airport. The adobe mining company to the north across Valencia Road will also not be effected by this development, as the Specific Plan designates compatible commercial uses along Valencia Road.

Compare Development Characteristics of Adjacent Land Uses

The surrounding land was included in the same Comprehensive Plan Amendment group as this plan amendment, and all the land is targeted as a higher density, mixed use growth area. The development entity of the Sendero Pass property to the west has coordinated with Pomegranate Farms to jointly plan both projects in terms of circulation, infrastructure and compatible land uses.

II-C TOPOGRAPHY

There are no significant topographic features or slopes exceeding 15% on the site. In fact, the lack of topographic change across the site presents more of a challenge in terms of drainage and visual interest.

Most of the project can be graded with cuts and fills of less than five feet. However, there is a borrow pit on the site that is 8-10 feet deep, and filling this area for development would result in fills greater than five feet.

Elevation differences between adjacent properties are not severe, and therefore little impact is expected to the surrounding properties. Slopes of 3:1 will be stabilized by native seeding, while steeper slopes (1.5:1 – 2:1) will be stabilized by native rip-rap or other appropriate design techniques that blend with the natural environment.

Approximately 487 +/- acres will be graded. See **Exhibit II-C** for approximate limits of grading.

II-D HYDROLOGY

1. To preserve natural drainage patterns in the area, the project is being designed to allow primary washes to flow through open space corridors across the project. These corridors will allow offsite flows to pass through the project in a natural state and maintain or improve the riparian qualities of the washes.

The width of these open space areas vary from an average of 200-feet to 300-feet, with a minimum width of 200-feet. The width of these open space areas have been planned to conform as best as possible to the width of the natural washes; the purpose being to minimize the hydraulic impacts of the transition of the offsite washes at the upstream and downstream boundaries of the project into and out of the open spaces/drainageways within the project.

In addition to the natural open space flow corridors, the sheet flow conditions that encumber the property will necessitate that the development blocks along the south (upstream) property boundary be elevated on fill to direct storm water to one of the open space corridors that function to convey offsite storm water through the project. The soil fill will require erosion protection in the form of concrete, riprap or soil cement and will be designed to meet Pima County RFCD standards. Freeboard for the blocks will be provided in accordance with standard Pima County design procedures.

As the site topography allows, elevation of the blocks on fill will be combined with construction of temporary interceptor channels along the south property boundary within the proposed future Los Reales Road right-of-way. These interceptor channels will help collect storm water and convey it to one of the open space corridors. The interceptor channels will require erosion protection and will be designed to meet Pima County RFCD standards. The design of these channels may include installation of grade control structures in combination with lined banks and earthen bottom channels or lining of the channel bottom and banks with concrete, grouted rock or soil cement. These stabilization measures may also be needed to maintain adequate velocity for the sediment conveyance. The interceptor channels are expected to be wide and shallow and generally aligned parallel to the topographic contours, so longitudinal channel slopes will be minimal. When the future Los Reales Road is constructed, it will need to be elevated to provide all-weather access to the area developments. The construction of this roadway embankment will remove the need for the temporary collector channels, because the roadway will then direct storm water runoff to new culverts aligned with the downstream flow corridors within the Pomegranate Farms project.

The cross-section for the open space corridors that will function to convey offsite storm water runoff through the project may include installation of grade control structures in combination with lined banks and earthen bottom channels. These stabilization measures may need to be provided to maintain adequate velocity for the sediment conveyance. The interceptor channels are generally aligned parallel to contour so that channel slope will be minimal. The width of the interceptor channels will vary and depths will comply with RFCD design criteria. Freeboard for the interceptor channels will also be provided in accordance with standard Pima County design procedures.

The building pads along the borders of the natural drainage ways will be raised to levels necessary to create the channel banks and contain 100-year flows at a minimum. The side slopes of the banks will generally be stabilized with concrete, riprap or soil cement to protect the adjoining homes from the threat of erosion. In some locations where flow velocities are low and non-erosive, the banks may be set back outside the regulatory erosion hazard limits and stabilized with vegetation. Usually, there will be an 8-foot wide maintenance road / pedestrian path between the bank and lot line. Vegetation within the 200-foot to 300-foot wide open space areas / drainageways will remain natural and undisturbed except at roadway and underground utility crossings.

Road crossings of the natural wash areas will be designed to convey the 100-year discharge beneath the pavement surface so that all-weather access is provided. Minor drainageways within the subdivision blocks may be constructed as lined channels. This will occur where engineering constraints prohibit the use of natural drainageways or where the watercourses contain limited vegetation. Constructed drainageways may also be used within the subdivisions to collect street drainage and convey it to one of the natural drainageways or to the downstream project boundary. Where constructed drainage facilities are utilized, maintenance plans for the facilities will be developed and incorporated into the covenant, condition and restriction documents for the subdivision blocks affected.

The project site is located within a critical basin so detention systems must provide a 10 percent reduction in onsite peak flow rates. The design for onsite storm water storage systems will follow the requirements outlined in the RFCD's "Design Standards for Stormwater Detention and Retention Systems" (June 2014) including Low Impact Development Practices. The total detention volume for this project has been estimated to be approximately 62 acre-feet. Detention/ retention facilities will be located within each of the primary sub-watersheds to reduce peak discharges at each location where major flows leave the project limits. First-flush retention volume requirements will be met within the detention/retention basins where ever possible as allowed by the 2014 Detention & Retention Manual. Where additional threshold retention is required, roadside swales, medians and other development features within the blocks may be utilized to meet first-flush requirements.

A storm water detention/retention facility with multi-use recreational functions is planned within the park area in the northwest portion of the project. The basin will receive flows from several of the proposed blocks upstream. Storm water detention/retention within the park will be confined to areas where storm water is accepted from subdivisions having a negligible sediment component.

Detention basins will also be provided within some of the subdivision blocks, since it will not be possible to convey storm water runoff from the entire project to regional-type basins without adversely disrupting the natural drainage patterns. Where possible, these basins will be linear in design and be placed at the perimeter within or adjacent to the natural open space corridors, so storm water can be readily discharged to one of the primary flow corridors. These linear basins will be constructed to only receive flow

from the onsite blocks and by-pass all offsite flows being conveyed within the primary flow corridors. The basin designs may incorporate multi-use facilities such as a linear trail system or other recreational facilities that are compatible with the drainage design.

Landscaping within the basins will enhance the natural characteristics of the flow corridors and serve to enhance the open spaces. Adequate transition distances and erosion control features such as riprap aprons, stilling basins, etc. will be constructed at the basin outlets to maintain existing flow conditions where storm water passes onto an adjoining property. A conceptual cross-section drawing of the linear detention basin landscape basin, prepared by Olsson Associates, is included as Figure 1, found under separate cover in the Pomegranate Farms Graphics & Appendices.

Outlets from the basins and channels will be aligned with the proposed drainage culvert crossings of the ongoing Valencia Road widening project. Currently, flows cross the road through at-grade road crossings. When Valencia Road is upgraded within this area, construction of new drainage crossing culverts with adequate capacity to convey the 100-year discharge will be constructed and coordinated with Pima County and PAG related to the RTA roadway upgrades.

Exhibits II-D.3 and II-D.4 depicts the conceptual post-development drainage design scheme for Pomegranate Farms. This exhibit identifies the location and preliminary alignment for the primary drainage features that will need to be constructed as a part of this project. A typical cross-section of the open space flow corridors and adjacent development blocks is provided on Exhibit II-D.4.

2. Avoidance of encroachments into the 100-year floodplain area is not possible because of the sheet flow conditions that exist over the entire property. The proposed drainage plan as discussed above will result in an approximate 10% decrease in peak discharge rates onto downstream properties because onsite detention will be provided to comply with critical basin requirements. Any increases in flow velocities caused by the project will be mitigated at the downstream property boundary by widening flow limits and by constructing energy dissipation structures, such as riprap aprons, if needed. Erosion protection will be provided along the banks of the washes and downstream areas wherever velocities exceed allowable limits as determined by Pima County design procedures.

Building pads adjacent to flow corridors will be elevated to 100-year or 500-year flood levels based on block width and grading balance requirements. Blocks with perimeter lots elevated to 100-year flood levels will also have all internal lots elevated to 100-year flood levels. For blocks with perimeter lots elevated to 500-year flood levels, internal lots will not have minimum elevation requirements tied to adjacent flow corridors, but all building pads will be elevated to provide positive drainage within the blocks. Flood peaks for the 500-year event will be estimated by use of a multiplier for 100-year flows based on USGS Regional Regression Equations, the ADOT Bridge Design Manual, or other appropriate source acceptable to the RFCD.

3. The post-development peak discharge rates along the downstream property boundary will be approximately 90% of existing conditions peak discharge rates, based on conveyance of the offsite flows through the project. Peak flows emanating from the land surfaces within the project will be conveyed through detention basins and will be reduced as necessary to comply with critical basin requirements. The post-development peak discharge rates for the primary washes entering and leaving the property are listed in Table 4. Exhibit II-D.3 shows the locations of the post-development discharges flowing onto and leaving the site. The discharge rates given in Part II of this site analysis are based on requirements set forth by the RFCD and are documented in a letter to Eric Shepp P.E. dated May 26, 2016. The drainage design criteria outlined therein states: 100-year discharges to be based on FLO-2D model results from the Pomegranate Farms 2015 LOMR, modified to include onsite post-project discharges as described below:

- Obtain 10-year & 100-year onsite peak discharges for each onsite blocks (approximately 25 onsite blocks) by utilizing Pima County hydrology methods (PC-Hydro program).
- Determine design discharges (combination of offsite & onsite runoff) for open space flow corridors per RFCD requirements that were applied to the Sendero Pass project.
 - i) Evaluate 10-year offsite discharges combined with 100-year onsite for all applicable locations along the flow corridors
 - ii) Evaluate 100-year offsite discharges combined with 10-year onsite for the same locations
 - iii) Utilize the higher of the two combinations evaluated above for flow corridor & roadway crossing peak design discharges

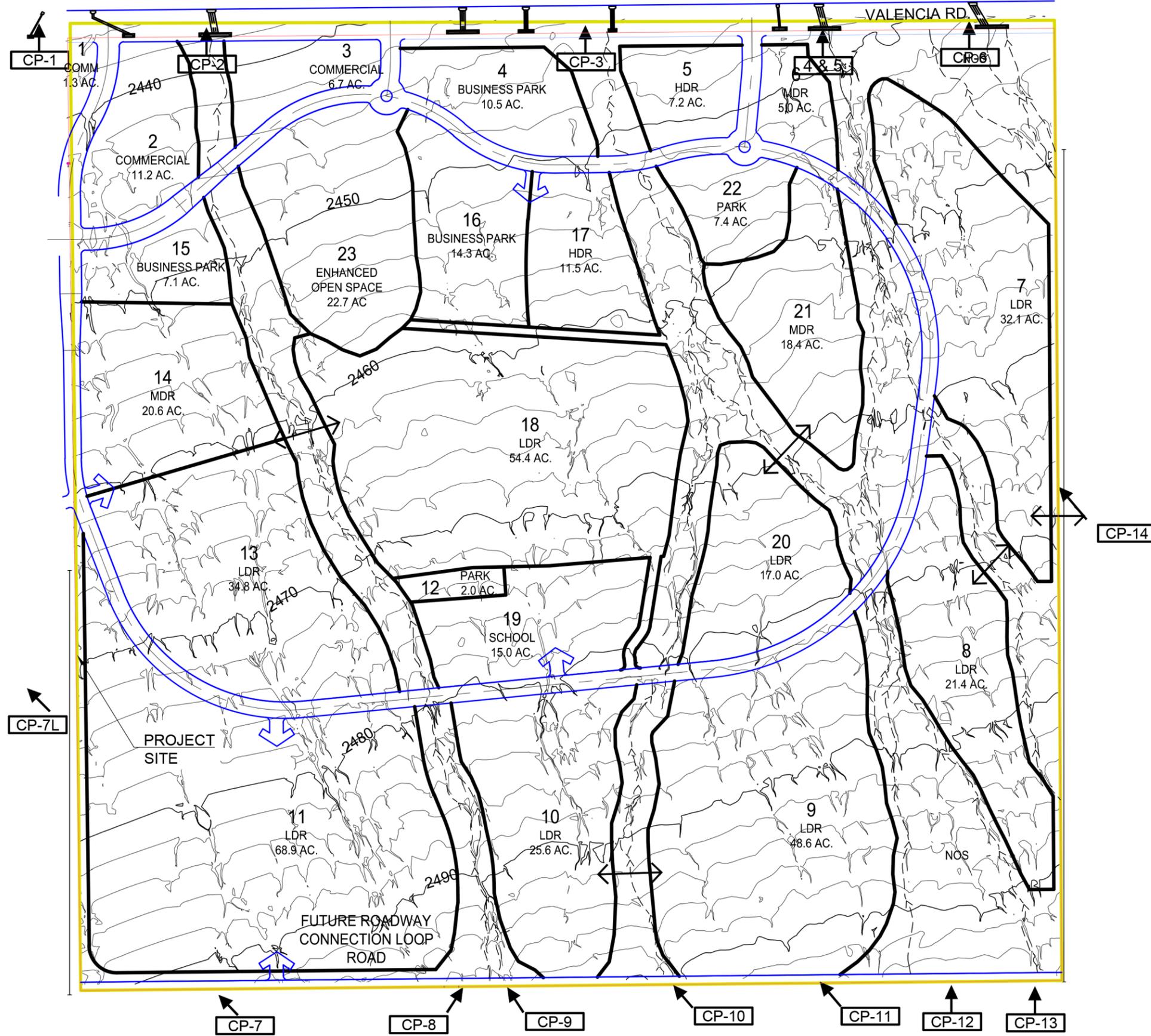
Concentration Point Number		Q100 (CFS)
Entering Site	Leaving Site	
7	---	172
	7L	280
	1	168
8&9	---	296
	2	522
10&11	---	268
	3	657
12&13	---	183
	4&5	746
14	---	375
	6	422

4. The project will not result in any drainage impacts to offsite land uses both upstream and downstream of the proposed development. The block fill and

/or collector channels to be constructed along the south property boundary will be stabilized and will be designed such that backwater onto the adjoining upstream properties will be maintained within allowable limits. Along the west downstream property boundary, the Pomegranate Farms drainage design has been coordinated with the developing Sendero Pass project to the west. This coordination effort has been undertaken to assure that matching drainage facilities are incorporated into each project's design that will adequately convey regulatory flows and meet RFCD floodplain management requirements. The open space flow corridors will be transitioned to existing drainageways at the north downstream boundary (Valencia Road) as discussed in paragraphs 1 and 2 above.

5. A description of the proposed engineering and design features that will be used to mitigate drainage and erosion problems has been discussed in paragraphs 1 through 3 above. These features include stabilized embankment fill, natural wash corridors, riprap aprons, bank protection and detention/retention basins. The 100-year floodplains within the project will be contained within the open space flow corridors. It is planned that the FEMA Shaded Zone X flood hazard zones be removed from the developed block areas of the project through the Letter of Map Revision (LOMR) processes through FEMA. As the phased construction of the blocks proceeds, one or more LOMRs will be submitted to officially revise the FEMA Flood Insurance Rate Maps. The LOMR(s) will be based on a combination of fill and infrastructure improvements.
6. The Master Plan conforms to the Pima County Floodplain Management Ordinance and all drainage development standards and policies. The final Pima County Southwest Infrastructure Plan (SWIP), November, 2007 was also reviewed. The results of this site analysis conforms to the existing conditions hydrologic and hydraulic results of that plan. The SWIP identifies a potential regional detention basin to be located upstream of the Pomegranate Farms project site. If constructed, the facility would serve to attenuate flows and reduce flood peaks that would impact this project. The SWIP also cites preservation of natural drainage corridors as a proposed flood control element to be utilized in the study area. The Pomegranate Farms proposed drainage concept is consistent with this element through the preservation of natural flow corridors along primary wash alignments.
7. The US Army Corps of Engineers Regulatory Branch has determined that waters of the US do not occur on the project site. This finding was outlined in the summary review letter dated September 14, 2015 to Rion Bowers (File No. SPL-2015-00032-MWL).
8. Post-development drainage plans have been submitted in both the Specific Plan (**Exhibit II.D.3 & Exhibit II.D.4**) that provides the RFCD with information needed to make their determinations for Specific Plan level of detail. The drainage design for the future block plat improvements and individual lot plats or development plans will be designed to comply with the Floodplain Management and Erosion Control Ordinance and all other RFCD regulations and normal process RFCD review and approval will be needed prior to overall development approval.

