



PIMA COUNTY COMPREHENSIVE PLAN UPDATE



Regional Plan Policies

Adopted by the
Pima County Board of Supervisors
December 2001

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As Amended
June 2012

This document, ***Regional Plan Policies***, is one of three working documents of the Pima County Comprehensive Plan; see also ***Land Use Intensity Legend*** and ***Rezoning and Special Area Plan Policies***. The complete Comprehensive Plan is available in the office of the Planning Division, Pima County Development Services Department.

**2001 Pima County Comprehensive Plan Update
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2001 Pima County Comprehensive Plan Update Regional Plan Policies

1. LAND USE ELEMENT REGIONAL PLAN POLICIES

A. Administration

1. Map Interpretation Policies

- a. Comprehensive Plan maps are created using Geographic Information Systems (GIS) digital information from a variety of sources. Based on best available data and practices, digital files and hard-copy maps may contain errors of accuracy, completeness, or timeliness. Precision may change over time as new technologies and sources of data are implemented. Maps are for general reference and are not intended for project level planning. Consult with staff to confirm Land Use Intensity categories and other considerations for specific areas. Revised hard-copy maps will be produced several times a year or periodically.
- b. As annual amendments and other changes to Comprehensive Plan maps are approved, the official electronic version of Comprehensive Plan map layers on the Pima County GIS data server will be updated. Archival electronic versions of these map layers will be created, at minimum once a year, at the end of each yearly amendment cycle.
- c. The following policies apply to the interpretation and amendment of planned land use category boundaries which are based on hydrologic features.
 - 1) The use of a wash centerline as a map boundary is for cartographic purposes, washes shall be considered as whole entities in the rezoning process, in accordance with applicable County regulations and procedures. The centerline of the wash, as it existed on the date a rezoning or similar action is approved by the board, shall be the land use category boundary.
 - 2) Where a natural wash is shown as a polygon, precise location of its boundaries, as determined by detailed studies accepted by the county, shall be the land use category boundaries.
 - 3) Where a Resource Conservation [or “Resource Transition” per Regional Plan Policy 1(A)(4)(d)] map boundary is based upon approved floodplain limits, amendment to such boundary which redefines the mapped floodplain may be requested following a FEMA Letter of Map Revision application or other detailed hydrologic study accepted by the county, and shall be processed as a Minor Revision to the comprehensive plan with public hearing.

2. State Conceptual Land Use Plan Coordination

Growing Smarter Plus statute requires the State Land Department to work with the Pima County Planning and Zoning Commission regarding integrating the State’s conceptual land use plan into Pima County’s Comprehensive Plan. The intent is a

cooperative integration of the State land use plan into Pima County's Comprehensive Plan.

3. Measuring Land Consumption

Create a basic unit of measurement that defines and tracks urbanized area land consumption as it relates to population growth. The purpose of this policy is to keep attuned to land consumption and measure the impacts of conventional low density development and compact form development.

4. Land Use Intensity Legend

- a. Promote a compact form of development; restrict residential rezonings in MHIU, HIU, CAC, MFC or REAC to not be less than half of the maximum gross density or less than twelve residences per acre. Residential rezonings in the MIU and NAC designations to be not less than five residences per acre.
- b. Continue the review of the Land Use Intensity Legend to look for opportunities to promote a compact form of development and mixed use planning in designated growth areas wherever is practicable.
- c. Land Use Intensity Legend Modification to redesignate Resource Productive and adding Resource Extraction. The land use legend shall be modified to indicate on the Comprehensive Plan Land Use Map that mining lands shall be designated as Resource Extractive and ranching and agricultural lands shall be designated as Resource Productive. Resource Productive shall refer to land designated as agricultural and ranching lands. These lands shall be protected for their productive capabilities and from encroachment by incompatible uses. Resource Extraction shall refer to mining lands. These lands shall be protected for their extractive capabilities and from encroachment by incompatible uses. Chapter 18.89 Comprehensive Plan Chapter of the Pima County Zoning Code shall be amended to reflect the direction of the above designations.
- d. Land Use Intensity Modification: Re-designate Resource Conservation to Resource Transition

Resource Transition and Resource Conservation

The land use legend shall be modified to indicate private land exhibited as Resource Conservation on the Comprehensive Land Use Map shall be converted to Resource Transition.

The Resource Transition designation shall refer to private land with environmentally sensitive characteristics that include wildlife corridors, natural washes, floodplains, peaks and ridges, buffers to public preserves, and other environmentally sensitive areas. Development of such land shall emphasize design that blends with the natural landscape and supports environmentally sensitive linkages in developing areas.

The Resource Conservation designation shall refer to public land that protects existing public open space land necessary to achieve objectives regarding environmental quality, public safety, open space, recreation and cultural

heritage and to promote an interconnected, regional open space network, including parks, trails, desert belts, and other open space area.

5. Plan Amendment Policies

- a. Major Plan Amendment: A request to amend the Pima County Comprehensive Plan consisting of 500 or more acres shall be classified as a major plan amendment. A major plan amendment requires a two-thirds vote of the Board of Supervisors for adoption.
- b. Special Area Policies: Special conditions approved during the annual plan amendment process to be considered for a property as part of the rezoning hearing process shall be delineated in a rezoning policy resolution. Rezoning policy resolutions shall be kept on file at the Development Services Department. The rezoning policy resolution shall be submitted along with the rezoning application for the subject property.
- c. Special areas for regional subareas or large sections of a subarea shall be displayed on the Comprehensive Plan map with a notation indicating guidelines for rezoning or specific plan requests for which unique land use characteristics are considered.
- d. Annual Plan Amendment Review Criteria: An annual plan amendment review program is provided in Section 18.89.040. The annual plan amendment program provides an opportunity to address oversights, inconsistencies or land use related inequities in the plan or to acknowledge significant changes in a particular area since the adoption of the plan or plan update. Furthermore, the plan amendment program allows for an opportunity to review implementation of the growth area element and suitability for development proposals that support multimodal transportation, rational infrastructure expansion and improvements, mixed use planning, and conserve significant natural resources in the growth area.

6. Site Analysis Policy

Petitioners for rezoning of any parcel greater than one acre in size to be developed at a residential density of four or more residences per acre; or greater than one acre in size to be developed for non-residential uses; or greater than five acres in size shall submit a Site Analysis prepared in accordance with the Pima County Site Analysis Requirements, as referenced in Section 18.91.030F of the Pima County Zoning Code.

7. Transfer of Development Rights (TDR's)

Pima County shall develop and implement a Transfer of Development Rights (TDR's) program in accordance with A.R.S.§11-821.03. TDR's can reduce the intensity and density of use in areas identified as significant for conservation, biological or cultural resources, sensitive areas in proximity to military airports, or on undeveloped golf courses, by creating incentives for property owners to transfer their development rights in the sensitive (sending) areas to designated "receiving areas" elsewhere. The transfer of development rights is similar to the purchase of development rights, except rather than a public agency buying development rights, which are then in effect "retired", the landowner is compensated for the value of the transferred development rights by property owners wishing to develop in the

receiving areas; developments using TDR's may then develop at densities or intensities greater than otherwise permitted under the existing zoning, though conditions on development may be imposed. Participation in TDR programs shall be voluntary on the part of the landowners(s).

In addition to preserving sensitive lands within sending areas, a TDR program can also provide benefits in the receiving areas. In rural areas, the program can provide incentives for property owners to go through the subdivision process and to provide open space, while in more urban areas, the program can encourage more appropriate urban development.

B. Cultural Heritage

Cultural heritage is a broad concept that encompasses items created by people, aspects of the natural world, and different human cultures. In a nutshell, cultural heritage is about the relationship between places and people.

An important component of cultural heritage is cultural resources, which are things and places that have significance to people. Cultural resources include: archaeological sites, historic buildings, rock art, shrines, trails, human made items (such as pottery, metal objects, projectile points, and grinding stones), traditional cultural places, and traditional cultural landscapes. Traditional cultural places and traditional cultural landscapes are places and areas that have significant meaning to one or more cultural group, and often incorporate significant aspects of both the natural and human made worlds. For example, a traditional cultural landscape may include a mountain that contains archaeological sites, human burials, herb gathering places, and other important cultural resources. Human burials are a special type of cultural resource, which are usually, but certainly not always, found in archaeological sites or graveyards.

Cultural heritage also encompasses our cultures. Each individual belongs to at least one cultural group. Many people identify with more than one culture, but may regard one as their primary identity. Cultural groups may perceive the world in varied ways, and many of them have direct connections with various cultural resources in Pima County. Many cultural groups reside within Pima County, including the Tohono O'odham, Yaqui, Hispanic, Anglo, and Asian communities, and all have connections with cultural resources located here. Even cultural groups that reside outside Pima County, such as the Apache, Hopi, and Zuni, have ties to some cultural resources in Pima County. One cultural distinction that is often missed when discussing cultural heritage is the difference between the urban and rural cultures and lifestyles. The way people interact with the natural landscape delineates what is culturally important to them. In many ways, it is the connections that cultures have with cultural resources that help define who they are as a group. This sense of place is integral to cultural identity and cultural heritage.

Comprehensive planning in Pima County is a means of envisioning our future. Planning for growth and development is an iterative process. *Responsible growth and development includes stewardship of the unique cultural resources in Pima County, enhancing the quality of community life through the affirmation of cultural diversity and cultural heritage values, and promoting cost effective strategies that balance the needs of development with the needs of preservation and conservation of Pima County's cultural heritage.* In this regard, this plan for cultural heritage is intimately tied to the principles and policies of the Sonoran Desert Conservation Plan.

Cultural heritage planning has four primary goals: conservation, protection, public education, and preservation of the historic fabric, each of which is elaborated below. These four goals and related policies promote and enhance the stewardship of Cultural Heritage within Pima County. These cultural resources policies pertain to the designation, conservation, and treatment of cultural resources including archaeological and historical sites and buildings, districts, and landmarks that are identified as places of exceptional importance to the Pima County community. With rapid growth and development, these important places and properties may be affected by County public improvement projects, as well as proposed private sector development involving rezonings, specific plans, Comprehensive Plan amendments, and grading and other land use permits, all of which require additional policies to address in-place conservation, or alternatively, mitigation of impacts through documentation and research.

1. Conservation of Cultural Resources

Because of the multiple benefits of cultural resources protection and the importance of cultural resources in heritage conservation, effective land use planning requires the identification of significant cultural resources and the development of incentives to encourage the conservation and in-place preservation and protection of these non-renewable and irreplaceable cultural resources.

- a. Pima County Priority Cultural Resources: Adopt a list of Pima County Priority Cultural Resources that will serve to identify those cultural resources and historic properties as places of extraordinary importance to the county's culture and history, priorities that should be conserved and protected in-place for the benefit of future generations.

Creating a List of Priority Cultural Resources enhances planning capabilities by enabling the county to identify those currently known places that are exceptionally important to the heritage of Pima County regardless of current jurisdiction. Designation as a priority cultural resource will help to ensure the consideration and protection of these places in land use planning decisions by Pima County and others. The List is thus a planning tool that can be used to guide both the county's own public works projects, as well as private development in order to enhance the protection of these priority cultural resources should they become threatened. Identification of properties for inclusion on this List was conducted under the oversight and direction of the Sonoran Desert Conservation Plan Cultural and Historical Resources Technical Advisory Team and 20 experts in historic preservation and archaeology. The results are two sets of places, one consisting of 91 archaeological sites and site complexes, and the other consisting of 138 historic sites and structures (See attachments). While other sites may qualify in the future for designation, these 229 known historic and archaeological sites are presented as Pima County's List of Priority Cultural Resources.

- b. Pima County Register of Historic Places: The list of Priority Cultural Resources will provide the basis for the establishment of a Pima County Register of Historic Places for designation under the Historic Zone Overlay Ordinance Code Section 18.63 for unincorporated Pima County.

The Pima County Register of Historic Places will be additionally useful in identifying those cultural resources that are most deserving of listing on local, state, and national registers of historic places and that honor places of importance to our common heritage. Most importantly, however, a Pima County Register of Historic Places will give formal acknowledgment to those places determined to be special to the history and culture of its citizens and will provide a level of local recognition that they do not currently receive. Registration acknowledges the exceptional importance of each of these historic properties and places and gives formal sanction through historic designation to their conservation and protection. Historic sites, buildings, objects, and districts subject shall be considered eligible for inclusion in the Pima County Register that:

- 1) Reflect significance in Pima County history, architecture, archaeology, engineering, or culture; and
 - 2) Possess integrity of location, design, setting, materials, workmanship, feeling, and association; and
 - 3) Are associated with events that have made a significant contribution to the broad patterns of our history; or
 - 4) Are associated with the lives of persons significant in our past; or
 - 5) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
 - 6) Have yielded or may be likely to yield information important in prehistory or history.
- c. Historic Zone Code Section 18.63: Pima County has had a long-term commitment to the protection of cultural resources; however, the current Historic Zone Ordinance passed in 1972 is in need of revision. To better address the diversity of cultural resources within the County, the following categories of cultural resources should be addressed by the broadened ordinance. The following sites, buildings, districts, objects, and features located in unincorporated Pima County are governed by this policy and form the basis for the Pima County Register of Historic Places:

Historic Site - the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

Historic District - a geographically defined area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development.

Historic Landmark - a site, building, structure, object, or space of the highest historic, cultural, architectural, or archaeological importance to Pima County, which if demolished or significantly altered or disturbed would constitute an irreplaceable loss to the quality and character of Pima County.

Conservation District - a geographically definable area that possesses architectural character, visual patterns, archaeological potential, cultural significance, scenic, historic, land use or natural features which are representative of and contribute to Pima County's local or regional identity.

- d. Cultural Resources Inventory of Pima County preserves: As Pima County continues to increase its areas of preserves, it is imperative that cultural resources inventories of these areas be completed so that Pima County can better manage and protect its cultural resources and integrate these resources into public heritage education programs.
- e. Encourage Intergovernmental Cooperation in Cultural Resources Management: Cultural resources in Pima County often cross-cut jurisdictions and involve multiple property owners. As such, effective protection for, and management of, Pima County's cultural resources requires the cooperation of other governments and agencies. To coordinate management goals and strategies, an advisory board consisting of professional in the fields of archaeology, architecture, and historic preservation should be formed consisting of representatives of each government and agency with responsibilities for protecting cultural resources in Pima County. Such a precedent exists in the both Tucson Pima County Historical Commission and in the Cultural and Historic Resources Technical Advisory Team formed for the Sonoran Desert Conservation Plan. Pima County seeks to become a member of the Certified Local Government program administered through the National Park Service, and this too will enhance the county's capabilities to share information with other preservation organizations on the state and national level.

2. Protections for Cultural Resources

When impacts to important cultural resources cannot be avoided, historic preservation is about saving significant cultural resources for the future by means of legally prescribed mitigation strategies that require recovery of information before the resource is adversely impacted by private or public actions. What gets preserved is often not the resource itself but the historical and cultural information that is derived from the resource.

- a. Cultural Resources Protection Ordinance: Adopt a comprehensive Cultural Resources Protection Ordinance that will consolidate the County's land use and development policies and regulations pertaining to cultural resources protections to clarify and strengthen existing cultural resources protections and to ensure that cultural resources goals are effectively achieved.

Pima County has an established and long-term commitment to protect its cultural resources. In 1983 the Board of Supervisors passed a resolution providing protection for archaeological and historic sites on County projects. Various existing ordinances and policies also require the consideration and protection of cultural resources on most projects permitted by the County. Cultural resources tend to be managed within a legal and regulatory environment, largely due to the linkage between the cultural resources and property. At present, several different sections of various County ordinances delineate cultural resources management requirements for specific publicly permitted and funded developments. For example:

- Board Resolution 1983-104 requires County public works projects to comply with state law as it pertains to the identification, assessment, and mitigation of impacts to archaeological and historical sites.
 - Actions under Chapter 18.81 (grading standards) require that all private development projects subject to a Development Plan or a Subdivision Plat must get a Type 2 grading permit. To receive a Type 2 grading permit, a private landowner or developer must comply with the County's cultural resources inventory and mitigation requirements as a condition of permitting.
 - Actions under Chapter 18.91 (rezoning) are subject to the same cultural resources requirements whenever a Site Analysis is prepared. These requirements must be met before construction begins.
 - In addition, Pima County attaches cultural resources requirements to Specific Plan review approvals, and has developed Standards and Special Requirements for Archaeological Sites and Historic Resources that apply as conditions to most rezoning and development actions.
- b. Maintain Current Cultural Resources Protections: Land use planning decisions currently require the consideration of potential impacts to cultural resources. For example, as part of the site analysis process, a records check of potential archaeological and historical sites is required as part of the rezoning process. Any sites found as a result of the records check or field survey are evaluated for their eligibility to the National Register of Historic Places by a professional archaeologist and/or architectural historian, as appropriate. To the extent possible, avoidance of impacts to these significant sites is the preferred treatment. An inventory summary and historic preservation plan are further required in the site analysis.

The present process for cultural resources compliance consists of five review steps: 1) records check; 2) survey or inventory; 3) evaluation; 4) impact assessment; and 5) mitigation.

- 1) Records Check - This action determines whether a cultural resource survey has been previously conducted on the property and whether there are any known cultural resources. A records check provides an inventory of known archaeological and historical sites and a summary of records maintained at the Arizona State Museum.
- 2) Site Survey - Parcels that have not been inventoried shall be field surveyed by a professional archaeologist, and any sites encountered shall be recorded in accordance with guidelines established by the Arizona State Museum and the State Historic Preservation Office. If no cultural resources are found, the process ends here. If cultural resources are found, they are recorded with the Arizona State Museum and the project goes to Step 3.
- 3) Evaluation - Evaluation consists of determining the significance or eligibility of the recorded cultural resources for listing on the National Register of Historic Places. An opinion of the State Historic Preservation Officer (SHPO) is requested regarding this eligibility determination. If the cultural resources are determined not to be significant, the process usually ends at this point. If the resources are significant the project moves to Step 4.
- 4) Impact Assessment - Following eligibility review by the State Historic Preservation Office, County staff working with the applicant determine the protective measures that must be taken. If the project can be designed with stipulations to protect the cultural resources in place, the process usually ends here. If cultural resources will be impacted, then a plan to mitigate this impact (Step 5) must be prepared and submitted for County staff and SHPO review and approval.
- 5) Mitigation - Mitigation can include: covenant, deed, or easement restrictions to protect cultural resources; an archaeological excavation, analysis, report and artifact curation; or rehabilitation and adaptive use of historic buildings. Once mitigation is complete, the cultural resources requirements have been met and the process ends.

Very often, the kind of cultural resources found within development areas are archaeological sites. Typically, mitigation involves the preparation of a comprehensive research design and mitigation plan. The research design shall delineate productive areas of scientific investigation that may be pursued given the information the sites can yield and provide direction to the development of a mitigation plan. For those archaeological and historical sites that will be affected or destroyed by the proposed development, sufficient sub-surface test excavations shall be conducted to establish the research potential of the site and the nature and extent of the archaeological deposits. The goals of the testing will be to provide salient information for the development of a research design and to establish a cost effective and efficient data recovery plan. The mitigation plan shall detail

strategies for the management of the subject cultural resources and include a plan of work for implementation that may include further testing, sampling strategies, in-place preservation and protection, interpretive exhibits, and data recovery (scientific excavation and documentation, followed by analyses, report preparation, and curation) for those sites to be impacted or destroyed by the proposed development.

- c. Encourage In-Place Protection of Cultural Resources. As a part of land use planning, in-place conservation and protection of cultural resources should be encouraged through the use of conservation easements; cluster zoning to avoid impacts to the resources; conveyance of title to a local government, land trust, or conservation group of that portion of the parcel that contains the cultural resource; or other creative measures that serve to protect the site for future generations.
- d. Discovery of Unknown Cultural Resources. Unrecorded archaeological materials unearthed during construction activities by the builder, contractors, or individuals will be reported promptly to the Master Developer and Pima County Cultural Resources Office. Reasonable and cost efficient measures will be taken to document these archaeological features and materials by a professional archaeologist.
- e. Restriction of Archaeological Site Information. Except as necessary for avoidance and protection of the cultural resources, the Master Developer shall restrict information on the location and nature of the cultural resources within the proposed development area. No site will be promoted for public or private access unless so stipulated in the mitigation plan.
- f. Discovery of Human Remains. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during discovery, scientific excavation or construction, ground disturbing activities shall cease in the immediate vicinity of the discovery. State law (ARS §41-844 and ARS §44-865) requires that the Arizona State Museum be notified of the discovery of these remains so that, in consultation with Native American communities or other groups, appropriate arrangements can be made for their repatriation and reburial by cultural groups who claim cultural or religious affinity to them. The human remains shall be removed from the site pending the review and decision of the affected cultural groups and the Arizona State Museum.
- g. Technical and Professional Standards & Guidelines. All aspects of the cultural resource inventory, evaluation, and mitigation efforts shall be conducted by a professional archaeologist or preservation architect using accepted professional standards and practices consistent with guidelines included in the Advisory Council on Historic Preservation 1980 Handbook; guidelines for Recovery of Scientific, Prehistoric, Historic, and Archaeological Data: Methods, Standards, and Reporting Requirements (36CFR66, dated January 28, 1977); the Standards of Research Performance of the Society of Professional Archaeologists; the Secretary of

the Interior's Standards and Guidelines for Archaeological Documentation (Federal Register, dated September 29, 1983), the Secretary of the Interior's Standards for Archaeology and Historic Preservation (Federal Register, dated September 29, 1983), and the Secretary of the Interior's Standards and Guidelines for Professional Qualifications (Federal Register, dated September 29, 1983). In addition, archaeologists will be required to hold a current Antiquities Permit issued by the Arizona State Museum, and professional architects will be registered with the State of Arizona.

3. Cultural Resources Heritage Education and Outreach

Studies in heritage preservation have shown that the *long-term protection* of cultural resources is accomplished by educating the public about the past and bringing it to life for them. By educating the citizens of Pima County about our rich and diverse cultural history, the past becomes meaningful and relevant to people's daily lives and provides context in the greater scheme of life. Once informed, people generally become excited and interested in preserving their heritage for their children and for future generations.

- a. Cultural Resources Education. Public education is the key to preservation. Cultural heritage education programs must be developed for all age groups and cultural backgrounds, and be made accessible to all by being provided in the dominant languages of the County. Visitors and residents alike benefit from knowing about the County's cultural resources and can be informed through active learning programs in classrooms and recreation centers, as well as from informal education methods. The County must continue to provide educational information through technical reports, brochures, a website, programs, activities, and support for the schools and colleges in the County.
- b. Cultural Resources Outreach. All significant cultural resources in Pima County that would not be endangered by public knowledge of their existence should be indicated on County maps and in brochures, and provided with on-site interpretation. Exhibits, informational signs, plaques, and interpreters provide outreach at heritage sites. Excellent public outreach is currently provided by both public and private organizations and the County can act as a partner in these important outreach efforts.
- c. Specific Cultural Resources Heritage Projects. Specific cultural heritage sites within the County should be identified and developed as public education and outreach projects. An example of such a project is the *Anza National Historic Trail*. This important heritage trail runs for 60 miles through Pima County and is part of the greater 1200-mile trail that was used in 1775 by Spanish explorers looking for a land route from Sonora to San Francisco. The trail has been deemed significant by Congress and is part of the National Park Service's trails network. Its existence in Pima County brings national attention to the County's rich and diverse cultural heritage, and provides economic benefits to local businesses in the form of heritage tourism, in addition to enriching local and national understanding of our colonial heritage.

- d. Cultural Resources Education and Outreach Partnerships. Adopt a policy toward fostering education and outreach partnerships with public agencies and private organizations whose goals and objectives promote preservation of the region's heritage resources. These include all levels of government, Native American Tribes, colleges and universities, non-profit groups, civic organizations, and special interest clubs. Presently, the County is developing a partnership with the Arizona State Parks Site Steward Program which consists of volunteers dedicated to monitoring cultural resources around the state. These volunteers provide countless hours of unpaid stewardship service, often in remote locations, which would be otherwise impossible to provide. Their dedication to monitoring and protecting our shared heritage is just one example of the beneficial partnerships that the County can participate in to protect the cultural heritage.
- e. Cultural Resources Recommendations for New Development Projects. The Pima County Development Code has specific requirements for new construction that are required at the time of application, as noted under Policy 2. The Code requires evaluation of impacts and mitigation, but stops short of requiring on-site preservation of cultural resources. The County must explore incentives to assist developers in preserving cultural resources whenever possible.

4. Preserve and Maintain Historic Fabric of Communities

The cultural heritage of Pima County consists of overlapping layers of history that have evolved over time into a rich and dramatic tapestry. Each layer contributes a link to the collective identity that we all share. For example, as tangible links to its past, a community's historic buildings reflect the unique character of its neighborhoods and public places and provide us with a sense of place and a sense of continuity and interaction with our past. Outside our urban areas, the historic fabric of ranch lands and rural communities define an historic working landscape, also worthy of acknowledgment as contributing to our sense of place. Effective long-range planning for the County's cultural heritage requires a) the identification of significant cultural resources in both urban and rural environments, and b) the development of incentives to encourage the conservation and in-place preservation and protection of the historic fabric of the County.

- a. Encourage Nominations to the National Register of Historic Places. The National Register of Historic Places provides local historic properties and districts with national recognition for their heritage significance. The criteria for nomination to the National Register are similar to those listed under *Policy 1b. Pima County Register of Historic Places*. Currently, Pima County has over 100 properties currently listed on the National Register. They include a diversity of resources, including archaeological sites, historic sites, religious shrines and churches, military installations, evidence of early industry, entire historic neighborhoods, and historic structures representative the County's unique architectural heritage. Every effort will be made to ensure the preservation of those properties listed on the National Register and to nominate additional sites whenever possible.

- b. Preservation and Rehabilitation Incentives. Development of incentives to encourage the conservation and in-place preservation and protection of the County's cultural resources is an on-going priority. Cultural resources tax incentive programs are available at the state and federal levels and County staff should facilitate private participation; development of opportunities at the local level are an on-going priority. Public projects such as the Agua Caliente Ranch and the Colossal Cave rehabilitations are examples of Pima County voters supporting preservation with community funding. Critical architectural, engineering and technical expertise go into the preservation of these irreplaceable properties. Additional local incentives in the form of tax benefits or technical assistance to private property owners need to be explored.
- c. Cultural Resources Protection Ordinance. The County has made the adoption of a revised comprehensive Cultural Resources Historic Zone overlay a priority. This zone would offer a voluntary protection mechanism for properties not covered by other zoning designations. Special landscapes in the County such as rural working landscapes and expanses of open space may be protected without hindrance on property owners' abilities to manage and utilize their properties. Other examples of property for which this designation could be suitable include individual buildings, corridors or linkages between communities, traditional cultural properties and sacred sites, ranches, and rural communities.
- d. Adaptive Use of Cultural Resources. Whenever it is possible to preserve a structure and rehabilitate it for a compatible use, it is the County's policy that this is preferred over demolition or significant alteration of the structure. In keeping with this policy, Pima County will make every effort to rehabilitate and find an adaptive use for County-owned buildings.

Priority Cultural Resources in Pima County by property type

1. Archaeological Sites

49er's, Agua Caliente Ranch, Black Sheep Cave, Blackstone Ruin, Bojorquez-Aguirre Ranch Site, Bosque, CCC Camp Pima, Cienega Stage Stop, Cocoraque Butte, Cortaro Fan, Costello-King/Las Capas, Court Street cemetery, Dairy Site, Donaldson Site, Emkay, Esmond, Fort Lowell, Greaterville, Helvetia, Hodges/Furrey Ranch, Honeybee Village, Houghton Road, Julian Wash, Lime Kilns - Silverbell Road, Linda Vista Hill, Loma Alta, Los Morteros, Los Pozos, Marana Mound, Marsh Station Road site, National Cemetery at Stone and Alameda, Pantano Townsite, Picture Rocks, Pig Farm, Proto historic burials at 17th Street and Main, Quitobaquito, Rabid Ruin, Redington Ruin/Bayless Ruin, Reeve Ruin/Davis Ruin, Roland, Romero Ruin, Rosemont Townsite, Sabino Canyon Ruin, Saguaro Springs, San Agustin/Clearwater, Santa Anna del Chiquiburitac, Santa Cruz Bend, Second Canyon Ruin, Steam Pump Ranch, Stone Pipe, Sutherland Wash Site, Tanque Verde Wash, The Tucson Presidio, Total Wreck, Tumamoc Hill, University Ruin, Valencia/Valencia Vieja, Warner's Mill, West Branch, Whiptail Ruin, Yuma Wash and Zanardelli

2. Archaeological Site Complexes

Brawley – Batamote, Canoa Ranch, Continental- Madera, Coyote Mountain, Dairy, Davidson Canyon, Downtown Tucson, Eastern Sierrita Mountains, Gunsight Mountain, Honeybee, Los Morteros, Los Robles, Marana Mound, Middle Santa Cruz, Redington, Rincon Creek, Rincon Mountain, River Confluence, Tanque Verde Creek, Tucson Mountain, Upper and Lower Cienega Creek, Upper Sutherland Wash, Valencia, West Branch, Wild Burro Canyon and Zanardelli

3. Historic Sites

4th Avenue Streetscape, 4th Avenue Trolley Line, 4th Avenue Underpass, A-7 Ranch, Adkins Property, Agriculture (Forbes) Building - U of A, Agua Calliente Ranch, Ajo Plaza, Arizona Daily Star Building, Arizona Inn, Bayless House, Bear Down Gym, Benedictine Sanctuary, Binghampton Rural Landscape, Blenman House (Royal Elizabeth Bed and Breakfast), Boudreaux-Robinson House, Brady Court Bungalows (Arizona Theater Company), Broadway Village, Brown House / Old Adobe Patio, Campbell Avenue Farm, Canoa Ranch, Carnegie Free Library, Carrillo School, Catalina Foothills Estates, Chemistry Building - U of A, Chicago Store, Cienega Bridge, Cochise Hall, Colossal Cave, Commissary and Quartermaster Offices (Fort Lowell), Communications Building B U of A, Convent Streetscape and Meyer, Corbett House, Cordova House, Coronado Hotel, Cushing Street Bar, Davis School, Desert Laboratory, Dodson-Esquivel House, Douglass Building - U of A, Dunbar Spring School, El Charro, El Con Water Tower, El Paso and Southwestern Railroad Station (Garcias), El Tiradito, Empire Ranch (BLM), Engineering Building - U of A, Esmond Station, First United Methodist Church, Fish-Stevens House, Fox Theater, Gallery in the Sun, Garden of Gethsemane, Gas Station (Art Deco), Gila Hall - U of A, Goodrich House, Grace Lutheran Church, Growler Mine, Healy House, Hereford House, Herring Hall - U of A, Hinchcliffe Court, Hinchcliffe House, Historic Warehouse District, Holy Family Church, Hotel Congress, Julian-Drew Building / Lewis Hotel, Kentucky Camp, Kitt House, Kruttschnitt House/ El Presidio Bed and Breakfast, Lee-Cutler House, Lincoln House, Mac Arthur Building, Manning Cabin, Mansfeld Middle School, Maricopa Hall - U of A, Marist College (West end, St. Augustine Cathedral), Mexican Baptist Church (Templo de Bethel), Missile Site 8, Nugent Building, Odd Fellows Hall, Olcott House (State Land Department), Old Main, Old Pueblo Club, Old U of A Library (currently ASM), Pima County Courthouse, Pioneer Hotel, Producer Cotton Gin Building, Rancho Las Lomas, Reiley Funeral Home, Rialto Theater and Apartments, Rincon Market, Robles Ranch, Rockwell House, Romero House, Ronstadt House, Ronstadt-Sims Adobe Warehouse, Roskruge House, Roskruge School, Safford Middle School, Sam Hughes School, Samaniego House, San Pedro Chapel, San Xavier del Bac, Santa Catalina Apartments, Santa Cruz Church, Scottish Rite Temple Building, Second Owl's Club, Southern Pacific Rail Road Depot and Assoc. Buildings, St. Augustine Cathedral, St. Joseph's / Immaculate Heart Academy, St. Michael's and All Angels, St. Phillips in the Hills Episcopal Church, Steinfeld House / First Owl's Club, Steward Observatory - U of A, Stillwell-Twiggs House, Stone Ashley, Stone Avenue Temple (Temple Emmanu-El), Telles Block, Temple of Music and Art, Third Street Streetscape, Tohono Chul Park, Tucson High/Gymnasium/Vocational Education Building, Tucson Mountain Park (buildings), U.S. Courthouse, Valley National Bank (Bank One), Velasco House, Verdugo House, Veteran's Hospital, Victoria Mine, Wells Fargo (First Interstate) Bank Building, Wright-Zellweger House and WWII Hangars / Triple Hangar.

