

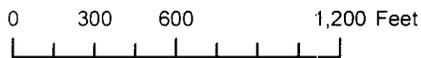
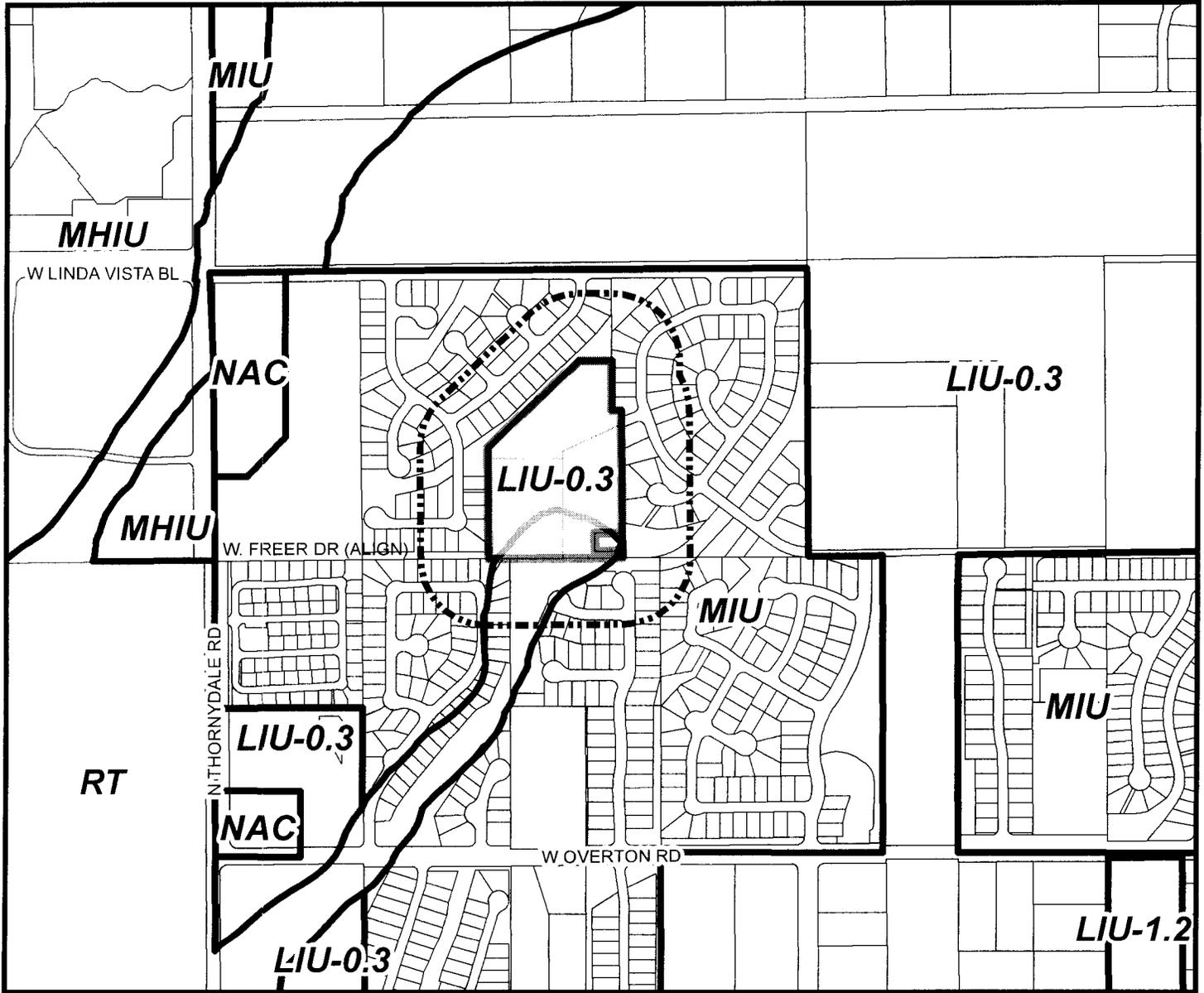
Co7-14-01

