



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: July 11, 2014

TO: Honorable Chair and Members,
Pima County Planning and Zoning Commission

FROM: Arlan M. Colton, Planning Director

SUBJECT: 2014 Comprehensive Plan Annual Plan Amendment Program

The annual Comprehensive Plan amendment program requires a study session to introduce plan amendment applications to the Planning and Zoning Commission, per Zoning Code Section 18.89.040.D.1:

1. Commission study session:
 - a. The commission shall review the amendment requests during a study session;
 - b. The commission shall set the amendment for public hearing;
 - c. The commission may expand the public hearing notice for an amendment;
 - d. The commission may initiate plan amendments;
 - e. Public notice for the study session shall be given by publication once in a newspaper of general circulation in the county seat.

There are six amendment applications for 2014. They range in area from less than one acre to about 50 acres, and total approximately 94 acres. Five applications propose new development on vacant land (one is a request to remedy a residential lot that is undersized for current zoning) and one request is to expand commercial uses allowed on a developed site. Of the six proposed amendments, three sites are entirely within and one site is partially within the Maeveen Marie Behan Conservation Lands System, the major Comprehensive Plan implementation component of the Sonoran Desert Conservation Plan.

While plan amendments are evaluated and acted on individually with recommendation from the Planning and Zoning Commission and final action by the Board of Supervisors, the annual plan amendment program also provides for an overview of the cumulative effects of potential changes to the land use plan and identification of trends. Successful plan amendments change planned land use designations on the land use plan for the subject property, setting the stage for a rezoning request to actually change the uses allowed on the property.

As with the 2013 annual plan amendments, and as the *Pima Prospers* Comprehensive Plan Update progresses, staff respectfully requests that the Planning and Zoning Commission consider a more restrained approach to conveying special considerations to the Board for approval of amendments: rather than establish detailed Rezoning Policies (RP) for every individual plan amendment, we propose relying on the staff report and findings of the Commission at public hearing to identify special considerations to be brought forward in the rezoning process for the establishment of rezoning conditions. Staff recognizes that some amendments do require Rezoning Policies, such as those modifying the underlying zoning districts or uses allowed by a particular planned land use intensity designation; however, analysis of the many Rezoning Policies created over the past ten years reveals that many simply reiterated or emphasized current policy and practice.

The Commission's role at this study session is not to debate the merits of the amendments, but rather to adopt a public hearing schedule and property-owner notification area for each of the amendment requests. The cases will return to the Commission as scheduled for full public hearing. As this study session was advertised in the newspaper, members of the public may wish to speak at the discretion of the Commission – public input might be better considered at the full public hearings, but comments will be entered into the public record.

The 2014 amendment requests are divided into two groups, as enumerated below. Included are projected public hearing dates for Commission and Board public hearings by group, a short description of each amendment application, and recommended property-owner notice areas.

Group One

One plan amendment for proposed addition of commercial activity on a small property in the Catalina Foothills Subregion (expedited schedule):

Recommended public hearing dates

Planning and Zoning Commission: Wednesday, August 27, 2014

Board of Supervisors: Tuesday, September 16, 2014

Co7-14-05 T. Read Holdings, LLC – N. Oracle Road Amendment (#2)

Request: Medium Intensity Urban (MIU) to Neighborhood Activity Center; 0.66 acres

Location: Northeast of N. Oracle Road and N. Genematas Drive intersection, north of N. Genematas Drive

Intent: Comply with Board of Supervisors requirement for Comprehensive Plan amendment to allow additional commercial uses on site (substantial change)

Maeveen Marie Behan Conservation Lands System: Outside

Recommended Notification Area: 300 feet

Subregion: Catalina Foothills

District: 1

Three plan amendments for proposed residential and commercial land use in the Northwest and Catalina Foothills Subregions:

Recommended public hearing dates

Planning and Zoning Commission: Wednesday, August 27, 2014

Board of Supervisors: Tuesday, October 21, 2014

Co7-14-01 PRF 3, LLC – W. Freer Drive Alignment Plan Amendment

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

Location: Southeast of N. Thornydale Road and W. Linda Vista Boulevard intersection, north side of the W. Freer Drive alignment

Intent: Increase land use intensity to match that of surrounding residential development

Maeveen Marie Behan Conservation Lands System: Important Riparian Areas and Multiple Use Management Areas

Recommended Notification Area: 300 feet

Subregion: Northwest

District: 1

Co7-14-02 Signature Homes by Miramonte, LLC – W. Hardy Road Plan Amendment

Request: Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU); 20.0 acres
Location: East of N. Thornydale Road and W. Hardy Road intersection, north side of the W. Hardy Road
Intent: Increase land use intensity to match that of surrounding residential development
Maeveen Marie Behan Conservation Lands System: Important Riparian Areas and Multiple Use Management Areas
Recommended Notification Area: 1000 feet
Subregion: Northwest District: 1

Co7-14-03 Catalina Foothills Center General Partnership – N. Oracle Road Plan Amendment
Request: Medium Intensity Urban (MIU), Low Intensity Urban 1.2 (LIU 1.2) and Resource Transition (RT) to Neighborhood Activity Center (NAC), Medium Intensity Urban (MIU) and Resource Transition (RT); approximately 50 acres
Location: Northeast of N. Oracle Road and W. River Road intersection, north and west of N. Genematas Drive
Intent: Redevelopment of site for master-planned commercial / retail / residential development
Maeveen Marie Behan Conservation Lands System: Important Riparian Areas (partial)
Recommended Notification Area: 1,000 feet
Subregion: Catalina Foothills District: 1

Group Two

Two plan amendments for proposed residential and commercial land use in the Rincon Southeast / Santa Rita and Tucson Mountains / Avra Valley Subregions:

Recommended public hearing dates
Planning and Zoning Commission: Wednesday, September 24, 2014
Board of Supervisors: Tuesday, November 18, 2014

Co7-14-04 Garold C. Brown Family Ltd. Partnership – S. Houghton Road Plan Amendment
Request: Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC); 12.27 acres
Location: Southeast of S. Houghton Road and E. Golf Links Road intersection, east of S. Houghton Road
Intent: Master-planned commercial / retail / residential development
Maeveen Marie Behan Conservation Lands System: outside
Recommended Notification Area: 1,000 feet
Subregion: Rincon Southeast / Santa Rita District: 4

Co7-14-06 Estate of Emily Stowell Stratton – W. Anklam Road Plan Amendment
Request: Resource Transition (RT) to Low Intensity Urban 1.2 (LIU 1.2); 1.00 acres
Location: Southeast of W. Speedway and W. Anklam Road intersection, 750 feet south of W. Anklam Road
Intent: Increase land use intensity and change zoning for an undersized parcel
Maeveen Marie Behan Conservation Lands System: Multiple Use Management Areas
Recommended Notification Area: 1,000 feet
Subregion: Tucson Mountains / Avra Valley District: 5