C. Site Design and Housing

1. Site Planning

- a. **Bufferyards.** Promote adequate buffering in rezonings with greater Intensity uses. The bufferyards shall be used to protect the privacy and character of an adjoining neighborhood. Bufferyards shall be designed to ensure efficient site design and mitigate adverse impacts of noise, odors, views, and traffic as applicable. The bufferyards may contain landscaping, opaque screening, and natural areas.
- b. **Existing neighborhoods.** Ensure that new or redeveloped mixed use or infill rezonings assess the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project.
- c. **Scale of development.** Ensure, where possible, new development shall be designed at a human-scale, i.e. development with multimodal opportunities and mixed uses, rather than solely a car-oriented land use pattern.
- d. **Sense of place.** Encourage development where there are natural resources to create opportunities for natural area linkage or create in more urbanized areas a sense of place in the Sonoran Desert.

2. Compact Development

Rezoning activity shall be promoted which increases housing density and compatible residential infill or refill in a range of prices and housing products to accommodate changing family arrangements, market conditions, and demographics adjacent to multifunctional corridors, neighborhood, community, and regional activity centers; and provides for mixed use and higher density residential development along or at the intersections of major streets or adjacent to commercial or employment sites; and provides for transit-oriented development along major streets and in or adjacent to activity centers and other similar functional or high density areas.

3. Affordable Housing

New rezonings and specific plans which have a residential component shall be subject to the Affordable Housing Policy and Strategies as adopted by the Board of Supervisors.

4. Low Density Residential Areas

Low density development (one acre or greater in size) shall integrate natural areas and a residential setting within environmentally sensitive lands. Adjacent to public preserves and sensitive natural resource areas, only very low density development (lots of three acres or greater in size) shall occur. The conservation subdivision process is the most appropriate development option for subdivision development in low density areas.

D. Public Services and Facilities

1. Wastewater Policies

a. Sewer Line Infrastructure:

- 1) All nonresidential development and residential development at densities of 1.0 residences per acre or greater shall be connected to the public sanitary sewer system in a manner acceptable to Pima County Wastewater Management Department (PCWMD).
- 2) The PCWMD reserves the right to determine the ownership classification of all new interior/on-site sewage collection systems.
- 3) Sanitary sewers that will become part of the public system shall be located to the maximum extent feasible within the paved area of public rights-of-way in order to achieve adequate visibility and vehicular maintenance accessibility in accordance with Arizona Administrative Code R18-9-E301.D.3.h. Sewer line easements and rights-of-way may be located within areas designated as natural open space provided that alternative routes are not feasible from an engineering/economic standpoint. These new sewer alignments shall require the approval of both PCWMD and PCDOTFCD. The area contained within these sewer line easements or rights-of-way may not be included in the computation of natural open space but may be credited toward fulfillment of functional open space requirements of the density range on an acre-by-acre basis.
- 4) Sewer construction plans shall require the contractor to revegetate disturbed areas. A plan for the re-vegetation of these disturbed open space areas shall be established during the review of the associated tentative plat or development plan. The re-vegetation plan shall provide for unrestricted maintenance vehicle access to all public sanitary sewer manholes and other access structures and shall not include plant types that have a history of aggressive root growth that can invade the sanitary sewer system. The re-vegetation plan must be approved by the PCWMD Field Operations Division.
- 5) All extensions of the public sanitary sewer system required to provide service to the development and all sanitary sewer lines and other wastewater transporting facilities within the development shall be paid for with private funds.
- 6) Installation of all utilities and infrastructure shall be phased to coincide with development of individual communities and shall be sized generally to accommodate future needs based on a sewer basin study prepared at the developer's expense, and reviewed and approved by PCWMD.
- 7) Concurrency of sewer line conveyance capacity shall be reviewed by staff for rezonings and specific plan-related requests, as per Regional Plan Policies, 7. Cost of Development Element Regional Plan Policies, C.1.

- b. Sewage Treatment Facilities
 - 1) All new wastewater treatment/reclamation facilities shall be public.
 - 2) All new wastewater treatment facilities shall be financed by all parties, persons and/or landholders who either benefit from the improvements or who have created the need for their installation.
 - 3) Concurrency of wastewater treatment / reclamation facility capacity shall be reviewed by staff for rezoning and specific plan-related requests, as per Regional Plan Policies, 7. Cost of Development Element Regional Plan Policies, C.1.
- c. Solid Waste
 - 1) The creation of additional solid waste facilities and sites shall be subject to the review and approval of Pima County. All solid waste facilities shall be publicly owned and operated.
 - 2) Pima County reserves the right to designate and require the dedication of any site suitable for a solid waste transfer station and/or landfills.
 - 3) The siting of new landfills shall be subject to approval by Pima County and shall be based on the analysis of constraint areas as outlined in the "Alternative Locations for a Regional Waste Disposal and Management Center" report (July, 1991).

2. Flood Control Policies

- a. Washes with a base flood peak discharge equal to or greater than 100 cfs shall be evaluated in the rezoning site analysis and during the development process for maintenance of natural conditions and preservation of existing riparian habitat. Opportunities for transferring densities to other areas of the property in order to preserve habitat shall also be described during the development process.
- b. Flood control planning and design shall be administered on an area-wide basis, and shall be compatible with the Regional Master Drainage Plan. Drainage improvements shall be consistent with the overall character of the area, and shall not create nor worsen existing drainage problems.
- c. Road crossings of washes identified for preservation shall be designed to cross the floodplain with only minor encroachment. Reducing the floodplain width may be acceptable based on site specific characteristics, including but not limited to achieving on-site detention requirements, or facilitating wildlife or pedestrian access.
- d. When modifications of watercourses are proposed which will result in significant reduction of over-bank storage, the Chief Engineer may require a study to demonstrate that the proposed encroachment will not significantly increase downstream peak flood discharges, or create an adverse impact within the watershed. Regional effects shall be analyzed

as necessary, and the study limits may be determined by the Chief Engineer.

- e. Where mitigation or restoration is required, projects shall not be considered complete until the vegetation is established and accepted by PCDOTFCD. If the project is considered otherwise complete, a separate and enforceable agreement to ensure completion of said requirements shall be entered into by PCDOTFCD and the developer.
- f. Alternatives to locating a utilities corridor parallel to and within the floodplain of watercourses identified for preservation shall be investigated to lessen the impact on riparian habitat, and to avoid the costs of structural flood control works. Should the riparian habitat be affected, appropriate mitigation in an approved location shall be required.
- g. Plans for development located in flood hazard areas which propose uses or densities consistent with urban land use intensity categories shall be regarded as inconsistent with County policy, unless provisions of the development plan are designed to remove the area from flooding hazards.
- h. When public or private development is planned for a parcel or parcels equal to or greater than 80 acres, a sub-basin management study may be required, at the discretion of the Chief Engineer. The scope of work shall be determined by the Chief Engineer, and shall include, at a minimum, an evaluation of the existing and with-development watershed conditions.
- i. Concurrency of flood control infrastructure and drainage capacity shall be reviewed by staff for rezonings and specific plans, as per Regional Plan Policies, 7. Cost of Development Element Regional Plan Policies, C.1.

3. Fire Service Policy

A rezoning application for an urban land use intensity category located within a rural or volunteer fire district shall include a letter from the local fire district acknowledging that district's ability to provide adequate fire protection.

4. School Policies

- a. Rezoning requests to TR for a child care center shall be permitted in all Comprehensive Plan designations.
- b. In addition to rezoning site analysis requirements for school impact analysis, as part of concurrency of infrastructure and service delivery capability review, staff shall request comments from school districts regarding adequacy of schools to absorb impacts of applicable rezoning and specific plan-related requests, as per Regional Plan Policies, 7. Cost of Development Element Regional Plan Policies, C.1.

E. Solar Energy Systems Policy

1. Structure and Site Design

Development on individual parcels can employ active and passive solar energy systems. Active solar energy systems include photovoltaic (PV) panels and water heaters, solar arrays which must be oriented within thirty degrees (30°) of true south to maximize collection of solar radiation. These systems work best with a flat roof or a south-facing gabled roof (for the latter, east-west building orientation is optimal); an unobstructed south-facing aspect; at least two hundred (200) square feet of roof space or an equivalent for ground-mounted structures; and utilities for connecting these systems (stub-in conduit for PV systems, stub-outs for solar water heaters).

There are some strictly-defined passive solar energy devices (e.g. greenhouse rooms, Trombe walls), but the most effective passive solar energy systems use basic building design and construction techniques – building orientation is the simplest, most effective method to optimize access to solar energy. The same optimal east-west building orientation for active solar energy systems also maximizes passive heating. As the sun arcs low in the southern sky in the winter, the long south-facing side of the building becomes a solar collector to store and release heat into the building; south-facing windows also allow radiant energy to enter and heat the interior.

In the summer, the sun's arc is almost directly overhead. In a building oriented east-west, the smaller sides of the building are exposed to direct sun, reducing heat loading (the roof receives the most direct sun, and should have a reflective surface to deflect sun and be well-insulated). Other passive climate-control techniques include planting shade-producing landscaping and installing awnings and shades designed to block out summer sun.

The following active and passive solar+ energy techniques are encouraged for structures and sites:

- a. Design developments, parking areas and individual lots for east-west orientation of buildings, and areas designated or planned for solar energy systems should not be shaded by topography, landscaping or other buildings.
- b. Orient the long axis of buildings within \pm twenty degrees (20°) of true east-west to maximize beneficial solar exposure and minimize summer exposure.
- c. Install shade-producing, drought-tolerant native landscaping on the east, north and west sides of buildings, and provide clear, unobstructed south-facing solar access.
- d. Install solar PV systems on buildings and unoccupied structures (e.g. offices, warehouses and storage, parking garages, accessory structures).
- e. Provide adequate roof space and connections for future installation of solar energy systems, if not installed at construction.

- f. Design and install features that help maximize use of solar energy systems (e.g. appropriately sized windows, overhangs and shading devices, adequate insulation, fixtures and reflective surfaces to maximize solar day-lighting potential).

2. Subdivision / Development Design

The design of residential and non-residential development should maximize the use of solar energy systems on individual sites, as well as throughout the development. In addition, passive methods should be used to reduce overall energy demand.

For instance, urban heat islands are created when buildings and paved surfaces trap and hold heat, and the lack of vegetation decreases shade and evapotranspiration. Trapped heat keeps nighttime temperatures high, increasing summertime energy demands and water use. Urban heat island effect may be mitigated by reducing paved areas and increasing shade.

The following active and passive solar energy techniques are encouraged for developments:

- a. Design developments, streets, parking area and individual lots to allow east-west orientation of buildings, and south-facing aspects of buildings are not blocked by topography, landscaping or other buildings.
- b. Design to reduce area of paved surfaces that trap heat (e.g. build narrower streets and smaller parking areas, share driveways, share parking between establishments with alternating schedules [day and evening, weekday and weekend]).
- c. Use light-colored, porous paving materials with a high reflective value to reduce heat gain.
- d. Provide parks and greenspace, and preserve natural open space areas to reduce heat-trapping paved surfaces.
- e. Design landscapes to shade streets, parking areas, sidewalks and structures (east, west and north sides).
- f. Emphasize Arizona Revised Statutes prohibition of any private covenant or condition relating to the transfer, sale or interest in real property, that restricts the installation and use of solar energy devices (ARS §33-439).

3. Energy and Water Conservation

There is a direct connection between the consumption of water and energy: power plants require fresh water for cooling, some of which is lost in the process, and energy is required to pump, move and treat water. Conserving energy through the use of solar energy systems conserves water that would have been lost during power generation, and conserving water helps reduce energy demands from pumping, moving and treating water.

More specifically, the use of passive solar energy systems with water conservation methods (e.g. planting shade-producing landscape that is irrigated with harvested rain water) creates more sustainable development.

The following element is encouraged for new policies on water and energy conservation:

- a. Strategies to conserve energy through the use of solar energy systems should be coordinated with water conservation strategies, and *vice versa*.

4. Solar Energy Strategies

Pima County Development Services Department, in conjunction with other entities as appropriate, may pursue a number of strategies to promote and increase the utilization of solar energy systems in private development in the county.

The following strategies are encouraged:

- a. Implement a voluntary, incentive-based Green Building Program for unincorporated Pima County, which would include components for active and passive solar energy systems.
- b. Determine the implementation of the solar energy policies (above) within the county planning and development review processes; modify those processes where necessary, or create new procedures or programs to promote solar energy systems.
- c. Provide current information on all existing incentives for installing solar energy systems – these should include economic (individual tax credits and rebates, reduced utility bills), environmental (air and water quality), and social (human health, clean air) incentives.
- d. Investigate the creation of additional Pima County incentives for employing solar energy systems.
- e. Provide design information on maximizing the use of solar energy systems in new residential and commercial construction, and remodels/retrofits.
- f. Coordinate with local power utilities to ensure energy infrastructure is adequate for accepting energy from increased use of solar photo voltaic systems.
- g. Identify appropriate sites within Pima County for large-scale solar energy generating facilities, such as solar troughs, large-scale photovoltaic arrays, and solar thermal technologies.
- h. Promote solar energy-powered systems to replace traditional fossil fuel-fired equipment such as emergency generators and peak power-sharing generators.

2. CIRCULATION ELEMENT REGIONAL PLAN POLICIES

- A. Timing/Concurrency -- Off-site transportation infrastructure shall be developed concurrently with land use development to the greatest extent possible, recognizing that much infrastructure development is needed to meet existing traffic demand.
- B. Environment -- Roadway and transportation infrastructure shall be designed in an environmentally- or context-sensitive manner to the greatest extent feasible.
- C. Neighborhoods -- Existing residential areas shall be mitigated from vehicular traffic impacts to the greatest extent feasible when roadway improvements occur.
- D. Alternative Modes -- Multi-modal transportation infrastructure shall balance the needs of all users and provide viable alternatives to driving where appropriate and to the greatest extent feasible.
- E. Funding -- Alternative and equitable funding sources for transportation infrastructure shall be developed, in addition to current funding sources.
- F. Density and Use -- Promote high density, mixed use development/redevelopment along the major transit corridors, and formulate a set of incentives to encourage such development within Growth Areas and along transit corridors.
- G. All new public or private bridges, arterial, collector and local streets shall conform to Pima County Roads and Streets Standards. Any proposed rezoning or specific plan requiring a site analysis shall include a transportation impact study with the site analysis. Parameters and the extent of the transportation impact studies shall be established on a case-by-case basis by the Pima County Department of Transportation and Flood Control District.
- H. Pima County standards for roadway design may be modified by the Board of Supervisors if the design provides substantial environmental protection and meets minimum safety standards.
- I. With the exception of private streets, all streets and routes shall require a dedicated right-of-way. The right-of-way shall match street capacity needs or, where identified on the adopted Major Streets and Routes Plan of Pima County, the specified right-of-way shall be dedicated. All arterial, collector and local streets required for development will be designed for the ultimate capacity of the planned land uses, except where a phased construction plan is approved by the County Engineer.
- J. Concurrency of transportation infrastructure and service delivery capability shall be reviewed by staff for rezonings and specific plan-related requests, as per Regional Plan Policies, 7. Cost of Development Element Regional Plan Policies, C.1.

K. Bikeways

1. All arterial and collector streets which are a part of the Regional Bikeway Plan shall be constructed according to the classification shown on the plan. All other major streets should have sufficient pavement width to accommodate bicycle travel.
 2. Developers shall provide bikeway facilities in conjunction with all types of development when determined appropriate by the Pima County Department of Transportation.
 3. Where appropriate, bike systems within developments shall connect to the Regional Bikeway System. In addition to or in place of connecting to the Regional Bikeway System, a bicycle connection may be provided to adjacent developments. This is encouraged particularly when the adjacent development is adjacent to the Regional Bikeway System.
- L. The development shall provide pedestrian facilities necessary for linkages to the regional trail system and for safe access to community facilities, employment centers, schools, and adjacent commercial nodes.
- M. Sidewalks shall be provided on both sides of public and private streets for double-loaded streets in all developments greater than ten acres and net densities greater than 2.5 residences per acre. Developments of less than ten acres may be required to provide sidewalks that adjoin existing developments. Paths may be used as an alternative to sidewalks in accordance with Pima County subdivision street standards.
- N. Circulation patterns shall discourage transitory automobile traffic flows through existing neighborhoods.
- O. Higher density residential, commercial, and office uses shall include appropriately designed internal circulation in order to prevent individually accessed and signed strip commercial development. The functional orientation of these developments shall consider and provide for pedestrians as well as passing automobile traffic.

3. WATER RESOURCES ELEMENT REGIONAL PLAN POLICIES

A. Policy Intent

The intent of the Water Resources Element Regional Plan policies is:

- To provide pertinent information in a timely fashion to land-use decision-makers about the impacts and sustainability of water resources development;
- To promote the efficient utilization of existing infrastructure and the prudent construction of additional infrastructure needed for a safe, reliable and renewable water supply;
- To increase reliance upon renewable water supplies;
- To minimize impacts of water supply development upon existing and future residents of Pima County, and
- To protect the groundwater-dependent ecosystems of Pima County, including springs, perennial and intermittent streams and shallow groundwater areas.

B. Regional Policies

1. County staff shall conduct a Water Supply Impact Review on proposed Comprehensive Plan amendments that are larger than four acres and make recommendations. The review and recommendation will evaluate five critical issues on existing water infrastructure and potential environmental constraints of the site:
 - a. Water service and renewable water supply options
 - b. Current and projected depth to groundwater and groundwater trend data
 - c. Proximity to areas of known or potential ground subsidence
 - d. Proximity to known groundwater-dependent ecosystems
 - e. Location within a hydrogeologic basin, including depth to bedrock

Staff conducting the Water Supply Impact Review may recommend plan amendments that are expected to have no adverse impacts. The review and recommendation will be included in the staff report for Comprehensive Plan amendments.

2. PCRFC D staff shall conduct a Water Resource Impacts Assessment on any rezoning that requires a Site Analysis. The Assessment shall include a review of the five critical issues described above, plus the information provided by the applicant in the Preliminary Integrated Water Management Plan.

3. A Preliminary Integrated Water Management Plan (PIWMP) shall be required for any rezoning that requires a Site Analysis. The PIWMP shall include the following:
- a. A description of the water supply options;
 - b. A description of where the proposed rezoning will occur geographically based upon its proximity to existing and planned renewable supply and potable water supply infrastructure and defined water service area boundaries; and
 - c. Water demand projections for the development, based upon the *existing and proposed* zoning. Water demand projections for the *proposed* zoning shall be generated, using:

[http://www.azwater.gov/WaterManagement_2005/Content/OAAWS/Generi
c Demand Calculator10.xls](http://www.azwater.gov/WaterManagement_2005/Content/OAAWS/Generi
c Demand Calculator10.xls)
 - d. For rezoning proposals whose water demand projections at full build-out are more than five (5) acre-feet and less than 20 acre-feet per year, the PIWMP shall include:
 - 1) An analysis of water level trends in the area from which groundwater shall be withdrawn for the service to the development and depth to groundwater at the nearest existing well location (<http://www.sahra.arizona.edu/wells/>);
 - 2) The location of the development relative to all groundwater-dependent ecosystems including: springs, perennial streams, intermittent streams and shallow groundwater areas as mapped on the Sonoran Desert Conservation Plan GIS database (<http://www.dot.pima.gov/cmo/sdcpmaps/>);
 - 3) A plan for the location of all wells, existing and proposed, that may be used to supply water to the development, including ADWR well registry numbers for existing wells;
 - e. For rezoning proposals whose water demand projection at full build-out is 20 acre-feet or more and less than 50 acre-feet per year, the PIWMP shall include:
 - 1) All of the information required for developments with a water demand projection at full build out of less than 20 acre-feet (Section B.3.d, above); and,
 - 2) Existing site-specific geologic and hydrogeologic studies available for the area from which groundwater will be withdrawn to serve the project;
 - 3) Any existing aquifer test, pump test or production well data available for the area;

- f. For rezoning proposals whose water demand projection at full build-out is 50 acre-feet per year or more, the PIWMP shall include:
 - 1) All of the information required for developments with a water demand projection at full build out of less than 50 acre-feet per year (Section B.3.e, above); and
 - 2) A draw-down analysis for impact of water demand of the development's proposed wells within the 10-foot draw down contour after five years of pumping at full build-out; and
 - 3) A feasibility study examining the cost and means to deliver renewable and potable water to the development after full build out, OR the applicant may provide a statement declaring no feasibility study has been conducted. Statement will not bar rezoning approval, but will be weighed in the staff's recommendation.

C. Rezoning Policies

1. Comprehensive Plan rezoning policies are proposed for potential future rezoning conditions. Rezoning policies are needed to address the demand for water that will result from future growth projected in the county plan, added to existing uses. One or more of the following rezoning policies shall be implemented:
 - a. Applicants whose proposed rezoning site will be served by an existing water provider with physical access to a renewable and potable water supply shall provide written proof to that effect as a condition of rezoning.
 - b. Applicants whose proposed rezoning site will connect to a water provider with physical access to a renewable and potable water supply in the future shall provide written documentation showing intent to connect as a condition of rezoning.
 - c. Rezoning proposals without physical access to renewable and potable water supply shall not be recommended for approval by staff until such a time as renewable and potable water supply is available in the area, unless it can be shown that the increased water demand projections will not have significant water resource impacts based on staff analysis of the five critical issues that are described in Section B.1, above.
 - d. All rezoning proposals shall include implementation of water conservation measures. These may include measures as provided in Section D, Water Conservation Measures and Management Tools, below. The water conservation measures listed in the rezoning proposal shall become conditions of rezoning. Water conservation measures will be evaluated based on the severity of the water supply constraints of the entire rezoning proposal.
 - e. Water demand projections showing water demand below the average estimates for similar land use types shall be required to list water conservation measures or methods that are proposed to achieve the

lower water demand. Implementation of water conservation measures listed in the rezoning proposal shall become conditions of rezoning.

- f. Staff may not recommend approval of rezoning proposals if they increase the water demand projections in areas that are less than five miles from a groundwater dependent ecosystem and if the development will have an adverse impact on the groundwater dependent ecosystem.
- g. Rezoning requests proposing to employ water conservation measures for individual properties such as landscaping restrictions or private pool regulations shall be required to include the restriction in the Covenants, Codes, and Restrictions (CC&Rs).
- h. Rezoning proposals that increase the water demand above existing zoning shall be fully offset in areas of shallow groundwater (less than 50 feet below the land surface). Increases in water demand shall be offset by recharge, legal and verifiable water rights, or retirement or purchase of water rights from within the same or up-gradient shallow groundwater area.
- i. Rezoning proposals shall not increase the water demand above existing zoning in areas of Isolated Basins. Any increases in water demand shall be fully offset from within the same hydrogeologic basin by recharge, legal and verifiable water rights, or retirement or purchase of water rights.
- j. Rezoning proposals that rely on use of groundwater withdrawn from a five-mile radius of mapped groundwater-dependent ecosystems shall include a hydrologic impact analysis to show how groundwater withdrawn for the development may impact ecological assets. Rezoning proposals that may adversely impact groundwater-dependent ecosystems shall employ pump tests and monitoring, and use avoidance strategies, including well site selection and screening of wells.
- k. Rezoning proposals that are located in areas that will not be served by a water provider with physical access to a renewable and potable water supply and are located in subsidence areas shall employ mitigation measures to minimize subsidence in the area. Mitigation measures that may be used to minimize subsidence in groundwater-dependent areas and areas located in high subsidence potential areas include:
 - 1) Enhance net recharge of storm water runoff in the affected area.
 - 2) Fund construction of recharge facilities in the affected area.
 - 3) Fund construction of infrastructure to connect with a regional water supply infrastructure having access to renewable supplies.
- l. A Final Integrated Water Management Plan (FIWMP) shall be submitted at the tentative plat or development plan stage of a proposed project for which a rezoning has been approved. The FIWMP should include proposed uses of all legally available water resources and pertinent details of reuse,

replenishment, conservation and use of renewable supplies of water, all designed to minimize impacts to the aquifer.

D. Water Conservation Measures and Management Tools

1. The following Water Conservation Measures may be used by all new development in order to promote the efficient use of all water supplies and should be considered in context of mitigation of increased water demand projected between existing zoning and proposed rezonings.

a. Site Planning

- 1) Implement rainwater/storm water harvesting and reuse strategies.
- 2) Implement swimming pool and spa water conservation measures.
- 3) Implement effluent reuse strategies within the development.
- 4) Install reclaimed effluent irrigation (where available) for individual properties and common areas.
- 5) Install drought-tolerant native vegetation and drip irrigation systems with rain sensors.
- 6) Co-locate parks in development detention basins.
- 7) Minimize impervious surfaces to maximize storm water infiltration.

b. Residential/Commercial and Buildings, including the above strategies at the residence/building scale and:

- 1) Install gray water reuse plumbing systems.
- 2) Install water efficient appliances and fixtures and automatic faucets, water-free urinals and/or dual flush toilets in common use buildings.
- 3) Install plumbing systems that drain pools into the sewer.
- 4) Limit private pool and spa construction.
- 5) Install sub-metering for each tenant for multi-family and multi-occupancy commercial buildings.
- 6) Provide “water-wise” or similar water conservation information as part of sales contracts to home buyers.

2. The following Management Tools may be used by Pima County in moving towards a more sustainable water future include:

- a. Consider the water use requirements of current and future residents of the area, as well as other needs, including the natural environment.

- b. Work with neighboring counties to evaluate and provide input on water-resource impacts of development in adjacent jurisdictions, in accordance with State Statutes.
- c. Maintain an inventory of County water resource assets including groundwater rights, surface rights and production and use of effluent to sustain and protect the County's natural environment.
- d. Maximize acquisition of County water resource assets including groundwater rights, surface rights and production and use of effluent to sustain and protect the County's natural environment.
- e. Amend land use regulations to require that all new houses discharging to septic systems also be provided with a gray water reuse system.
- f. Revise design and construction standards to capture and mitigate storm water generated on-site for water harvesting and the incorporation of light-colored permeable materials into the pavement of parking lots and roads, to reduce heat-island effects, water runoff and dust emissions.
- g. Limit pumping near shallow groundwater areas of regional importance – Methods for implementing this strategy include land use controls and the purchase of development and water rights.
- h. Maximize use of CAP, rainfall, runoff and reclaimed water – Implementation methods might include County-sponsored, multi-purpose recharge and reuse projects, limitations on rezonings outside the service area and incentives to landowners.
- i. Limit human groundwater use in certain areas – Implementation methods might include limitations on rezonings outside the service area and incentives to landowners.
- j. Protect and promote natural recharge functions of watercourses – Implementation methods include floodplain management, land acquisition and land use decisions to minimize floodplain encroachments and maintain natural hydraulics and hydrology.
- k. Utilize effluent and surface water for riparian restoration – Preservation of current discharges to the environment, storm water harvesting, repair of altered flow paths and allocation of the water resources to riparian preservation and restoration are favored implementation methods. County effluent uses shall sustain and protect the County's natural environment.
- l. Reduce per capita consumption – Implementation methods might include landscape requirements and requirements for conservation features in new housing.