Z:\PROJECTS\2016\16-008 Crown West-Pomegranate Farms MDS\CADD\16-008-Specific Plan_base.dwg (Fig II-D.3 Offsite Post Prj Dev) Plotted Sep 07, 2016 at 10:54am by Robin



LEGEND

- POMEGRANATE FARMS PROJECT SITE
- CP-6 ↑ DRAINAGE CONCENTRATION POINT & FLOW DIRECTION
- MU D.1 30.1 ac PROPOSED BLOCK ZONING ID LABEL & ACREAGE

- NOTES:**
- TOPOGRAPHY SOURCE: PAG 2002 NAVD 88 DATUM, 2' CONTOUR INTERVAL.
 - 100-YEAR DISCHARGE RATES FOR THE FLOWS ENTERING THE PROJECT SITE ARE BASED ON THE FLO-2D POMEGRANATE FARMS LOMR (CASE # 14-09-4178P) PREPARED BY CMG DRAINAGE ENGINEERING INC.
 - 100-YEAR DISCHARGE RATES FOR THE FLOWS LEAVING THE PROJECT SITE ARE BASED ON THE 100-YEAR + 10-YEAR (ONSITE & OFFSITE) DESIGN CONCEPT.

TABLE 5 POST-DEVELOPMENT REGULATORY 100-YEAR DISCHARGES (Q'S)

CONCENTRATION POINT		Q100 (CFS)
ENTERING SITE	LEAVING SITE	
7	---	172
	7L	280
	1	168
8 & 9	---	296
	2	522
10 & 11	---	268
	3	657
12 & 13	---	183
	4 & 5	746
14	---	375
	6	422

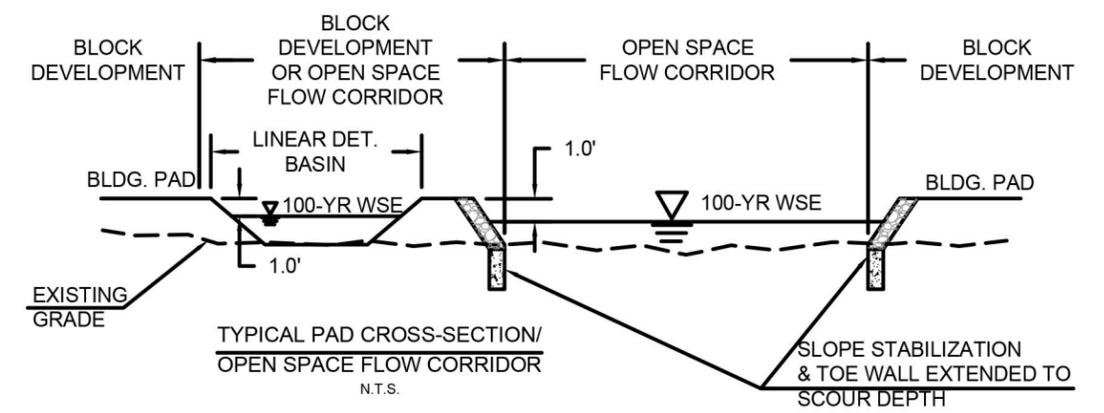
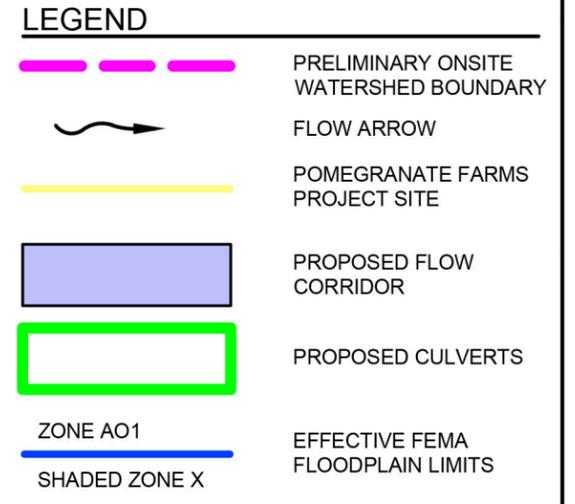
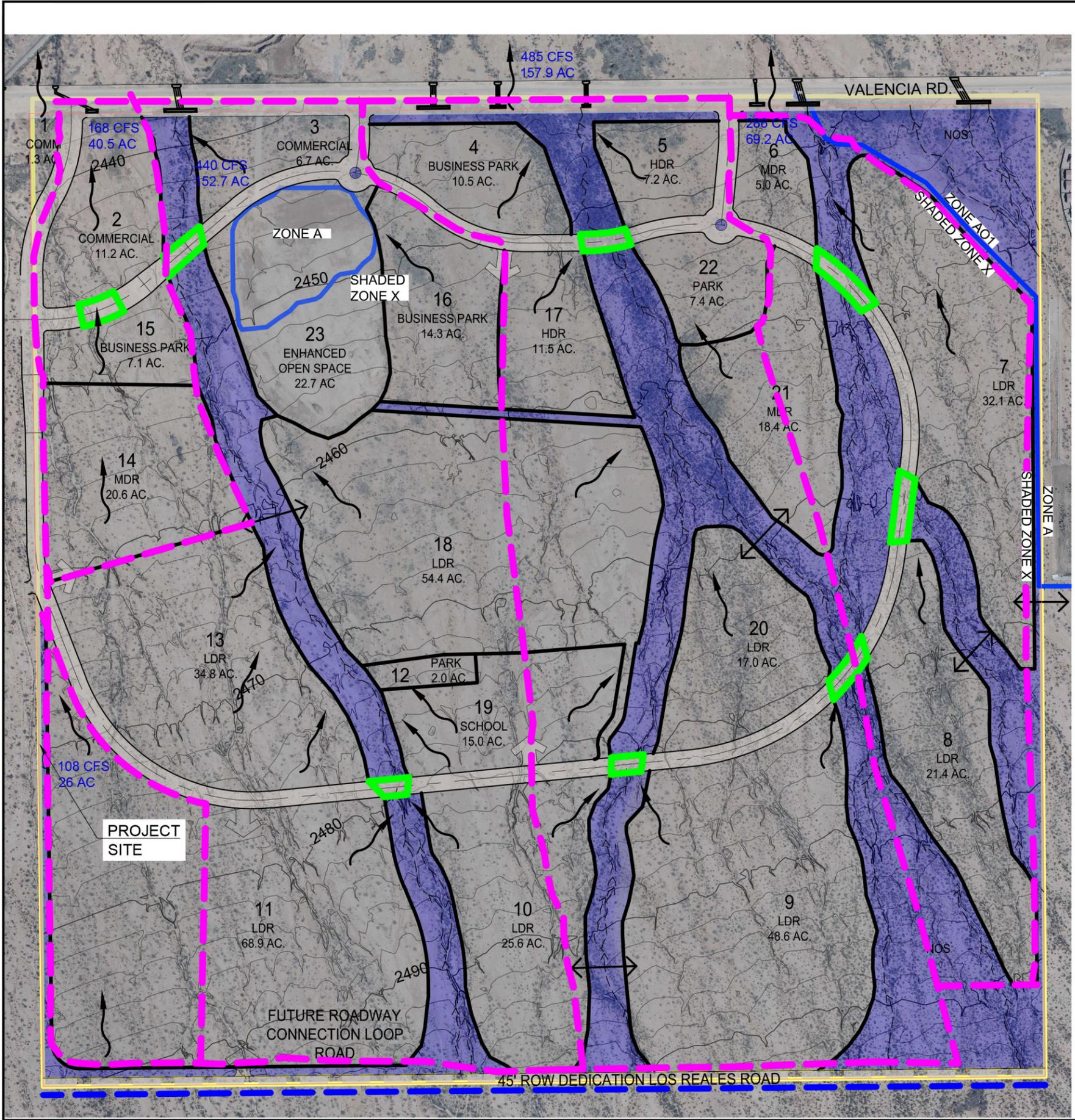
SCALE: 1" = 600'

CMG DRAINAGE ENGINEERING, INC.
3555 N. Mountain Ave. Tucson, Arizona 85719
Phone (520) 882-4244 Fax (520) 888-1421

PROJECT NO.:	16-008
DESIGN:	JW
CHECKED:	JLC
DRAWN:	BJK/RMS
DATE:	06/15/2016
REV. DATE:	09/07/2016
REV. DATE:	
REV. DATE:	

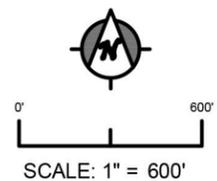
**FIGURE II-D.3:
POMEGRANATE FARMS
OFF-SITE
POST-DEVELOPMENT
DRAINAGE PLAN**

Z:\PROJECTS\2016\16-008 Crown West-Pomegranate Farms MDS\CADD\16-008-Specific Plan_base.dwg (Fig II-D.4 onsite Post Prj Dev) Plotted Sep 07, 2016 at 11:48am by Robin



NOTES:

1. LINEAR DETENTION BASINS MAY BE LOCATED WITHIN OPEN SPACE FLOW CORRIDORS SUBJECT TO REGULATORY FLOODPLAIN ENCROACHMENT LIMITS AND/OR NO DISTURBANCE TO 404 JURISDICTIONAL WATERS.
2. LINEAR DETENTION BASINS MAY INCORPORATE MULTI-USE FACILITIES SUCH AS A LINEAR TRAIL SYSTEM OR OTHER RECREATIONAL FACILITIES THAT ARE COMPATIBLE WITH THE DRAINAGE DESIGN.
3. RETENTION/DETENTION WILL BE PROVIDED BY THIS DEVELOPMENT



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REV. DATE:	09/07/2016
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REV. DATE:	

**FIGURE II-D.4:
POMEGRANATE FARMS
ON-SITE
POST-DEVELOPMENT
DRAINAGE PLAN**

II-E BIOLOGICAL RESOURCES

1. Areas of Intrusion

Approximately +/- 141.8 acres will be preserved and/or enhanced with native vegetation, and is designated NOS. The Open Space designation is applied to the wash areas, and will provide residential buffers, wildlife corridors (with an approximate 200 +/- foot minimum width), and trail connectivity to all residential parcels, community services, employment and commercial areas.

The Open Space areas include land that is identified as Important Riparian Areas within the Sonoran Desert Conservation Plan (SDCP) Conservation Lands System (CLS), and FCD Regulated Riparian Areas adopted by Pima County Flood Control District as regulated under **Chapter 16.54** of the Pima County Floodplain and Erosion Hazard Management Ordinance.

The site has been reviewed using on the ground surveys and 2005 aerial photography to identify the Open Space, based on vegetation, water flow and connectivity. See **Exhibit II-E.1**.

Activities permitted within NOS include riparian mitigation and restoration efforts per the Conservation Plan. The NOS areas will include passive recreation opportunities such as non-motorized trails, paths, and interpretive amenities (e.g. signage, kiosks, and ramadas), and natural and improved drainage facilities.

2. Riparian Habitat

a. Impacts to Riparian Habitat

The Pomegranate Farms Specific Plan preserves the maximum amount of the highest value riparian habitats on the site as well as the habitats that provide the greatest amount of connectivity. These areas may be revegetated to restore the habitat, if required.

b. Riparian Habitat Restoration

Due to the characteristics of the riparian vegetation on this site, a Conservation Plan will be developed. Higher value riparian areas will be preserved, but many areas would benefit significantly from native vegetative enhancement through container planting.

Additionally, the Conservation Plan will address how invasive species such as buffelgrass, African sumac, fountain grass, and tamarisk will be managed and/or removed from the Specific Plan area.

Implementation of the restoration efforts will result in a net environmental benefit. The Plan will include enhancement of riparian habitats within the Open Space through planting and augmentation of available water using water harvesting techniques.

The Conservation Plan will be prepared for the entire project prior to the

approval of the tentative block plat. This plan will identify criteria for Open Space areas to be enhanced with container plants and/or native seeding, identify specific measures to control sheet erosion, and will establish a specific monitoring program and reporting schedule.

The Conservation Plan will be developed under the guidelines contained in the Pima County Regional Flood Control District's *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines* (The Guidelines) dated November 2011. The Guidelines for a Conservation Plan are found starting on page 9 of this document.

For this project, some areas, including most of the Hydromesoriparian and IRA Hydromesoriparian Habitat associated with the drainageway through the middle of the site, will remain substantially undisturbed (excepting any crossings). These areas are intended to be contained within a planned drainageway. Rectification of these areas will not alter the shape of the mapped area and should be considered a minor "shifting" of the mapped habitat.

Some minor adjustment to the alignment of regulated riparian habitat will be proposed. For example, one "finger" of Hydromesoriparian habitat will be adjusted to match the planned drainageway. This will help provide more continuity for the riparian corridor.

The "IRA Xeroriparian C Habitat" located in the southeast corner of the site includes portions of riparian areas that are the result of shallow, braided sheet flow and in some instances are discontinuous. These areas can be re-aligned to better match the master drainage plan. The area and general shape of the regulated riparian habitat would remain the same, but the Conservation Plan would provide information on the vegetation densities and connectivity to support slightly more significant adjustments than simply shifting the polygons include these areas within planned drainageways. The goal of this adjustment would be to allow for most of the regulated riparian habitat to remain undisturbed within planned drainageways.

Other elements of the Conservation Plan shall include:

1. An estimate the amount of disturbance to Regulated Riparian Habitat to serve as a basis to develop the Riparian Habitat Mitigation Proposal for the property.
2. Identification of on-site areas of existing unmapped/unregulated riparian areas that can be exchanged for impacts to mapped areas. (This is further spelled out as "Example 1" on page 13 of the Guidelines.) Specifically, there is an area in the northeast corner of the property that is not mapped as regulated riparian habitat, but has the vegetation species and densities to qualify it as riparian. This area may be included within a natural open space area as on-site mitigation or exchange for impacts to other Hydromesoriparian areas, such as those adjacent to Valencia Road. The Conservation Plan will include field data to support the use of unregulated riparian areas for this purpose.
3. Identification and quantification of areas that will receive additional, new mitigation plantings. These areas include parts of the Open Space and Drainage Basin Amenity Area as well as other drainageways on site. The Conservation Plan will specify the timing of these mitigation plantings based on project phasing.

The Conservation Plan will be submitted to the Regional Flood Control District for review and approval prior to the approval of the Tentative Block Plat.

To prevent further degradation of riparian areas, certain exotic, invasive plant species are prohibited from being planted within the Specific Plan area. Prohibited species are listed in **PART II-O.2, Streetscape and Landscape** section of the Specific Plan.

3. Impacts to Protected Species

Pima Pineapple Cactus Mitigation Measures

Approximately half of the project area is not Pima Pineapple Cactus (PPC) habitat due to the presence of sandy-bottomed washes, a densely-vegetated buffer zone around washes, and cleared or disturbed areas. The density of PPC on this site is 0.10 PPC/acre which falls at the lower end of the “low to medium density” of 0.1 – 0.3 PPC/acres as calculated by USFWS. The direct impacts of the development may include the loss or relocation of some individual PPC and relatively low value PPC habitat.

The effected PPC will be transplanted to suitable habitat within the site. Mitigation requirements will be met by propagating the seeds, and transplanting the new cacti on site to suitable habitat on site at a 1:1 ratio, as development progresses.

Western Burrowing Owl Mitigation Measures

Burrowing owls tend to use open areas, including severely disturbed areas. Individual owls may be directly impacted by the project development due to losing burrows and potential burrow sites. The project limits will be surveyed by a qualified biologist using the most recent AFGD protocols within 90 days before grading or construction activity. If the project begins between March 1 and June 30, an additional survey will be conducted 30 days prior to the beginning of construction. A March start date will be avoided, if possible, to avoid the possibility of new owls arriving during construction. Any burrows found by the biologist prior to the start of construction will be collapsed or avoided and resident owls will be excluded or translocated depending on the situation. Active burrows that occur during construction will be avoided until the appropriate action is determined by AFGD.