PRF 3, LLC – W. Freer Drive Alignment

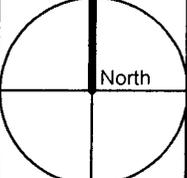
Plan Amendment

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



 Amendment Area  300' Notice Area

Taxcode: 225-02-004Q, 225-02-004P, 225-02-004V	Co7-14-01 PRF 3, LLC - W. FREER DRIVE ALIGNMENT PLAN AMENDMENT	Location: North side of W Freer Drive alignment, approximately 1,200 feet east of N. Thornydale Road and 400 feet south of W. Linda Vista Boulevard	
Request: Low Intensity Urban 0.3 (LIU-0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) and Resource Transition (RT) 9.79 Acres +/-			
	Northwest Subregion Section 20, Township 12 South, Range 13 East		
	Planning and Zoning Commission Hearing: August 27, 2014 (projected)	Map Scale: 1:8,000	
Board of Supervisors Hearing: October 21, 2014 (projected).		Map Date: June 2, 2014	

APR 25 2014



PIMA COUNTY COMPREHENSIVE PLAN
2014 PLAN AMENDMENT PROGRAM
Application

SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): PRF3 LLC, an Arizona limited liability company
 DAYTIME PHONE: 320-1300 FAX: 320-0777
 ADDRESS: 5160 E. Territory Ave., Tucson AZ 85750
 E-MAIL: tatarasjo@gabroylaw.com
 APPLICANT (if other than owner): Michael Marks, AICP of MJM Consulting, Inc
 DAYTIME PHONE: 241-8876 FAX: _____
 ADDRESS: 1002 E. 4th. St., Tucson AZ 85710
 E-MAIL: Mjmconsulting@cox.net

SECTION II. AMENDMENT REQUEST INFORMATION

TAX CODE NO(S): 225-02-0040, 004P & 004V *
 TOTAL ACRES: 9.78 acres *
 GENERAL PROPERTY LOCATION: 3657'-feet south of Linda Vista Blvd. and 12007'-feet east of Thornydale Rd. *
 COMPREHENSIVE PLAN SUBREGION(S): Northwest
 ZONING BASEMAP(S): 161 BOARD OF SUPERVISORS DISTRICT(S): 1
 CURRENT/CONDITIONAL ZONING: SR
 EXISTING LAND USE: Vacant *
 CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): L1U0,3 = 8.16 acres & RT = 1.62 acres *
 REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): See Attachment A

SPECIAL AREA OR REZONING POLICIES BY POLICY #, WHICH CURRENTLY APPLY TO THE PROPERTY:
None

* See Attachment A

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

None

SECTION III. SURROUNDING PROPERTIES INFORMATION

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

NORTH: MIU & LIU 0.3 SOUTH: RT & MIU
EAST: MIU WEST: MIU

* EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: Residential to Linda Vista Bl & then vacant
SOUTH: Residential and open space/wash
EAST: Residential
WEST: Residential

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

NORTH: CR-5, CR-4 & SR SOUTH: CR-4 & CR-5
EAST: CR-4 WEST: TR

* See Attachment A

SECTION IV. REASONS FOR PROPOSED AMENDMENT

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

See Attachment A

Section V - Biological Resources - See Attach B.

SECTION VI. SUBMITTALS

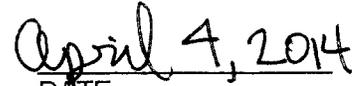
THE FOLLOWING ITEMS MUST BE INCLUDED IN THE APPLICATION:

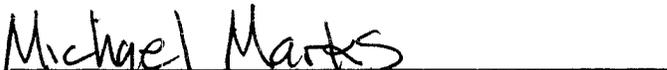
- Site map - refer to Section I(E) of this application form for requirements.
- Ownership verification:
 - Assessor's map and property inquiry (APIQ) printout.
 - Original letter(s) of authorization (if applicant is not the property owner).
 - If a trust, original signature of trust officer and list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

SECTION VII.