- m. Limit turf water use – Limit the establishment of golf course uses and requirements that new courses use non-groundwater sources and limitations on the use of turf:
 - 1) Grass is only to be used for functional purposes.
 - 2) No lawns for decorative uses.
 - 3) Plant only low water using turf.
 - 4) Rely on rainfall as primary irrigator.
 - 5) Set irrigation system timers or clock to manual only.
 - 6) Landscape with drought tolerant, native plants – the following link includes a list of plants which are native to Pima County:
<http://www.pima.gov/cmo/sdcp/species/plants.html>
- n. Prevent subsidence – Implementation strategies include substitution of renewable supplies for groundwater and recharge in subsidence-prone areas.
- o. Restore and preserve natural areas – Implementation of this strategy could include floodplain acquisition, improvements to the floodplain management ordinance, purchase of development and water rights and limitations on rezonings.
- p. Rehabilitate or create wetlands and riparian areas – Use of reclaimed water, surface runoff and CAP is suggested. Multi-purpose recharge or water quality improvement projects are also suggested as an implementation method to realize this strategy.
- q. Balance the water budget of Isolated Basins – Pursue options such as purchase of development or water rights and limitations on rezonings consistent with sustainable yield.
- r. Implement a Water Supply Impact Review on rezoning proposals on property where the water system(s) that serve less than 15 homes, where such proposals will demonstrate to Pima County Department of Environmental Quality that it could serve an increased water demand before being approved. Potable water supply requirements for systems involving fewer than 15 homes will be developed as a condition of rezoning.
- s. Domestic Water Improvement Districts (DWID) – Develop a board policy requiring consideration of the renewable supplies, available infrastructure, groundwater trends, subsidence, groundwater-dependent ecosystems and isolated basins in the development and approval of any new DWID.
- t. Research and determine if a Zoning Code Text Amendment should be proposed for enacting Water Conservation Measures.

E. Definitions

Adverse Impact means the lowering of a piezometric surface in the area occupied by a groundwater-dependent ecosystem, or diversion of regional groundwater flows or sources of recharge away from a groundwater-dependent ecosystem.

Final Integrated Water Management Plan means a plan detailing proposed water resources, reuse, replenishment, conservation and use of renewable water supplies for the tentative plat or development plan stage of a proposed project.

Groundwater-dependent ecosystem means shallow groundwater areas, springs and intermittent and perennial streams that are not effluent-dominated, as mapped by Pima County.

Isolated Basins means all hydrologic basins in Pima County except the Tucson and Avra basins.

Preliminary Integrated Water Management Plan means a plan identifying all sources and uses of water intended for, and water demand projections based upon, a proposed rezoning.

Renewable and Potable Water means a quality of water suitable for essential human uses such as drinking, cooking or cleaning, which is derived from a renewable source. In the manner used in this policy, treated surface water, including treated Central Arizona Project water, is considered renewable and potable, but effluent and groundwater are not.

Subsidence Area means a lowering of the land surface more than 3 inches as mapped by U.S. Geological Survey.

Water Resource Impacts Assessment means the review County staff performs on proposed rezoning applications.

Water Supply Impact Review means the review County staff performs on a proposed Comprehensive Plan amendment.

4. OPEN SPACE ELEMENT REGIONAL PLAN POLICIES

State law requires planning for open space as part of the comprehensive plan. At the same time, it states in Section 11-824 (F) that "In applying an open space element or a growth area element of a comprehensive plan a county shall not designate private or state land as open space, recreation, conservation or agriculture unless the county receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner." This provision limits the open space element of the comprehensive plan to a description of the existing resource base.

5. GROWTH AREA ELEMENT REGIONAL PLAN POLICIES

- A. Mixed use planning shall be encouraged in designated growth areas and areas with community-wide commercial activity that have opportunities for multimodal transportation.
- B. The current growth area profile shall be reviewed during the review of a development proposal. Infill and redevelopment proposals within a growth area shall attempt to create a mix of uses most beneficial to encourage multimodal transportation opportunities and be coordinated with any current or planned transit stop locations.
- C. Development proposals shall be evaluated for their potential to increase the mix of uses within the growth area and create a demand for residential density and a commercial base that supports a multimodal transportation option.
- D. Development proposals shall be reviewed for potential pedestrian and bicycle access opportunities among surrounding land uses.
- E. Development proposals shall be designed to add architectural attractiveness to the area and to protect the character and privacy of adjoining existing residential areas.
- F. A residential proposal shall attempt to increase densities to not less than eight residences per acre within an evolving mixed use area and provide a variety of housing types, costs, and ownership concepts.
- G. A commercial proposal's design may support a local and community customer base and shall create multimodal transportation options within the growth area.
- H. The City of Tucson shall be designated as a growth area of Pima County.

6. ENVIRONMENTAL ELEMENT REGIONAL PLAN POLICIES

A. Water Quality

1. Groundwater Quality Policies

- a. Encourage the protection of groundwater quality within the framework of federal, state, and local laws, regulations, and guidelines that govern water quality.
- b. Continue to assess soil and groundwater quality in the vicinity of all County-owned sites of concern, including landfills.
- c. Monitor soil and groundwater, develop and implement cleanup strategies.
- d. Continue to operate existing remediation systems and continue existing monitoring programs, or implement new programs to protect groundwater quality at County facilities that have the potential to impact groundwater.
- e. Continue to ensure septic systems are installed and maintained in accordance with applicable federal, state and local requirements.
- f. Encourage coordination among County departments that use or generate hazardous materials and waste to institute pollution prevention policies and practices.
- g. Implement practices that reduce the generation of wastes that could impact groundwater quality and implement spill management plans.

2. Natural Waterbody Quality Policies

- a. Evaluate planned activities within the County relative to their cumulative impacts and compliance with state water quality standards. Strive to minimize human impact to aquatic and riparian ecosystems from development, roads, and trails.
- b. Encourage land use decisions that maintain the function and quality of watercourses and areas designated in the Sonoran Desert Conservation Plan as riparian and aquatic habitat. Land use proposals should be evaluated as to their potential to cause water quality degradation.
- c. Further protect surface water from degradation through land use planning to limit the potential for unforeseen discharges and review emergency response plans for existing transportation corridors.
- d. Work with the appropriate entities to ensure suitable stream flows that maintain channel morphology and function, support hydrological connected wetlands and promote biological diversity in these systems.
- e. Evaluate land use proposals including transportation as to their potential impact on water quality. County and utility roads should be graded and maintained in such a way as to reduce side-casting of material into streams or watercourses.

3. Stormwater Quality Policies

- a. Promote land use policies and best management practices that protect the quality of stormwater runoff where a receiving waterbody is a perennial or intermittent stream with habitat for native aquatic species.
- b. Continue to comply with Clean Water Act stormwater permit requirements.
- c. Continue to operate and manage County-owned facilities and properties in a manner that does not degrade stormwater quality.
- d. Continue to implement the Floodplain and Erosion Hazard Management Ordinance to manage and purchase lands in the regulatory floodplain areas to enhance overall watershed management.
- e. Continue to implement the Watercourse and Riparian Habitat Protection and Mitigation Requirements Ordinance to protect endangered natural riparian areas.
- f. Continue to comply with requirements for pollutant control at landfills.

B. Natural Resources

1. Conservation Lands System (CLS)

The Environmental Planning Element calls for analysis, policies and strategies to address anticipated effects of implementation of plan elements on natural resources. Policies and strategies under this plan element are designed to have countywide applicability. Conservation actions are to be encouraged, and protection of biological resources is considered an essential component of land-use planning.

The Conservation Lands System (CLS) is designed to protect biodiversity and provide land use guidelines consistent with the conservation goal of the Sonoran Desert Conservation Plan (SDCP). The overarching purpose of the SDCP is to:

Ensure the long-term survival of the full spectrum of plants and animals that are indigenous to Pima County through maintaining or improving the habitat conditions and ecosystem functions necessary for their survival.

The CLS was constructed according to the most current tenets of conservation biology and biological reserve design. The CLS:

- perpetuates the comprehensive conservation of vulnerable species;
- retains those areas that contain large populations of focal vulnerable species;
- provides for the adjacency and proximity of habitat blocks;
- preserves the contiguity of habitat at the landscape level; and
- retains the connectivity of reserves with functional corridors.

The collective application of these individual tenets produces a CLS that retains the diverse representation of physical and environmental conditions, preserves an intact functional ecosystem, minimizes the expansion of exotic or invasive species, maximizes the extent of roadless areas, and minimizes fragmentation. Implementation of the CLS not only conserves those biological resources that exist today but, because of its landscape focus, preserves the future ebb and flow of resources essential to a healthy functioning ecosystem. The seven CLS conservation land categories reflect relative values of biodiversity for various lands across the landscape.

Based on the science of the SDCP with participation and oversight by the SDCP Science Technical Advisory Team (STAT), seven CLS conservation land categories (CLS categories) were created, defined, and mapped. Each category has an associated conservation guideline policy.

a. **General Application of CLS**

CLS category designations and Conservation Guidelines policies apply to land uses and activities under the jurisdiction of Pima County and Pima County Flood Control District. Application of these designations or guidelines shall not alter, modify, decrease or limit existing and legal land uses, zoning, permitted activities, or management of lands. These policies apply to new rezoning and specific plan requests, time extension requests for rezonings, requests for modifications or waivers of rezoning or specific plan conditions, including substantial changes, requests for Comprehensive Plan amendments, Type II and Type III conditional use permit requests, and requests for waivers of the subdivision plat requirement of a zoning plan. Implementation of these policies shall achieve the level of conservation necessary to protect a site's conservation values, preserve landscape integrity, and provide for the movement of native fauna and pollination of native flora across and through the landscape. New applications subject to this policy will be evaluated against the following conservation guidelines for the CLS categories, where applicable, to determine their appropriateness:

b. **Important Riparian Areas**

- 1) These areas are characterized by hydro-riparian, meso-riparian and xero-riparian biological communities. Hydro-riparian communities generally exist in areas where vegetation is supported by perennial watercourses or springs. Meso-riparian communities generally exist in areas where vegetation is supported by perennial or intermittent watercourses or shallow groundwater. Xero-riparian communities generally exist in areas where vegetation is supported by an ephemeral watercourse.

Important riparian areas are valued for their higher water availability, vegetation density, and biological productivity. In addition to the high inherent biological value of these water-related communities, important riparian areas including their associated upland areas provide a framework for linkages and landscape connections. Important riparian areas are essential elements in the CLS.

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2) Conservation Guidelines: At least 95 percent of the total acreage of lands within this designation shall be conserved in a natural or undisturbed condition. Every effort should be made to protect, restore and enhance the structure and functions of Important Riparian Areas, including their hydrological, geomorphological and biological functions. Areas within an Important Riparian Area that have been previously degraded or otherwise compromised may be restored and/or enhanced. Such restored and/or enhanced areas may contribute to achieving the 95 percent conservation guideline for Important Riparian Areas.

c. Biological Core Management Areas

1) This category identifies lands that fulfill the five tenets used to construct the CLS and which provide greater biological diversity than Multiple Use Management Areas. These areas are primarily distinguished from other lands within the CLS by their potential to support high value habitat for five or more priority vulnerable species as identified by the SDCP.

2) Conservation Guidelines: At least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space. As such, land-use changes will result in 4:1 land conservation (i.e., four acres conserved for every one acre developed) and may occur through a combination of on- and/or off-site conservation inside the Biological Core Management Area or Habitat Protection Priority Areas. For purposes of this policy, Habitat Protection Priority Areas are those areas referenced and mapped as part of the 2004 Conservation Bond Program. The 4:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Biological Core Management Areas. Development shall be configured in the least sensitive portion(s) of the property. Area(s) of undisturbed natural open space will be configured to include on-site conservation values and preserve the movement of native fauna and pollination of native flora across and through the landscape. Land use and management within these areas shall focus on the preservation, restoration, and enhancement of native biological communities. Land uses appropriate for these areas must retain and improve conditions for on-site conservation values, preserve the movement of native fauna and pollination of native flora across and through the landscape, and preserve landscape integrity. A transfer of development rights may be used in order to secure mitigation lands.

d. Scientific Research Areas

1) This designation identifies lands currently managed for scientific research: the Santa Rita Experimental Range and the University of Arizona Desert Laboratory (at Tumamoc Hill). Land uses and management within these areas focus on balancing conservation, restoration, and enhancement of natural communities in support of scientific research on the environment and natural resources (e.g., monitoring ecological change, measuring effects of experimental grazing methods).

- 2) Conservation Guidelines: Scientific Research Areas should continue to be managed for the purpose of scientific research on the environment and natural resources. Scientific research activities should minimize any long-lasting impacts that may affect adjacent or nearby CLS lands. Any land-use changes subject to Pima County jurisdiction should achieve the conservation goals of the underlying CLS category.
- e. Multiple Use Management Areas
- 1) This category identifies those lands that fulfill the five tenets used to construct the CLS, but which are not as biologically rich as those lands designated as Biological Core Management Areas. These areas are primarily distinguished from other lands within the CLS by their potential to support high value habitat for three or more priority vulnerable species as identified by the SDCP.
 - 2) Conservation Guidelines: At least 66 ⅔ percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space. As such, land-use changes will result in a 2:1 land conservation (i.e., two acres conserved for every one acre developed) and may occur through a combination of on- and off-site conservation inside the Multiple Use Management Area or any more protective category of the CLS, including Habitat Protection Priority Areas. For purposes of this policy, Habitat Protection Priority Areas are those areas referenced and mapped as part of the 2004 Conservation Bond Program. The 2:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Multiple Use Management Areas. Development shall be configured in the least sensitive portion(s) of the property. Area(s) of undisturbed natural open space will include on-site conservation values and facilitate the movement of native fauna and pollination of native flora across and through the landscape. Land use and management goals within these areas shall focus on balancing land uses with conservation, restoration, and enhancement of native biological communities. Land uses appropriate for these areas must facilitate the movement of native fauna and pollination of native flora across and through the landscape, maximize retention of on-site conservation values, and promote landscape integrity. Additional conservation exceeding 66⅔ percent will be encouraged through the use of development-related incentives and may utilize undisturbed natural open space on individual lots. A transfer of development rights may be used in order to secure lands utilized for mitigation, restoration, and/or enhancement purposes.
- f. Agriculture In-Holdings within the Conservation Lands System
- 1) This designation denotes those lands utilized for agricultural purposes and lands where agricultural uses have been abandoned. Agricultural land uses, in general, are more conducive to the movement of native fauna and functional pollination processes than other lands supporting higher intensity uses. Intensifying the land use of these areas could compromise landscape integrity, promote the spread of exotic species, and otherwise compromise the biodiversity of adjacent or nearby CLS lands.

- 2) Conservation Guidelines: Intensifying land uses of these areas will emphasize the use of native flora, facilitate the movement of native fauna and pollination of native flora across and through the landscape, and conserve on-site conservation values when they are present. Development within these areas will be configured in a manner that does not compromise the conservation values of adjacent and nearby CLS lands.

g. Special Species Management Areas

- 1) These are areas defined as crucial for the conservation of specific native floral and faunal species of special concern to Pima County. Currently, three species are designated as Special Species: cactus ferruginous pygmy-owl, Mexican spotted owl, and southwest willow flycatcher. Special Species and associated Conservation Guidelines may be added or deleted in the future based on the best available regional scientific information as developed by the Science Technical Advisory Team and added to or deleted from the Special Species Management Areas as shown on the CLS map. Such additions and/or deletions will be processed as a comprehensive plan amendment. Land use and management within these areas will focus on conservation, restoration, and enhancement of habitat for these species.
- 2) Conservation Guidelines: At least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space and will provide for the conservation, restoration, or enhancement of habitat for the affected Special Species. As such, land use changes will result in 4:1 land conservation (i.e., four acres conserved for every one acre developed) and may occur through a combination of on- and off-site conservation inside the Special Species Management Area. The 4:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Special Species Management Area. Development shall be configured in the least sensitive portion(s) of the property. Area(s) of undisturbed natural open space will be configured to facilitate the movement of the relevant Special Species through the landscape and will include those on-site conservation values essential to survival of the relevant Special Species. A transfer of development rights may be used in order to secure mitigation lands.

h. Critical Landscape Connections

- 1) These are broadly defined areas that provide connectivity for movement of native biological resources but which also contain potential or existing barriers that tend to isolate major conservation areas. Specifically, these regional-scale areas are located:
 - (1) Across the I-10 / Santa Cruz River corridors in the northwest;
 - (2) Between the Catalina and Tortolita Mountains;
 - (3) Across the I-10 corridor along Cienega Creek in the east;
 - (4) Across the I-19 and Santa Cruz River corridors in southern Pima County;
 - (5) Across the Garcia strip extension of the Tohono O'odham

Nation; and
(6) Across the Central Arizona Project canal in Avra Valley.

Roads, other infrastructure services, and residential and commercial land uses within these areas, depending on configuration, can result in habitat loss and fragmentation that inhibits the movement of native fauna and interrupts the pollination processes of native flora.

- 2) Conservation Guidelines: Land-use changes in these broadly defined areas should protect existing biological linkages. Where they occur, barriers to the movement of native fauna and pollination of native flora across and through the landscape should be removed and fragmented corridors of native biological communities should be restored. Opportunities to remove barriers and restore corridor connectivity may arise as part of other, non-land use related activities (e.g., new construction for or upgrade of infrastructure services). Such opportunities should be pursued. High priority shall be given to identifying, preserving, and re-establishing the connection between native biological communities especially where natural connectivity is most constrained.
 - i. Adherence to CLS Conservation Guidelines
Adherence to Conservation Lands System Guidelines will protect against the loss of conservation values and landscape integrity through in-place preservation and restoration or enhancement of degraded or otherwise compromised natural resources. Urban development will occur in a manner that retains conservation values at both the micro and macro landscape scale by minimizing impacts to site-specific sensitive conservation values, maximizing landscape continuity, facilitating the movement of native fauna and pollination of native flora across and through the landscape, promoting the long-term diversity of native flora and fauna, and preserving the viability of the CLS.
 - j. Project Inventory and Analysis
Application and review of requests for the establishment of land use policy (comprehensive plan amendments) and the implementation of land use policy (rezonings) that require approval by the Board of Supervisors (Board) shall include an inventory and assessment of the site's conservation values and context within an area-wide landscape as well as an analysis of the biological impact of the requested land use change.
 - 1) Comprehensive Plan Amendments
 - a) Applications for comprehensive plan amendments will, at a minimum, be reviewed for the following parameters:
 - The site's landscape context as it relates to the biological and built environments; and
 - The proposed amendment's consistency with the existing infrastructure service area or land use planning and infrastructure studies that address the logical expansion of infrastructure services.

- b) Requests for comprehensive plan amendments that seek to increase the intensity of allowable land uses within the CLS may be approved provided there is adequate demonstration that intensifying the land use designation will:
 - Preserve the integrity of the CLS; and
 - Promote development that is consistent with the existing infrastructure service area or land use planning and infrastructure studies that address the logical expansion of infrastructure services.
- c) Special area policies may be applied to govern or otherwise direct subsequent rezoning to specifically address conservation of certain landscape attributes.

2) Rezoning Activities

- a) Applications for rezoning will, at a minimum, be reviewed for the following parameters:
 - The site's landscape context as it relates to the biological and built environments;
 - The on-site presence of or potential to support highly valued native floral and faunal species; and
 - The occurrence of physical characteristics that contribute to biodiversity.
- b) Requests for rezoning that would result in new high-intensity residential uses, commercial and industrial uses, or other high intensity land uses within the CLS may be permitted provided there has been adequate demonstration that the new land use will:
 - Preserve the integrity of the CLS;
 - Actively contribute to the conservation of highly valued native floral and faunal species; and
 - Provide for development that achieves at least as much conservation as development under the existing zoning.

k. Application of Conservation Guidelines

- 1) The Conservation Guideline for the associated CLS designation shall apply to the total acreage of the site that lies within the boundaries of that designation. If a CLS designation applies to a portion of a site, Conservation Guidelines for that designation will apply only to that portion of the site affected by that category. For purposes of this policy, site is defined as a single lot or combination of contiguous lots. If more than one CLS category applies to all or a portion of a site, the more protective Conservation Guideline will apply to the affected portion.

- 2) Those conservation lands that are to be reserved from development, or which are provided as mitigation, shall be conserved and managed, in perpetuity, for the benefit of the natural resources. Various means may be utilized to protect conservation or mitigation lands including, but not limited to, the transfer of deeded property to Pima County, pending approval by the Board of Supervisors, or other conservation entities and the granting of conservation easements. Land conserved through application of the CLS shall be established as separate, natural open space parcel(s) from the development area. Residents, or associations of residents, of a development may not serve as the sole administrator or enforcement entity for the management and protection of those conservation or mitigation lands.
- 3) The authority to increase, reduce, exempt, or otherwise modify the full application of the Conservation Guidelines for proposed land use changes that require the setting of land use policy (comprehensive plan amendments) or its implementation (rezoning) lies solely with the Board of Supervisors. Requests to modify or exempt the full application of the Conservation Guidelines will be deliberated on a case-by-case basis. Staff may review and make recommendations on proposals that seek to modify the full application of the Conservation Guidelines. The full application of the Conservation Guidelines may be modified as part of a decision that establishes land use policy (comprehensive plan amendment). The full application of the Conservation Guidelines may also be modified as part of a decision that implements land use policy (rezoning requests). Applicants seeking to modify the full application of the Conservation Guidelines must demonstrate that the proposed land use change is consistent with the goals of the SDCP, does not adversely impact the landscape integrity of the CLS, retains the ability of native fauna and pollination of native flora to move through and across the landscape, and will protect and enhance or restore conservation values.
 - a) Should the Board, as part of a land use policy decision, reduce or otherwise adjust a comprehensive plan amendment from complying with a Conservation Guideline(s), then the adjustment will be applied to any subsequent implementation of that policy through rezoning. Applicants seeking to reduce or otherwise adjust the full application of a Conservation Guideline(s) as part of a proposed comprehensive plan amendment or rezoning must demonstrate that the proposed land use change is consistent with the goals of the SDCP, does not adversely impact the landscape integrity of the CLS, retains the ability of native fauna and pollination of native flora to move through and across the landscape, and will protect and enhance or restore on-site conservation values.
 - b) Should the Board, as part of a land use policy decision, exempt a comprehensive plan amendment from complying with a Conservation Guideline(s), then the exemption will be applied to any subsequent implementation of that policy through rezoning.

Applicants seeking to exempt a comprehensive plan amendment or rezoning from compliance with the Conservation Guidelines shall demonstrate that the exemption is necessary to accommodate public health and safety.

CONSERVATION LANDS SYSTEM IMPLEMENTATION STRATEGIES

- Develop or revise Site Analysis inventory requirements for comprehensive plan amendment and rezoning applications to identify the presence of conservation values and identify areas most suitable for development.
- Develop or revise Biological Impact Report requirements for comprehensive plan amendment and rezoning applications in order to analyze the proposed land use change. Biological Impact Reports will evaluate and compare the effects of the proposed land use against the effects of development without the proposed land use.
- Standardize staff evaluation of comprehensive plan amendment and rezoning applications to determine application's conformance with CLS, consistency with existing or logical expansion of infrastructure, and long-term conservation of highly valued natural resources.
- Develop guidance and criteria for restoration, enhancement, and mitigation proposals. Forward guidance and criteria to the Board of Supervisors for approval.
- Develop site design guidance and other site planning recommendations for environmentally-sensitive development.
- Develop and implement development-related incentives appropriate for use in Multiple Use Management Areas. Incentives may, if appropriate, be established through revision of allowable zoning districts, overlays, comprehensive plan land use plan designations;
- Develop policies and procedures to govern transfer of development rights;
- Review and revise existing environmentally-related zoning code ordinances to create incentives accessible to existing and legal land uses, zoning, and permitted activities to promote broader support of CLS and goals of the Sonoran Desert Conservation Plan. Ordinances appropriate for review and revision may include:
 - Native Plant Preservation Ordinance (18.72);
 - Buffer Overlay Zone Ordinance (18.67);
 - Cluster Development Option (18.09.040);
 - Conservation Subdivision Requirements (18.09.100);
 - Hillside Development Zone Ordinance (18.61);
 - Modification of Development Standards in Riparian Areas (18.07.080);
 - Landscape and Bufferyard Ordinance (18.73); and
 - Off-Street Parking & Loading Standards (18.75)

2. Regional Trail System

The proposed regional trail system, as identified in the Eastern Pima County Trail System Master Plan (EPCTSMP) is a blueprint for a public trails network. The network will expand on the existing and planned river park system, and is intended to include natural tributary washes and upland segments, and road and utility rights-of-way that together will form an interconnected system linking urbanized areas with surrounding public preserves. Successful implementation of the Eastern Pima County Trail System Master Plan will require a collaborative effort between Pima County, local jurisdictions and land managing agencies.

- a. Dedication of High Priority Trail System Elements: High priority trail system elements, as identified in the EPCTSMP and approved by the Department of Natural Resources, Parks and Recreation, shall be given a high priority for acquisition by Pima County for the regional trail system. Based on the priority status of the trail system element, as determined by the Department of Natural Resources, Parks and Recreation, dedication of particular trail system elements shall be required as a condition of rezoning approval. Examples of high priority trail system elements include, but are not limited to, primary trails identified in the EPCTSMP, trail corridors that link individual public lands units, connect public lands with existing or planned river parks, create local trail linkages to parks, schools, or activity centers, or provide public access to established public lands trails.
- b. Regulatory flood-prone areas, which are dedicated as drainage easements to the Flood Control District and which are identified as candidate trails on the EPCTSMP, shall also be dedicated to Pima County to allow additional uses such as recreational and equestrian activities.
- c. Dedication of high priority trail corridors, trail access points, and associated staging areas for public use shall be negotiated by the Department of Natural Resources, Parks and Recreation. Any fencing of the trail corridor shall meet the specifications of the Department of Natural Resources, Parks and Recreation and said specifications shall be included as a condition of rezoning or specific plan approval.
- d. Trails Access--Vehicular Access to Public Land Trailheads: Vehicular access to trailheads at public preserve boundaries shall be promoted, based on a determination by the public lands manager and the Department of Natural Resources, Parks and Recreation. In those cases where road access to public lands trailheads is deemed critical, dedication of public road rights-of-way and associated parking and equestrian staging areas shall be required as a condition of rezoning or specific plan approval.
- e. Trails within the Project Site: (1) Where appropriate to the scale and nature of the planned development and its location relative to inventoried trail system elements, trails and paths within the project site shall connect with the regional system to provide open space and recreational opportunities for planned community residents. The developer and the

Department of Natural Resources, Parks & Recreation will determine application of this policy; (2) If the project site contains a route identified on the EPCTSMP that provides irreplaceable access to a public preserve boundary, public access through the site shall be provided.

- f. Concurrency of infrastructure and service delivery capability for parks and recreation, including trail system elements, shall be reviewed by staff for rezoning and specific plan-related requests, as per Regional Plan Policies, 7. Cost of Development Element Regional Plan Policies, C.1.

7. COST OF DEVELOPMENT ELEMENT REGIONAL PLAN POLICIES

- A. Establish Urban Service Area and Urban Expansion Area districts which collectively cover areas within the urban area.
1. Except as noted in A.2 below, as a means of implementing the establishment of Growth Areas and urban areas, Urban Service Area districts should be established, using the existing sewer system service area as a starting point. These districts would identify where public facilities will be provided in the near and far future and at what levels. Thus, for example, the County may focus its efforts at providing necessary infrastructure to the identified Growth Areas, while allowing infrastructure improvements in other urban areas. It may also establish time lines when facilities will be expanded into areas which may become urbanized in the future.
 2. While sewer system service area expansion is a useful tool in establishing Urban Expansion Area districts, it is County policy to assess sewer system connection fees on a regional basis using a system that normalizes capacity increase costs over the entire system and allocates those costs to users seeking use of the additional capacity. This ensures that all County ratepayers pay for capacity at a reasonable, affordable, and equitable rate.

For new developments requiring sewer service, the developer pays the cost of installing new sewers within the development and of connecting the development to the existing public sewer system. The County employs a system of connection fee discounts and credits to reimburse developers who install public sewer system improvements beyond those needed to serve their developments.

- B. Determine minimum Level-of-Service Standards, specific to each Urban Service Area Urban Expansion Area, for selected public infrastructure and facilities.
- C. Establish a formal Concurrency Management System:
1. Proposed rezonings (including requests for waiver of the platting requirements of zoning plans) and specific plans, and requests for time extensions or modification of conditions for existing rezonings and specific plans, shall be reviewed for concurrency of infrastructure and service delivery capability to accommodate the proposed developments. Staff reports for the aforementioned process requests shall, as applicable, address adequacy of infrastructure and service delivery capability for transportation, flood control, wastewater, air quality, parks and recreation, water, and school services. As part of the staff report analysis for these requests, Public Works Departments shall follow County-wide Concurrency Review Process and Criteria provisions for rezonings and specific plans authorized by the County Administrator.
 2. Establish a formal permit review procedure to allow the County to determine and coordinate the individual and cumulative impacts each proposed development request will have on each of the minimum level-of-service standards identified for the urban service/expansion area where the development request is located.

- D. Establish a scale of development assessment fees to finance necessary public infrastructure and facilities. Once the built-out projection of a given Urban Service Area or Urban Expansion Area has been used to calculate its total public infrastructure requirement, a total cost estimate for the area's public infrastructure can be completed. This total infrastructure cost estimate can then be used to establish equitable developer-assessment fees for each area.

8. MILITARY AIRPORT REGIONAL PLAN POLICIES

Comprehensive Plan Regional Plan Policies state County commitments to current and future actions and programs. Some regional plan policies are implemented through the rezoning process and describe various standards which apply county wide, while some are implemented through other programs or actions. Most of the policies below are from Chapter 6 (Implementation Program) of the Davis-Monthan Air Force Base Joint Land Use Study (JLUS), describing a wide range of actions and strategies. The remainder of the policies are based on the February 2004 Board resolution, reiterating the County commitment to work proactively with the base and other entities to implement the DMAFB JLUS and take other actions to protect the interests of the community and future missions of the base, as necessary.