4. Wildlife

The preservation and restoration of approximately +/- 141.8 acres of open space that includes riparian areas and smaller washes will maintain wildlife corridors within the project. The configuration of these areas preserves habitat for both resident and transient wildlife species and provides regional connectivity between these habitats and adjacent properties. The drainage culverts along the main Open Space area (located in the mid-section of the property) will be designed to allow small wildlife to pass under the street to reduce the incidence of road kill. The block plat will identify and size the culverts under the spine road. The culverts will not be sized to accommodate mule deer.

The open space includes both uplands and primary wash corridors. Most of

the large trees on site occur within the regulated riparian areas and will be preserved in place as part of the Natural Open Space.

II-F LANDSCAPE & BUFFER PLAN

Pomegranate Farms Specific Plan will incorporate unique bufferyard standards that are customized exclusively for this development. There are two types of bufferyards within Pomegranate Farms, Street Bufferyards and Land Use Bufferyards. Street Bufferyards are those areas adjacent to Valencia Road, Los Reales Road, and the internal loop road, and are defined at the master plan level. Land Use Bufferyards are those areas affiliated with individual development projects as they are platted based on the land use designation and associated development standards defined in **PART III** of this Specific Plan. Table 5 below identifies the bufferyard width and associated material densities for each bufferyard type. For the Land Use Type, the bufferyard width will be determined through the master block plat and/or site planning process as the project is developed. Based on the required bufferyard width, the table defines the material density requirements for that Land Use Type. All bufferyard landscaping will utilize drought tolerant plants, and plants that do not require permanent supplemental irrigation are strongly encouraged. Maintenance of all bufferyards will be the responsibility of the homeowner's association. Street bufferyards are shown on **Exhibit II-F**.

Table 5: Bufferyard Material Density Requirements per 100 Lineal Feet				
Bufferyard Type	Minimum Bufferyard Width	Minimum Canopy Trees	Minimum Shrubs	Min. Accents/ Flowers/ Vines /Groundcover
Street Type 1	20 feet	5	15	15
Street Type 2	15 feet	5	15	15
Land Use Type (density based on width) (1)	10 feet	5	15	10
	15 feet	5	15	10
	20 feet	5	20	15
	30 feet	5	20	15
Footnote 1: Land Use Type minimum width standards are provided in PART III, Regulatory Development Standards and are based on the applicable land use designation and associated development standards for width. Based on the required minimum width, this table defines the minimum material density requirements.				

II-G VIEWSHEDS

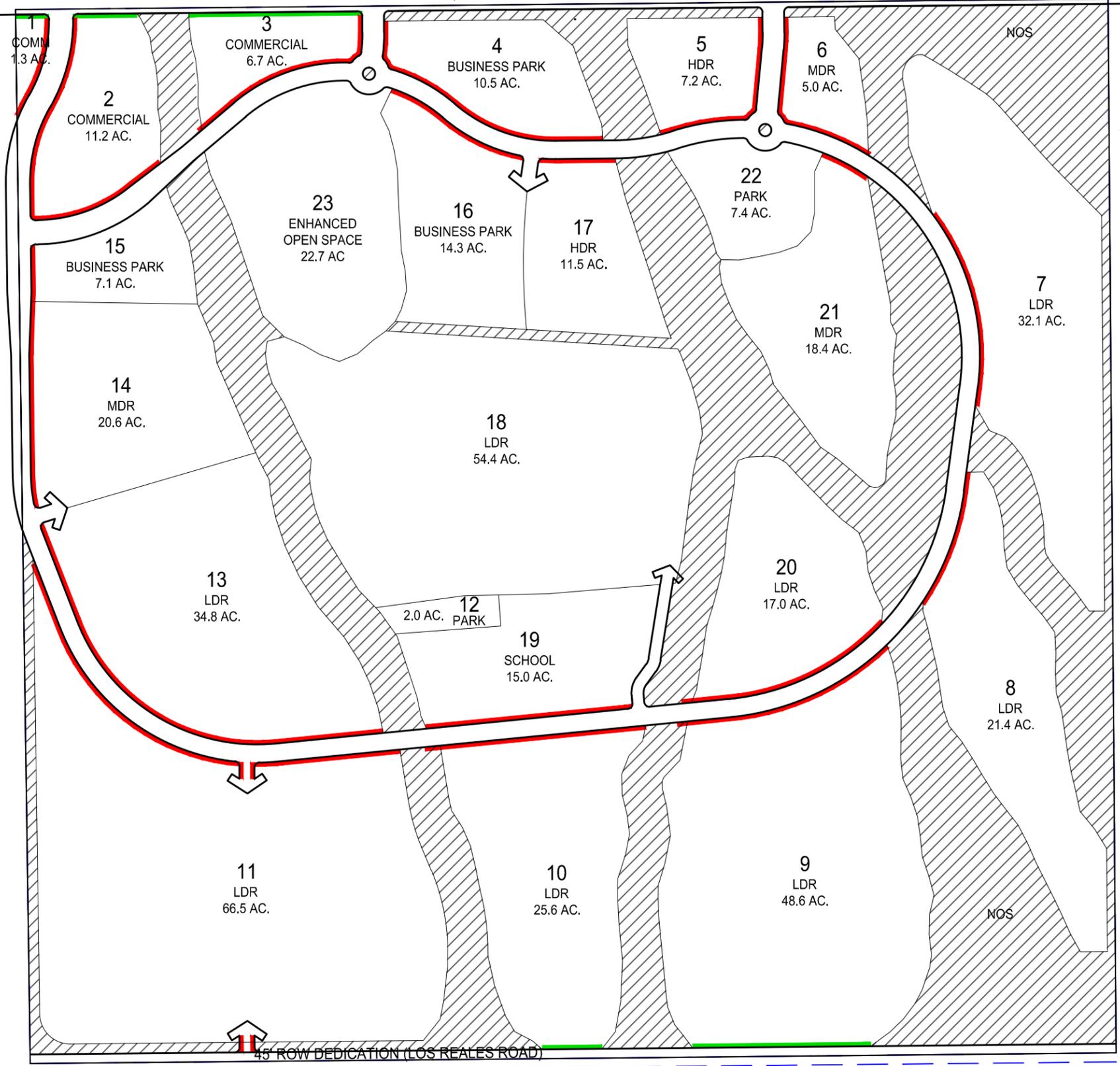
Exhibit I-E.2, Viewshed Map was prepared to determine if there are any viewsheds through the property that require protection. Since the site is relatively flat with no natural or man-made features, mitigation measures for the preservation of significant viewsheds is not required.

AJO HIGHWAY

SENDERO PASS

VALENCIA ROAD

SONORAN RANCH ESTATES



45' ROW DEDICATION (LOS REALES ROAD)

POMEGRANATE FARMS

BUFFER PLAN EXHIBIT 11-F

LEGEND

PIMA COUNTY BUFFERYARD REQUIREMENTS

- TYPE 1 BUFFERYARD
- TYPE 2 BUFFERYARD
- ROADWAY CONNECTION

Subject to engineering and County review and approval.

APPROX. SCALE: 1" = 600'

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Date.	9/6/16	Project No.	1614
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II-H TRAFFIC

The proposed development will have three access points along Valencia Road, two access points connecting the Sendero Pass community to the west, and an additional access point connecting to Los Reales to the south. An internal loop road will be provided to facilitate circulation to individual development parcels within the community, and to reduce the demand on external roadway for internal trips.

The south half of Valencia Road adjacent to the property will be dedicated and constructed by the developer. The entire internal loop road and connections to Valencia Road and Los Reales Road will be dedicated as public right-of-way and constructed by the developer, except that portion of the loop road along the western property boundary, where only the east half of the roadway will be dedicated and constructed as part of the development. The north half of Los Reales Road right-of-way along the southern boundary of the property will be dedicated as part of this development, and constructed prior to final buildout of the community. When Los Reales is constructed, additional access points may be provided within the community to further distribute traffic. Ajo Highway is under the jurisdiction of Arizona Department of Transportation (ADOT) and improvements are expected to be completed by ADOT. Valencia Road and Los Reales Road are under the jurisdiction of Pima County Department of Transportation (PCDOT), and improvements along Valencia Road are planned to be completed by PCDOT.

Today the existing Valencia Road has an average ADT of 4,000 vehicles per day. When Valencia Road is built to its ultimate cross section it will have a capacity of approximately 35,800 vehicles per day. In the year 2040, the ADT on Valencia Road is expected to be approximately 27,300 vehicles including the proposed Pomegranate Farms development and an annual growth rate of 4.7% per year (based on interpolated PAD 2045 projections). The site traffic generated by the proposed Pomegranate Farms development was calculated using the Institute of Transportation Engineers (ITE) Trip Generation 9th Edition, published in 2012. It is anticipated that all internal roadways will be public. See **Exhibit II-H, Traffic Plan** for average daily trips at build-out.

The Master Plan for Pomegranate Farms is a multi-use development with residential, retail, office, and public use facilities. The Master Plan utilizes an internal loop road system which connects all uses and residential neighborhoods so that most trips are internal and as such reduces off-site trips and reduces potential traffic impacts to surrounding developments. Additionally the Master Plan proposes major bicycle and trail systems which will provide internal connections. All development parcels will be accessible through the loop road, which will provide direct connections to Valencia Road at three locations. All local streets will be internal to development parcels and their locations will be determined at the time of Final Plat.

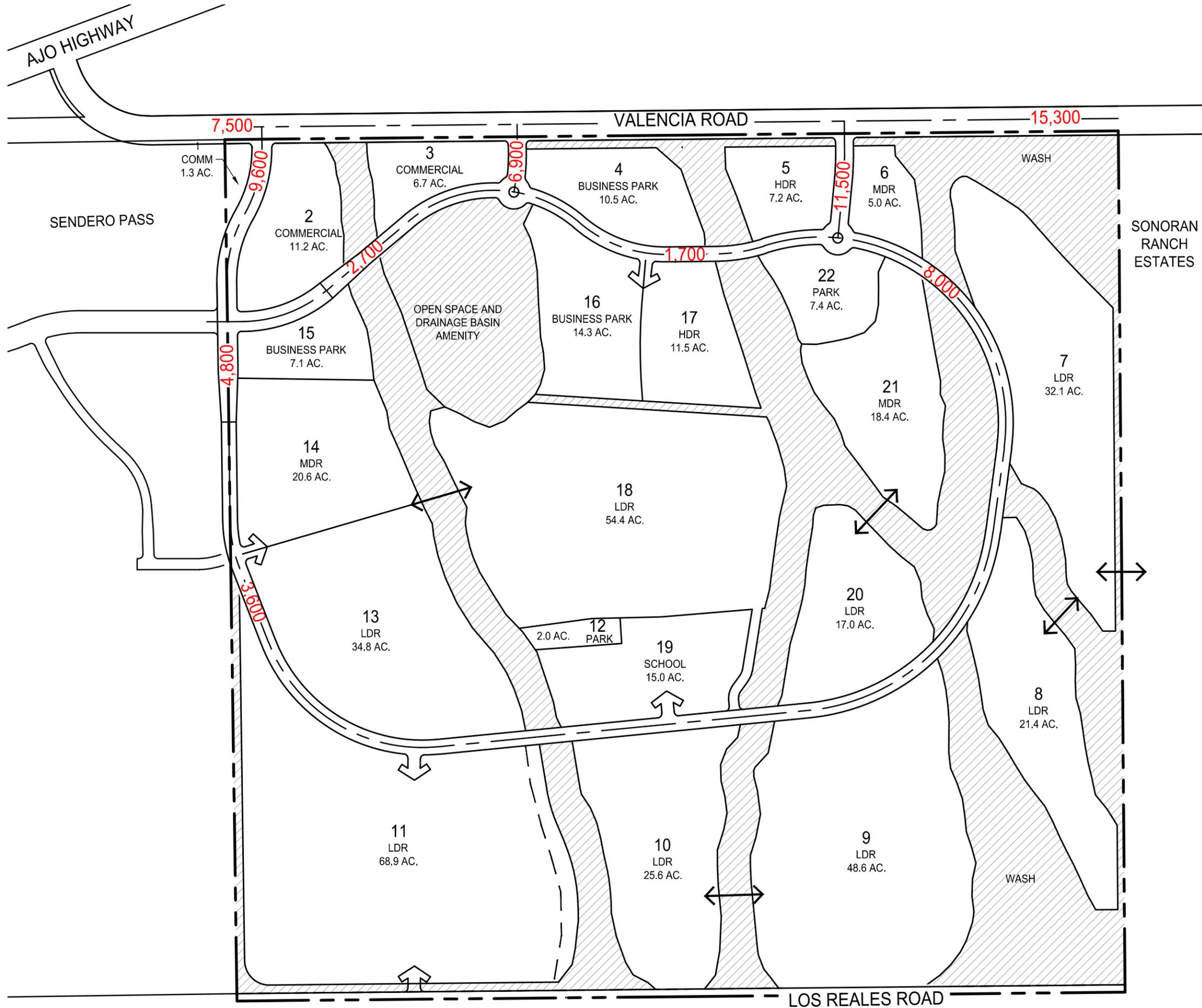
Streets and the adjacent streetscape are intended to provide multi-modal opportunities and community identity. To assist with traffic calming and lower vehicle speeds, local and collector streets are intended to have a smaller cross section and incorporate visually interesting medians, so that pedestrians and

cyclists feel comfortable sharing the road section with drivers. The specific cross-sections will be addressed at the master block plat phase, along with a request to modify the Subdivision and Development Street Standards.

Transit Service

Currently there is no public transit service to the project location. However, carpooling, ridesharing and/or future transit service will be supported within the development by providing a shared-use park & ride lot along Valencia Road where appropriate if demand for such a facility is warranted. The shared-use park and ride facility will likely be located within one of the commercial development parcels and will provide an appropriate number of non-exclusive parking stalls through a shared use agreement between the master developer and end user of the property. A second shared-use park and ride facility may be provided near the southern end of the project when warranted based on public transit service in the area.

The Specific Plan has been designed to provide higher density uses near the major transportation corridors to facilitate and encourage multi-modal public transportation uses, and to allow for efficient transportation connection opportunities.



POMEGRANATE FARMS

TRAFFIC PLAN EXHIBIT II-H

X,XXX AVERAGE DAILY TRIPS
AT BUILDOUT

— — — POTENTIAL CONNECTION TO
LOS REALES, ALIGNMENT TO
BE DETERMINED AT A
FUTURE DATE

SITE TRIP GENERATION ASSUMES
ALL TRAFFIC USES VALENCIA ROAD

Subject to engineering and County review and approval.

SCALE: 1" = 600'

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Date. 09/2016 Project No. 1614

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II-I SEWERS

Sewer Basins and Wastewater Flows

A Conceptual Pomegranate Farms Sewer Basin Analysis and Memorandum incorporating the shared capacity concept of the offsite trunk sewer between Pomegranate and Sendero Pass has been completed specifically for this project and was prepared in accordance with Pima County requirements. A proposed configuration for the major sewer lines within the project is provided in the draft sewer basin analysis and on **Exhibit II-I**. The major sewer lines shown are the spine sewer line for the project. The sewer lines that serve the individual parcels are all eight-inch lines and drain into the spine sewer.

The slope of the site is generally from south to north, and the sewer system will flow in that direction. The sewers will generally be placed within the paved roads.

Ryan Airfield is directly to the north and northwest of the project. The Pima County Wastewater Reclamation District has stated a clear preference that sewers not cross Ryan Airfield, because a sewer within the airfield would be difficult to access for maintenance and cleaning. The Ryan Airfield airport authorities have also stated a similar preference that the sewers not cross Ryan Airfield, because construction would impact airport operations and possibly have an adverse effect upon the runways. Due of the topography, the location of the existing major trunk sewer lines, and Ryan Airfield, the off-site sewer lines must go north from the eastern part of the project, avoiding Ryan Airfield. The off-site sewer lines that will serve the project will connect to existing major trunk sewers. Where necessary, new sewers will provide sufficient capacity to supplement the existing major trunk sewers and provide sewer service for the project. The sewers for this project will be prepared in accordance with the requirements of the Pima County Wastewater Reclamation District.