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


SIGNATURE OF APPLICANT


DATE


NAME OF APPLICANT - PRINTED

ATTACHMENT A

To The PRF 3 LLC – Briar Rose Lane Comprehensive Plan Amendment Application Sections I-IV

APR 25 2014

Co7-14-01 Reprinted 5-1-14

SECTION I

Property Owner: The Members of the PRF 3 LLC are divulged in the document attached to the application and labeled as Attachment E.

SECTION II

Tax Code Numbers: See the attached Assessor Map (i.e. Attachment C) for clarification.

Total Acreage: See Exhibit #1, the 'Boundary Map'.

General Property Location: See Exhibit #2, the 'Location Map'.

Existing Land Use: See Exhibit #3, the 'Land Use Map'.

Current Plan Designation(s) and Acreage(s): See Exhibit #4, the 'Current Comp Plan Map'.

Requested Plan Designations and Acreages: See Exhibit #5, the 'Requested Plan Designation Map'. The designations and corresponding acreages are as follows: 1) LIU 0.3 to MIU (8.16 acres), 2) RT to MIU (1.55 acres), and 3) RT to remain (0.07 acres).

SECTION III

Current Planned Land Uses within 500 Feet: See Ex. #6, the 'Surrounding Properties Comp Plan Map'.

Existing Land Use within 500 Feet: See Exhibit #7, 'The Surrounding Properties Land Use Map'.

Existing Zoning within 500 Feet: See Exhibit #8, 'The Surrounding Properties Zoning Map'.

SECTION IV: Reasons for Proposed Amendment

Reason #1: The property is surrounded by MIU. Exhibit #6 shows the surrounding Comprehensive Plan designations, which are essentially all MIU. There is no compelling reason why the subject property should be classified any differently. This designation is appropriate on these surrounding properties, which have been developed accordingly, and it is likewise appropriate for the subject property. The region that the subject property and surrounding properties lie within is an urbanized area, and so all properties, including the subject property, should be recognized as urban.

Reason #2: The existing LIU 0.3 designation is inappropriate given the developed conditions of the area. The LIU 0.3 designation essentially allows SR zoning and corresponding development. With limited exceptions that is one house per 144,000 square feet. This is rural development in an urban environment, a situation not synchronized with the reality of 2014. None of the surrounding property is developed consistent with the LIU 0.3 land use type.

Reason #3: That portion of the RT property outside of the 100 year floodplain should be treated as the rest of the LIU 0.3 to MIU property. The existing RT line is consistent with the official FEMA floodplain line. There is no reason for the RT line to be where it is other than for consistency with the floodplain line. We know now that the FEMA floodplain line is incorrect, that the hydrologic conditions relative to the wash in question have been evaluated and the results support the revision to the 100 year floodplain line. In 2006/2007 this floodplain line was evaluated by Jeff Stanley, P.E. with a determination that the floodplain line lies south of the 30 foot easement lying along the south boundary of the property (See Attachment AA). Mr. Stanley presented his findings to the Pima County Regional Flood Control District (RFCD) which wrote a letter on March 30, 2007 indicating that "The HEC analysis demonstrates that the 100-year floodplain for the drainage located near the southeast corner of the property does not extend north of the southern 30-foot utility and access easement (See Attachment BB). Recently at the request of

ATTACHMENT A

To The PRF 3 LLC – Briar Rose Lane Comprehensive Plan Amendment Application Sections I-IV

APR 25 2014

the owner, Clint Glass, P.E. of CMG Drainage Engineering reexamined this floodplain condition and arrived at substantially the same conclusion regarding the location of this line. See the letter and map from Mr. Glass labeled Attachment CC. Exhibit #9, the Hydrology Map, shows the lines that CMG Drainage Engineering calculated (and which is shown on the CMG Map). Of course more detailed analysis and agency review will be needed for the formal LOMR or CLOMR work to officially change the FEMA maps, but the work done so far is more than sufficient to find that the 100 year floodplain line is located where this Hydrology Map shows it to be. This hydrologic analysis shows that only a minor portion of the existing RT area is within the modified 100 year floodplain and this area is designated to remain as RT in the request.