A. Findings of the Board of Supervisors

The following findings of the Board of Supervisors contained in Resolution 2004-17, dated February 17, 2004, provide the basis for Comprehensive Plan Military Airport Regional Plan Policies:

1. Pima County has a long history of cooperation and collaboration with Davis-Monthan Air Force Base, resulting in proactive and progressive planning and zoning activities.
2. As growth occurs, Pima County commits to working diligently towards ensuring the development of land uses compatible with the long-term sustainability of operations at Davis-Monthan Air Force Base.
3. Residents should be protected to a reasonable extent from continued long-term exposure to high levels of noise and from increasing levels of noise.
4. Citizens should be protected to a reasonable extent from the high level of risk associated with over-flights and the conveyance of live ordinance that are integral to Davis-Monthan Air Force Base operations.
5. Recommended land use compatibility zones have been defined by the *Davis-Monthan Air Force Base / Tucson / Pima County Joint Land Use Study*, February 2004.

B. Pima County Policies

1. Pima County will protect the public health, safety, and welfare by consideration of the long-term sustainability of operations at Davis-Monthan Air Force Base and the effects on residents of continued long-term exposure to high levels of noise and of the high level of risks associated with over-flights and the conveyance of live ordinance as decision making components in all discretionary development decisions.
2. Pima County staff will provide timely notification to Davis-Monthan Air Force Base of all discretionary development requests within the "Territory within the Vicinity of Davis-Monthan Air Force Base military airport," A.R.S. §28-8461.

3. Pima County staff will incorporate the comments from Davis-Monthan Air Force Base for formal consideration by the Planning and Zoning Commission and the Board of Supervisors in the hearing process for consideration of discretionary development requests.
4. The Pima County Board of Supervisors will work toward the implementation of the recommendations contained within the *Davis-Monthan Air Force Base / Tucson / Pima County Joint Land Use Study*, February 2004.
5. Pima County will integrate the recommended JLUS Compatibility Plan into its Comprehensive Plan, and will show all regulatory zones and boundaries related to Davis-Monthan Air Force Base on its Comprehensive Plan Maps, including High Noise Areas, Accident Potential Zones, Approach-Departure Corridors, Davis-Monthan Air Force Base boundary, and "Territory Within the Vicinity of Davis-Monthan Air Force Base military airport," A.R.S. §28-8461.

C. Joint Land Use Study Implementation Program Plan Introduction

The *February 2004 Davis-Monthan Air Force Base / Tucson / Pima County Joint Land Use Study* (JLUS) is intended to guide the decisions made by a variety of public and private entities in relation to compatible land use around DMAFB. In addition to the State of Arizona and its agencies, DMAFB, local jurisdictions, and private interests within the area can contribute to the implementation of the recommendations of the JLUS.

The Compatible Land Use Plan presented in Chapter 5 of the JLUS defines recommended compatible uses and performance standards that are intended to be used by Pima County and the City of Tucson and to guide development in order to protect Davis-Monthan's mission and its economic benefits, while increasing the economic diversity and viability of the community by facilitating the development of other key sectors in ways that are compatible with DMAFB mission. Implementation of the Compatible Use Plan is fundamental to achieving these goals, and integration of land use recommendations into general and comprehensive plans and zoning ordinances is a key element in implementing the JLUS. However, successful implementation requires that other tools be utilized to achieve the JLUS goals. These tools are contained in the implementation program presented in the following sections.

This implementation program has been developed in recognition of the ongoing planning by DMAFB and jurisdictions, as well as considering the divergent viewpoints expressed through the public participation process, and the need to present strategies that realistically accomplish the goal of preserving Davis-Monthan Air Force Base and its mission. While the changing nature of economics and politics may change the scope and timing of the implementation strategies, these recommendations provide the framework and guidance for achieving long-term compatibility of development with DMAFB and its mission.

The following sections present the recommended JLUS Implementation Strategies. Three aspects of implementation that are integral to the process follow a brief description of each strategy. The first aspect of implementation, "Priority/Timing," establishes the importance of the action and the time frame within which the Strategy is to be effected, as follows:

- High - by January 2005,
- Moderate -- within 2 - 3 years, that is by January 2007, or
- Low - within 4 - 5 years; that is by January 2009.

The second aspect of implementation, "Responsible Party(s)," indicates the governmental agency, local political jurisdiction, and other parties responsible for implementing the Strategy. The third aspect of implementation, "Evaluation Measures," presents recommendations concerning review and monitoring to facilitate adjustments if the strategy is not meeting its desired results. One of the appropriate functions for the State would be to monitor the implementation and effectiveness of the recommended measures through the Arizona Department of Commerce or other State agency.

D. Joint Land Use Study Implementation Strategy Policies

1. Joint Land Use Study Recognition

While the JLUS is not adopted in the traditional sense by local jurisdictions and is not a legal document, the completion of the JLUS and its status as guidance for land use decisions in the vicinity of Davis-Monthan Air Force Base should be recognized by Pima County, the City of Tucson and DMAFB. Appendix C contains a model resolution for consideration by Pima County and the City of Tucson.

- Priority/Timing - High
- Responsible Party(s) - Pima County, City of Tucson, and Davis-Monthan AFB
- Evaluation Measures - Resolution or similar official acknowledgement adopted in 2004

Note: Resolutions supporting recommendations of the February 2004 JLUS were adopted by the Pima County Board of Supervisors and Tucson City Council in February 2004.

2. Revision of Airport Environs Zone Plans and Ordinances

The Compatible Land Use Plan of the JLUS study defines compatible land uses for Accident Potential Zones APZ-I, APZ-II, Approach-Departure Corridors and high-noise zones around Davis-Monthan Air Force Base. The Airport Environs Zone plans and ordinances of Pima County and the City of Tucson are the primary means of implementing the recommended compatible uses. Both the County and City should review their respective plans and ordinances to identify changes that are necessary to implement recommended compatible uses and prepare necessary amendments to the plans and ordinances for consideration and adoption by their respective governing bodies. The County and City should also utilize the notional noise contours, as recommended in the JLUS, as the basis for defining high-noise zones.

- Priority/Timing - High
- Responsible Party(s) - Pima County and City of Tucson
- Evaluation Measures - Plan and Zoning Ordinance amendments adopted in 2004

3. Support for Recommendations of the Governor’s Military Facilities Task Force

The December 2003 Governor’s Military Facilities Task Force made recommendations to the Governor relating to actions needed at the federal, State and local levels to ensure the long-term viability of military installations and resources. A number of these recommendations, including the designation of dedicated funding to assist military installation preservation and expansion projects, and the expansion of county planning and zoning authority (equivalent to current municipal authority) to enable them to better manage growth and development in areas impacted by military airports, involve legislative action and are of particular interest for implementing the JLUS recommendations for Davis-Monthan Air Force Base. The County and City, along with the DM-50 and other interested groups should actively support the implementation of the recommendations of the Governor’s Military Facilities Task Force at the State level.

- Priority/Timing - High
- Responsible Party(s) - Pima County, City of Tucson, DM-50, and other organizations
- Evaluation Measures - Enactment of the legislative recommendations of the Governor’s Task Force

4. Support for Recommendations of the State Trust Land Reform Group

The State Trust Land Reform group is considering a recommendation that a mechanism be developed to allow for the exchange of land in support of planning and disposition of State Trust land in support of the long-term preservation of Arizona’s military installations. The ability for the State Trust to engage in land exchanges and the ability to transfer densities and land uses between various State Trust lands is potentially an important element for achieving compatibility in the development of State Trust lands in the Approach-Departure Corridor. As the mechanism to allow this will likely require legislative action and/or a vote of the electorate to modify the State Constitution, Pima County, the City of Tucson, DM-50, and other interested organizations should actively support the recommendations of the State Trust Land Reform Group.

- Priority/Timing - High
- Responsible Party(s) - Pima County, City of Tucson, DM-50 and other organizations
- Evaluation Measures - Enactment of the legislative recommendations of the State Lands Reform Group

5. Ongoing Organization for JLUS Implementation

Efficient and effective communication between, Pima County, the City of Tucson, area landowners, other local organizations and Davis-Monthan AFB is critical to the successful implementation of the JLUS. To provide a means to maintain communication and coordination as the JLUS recommendations are carried out, the City, County and DMAFB should consider the formation of an ongoing coordinating committee. This committee, in addition to representatives from the County, City and DMAFB, should include representatives from area landowners and other local organizations that have an interest in compatible land use around DMAFB. This committee could also serve as the interface with the State Military Affairs Commission proposed by the Governor's Military Facilities Task Force.

- Priority/Timing - High
- Responsible Party(s) - Pima County, City of Tucson, Davis-Monthan AFB, area landowners and other local organizations
- Evaluation Measures - Formation of committee by end of 2004; Operation of committee - Ongoing

6. Davis-Monthan AFB Community Initiatives Team

As a means of maintaining effective liaison between with the surrounding community, the base should consider the formation of a dedicated "Community Initiatives Team." Made up of individuals with an understanding of base operations as well as development issues, this team, working as part of the base's command structure, would focus on land use compatibility issues, and would serve as a consistent mechanism for outreach and input by surrounding communities on environmental and growth issues. The team would also be tasked with working at the staff level with other implementing organizations during the JLUS implementation process.

- Priority/Timing - High
- Responsible Party(s) - Davis-Monthan AFB
- Evaluation Measures - Formation of Team by end of 2004; Operation of Team Ongoing

7. Department of Defense Land Acquisition

Pima County, the City of Tucson, and other interested groups such as DM-50 should work with the State's Congressional delegation to obtain appropriations in the Department of Defense's budget dedicated to the purchase of critical parcels around the base, especially under the primary flight paths in the APZs and Approach-Departure Corridor. In addition to working for an appropriation in the next budget year (2005), efforts should be made for additional appropriations in the years following the 2005 Base Realignment and Closure (BRAC) process.

- Priority/Timing - High for the initial appropriation; moderate for subsequent appropriations
- Responsible Party(s) - Pima County, City of Tucson, DM-50, and other organizations, Arizona Congressional delegation
- Evaluation Measures - Appropriated funding in the Department of Defense (DOD) budget

8. Department of Defense Purchase of Conservation Easements

The Department of Defense is implementing a program of purchase of conservation easements around military installations in order to address environmental and encroachment issues. The “Bob Stump National Defense Authorization Act” for Fiscal Year 2003 (P.L. 107-314) provided new statutory authority that permits DOD to enter into agreements with eligible entities to address the use or development of real property near a military installation, and to accept on behalf of the United States Government any property or interest acquired pursuant to such agreements. The Department of Defense is working to determine how this new authority will be used, and each of the Military Departments is developing specific program guidance.

In general terms the new authority includes the following specific elements:

- Eligible entities are States, political subdivisions or private conservation organizations. The amendment provides for the acquisition by an eligible entity of all right, title, interest in and to any real property, and sharing by the Government and the entity in acquisition costs. The amendment also requires the entity, upon request of the DOD, to transfer to the Government the minimum property or interests necessary to avoid encroachment from the use or management of the property.
- Department of Defense funds may be used for such agreements for purchase from willing sellers. It is important to note that the amendment does not provide specific funding for these purchases. The Department of Defense will determine if, and how much funding will be available for this initiative.
- The amendment also permits DOD to convey surplus real property to states or other eligible entities for conservation of natural resources.
- Pima County and the City of Tucson should work with Davis-Monthan Air Force Base and the DOD to acquire conservation easements in appropriate locations within the Approach-Departure Corridors and APZs.
 - Priority/Timing - High to Moderate
 - Responsible Party(s) - Pima County, City of Tucson, Davis-Monthan Air Force Base, Department of Defense and private landowners
 - Evaluation Measures - Completed purchase of conservation easements

9. Aerospace Maintenance and Regeneration Center (AMARC) Expansion
Pima County and the City of Tucson should continue to facilitate the land acquisition that has been proposed involving private landowners and Davis-Monthan Air Force Base for the expansion of the AMARC. This would result in approximately 600 acres of land in one of the APZs being secured for a compatible land use.

- Priority/Timing - High
- Responsible Party(s) - Pima County, City of Tucson, Davis-Monthan Air Force Base, and private landowners
- Evaluation Measures - Completed transfer of title of land for AMARC expansion

10. University of Arizona Science and Technology Park Development
Pima County should continue to work with the University of Arizona to develop the Science and Technology Park in a way that provides compatibility with the base, while achieving the objective of developing the Park as a major economic driver for the Tucson area. Key elements to achieve compatibility include use of density transfers within the Park to shift employee density from the northern part of the park to the southern part; and limiting development of the Park to employment-generating uses within the first 30,000 feet of the Approach-Departure Corridor (specifically, that a hotel not be developed within this area and that the existing high school use be relocated)

- Priority/Timing - High to Moderate
- Responsible Party(s) - Pima County and University of Arizona
- Evaluation Measures - Compatible Development under the Science and Technology Park's Master Plan

11. Land and Water Conservation Fund
The Land and Water Conservation Fund (LWCF) was established by Congress in 1964 to create parks and open spaces, protect wilderness, wetlands, and refuges, preserve wildlife habitat, and enhance recreational opportunities. The LWCF has a matching grants program that provides funds to states for planning, developing and acquiring land and water areas for state and local parks and recreation areas. These funds could be used to match state monies to purchase critical parcels of land around the Base for use as conservation/open space.

- Priority/Timing - High
- Responsible Party(s) - Federal and State governments
- Evaluation Measures - Use of land and water conservation funds as appropriate

12. Military Installation Fund
One of the recommendations of the Governor's Military Facilities Task Force is the creation of a Military Installation Fund (MIF), to be administered by the State and funded by dedicated revenue at the State level. The MIF, as envisioned by the Task Force, would provide grants to

local governments for land acquisition or other activities to preserve or expand military installations. If this fund is established, the County and City should consider use of MIF funding to support acquisition of land or development rights in critical areas (most likely in combination with other funding), or for other activities that would support compatible land use.

- Priority/Timing - High to Moderate
- Responsible Party(s) - Pima County, City of Tucson and State of Arizona
- Evaluation Measures - Use of MIF funds as provided for in grant

13. Land Acquisition through Bonds

Pima County and the City of Tucson should consider a bond issue for purchasing land in critical areas of the APZs and Approach-Departure Corridors. Priority for purchase should be given to lands under the primary flight paths. Communities that pursue land purchase can save money by using the Greater Arizona Development Authority (GADA), which is empowered by state statute to sell bonds at a lower interest rate by subsidizing the costs of issuance. All of the municipalities surrounding the military installations/facilities are eligible for the program. Participation in the GADA program requires that there be an estimate of the total cost of the land to be purchased and a determination that GADA has enough capacity to loan.

- Priority/Timing - Moderate to Low
- Responsible Party(s) - Pima County, City of Tucson and Greater Arizona Development Authority
- Evaluation Measures - Issuance of bonds for acquisition of land

14. Purchase of Development Rights

An alternative to the purchase of land is the purchase of development rights, which would be negotiated with the owner of the development rights. Participation in the purchase of development rights would be voluntary on the part of the owner. This type of acquisition may be effective in appropriate situations and areas, particularly where the issue of compatibility involves density of development rather than the type of land use proposed. When development rights are purchased, a landowner is paid fair market value for the rights that are purchased. The value of the purchased rights is roughly equal to the value of the land without any special restriction less the value of the land with the land use restrictions. The use of this strategy would be dependent on securing funding for the purchase through one of the other strategies identified in this chapter.

- Priority/Timing - High to Moderate
- Responsible Party(s) - Federal government, State government, and local jurisdictions
- Evaluation Measures - Development Rights are purchased

15. Transfer of Development Rights

The use of Transfer of Development Rights (TDRs) can reduce the intensity and density of use in areas identified as significant to preserving the base's mission while increasing density in other areas by encouraging local political jurisdictions to create incentives for developers to use the density transfer technique in appropriate situations and areas in proximity to the base. The transfer of development rights is similar to the purchase of development rights, except rather than a public agency buying development rights, which are then in effect "retired," the landowner is compensated by having the permitted uses of other land expanded or intensified. The land to which the rights are transferred may be either owned by the landowner, or by someone else. In the latter case, compensation is paid to the "sending" landowner by the "receiving" landowner. Participation in TDR programs would be voluntary on the part of the landowner(s). Under the TDR scenario, the use of land currently zoned for lower intensity use outside the APZs could be modified to allow higher density development at the same time the use of land in the APZs currently zoned to permit higher density development would be restricted to lower density use.

- Priority/Timing - High to Moderate
- Responsible Party(s) - Local jurisdictions
- Evaluation Measures - TDR programs are adopted by the City of Tucson (and could be by Pima County, if State legislation is enacted to allow the County to use TDRs)

16. Partnerships with Non-Governmental Organizations to Facilitate Transfers of Development Rights

Governmental or non-governmental entities such as the Trust for Public Land (TPL), may acquire development rights for land adjacent to a military installation or facility, especially for land in the high hazard and noise zones, and dedicating it to uses compatible with military missions or to transferring those lands to public ownership for conservation or open space uses. TPL also has a program to assist communities in pursuing a preservation ballot initiative, providing services that include political analysis and campaign strategy.

- Priority/Timing - High to Moderate
- Responsible Party(s) - Local jurisdictions and TPL or other entity
- Evaluation Measures - TDR programs are adopted by the City of Tucson (and by Pima County, if State legislation is enacted to allow the County to use TDRs)

17. Noise Attenuation Retrofit Program

The City of Tucson should work with the State's Congressional delegation to secure a Department of Defense funded and administered program for noise attenuation retrofitting of homes in the high-noise zones that is similar to the program that Tucson International Airport has had in operation since 1992. Through grants from the Federal Aviation Administration and the Arizona Department of Transportation, the Tucson

Airport Authority is providing acoustic treatment to approximately 1,400 homes within the highest noise areas. Permanent-structure residences in the 65 Ldn noise contour and the 70 Ldn noise contour are eligible for the program. At no cost to eligible homeowners, the residences are retrofitted with acoustic windows and doors, ventilation systems are modified, and other improvements are made to drastically reduce interior noise levels.

- Priority/Timing - High to Moderate
- Responsible Party(s) - City of Tucson, State Congressional delegation, Department of Defense, and Davis-Monthan Air Force Base
- Evaluation Measures - Noise Attenuation Retrofit Program in place

18. Adaptive Reuse of Julia Keen School

With the anticipated closure of Julia Keen School, which is located in ADC-1 an APZ northwest of the main Davis-Monthan runway, there is a need to find an adaptive reuse for the school that is compatible both with the operation of Davis-Monthan and with the surrounding neighborhood. The City of Tucson should work with the Tucson Unified School District and the Julia Keen neighborhood to bring an appropriate adaptive reuse to the school building so that it remains an asset for the neighborhood.

- Priority/Timing - High
- Responsible Party(s) - City of Tucson, Tucson Unified School District, local residents, and neighborhood organizations
- Evaluation Measures - Implementation of adaptive reuse

19. Enhanced Local Notification and Disclosure

The Governor's Military Facilities Task Force is recommending that current notification and disclosure provisions in State law for military facilities be strengthened, including a recommendation that the Arizona Department of Real Estate develop a "rule" to strengthen and standardize the notification process for its licensees. Increasingly, communities have determined that there is value to their citizens in going beyond the minimum public notification and disclosure standards outlined in State law. Greater understanding of local military operations can also enhance the sustainability of the base by building support for the base's mission. Specific mechanisms to enhance public notification and disclosure may include:

- Requiring notices and maps to be posted in real estate sales and leasing offices, including identification of noise contours
- Requiring notices placed in model home complexes and sales offices advising potential buyers that the area is subject to military aircraft overflight.
- Requiring avigation easements and indemnification/release of liability language on all recorded subdivision plats
- Installing overflight signage at roadway intersections within the noise contour lines

Pima County and the City of Tucson should consider the need for adopting specific additional methods of notification and disclosure.

- Priority/Timing - High to Moderate
- Responsible Party(s) - Pima County and City of Tucson
- Evaluation Measures - Enhanced Notification and Disclosure procedures in place

20. Best Practice Techniques

A process to assess the usefulness of various techniques used by other political jurisdictions with similar military air base encroachment issues is an effective means to ensure that the “best practices” are being used to guide development around Davis-Monthan Air Force Base and the State’s other military facilities. This evaluation of “best practice” techniques will need to determine their potential to be adapted to the needs of various political jurisdictions in the State, and the State will continue its role as convener and clearinghouse in these efforts. Other stakeholders are anticipated to participate in this data collection in support of the statewide effort. Results of the Best Practices research will be compiled into the State Policy Guide developed as part of the statewide effort by the Department of Commerce to address land use compatibility and encroachment issues under the Arizona Military Regional Compatibility Project.

- Priority/Timing - Development of State Policy Guide - High; continuing assessment is ongoing
- Responsible Party(s) - State government, local jurisdictions, and other stakeholder groups
- Evaluation Measures - Development of State Policy Guide an ongoing assessment



PIMA COUNTY COMPREHENSIVE PLAN UPDATE



Land Use Intensity Legend

Adopted by the
Pima County Board of Supervisors
December 2001

Development Services Department
Planning Division
201 North Stone Avenue
Tucson, Arizona 85701-1317
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As Amended
June 2012

This document, ***Land Use Intensity Legend***, is one of three working documents of the Pima County Comprehensive Plan; see also ***Regional Plan Policies*** and ***Rezoning and Special Area Plan Policies***. The complete Comprehensive Plan is available in the office of the Planning Division, Pima County Development Services Department.

**2001 Pima County Comprehensive Plan Update
Land Use Intensity Legend
As Amended June 2012**

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2001 Pima County Comprehensive Plan Update Land Use Intensity Legend

PREFACE

The following planned land use intensity categories are designated on the Pima County Comprehensive Plan Update (Plan), which was adopted by the Pima County Board of Supervisors on December 18, 2001.

The designation of land use intensity categories on the Plan and its linkage to the Zoning Code (Chapter 18.89) provides a mechanism to assure that rezoning and specific plan approvals are consistent with the Plan. Rezonings (Section 18.91.040C) and specific plans (Section 18.90.030E) must comply with the Plan.

The Land Use Intensity Legend is comprised of a number of “urban” and “rural” land use categories, within each of which resides a prescribed list of “permitted” zoning districts. To be in compliance, applications for rezonings must select from the zoning districts listed as “permitted” and comply with the gross density limitation (RAC, or residences per acre) for the land use intensity category in which the property is located.

An amendment to the Plan is necessitated when a rezoning or specific plan application does not comply with the Plan. Amendments to the Plan are processed annually, where applications are accepted only between the first regular working day of February and the last regular working day of April (Section 18.89.040B).

A. **URBAN INTENSITY CATEGORIES**

The following land use intensity categories shall be applied to designate planned land use within urban areas only:

1. **Regional Activity Center**

'REAC' on the Land Use Plan Maps

- a. Purpose: To designate high-intensity mixed-use areas designed to provide the fullest range of goods and services and compatible multiple residential housing.
- b. Objective: Goods and services are provided that attract customers living significant distances from the center. A regional shopping mall may be the nucleus of the activity center. The center provides a variety of high density housing types and employment opportunities, including government services and educational institutions. The center has direct access to regional transportation facilities, including public transit and pedestrian and bicycle paths. Regional Activity Centers are generally greater than one hundred acres in size.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - 12 RAC
 - 2) Maximum - 44 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 12 RAC
 - 2) Maximum – 44 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CR-3 Single Residence Zone
 - 2) CR-4 Mixed-Dwelling Type Zone
 - 3) CR-5 Multiple Residence Zone
 - 4) TR Transitional Zone
 - 5) CMH-2 County Manufactured and Mobile Home-2 Zone

- 6) MR Major Resort
- 7) CB-1 Local Business Zone
- 8) CB-2 General Business Zone
- 9) CPI Campus Park Industrial Zone

2. Community Activity Center

'CAC' on the Land Use Plan Maps

- a. Purpose: To designate medium intensity mixed-use areas designed to provide goods and services needed generally on a weekly basis along with compatible medium to high density housing types.
- b. Objective: The center provides the range of goods and services necessary to satisfy the weekly shopping and service needs of the surrounding community. The center may include a major supermarket, along with other anchor tenants such as a discount department store, large variety store, or specialty stores such as a hardware/building/home improvement store. The center includes complementary uses, such as high density housing, offices, and government services. Public transit provides direct access to these centers as well as connections to regional activity centers. The center has direct access to a major arterial roadway, with pedestrian and bicycle paths providing access from surrounding neighborhoods. Community Activity Centers are generally less than forty acres in size.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 24 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 6 RAC
 - 2) Maximum – 12 RAC

- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation , Section 18.89.030C plan policies, or Section 18.90.030E specific plans:

- 1) CR-2 Single Residence Zone
- 2) CR-3 Single Residence Zone
- 3) CR-4 Mixed-Dwelling Type Zone
- 4) CR-5 Multiple Residence Zone
- 5) TR Transitional Zone
- 6) CMH-2 County Manufactured and Mobile Home-2 Zone
- 7) MR Major Resort Zone
- 8) CB-1 Local Business Zone
- 9) CB-2 General Business Zone
- 10) CPI Campus Park Industrial Zone

**3. Neighborhood Activity Center
'NAC' on the Land Use Plan Maps**

- a. Purpose: To designate low intensity mixed-use areas designed to provide convenience goods and services within or near suburban residential neighborhoods for day-to-day living needs.
- b. Objective: The center provides commercial services that do not attract vehicle trips from outside the immediate service area. A grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, church, and bank. The center may include a mix of medium density housing types. Neighborhood Activity Centers are generally less than fifteen acres in size.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
- 1) Minimum - none
 - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements; however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
- 1) Minimum – 3 RAC
 - 2) Maximum – 5 RAC

- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CR-2 Single Residence Zone
 - 2) CR-3 Single Residence Zone
 - 3) CR-4 Mixed-Dwelling Type Zone
 - 4) CMH-1 County Manufactured and Mobile Home-1 Zone
 - 5) CMH-2 County Manufactured and Mobile Home-2 Zone
 - 6) TR Transitional Zone
 - 7) RVC Rural Village Center Zone
 - 8) CB-1 Local Business Zone
 - 9) CB-2 General Business Zone, provided however that the uses in such zone shall be limited to those set forth in Section 18.45.030B through 18.45.030C.

**4. Multifunctional Corridor
'MFC' on the Land Use Plan Maps**

- a. Purpose: To designate areas for the integrated development of complementary uses along major transportation corridors.
- b. Objective: These areas contain commercial and other non-residential use services and high density residential clusters in a linear configuration along major transportation corridors. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, such as standards for building setbacks, open space, signs, parking, and landscaping. Special attention is given in site design to provide an atmosphere that is pleasant to the pedestrian.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 44 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 6 RAC
 - 2) Maximum – 18 RAC

e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:

- 1) GC Golf Course Zone
- 2) TH Trailer Homesite Zone
- 3) CR-3 Single Residence Zone
- 4) CR-4 Mixed-Dwelling Type Zone
- 5) CR-5 Multiple Residence Zone
- 6) TR Transitional Zone
- 7) CMH-2 County Manufactured and Mobile Home-2 Zone
- 8) MR Major Resort Zone
- 9) CB-1 Local Business Zone
- 10) CB-2 General Business Zone
- 11) CPI Campus Park Industrial Zone

**5. High Intensity Urban
'HIU' or 'F' on the Land Use Plan Maps**

a. Purpose: To designate areas for a mix of high density housing types and other compatible uses.

b. Objective: These areas have direct access to major transportation corridors and are within walking or bicycling distance from major commercial services and employment centers.

c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:

- 1) Minimum - none
- 2) Maximum - 44 RAC

d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.

- 1) Minimum – 6 RAC
- 2) Maximum – 18 RAC

e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:

- 1) GC Golf Course Zone
- 2) TH Trailer Homesite Zone
- 3) CR-2 Single Residence Zone
- 4) CR-3 Single Residence Zone
- 5) CR-4 Mixed Dwelling Type Zone
- 6) CR-5 Multiple Residence Zone
- 7) TR Transitional Zone
- 8) CMH-1 County Manufactured And Mobile Home-1 Zone
- 9) CMH-2 County Manufactured And Mobile Home-2 Zone
- 10) MR Major Resort Zone
- 11) CPI Campus Park Industrial Zone

**6. Medium/High Intensity Urban
'MHIU' or 'E' on the Land Use Plan Maps**

a. Purpose: To designate areas for a mix of medium to high density housing types and other compatible uses.

b. Objective: These areas provide opportunities for a variety of residential housing types, including cluster option developments, single family attached dwellings, and apartment complexes. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.

c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:

- 1) Minimum - none
- 2) Maximum - 24 RAC

d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.

- 1) Minimum – 3 RAC
- 2) Maximum – 6 RAC

- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) GC Golf Course Zone
 - 2) CR-1 Single Residence Zone
 - 3) CR-2 Single Residence Zone
 - 4) CR-3 Single Residence Zone
 - 5) CR-4 Mixed-Dwelling Type Zone
 - 6) CR-5 Multiple Residence Zone
 - 7) TR Transitional Zone
 - 8) CMH-1 County Manufactured And Mobile Home-1 Zone
 - 9) CMH-2 County Manufactured And Mobile Home-2 Zone
 - 10) MR Major Resort Zone
 - 11) CPI Campus Park Industrial Zone

**7. Medium Intensity Urban
'MIU' or 'D' on the Land Use Plan Maps**

- a. Purpose: To designate areas for a mix of medium density housing types and other compatible uses.
- b. Objective: These areas provide an opportunity for a variety of residential types, including cluster option developments, and single family attached dwellings. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 3 RAC
 - 2) Maximum – 5 RAC

- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:

- 1) GC Golf Course Zone
- 2) CR-1 Single Residence Zone
- 3) CR-2 Single Residence Zone
- 4) CR-3 Single Residence Zone
- 5) SH Suburban Homestead Zone
- 6) CR-4 Mixed-Dwelling Type Zone
- 7) CR-5 Multiple Residence Zone
- 8) CMH-1 County Manufactured and Mobile Home-1 Zone
- 9) CMH-2 County Manufactured and Mobile Home-2 Zone
- 10) MR Major Resort Zone
- 11) TR Transitional Zone

8. Low Intensity Urban

(Low Intensity Urban 3.0, 1.2, 0.5, and 0.3)

- a. Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:

1) Low Intensity Urban 3.0

'LIU-3.0' or 'C-3.0' on the Land Use Plan Maps

- (a) Minimum - none
- (b) Maximum - 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:
 - (i) Gross density of 4.0 RAC with 30 percent cluster open space.
- (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - (i) Minimum density 1.5 RAC
 - (ii) Maximum density 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:

- (1) Gross density of 4.0 RAC with 30 percent cluster open space.