II-J WATER

See letters from Jim Davis, Errol Montgomery & Associates and ADWR for the assured water supply. The Design Standards for Pomegranate Farms address water conservation methods that will apply to the project.

II-K SCHOOLS

The proposed master plan identifies one K-8 school site to be set aside for use by the Tucson Unified School District (TUSD). The school site will be located along the loop collector roadway. Additionally, there is an extensive network of trails, bike paths & sidewalks planned to connect the school to adjacent neighborhood districts and to property outside of Pomegranate Farms. The trail network was designed to allow children to safely bike or walk to school, and to minimize roadway crossings.

In order to provide additional amenities for the neighborhoods and school children living within the community, a neighborhood park is proposed directly adjacent to the elementary school site. Additionally, 5-acres of the proposed school site will be designated as a shared recreational amenity for exclusive use by the school during school hours, and for use by the public during non-school hours. This will allow for shared recreational facilities between the school and the residents within the community.

II-L RECREATION AND TRAILS

The Pomegranate Farms development will offer a variety of recreational opportunities. The centerpiece of the development's recreation and trails plan will be the extensive system of shared-use, stabilized 10' wide Community Trails, located in the open spaces and along the loop collector street that will link all areas of the project. All of the development parcels within Pomegranate Farms will be connected to the Community Trail system, which may include a combination of natural permeable surface and/or concrete or asphalt surfaces where appropriate. A variety of passive amenities and features will occur along the trail network, including but not limited to, benches, tables, ramadas, small water features (if the water is recycled), bike racks, and directional and educational information signage. The Community Trail system may be located within drainage facilities throughout the project.

The Master Plan will include additional 5' Local Trails that will provide internal connectivity to commercial, employment, community services, schools, recreation areas and residential neighborhoods, and will connect to the Community Trail system. The Local Trails will be developed as each development parcel is completed through the platting and site planning process, and may include a combination of natural permeable surfaces and concrete or asphalt surfaces where appropriate.

The trail system is defined by **Exhibit II-L, *Trails Plan***, which identifies the proposed trail type and general alignments throughout the development. The exhibit illustrates the network of trails and bike lanes intended to provide recreational opportunities and promote alternative means of mobility. The precise location of trail alignments will be refined at the time of block plat and development of the individual development parcels. Any changes to the Subdivision Street Standards necessary to comply with the vision of this Specific Plan will be addressed during the block plat process. Trails & recreational elements shall be built as conceptually shown on Exhibit II-L with each phase of trails being constructed prior to release of assurances for greater than 75% of the lots within immediately adjacent parcel.

In addition to the trail corridors, two neighborhood parks are proposed, including a 7-acre park that will serve the northern and eastern portions of the community and a 2-acre park with an additional 5-acre of shared recreational facilities affiliated with the school site that will serve the southern and western portion of the community. The neighborhood parks will be improved with amenities in accordance with the Recreation Area Plan guidelines of Pima County and will be maintained by the Master Homeowners Association.

Finally, each residential development parcel will provide smaller private pocket parks for additional active and passive open spaces and recreational opportunities within close walking distance to homes within each neighborhood. Pocket Parks will typically be between ½-acre and 2-acres in size, and may accommodate for retention basins in addition to active and passive open space amenities. Pocket parks will be developed as part of individual subdivisions as the community is developed over time, and specific improvements will be determined by the developer/homebuilder at the time of subdivision platting. Pocket parks will be privately owned and maintained by the community homeowners association.

These private parks are intended to meet the recreational needs of the projected population within the Pomegranate Farms community, and meet the

requirements of Pima County for providing recreation areas within residential subdivisions. All playgrounds with play equipment shall be designed to allow play for children of all abilities. A Recreation Area Plan (RAP) will be developed in close association with Pima County Natural Resources, Parks, and Recreation Department in accordance with Section 18.69.090 of the Pima County Code. This plan will describe the expected demographics, proposed recreation facilities, and proposed trails to be provided as part of the new development. The RAP will include calculations on projected lot totals, acres of recreation, and conformance with the Residential Recreation Area Matrix, and will be submitted as part of each plat or development plan as applicable. A preliminary area calculation is provided below.

The Specific Plan is conceptual in nature, and it is impossible to know at this point how many lots will be created. Therefore, the recreation calculations are based on population and an average household size of 2.59. Since the household size is an average, the calculations provided below are estimates. Recreation calculation per development parcel will be provided with the Master Block plat and will be based on estimated population and average household size. The final RAP calculations will be made as each development parcel is submitted for tentative and final subdivision plat or development plan.

Preliminary Recreation Area Calculations

2,658 units x 2.59 household size/ 1,000 x 8 AC = 55 AC (estimated required park area per County Ordinance based on maximum density. This number will fluctuate based on the actual number of units developed between the minimum and maximum requirement.

- A. Neighborhood Parks
2 = +/- 9.4 AC

- B. Community Trails (8')
35,000 LF x 10' = +/- 350,000 SF = +/- 8.0 AC
Additional trail amenities = +/- 1.5 AC
Total = +/- 9.5 AC

- C. Local Trails in Open Space (5')
30,000 LF x 5' = +/- 150,000 SF = +/- 3.4 AC

- D. Pocket Parks & Recreation Areas (in retention/detention of individual Parcels) Total
= +/- 32.7 AC

SUMMARY

- A . Neighborhood Parks = +/- 9.4 AC
- B . Community Trails (10') = +/- 9.5 AC
- C . Local Trails (5') = +/- 3.4 AC
- D . Pocket Parks/Recreation Areas = +/- 32.7 AC

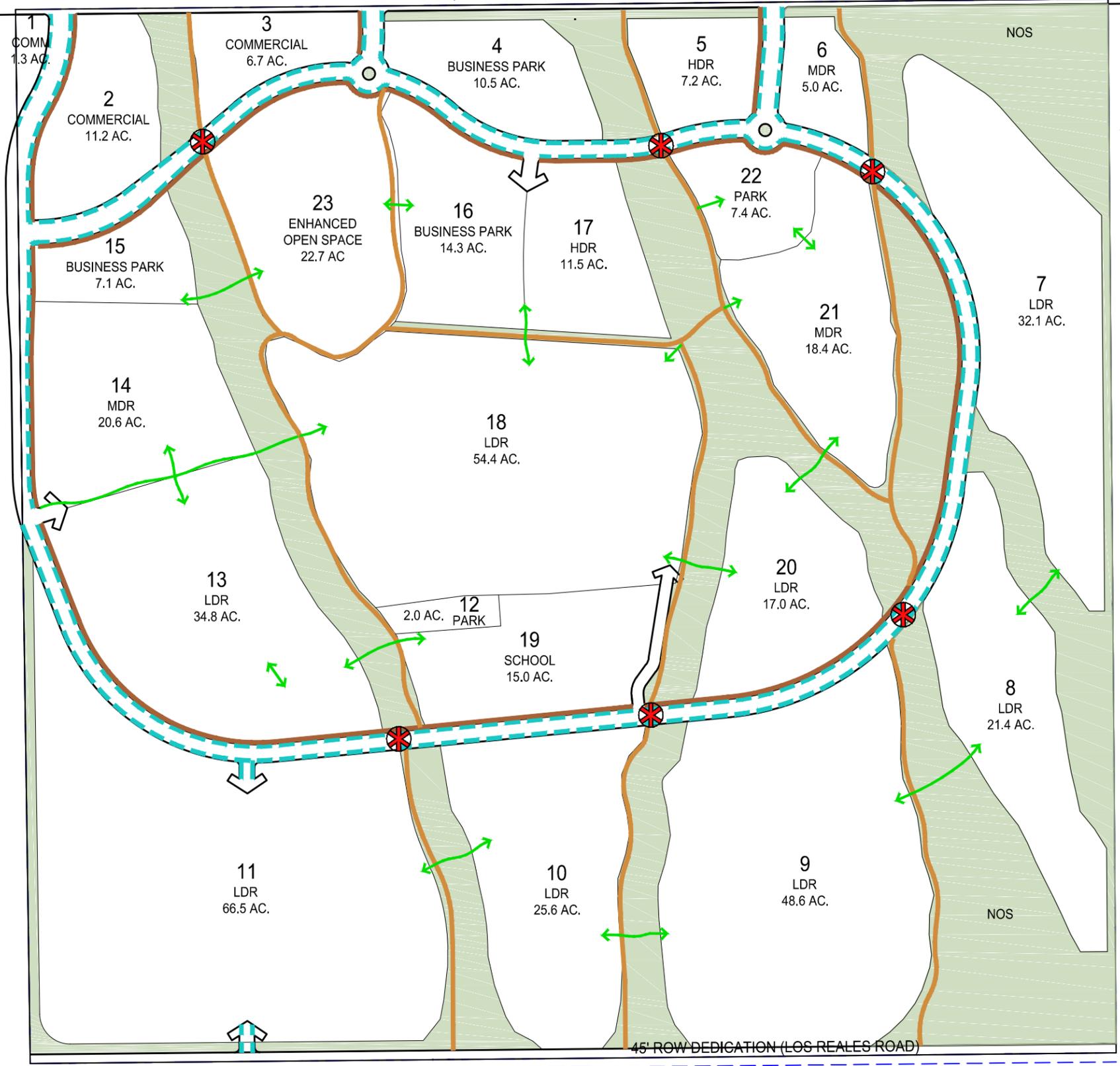
RECREATION ACRE REQUIRED +/- 55 AC
TOTAL PROVIDED +/- 55 AC
DIFFERENCE 0 AC

AJO HIGHWAY

SENDERO PASS

VALENCIA ROAD

SONORAN RANCH ESTATES



POMEGRANATE FARMS

TRAILS PLAN EXHIBIT II-L

LEGEND

- TRAIL CROSSING
- BIKE LANES
- 10' COMMUNITY TRAIL (STREETSIDE)
- 10' COMMUNITY TRAIL (OPEN SPACE CORRIDORS)
- 5' LOCAL TRAIL (LOCATIONS TO BE DETERMINED AT FINAL PLAT)
- NATURAL OPEN SPACE
- ROADWAY CONNECTION

Subject to engineering and County review and approval.

APPROX. SCALE: 1" = 600'

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Date.	9/6/16	Project No.	1614
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II-M CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

1. Survey Recommendations

The Pomegranate Farms Specific Plan Amendment area of 648 acres has been surveyed for cultural resources by Westland Resources, LLC. The results include the finding of two archaeological sites [AZ AA:16:481(ASM) and AZ AA:16:482(ASM)] as eligible for listing in the National Register of Historic Places (NRHP) and a recommendation of adverse effects on these two archaeological sites by the proposed undertaking.

2. Mitigation Measures

A mitigation plan detailing strategies for the management of Register-eligible sites will include standards for further testing, data recovery, or preservation. Prior to ground-modifying activities, a cultural resources mitigation plan for the identified archaeological sites within the Plan Amendment area shall be prepared and submitted to the County for review and then to the SHPO for review and concurrence. If data recovery should become necessary, all archaeological work shall be conducted by an archaeologist permitted by the Arizona State Museum. Any development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County zoning Code.

The preferred mitigation strategy is avoidance of NRHP eligible sites. If the commitment is made to preserve sites AZ AA:16:481(ASM) and AZ AA:16:482(ASM), the form of preservation chosen must exist in perpetuity. Preservation strategies that run with the land include a Conservation Easement or a Restrictive Covenant, or recordation on the original Plat submitted to the County. In recording the archaeological sites on the Plat, the map must clearly delineate the spatial extents of the sites along with buffer zones and include a descriptive plat note.

II-N AIR QUALITY

On-site disposal systems are not proposed to serve this development as all improvements will be connected to a public sewer system.

During construction, all reasonable precautions will be taken to prevent excessive amounts of particulate matter. All necessary dust control permits will be obtained prior to construction occurring.

It is acknowledged that while this Specific Plan does not identify specific uses for the property, some of the permitted uses within the Business Park parcels may allow for the construction and operation of uses that have the potential to emit limited quantities of air pollutants. At the time these facilities are proposed, air pollution permits may be required. Additionally, every effort will be made to ensure that such facilities are planned away from other sensitive land uses, such as hospitals, schools, residential, etc.

II-O OTHER

1. Tucson Airport Authority

The Master Developer will provide disclosure statements in all sales contracts, public reports, and the recorded covenants related to the nearby Ryan Field for all property within Section 18, in accordance with the Comprehensive Plan Amendment Policy. The original draft of the specific language for inclusion in the disclosure statements has been prepared by the Tucson Airport Authority (TAA). TAA legal counsel has drafted an Avigation Easement and Sales Disclosure Statement which has been agreed to and will be recorded by the Master Developer prior to subdividing the property.

2. Streetscape and Landscape

The landscape theme for the development is one that emphasizes and promotes desert landscaping, water harvesting and xeriscape principles. One goal is to create visual interest along the streetscape and encourage people to use varying modes of transportation.

Desert plantings selected from the Arizona Department of Water Resources Tucson AMA list will be the basis for planting design throughout the development. In order to promote an healthy, sustainable landscape monocultures, the mass planting of one dominant tree species should be avoided.

A list of recommended plants is as follows:

Desert Native	Cercidium floridum, Cercidium microphyllum, or other Cercidium spp. Prosopis glandulosa, Prosopis pubescens, Acacia smallii, Acacia constricta Olneya tesota, Prosopis velutina
Blooming Accent	Chilopsis linearis, Brachychiton populneus, Punica granatum
Evergreen Accent	Cupressus arizonica, Vaquelinia californica, Sophora secundiflora Accent, Yucca elata, Aloe species, Asclepias spec Dasyilirion wheeleries
Skyline Tree	Celtis reticulata
Cacti	Ferocactus wizlizenii, Opuntia engelmannii, Opuntia violacea “Santa Rita”, Echinocactus grusonii Hildmann

Valencia Road and the internal Loop Road will have desert plantings on either side of the road. Strong desert accent plantings in the median islands will define these corridors, especially at intersections.

Where roadways cross the riparian Open Space areas, native riparian vegetation will be planted on either side of the road. Roadway medians and pedestrian/bicycle crossings will be diverse and colorful, using vegetation and specialty paving.

Project identifying entry statements with high color plantings will be designed for major roadway access points. These entry statements may include signage, vertical identity elements, and color. Secondary entry statements will be

for major roadway access points. These entry statements may include signage, vertical identity elements, and color. Secondary entry statements will be located where individual collector streets meet the local streets. The secondary entry statements will be smaller in scale and complexity than the primary entry statements, but will incorporate high color landscaping and other appropriate elements.

This approach will emphasize the native desert vegetation and contribute to a system of area way finding and help create a distinct character for the community.

Below is a list of prohibited plants. Some park, church and school sites will incorporate limited turf areas and use some higher water use plantings to create recreational opportunities and/or oasis areas. All other Open Space areas will be planted with Sonoran Desert plant species.

Prohibited Plant List

Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitialis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass excluding E. intermedia, Plains lovegrass)
Melinis repens	Natal grass
Mesembryanthemum spp.	Iceplant
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schismus arabicus	Arabian grass
Schism us barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

PART III - REGULATORY DEVELOPMENT STANDARDS

III-1 Purpose and Intent

This section is intended to provide the regulatory zoning provisions for Pomegranate Farms. The provisions below apply to all property within the Pomegranate Farms Specific Plan as defined in **Part I-A, Property Legal Description**.

The intent of the Pomegranate Farms Specific Plan is to implement the vision and direction for development of the property as expressed by the policies affiliated with Comprehensive Plan Amendments Co7-06-12 and as expanded within Part II Land Use Proposal. The provisions of the Pima County Zoning Code provide the basis for zoning regulation throughout the Plan with exceptions as defined and provided within the provisions of the Regulatory Development Standards. All Specific Plan regulatory provisions shall supersede the Pima County Zoning Code. If there is any ambiguity in the interpretation of the Specific Plan versus the Pima County Zoning Code, the Specific Plan and its purposes shall prevail.

The development regulations and supporting documents shall govern the land use densities, intensities, and location criteria within the Pomegranate Farms Specific Plan. The intent of these standards is to establish clear minimum development standards, allow for the orderly progression of development, and to provide flexibility over time without compromising mutually-agreed upon goals and overall vision for the Pomegranate Farms community. Unless otherwise specified herein, all development within the Pomegranate Farms Specific Plan shall conform to all Ordinances, Codes, Policies and Regulations of Pima County.