Reason #4: The property is well suited for an up-planning due to favorable access and traffic conditions.

Access to this property is by way of Briar Rose Lane, which is already built. This one access point will suffice since the development will have less than 100 lots, according to an official of the Pima County Department of Transportation. However, if emergency services needs a secondary access, and it is acceptable to Pima County, the use of Freer Drive from Thornydale Road to the site would work. Briar Rose Lane connects to Crestone Drive which connects to Highline Ave which connects to Linda Vista Road which provides paved all-weather access from the subject property to Thornydale Road. All of these streets are fully built. The traffic conditions from the subject property and from within the adjacent Las Lindas subdivision, through that Las Lindas subdivision, given a projected total of 112 lots (with a projected total of 36 from the subject property and 76 from the Las Lindas subdivision) would generate a maximum of 1120 ADT which is a fraction of the capacity that these typical two-lane residential streets have, according to an official of the Department of Transportation.

Reason #5: The property is well served by existing public and private utilities. Exhibit #10 shows that there is an 8 inch public sewer line along the south boundary of the property. The Pima County Regional Wastewater Reclamation Department has determined that this line has sufficient unused capacity to serve the subject property (See Attachment DD). The City of Tucson Water Department serves the area surrounding the subject property. It has an 8 inch main along the south boundary as well as another 8” main in Briar Rose Lane. A ‘will serve’ letter from that department is attached (See Attachment EE). SW Gas has gas lines in all of the surrounding streets and will serve the project (See Attachment FF). TEP has power below ground in the surrounding streets. Any letter from TEP, which I have been expecting for some time, will be submitted under separate cover. MJM Consulting has obtained a map showing the location of Comcast and Century Link Internet & Phone cable, which shows there is cable under the adjacent streets. All of these conditions make the Plan Amendment proposal consistent with the Growing Smarter Act goal of ‘rational infrastructure expansion and improvements’, and further support the conclusion that this project should be classified as ‘infill’.

Reason #6: The property is well served by existing public facilities. The schools that would serve the property are the Ironwood Elementary which is less than a quarter mile to the east, the Tortolita Middle which is about a mile to the south, and the Mountain View High School which is close by at the southwest corner of Linda Vista Blvd & Thornydale Road. All three have unused capacity according to a December 9, 2013 email written by Russell Federico of the Marana Unified School District (See Attachment GG). The nearest fire station is the Mountain Vista Fire District Station #620, at 9310 N. Shannon Road, about ¾ mile to the east of the subject property. The nearest Pima County Sheriff’s Substation is the Foothills District Office at 7300 N. Shannon Road, about a half mile south of Magee Road. Located next to that Sheriff’s Station is a Public Library. Also nearby is the Pima Community College and the YMCA. The subject property is located about a quarter mile away from the Arthur Pack Regional Park, providing substantial recreational opportunities. The closest Post Office is located at the

ATTACHMENT A

To The PRF 3 LLC – Briar Rose Lane Comprehensive Plan Amendment Application Sections I-IV

southwest corner of Thornydale and Magee Roads. With all of these facilities urban land development nearby should be encouraged and not discouraged.