2) Low Intensity Urban 1.2

'LIU-1.2' or 'C-1.2' on the Land Use Plan Maps

- (a) Minimum - none
- (b) Maximum - 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 2.5 RAC with 30 percent cluster open space, plus 15 percent natural open space; or
 - (ii) Gross density of 4.0 RAC with 30 percent cluster open space, plus 30 percent natural open space.
- (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - (i) Minimum – (none)
 - (ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 2.0 RAC with 30 percent cluster open space plus 20 percent natural open space.

3) Low Intensity Urban 0.5

'LIU-0.5' or 'C-0.5' on the Land Use Plan Maps

- (a) Minimum - (none)
- (b) Maximum - 0.5 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 1.2 RAC with 30 percent cluster open space, plus 20 percent natural open space; or
 - (ii) Gross density of 2.5 RAC with 30 percent cluster open space, plus 35 percent natural open space.
- (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - (i) Minimum - none
 - (ii) Maximum - 0.5 RAC
 - (iii) The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 1.0 RAC with 30 percent cluster open space plus 20 percent natural open space.

4) Low Intensity Urban 0.3

'LIU-0.3' or 'C-0.3' on the Land Use Plan Maps

- (a) Minimum - (none)
- (b) Maximum - 0.3 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 0.7 RAC with 30 percent cluster open space, plus 20 percent natural open space, or

- (ii) Gross density of 1.2 RAC with 30 percent cluster open space, plus 40 percent natural open space.
- (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - (i) Minimum (none)
 - (ii) Maximum 0.3 RAC.
 - (iii) The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 0.7 RAC with 30 percent cluster open space plus 30 percent natural open space.

c. Zoning Districts

- 1) Within **Low Intensity Urban 3.0 and Low Intensity Urban 1.2**, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - (a) GC Golf Course Zone
 - (b) SR Suburban Ranch Zone
 - (c) SR-2 Suburban Ranch Estate Zone
 - (d) SH Suburban Homestead Zone
 - (e) CR-1 Single Residence Zone
 - (f) CR-2 Single Residence Zone
 - (g) CR-3 Single Residence Zone
 - (h) CR-4 Mixed-Dwelling Type Zone
 - (i) CR-5 Multiple Residence Zone
 - (j) CMH-1 County Manufactured And Mobile Home-1 Zone
 - (k) MR Major Resort Zone
- 2) Within **Low Intensity Urban 0.5 and Low Intensity Urban 0.3**, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - (a) GC Golf Course Zone
 - (b) SR Suburban Ranch Zone
 - (c) SR-2 Suburban Ranch Estate Zone
 - (d) SH Suburban Homestead Zone
 - (e) CR-1 Single Residence Zone
 - (f) CR-2 Single Residence Zone
 - (g) CR-3 Single Residence Zone
 - (h) MR Major Resort Zone
- (3) Open Space Standards for MR Major Resort Zone: **In Low Intensity Urban 1.2, 0.5, and 0.3**, the following minimum open space requirements shall apply within areas rezoned MR Major Resort Zone. Open space for purposes of these requirements shall be natural open space.
 - (a) Low Intensity Urban 1.2 - 15 percent.
 - (b) Low Intensity Urban 0.5 - 20 percent.
 - (c) Low Intensity Urban 0.3 - 30 percent.

B. RURAL INTENSITY CATEGORIES

The following land use categories shall be applied to designate rural development intensities on the land use plan.

1. Rural Activity Center

'RUAC' on the Land Use Plan Maps

- a. Purpose: To designate mixed-use areas where convenience goods and personal services are provided to rural residents on a daily or weekly basis.
- b. Objective: The intent is to minimize vehicle travel between rural settlements and suburban areas. Residential densities slightly higher than the surrounding rural neighborhoods are permitted to provide opportunities for special housing needs, i.e. elderly, single households, low income. The center is not intended to attract vehicle trips from outside the immediate rural service area. A grocery market may be the principal anchor tenant, along with other uses such as a drugstore, variety/hardware store, self-service laundry, church, and bank. The site area requires generally less than twenty acres.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - 1.3 RAC
 - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - 1) Minimum – 1.3 RAC
 - 2) Maximum – 5.0 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) GR-1 Rural Residential Zone
 - 2) SH Suburban Homestead Zone
 - 3) CR-2 Single Residence Zone
 - 4) CR-3 Single Residence Zone
 - 5) CR-4 Mixed Dwelling Type Zone
 - 6) CMH-1 County Manufactures And Mobile Home- 1 Zone
 - 7) RVC Rural Village Center Zone

- 8) CB-1 Local Business Zone
- 9) CB-2 General Business Zone

2. Rural Crossroads

'RX' on the Land Use Plan Maps

- a. Purpose: To designate areas at major rural roadway intersections for the provision of limited commercial services to travelers and rural residents.
- b. Residential Gross Density: Residential gross density shall comply with existing zoning.
- c. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CB-1 Local Business Zone
 - 2) CB-2 General Business Zone
 - 3) Rural Forest Village

3. Rural Forest Village

'RFV' on the Land Use Plan Maps

- a. Purpose: To designate rural villages within confines of the Coronado National Forest.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 1.3 RAC
- c. Zoning Districts: Only the ML Mount Lemmon Zone shall be deemed in conformance with the land use plan.

4. Medium Intensity Rural

'MIR' or 'B' on the Land Use Plan Maps

- a. Purpose: To designate areas for residential uses at densities consistent with rural settlements in close proximity to Rural Activity Centers.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:

- 1) Minimum - none
 - 2) Maximum - 1.3 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
- 1) Minimum – none
 - 2) Maximum – 1.3 RAC
- d. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
- 1) RH Rural Homestead Zone
 - 2) GR-1 Rural Residential Zone
 - 3) SR Suburban Ranch Zone
 - 4) SR-2 Suburban Ranch Estate Zone
 - 5) MR Major Resort Zone
- e. Open Space Standard for MR Major Resort Zone: In Medium Intensity Rural a minimum of 20 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space.
5. **Low Intensity Rural**
'LIR' or 'A' on the Land Use Plan Maps
- a. Purpose: To designate areas for residential uses at densities consistent with rural and resource-based characteristics.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
- 1) Minimum - none
 - 2) Maximum - 0.3 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
- 1) Minimum – none
 - 2) Maximum – 0.3 RAC

- d. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) RH Rural Homestead Zone
 - 2) SR Suburban Ranch Zone
 - 3) SR-2 Suburban Ranch Estate Zone
 - 4) GR-1 Rural Residential Zone
 - 5) MR Major Resort

- e. Open Space Standard for MR Major Resort Zone: In Low Intensity Rural a minimum of 30 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space.

C. URBAN AND RURAL INTENSITY CATEGORIES

The following land use categories shall be applied to designate urban and rural development intensities on the land use plan.

1. Urban Industrial

'I' on the Land Use Plan Maps

- a. Purpose: To designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities, but generally incompatible with residential uses.
- b. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CB-1 Local Business Zone
 - 2) CB-2 General Business Zone
 - 3) CPI Campus Park Industrial Zone
 - 4) CI-1 Light Industrial/Warehousing Zone
 - 5) CI-2 General Industrial Zone
 - 6) GC Golf Course Zone

2. Heavy Industrial

'HI' on the Land Use Plan Maps

- a. Purpose: To designate adequate area for industrial uses that are incompatible with non-industrial uses.
- b. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CI-1 Light Industrial Zone
 - 2) CI-2 General Industrial Zone
 - 3) CI-3 Heavy Industrial Zone
 - 4) CPI Campus Park Industrial Zone
 - 5) GC Golf Course Zone

3. Resource Transition

'RT' on the Land Use Plan Maps

- a. Purpose: Private land with environmentally sensitive characteristics that include wildlife corridors, natural washes, floodplains, peaks and ridges, buffers to public preserves, and other environmentally sensitive areas. Development of such land shall emphasize design that blends with the natural landscape and supports environmentally sensitive linkages in developing areas.

- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 0.3 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - 1) Minimum – none
 - 2) Maximum – 0.3 RAC
- d. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) RH Rural Homestead Zone
 - 2) SR Suburban Ranch Zone
 - 3) MR Major Resort
- e. Open Space Standard for MR Major Resort Zone: In Resource Transition a minimum of 30 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space.

4. Resource Conservation

- a. Purpose: Public land that protects existing public open space land necessary to achieve objectives regarding environmental quality, public safety, open space, recreation and cultural heritage and to promote an interconnected regional open space network, including parks, trails, desert belts and other open space areas.
- b. Objective: Implementation options include acquisition, easements, dedications, and cluster development options.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 0.3 RAC

- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - 1) Minimum – none
 - 2) Maximum – 0.3 RAC

- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) IR Institutional Reserve Zone
 - 2) RH Rural Homestead Zone
 - 3) SR Suburban Ranch Zone

**5. Resource Productive
'RP' or the Land Use Plan Maps**

- a. Purpose: To designate cultivated and ranching lands for their productive capabilities and to protect these areas from encroachment by incompatible uses.

- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 0.3 RAC

- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - 1) Minimum – (none)
 - 2) Maximum – 0.3 RAC

- d. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) RH Rural Homestead Zone
 - 2) SR Suburban Ranch Zone

7. Resource Extraction

'RE' on the Land Use Plan Maps

- a. Purpose: To designate mining lands for their extractive capabilities and to protect these areas from encroachment by incompatible uses.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 0.3 RAC
- c. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) RH Rural Homestead Zone
 - 2) SR Suburban Ranch Zone

8. Military Airport

'MA' on the Land Use Plan Maps

- a. Purpose: To recognize Davis-Monthan Air Force Base (DMAFB) as a unique and significant factor in shaping the history, character, and economy of Eastern Pima County; provide guidance for future compatible land uses to promote the health, safety and welfare of the community; and, to promote the long-term viability of the base and its missions. Applies to High Noise Areas, Accident Potential Zones (APZ), and Approach-Departure Corridors (ADC) for DMAFB.
- b. Residential Gross Density: New residential development is not a compatible use.
- c. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CB-1 Local Business Zone
 - 2) CB-2 General Business Zone
 - 3) CPI Campus Park Industrial Zone
 - 4) CI-1 Light Industrial/Warehousing Zone
 - 5) CI-2 General Industrial Zone

D. MAJOR RESORT COMMUNITY

Notwithstanding the provisions of Sections 18.89.060A, B, or C, the following zoning districts shall be deemed in conformance with the land use plan provided such projects conform with the residential gross density, zoning district, and special development standards set forth herein.

1. Purpose: To promote the development of major resort development as an integrated, planned community and in a manner compatible with existing neighborhoods, physical site constraints, and sensitive environments.
2. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Gross residential densities shall not exceed that specified for each land use intensity category in which the project is located.
3. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - a. GC Golf Course Zone
 - b. CR-1 Single Residence Zone
 - c. CR-2 Single Residence Zone
 - d. CR-3 Single Residence Zone
 - e. CR-4 Mixed-Dwelling Type Zone
 - f. CR-5 Multiple Residence Zone
 - g. TR Transitional Zone
 - h. MR Major Resort Zone
 - i. CPI Campus Park Industrial Zone
 - j. CB-1 Local Business Zone
4. Special Development Standards:
 - a. A minimum of 10 percent of the total project area shall be developed in accordance with the MR Major Resort Zone.
 - b. Notwithstanding the provisions of Section 18.67.030, the project shall be subject to and action taken in accordance with Chapter 18.67 Buffer Overlay Zone.
 - c. The developer shall demonstrate that the occupants of the project will create a need for the planned commercial uses proposed as part of the project and, in any case, the combined area of CB1 Local Business Zone shall not exceed 6.0 percent of the total project area.
 - d. The combined area of CPI Campus Park Industrial Zone and TR Transitional Zone shall not exceed 15.0 percent of the total project area and CPI Campus Park Industrial Zone shall not be permitted, under the provisions set forth herein, in Special Area S-8.

- e. Areas classified Resource Conservation on the land use plan shall remain in their pre-development state.
- f. The provisions of this section shall not apply in areas classified Low Intensity Rural or Medium Intensity Rural on the land use plan.
- g. The entire land area within a project for which the provisions contained in this section are applied shall be part of a single rezoning request.
- h. Notwithstanding the provisions of paragraph c, above, CPI Campus Park Industrial Zone, TR Transitional Zone, and CB-1 Local Business Zone shall not be permitted in areas classified Resource Transition on the land use plan.
- i. The following minimum open space requirements shall apply in areas classified Low Intensity Urban 1.2, Low intensity Urban 0.5, Low Intensity Urban 0.3, and Resource Transition. Open space for purposes of these requirements shall be natural open space. Requirements are set forth as percentages of the total project site.
 - 1) Low Intensity Urban 1.2 - 15 percent.
 - 2) Low Intensity Urban 0.5 - 20 percent.
 - 3) Low Intensity Urban 0.3 - 30 percent.
 - 4) Resource Transition - 30 percent.



PIMA COUNTY
COMPREHENSIVE PLAN UPDATE



Rezoning and Special Area Plan Policies

**Adopted by the
Pima County Board of Supervisors
December 2001**

**Development Services Department
Planning Division
201 North Stone Avenue
Tucson, Arizona 85701
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**As amended
June 2012**

This document, ***Rezoning and Special Area Plan Policies***, is one of three working documents of the Pima County Comprehensive Plan; see also ***Land Use Intensity Legend*** and ***Regional Plan Policies***. The complete Comprehensive Plan is available in the office of the Planning Division of the Pima County Development Services Department.

2001 Pima County Comprehensive Plan Update Rezoning and Special Area Plan Policies

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2001 Pima County Comprehensive Plan Update

Rezoning and Special Area Plan Policies

1. REZONING PLAN POLICIES (RP)

Rezoning Policies (RP) apply to discrete areas composed of one parcel or a limited number of parcels and frequently reflect either an approved, individual plan amendment or a policy carried forward from a previous (rescinded) area, community, or neighborhood plan. Rezoning policies act as guidelines for rezoning conditions and are labeled “RP” and numbered individually on the Comprehensive Plan Subregion Land Use maps.

Key to abbreviations

Comprehensive Plan Subregions:

CF	Catalina Foothills
RS/SR	Rincon Southeast / Santa Rita
USC	Upper Santa Cruz
SW	Southwest
TM/AV	Tucson Mountains / Avra Valley
NW	Northwest
WPC	Western Pima County
[2-14]	Prior reference number for policy

RP-1 Skyline / Ina (CF) [2-13]

General location

At the southeast corner of E. Ina Road and E. Skyline Drive in Section 6 of Township 13 South, Range 14 East.

Policies

- A. Within the area designation Medium High Intensity Urban (MHIU), professional uses only may be developed provided that:
1. Height is limited to one story.
 2. A 100-foot buffer of natural vegetation is provided along the east property line.
 3. A decorative wall is provided along the west property line.
 4. As much natural vegetation as possible shall be preserved.
- B. Within the area designated Medium Intensity Urban (MIU):
1. A 100-foot natural buffer shall be maintained along the wash which defines the south and east boundaries of the property.
 2. The wash shall be left in a pre-development state.
 3. As much natural vegetation as possible shall be preserved.

RP-2 Skyline / Orange Grove (CF) [2-14]

General location

On the south side of E. Skyline Road and the south side of E. Orange Grove Road in Section 5 of Township 13 South, Range 14 East.

Policy

The maximum overall density on the property south of Orange Grove and Skyline shall be two residences per acre. Building height shall be limited to one story, not to exceed 24 feet.

RP-3 Craycroft / Sunrise (CF) [2-16]

General location

At the southwest corner of N. Craycroft Road and E. Sunrise Drive in Section 14 of Township 13 South, Range 14 East.

Policy

Open space or one residence per acre buffers shall be provided for adjacent low density development to the west and south.

RP-4 Swan / Sunrise (CF) [2-17]

General location

On the south side of E. Sunrise Road east of N. Swan Road, in Section 14 of Township 13 South, Range 14 East.

Policy

Density within the one residence per acre edge (east and south edges) shall not be increased; however, one residence per acre densities may be transferred to the five residences per acre (rezoning policy area other than the east and south one residence per acre edge) provided that the one residence per acre area remains in permanent open space.

RP-5 Craycroft Road North of River Road (CF) [2-24]

General location

On the south side of Sunrise Drive east of Swan Road, in Section 14 of Township 13 South, Range 14 East.

Policy

Use is limited to townhouse residential with a maximum of 45 units.

RP-6 River Road East of Via Entrada (CF) [2-38]

General location

One-acre site located on the north side of River Road, east of Via Entrada and approximately one mile west of Campbell Avenue, in Section 19 of Township 13 South, Range 14 East.

Policies

- A. Office buildings shall not exceed 18 feet from the existing natural ground elevation.
- B. Public ingress and egress shall be from River Road along the eastern boundary of the property only.

- C. The structure, including parking, shall be buffered on all sides other than from River Road, by minimum 6-foot wall (measured from grade on the highest land side). The wall shall be set back 10 feet from the property line and buffered by desert vegetation.
- D. Prior to rezoning, the developer shall submit the development plan to the Design Review Committee of the Catalina Foothills Association.
- E. The parking area, utility areas, maintenance equipment, air conditioning and/or heating units shall be screened from view of all existing residences, and at no time shall there be aboveground power poles for electric or telephone services.
- F. Screening shall consist of earth berming and landscaping, and a wall may be built provided it is not greater than the height of the equipment it is shielding. Walls for screening must be solid. Landscape used for screening shall provide an opaque thickness in one year's time.
- G. External and parking lot lighting is restricted to that which is necessary for safety and security, and shall under no circumstances be directed toward residential areas.
- H. Architectural styles and motifs must be Territorial or Santa Fe style to maintain the integrity of the surrounding area.
- I. There shall be no white roofs.
- J. Material, texture and color of all exterior finishes of any structure shall be consistent with the surrounding residential area. No bold or dominant colors, but only muted, desert tones or earth tone colors shall be used.
- K. Chain link fencing is prohibited.
- L. Only one sign for the structure is permitted and shall be no larger than 2 by 8 feet and no higher than four feet. There shall be no roof signs and no flood lighting on signs.

RP-7 Pima Canyon (CF) [1-10]

General location

North of E. Ina Road and east of N. Christie Drive, in Section 31 of Township 12 South, Range 14 East.

Description

Due to the large size of this property, a preliminary development plan for the entire property, consistent with the following policy requirements shall be submitted prior to the scheduling of a rezoning hearing for all or part of the property. These rezoning policies parallel development standards under the Stouffer-Pima Canyon Specific Plan (Co23-92-01) which was rescinded in 1994.

Policies

- A. Any non-residential use on this property shall not front on major arterials, but rather shall be limited to the interior of the site, and shall be sufficiently buffered from surrounding uses by the property itself.

- B. Access to any non-residential use on the property shall not be on the existing Skyline Drive alignment, and shall be built and maintained to county standards.
- C. Except as provided for under Section 18.40.030 MR Major Resort Zone, *Pima County Zoning Code*, no commercial development shall exceed two stories or 30 feet in height.

RP-8 Roberta Circle / First Avenue (CF) [1-12]

General Location

South and west of the intersection of E. Orange Grove Road and N. First Avenue, in Section 12 of Township 13 South, Range 13 East.

Description

Due to the unified control and sensitive location of this parcel, detailed development plans and covenants for this property shall accompany a rezoning request and shall conform with the following minimum requirements:

Policies

- A. Development shall be restricted to a floor-area ratio (FAR) of 0.3 and building coverage ratio of 25%.
- B. A minimum of 40% of the parcel area shall remain in its natural state, including but not limited to, the two washes bisecting it (Pima Wash and Descanso Acres Wash).
- C. No development shall occur south of the Descanso Acres wash, except that up to five detached single-family residences may be built at Roberta Circle as presently recorded.
- D. No common-wall buildings shall be located less than 200 feet from any single-family residence existing around the perimeter of the property.
- E. No building south of Pima Wash shall be higher than 25 feet above the top elevation of the south rim of Pima Wash.
- F. All multi-family residential units shall be recorded as townhouses or condominiums for individual transfer of ownership. A homeowners' association shall be formed to assume responsibility for all common areas.

RP-9 Sunrise / Kolb (CF) [1-13]

General location

Generally south and west of the intersection of N. Kolb Road and E. Sunrise Drive, in section 18 of T13S, R15E.

Description

Due to the large size of this property, a preliminary development plan for the entire property, consistent with the following policy requirements shall be submitted prior to the scheduling of a rezoning hearing for all or part of the property:

Policies

- A. Commercial development shall be limited to 15 acres of CB-1 uses west of the Kolb Road alignment. No commercial development shall exceed two stories nor shall it exceed 30 feet in height.

- B. Overall maximum density on this property (excluding commercial and transitional areas) shall be 2.5 residences per acre.

RP-10 Ventana (CF) [1-14]

General location

North of E. Sunrise Drive and predominantly east of N. Kolb Road, in Sections 5, 6, 7 and 8 of Township 13 South, Range 15 East.

Description

Due to the large size of this property, a preliminary development plan for the entire property, consistent with the following policy requirements shall be submitted prior to the scheduling of a rezoning hearing for all or part of the property:

Policies

- A. All areas above 3,200 feet elevation shall be developed at no greater than 0.25 residences per acre.
- B. Access to Ventana Canyon trail shall be provided at the time of rezoning as determined by the Pima County Parks and Recreation Department, or as previously donated to Pima County by the property owner.
- C. Commercial development shall be limited to 15 acres of CB-1 uses west of the Kolb Road alignment.
- D. No commercial development shall exceed two stories nor shall it exceed 30 feet in height.
- E. Overall maximum density on this property (excluding commercial, transitional and .25 residences per acre areas) shall be two residences per acre.

RP-11 Oracle Road / Genematas Drive (CF) [1-20]

General location

A 0.66-acre site located on the northeast corner of N. Oracle Road and N. Genematas Drive, in Section 13 of Township 13 South, Range 13 East.

Policies

- A. A rezoning request to the CB-1 zone shall be deemed to be in conformance with the Comprehensive Plan, provided the use is limited to a tea room (or a café which is comparable in type, scale, and intensity) and further provided the following policies are met.
- B. Prior to the submittal of a rezoning application, the applicant will meet with representatives of the Oracle Foothills Neighborhood Association to determine an acceptable plan for access, subject to approval by the Arizona Department of Transportation. If there is evidence of increased traffic internal to the subdivision due to the use, the applicant shall provide, at their own expense, traffic calming measures to minimize this situation.
- C. Structures will maintain a residential appearance.

- D. No regular late night (after 10:00 p.m.) or early morning (midnight to 6:00 a.m.) hours of operation. This does not include use of the site when the business is closed or an occasional special event.
- E. No liquor license.
- F. No amplifiers or public address system will be allowed; no excessive noise or sound beyond the site.
- G. Lighting shall not be directed toward the residential lots.
- H. Dumpsters will be fully screened and located in the parking area.

RP-12 Transition / Ina (CF) [2-15]

General location

On the south side of E. Ina Road and on both sides of N. First Avenue, in Section 1 of Township 13 South, Range 13 East and Section 6 of Township 13 South, Range 14 East.

Description

To allow higher-intensity development opportunities while at the same time protecting existing neighborhood character.

Policies

- A. Landscaping buffers are promoted between the higher intensity development area and the existing neighborhoods.
- B. Building height shall be limited to one story, not to exceed 24 feet.
- C. Development will be limited to office uses.
- D. Architectural design, materials, signage and colors shall be such that they blend with the natural desert landscape and topography of the area.

RP-13 River Road / La Cholla Blvd (NW) [1-15]

General location

South of W. Sunset Road and east of N. La Cholla Blvd. in Section 15 of Township 13 South, Range 13 East.

Policy

CB-1 Local Business Zone may be allowed on up to 25% of a project site of 80 acres or more in size, provided there is no more than 1,000 feet of CB-1 Local Business Zone frontage along La Cholla Boulevard, no more than 1,000 feet of CB-1 Local Business Zone frontage along Sunset Road, no more than 1,000 feet of CB-1 Local Business Zone frontage along the north side of River Road, and no more than 1,000 feet of CB-1 Local Business Zone frontage along the south side of River Road.

RP-14 La Cholla Boulevard / Ina Road (NW) [2-20]

General location

On the east side of La Cholla Blvd south of W. Zarragoza Drive, in Section 34 of Township 12 South, Range 13 East.

Description

This rezoning policy establishes design criteria to enhance compatibility of development on this site with surrounding neighborhoods.

Policies

- A. Maximum residential density of 12 residences per acre.
- B. Lighting: No direct light into adjacent residential property; downwards lighting only.
- C. No hotels, industrial, or retail.
- D. Northern floodplain to be left open and natural.
- E. Public salvage of native plants before grading of property in accordance with Pima County requirements and regulations.
- F. Dust must be minimized with regular watering during construction.
- G. No more than two points of access on La Cholla Blvd.
- H. Dumpsters to be fully screened and located at least 125 feet from the north and east walls.
- I. All buildings must be in earthtone colors.
- J. There will be a 24-foot height limit.
- K. There will be a 90-foot building setback from the neighboring property lines to the north and east.
 - 1. No buildings, common parking or driveway will be permitted in this area.
 - 2. A minimum six-foot masonry wall will be constructed 50 feet from the existing east property line.
 - 3. Screen walls along the north property line shall be consistent and compatible with the walls along the La Cholla Blvd. frontage.
 - 4. Landscaping consisting of minimum 24 inch box, drought tolerant trees will be planted to create a complete screen along the length of the wall. Maintenance will be the responsibility of the property owner.
- L. No common parking will be allowed within 120 feet of the east property line.
- M. During site grading, fill material will not be imported to raise any portion of the site higher than the existing level of the terrain.

RP-15 Oracle-Jaynes Station Road (NW) [2-21]

General location

On the north side of Oracle-Jaynes Station Road, between Shannon Road and La Cholla Blvd, in Section 9 of Township 13 South, Range 13 East.

Description

The rezoning policy area overlays Low Intensity Urban 3.0 (LIU-3.0) and provides guidelines to achieve infill development while mitigating impacts to adjacent residential areas; preserves existing floodplain and riparian habitat (Ref. Co7-94-17).

Policies

- A. Distribution of densities on the subject property shall be consistent with the concept presented at the Planning and Zoning Commission hearing, (Ref. Co7-94-17) including larger lots (3/4 to 1 acre) on the eastern sloping part of the property to buffer adjacent low density residential uses to the east.
- B. There shall be no encroachment into the Pegler Wash 100-year floodplain.

RP-16 West River Road (NW) [2-30]

General location

On the north side of W. River Road, approximately 1700 feet east of N. La Cañada Drive, in Section 14 of Township 13 South, Range 13 East.

Description

This rezoning policy will permit the CB-2 zone in this Medium High Intensity Urban (MHIU) designation and provide special architectural and buffering requirements.

Policy

A rezoning request to CB-2, limited to the use of a mini-warehouse facility and boat and RV storage, and further limited to compliance with review by the Design Review Committee for architectural elements, buffering, and other features, shall be deemed in conformance with the Comprehensive Plan.

RP-17 Orange Grove / Corona Road (NW) [2-32]

General location

On the north side of Orange Grove Road west of Montebella Road, in Section 3 of Township 13 South, Range 13 East.

Policies

- A. Uses are limited to low-density residential and office. Professional and semi-professional offices shall have limited hours of operation.
- B. Structures shall retain a residential appearance and a maximum height of 18 feet.
- C. Access is limited to Orange Grove Road; no internal access within the subdivision. If significant redevelopment of the lots is proposed, the design should promote shared access onto Orange Grove Road.

- D. Parking, trash pick-up, and lighting shall be oriented away from the surrounding residential uses.
- E. The use of amplifiers or public address systems is not allowed.

RP-18 Oracle Road North of Cresta Loma Drive (NW) [2-36]

General location

On the west side of Oracle Road north of Cresta Loma Drive, in Section 14 of Township 13 South, Range 13 East.

Policies

- A. Ingress and egress shall be solely to and from Oracle Road.
- B. There shall be no ingress or egress to or from Cresta Loma Drive.
- C. There will be no increase in drainage leaving the property as a result of the development of the office project.
- D. Retention/detention basins will be designed to empty within 24 hours after rain. A property owners' association will be formed for the project which will have the responsibility for ensuring that the retention/detention basins are in proper working order and are maintained in accordance with Pima County standards.
- E. If Arizona Department of Transportation (ADOT) will allow, the property owner shall pay (if ADOT will not do or pay) for the cost of building an earthen channel along the eastern boundary of the property to collect drainage in the Oracle Road right-of-way at the northeast corner of the property and carrying the water to the culvert in the Oracle Road right-of-way on the north side of Cresta Loma.
- F. All buildings will be single story.
- G. The maximum building height shall be 18 feet for flat roofs and not to exceed 21 feet for pitched roof portions of the roof. If neighbors prefer solely or primarily pitched roofs, an agreement on the maximum height of the buildings will need to be reached.
- H. The maximum build-up of building pads will be three feet above the highest elevation in the pad area.
- I. Buildings will be located primarily at the east and north sides of the property.
- J. There shall be no spotlights. Parking lot lighting shall be low (3-foot to 4-foot high) lighting, not high pole lighting.
- K. Noisy landscape equipment shall not be used prior to 9:00 a.m.
- L. The property shall be for office use only. There shall be no restaurants, bars, or other retail uses; there shall be no industrial uses, apartments, hotels/motels, public libraries or correctional/penal or similar facilities.
- M. There shall be no highly-reflective roofs or roof coating.