III-2 Definitions

The terms used within this Specific Plan that are not included in Section 18.03 of the Pima County Zoning Code are defined below. The definitions represent an integral part of the Specific Plan, and are intended to provide regulatory guidance in the implementation of the Pomegranate Farms Master Plan and other documents contained within this Specific Plan. In the event a term is not specifically defined within this document, the definition contained within the Pima County Zoning Code shall apply.

Active Recreation: Recreation usually related to structured team sports that require a playfield or court such as baseball, softball, soccer, and basketball, as well as playgrounds, tot lots, and other active recreation facilities.

Enhanced Open Space (EOS): The previously disturbed open space affiliated with the borrow pit within the northwestern portion of the property, including those portions that may be used for drainage and retention/detention facilities. This area may incorporate both natural and improved open spaces, and may include parks, trail corridors, active and passive common areas, recreational areas, natural open space, washes and drainage corridors, retention/detention basins, public and private improved landscape areas, and common hardscape areas.

Development Parcel: An area defined by numerical reference on the Master Plan that represents a parcel of land affiliated with a land use designation defined within the Specific Plan.

Floor Area Ratio (FAR): FAR is the ratio of the floor area of a building to the area of the lot on which the building is located. For example, a 1:1 FAR could be obtained in several ways, one story covering the entire lot, 2 stories covering half of the lot, or 4 stories covering a quarter of the lot. All result in the same FAR.

Gross Area, Development Parcel: The area of a Development Parcel, including all planned or dedicated streets, alleys, private access ways, roadways, interior Open Spaces, and/or alley easements.

Gross Density: The term used to describe the number of residential dwelling units on a defined piece of land divided by the total Gross Area of that defined piece of land, including all planned or dedicated streets, alleys, private access ways, roadways, interior Open Space, and/or alley easements. Gross Area shall extend to the center of adjacent streets or rights-of-way or other public space.

Housing, Multifamily: A building or group of buildings serving as attached living units typically for lease (apartments) but may be for sale (condominium, town home). This term is intended to apply to duplex or greater composite combinations of units.

Housing, Single Family Detached: A building containing only one dwelling unit which is physically separated from a building on adjoining lots or building sites.

Land Use Designation: The designation assigned to a development parcel that determines the permitted uses and regulatory development standards affiliated with that development parcel (similar to a zoning district).

Live/Work: A dwelling unit that contains a commercial component anywhere in the unit. The commercial component may accommodate employees and walk-in trade. The commercial component can be any of the following uses that involve the making, servicing or selling of goods, or the providing of services; 1) artist studio, 2) making, processing, and assembly of products on a small scale, 3) personal and professional services, 4) testing, servicing, and repairing of goods, and a least one person also resides in the dwelling unit. The residential character of the neighborhood where the live/work unit is located is not compromised.

Lot coverage: That area of a lot that is covered by a main building, does not include accessory uses.

Massing: A grouping of buildings that exhibit differing heights, widths and architectural elements to create visual interest.

Natural Open Space (NOS): All open space area affiliated with the natural and/or improved drainage corridors within the property. These areas will be maintained in a natural state, but may include improvements affiliated with drainage facilities, trail corridors and associated improvements.

Net Density: The term used to describe the number of residential dwelling units

on a piece of land divided by the net acreage of that piece of land excluding all non-residential uses, such as commercial/employment uses, parks, schools, retention/detention basins, Open Spaces, utility easements, planned or dedicated streets, alleys, private access ways, roadways, and/or alley easements.

Passive Recreation: Recreation that is usually undertaken individually, primarily pedestrian-oriented. This term is specific to Pomegranate Farms and defines the level of recreational use allowed within Open Space. Uses within this designation typically include trails, seating and shaded pedestrian areas, interpretive signage and kiosks, landscaping, water fountains, ramadas, water harvesting, drainage facilities, and solar uses.

III-3 Land Use Designations

The land use designation proposed for the Pomegranate Farms Specific Plan includes the following:

- SP/LDR: Low Density Residential
- SP/MDR: Medium Density Residential
- SP/HDR: High Density Residential
- SP/COMM: Commercial
- SP/BP: Business Park
- SP/OS: Open Space (Natural and Enhanced)

a. **Residential Designations: Purpose and Intent**

The residential land use designations are designed to provide opportunities for a variety of residential lifestyles and choices within the Pomegranate Farms community. Each of the three residential land use designations includes a unique set of permitted and conditional uses, as well as development standards that will guide the growth and development of residential uses throughout the project. The uses and development standards are designed to promote stable, functional and diverse neighborhoods, and allow for a variety of housing types and residential lifestyles throughout the community. The purpose and intent of each residential land use designation is provided below.

SP/LDR (Low Density Residential)

The purpose and intent of the SP/LDR designation is to provide for a variety of low density residential development with a density range of up to 6.0 residential units per acre (RAC). This land use designation allows for single family attached and detached residential development and a variety of other land uses compatible with residential neighborhoods as defined in Table 6, Permitted Uses.

SP/MDR (Medium Density Residential)

The purpose and intent of the SP/MDR designation is to provide for a variety of low to medium density residential development with a density range of up to 10 residential units per acre (RAC). This land use designation allows for single family attached and detached residential development, including a variety of creative residential configurations as well as other land uses compatible with medium density residential neighborhoods as defined in Table 6, Permitted Uses.

SR/HDR (High Density Residential)

The purpose and intent of the SP/HDR designation is to provide for higher-density residential uses up to 20+ residential units per acre (RAC). This land use designation allows for single-family attached and detached residential development, multi-family residential uses, such as townhome, condominiums, and apartments, among others, and a variety of other land uses compatible with high density residential development as defined in Table 6, Permitted Uses.

b. Non-Residential Designations: Purpose and Intent

The Commercial and Business Park land use designations are designed to provide ample opportunities for a variety of community-scaled shopping and retail/commercial services, as well as office, employment and business park uses that are compatible with nearby residential development.

SP/COMM (Commercial)

The SP/COMM land use designation is intended to provide for local and community-wide commercial, retail, personal service and entertainment uses for the entire community and region. The commercial development parcels are located immediately adjacent to Valencia Road to promote visibility and access, while supporting accessibility via multi-modal transportation options along a major transportation corridor. While located within walking distance of several residential development parcels, residential uses are not permitted within the SP/COMM due to the proximity to Ryan Airfield.

SP/BP (Business Park)

The SP/BP land use designation is intended to provide opportunities for a variety of large-scale office, employment, business park, and similar uses to serve as a major component of the employment needs within the community and region. SP/BP may include professional and administrative offices, medical facilities, educational facilities, research and development, technology, office parks, multi-family residential, and a variety of other general employment-type uses.

c. Open Space: Purpose and Intent

The open space designation is intended to provide for flood control of the primary wash corridors through the property, wildlife habitat and corridors, as well as for active and passive recreational open space for the use and enjoyment of residents within the Pomegranate Farms community. There are two primary open space designations, Natural Open Space, and Enhanced Open Space, both of which are defined in **Section III-2, Definitions** above.

d. Master Plan and Land Use Table

Exhibit II-B Master Plan depicts the proposed Development Parcels and Land Use Designations associated with the overall development plan. A proposed mix of residential and non-residential uses will promote diversity within the community while maintaining a high-quality community environment. A variety of lot sizes will be provided to promote diverse opportunities for a range in lifestyle choices for residents. The commercial and business park parcels will provide convenient access to community services as well as focal points for employment uses. Open space will also be provided for flood control as well as active and passive recreational opportunities for residents to enjoy.

Table 4, *Development Data*, provides the maximum number of residential units broken down by development parcel. It also provides a minimum number of residential units for the project as a whole. Implementation of the master plan will involve the construction of residential units in phases with the guidance of the overall minimum and maximum unit count provided in the table.

The distribution of residential units throughout the planned community is expected to fluctuate during the multi-year implementation of the Plan. While the minimum unit count is based on the project as a whole as opposed to individual development parcels, implementation procedures are in place to ensure that as the project develops over time, the minimum residential unit count is attainable through appropriate tracking procedures defined in **PART IV.8** of the Specific Plan. This will involve annual tracking of all residential development parcels, including actual residential units planned, platted, constructed, and remaining minimum and maximum residential units.

The maximum units identified within **Table 3** represent the intended maximum distribution of residential units throughout the planned community. This representative distribution is particularly relevant to the evaluation of the planned infrastructure facilities (roadways, water lines, sewer lines, electrical distribution lines, etc.). A major deviation from the land use plan and affiliated maximum units per parcel may necessitate the reevaluation of the infrastructure systems that is recommended by associated engineering studies, such as the Traffic Impact Analysis, the Water Master Plan, and the Wastewater Master Plan.

TAA has requested that only non-residential uses be located in the area of development parcels 1-3 in the northwest corner of the site to minimize impacts to future residents from the nearby airport.

III-4. Permitted Uses

Table 6, *Permitted Use List*, provides a list of allowed uses within the project. The uses are defined under major headings, including Residential, Lodging, Office, Retail/Service, Civic, Education, Automotive, and Light Industrial uses. These uses are divided into two main categories: permitted uses and conditional uses.

Permitted Use: The permitted use category is designated with a “P”. Permitted uses are allowed by right within the designated Land Use Designation.

Conditional Use: The conditional use category is designated with a “C”. Conditional uses shall be subject to a Type 1 Procedure as defined within **Section 18.97** of the Pima County Zoning Code.

The list of uses below is descriptive in nature and does not represent the full extent of uses allowed. If a specific use is not provided on the list, the property owner, developer, or developer’s representative may request an interpretation of analogous uses to the defined list provided below from the Pima County Planning Director. The Planning Director may administratively approve a use analogous to those listed below. Interpretations and/or appeals related to a permitted or conditional use shall follow the provisions within **Section 18.93.060** of the *Pima County Zoning Code*.

Table 6, Permitted Uses

Land Use Designation		LDR	MDR	HDR	COMM	BUS. PK.
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A. Residential		LDR	MDR	HDR	COMM	BUS. PK.
1.	Assisted/Independent Living Facility	-	-	P	P	P
2.	Day Care, Home	P	P	P	-	-
3.	Home Occupation	P	P	P	P	P
4.	Live/Work Unit	-	-	P	-	-
5.	Mobile or Manufactured Homes	-	-	-	-	-
6.	Residential, Single Family Detached	P	P	-	-	-
7.	Residential, Single Family Attached	P	P	P	-	-
8.	Residential, Multi-Family	-	P	P	P	P
9.	Group Home			P		
10.	Temporary Home Sales Center	P	P	P	-	-

B. Lodging		LDR	MDR	HDR	COMM	BUS. PK.
1.	Bed and Breakfast	-	P	P	-	-
2.	Hotels and Motels	-	-	P	P	P
3.	Resort	-	-	-	-	P

C. Office		LDR	MDR	HDR	COMM	BUS. PK.
1.	Administrative, Engineering, Scientific Research, Design or Experimentation Facility (housed entirely within enclosed building)	-	-	-	-	P
2.	Hospital or Medical Center	-	-	-	P	P
3.	Medical, Dental and Health Offices, Urgent Care Facilities	-	-	-	P	P
4.	Medical, Dental, and Health Laboratories	-	-	-	P	P
5.	Offices, Professional, Administrative and Service	-	-	-	P	P
6.	Call Center	-	-	-	P	P
7.	Data Center	-	-	-	P	P

D. Retail/Service		LDR	MDR	HDR	COMM	BUS. PK.
1.	Art Gallery or Studio	-	-	-	P	P
2.	Bank/Financial Institution	-	-	-	P	P
3.	Barber/Beauty Shop	-	-	-	P	P
4.	Cleaning Services, Laundromat, Dry Cleaning	-	-	-	P	P
5.	Commercial Entertainment	-	-	-	P	P
6.	Commercial Parking, Surface, Structure, Underground (not associated with commercial parking requirements)	-	-	-	P	P
7.	Dancing, Theatrical or Music Studio	-	-	-	P	P
8.	Day Care Center	-	-	C	P	P
9.	Drive Through, associated with a primary use	-	-	-	P	P
10.	Fix-it Shop, Small appliances	-	-	-	P	P
11.	Food and Beverage Sales	-	-	-	P	P

12.	General Retail Sales of Merchandise or Services within Enclosed Building	-	-	-	P	P
13.	General Retail Sales of Merchandise or Services with Outdoor Storage and Sales provided all outdoor storage and sales is completely screened from adjoining properties	-	-	-	P	P
14.	Health and Exercise Center	-	-	-	P	P
15.	Indoor Storage/Mini Storage	-	-	-	P	P
16.	Locksmith	-	-	-	P	P
17.	Liquor Store	-	-	-	C	C
18.	Massage Establishment	-	-	-	P	P
19.	Mortuary/Funeral Parlor	-	-	-	P	P
20.	Night Clubs, Bars and Lounges, except adult activity facilities	-	-	-	P	P
21.	Outdoor Entertainment	-	-	-	P	P
22.	Photography Studio	-	-	-	P	P
23.	Post Office	-	-	P	P	P
24.	Recording Studio or Sound Score Production	-	-	-	P	P
25.	Retail Shops	-	-	-	P	P
26.	Restaurants, Coffee Shops and Cafeterias	-	-	-	P	P
27.	Restaurants with Liquor Sales	-	-	-	P	P
28.	Theaters (Indoor)	-	-	-	P	P
29.	Veterinarian Offices and Clinics	-	-	-	P	P
30.	Wholesale Sale of Finished Goods	-	-	-	P	P

E. Civic		LDR	MDR	HDR	COMM	BUS. PK.
1.	Amusement/Recreation Centers, Indoor	-	-	-	P	P
2.	Amusement/Recreation Centers, Outdoor	-	-	-	C	C
3.	Club or Lodge	-	-	C	P	P
4.	Convention Centers and Visitor Halls	-	-	-	-	P
5.	Governmental Office	-	-	P	P	P
6.	Libraries and Museums	-	-	P	P	P
7.	Public and Private Parks, Open Space	P	P	P	P	P
8.	Public Facilities, Utilities and Structures	P	P	P	P	P
9.	Recreation Centers and Facilities	P	P	P	P	P
10.	Religious Assembly	P	P	P	P	P
11.	Special Event Uses	C	C	C	C	C
12.	Transit Terminal	-	-	-	P	P

F. Education		LDR	MDR	HDR	COMM	BUS. PK.
1.	Business, Technical and Vocational School	-	-	-	-	P
2.	Colleges and Universities	-	-	-	-	P
3.	Educational Institutions (Primary, Secondary Schools, Public, Private, Parochial)	P	P	P	P	P
4.	Industrial or Trade School	-	-	-	-	P

G. Automotive		LDR	MDR	HDR	COMM	BUS. PK.
1.	Automobile Repair, Service and Installation	-	-	-	P	-
2.	Automobile, Rental	-	-	-	P	-
3.	Automobile, RV, Boat, Motorcycle Sales and Service-New or Used	-	-	-	P	-
4.	Automobile, Wash and Detailing	-	-	-	P	-
5.	Aviation Uses such as Aircraft Repair, Sales and Charter Services	-	-	-	P	-
6.	Gasoline and Alternative Fuel Station	-	-	-	P	-
7.	Recreational Vehicle/Boat Storage	-	-	-	P	-

H. Light Industrial		LDR	MDR	HDR	COMM	BUS. PK.
1.	Building Material Sales, including Outdoor Storage	-	-	-	C	C
2.	Commercial Laundry Cleaning and Dyeing Work	-	-	-	-	C
3.	Distribution Center	-	-	-	-	P
4.	Emissions Testing Facility	-	-	-	-	C
5.	Indoor Storage/Mini Storage	-	-	-	P	P
6.	Light Industrial Shop/Facility, if conducted entirely within an enclosed building	-	-	-	-	P
7.	Manufacturing, Compounding, Assembling, Treatment, Maintenance and Packaging, if conducted entirely within an enclosed building	-	-	-	-	P
8.	Recycling Facilities	-	-	-	P	P
9.	Research and Development, including Laboratory for Scientific Research and Testing	-	-	-	-	P
10.	Solar Farm/Generating Facility	-	-	-	-	P
11.	Transit Terminals	-	-	-	P	P
12.	Warehousing	-	-	-	-	P
13.	Wholesale Business and Storage Warehouse, if conducted entirely within an enclosed building	-	-	-	-	P

III-5 Zoning District Equivalency

The Pomegranate Farms Specific Plan includes various land use designations that supersede the zoning districts defined within the Pima County Zoning Code. However, many of the regulations, provisions and procedures within the County Code apply to the project as defined within this section. Some of these regulations, provisions and procedures may be associated with specific zoning districts that do not exist within the Specific Plan. In order to ensure appropriate and consistent application of all applicable regulations, provisions and procedures, an assignment of zoning equivalency has been established between the Land Use Designations defined within the Specific Plan and appropriate zoning districts defined within the Pima County Zoning Code. If an applicable regulation, provision or procedure within the County Code references a

specific zoning district(s), this table will be used to ensure the appropriate district standards apply.