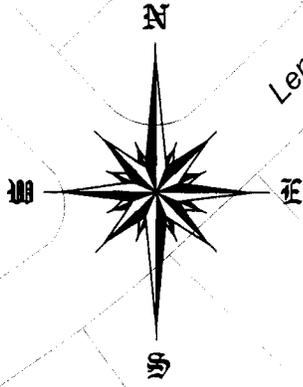
Reason #7: The environmental conditions of the property do not warrant the property being preserved as natural area. A preliminary vegetative assessment has been performed by WestLand Resources, Inc., which prepared a report of its findings in a report which is enclosed as Attachment HH. Those findings shows the IRA portion of the property, along the north boundary, to have a total vegetation volume of only a Xeroriparian D, which is greater than that within the RT area and the ‘remaining area’ (i.e. outside the IRA and the RT, and referred to in the WestLand report as the ‘undesigned property’). In fact the ‘remaining area’ has a greater total vegetation volume than that of the area within the RT. One could conclude that the RT designation, from the standpoint of vegetation, is not warranted. The WestLand report indicates that the boundary of the RT, relative to the conditions just outside of the RT area, does not show any relevance to the conditions on the site. The Conservation Lands System, depicted on Exhibit #12 for the subject property and on Exhibit #13 for the surrounding area, shows IRA along the north and southeast boundaries, with the majority balance of the property as both Multiple Use Management and Special Species Management. The WestLand report indicates that the site, and surrounding area, is absent two of three species that justify a Special Species designation, and the third one, i.e. the pygmy owl, is “extremely unlikely...(to) occupy this parcel”, according to the USFWS. Nonetheless, the IRA and other designations will require onsite or offsite mitigation, which will be achieved during the rezoning & platting process. At this point it is expected that the IRA area will be left natural, probably all of it, and the remainder of the property will achieve compliance by offsite mitigation.

Reason #8: The development type proposed for the subject property is the same as that already built on the adjacent subdivisions. The development on the surrounding properties is residential at suburban densities. The surrounding residential subdivisions are fully developed and have densities ranging from 2.96 to 4.21 Residences Per Acre (RAC). The developer of the subject property anticipates a development no greater in density than that of the upper end number of the range. The lot sizes in these adjacent subdivisions are also of a urban nature. The subject development will be the same.

Reason #9: There are no known archaeological resources. An Archaeological Site Records Search was conducted by the Arizona State Museum, resulting in a letter report which indicated that the property was inspected in 1981 (See Attachment II). It went on to say, in part, “No historic properties are identified in the project area.”

Summary:

All of the above points to why an MIU designation is appropriate on the subject property. All of these reasons also point out why the current LIU 0.3 designation is not appropriate and does not serve the needs of a growing region. Given the surrounding development and existence of utilities and other infrastructure the property should be classified as ‘infill’, and good planning would dictate that ‘infill’ properties be developed so the pressure to build further and further ‘out’ is reduced. The current LIU 3.0 designation essentially reduces the property to SR development which typically would result in a total of three residences on the property. That is not the type of land use that should be assigned to property that is surrounded by urban residential development.



Scale: 1" = 100'

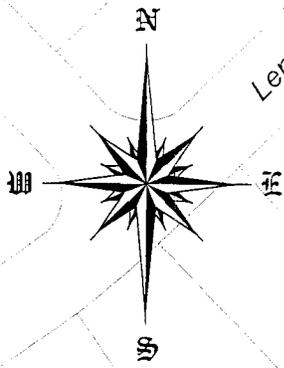
Lenihan Lane

Crestone Drive

Briar Rose Lane

LIU 0.3 = 355,605 s.f. (8.16 Acres)

RT = 70,400 s.f. (1.62 Acres)



Scale: 1" = 100'

Lenihan Lane

Crestone Drive

Briar Rose Lane

LIU O.3 to MIU
355,605 s.f.
8.16 Acres

RT to MIU
67,335 s.f.
1.55 Acres

RT to Remain
3065 s.f.
0.07 Acres

LIU O.3 to MIU

MJMJM CONSULTING, INC.
Land Planning and Development Services
7062 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

PRF3 LLC- Plan Amendment
APN: 225-02-004P, 225-02-004Q, 225-02-004V
Section 20, Township 12 South, Range 13 S.
Pima County, Arizona

Exhibit 5
Requested Plan
Designation Map