- N. All mechanical equipment on the roofs shall be screened by parapet walls or by an alternative screening method.
- O. Trash dumpsters shall have a wall on three sides.
- P. The slope on the west side of the property will remain natural.
- Q. There shall be a 40-foot natural buffer adjacent to the property to the south (Parcel No. 10505019A) per the site plan; except that by agreement, the buffer may be wider at one end and narrower at the other.
- R. There shall be a perimeter wall on all sides of the property except for Oracle Road.
- S. Where there is not a natural buffer yard, there shall be a 10-foot landscaped bufferyard along the north and south sides of the property. The 10-foot bufferyards shall be kept natural to the extent reasonably feasible. The bufferyards shall be supplemented by additional landscaping pursuant to Pima County requirements.
- T. There shall be no construction traffic nor the parking of construction vehicles on Cresta Loma Drive.
- U. No uses or businesses shall be allowed whose primary business hours extend beyond daytime working hours from 7:00 a.m. to 7:00 p.m. This restriction does not preclude persons working late into the evening in their offices without clients or customers. Generally, parking lot lights shall be turned off by 8:00 p.m. but lights for parking lots near buildings may remain on longer and motion sensors or similar devices may be used on lights for “after hours”.
- V. Colors shall be muted earth-toned colors (no bright purples) and shall not exceed light-reflective value of 60 percent. Pitched roofs may be of tasteful reddish-orange clay, such as Mexican or Spanish style tile, or concrete tile.
- W. No roof signs shall be permitted and no floodlighting on signs or neon signs shall be allowed. Signs may be backlighted. A permanent office park monument-type sign shall be permitted at the entrance (it may be similar to the existing sign at 1050 East River Road).
- X. The parking lot shall include at least one tree every 10 spaces. Covered parking, if any, shall not have high reflective roofs.

RP-19 Ina Road / Paseo del Norte (NW) [1-21]

General location

A 1.1-acre site located on the north side of Ina Road west of Paseo del Norte, in Section 35 of Township 12 South, Range 13 East.

Policies

- A. A rezoning to TR for professional office use is permitted.
- B. Buildings shall be limited to one story.
- C. Non-residential development shall be residential in character.

RP-20 W. Camino Cortaro / N. Oracle Road (NW) [1-23]

General location

A 1.8-acre site located at the southwest corner of W. Camino Cortaro and N. Oracle Road, approximately one-half mile north of Magee Road, in Section 25 of Township 12 South, Range 13 East.

Policies

- A. Any rezoning request for the subject property shall fulfill the conditions stated in Co9-00-09 where no more than 9,000 square feet will be devoted to a salon and day spa (“Gadabout Salon and Day Spa”) replacing approximately 19,200 square feet of building space currently designated for office space.
- B. The use of the subject property shall be restricted by rezoning to a hair salon or day spa. Any change in use shall be a substantial change of rezoning which first shall require a Comprehensive Plan amendment to Neighborhood Activity Center.

RP-21 Kinney and Ajo Regional Activity Center (SW) [1-08]

General location

North and south of W. Ajo Highway and east and west of N. Kinney Road, in Section 36, Township 14 South, Range 12 East, and Section 31, Township 14 South, Range 13 East.

Description

Unified ownership; large parcel size; special development standards and design incentives.

Policies

- A. Areas within this Regional Activity Center (REAC), not currently zoned commercial, shall be developed for office and other non-retail uses, including apartments. No additional commercial zoning shall be granted.
- B. No additional access from Sheridan Avenue for higher density residential or non-residential uses shall be allowed. Development shall be encouraged to promote internal circulation.
- C. One story office buildings oriented to the south or accessory parking for the regional shopping center are acceptable on the property adjacent to the Boy Scouts of America (BSA), provided that such development meets the bufferyard requirements of Chapter 18.73 Landscaping, Buffering and Screening Standards.

RP-22 Kinney Road / South of Tucson Estates (SW) [1-09]

General location

Both sides of S. Kinney Road north of Bopp Road, in Sections 25 and 26 in Township 14 South, Range 12 East (Ref. Co7-95-15).

Description

Unified ownership, large parcel size; overlays LIU-1.2; special development standards for buffering of Boy Scouts of America property.

Policies

- A. Sufficient recreation and usable open space shall be provided for use by the residents of this development, as determined by the Pima County Natural Resources, Parks and Recreation Department.

- B. A single site analysis shall be conducted and a single site plan shall be developed for this entire property. Such site plan shall be binding on the property, regardless of ownership. Such site plan shall apply whether the property is rezoned in whole or in part and shall be made a condition of rezoning. The plan shall demonstrate the provision of adequate water, sewer, roads, and other infrastructure required for by the proposed plan.
- C. The Low Intensity Urban-3.0 (LIU-3.0) designation within this rezoning policy area shall define the gross overall density of the project. The total number of dwelling units shall not exceed 600, excluding a resort/hotel facility and assisted living facility.
- D. Building height shall be limited to one story for residential units and two stories for a resort/hotel facility.
- E. Approval of any specific plan shall be contingent upon final approval of a development agreement which shall include financial assurances that all infrastructure shall be installed in accordance with the approved development agreement.

RP-23 Postvale Road / Ajo Highway (SW) [2-28]

General location

Approximately one mile east of Sandario Road and three-quarters of a mile north of Ajo Highway, in Section 10 of Township 15 South, Range 11 East (Ref. Co7-96-03).

Description

This rezoning policy area will permit a rezoning request to GR-1 in this Resource Conservation designation.

Policy

Notwithstanding the zoning district options and maximum density requirements for this rezoning policy area, the total number of residential units permitted within this area is two.

RP-24 West Montana Street (SW) [2-29]

General location

Approximately 660 feet south of Irvington Road on the west side of Camino De Oeste, in Section 1 of Township 15 South, Range 12 East

Description

This rezoning policy limits the total number of residential units permitted.

Policy

The total number of residential units within this rezoning policy area shall not exceed nine.

RP-25 South Mission Road (SW) [2-31]

General location West of Mission Road approximately 600 feet south of Ajo Hwy, in Section 34 of Township 14 South, Range 13 East.

Description

Large parcel size, sensitive location and topography.

Policies

- A. The portion of the property above the 2540-foot contour line shall remain natural and that development be subject to review by the Design Review Committee under the Cluster Option of the Zoning Code.

- B. A single zoning and development plan should be submitted for the parcels. Because of multiple ownership, a diligent effort shall be made by the property owners to submit a single rezoning and development plan for the parcels.

RP-26 Diamond Bell Medium Intensity Rural (SW) [7-01]

General location

Located south of Ajo Highway (State Route 86) and east of Sasabe Highway (State Route 286), in Sections 29, 34, 25, and 36 of Township 16 South, Range 10 East; Sections 29, 30, and 31 of Township 16 South, Range 11 East; and Section 1, 2, 3, 10, 11 and 12 of Township 17 South, Range 10 East. .

Description

This rezoning policy area reflects CR-1-zoned subdivisions in Diamond Bell.

Policy

Only site-built homes are allowed within this rezoning policy area.

RP-27 Canoa Land Grant/Southwest (USC) [1-02]

Replaced by **RP-97 & S-11**

RP-28 Upper Canoa Land Grant (USC) [1-16]

General location

South of E. Whitehouse Canyon Rd and east of the Santa Cruz River Resource Conservation (RC) area (subsequently re-designated RT Resource Transition), east to the eastern land grant boundary, in the northeastern portion of the San Ignacio de la Canoa Land Grant.

Description

This rezoning policy area includes property typically owned in large parcels of over 100 acres. Existing deed restrictions on these properties require that property owners work together with regard to roads, drainage, water, sewer, and other infrastructure. Past County plans, especially the Green Valley Community Plan, have promoted cooperation for long range planning. Comprehensive Plan rezoning policy designation will continue to promote coordination among affected property owners in their planning and development efforts.

The Green Valley Community Plan classified the majority of the area for residential uses at densities of 3 to 6 residences per acre ("D") and 6 to 12 residences per acre ("E"). Smaller portions were classified for more than 12 residences per acre and commercial.

Policies

- A. A Specific Plan, in accordance with Chapter 18.90 of the Pima County Zoning Code, shall be prepared and submitted to staff. The plan shall demonstrate provision of adequate water, sewer, roads, and other infrastructure required for the densities proposed by the Specific Plan.
- B. A draft Development Agreement shall be prepared and submitted to staff which shall outline the terms of financing the infrastructure required by the Specific Plan.
- C. Approval of any Specific Plan shall be contingent upon final approval of the Development Agreement which shall include financial assurances that all infrastructure shall be installed in accordance with the approved Development Agreement.

RP-29 Fairfield Green Valley Project (USC) [1-05]

General location

Western half of the San Ignacio de la Land Grant, I-19 west to the western Land Grant boundary from approximately Placita de la Cotonia on the north to Canoa Ranch Dr. on the south

Description

This rezoning policy area identifies the current and projected Fairfield Homes development in Green Valley.

Policy

The Low Intensity Urban (LIU) 3.0 designation within this rezoning policy area shall define the gross overall density of the Fairfield Green Valley Project. Notwithstanding this designation, in addition to zoning districts permitted under LIU, Transitional zone (TR) shall be permitted within this rezoning policy area to provide design and site planning flexibility consistent with the Fairfield Homes master plan and existing or conditional zoning.

RP-30 Continental Road / Whitehouse Canyon Road (USC) [1-22]

General location

56-acre site located on the north side of Whitehouse Canyon Road, east of Continental Road, in the northeastern area of the San Ignacio de la Canoa Land Grant.

Policy

In addition to serving as an employment and service center for the east side of the Santa Cruz River, this Community Activity Center is intended to include a neighborhood park for surrounding residential development.

RP-31 Canoa Ranch Master Planned Community (USC) [1-19]

General location

Southern part of San Ignacio de la Canoa Land Grant, south of Green Valley on both sides of Interstate-19.

Description

Single ownership, 5153 acres, sensitive site. Policies provide guidance for the development of a master planned community (Low Intensity Urban 3.0 and Multifunctional Corridor) under the Specific Plan provision. Special requirements and development standards regarding the Santa

Cruz River floodplain, trail access, and cultural resources, including the Historic Canoa Ranch site, are included.

Policies

A. Specific Plan

A Specific Plan, in accordance with Chapter 18.90 of the Pima County Zoning Code, shall be prepared and submitted to staff consistent with the Specific Plan submittal process. A major streets and routes amendment shall be processed concurrently, supported by a comprehensive technical transportation analysis report.

B. Resource Conservation

1. Modification of the boundary between the Resource Conservation land use designation and other land use designations is permitted based upon the results of a detailed hydrological study submitted and approved as part of the Specific Plan.
2. The following uses are permitted within the Resource Conservation land use designation: structures in association with recreational uses and trails subject to meeting Pima County flood plain ordinances requirements.

C. Upper Santa Cruz River Management

Land use planning in the Santa Cruz River floodplain from the Santa Cruz County line downstream to the Tohono O'odham Nation shall be based on a river management study. Channelization, encroachment, development or rezoning shall not be permitted within the Santa Cruz River 100-year floodplain or erosion hazard area, whichever is greater, west of the Southern Pacific Railroad, until completion of the river management study. A landowner proposing to modify the Santa Cruz River floodplain prior to the completion of said study shall be responsible for providing a comparable study for the proposed rezoning area addressing impacts of the proposed development, based on a scope of work acceptable to the Flood Control District. The study scope and results shall be submitted to the District for review and approval.

D. Trail Resources

1. If the proposed rezoning or Specific Plan includes an identified trail access point, or proposed rural equestrian trail, the rezoning application shall map and evaluate the impact of the rezoning/Specific Plan on the trail resources identified in the Canoa Ranch Area.
2. Based on the mapping and analysis requirements in Policy A above, dedication of trail resources identified in this Canoa Ranch Area shall be required as a condition of rezoning.

E. Cultural Resources

A Cultural Resources Management Plan (CRMP) for the Canoa Ranch Headquarters Area shall be prepared and submitted to Pima County with the Specific Plan required by Policy The CRMP shall be reviewed by the Pima County Archeologist and State and Federal agencies charged with protection of cultural resources. The CRMP shall include:

1. Specific results of surveys, testing programs, and evaluations of prehistoric and historic archeological sites on the entire Canoa Ranch property.

2. Results of research, analysis, photographs and recommendations for the future use of the Canoa Ranch buildings.
3. Recommendation for the alignment of the Juan Bautista de Anza National Historic Trail through coordination within the Anza coalition and the National Parks Service.
4. A complete plan for cultural resources and stipulate actions to be undertaken which will protect significant cultural resources as part of the review and approval of future development proposals for the entire Canoa Ranch property.

RP-32 Industrial - Duval Mine Road (USC) [2-04]

General location

North side of W. Duval Mine Rd, approximately one-half mile west of S. La Cañada Drive, in Section 3 of Township 18 South, Range 13 East.

Description

This rezoning policy restricts use to light industrial uses, and provides special buffering requirements.

Policies

- A. Notwithstanding the zoning district options listed for Urban Industrial in the Comprehensive Plan land use legend, in this rezoning policy area zoning districts CB-1, CB-2, and CI-1 shall not be allowed.
- B. The total bufferyard setback from Duval Mine Road shall be a minimum of 50 feet.

RP-33 Halfway Station Mobile Home Park Policy (USC) [2-26]

General location

Approximately three-quarters of a mile north of the Amado / Interstate-19 interchange on the west side of the west frontage road (Old Nogales Highway), in Section 30 of Township 19 South, Range 13 East (Ref. Co7-96-16).

Description

The policy permits the CMH-2 zone in this Rural Activity Center.

Policy

Notwithstanding the zoning district options listed under Rural Activity Center, a rezoning to CMH-2 is permitted.

RP-34 South Nogales Highway (RS/SR) [2-27]

General location

On the west side of S. Nogales Highway, approximately 1¼-miles south of Old Vail Road, in Section 7 of Township 16 South, Range 14 East (Ref. Co7-96-01).

Description

The policy permits rezoning request to GR-1 in this Multifunctional Corridor designation.

Policy

In addition to the zoning district options listed under Multifunctional Corridor land use intensity category, GR-1 is a permitted zoning classification for the property subject to this policy.

RP-35 Camino Verde North of Drexel Road (SW)

General location

A 30-acre site located on the east side of Camino Verde north of Drexel Road, in Section 3 of Township 15 South, Range 12 East (Ref. Co7-02-17).

Description

Privately-owned area of 30 acres.

Policies

- A. At least 10 percent of the residential units shall be provided for affordable housing.
- B. The hydroriparian and mesoriparian areas identified on the upstream side of Camino Verde shall be preserved for use as a natural stormwater detention basin.
- C. Development shall meet all Pima Floodplain and Critical Basin requirements so as to maintain flows below pre-development conditions.

RP-36 Drexel Road West of Camino Verde (SW)

General location

A 58-acre site located on the south side of the Drexel Rd. alignment approximately one-half mile west of Camino Verde, in Section 9 of Township 15 South, Range 12 East (Ref. Co7-02-21).

Description

Privately-owned area of 58 acres.

Policies

- A. At least 10 percent of the residential units shall be provided for affordable housing.
- B. Prior to approval of any rezoning request, the property owner shall demonstrate that the impacts to traffic, parks and schools can be absorbed by the existing system in maintaining applicable safety and level of service criteria.

RP-37 Sahuarita Road / S. Houghton Roads (RS/SR)

General location

Approximately one mile southwest of S. Houghton and S. Sahuarita Roads near the community of Corona de Tucson, in Sections 15, 21, 22, 26, 27 and 28 of Township 17 South, Range 15 East (Ref. Co7-00-15).

Policy

The maximum number of dwelling units is 1,200.

RP-38 Southeast Corner of Old Spanish Trail and Camino Garanon (RS/SR)

General Location

Southeast Corner of Old Spanish Trail and Camino Garanon, in Section 17 of Township 15 South, Range 17 East.

Description

Allows expansion of Neighborhood Activity Center with natural open space design.

Policy

The subject property may increase the Neighborhood Activity Center by one acre. The balance of the property shall be left as natural open space.

RP-39 La Cholla Blvd. / Magee Road (NW)

General Location

On the south side of W. Magee Road between La Cholla Boulevard and Como Drive. in Section 33 of Township 12 South, Range 13 East (Ref. Co7-02-20).

Description

Rezoning application without adequate transportation improvements being programmed will be met with a recommendation for denial by staff (per County Administrator C. H. Huckelberry memo dated November 18, 2002).

Policy

Prior to the approval of any commercial rezoning or any additional use requiring the approval of Pima County within the plan amendment area, the developer shall demonstrate to the satisfaction of Pima County that the traffic impacts of the proposed development can be absorbed by the existing transportation system in a manner that maintains applicable safety and level-of-service criteria. The developer shall be responsible for any roadway improvements (e.g. deceleration lanes, raised islands within project driveways so as to appropriately direct incoming and out-going traffic, left-turn bays in Magee Road, etc.) as might be necessary to maintain satisfactory levels of service and safety. The property owner will be required to notify homeowners associations adjacent to Magee from Shannon to La Cholla and La Cholla from Magee to Ina Road, as well as hold a public meeting to discuss proposed traffic impacts of new development and methods to mitigate said impacts before any rezoning hearing before the Planning and Zoning Commission or Board of Supervisors for the property.

RP-40 Ina and Shannon Road (NW)

General location

Two-acre site located on the southeast corner of Ina Road and Shannon Road, in Section 4 of Township 13 South, Range 13 East (Ref. Co7-02-25).

Description

Two privately-owned parcels of one acre each within the Casas Adobes Estates subdivision. Policies are intended to protect and preserve the residential character of the neighborhood.

Policies

- A. The final building to be constructed on the site shall have an architecturally residential appeal.
- B. The buildings shall be limited to one story and no higher than 18 feet.
- C. The trash receptacles shall be brick-screened and situated away from the neighboring residences.
- D. The hours of operation for commercial uses open to the public shall be restricted to 7 a.m. to 7 p.m.

- E. The parking lot lighting shall be restricted to thirty-six inch (36") pole lighting to minimize light spillage onto neighboring residential properties.
- F. Owner or developer shall build a six-foot (6') buffer wall along the southern and eastern property line of the subject property.
- G. Twenty-four inch (24") boxed trees shall be used in the bufferyard.
- H. All measures necessary will be taken during construction to minimize dust.
- I. The bufferyard shall be no less than twenty-five feet (25').
- J. The building setbacks for commercial uses shall be sixty-five feet (65') from all property lines.
- K. Commercial uses shall be restricted to professional/semi-professional office or child care.
- L. Any commercial use shall be restricted to no more than 12,000 square feet.
- M. No parking shall be allowed behind buildings.

RP-41 Rocking K Specific Plan / South of Saguaro National Park (RS/SR)

General location

Northeasterly from Old Spanish Trail and east of Camino Loma Alta and south of Saguaro National Park East, in Sections 9 and 10 of Township 15 South, Range 16 East.

Description

A 780-acre area designated for master planning within the Rocking K Specific Plan. Acreage was state land - now purchased by a private property owner.

Policies

- A. Allow density transfers among the planned building pods within the 780 acres. Allow these densities to be transferred among those development pods as identified in the Rocking K Specific Plan. Indicate that those development densities can be transferred provided that the number of allowable units that are within one-half mile of the national park cannot be increased, that is, density can be transferred to the south but not to the north.
- B. A comparative analysis of any proposed amendments to the Specific Plan and the requirements of the Conservation Lands System is required.

RP-42 Meadowlark Avenue (SW)

General Location

Approximately 600 feet south of Los Reales Rd. and east of W. Cardinal Avenue, in Section 21 of Township 15 South, Range 13 East (Ref. Co7-01-14).

Description

Privately-owned one-acre parcel.

Policy

Parcel limited to two mobile homes.

RP-43 San Joaquin Road (SW)

General Location

Approximately two miles north of Bopp Road on the east side of San Joaquin Road, in Section 30 of Township 14 South, Range 12 East (Ref. Co7-01-09).

Description

Privately owned portion of a parcel.

Policy

Allow a rezoning to TH in the existing RT designation.

RP-44 Northwest corner of River Rd and La Cholla Blvd (CF)

General Location

North of River Road, south of Sunset Road and east of La Cholla Blvd, in Section 16 on Township 13 South, Range 13 East.

Description

Three privately owned parcels (Ref. Co7-01-17).

Policy

Limit retail and commercial development to 70% of property.

RP- 45 North of Valencia Road and East of Viviana Road (SW)

General Location

North side of Valencia Road and east of Viviana Road, in Section 11 of Township 15 South, Range 12 East (Ref. Co7-01-18A).

Description

Privately owned areas of 235 acres and 19.5 acres in the southwest corner of the subject area.

Policies

- A. The Black Wash floodplain shall be designated as Resource Transition.
- B. Regional trails shall be constructed along the Central Arizona Project and El Paso Natural Gas Line if these entities permit it. As an alternative, the trail dedication shall be located adjacent to the said rights of way.
- C. The riparian area in the northwesterly middle area of the subject property shall require special planning.

RP-46 Santa Rita Road / South of Sahuarita Road (USC)

General location

Three miles south of Sahuarita Road on the east side of Santa Rita Road, in Section 17 of Township 17 South, Range 14 East (Ref. Co7-01-01).

Description

Plan amendment intended to address existing and expanded land uses.

Policy

Notwithstanding the zoning districts allowed under the LIU-3.0 designation, a rezoning request for the CB-2 General Business Zone to expand the zoned area for the existing automotive repair use, and CI-2 General Industrial Zone to expand the automotive salvage use, only as referenced, described, and mapped by Co7-01-01 Johnson - S. Santa Rita Road, shall be deemed in conformance with the Comprehensive Plan.

RP-47 Avra Valley Road / Trico Road (TM/AV)

General location

A 311-acre site located on the corners of W. Avra Valley Road and N. Trico Road, in Sections 11, 14 and 15 of Township 12, Range 11 East (Ref. Co7-01-07).

Description

Proposed residential and commercial development).

Policies

- A. Require the dedication of Brawley Wash with the provision of a low-intensity buffer adjacent to the wash.
- B. Require the realignment of Avra Valley Road and Trico Road.

RP-48 Sahuarita Road (USC)

General location

An 18,945-acre site located east of the Town of Sahuarita on both sides of Sahuarita Road, in Sections 20, 32, 33, 34, 35 and 36 of Township 16 South, Range 14 East; Sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 23, 24, 25, 26, 27, and 28 of Township 17 South, Range 14 East; and Section 6 of Township 17 South, Range 15 East.

Description

Proposed low density residential development.

Policy

A minimum of 50 percent natural open space is required.

RP-49 East of S. Camino Loma Alta / Old Spanish Trail (RS/SR)

General location

East of S. Camino Loma Alta on the north and south sides of E. Old Spanish Trail, west of Coyote Creek, in Section 26 of Township 15 South, Range 16 East.

Description

Policies are intended to represent property owner's commitment to protecting on-site biological resources.

Policies

- A. Open space will be in conformance with Conservation Lands System, as currently adopted, during the rezoning process.
- B. Onsite Riparian Areas will be retained at a minimum of 95 percent of their level.
- C. Development regulations will be incorporated to exclude exotic plants and utilize only native plants, including enhancement of riparian areas.
- D. Owner will perform all appropriate Federal, state and local biological surveys and assessments prior to any rezoning approval.
- E. Owner will utilize conservation techniques in site design. All site disturbance will be located in the least sensitive portion of the property, depending on results of biological surveys.

RP-50 North Campbell Avenue (CF)

General location

A 4.16-acre site located north of E. River Road and east of N. Campbell Avenue, in Section 20 of Township 13 South, Range 14 East (Ref. Co7-01-15).

Policy

The overall density shall be limited to a maximum of sixteen residential units.

RP-51 Northwest of Cortaro Farms Road and Shannon Road (NW)

General location

Northwest corner of W. Cortaro Farms Road and N. Shannon Road, south of W. Club Road, in Section 29 of Township 12 South, Range 13 East.

Description

The policies reflect the site's wildlife values and its existing zoning.

Policies

- A. A mixed-use development (both residential and commercial/office), prepared in cooperation with Pima County, using Growing Smarter Plus concepts. The plan shall link the property with nearby activity centers; provide densities comparable to surrounding developments; and promote multi-modal transportation, including linking the property with surrounding development through trails, pedestrian paths or bicycle paths.
- B. A mitigation plan for the cactus Ferruginous pygmy owl, prepared in cooperation with the US Fish and Wildlife Service and in conjunction with the development plan.
- C. The property owners shall enter into a development agreement with Pima County to conform with the above policies.

RP-52 Between Camino Dorotea and Voyager Road (RS/SR)

General location

Between Camino Dorotea and Voyager Road, southwest of Old Spanish Trail in Section 28 of Township 15 South, Range 16 East.

Description

The policy reflects the site's location within the Conservation Lands System.

Policy

Adherence to the Conservation Lands System is required.

RP-53 Camino del Fierro and Freer Drive (NW)

General location

Southwest corner of Camino del Fierro and Freer Drive approximately 3 miles north of Overton Road in Section 21 of Township 12 South, Range 13 East.

Description

The rezoning policy will permit a rezoning request to allow a maximum of eight dwelling units within the Low Intensity Urban 0.3 (LIU 0.3) designation.

Policy

Notwithstanding the zoning district options and maximum density requirements for this rezoning policy area, a maximum of 8 dwelling units total for parcels #225-04-013B and #225-04-013C (combined) is allowed.

RP-54 Empirita Community #2 (RS/SR)

General location

South of Interstate-10 and west of the Pima / Cochise County line, in Sections 14, 22, 23, 24, 26, 27, and 36 of Township 17 South, Range 18 East.

Description

Low Intensity Rural (LIR) designation of privately-owned property with density bonus provision with Community 2 of the now-rescinded Empirita Ranch Community Plan (Ref. Co13-85-1) (Ref. Co7-03-02).

Policy

Notwithstanding the requirement for the Low Intensity Rural (LIR) plan designation, a rezoning request for a residential density of 0.4 residences per acre may be submitted provided that the proposed rezoning protects the environmental, wildlife habitat and conservation values of the site.

RP-55 S. Nogales Hwy / Hughes Access Road (RS/SR)

General location

South side of Hughes Access Road east of S. Nogales Highway, in Section 31, Township 15S, Range 14E (Ref. Co7-03-05).

Description

Multiple ownership.

Policy

Notwithstanding the zoning districts allowable under the Urban Industrial planned land use intensity designation, a rezoning for residential uses as allowed under the Medium

Intensity Urban designation (up to 10 residences per acre) may be allowed, provided that all of the property owners in the area (Portion of Section 31, T15S R14E, east of South Nogales Highway as referenced in Co7-03-05, and surrounding properties including but not limited to Raytheon Missile Systems and Tucson Airport Authority) are provided full disclosure and reasonable opportunities to object to the rezoning proposal. Any claimed adverse impacts or encroachment issues of proposed residential development to surrounding uses, and of surrounding uses to proposed residential development, shall be addressed and reasonably resolved as a condition of rezoning approval.

RP-56 Trico Road / Avra Valley Road (TM/AV)

General location

West side of N. Trico Road one mile north or W. Avra Valley Road, in Section 3 of Township 12 South, Range 10 East.

Description

Low Intensity Urban 3.0 (LIU 3.0) designation of approximately 619 acres (Ref. Co7-02-24).

Policies

- A. All future land uses on site shall be served by public sewers.
- B. An environmental impact fee shall be assessed for each residential unit in the amount of \$500 (minimum). The proceeds from the fee shall be used to fund acquisition and enhancement of the Brawley Wash, in accordance with the Pima County Flood Control District.
- C. A transportation impact fee shall be assessed for each residential unit in the amount of \$3,500 per unit in accordance with the Pima County Transportation Department.

RP-57 Mt. Lemmon / Aspen Fire (CF)

General location

The Community of Summerhaven in the Santa Catalina Mountains, in Sections 4, 5, 6, 15, and 16 of Township 12 South, Range 16 East; Sections 30, 31 and 32 of Township 11 South, Range 16 East; and Sections 25 and 36 of Township 11 South, Range 15 East (Ref. Co7-03-20).

Description

Redevelopment in Rural Forest Village (RFV) designation on approximately 455 acres in the community of Summerhaven in the Santa Catalina Mountains, following the June, 2003 Aspen Fire.

Policy

A maximum density and intensity comparable to that which existed on June 19, 2003 shall be deemed in conformance with the Comprehensive Plan.

RP-58 Swan Road / Section 15 (RS/SR)

General location

West side of S. Swan Road two miles south of Old Vail Connection Road, in Section 15 of Township 16 South, Range 14 East (Ref. Co7-03-07).

Description

Medium Intensity Urban with rezoning policies.