<u>Specific Plan Land Use Designation:</u>	<u>Pima County Equivalent Zoning District</u>
SP/LDR (Low Density Residential):	CR-3 Single Residence Zone (18.25)
SP/MDR (Medium Density Residential):	CR-5 Multiple Residence Zone (18.29)
SP/HDR (High Density Residential):	TR Transitional Zone (18.31)
SP/COMM (Commercial):	CB-2 General Business Zone (18.43)
SR/BP (Business Park):	CP-I Campus Park Industrial Zone (18.49)
SP/OS (Open Space):	No applicable district

III-6 Development Standards

The Pomegranate Farms Specific Plan shall recognize the development standards for all land use designations per the applicable tables below. The development standards below apply to each applicable land use designation regarding general lot, yard, height, and area requirements. Additional general development standards that apply to all land use designations are provided within the General Developments Standards section of the Specific Plan.

a) SP/LDR Development Standards

Table 7: SP/LDR Development Standards, Residential Uses			
Standards	Residential Use Type		
	<7,000	7,000-8,999	9,000+
Lot Size (sq. ft)	<7,000	7,000-8,999	9,000+
Minimum Lot Area (sq. ft.)	4,000	7,000	9,000
Minimum Lot Width (feet)	35	55	65
Building Setbacks (feet)			
Front Living Area (feet)	10	10	15
Front-Loaded Garage Door from back of sidewalk (feet)	20	20	20
Side (minimum/total)	0/6	0/6	5
Side Adjacent to a Public Street	10	10	10
Rear	10	10	15
Rear Adjacent to a Public Street	15	15	20
Maximum Building Height (feet)	30	30	30
Maximum Lot Coverage	0.55	0.50	0.45
Minimum Landscape Bufferyard Backing or Siding Public Street (feet)	10	10	10

Table 8: SP/LDR Development Standards, Non-Residential Uses	
Building Setbacks (feet)	
Front and Street	20
Side	20
Rear	30
Maximum Building Height (feet)	30
Maximum Floor Area Ratio	0.35
Minimum Landscape Bufferyard (feet)	
Abutting a Perimeter Street or Residential Use	20
Abutting a Property Line	10

b) SP/MDR Development Standards

Table 9: SP/MDR Development Standards, Residential Uses		
MDR Residential Use Type	Residential Attached	Residential Detached/ Cluster
Lot Size		
Average Lot Area (sq. ft)	3,500	3,500
Minimum Lot Width (feet)	30	35
Building Setbacks (feet)		
Front Living Area	10	10
Front -Loaded Garage Door w/parking in driveway	20	20
Side (for attached side or zero lot line, no setback required)	3	3
Side adjacent to a Public Street	10	10
Rear Adjacent to a Public Street	15	15
Rear Alley Garage (single-story only)	3*	3*
* rear alley garage setback must be 3' with no driveway or minimum 20' with driveway		
Maximum Gross Density (du/ac)	10.0	10.0
Maximum Building Height (feet)	39	39
Maximum Lot Coverage	0.65	0.65
Minimum Perimeter Site Landscape Bufferyard (feet)		
Abutting a Perimeter Street	10	10
Abutting a Property Line	None	None

Table 10: SP/MDR Development Standards, Non-Residential Uses	
Building Setbacks (feet)	
Front and Street	20
Side	20
Rear	30
Maximum Building Height (feet)	39
Maximum Floor Area Ratio	0.40
Minimum Landscape Bufferyard (feet)	
Abutting a Perimeter Street or Residential Use	20
Abutting a Property Line	10

c) SP/HDR Development Standards

Table 11: SP/HDR Development Standards, Residential Uses			
HDR Residential Use Type	Multi-Family Residential	Residential Attached	Residential Detached/Cluster
Lot Size			
Average Lot Area (sq. ft)	None	2,000	3,000
Minimum Lot Width (feet)	None	25	30
Building Setbacks (feet)			
Front	10	10	10
Front Adjacent to a Public Street	20	10	10
Front -Loaded Garage with parking in driveway	20	20	20
Side	None	5	3
Side Adjacent to a Public Street	10	5	5
Rear	None	10	10
Rear Adjacent to a Public Street	20	10	10
Rear Alley Garage (single-story only)	3*	3*	3*
* rear alley garage setback must be 3' with no driveway or minimum 20' with driveway			
Maximum Gross Density (du/ac)	20	20	20
Maximum Building Height (feet)	48	39	39
Maximum Lot Coverage	0.70	0.70	0.70
Minimum Perimeter Site Landscape Bufferyard (feet)			
Abutting a Public Street	15	10	10
Abutting a Property Line	20	N/A	N/A

Table 12: SP/HDR Development Standards, Non-Residential Uses	
Land Use Designation	HDR
Minimum Lot Area	None
Building Setbacks (feet)	
Perimeter of Land Use Designation (adjacent to residential)	40
Perimeter of Land Use Designation (adjacent to non-residential)	20
Interior Front and Street	20
Interior Side and Rear	10
Interior Adjacent to Residential Use	30
Minimum Perimeter Site Landscape Bufferyard	
Adjacent to Street (feet)	20
Adjacent to Residential Use (feet)	20
Adjacent to Non-Residential Use (feet)	10
Maximum Building Height (feet)	39
Maximum Floor Area Ratio	0.50

d) SP/COMM (Commercial) Development Standards

Table 13: SP/COMM Development Standards, Commercial	
Land Use Designation	SP/COMM
Minimum Lot Area	None
Building Setbacks (feet)	
Perimeter Adjacent to Property Line	30
Perimeter Adjacent to a Street	20
Interior Front and Street	20
Interior Side and Rear	10
Interior Adjacent to Residential Use	30
Minimum Perimeter Site Landscape Bufferyard	
Adjacent to Street (feet)	20
Adjacent to Residential Use (feet)	20
Adjacent to Non-Residential Use (feet)	10
Maximum Building Height (feet)	39
Maximum Floor Area Ratio	0.50

e) SP/BP (Business Park) Development Standards

Table 14: SP/BP Development Standards, Business Park	
Land Use Designation	SP/BP
Minimum Lot Area	None
Building Setbacks (feet)	
Perimeter Adjacent to Property Line	30
Perimeter Adjacent to a Street	20
Interior Front and Street	20
Interior Side and Rear	10
Interior Adjacent to Residential Use	30
Minimum Perimeter Site Landscape Bufferyard	
Adjacent to Street (feet)	20
Adjacent to Residential Use (feet)	10
Adjacent to Non-Residential Use (feet)	20
Maximum Building Height (feet)	48
Maximum Floor Area Ratio	0.60

f) Enhanced Open Space (EOS) Development Standards

The following development standards shall only apply to the EOS area as designated on the Development Plan, and as defined in **PART III.2, Definitions**.

- i. **Building Height:** One-story and twenty-four (24) feet.
- ii. **Setbacks, Building:** A landscape setback of not less than twenty (20) feet shall be maintained between all buildings and structure where adjacent to residential uses and public streets.
- iii. **Landscape Bufferyard:** A landscape bufferyard of not less than twenty (20) feet shall be maintained between all parking areas and adjacent public streets and residential uses.

Table 15: Open Space Permitted Use List		
Land Use		OS
1.	Community Gardens	P
2.	Community-Owned or Publicly-Owned Buildings, such as Recreation Centers, Libraries, Museums, etc.	P
3.	Equestrian Stables, Public or Private	P
4.	Flood Control Facilities	P
5.	Interpretative Signage	P
6.	Maintenance Facilities, Public or Private	P
7.	Non-Motorized Multi-Use Trails and Interpretive Nature Trails	P
8.	Parks and Playgrounds and associated amenities	P
9.	Reconstructed Riparian Habitat Areas and Wetland Ponds	P
10.	Recreational Facilities, such as Swimming Pools, Sport Courts, Frisbee Golf, Athletic Fields, Fishing Ponds, Par Courses, Equestrian Trails and Staging Facilities, Concession Stands, and other public and private facilities	P
11.	Retention/Detention Facilities	P
12.	Shade Structures and Seating Areas	P
13.	Utilities	P

III-7 General Development Standards

This section is intended to supplement and supersede standards of general applicability provided by the Pima County Zoning. The following Sections of the Pima County Code were reviewed by the Design Review Committee on January 15, 2009;

- CHAPTER 18.73 LANDSCAPE SCREENING & BUFFERING,
- CHAPTER 18.75 OFF-STREET PARKING AND LOADING STANDARDS, and

b) Landscape, Buffering and Screening Standards (Chapter 18.73 of the Pima County Zoning Code)

The Pomegranate Farms Specific Plan shall comply with all landscaping, buffering and screening requirements as defined within **Chapter 18.73** of the Pima County Zoning Code, except where in conflict with a development standard, regulation or procedure defined within this Specific Plan, and with the following exceptions:

- i) **Chapter 18.73.040**, *Screening and Bufferyard Requirements*, and **Table 18.73-1 Bufferyard Requirements** of the Pima County Zoning Code shall not apply to this Specific Plan. The bufferyard requirements and table are specifically designed for the various zoning districts within the Pima County Zoning Code, which are not consistent with this Specific Plan. As such, the landscape bufferyard standards applicable to the Pomegranate Farms Specific Plan are defined within **PART II.F, Landscape and Buffer Plan**, and the applicable development standards tables in **PART III.5, Development Standards**.

c) Off-Street Parking and Loading Standards (Chapter 18.75 of the Pima County Zoning Code)

The Pomegranate Farms Specific Plan shall comply with the Off-Street Parking and Loading Standards as defined in **Chapter 18.75** of the Pima County Zoning Code, except where in direct conflict with a development standard, regulation, or procedure defined within this Specific Plan, and with the following exceptions and additions:

- i) Off-Street Parking Stalls: **Chapter 18.75.030.B**, *Off-Street Parking Requirements, Minimum Dimensions for Parking Stalls*, and **Chapter 18.75.040.D**, *Parking Lot Dimensions*, shall be modified as provided below. The purpose of these modifications is related to the principles of sustainability to reduce and limit the amount of permeable area (asphalt) that contributes to groundwater runoff and heat island effect. The standards reflect a slight reduction in stall depth which follows a societal pattern of smaller vehicles. In addition, the revised standards permit a vehicle overhang to allow the front 2-feet of a vehicle to overhang into a permeable landscaped area (under certain conditions) to further limit the amount of asphalt required.
1. Compact Stall: 8 feet wide by 16 feet long with vehicle overhang permitted.
 2. Standard Stall: 9 feet wide by 18 feet long with vehicle overhang permitted.
 3. Parallel Parking: 8.5 feet wide by 22 feet long.
 4. Accessible Stall: Width regulated by Building Code. Depth of accessible parking stalls shall be the same as the depth required for Standard Stalls as defined above, including vehicle overhang.
 5. Angled Parking Stalls:

- a) 60 degree: 10 feet wide curb length (width), 23 feet strip length, 18 feet two-way drive aisle, 17 feet one-way drive aisle.
- b) 45 degree: 12 feet wide curb length (width), 26 feet 6 inch strip length, 18 feet two-way drive aisle, 13 feet one-way drive aisle.
- c) 30 degree: 17 feet wide curb length (width), 32 feet 6 inch strip length, 18 feet two-way drive aisle, 12 feet one-way drive aisle.
- 6. Motorcycle Stalls: 6 feet wide by 9 feet long.
- 7. Bicycle Stalls: 3 feet wide by 8 feet long.
- 8. Vehicle Overhang: Where a required off-street parking space is designed to abut a landscape area that is a minimum of 6 feet wide or a sidewalk or pedestrian pathway that is a minimum of 6 feet wide (not including the curb width), the length of any such parking space may be reduced by 2.0 feet for spaces that provide concrete curbing adjacent to such landscape area or sidewalk in lieu of bumper barriers. All sidewalks shall have a minimum 4.0 feet clear space outside of overhang areas.

III-8. How the Specific Plan Supersedes County Zoning Regulations

The Pomegranate Farms Specific Plan supersedes the County zoning regulations where alternative requirements are specified herein. Where not addressed, requirements default to the Pima County Zoning Code.

III-9 Regulatory Design Standards

All development within Pomegranate Farms Specific Plan shall comply with the following design standards. These standards have been developed to promote sustainability, Smart Growth principles, and to ensure a high quality design of the built environment.

1.0 Sustainability

1.1 Education

- a. Develop a program to educate developers, builders and homeowners about the sustainability and lighting requirements for this community.

1.2 Alternative Energy

- a. Encourage solar and alternative energy components into all buildings.
- b. Promote municipal and commercial roof tops for solar panel installation.
- c. Encourage solar water heaters for residential buildings.
- d. Provide stub outs for solar panel installation for residential buildings.
- e. Orient buildings +/- 20% of east-west axis, as design permits.
- f. Use vegetation, awnings, and building design for shade.

1.3 Water Conservation

- a. Use water-efficient native and drought tolerant plants for landscape and limit turf areas.
- b. Reduce water consumption by using water conserving plumbing fixtures, including the installation of lavatory faucets, toilets and/or shower heads that meet the EPA's WaterSense™ criteria or have an equivalent flow rate.

- c. Minimize impervious surfaces, encourage permeable paving materials for parking lots, trails & paths.
- d. Promote resident awareness of water conservation methods.
- e. Install high efficiency drip irrigation systems for commercial, municipal, residential and street landscape.
- f. Use smart irrigation controllers for common-area irrigation to more effectively manage water resources, minimizing waste and ensure efficient use of water for irrigation of landscape materials.
- g. Encourage rain gutters and downspout system or canals that tie to storm water infiltration systems, bio swales, or rain gardens.

1.4 Water Harvesting

- a. Incorporate water harvesting techniques in roadway medians, along the edge of roadways and in landscape areas.
- b. Encourage the use of cisterns or other water harvesting collection devices for all commercial or municipal buildings.
- c. Use passive water harvesting techniques to drain water from residential rooftops and other impervious surfaces to use in landscape or other permeable areas, where feasible.
- d. Use grading techniques to direct water to existing or new vegetation.
- e. Enhance the existing riparian vegetation on the site by encouraging storm water recharge and using features such as check dams to harvest storm water.

1.5 Recycling and Material Resources

- a. Promote individual and/or community recycling systems and programs for construction debris and resident waste.
- b. Develop an educational program for developers, builders, and residents on the benefits of recycling.
- c. Encourage environmentally benign and/or renewable materials for construction of the community.
- d. Use locally-produced materials and resources where possible.
- e. Promote comprehensive waste management techniques that strive to reduce landfill waste and promote recycling and material reuse in the community.

1.6 Green Infrastructure

- a. Protect existing vegetation by fencing off during construction activities.
- b. Direct run-off to existing washes.
- c. Remove trash.
- d. Restore under-vegetated areas through on-site salvaging or restoration.

1.7 Dark Skies

- a. All development within Pomegranate Farms shall comply with the Pima County Dark Sky Ordinance to ensure that light pollution is appropriately mitigated based on code requirements.
- b. The developer will establish a lighting program to educate developers, builders, and residents about the value of maintaining “Dark Skies” near Kitt Peak. The developer will consult with Kitt Peak to assist with the education materials.

1.8 Social Sustainability

- a. Promote a mixed use development, including a mix of residential, retail, office, and community facilities, within walking distance. Create mixed residential

- densities. Place higher densities adjacent to lower densities to afford the opportunity to all neighbors, of all income levels, to interact with each other.
- b. Offer a variety of housing opportunities and choices which provides housing for people of all income levels, household sizes, and stages in the life cycle.
 - c. Design neighborhoods to a pedestrian scale, with primary activity centers and civic uses within walking distance of residential areas to facilitate walking and bicycling as an alternative mode of transportation and means of physical activity.
 - d. Provide neighborhood gathering places within residential subdivisions, such as pocket parks, community gardens, and/or other civic spaces for community gathering and social interaction.

2.0 Building Design and Character

2.1 Building Design/Sense of Place

- a. Create a distinctive sense of place for the Pomegranate Farms planned community while promoting diversity in design and development by providing a variety of southwestern architectural themes to allow for the creation of a unique character in the desert environment.
- b. Architectural detailing, such as the articulation of building facades, use of stone and other southwestern masonry materials, incorporation of awnings, balconies, and other detailing techniques shall be provided to create visual interest and to establish a high standard of quality.
- c. Equal attention shall be paid to all sides of a building to avoid blank walls absent of architectural detailing.
- d. Create easily identified primary entrances into commercial establishments, offices and public buildings.

2.2 Building Massing and Height

- a. The incorporation of a variety of building heights and forms shall be provided to create visual interest and establish a distinctive identity.
- b. The most intense concentrations of mass and height shall be focused on the commercial, business park and high density residential land use designations along the northern portion of the community.
- c. Where dramatic variations in mass and height exist between the higher intensity development parcels and adjacent lower intensity uses, a transition shall be provided by “stepping down” from the higher intensity uses or increasing setbacks and open space along shared boundaries.
- d. Consider viewsheds and appropriate massing in the location of taller buildings to create an interesting skyline and architectural element.

2.3 Building Materials and Colors

- a. Building materials shall be compatible with the Sonoran Desert setting in terms of appearance and demonstrated durability.
- b. Primary building materials shall be durable and project an image of permanence.
- c. Use building materials and colors that exhibit quality and help to establish a human scale while providing visual interest.
- d. Use of sustainable building materials and construction techniques is encouraged, and may include, but are not limited to the use of:
 - i. LEED (Leadership in Energy Efficiency and Design) standards for energy efficiency;

- ii. Recycled or “green” building materials for residential development, as defined by the National Homebuilders Association;
- iii. The orientation and design of buildings to take advantage of solar energy and prevailing breezes.
- e. Incorporate distinctive colors that reflect the rich range of colors found in the surrounding Sonoran Desert landscape.
- f. White or similar light colors with a reflectivity rate of 70% or greater shall not be permitted as a primary exterior color for any structure.

3.0 Circulation & Access

3.1 Vehicle Circulation and Access

- a. Vehicle circulation systems shall provide efficient on and off-site connections, disperse traffic, and accommodate a variety of mode of transportation including motor vehicles, pedestrians, bicycles, and potential transit vehicles.
- b. Design roadways and pedestrian access to tie the development into the overall neighborhood, creating opportunities for nearby residents to access the site either on foot, bicycle, or other forms of alternate transportation.
- c. Use paving alternatives, where possible, to reduce the heat island effect and to reduce storm water runoff.
- d. Minimize the street cross section width, where possible, to reduce the heat island affect and to provide traffic calming.

3.2 Pedestrian Circulation and Access

- a. An on-site system of pedestrian walkways shall be provided to establish direct visual and physical access and connections between the following within the project:
 - i. The primary entrance to each building;
 - ii. Sidewalks, trails, or walkways on adjacent properties that extend to the boundaries shared with the development;
 - iii. Adjacent wash open space corridors;
 - iv. Adjacent parks, open space or other public or civic uses including schools, public recreational facilities, commercial development, and employment uses.
 - v. Adjacent transit facilities.
- b. Placement and organization of features and amenities will reinforce the bike-ability and walkability of each neighborhood.
- c. Pedestrian circulation shall be prioritized and featured prominently in individual site plans. Connectivity shall be provided from project to project.
- d. All part of each development parcel shall be accessible on foot. The pedestrian shall be prioritized over vehicles. A path, trail or sidewalk will be provided on both sides of the street.

3.3 Parking Design and Location

- a. Driveways and parking areas are required to be used jointly to reduce overall parking needs.
- b. Locate parking conveniently near residential and non-residential uses, but minimize views of parking lots from arterial streets and public spaces.
- c. Parking, access and circulation shall be shared between uses where applicable to reduce the overall impacts and combine for efficiency and shared use.
- d. All landscaping shall be in compliance with **Chapter 18.73, *Landscape Buffering and Screening Standards*** of the Pima County Zoning Code, except as modified by

this Specific Plan.

- e. Parking areas shall be located behind buildings, distributed between the front and sides, or distributed between the front, side and rear of buildings rather than solely in front of buildings.

3.4 Public Transit Considerations

- a. Design roadways and pedestrian access to provide maximum access to public transportation.
- b. Incorporate transit stops into the layout of Valencia Road at a minimum, in coordination with, and as directed by the regional transit agency.

4.0 Site Layout and Development Pattern

4.1 Visual Connections/Vistas

- a. Frame or otherwise preserve important view corridors to the surrounding mountains through the use of the following techniques:
 - i. the creative organization and design of buildings that provides periodic breaks and views; and/or
 - ii. the orientation of streets and open space corridors toward the mountain views to maintain prominent view corridors.
- b. Maximize opportunities for public exposure to common community spaces and visual access to view corridors and physical features.
- c. Maximize views of significant buildings and desert vistas.

4.2 Relationship to Surrounding Development

- a. Development shall be organized to create and frame usable outdoor spaces, including parks, plazas, walkways, open space and other features.
- b. Loading docks, trash collection areas, and other similar service features shall be located away and/or screened from primary vehicle and pedestrian circulation systems and open space corridors.

4.3 Relationship to Neighborhood Open Space

- a. Single family homes shall be oriented to front onto adjacent parks and open spaces to the extent practical.
- b. Promote the use of open fencing/walls or no fencing/walls along open spaces and parks. View fencing shall also be provided where homes and lots back to major open spaces.
- c. While gated communities are not prohibited, pedestrian connectivity shall be maintained through all subdivisions.

5.0 Landscaping and Screening

5.1 Landscaping: Landscape areas frame and soften structures, define site functions, enhance the quality of the environment and screen undesirable views. Landscaping will work with buildings and surroundings to make a positive contribution to the aesthetics and function of both the specific site and the area. To the greatest extent possible, landscaping will be used functionally to mitigate the Sonoran Desert climate.

- a. All landscaping must be in compliance with Chapter 18.73, Landscape Buffering and Screening Standards, of the Pima County Zoning Code except as modified within the Specific Plan.

- b. Plants selected for landscaping shall be drought tolerant and shall enhance the image of Sonoran Desert landscape.
- c. Visually enhance access to public areas of interest such as parks, natural features, landmarks and monuments through the use of additional or colorful plantings, monumentation or artwork.
- d. Extend native vegetation into development where adjacent open space corridors exist to indicate the location to the trail linkages.
- e. Use plant selection and placement to reduce heat island effects wherever possible.
- f. Where feasible, use colorful flowering plant species to liven up the street scene and intersections.
- g. Desert shade trees shall be planted at a minimum of one shade tree every 50 feet along trail corridors and primary pedestrian circulation areas to provide shade within primary pedestrian circulation areas. In addition, along the primary trail corridors, a pedestrian seating area and shade element shall be provided every ¼ mile to provide a comfortable refuge for pedestrians along the trail corridors.

5.2 Streetscape

- a. Major and collector streets shall incorporate a distinct landscape feature to highlight their importance within the community.
- b. Yards adjacent to local streets shall include drought tolerant shade trees to provide shade and a more comfortable pedestrian environment.

5.3 Open Space

- a. Include outdoor public spaces with special amenities that encourage use, such as benches, sitting areas, outdoor fitness equipment, picnic tables, play equipment, mail boxes and bicycle facilities.
- b. If several buildings are proposed for a site, the spaces between the buildings will contribute to the outdoor use and the open space enjoyment of the area, by incorporating seating, landscape, and gathering areas.

5.4 Parking Lot Landscaping

- a. In an effort to reduce the heat island effect, parking lot islands shall contain drought tolerant shade trees in combination with shrubs and groundcover.
- b. The perimeter of parking lots shall be screened from public streets and open space areas by any of the following methods:
 - i. a solid landscaped hedge a minimum of three feet in height; or
 - ii. a low decorative masonry wall or fence a minimum of three feet in height in combination with landscaping; or
 - iii. a landscape buffer a minimum of ten feet in width and that contains drought tolerant shade trees in combination with shrubs and groundcover.

6.0 Fences and Walls

6.1 General

- a. Continuous lengths of uninterrupted fence or wall planes adjacent to public streets shall be prohibited. A combination of techniques shall be used to provide visual relief, which may include but not be limited to:
 - i. Contrasting columns spaced no more than 100 feet apart;
 - ii. A landscaped buffer adjacent to the fence or wall that is a minimum of 10 feet in width and contains drought tolerant shade trees in combination with shrubs and groundcover.

6.2 Materials and Design

- a. Fences and walls shall be constructed of durable, easily maintained materials such as, but not limited to:
 - i. Stucco;
 - ii. Adobe;
 - iii. Stone or high quality simulated stone;
 - iv. Wrought iron;
 - v. Brick; or
 - vi. Treated, stained or painted wood sections.
- b. Chain link, wire mesh, barbed wire, razor wire, or other similar products shall be prohibited where visible from adjacent public streets and adjacent public open space.
- c. Fences and walls shall complement the color, materials, and scale of the associated building(s).

7.0 Parks and Open Space

7.1 General

- a. Public spaces, parks and greenways shall be designed to encourage community interaction and provide opportunities for active and passive recreation.
- b. Public spaces shall be located so as to be visible from surrounding development and streets for a greater sense of security.
- c. Public spaces shall be easily accessible from a variety of transportation modes, including vehicles, pedestrians, bicycles, and others.
- c. The incorporation of public art or other features is encouraged for all public spaces.

8.0 Signage

- 8.1 Visitors and residents should be able to locate and identify major land-uses, buildings, public amenities and residences in each Development Parcel through a unified signage concept.
 - a. Design buildings with careful consideration for the incorporation of signage and lighting.
 - b. Use signage to enhance the overall architectural and landscape theme while creating a unique contribution to the identity of each Development Parcel.
 - c. Construct signs with materials that can tolerate extreme weather.
 - d. Use signs to clearly identify public spaces versus private residential, retail, commercial, office or service land uses.
 - e. Create a community identity through the use of consistent materials, a community logo and branding, custom design of informational signs for way-finding along public streets and the community trails system.

9.0 Safety

- 9.1 Residents and visitors to Pomegranate Farms should find that the development provides the best possible design and site planning resulting in a sense of personal safety and security as well as security of their property. Design of the project will consider visibility for policing and emergency vehicle access.
 - a. Use architectural features and landscaping to provide weather protection and shade.
 - b. Protect sidewalks, paths and bike lanes from vehicular traffic, where possible.

- c. Use landscaping and lighting to identify entrances, pathways, public spaces, and bus stops.
- d. Provide solar-lighted, covered bus stops and waiting areas, sheltered from extreme heat, wind, or rain.
- e. Use outdoor lighting to contribute to the overall safety of the development.
- f. Landscaping will incorporate Crime Prevention through Environmental Design (CPTED) principles.
- g. Consider visibility from streets, parking areas and service access into all developed areas to enhance safety.
- h. Design parks and other open spaces with clear views and openness from streets and other public spaces to create a highly visible environment.

10.0 Commercial and Business Park

The following Standards apply specifically to the Commercial and Business Park Development Parcels as defined in the Pomegranate Farms Specific Plan.

10.1 Consistent Development Theme

- a. The architectural design of buildings within the commercial or business park center shall have consistent or complimentary architectural theming in terms of character, materials, textures, color and scale.

10.2 Site/Block Layout

- a. Where practical, buildings shall be oriented so that the primary entrance faces the street, and shall include direct pedestrian access from the adjoining street to the primary building entrance.
- b. Special attention will be given to the design of project and building corners as an opportunity to create visual interest and invite activity.
- c. Loading docks will be screened and located in areas that have the least amount of impact on adjacent residential uses or surrounding streets.
- d. Outdoor eating places will be provided at restaurants, wherever feasible, and buffered from parking areas and streets.

10.3 Scale and Massing

- a. The perceived scale and mass of large commercial and employment buildings (exceeding 100,000 square feet) shall be reduced by incorporating design elements, such as variation in roof forms and parapet heights, pronounced recesses and projections, wall plane off-sets, distinct changes in texture and color of wall surfaces, ground level arcades and second floor galleries/balconies, protected and recessed entries, vertical accents, focal points or other techniques.

10.4 Pedestrian Connectivity

- a. Primary pedestrian circulation routes shall be provided from adjoining streets to the primary buildings within the site. Pedestrian connectivity shall be provided to surrounding properties where appropriate.
- b. Primary building entrances will front major pedestrian access-ways.

11.0 High Density Residential

The following Standards apply to the High Density Residential Land Use Designations as defined in the Pomegranate Farms Specific Plan.

- 11.1 The High Density Residential development should promote a vibrant area of residential land use. Open space is a feature of this land use designation which can

be used to mitigate the high density to the greatest extent possible by the open space setting and landscaping. Spaces between buildings and land uses will be designed as attractive, safe, pleasant linkages. The types of residences will be varied in size, amenities and price in order to encourage broad-based residential opportunities.

- a. Residential areas will include outdoor space in the form of courtyards, patios, porches and balconies, where feasible, in order to encourage social interaction with neighbors. Walls, and the size of walled-in areas, will be minimized to the greatest extent practical.
- b. Outdoor building corridors, elevator access points, mail box areas and ground-level open space shall be expansive to allow congregation and provide a safety comfort level for residents. These areas should foster social interaction.
- c. Primary building entrances will front major pedestrian access-ways, where feasible.
- d. Large, blocky buildings with uniform facades shall be prohibited. Façade articulation shall be provided that incorporates elements such as balconies, bay or box windows, insets or other relief in the wall plane, porches, dormers, variations in materials and colors, variations in roof forms and/or other techniques.

12.0 Medium Density Residential

The following Standards apply to Medium Density Residential Land Use Designations as defined in the Pomegranate Farms Specific Plan.

12.1 The Medium Density Residential development is intended for residential densities of up to 10 RAC, and will maximize open space to the greatest extent possible. Residential development will appear as if in a park like setting. Spaces between buildings and land uses will be designed as attractive, safe, pleasant linkages. The types of residences will be varied in size, amenities and price points in order to encourage broad-based residential opportunities.

- a. Buildings that front on streets shall have varied setbacks and architectural treatments that add visual interest to the view from the street.
- b. Residences will include outdoor space in the form of courtyards, patios, porches and balconies, wherever possible, in order to encourage social interaction with neighbors. Walls, and the size of walled-in areas, will be minimized to the greatest extent practical.
- c. Ground-level open space shall be expansive and provide a comfort level for residents. The outdoor spaces should foster social interaction.

13.0 Low Density Residential

The following Standards apply to the Low Density Residential Land Use Designations as defined in the Pomegranate Farms Specific Plan.

13.1 The Low Density Residential Land Use Designation is intended primarily for patio homes and detached residences, and should encourage social interaction of neighbors to the greatest extent possible. The types of residences will be varied in size, amenities and price points in order to encourage broad-based residential opportunities.

- a. Streets and drives shall be designed to provide vehicular and pedestrian access and connectivity to and between adjacent neighborhoods, schools, parks, civic uses and activity areas.