Policies

- A. The planning and development of the approximately 3,200 acres represented by Co7-03-07, Co7-03-09, and Co7-03-10 shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas are integrated and coordinated. Coordination will include the promotion of mixed use development for viable multi-modal transportation opportunities. A single rezoning or specific plan shall be submitted for the amendment sites of Co7-03-09 and Co7-03-10 and shall include the property affected by Co7-03-07 if approval is granted by Pima County or a subsequent property owner.
- B. At least 95 percent of all Important Riparian Areas as delineated by the Conservation Lands System, and all washes with 100-year flow events that are greater than or equal to 250 cubic feet per second (cfs) shall be retained in their natural or undisturbed condition. If any riparian area with flows equal to or greater than 250 cfs are not already mapped for the Conservation Lands System, then the boundaries shall be determined by a combination of the limits of the 100-year floodplain or riparian vegetation, which ever is greatest for any given point along the wash. For example, parts of the boundary may represent the limits of the riparian vegetation while others will be delineated by the 100-year floodplain. If intrusions, for any applicable individual wash, exceed the five percent threshold, Pima County may sanction impacts at levels greater than five percent, if other aspects of the proposed development demonstrate that the project, overall, will result in a greater environmental benefit. There shall also be adequate demonstration that intrusions into any applicable wash that exceed five percent will not significantly interrupt or otherwise obstruct the upstream or downstream continuity of hydrologic and geomorphologic processes. All areas to be conserved, shall at the time of rezoning and subsequent platting requirements, be identified as perpetual set-aside and protected as designated natural open space.
- C. The developer shall prepare a hydrology study for Franco and Flato Wash systems, for approval by Pima County Flood Control District. Limits of encroachment and any other proposed modifications of the floodplains shall be determined through analysis of hydrology, hydraulics, and floodplain mapping. No adverse impacts to flood or erosion risk shall occur upon adjacent properties as measured by flood peaks, flood stage, flood velocity, overbank storage, erosion and sedimentation. Any proposed modifications shall maintain or restore the connection between interdependent components of river systems on the property: channel, overbank floodplain, distributary flow zones, and riparian vegetation. Roadway crossings, including those along Swan Road and Wilmot Road, should maintain flow across the width of the existing 100-year floodplain.
- D. The purpose of this policy is to demonstrate an acknowledgment of adjacent single family residences that abut project property boundaries and to create a 300-foot transition area. This policy shall apply to the western boundary of T16S, R14E, Section

12 and the northern boundary of Section 14. The project shall have a 300-foot transition area between the planned development and the existing abutting residents in Section 11. This 300-foot transition area shall consist of some combination of open space, landscaping, detention and retention features, parks, trails, roads, easements, schools, mixed-use consistent with neighborhood centers, and residences. In addition, constructed elements may be designed to mitigate visual impacts and create an attractive interface. The 300-foot transition area will be designated as a Study Area, with the uses within the Study Area addressed as part of the rezoning and further defined at the time of platting. Informational meetings with residents will be held during the refinement of land uses within the Study Area. No two-story homes shall be constructed within the 300-foot transition area on lots abutting existing single-story residential development in Section 11. The density of development within the transition area shall not exceed three residences per acre on average on the net developable acreage.

- E. A mix of housing types shall be provided to insure a diverse community. Residential densities shall support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity. The range of minimum residential densities for the development shall be four (4) to eight (8) residences per acre (RAC) on the net developable residential acreage.
- F. Notwithstanding the Medium Intensity Urban (MIU) designation, rezoning requests shall allow a mix of uses to include residential, commercial, and office uses on a maximum of 40 acres. These uses may include those permitted in the Community Activity Center (CAC) and Medium/High Intensity Urban (MHIU) land use designations. The mixed-use development is intended to help accommodate the retail and employment needs of the residents within the development project and in the nearby area. The specific location and designation of the mixed use areas shall be determined at the time of rezoning. This mixed-use designation shall not apply to the 300-foot transition area except limited encroachment if found acceptable in the rezoning process. The mixed-use designation shall not apply to the ultimately defined riparian and floodplain areas. Mixed use development shall include the conservation of cultural resources, as applicable.
- G. Developer will prepare a Swan Southlands Affordable Housing Study which will evaluate public, private, and not-for-profit options for increasing opportunities for housing affordability within the development, to be submitted during the rezoning process. The affordable housing plan prepared for the planning area as part of the rezoning process shall address and provide recommendations for:
 - 1. At least five percent of the residential units shall be affordable to households earning no more than 80 percent of median income, and at least five percent of the residential units shall be affordable to households earning no more than 65 percent of median income, as determined for Pima County in accordance with the Department of Housing and Urban Development (HUD) standards.
 - 2. Mortgages for affordable units shall be no greater than 25 percent of the gross income of the eligible buyers, and shall include principal, interest, taxes, and insurance (PITI), as well as closing costs and any homeowners' association dues or fees.
 - 3. Homeowners' fees or dues for the affordable units shall not increase at a rate greater than median income for Pima County.

4. Affordable units shall remain affordable for at least fifteen years. If the unit is sold prior to the end of the affordability period, the affordability period shall be reset to fifteen years. For the first sale after the expiration of the affordability period, one-half of the windfall profit shall go to the Pima County Public Housing Authority. Resale prices may increase at the same rate as the Consumer Price Index for Pima County plus a credit for any approved structural improvements.
 5. Minimum square footage and amenities for affordable units, including landscaping, shall be equivalent to the market rate units.
 6. All subdivision plats must identify the location and the number of bedrooms of the affordable units.
 7. If the project is to be phased, each phase of the development must include the required percentage of affordable units. Affordable units must be built at the same time as the market-rate units, and all affordable units must be constructed prior to the last market-rate unit.
 8. The requirements of these policies shall be included as plat notes on all applicable plats and as deed restrictions filed on the property as a whole prior to final plat approval and for each affordable lot at the time of closing.
 9. Buyers of affordable units must meet certification requirements of the Pima County Community Services Department.
- H. A comprehensive sanitary sewerage system basin plan for the whole basin that encompasses the area from Old Nogales Highway on the west to Sonoita Highway on the east and from just south of Hughes Access on the north to the Town of Sahuarita and the Coronado National Forest on the south must be developed and approved. The plan must encompass the existing facilities at Corona de Tucson and the County's fairgrounds. Any conveyance or treatment facilities constructed by individual developers would then be done in accordance with the basin's approved comprehensive sanitary sewerage facility plan. Developers would fund, design and construct the required collection, conveyance and treatment facilities according to Pima County Wastewater Management Department (PCWMD) policies after appropriate review and approval by PCWMD and Arizona Department of Environmental Quality (ADEQ) as is currently required. If appropriate, a 208 Plan Amendment would be prepared and submitted to the Pima Association of Governments.
- I. In connection with the rezoning, a *Master Transportation, Utilities and Improvements Report*, including a "Master Traffic Impact Analysis and Financing Report", shall be submitted identifying the then existing conditions and capacities of all systems, the needed expansion of those systems, and the funding mechanisms to achieve the necessary improvements. The report shall address the regional impacts of this development, and shall develop a phasing plan for the implementation of the improvements. The "Master Traffic Impact Analysis and Financing Report", the scope and content of which shall be pre-determined and approved by the Pima County Department of Transportation, shall be submitted to and approved by the Department of Transportation prior to the approval of any rezoning.

- J. Prior to approval of a rezoning or specific plan, a Recreation Area Plan, sensitive to the anticipated project-wide demographics and to the phasing of development, shall be developed and submitted to the Pima County Natural Resources, Parks, and Recreation Department, which shall be reviewed by the same department to determine what recreation and trail facilities are necessary, and the developer(s) shall provide the necessary recreation and trail facilities.
- K. The developers shall provide disclosure statements in all sales contracts, public reports, and the recorded covenants. The specific language of the disclosure statements shall be coordinated with the Tucson Airport Authority (TAA). Provisions for additional notification and disclosure mechanisms, including potential acknowledgment of airspace rights, shall be defined and coordinated with TAA. The applicant will work with TAA to ensure that the plans for the proposed development area compatible with the operations and master plan for Tucson International Airport.
- L. Prior to approval of a rezoning or specific plan, the developer(s) shall provide evidence of sufficient school sites as determined necessary by the Sunnyside School District.
- M. The location and design of all community services and residential areas shall facilitate accessibility by alternative forms of transportation.
- N. Development within the plan amendment area will potentially affect cultural resources, especially archaeological sites. Standard cultural resources requirements for rezoning and grading are the minimum required. Where significant cultural resources are found, avoidance through development design, open space set-asides, and conservation easements may be warranted. Cultural resources conservation is included as part of the mixed land use strategy.
- O. All suitable habitat areas for the Pima pineapple cactus (PPC) shall be inventoried according to U.S. Fish and Wildlife Service (USFWS) survey protocol prior to the development of a Preliminary Development Plan (PDP) or equivalent land use planning map submitted in support of rezoning activity. If Pima pineapple cactus are found on the property, the PDP lot configuration should impact as few individual PPCs as possible. The results of this inventory are to be included in the Biological Impact Report required by Pima County Zoning Code, Chapter 18.91.
- P. Pima County shall have a designated location for a mitigation bank for the Pima pineapple cactus (PPC), that is equal to or greater than the existing mitigation bank on the subject property, prior to the selling or trading of this property.
- Q. Pima County and any rezoning applicants shall work with the Sunnyside Neighborhood Area Associations and the other neighborhood associations in the Sunnyside area to address any of the residents' concerns regarding the impact on the school district and other issues surrounding the residents, resulting from any proposed development on the subject property, so that the residents are included in the process.

RP-59 S. Wilmot Road / Sections 12, 13, 14 (RS/SR)

General location

Between S. Swan Road and S. Wilmot Road approximately one mile south of Old Vail Connection Road, in Sections 12, 13, and 14 of Township 16 South, Range 14 East (Ref. Co7-03-09 – partly superseded by Co7-10-01 and RP-128).

Description

Medium Intensity Urban with rezoning policies.

Policies

- A. The planning and development of the approximately 3,200 acres represented by Co7-03-07, Co7-03-09, and Co7-03-10 shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas are integrated and coordinated. Coordination will include the promotion of mixed use development for viable multi-modal transportation opportunities. A single rezoning or specific plan shall be submitted for the amendment sites of Co7-03-09 and Co7-03-10 and shall include the property affected by Co7-03-07 if approval is granted by Pima County or a subsequent property owner.
- B. At least 95 percent of all Important Riparian Areas as delineated by the Conservation Lands System, and all washes with 100-year flow events that are greater than or equal to 250 cubic feet per second (cfs) shall be retained in their natural or undisturbed condition. If any riparian area with flows equal to or greater than 250 cfs are not already mapped for the Conservation Lands System, then the boundaries shall be determined by a combination of the limits of the 100-year floodplain or riparian vegetation, which ever is greatest for any given point along the wash. For example, parts of the boundary may represent the limits of the riparian vegetation while others will be delineated by the 100-year floodplain. If intrusions, for any applicable individual wash, exceed the five percent threshold, Pima County may sanction impacts at levels greater than five percent, if other aspects of the proposed development demonstrate that the project, overall, will result in a greater environmental benefit. There shall also be adequate demonstration that intrusions into any applicable wash that exceed five percent will not significantly interrupt or otherwise obstruct the upstream or downstream continuity of hydrologic and geomorphologic processes. All areas to be conserved, shall at the time of rezoning and subsequent platting requirements, be identified as perpetual set-aside and protected as designated natural open space.
- C. The developer shall prepare a hydrology study for Franco and Flato Wash systems, for approval by Pima County Flood Control District. Limits of encroachment and any other proposed modifications of the floodplains shall be determined through analysis of hydrology, hydraulics, and floodplain mapping. No adverse impacts to flood or erosion risk shall occur upon adjacent properties as measured by flood peaks, flood stage, flood velocity, overbank storage, erosion and sedimentation. Any proposed modifications shall maintain or restore the connection between interdependent components of river systems on the property: channel, overbank floodplain, distributary flow zones, and riparian vegetation. Roadway crossings, including those along Swan Road and Wilmot Road, should maintain flow across the width of the existing 100-year floodplain.
- D. The purpose of this policy is to demonstrate an acknowledgment of adjacent single family residences that abut project property boundaries and to create a 300-foot

transition area. This policy shall apply to the western boundary of T16S, R14E, Section 12 and the northern boundary of Section 14. The project shall have a 300-foot transition area between the planned development and the existing abutting residents in Section 11. This 300-foot transition area shall consist of some combination of open space, landscaping, detention and retention features, parks, trails, roads, easements, schools, mixed-use consistent with neighborhood centers, and residences. In addition, constructed elements may be designed to mitigate visual impacts and create an attractive interface. The 300-foot transition area will be designated as a Study Area, with the uses within the Study Area addressed as part of the rezoning and further defined at the time of platting. Informational meetings with residents will be held during the refinement of land uses within the Study Area. No two-story homes shall be constructed within the 300-foot transition area on lots abutting existing single-story residential development in Section 11. The density of development within the transition area shall not exceed three residences per acre on average on the net developable acreage.

- E. A mix of housing types shall be provided to insure a diverse community. Residential densities shall support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity. The range of minimum residential densities for the development shall be four (4) to eight (8) residences per acre (RAC) on the net developable residential acreage.
- F. Notwithstanding the Medium Intensity Urban (MIU) designation, rezoning requests shall allow a mix of uses to include residential, multi-family, commercial, campus park industrial, and office uses on a maximum of 240 acres. These uses may include those permitted in the Community Activity Center (CAC) and Medium/High Intensity Urban (MHIU) land use designations. The mixed-use development is intended to help accommodate the retail and employment needs of the residents within the development project and in the nearby area. The specific location and designation of the mixed use areas shall be determined at the time of rezoning. This mixed-use designation shall not apply to the 300-foot transition area except limited encroachment if found acceptable in the rezoning process. The mixed-use designation shall not apply to the ultimately defined riparian and floodplain areas. Mixed use development shall include the conservation of cultural resources, as applicable.
- G. Developer will prepare a Swan Southlands Affordable Housing Study which will evaluate public, private, and not-for-profit options for increasing opportunities for housing affordability within the development, to be submitted during the rezoning process. The affordable housing plan prepared for the planning area as part of the rezoning process shall address and provide recommendations for:
 - 1. At least five percent of the residential units shall be affordable to households earning no more than 80 percent of median income, and at least five percent of the residential units shall be affordable to households earning no more than 65 percent of median income, as determined for Pima County in accordance with the Department of Housing and Urban Development (HUD) standards.
 - 2. Mortgages for affordable units shall be no greater than 25 percent of the gross income of the eligible buyers, and shall include principal, interest, taxes, and insurance (PITI), as well as closing costs and any homeowners' association dues or fees.

3. Homeowners' fees or dues for the affordable units shall not increase at a rate greater than median income for Pima County.
 4. Affordable units shall remain affordable for at least fifteen years. If the unit is sold prior to the end of the affordability period, the affordability period shall be reset to fifteen years. For the first sale after the expiration of the affordability period, one-half of the windfall profit shall go to the Pima County Public Housing Authority. Resale prices may increase at the same rate as the Consumer Price Index for Pima County plus a credit for any approved structural improvements.
 5. Minimum square footage and amenities for affordable units, including landscaping, shall be equivalent to the market rate units.
 6. All subdivision plats must identify the location and the number of bedrooms of the affordable units.
 7. If the project is to be phased, each phase of the development must include the required percentage of affordable units. Affordable units must be built at the same time as the market-rate units, and all affordable units must be constructed prior to the last market-rate unit.
 8. The requirements of these policies shall be included as plat notes on all applicable plats and as deed restrictions filed on the property as a whole prior to final plat approval and for each affordable lot at the time of closing.
 9. Buyers of affordable units must meet certification requirements of the Pima County Community Services Department.
- H. A comprehensive sanitary sewerage system basin plan for the whole basin that encompasses the area from Old Nogales Highway on the west to Sonoita Highway on the east and from just south of Hughes Access on the north to the Town of Sahuarita and the Coronado National Forest on the south must be developed and approved. The plan must encompass the existing facilities at Corona de Tucson and the County's fairgrounds. Any conveyance or treatment facilities constructed by individual developers would then be done in accordance with the basin's approved comprehensive sanitary sewerage facility plan. Developers would fund, design and construct the required collection, conveyance and treatment facilities according to Pima County Wastewater Management Department (PCWMD) policies after appropriate review and approval by PCWMD and Arizona Department of Environmental Quality (ADEQ) as is currently required. If appropriate, a 208 Plan Amendment would be prepared and submitted to the Pima Association of Governments.
- I. In connection with the rezoning, a *Master Transportation, Utilities and Improvements Report*, including a "Master Traffic Impact Analysis and Financing Report", shall be submitted identifying the then existing conditions and capacities of all systems, the needed expansion of those systems, and the funding mechanisms to achieve the necessary improvements. The report shall address the regional impacts of this development, and shall develop a phasing plan for the implementation of the improvements. The "Master Traffic Impact Analysis and Financing Report", the scope and content of which shall be pre-determined and approved by the Pima County

Department of Transportation, shall be submitted to and approved by the Department of Transportation prior to the approval of any rezoning.

- J. Prior to approval of a rezoning or specific plan, a Recreation Area Plan, sensitive to the anticipated project-wide demographics and to the phasing of development, shall be developed and submitted to the Pima County Natural Resources, Parks, and Recreation Department, which shall be reviewed by the same department to determine what recreation and trail facilities are necessary, and the developer(s) shall provide the necessary recreation and trail facilities.
- K. The developers shall provide disclosure statements in all sales contracts, public reports, and the recorded covenants. The specific language for inclusion in the disclosure statements shall be coordinated with the Tucson Airport Authority (TAA). Provisions for additional notification and disclosure mechanisms, including potential acknowledgment of airspace rights, shall be defined and coordinated with TAA. In Section 12, Noise attenuation measures will be provided for all construction as stipulated in the Uniform Building Code, Chapter 35, Section 3501, Sound Transmission Control. The Northwest quarter of Section 12 will be the subject of a special study to determine land uses and densities that are compatible with airport operations. The applicant will work with TAA to ensure the plans for the proposed development are compatible with the operations and master plan for Tucson International Airport.
- L. Prior to approval of a rezoning or specific plan, the developer(s) shall provide evidence of sufficient school sites as determined necessary by the Sunnyside School District.
- M. The location and design of all community services and residential areas shall facilitate accessibility by alternative forms of transportation.
- N. Development within the plan amendment area will potentially affect cultural resources, especially archaeological sites. Standard cultural resources requirements for rezoning and grading are the minimum required. Where significant cultural resources are found, avoidance through development design, open space set-asides, and conservation easements may be warranted. Cultural resources conservation is included as part of the mixed land use strategy.
- O. All suitable habitat areas for the Pima pineapple cactus (PPC) shall be inventoried according to U.S. Fish and Wildlife Service (USFWS) survey protocol prior to the development of a Preliminary Development Plan (PDP) or equivalent land use planning map submitted in support of rezoning activity. If Pima pineapple cactus are found on the property, the PDP lot configuration should impact as few individual PPCs as possible. The results of this inventory are to be included in the Biological Impact Report required by Pima County Zoning Code, Chapter 18.91.
- P. Pima County and any rezoning applicants shall work with the Sunnyside Neighborhood Area Associations and the other neighborhood associations in the Sunnyside area to address any of the residents' concerns regarding the impact on the school district and other issues surrounding the residents, resulting from any proposed development on the subject property, so that the residents are included in the process.

RP-60 Swan Road / Section 10 (RS/SR)

General location

On the west side of S. Swan Road one mile south of Old Vail Connection Road, in Section 10 of Township 16 South, Range 14 East (Ref Co7-03-09).

Description

Medium Intensity Urban with rezoning policies.

Policies

- A. The planning and development of the approximately 3,200 acres represented by Co7-03-07, Co7-03-09, and Co7-03-10 shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas are integrated and coordinated. Coordination will include the promotion of mixed use development for viable multi-modal transportation opportunities. A single rezoning or specific plan shall be submitted for the amendment sites of Co7-03-09 and Co7-03-10 and shall include the property affected by Co7-03-07 if approval is granted by Pima County or a subsequent property owner.
- B. At least 95 percent of all Important Riparian Areas as delineated by the Conservation Lands System, and all washes with 100-year flow events that are greater than or equal to 250 cubic feet per second (cfs) shall be retained in their natural or undisturbed condition. If any riparian area with flows equal to or greater than 250 cfs are not already mapped for the Conservation Lands System, then the boundaries shall be determined by a combination of the limits of the 100-year floodplain or riparian vegetation, which ever is greatest for any given point along the wash. For example, parts of the boundary may represent the limits of the riparian vegetation while others will be delineated by the 100-year floodplain. If intrusions, for any applicable individual wash, exceed the five percent threshold, Pima County may sanction impacts at levels greater than five percent, if other aspects of the proposed development demonstrate that the project, overall, will result in a greater environmental benefit. There shall also be adequate demonstration that intrusions into any applicable wash that exceed five percent will not significantly interrupt or otherwise obstruct the upstream or downstream continuity of hydrologic and geomorphologic processes. All areas to be conserved, shall at the time of rezoning and subsequent platting requirements, be identified as perpetual set-aside and protected as designated natural open space.
- C. The developer shall prepare a hydrology study for Franco and Flato Wash systems, for approval by Pima County Flood Control District. Limits of encroachment and any other proposed modifications of the floodplains shall be determined through analysis of hydrology, hydraulics, and floodplain mapping. No adverse impacts to flood or erosion risk shall occur upon adjacent properties as measured by flood peaks, flood stage, flood velocity, overbank storage, erosion and sedimentation. Any proposed modifications shall maintain or restore the connection between interdependent components of river systems on the property: channel, overbank floodplain, distributary flow zones, and riparian vegetation. Roadway crossings, including those along Swan Road and Wilmot Road, should maintain flow across the width of the existing 100-year floodplain.
- D. The purpose of this policy is to demonstrate an acknowledgment of adjacent single family residences that abut project property boundaries and to create a 300-foot transition area. This policy shall apply to the western boundary of T16S, R14E, Section 12 and the northern boundary of Section 14. The project shall have a 300-foot transition

area between the planned development and the existing abutting residents in Section 11. This 300-foot transition area shall consist of some combination of open space, landscaping, detention and retention features, parks, trails, roads, easements, schools, mixed-use consistent with neighborhood centers, and residences. In addition, constructed elements may be designed to mitigate visual impacts and create an attractive interface. The 300-foot transition area will be designated as a Study Area, with the uses within the Study Area addressed as part of the rezoning and further defined at the time of platting. Informational meetings with residents will be held during the refinement of land uses within the Study Area. No two-story homes shall be constructed within the 300-foot transition area on lots abutting existing single-story residential development in Section 11. The density of development within the transition area shall not exceed three residences per acre on average on the net developable acreage.

- E. A mix of housing types shall be provided to insure a diverse community. Residential densities shall support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity. The range of minimum residential densities for the development shall be four (4) to eight (8) residences per acre (RAC) on the net developable residential acreage.
- F. Notwithstanding the Medium Intensity Urban (MIU) designation, rezoning requests shall allow a mix of uses to include residential, multi-family, commercial, campus park industrial, and office uses on a maximum of 80 acres. These uses may include those permitted in the Community Activity Center (CAC) and Medium/High Intensity Urban (MHIU) land use designations. The mixed-use development is intended to help accommodate the retail and employment needs of the residents within the development project and in the nearby area. The specific location and designation of the mixed use areas shall be determined at the time of rezoning. This mixed-use designation shall not apply to the 300-foot transition area except limited encroachment if found acceptable in the rezoning process. The mixed-use designation shall not apply to the ultimately defined riparian and floodplain areas. Mixed use development shall include the conservation of cultural resources, as applicable.
- G. Developer will prepare a Swan Southlands Affordable Housing Study which will evaluate public, private, and not-for-profit options for increasing opportunities for housing affordability within the development, to be submitted during the rezoning process. The affordable housing plan prepared for the planning area as part of the rezoning process shall address and provide recommendations for:
 - 1. At least five percent of the residential units shall be affordable to households earning no more than 80 percent of median income, and at least five percent of the residential units shall be affordable to households earning no more than 65 percent of median income, as determined for Pima County in accordance with the Department of Housing and Urban Development (HUD) standards.
 - 2. Mortgages for affordable units shall be no greater than 25 percent of the gross income of the eligible buyers, and shall include principal, interest, taxes, and insurance (PITI), as well as closing costs and any homeowners' association dues or fees.
 - 3. Homeowners' fees or dues for the affordable units shall not increase at a rate greater than median income for Pima County.

4. Affordable units shall remain affordable for at least fifteen years. If the unit is sold prior to the end of the affordability period, the affordability period shall be reset to fifteen years. For the first sale after the expiration of the affordability period, one-half of the windfall profit shall go to the Pima County Public Housing Authority. Resale prices may increase at the same rate as the Consumer Price Index for Pima County plus a credit for any approved structural improvements.
 5. Minimum square footage and amenities for affordable units, including landscaping, shall be equivalent to the market rate units.
 6. All subdivision plats must identify the location and the number of bedrooms of the affordable units.
 7. If the project is to be phased, each phase of the development must include the required percentage of affordable units. Affordable units must be built at the same time as the market-rate units, and all affordable units must be constructed prior to the last market-rate unit.
 8. The requirements of these policies shall be included as plat notes on all applicable plats and as deed restrictions filed on the property as a whole prior to final plat approval and for each affordable lot at the time of closing.
 9. Buyers of affordable units must meet certification requirements of the Pima County Community Services Department.
- H. A comprehensive sanitary sewerage system basin plan for the whole basin that encompasses the area from Old Nogales Highway on the west to Sonoita Highway on the east and from just south of Hughes Access on the north to the Town of Sahuarita and the Coronado National Forest on the south must be developed and approved. The plan must encompass the existing facilities at Corona de Tucson and the County's fairgrounds. Any conveyance or treatment facilities constructed by individual developers would then be done in accordance with the basin's approved comprehensive sanitary sewerage facility plan. Developers would fund, design and construct the required collection, conveyance and treatment facilities according to Pima County Wastewater Management Department (PCWMD) policies after appropriate review and approval by PCWMD and Arizona Department of Environmental Quality (ADEQ) as is currently required. If appropriate, a 208 Plan Amendment would be prepared and submitted to the Pima Association of Governments.
- I. In connection with the rezoning, a *Master Transportation, Utilities and Improvements Report*, including a "Master Traffic Impact Analysis and Financing Report", shall be submitted identifying the then existing conditions and capacities of all systems, the needed expansion of those systems, and the funding mechanisms to achieve the necessary improvements. The report shall address the regional impacts of this development, and shall develop a phasing plan for the implementation of the improvements. The "Master Traffic Impact Analysis and Financing Report", the scope and content of which shall be pre-determined and approved by the Pima County Department of Transportation, shall be submitted to and approved by the Department of Transportation prior to the approval of any rezoning.

- J. Prior to approval of a rezoning or specific plan, a Recreation Area Plan, sensitive to the anticipated project-wide demographics and to the phasing of development, shall be developed and submitted to the Pima County Natural Resources, Parks, and Recreation Department, which shall be reviewed by the same department to determine what recreation and trail facilities are necessary, and the developer(s) shall provide the necessary recreation and trail facilities.
- K. The developers shall provide disclosure statements in all sales contracts, public reports, and the recorded covenants. The specific language of the disclosure statements shall be coordinated with the Tucson Airport Authority (TAA). Provisions for additional notification and disclosure mechanisms, including potential acknowledgment of airspace rights, shall be defined and coordinated with TAA. The applicant will work with TAA to ensure that the plans for the proposed development area compatible with the operations and master plan for Tucson International Airport.
- L. Prior to approval of a rezoning or specific plan, the developer(s) shall provide evidence of sufficient school sites as determined necessary by the Sunnyside School District.
- M. The location and design of all community services and residential areas shall facilitate accessibility by alternative forms of transportation.
- N. Development within the plan amendment area will potentially affect cultural resources, especially archaeological sites. Standard cultural resources requirements for rezoning and grading are the minimum required. Where significant cultural resources are found, avoidance through development design, open space set-asides, and conservation easements may be warranted. Cultural resources conservation is included as part of the mixed land use strategy.
- O. All suitable habitat areas for the Pima pineapple cactus (PPC) shall be inventoried according to U.S. Fish and Wildlife Service (USFWS) survey protocol prior to the development of a Preliminary Development Plan (PDP) or equivalent land use planning map submitted in support of rezoning activity. If Pima pineapple cactus are found on the property, the PDP lot configuration should impact as few individual PPCs as possible. The results of this inventory are to be included in the Biological Impact Report required by Pima County Zoning Code, Chapter 18.91.
- P. Pima County and any rezoning applicants shall work with the Sunnyside Neighborhood Area Associations and the other neighborhood associations in the Sunnyside area to address any of the residents' concerns regarding the impact on the school district and other issues surrounding the residents, resulting from any proposed development on the subject property, so that the residents are included in the process.

RP-61 Ryan Ranch - Snyder Road (SW)

General location

On Snyder Hill Road approximately one mile west of San Joaquin Road, in Sections 5 and 6 of Township 15 South, Range 12 East.

Description

Approximately 800 acres of privately-owned property with density, development and conservation policies (Ref. Co7-03-08).

Policies

- A. Housing shall be clustered on approximately 92 acres, located in the far northeastern portion of the Plan Amendment site and in the north half of the area designated LIU-3.0, with a maximum of 365 dwelling units. This area lies outside of the Ryan Airfield Airport Height Overlay Zone.
- B. Ryan Airfield Airport Height Overlay Zone: No residential development shall be permitted in the 84 acres proposed for LIU 3-0 located within the Airport Height Overlay Zone. However, drainage improvements and appropriate recreation uses that are necessary for the residential subdivision shall be allowed in this area. Recreation shall be limited primarily to passive uses, such as wildlife viewing, trails, and picnicking, that support protection and appreciation of environmental resources. Any active uses (play areas) shall be low-key and non-intrusive in nature and subject to the approval of the Pima County Natural Resources, Parks, and Recreation Department. This area shall be dedicated to Pima County after drainage and recreation improvements have been made by the property owner/developer.
- C. At least 95% of all Important Riparian Areas, as delineated by the Conservation Lands System, and all washes with 100-year flow events greater than or equal to 250 cubic feet per second (cfs) shall be retained in their natural or undisturbed condition. Disturbances of more than 5% of washes within an Important Riparian Area may be permitted, but only if it is demonstrated to Pima County that other aspects of the proposed development, overall, will result in a greater environmental benefit, and that biological corridors/linkages will not be adversely affected and that intrusions that exceed 5% will not significantly interrupt or otherwise obstruct hydrologic and geomorphologic processes.
- D. Twenty percent of the dwelling units shall be affordable. Details regarding eligible homeowners, design standards, period of affordability, resale, and administrative requirements, among other issues, shall be in accordance with standards developed by Pima County.
- E. As a condition of rezoning approval, the entire area planned RT shall be designated as Natural Undisturbed Open Space (NUOS) and dedicated to the Pima County Flood Control District. Prior to conveyance of the property to Pima County, portions of this Special Area may be used to meet habitat mitigation, drainage, NUOS, and/or NPPO requirements in rezoning and platting processes for areas designated LIU 3.0. The Black Wash floodway shall be conveyed to Pima County Flood Control District in fee simple at the time of platting. Areas designated RT located outside the floodway shall be conveyed to Pima County or the Pima County Flood Control District in fee simple after the approval and completion of any drainage, recreation, or habitat mitigation

improvements necessary for permitting and construction of the designated residential portion of the subject property.