- b. Street connectivity shall be provided between residential neighborhoods, but only in ways that minimize vehicular cut-through traffic, discourages fast travel speeds and implements traffic calming techniques. Where cul-de-sacs are provided, a minimum 20' wide pedestrian connection and view corridor shall be provided where practical to connect adjacent uses.
- c. Pedestrians shall be prioritized over vehicles, making pedestrians feel comfortable and safe within the public environment.
- d. To the extent practical, lots shall be oriented in a north/south configuration to maximize solar benefits.
- e. Homes on lots greater than 50 feet in width shall include a variety of garage bay configuration when more than two front-loaded garage bays are provided, including combinations of front-loaded, side-entry, recesses, staggered, and/or rear-entry garages. For lots less than 50 feet, no more than two front-facing garage bays on the same plane shall be permitted.
- f. Outdoor spaces shall be integrated within residential subdivisions, creating places where residents can meet and socialize.
- g. Open space shall be expansive and provide a comfort level for residents. The outdoor spaces should foster social interaction.
- h. Residences will include outdoor space in the form of courtyards, patios, porches and balconies, wherever possible, in order to encourage social interaction with neighbors. Walls, and the size of walled-in areas, will be minimized to the greatest extent possible.
- i. Vegetable gardens, fruit trees, nut trees, and other forms of gardens are encouraged, when used in combination with water harvesting techniques.

PART IV - IMPLEMENTATION & PHASING SCHEDULE, AMENDMENT PROCEDURES

1. *Phasing Schedule*

The phasing of the project is dependent on commercial and housing markets and housing absorption rates. Existing utilities are located along Valencia Road at the north side of the community; therefore the first phase of development will likely occur near the major entry into Pomegranate Farms. See **Exhibit IV-1, *Phasing Plan***. The phasing plan is conceptual and can be modified based on market demands or other factors without requiring an amendment to this Specific Plan.

2. *Interpretation of the Specific Plan & Design Standards*

Interpretation of the Specific Plan shall be done by the Pima County Planning Director. In the event that significant changes to the NOS areas are requested, Pima County Regional Flood Control District shall also review the proposal.

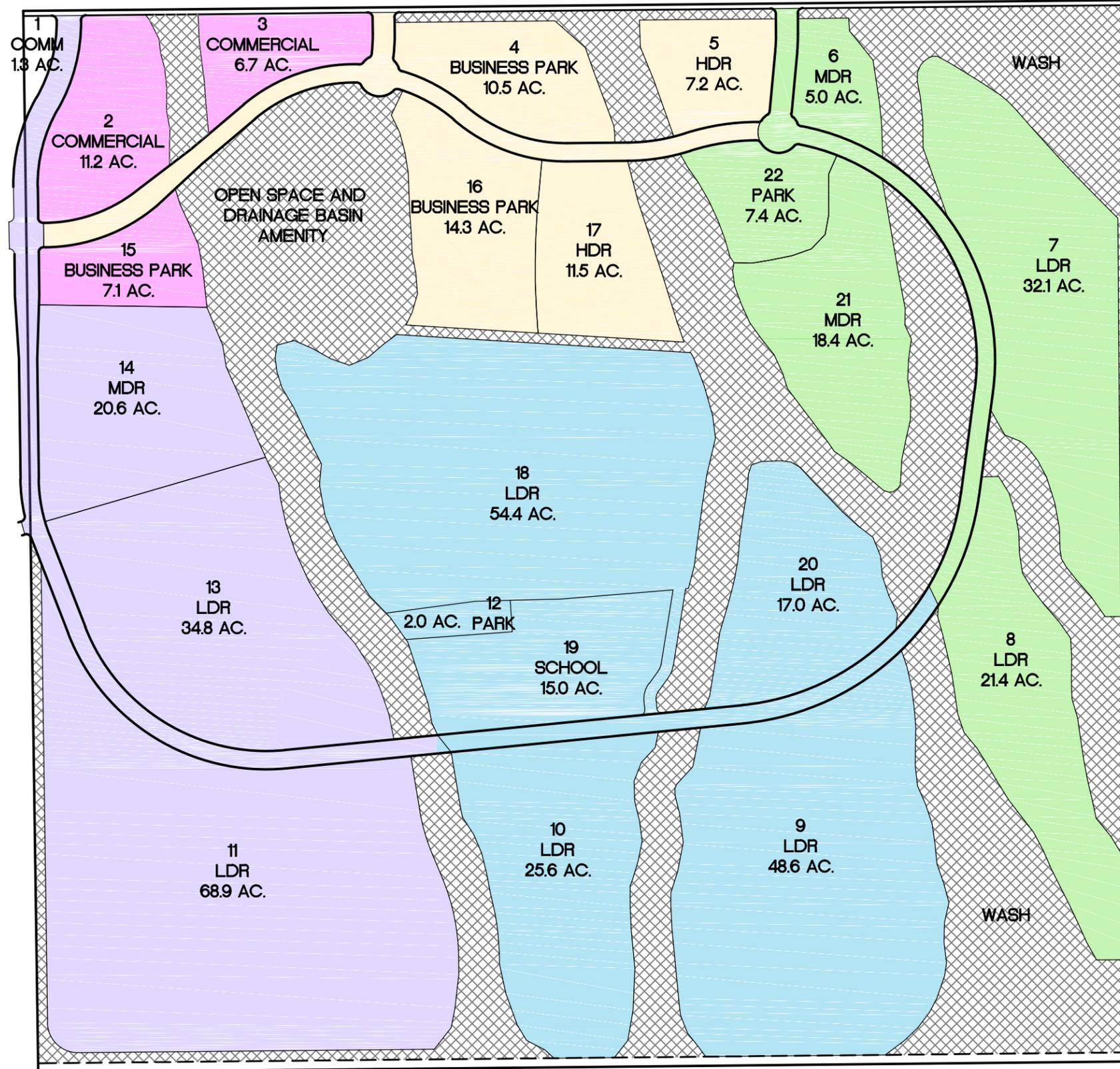
3. *Master Block Plat*

After the Specific Plan is approved, a master block plat will be prepared for the entire site as shown on **Exhibit II-B, *Master Plan***, in conjunction with the formation, and recordation of a comprehensive Development Agreement(s). The infrastructure improvements will be phased to adjust to market condition changes and housing absorption, as determined by the Master Developer or subsequent assignable entities. The Master Developer or subsequent assignable entities are responsible for coordinating and completing the master block plat, associated engineering studies, and/or any development agreements required to identify infrastructure improvements through community build-out. The Specific plan reflects a commitment towards the construction and installation of necessary infrastructure without placing undue burden on the government agencies during the life cycle of the development. A Pomegranate Farms Development Agreement(s) and notes on the block plat will provide additional assurances for the construction of critical infrastructure prior to or concurrent with development.

After the master block plat is completed each Development Parcel or portion thereof may be further subdivided as a tentative and final plat or development plan in accordance with Pima County's Subdivision regulations.

Table 3, *Development Data* provides the total land area, land use designation, maximum residential units allowed and maximum density by Development Parcels. The table also provides the total required Open Space, and a minimum residential unit count for the project as a whole. This table will be provided on the master block plat will allow the Master Developer and Pima County staff to track the development progress (and block plat) as the project develops over time. Once development begins in the first plat, this table will be periodically updated by the Master Developer and will provide the total number of dwelling units proposed, platted, permitted, and a running total of the balance of units permitted based on the approved Specific Plan. This will allow the Master Developer to effectively manage the development over time, and will provide the

opportunity for Pima County staff, Planning & Zoning Commission and/or Board of Supervisors to obtain up-to-date information upon request of the Master Developer. In addition, in accordance with **Section 18.90.090.D** of the Pima County Zoning Code, the Master Developer will provide a Specific Plan Annual Implementation Monitoring Report (Monitoring Report) that will summarize the status of the development build-out over time. The Monitoring Report will also include a mechanism to track compliance with the minimum residential unit counts as the project is developed over time. This is defined in more detail in **PART IV-8**, *Specific Plan Annual Implementation Monitoring Report*.



POMEGRANATE FARMS

PHASING PLAN EXHIBIT IV-I

LEGEND

-  PRIMARY DRAINAGE CORRIDORS
-  PHASE 1 AREA
-  PHASE 2 AREA
-  PHASE 3 AREA
-  PHASE 4 AREA
-  PHASE 5 AREA

Subject to engineering and County review and approval.



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Date. 09/2016 Project No. 1614

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4. *Amendment Procedures*

The following provisions are intended to provide criteria for the determination of administrative modifications to the Pomegranate Farms Specific Plan. In addition, this Section is intended to define the amendment procedures applicable to administrative changes proposed to the Specific Plan.

Amendments to the Specific Plan may be required from time to time for various reasons to respond to changing market or financing conditions, changes to expected population growth, to reflect new development conditions, advancing technology, and/or to respond to the requirements of potential users or builders on the property. Amendments to the approved Specific Plan may be requested by the owner or owner's agent, and may be limited to one or more Development Parcels. Unless otherwise requested in the application, any proposed change will only affect Development Parcel(s) included in the proposed amendment. Only the contents of the specific amendment request may be considered and acted upon by the Planning Director, Board of Adjustment, County Planning & Zoning Commission or the Board of Supervisors.

Administrative Modifications

Certain changes to the Pomegranate Farms Specific Plan which enhance or refine the original vision and/or purpose and intent statements may be made administratively. These changes may reinforce diversity of housing type and mixed use. Administrative modifications may be used to strengthen the principles of Smart Growth, Green Building, and sustainability, and should support community values.

Administrative modifications may frequently be based upon new market design standards or technological advances in architecture, energy conservation and infrastructure engineering design and construction. Administrative modifications may be made when the health, safety, and welfare of existing and adjacent residents are not negatively impacted by the proposed administrative modification, and if they are consistent with the approved Specific Plan Policies. These types of administrative modifications, or any that may be analogous to, are listed below:

- a. Adjustments or Modifications in the Phasing Order – as long as infrastructure development is concurrent.
- b. Changes in configurations of individual Development Parcels and internal roadway alignments to include modifications of boundaries, division of larger parcels, or combinations of parcels, as long as there is no net increase in the maximum number of units allowable within the applicable Development Parcel, and the overall minimum unit count can be reasonably met as defined on **Table 3** in the Specific Plan document. Major roadway alignment changes may be subject to PCDOT review/approval.
- c. Changes or modifications in lot sizes and/or lot configuration by up to 10%, which encourages diversity of housing types, as long as the allowable density of the Specific Plan is unchanged.

- d. Density Transfer from Development Parcel to Development Parcel by up to 20% of the total unit count within a development parcel.
- e. Changes in lot coverage ratios which encourage diversity in housing type as long as it is within the allowable density of the Specific Plan.
- f. Creation of private streets, or other modifications in common area assets to be voluntarily maintained by a group or resident homeowners, as long as the integrity of the interior circulation provided by public street system is maintained.
- g. Placement and/or construction of identity or character features such as community art, entry monuments, mailboxes, neighborhood signage, etc. unless there is a safety concern.
- h. Relocation or modification of a school, church or park site, which either enhances the opportunity to create a sense of neighborhood and community, to better centralize the school and/or park sites based on actual development densities, or to implement the desires of the school district or County Parks Department as to the most appropriate location for the school and/or park site. Changes are subject to approval by Tucson Unified School District, or charter school, and/or Pima County Natural Resources, Parks and Recreation Department.
- i. Interpretations to terminology, reference, glossary, designation, or nomenclature which do not impact the overall intent of the Specific Plan can be made independent of all other sections of the Specific Plan by the Pima County Planning Director.
- j. Modifications in the design and construction of infrastructure based upon technological advances when proposed modification is accepted by County Transportation, Wastewater, or Flood Control District departments. Infrastructure capacity based upon planned target densities and intensities of use and phasing of infrastructure precedent or concurrent with development will remain unchanged.
- k. Minor modifications or adjustments to intrusions, encroachments, easements, right-of-ways, or Open Space, so long as the modifications fall within the general overall range and densities for the community.
- l. Administrative modifications can be made when there is a net reduction in the Open Space based on required flood control improvements as reviewed and approved by PCFCD, as shown on **Exhibit II-D**, and when there is no net increase in the maximum residential units for the master plan overall.
- m. Any analogous interpretations of the list of permitted or conditional uses of the property set forth in the Specific Plan, as determined by the Pima County Planning Director.
- n. Other changes not identified above, and not identified as Substantial or Insubstantial in nature, as defined by **Section 18.90.080.C.3.c** and as deemed appropriate by the Planning Director, as long as the changes do not impact the general health, safety, and welfare of the residents of Pima County, do not modify the overall intent of the approved Specific Plan, including the plan's compliance with the special area policies.

Administrative Modifications are subject to the approval of the Planning Director, with no public hearing required. Upon request for such an administrative modification, the Planning Director shall approve or disapprove an administrative modification within 10 working days, if the Planning Director does not require additional information. Such decisions shall be rendered in writing to the applicant and is appealable to the Planning Commission and Board of Supervisors as an interpretation of this Specific Plan.

5. *Assurances*

The Specific Plan will, at a minimum, provide the guidance for preparing a master block plat as defined on **Exhibit II-B**, in conjunction with the creation, and recordation of a Development Agreement(s). The block plat and/or the Development Agreement(s) will include detailed “assurance” directives and exhibits, for each Development Parcel to coordinate the overall implementation of critical infrastructure necessary for this community. The assurances will allow for flexibility within the framework or implementation of the infrastructure to adjust for market condition changes, as determined by the master developer or subsequent assignable entities.

6. *Estimated Development Schedule*

Twenty-Three Development Parcels are identified for the ultimate build-out of the Pomegranate Farms Planned Community (See **Exhibit II-B Master Plan**). The development of the Pomegranate Farms Planned Community is based on the absorption of homes in the community, and will respond to housing and retail markets, job growth demands for employment space, regional transportation facilities, and sound infrastructure development strategies.

The overall planned community is projected to be built over a period of approximately the next 15 years. This estimated absorption rate may fluctuate over time based on local market conditions. Additionally, commercial and employment land use phasing will respond to demand created by housing growth and/or regional transportation improvements which generate an increase in regional transportation trips within the vicinity to the non-residential Development Parcels. A projection for the completion of the absorption of commercial and employment land use has not been provided due to the many variables which influence the outcome.

7. *Management and Maintenance
Community Association Responsibility*

A master community homeowners association (HOA), or other comparable named corporate entity, will be created to manage all common Open Space facilities and private drainage facilities owned by the HOA and to govern the affairs of the HOA through formal governance structure to be established in the HOA bylaws. In addition to common tracts owned by the HOA, the HOA may assume the maintenance responsibility for median landscaping and landscaping within the public rights-of-way adjacent to all major and minor arterial roadways throughout the community, subject to a maintenance agreement with the County. The purchaser of property within the Pomegranate Farms community will be required to pay dues which will in turn pay the expenses of the HOA for the operation and maintenance of community facilities.

All private facilities constructed by the Master Developer will be dedicated to the HOA for acceptance upon completion. The dedication and acceptance process will coincide with the public approval of the facilities through the regulatory development review process. Once accepted, it will become the HOA Board of Directors responsibility to manage and maintain the facilities pursuant to the bylaws.

8. *Specific Plan Annual Implementation Monitoring Report*

In accordance with *Pima County Zoning Code Section 18.90.090.D*, the Master Developer for Pomegranate Farms shall submit an Annual Implementation Monitoring Report for review by applicable County departments. The report shall describe in acceptable form and detail the following:

- a. Project adherence to schedules submitted by the Specific Plan (as amended);
- b. The number of total dwelling units proposed, platted, and permitted, and the allocation of the balance of approved units. In order to ensure the minimum residential units will be met at full build out, the Master Developer must demonstrate that proportionally, the community does not fall below 10% of the minimum average residential unit count requirement at any time after the 500th lot is developed as reported through the annual report. This is calculated as follows: the total percentage of the actual unit count allocation for all developed, permitted and platted lots divided by 1,329 (minimum unit count for the community) minus total percentage based on the maximum unit count allowed for all applicable developed parcels as defined in **Table 3** divided by 2,659 (maximum unit count for the community).

For example, below is a hypothetical scenario to demonstrate how the formula is calculated:

Parcel	Maximum Units	Actual Units
5	144	110
6	50	42
7	202	163
<u>21</u>	<u>184</u>	<u>135</u>
Subtotal	580	450

450 units / 1,329 min. required = 33.8% of minimum
 580 units / 2,659 max. allowed = 21.8% of maximum
 33.8 - 21.8 = +12%. This would demonstrate conformance with the requirement.

The difference must be greater than -10% at all times after the 500th unit, and must be at least 0%+ at build-out.

- c. A record of zoning violations charged to the project;
- d. A calculation of the F.A.R. by applicable Development Parcel; and
- e. Such items as established by adopted County policy.