F. Tucson Trap and Skeet Club Policies:

1. The portion of the non-floodway RT area that lies directly west of the Tucson Trap and Skeet Club shall remain undeveloped and undisturbed, except for disturbance associated with required drainage improvements. This area shall be conveyed to Pima County or the Pima County Flood Control District, as noted above, at the time of platting.
2. All drainage improvements to accommodate upstream run-off shall be designed and constructed by the property owner/developer.
3. Notice of the prior existence and operation of the Tucson Trap and Skeet Club shall be recorded on deeds for all lots.

G. Floodplain and Drainage Policies:

1. The Black Wash Administrative Floodway shall be preserved in its natural state. Development densities must be consistent with the hydrologic constraints.
2. A Conditional Letter of Map Revision (CLOMR) is required prior to Final Plat approval by the Pima County Flood Control District. A CLOMR will conditionally change the FEMA floodplain if the proposed flood control improvements are constructed. A Letter of Map Revision (LOMR) must be submitted with as-built construction plans and approved by the Flood Control District and by FEMA to officially change the FEMA flood zones and flood insurance requirements for future residences.
3. Detention/Retention. Detention basins may be the flood control improvements required for the LOMR. To maximize the number of clustered lots, the requirement for detention basins may be waived upon approval of the Flood Control District if in-lieu fees are paid or if offsite drainage improvements are constructed.
4. All-weather access for Snyder Hill Road shall be provided by the property owner/developer and shall be addressed as part of the rezoning process. A proportionate share of access and offsite drainage improvements, as determined by the Flood Control District, shall be provided by the property owner/developer and may include, but are not limited to, a culvert at the existing dip crossing approximately 2,600 feet west of an existing Snyder Hill Road culvert crossing.
5. A permit under Section 404 of the Federal Water Pollution Control Act Amendments of 1972 must be submitted in connection with any disturbance of a major wash on the property. In the alternative, a letter from the United States Corps of Engineers may be submitted stating that no Section 404 permit is required.

RP-62 Wilmot / Kolb Road S / E. Sahuarita Road (RS/SR)

General location

North side of Sahuarita Road, between Wilmot Road and Kolb Road in Section 7 of Township 17 South, Range 15 E (Ref. Co7-03-17).

Description

Limited number of parcels allowed.

Policy

Notwithstanding the requirements of the Medium Intensity Rural (MIR) plan designation, if the property is rezoned development shall be limited to two parcels, with one residence on each parcel.

RP-63 Abrego Drive Minor Revision (USC)

General location

West of Abrego Drive and south of Calle Torres Blancas in the community of Green Valley, in Section 34 of Township 18 South, Range 13 East (Ref. Co7-03-22).

Description

Policy regarding residential density.

Policy

The gross residential density for the amendment site shall be limited to twenty (20) residences per acre.

RP-64 River Road / Hacienda del Sol (CF)

General location

On the south side of River Road approximately 200 feet east of Hacienda del Sol, in Section 20 of Township 13 South, Range 14 East (Ref. Co7-04-06, partly superseded by Co7-09-04 and RP-124).

Description

Remains Low Intensity Urban 1.2 with rezoning policy.

Policy

Notwithstanding the Low Intensity Urban 1.2 (LIU 1.2) designation, a rezoning application to the TR Transitional zone is allowed for a private primary and/or secondary school.

RP-65 Trico Road / Avra Valley Road (TM/AV)

General location

On the west side of N. Trico Road approximately 4,500 feet north of W. Avra Valley Road, in Section 10, Township 12 South, Range 10 East.

Description

Options for compliance with the Conservation Lands System (CLS) (Ref. Co7-04-12).

Policy

Any subsequent rezoning(s) shall achieve compliance with the Conservation Lands System through a combination of both on-site and off-site conservation provisions.

RP-66 Trico Road / Lambert Lane (TM/AV)

General location

On the north and south sides of W. Lambert Lane west of Trico Road, in Sections 10 and 15 of Township 12 South, Range 10 East.

Description

Options for compliance with the Conservation Lands System (CLS) (Ref. Co7-04-13).

Policy

Any subsequent rezoning(s) shall achieve compliance with the Conservation Lands System (CLS) through a combination of both on-site and off-site conservation provisions.

RP-67 Old Vail Road / Colossal Cave Road (RS/SR)

General location

On both sides of E. Old Vail Road, approximately 700 feet west of Colossal Cave Road in the community of Vail, in section 9 of Township 16 South, Range 16 East.

Description

Undeveloped parcels located in an area of significant cultural resources, constrained by their location between two main railroad lines (Ref. Co7-04-02).

Policies

- A. Building height shall be limited to 24 feet.
- B. A cultural resources survey shall be required for any rezoning request.
- C. No new residential zoning.

RP-68 Orange Grove Road / La Canada Drive (NW)

General location

On the southeast corner of La Canada Drive and Orange Grove Road, in Section 11 of Township 13 South, Range 13 East (Ref. Co7-04-14).

Description

Limited uses and height.

Policies

- A. Uses within the TR Transitional zone shall be limited to the following: assisted living centers, clinics, clubs, professional office, child care center or real estate offices.
- B. Uses shall be limited to one story.

RP-69 W. Cranbrook Street (SW)

General location

On the south side of W. Cranbrook Street, ¼-mile east of Cardinal Avenue in Section 21 of Township 15 South, Range 13 East (Ref. Co7-05-06).

Description

Limited number of residential dwelling units.

Policy

Development on this property is limited to allowing the two existing manufactured homes.

RP-70 W. Irvington Road / Camino de Oeste (SW)

General location

On the northeast corner of W. Irvington Road and N. Camino de Oeste, in Section 31 of Township 14 South, Range 13 East (Ref. Co7-05-21).

Policy

The site shall be surveyed for Pima pineapple cactus prior to the submittal of any rezoning request, unless the Pima County Development Services Department is provided with information from the U.S. Fish & Wildlife Service, which indicates a site survey is not necessary.

RP-71 W. Valencia Road (SW)

General location

On the south side of W. Valencia Road one-quarter-mile east of Camino de la Tierra, in Section 17 of Township 15 South, Range 13 East (Ref. Co7-05-20).

Policies

- A. Realign Sorrel Lane to divide the property into two portions, allowing no more than 10 acres of MFC to the east of the future Sorrel Lane re-alignment, and the remaining portion of the subject site, to the west of the future Sorrel Lane re-alignment, as MHIU.
- B. Retain the hill parallel to Valencia Road, on the north half of the site, as a buffer and noise barrier to future residential uses in the MHIU portion of the site.
- C. Provide opportunities for multi-modal transportation, within the site, between the MFC and MHIU uses.
- D. Develop the site using sound architectural- and urban design (avoid strip-mall approach).
- E. To the best extent possible, provide multi-modal transportation opportunities between the site and properties south of the site.
- F. Policy related to environmental planning: Unless Development Services is provided with information from the U.S. Fish and Wildlife Service which indicates a site survey is not necessary, the site shall be surveyed for Pima pineapple cactus prior to the submittal of any subsequent rezoning. The survey shall be conducted by an entity qualified to perform biological surveys. Surveys shall be done according to the most recent protocol approved by the U.S. Fish and Wildlife Service. A report containing the results of these

surveys and copies of any data collected shall be provided to Development Services as part of any subsequent rezoning application. The date of the survey should not exceed one year prior to the submittal of any subsequent rezoning. If Pima pineapple cactus are found to be present on the project site, a copy of the report shall also be sent to the Arizona Game & Fish Department's Heritage Data Management System.

RP-72 W. Lobo Road (NW)

General location

On the north side of W. Lobo Road and west of Shannon Road, in Section 20 of Township 12 South, Range 13 East (Ref. Co7-05-22).

Policies

- A. Subsequent rezonings will, at a minimum, comply with the 80 percent Special Species Management Area Conservation Guideline by adhering to those conservation measures identified in the U.S. Fish & Wildlife Service's letter to Mr. Dennis Sabol dated April 28, 2005 and on file with the Development Services Department.
- B. The total number of residences on the subject site is limited to three dwelling units, including the existing residence and two additional residences.

RP-73 W. Sahuarita Road / Salero View Road (RS/SR)

General location

On the north side of Sahuarita Road one-quarter mile west of Salero View Road, in Section 9 of Township 17 South, Range 15 East (Ref. Co7-05-03).

Policies

- A. Notwithstanding the requirements of the Low Intensity Rural (LIR) planned land use intensity category, a rezoning application to CB-2 General Business Zone for recreational vehicle storage and/or self-storage uses only shall be considered to be in conformance with the Comprehensive Plan.
- B. Unless Development Services is provided with information from the U.S. Fish & Wildlife Service which indicates a site survey is not necessary, the site shall be surveyed for Pima pineapple cactus prior to the submittal of any subsequent rezoning. The survey shall be conducted by an entity qualified to perform biological surveys. Surveys shall be done according to the most recent protocol approved by the U.S. Fish & Wildlife Service. A report containing the results of these surveys and copies of any data collected shall be provided to the Development Services Department as part of any subsequent rezoning application. The date of the survey should not exceed one year prior to the submittal of any subsequent rezoning. If Pima pineapple cactus are found to be present on the project site, a copy of the report shall also be sent to the Arizona Game & Fish Department's Heritage Data Management System.
- C. The owner / developer shall construe no action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect. By accepting this plan amendment, the owner / developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner / developer and other affected parties.

RP-74 Old Spanish Trail / Coyote Creek (RS/SR)

General location

On the northeast corner of E. Old Spanish Trail and S. Coyote Creek Ranch Road, in Sections 25 and 26 of Township 15 South, Range 16 East (Ref. Co7-05-07).

Policies

- A. Uses in the Transitional (TR) zone shall be limited to those office uses set forth in Sections 18.31.010B12 and B13.
- B. The office use is limited to 2,100 square feet.

RP-75 E. Mary Ann Cleveland Way (RS/SR)

General location

On the south side of E. Mary Ann Cleveland Way and the north side of the Union Pacific/Southern Pacific Railroad tracks, approximately one-quarter-mile west of S. Cienega Lake Drive, in Section 9 of Township 16 South, Range 16 East (Ref. Co7-05-08).

Policy

Due to the nearby locations of schools within the Vail School District, uses permitted shall not include a drive-through restaurant, a restaurant without wait staff service, a convenience store, a gasoline service station combined with a convenience store, a confectionary store, an ice cream store, a liquor store, a refreshment stand, an indoor amusement or recreational enterprise consisting of billiard or pool hall or a penny arcade or shooting gallery, a bar, a cocktail lounge, a nightclub, or a tavern.

RP-76 Old Spanish Trail (RS/SR)

General location

Approximately 700 feet southwest of the south terminus of S. Old Spanish Trail, in Sections 17 and 18 of Township 15 South, Range 16 East (Ref. Co7-05-14).

Policy

To encourage cluster development, the full measure of the Multiple Use Management Area Conservation Guideline of 66-2/3 percent set-aside of natural open space will be applied. This natural open space set-aside shall be contiguous to the Important Riparian Area designation associated with Pantano Wash, shall be re-vegetated with native species, and shall be owned in common.

RP-77 N. La Canada Drive (NW)

General location

On the northeast corner of W. Hardy Road and N. La Canada Drive, in Section 23 of Township 12 South, Range 13 East (Ref. Co7-05-24).

Policies

- A. The total number of residences on the subject site is limited to two townhouses.
- B. The building height of each townhouse is limited to one story - 18 feet.

RP-78 E. Rocket Road Alignment (RS/SR)

General location

On the south side of Rocket Road alignment and the north side of the Union Pacific/Southern Pacific Railroad tracks, approximately three-quarters of a mile northwest of Colossal Cave Road, in Section 8 of Township 16 South, Range 16 East (Ref. Co7-05-25).

Policies

- A. Residential lots shall be a minimum of 180 feet from the south and west plan amendment area boundaries. If at the time of rezoning, additional information is provided in the site analysis and preliminary development plan which appears to establish an equal or greater trade-off of reduced train noise impacts that the 180-foot setback would provide, then a lesser setback may be considered. Such additional information may include, but not be limited to, site layout, soundproofing of structures closest to the railroad tracks, a southerly orientation of fronts of sound-attenuated dwellings closest to the railroad tracks, and wall elements.
- B. The maximum density shall be four residences per acre (R/AC) over the gross area of the site.

RP-79 N. Rosser Road (Ajo) (WPC)

General location

On the east side of N. Rosser Road, approximately one-quarter-mile east of N. Ajo Gila Bend Highway and 330 feet south of W. Briggs Road, in the community of Ajo in Section 10 of Township 12 South, Range 6 West (Ref. Co7-04-15).

Policies

- A. Notwithstanding the MIU designation, a rezoning to GR-1 for a commercial kennel/animal rescue use and a pet grooming use is permitted.
- B. Conditional restrictions shall be considered, such as building enclosure of dog runs or the keeping of dogs inside kennel buildings during night and early morning hours, to reduce potential impacts of the commercial kennel upon existing and future residents in the vicinity of the site.

RP-80 W. Velo Road (SW)

General location

On the north side of W. Velo Road approximately 1,300 feet east of Vahalla Road, and approximately 630 feet south of Los Reales Road, in Section 21 of Township 15 South, Range 12 East (Ref. Co7-06-02).

Policy

Development is limited to two houses on the 4.77 acre site.

RP-81 W. Pelston Street (SW)

General location

On the north side of W. Pelston Street and approximately 400 feet west of Westover Avenue, in Section 21 of Township 15 South, Range 13 East (Ref. Co7-06-03).

Policies

- A. The subject site is limited to two residences.
- B. The lot is not to be split.

RP-82 S. Meadowlark Avenue (SW)

General location

At the southeast corner of S. Meadowlark Avenue and W. Pelston Street, in Section 21 of Township 15 South, Range 13 East (Ref. Co7-06-05).

Policies

- A. The subject site is limited to two residences.
- B. The lot is not to be split.

RP-83 N. Anway Road (TM/AV)

General location

On the northeast corner of N. Anway Road and W. Sunset Road, in Section 10 of Township 13 South, Range 10 East (Ref. Co7-06-10).

Policies

- A. The site shall be inspected for the presence of the Western burrowing owl by a qualified resource specialist. A report which contains inspection results and dates shall be provided to Pima County at the time a rezoning application is submitted. If any Western burrowing owls are found to be present on the project site, a copy of the report shall be sent to the Arizona Game & Fish Department's Heritage Data Management System.
- B. On-site mitigation for Multiple Use Management Areas in the Conservation Lands System (CLS) is required.

RP-84 N. Thornydale Road (NW)

General location

South and west of the intersection of Cortaro Farms Road and N. Thornydale Road, in Section 30 of Township 12 South, Range 13 East (Ref. Co7-06-11).

Policies

- A. A rezoning for the property shall fully comply with Conservation Lands System (CLS) Conservation Guidelines.
- B. The property owner shall consult with the environmental community, specifically including Tucson Audubon Society at the Mason Audubon Center on N. Thornydale Road, during development of a rezoning for the property.

RP-85 W. La Cresta Road (NW)

General location

At the southeast corner of Camino de Plaza and La Cresta Road, approximately 400 feet north of Overton Road, in Section 21 of Township 12 South, Range 13 East (Ref. Co7-06-13).

Policies

- A. There shall be a maximum of three residential lots.
- B. A minimum of 80 percent of the site shall be conserved as undisturbed natural open space.

RP-86 E. Old Vail Road (RS/SR)

General location

South and north of Old Vail Road and the Union Pacific / Southern Pacific Railroad tracks west of Colossal Cave Road, in Sections 5, 8, and 9 of Township 16 South, Range 16 East (Ref. Co7-06-15).

Policies

- A. Residential lots shall be a minimum of 180 feet from the north and south boundaries of the railroad right-of-way. If at the time of rezoning, additional information is provided in the site analysis and preliminary development plan which appears to establish an equal or greater trade-off of reduced train noise impacts than the 180-foot setback would provide, then a lesser setback may be considered. Such additional information may include, but not be limited to, site layout, soundproofing of structures closest to the railroad tracks, the orientation of fronts of sound attenuated dwellings closest to the railroad tracks, and wall elements.
- B. A minimum of five residences per acre (R/AC) shall be achieved for the portion of the plan amendment area outside of the established buffer area.
- C. Alternatives for access to the plan amendment site shall be developed and addressed by the property owner as part of the rezoning and platting processes. Access alternatives shall include both the provision of access to Colossal Cave Road, by possibly shifting access to a more centralized location than currently conceptualized between I-10 and the railroad crossing, and provision of access to Houghton Road via Rocket Road. A singular access to Colossal Cave Road, between the railroad crossing and Interstate 10, shall not be permitted unless roadway capacity improvements are constructed for the railroad crossing, the interstate interchange, and the roadway in between.

RP-87 S. Kolb Road / E. Sahuarita Road (RS/SR)

General location

At the northwest corner of S. Kolb Road and E. Sahuarita Road, in Section 7 of Township 17 South, Range 15 East (Ref. Co7-06-17).

Policies

- A. A reduced-density residential buffer area shall be established at the northern and western amendment site boundaries, to create a transition between new residential development and the existing adjacent residential area, to be determined at time of rezoning.

- B. A master drainage study shall be submitted during the platting and/or development plan processes to identify local floodplains, 100-year water surface elevations, and erosion hazard setbacks. It shall also address:
 - 1. Analysis of detention/retention requirements.
 - 2. Need for and financing of other on-site and off-site improvements.
 - 3. Habitat preservation.
 - 4. Channel and drainage design.
- C. The developer shall submit a Master Traffic Impact Study that identifies existing conditions and capacity, needed construction and expansion to achieve necessary infrastructure. Phasing, implementation and the regional impacts of this development shall also be addressed. The Study shall be submitted with the Rezoning Site Analysis.

RP-88 E. Old Vail Road / E. Rocket Road (RS/SR)

General location

West of E. Old Vail Road, north of Colossal Cave Road, south of E. Rocket Road and adjacent to the Union Pacific/Southern Pacific Railroad, in Section 8 of Township 16 South, Range 16 East (Ref. Co7-07-01).

Policy

Residential lots shall be a minimum of 180 feet from the south boundary of the railroad right-of-way. If, at the time of rezoning, additional information is provided in the site analysis and preliminary development plan which appears to establish an equal or greater trade-off of reduced train noise impacts that the 180-foot setback would provide, then a lesser setback may be considered. Such additional information may include, but not be limited to, site layout, soundproofing of structures closest to the railroad tracks, the orientation of fronts of sound attenuated dwellings closest to the railroad tracks, and wall elements.

RP-89 E. Hospital Road (Ajo) (WPC)

General location

On the south side of W. Hospital Road, west of La Mina Avenue and north of W. Indian Village Road in the community of Ajo, Arizona in Section 22 of Township 12 South, Range 6 West (Ref. Co7-07-03).

Policies

- A. Submittal of an archeological and historic sites survey, and a cultural resources mitigation plan for historic properties affected by proposed development, at the time of, or prior to, the submittal of any rezoning, tentative plat, or development plan.
- B. Submittal of a drainage report at the time of development.
- C. Uses on the site shall be restricted to a hotel and spa facility with associated health care, restaurant and retail services.
- D. The applicant shall address issues of pedestrian connectivity from the site into the local community.

RP-90 N. Spirit Dancer Trail (CF)

General location

At the southern terminus of N. Spirit Dancer Trail, approximately 2,600 feet north of E. Tanque Verde Road and approximately 3,600 feet east of N. Soldier Trail, in Section 32 of Township 13 South, Range 16 East (Ref. Co7-07-06).

Policy

The property shall be split into no more than two parcels, with one house on each parcel.

RP-91 E. Colossal Cave Road (RS/SR)

General location

Southwest corner of the intersection of Colossal Cave Road and Old Vail Road, between Union Pacific Railroad tracks, in Section 16 of Township 16 South, Range 16 East (Ref. Co7-07-07).

Policies

- A. Any proposed development plan is subject to County and State Historic Preservation Office review to ensure that the development provides for preservation of sufficient integrity of setting of National Register-eligible historic properties within the site. New development or redevelopment shall not negatively impact the National Register of Historic Places-eligible Old Vail Post Office within the site or the eligible Santa Rita Shrine on the east side of Colossal Cave Road. Any new development or redevelopment shall adequately provide for historic and archeological discovery, preservation, conservation, protection, mitigation, rehabilitation and adaptive reuse within the site as may be necessary. The visual effect of new construction, to include architectural style and building materials and colors, shall be in context with the historic structures.
- B. Any rezoning shall prohibit new residential uses.
- C. Plans for development shall be submitted to the Cultural Resources Office for review at the rezoning and grading plan stages, in addition to the tentative plat and final plat and/or the development plan review stages.

RP-92 N. Sandario Road (TM/AV)

General location

On the east side of Sandario Road approximately 500 feet north of W. Picture Rocks Road, in Section 3 of Township 13 South, Range 11 East (Ref. Co7-07-10).

Policies

- A. Designate, create and record separate parcels of RUAC and MIR prior to submittal of the application for rezoning – the RUAC portion should align with the similarly-designated RUAC areas to the south of the amendment site, with the remainder of the site east of the existing RUAC alignment remaining designated MIR.
- B. Demonstrate that the proposed site can accommodate future development and a primary and reserve on-site wastewater disposal area, while meeting all required setbacks, during rezoning.

- C. Identify regulatory washes, and address sheet-flooding, detention / retention requirements, and preservation of riparian areas prior to submitting the preliminary development plan; and
- D. Prior to any ground modifying activities on the amendment site, an on-the-ground archaeological and historic sites inventory shall be conducted and submitted to Pima County for review. Should archaeological and/or historic sites be identified on the amendment site, a cultural resources mitigation plan shall be submitted to Pima County at the time of, or prior to, the submittal of any tentative plat or development plan.

RP-93 N. Trico Road / El Tiro Road (TM/AV)

General location

On N. Trico Road, immediately north and south of W. El Tiro Road, in Section 34 of Township 11 South, Range 10 East (Ref. Co7-07-11).

Policies

- A. The project site is designated as Multiple Use Management Area, and is subject to the Regional Environmental Element policies of the Conservation Lands System (CLS). The applicant will strictly adhere to the CLS Conservation objective for Multiple Use Management Areas, setting aside 66⅔ percent of the site as undisturbed natural open space or applying a 2:1 mitigation ratio for every developed acre.
- B. Demonstrate that the proposed site can accommodate future development and a primary and reserve on-site wastewater disposal area, while meeting all required setbacks, during rezoning.
- C. Identify regulatory washes, and address sheet flooding, detention / retention requirements, and preservation of riparian areas prior to submitting the preliminary development plan.
- D. Prior to any ground modifying activities on the amendment site, an on-the-ground archaeological and historic sites inventory shall be conducted and submitted to Pima County for review. Should archaeological and/or historic sites be identified on the amendment site, a cultural resources mitigation plan shall be submitted to Pima County at the time of, or prior to, the submittal of any tentative plat or development plan.

RP-94 E. Noyes Street (RS/SR)

General location

Approximately 1,000 feet west of S. Kolb Road and approx. 3,200 feet north of E. Sahuarita Road, in Section 7 of Township 17 South, Range 15 East (Ref. Co7-07-12).

Policies

- A. The property shall be split into no more than two parcels, with one home on each parcel.
- B. The applicant shall demonstrate that the existing on-site wastewater disposal system(s) and 100% reserve disposal area(s) will be contained within the proposed property boundaries for the existing residence(s) while meeting all required setbacks.

RP-95 N. Clayton Road (TM/AV)

General location

On the west side of N. Clayton Road and approx. 2,700 feet west of N. Sanders Road, and approx. 1,300 feet north of W. Twin Peaks Road, in Section 17 of Township 12 South, Range 12 East (Ref. Co7-07-14).

Policies

- A. The property shall be split into no more than two parcels, allowing for one home per parcel.
- B. The applicant shall demonstrate that the existing on-site disposal systems are in good repair and functioning properly by filing a certificate of inspection to the Pima County Department of Environment Quality.

RP-96 E. Old Vail Road / Union Pacific Railroad Tracks (RS/SR)

General location

On the north and south sides of Old Vail Road between the Union Pacific Railroad tracks, approximately 2,400 feet west of Colossal Cave Road, in Sections 8 and 9 of Township 16 South, Range 16 East (Ref. Co7-07-28).

Policies

- A. Building height(s) shall be a maximum of 24 feet.
- B. A cultural resources survey shall be required for any rezoning request.
- C. Any rezoning shall prohibit new residential uses.

RP-97 Canoa (South) (USC)

General location

West of Interstate-19, south of Canoa Ranch Road and north of W. Elephant Head Road, in Sections 19, 20, 29, and 30 of Township 19 South, Range 13 East (Ref. Co7-07-30).

Policies

- A. The applicant(s) shall use compact development (CR-5 Multiple Residence and RH Rural Homestead cluster zoning), with a minimum of 70 percent of the site set aside as natural open space.
- B. Gross density on the portion of the site amended to Medium Intensity Rural shall not have less than 180,000 square foot minimum lot area.
- C. Subsequent rezoning action(s), including Specific Plans, will, at a minimum, comply with the applicable Conservation Lands System Conservation Guidelines by providing for mitigation on-site, off-site, or in some combination thereof.
- D. A minimum of 66 ⅔ percent of the areas identified as Multiple Use Management Areas shall be set aside as conservation lands and a minimum of 95 percent of the area identified as Important Riparian Area shall be set aside as conservation lands.
- E. Biological corridor design guidelines that incorporate and implement best-available practices to maintain long-term integrity of biological corridors will be developed and

included as part of subsequent submittals of Specific Plan or rezoning application(s). These design guidelines will, at a minimum, be developed in coordination with Pima County, Arizona Game & Fish Department, U.S. Fish & Wildlife Service, Coalition for Sonoran Desert Protection, Federal Highway Administration, and Arizona Department of Transportation. At a minimum, design guidelines will address lighting, placement of structures within lots, incentives to keep biological resources within biological corridor, use of native plant species, and an educational component to inform homeowners about residing next to a biological corridor.

- F. Biological corridor design guidelines that incorporate and implement best-available practices to maintain long-term integrity of biological corridors will be developed and included as part of subsequent application for a Cluster Development Option. These design guidelines will, at a minimum, be developed in coordination with Pima County, Arizona Game & Fish Department, U.S. Fish & Wildlife Service, Coalition for Sonoran Desert Protection, Federal Highway Administration, and Arizona Department of Transportation. At a minimum, design guidelines will address lighting, placement of structures within lots, incentives to keep biological resources within biological corridor, use of native plant species, and an educational component to inform homeowners about residing next to a biological corridor.
- G. Prior to submittal of Specific Plan or rezoning application(s), the loss of 87 Pima pineapple cactus shall be compensated for in a manner satisfactory to Pima County.
- H. The Coalition for Sonoran Desert Protection will be involved in developing the resolution of mitigation requirements for the 87 Pima pineapple cactus transplanted on-site and any others found on site.
- I. Applicant(s) shall submit a Master Drainage Study for review and approval by the Pima County Regional Flood Control District with the rezoning site analysis – the study shall address the washes and watersheds affecting the subject property, upstream, downstream, and within the site; on- and off-site impacts and improvements, erosion hazard setbacks, on- and off-site all weather access, and detention/retention requirements; and include phasing and all improvements to be constructed by the master developer.
- J. Applicant(s) shall submit a riparian mitigation plan for any development occurring within designated riparian areas.
- K. If a public sewer, with available capacity, is located within two hundred (200) feet of the property line for any development, connection to the sewer system, at the location and in the manner specified by Wastewater Management, shall be required. This demonstration shall be made at the time of review of the tentative plat and/or the development plan.
- L. Applicant(s) shall assess and take appropriate action for recorded Isolated Occurrence 14 before undertaking any ground disturbing activity, and report other human remains and associated objects discovered during development, per State Burial Law ARS §41-865.
- M. Rezoning Policy RP-27 Canoa Land Grant / Southwest, which covers the entire site, shall be replaced by the new policies (above).

RP-98 W. Irvington Road (SW)

General location

Approximately 680 feet east of S. Caballo Road, on the northeast corner of Soledad Avenue and Irvington Road, in Section 31 of Township 14 South, Range 13 East (Ref. Co7-07-15).

Policies

- A. The subject site is limited to two lots with one residence per lot.
- B. Project-specific application of Conservation Lands Systems (CLS) guidelines for Multiple Use Management Areas will be based upon consideration of site-specific circumstances. Specific guidelines will be developed with the submittal of more detailed information about the site and the applicants' plans for development at rezoning. At a minimum, all CLS minimum guidelines will be met.

RP-99 W. Velo Road (SW)

General location

On the south side of W. Velo Road, approximately one-quarter-mile southeast of S. Vahalla Road and Los Reales Road, in Section 21 of Township 15 South, Range 12 East (Ref. Co7-07-16).

Policy

The subject site is limited to two lots with one residence per lot and any development is subject to compliance with all floodplain and grading standards.

RP-100 W. Los Reales Road (SW)

General location

On the north side of W. Los Reales Road, approximately 300 feet east of S. Cardinal Road, in Section 16 of Township 15 South, Range 13 East (Ref. Co7-07-17).

Policies

- A. The subject site shall be coordinated with the existing development to the west with regard to shared access, shared signage, directing access and parking to Cardinal Avenue, and a coordinated overall layout with internal circulation.
- B. Adequate bufferyard landscaping and screening shall be provided between the proposed commercial development and adjacent residential lots.

RP-101 W. Overton Road (NW)

General location

On the south side W. Overton Road approximately 900 feet west of N. Shannon Road, in Section 20 of Township 12 South, Range 13 East (Ref. Co7-07-19).

Policies

- A. The subject property shall be connected to the Pima County Wastewater system.
- B. No more than six dwellings shall be permitted.
- C. An on-the-ground archaeological and historic sites survey shall be conducted on the subject property and submitted to the Pima County Cultural Resources Office for review.

- D. At least 80% of the total acreage within the Special Species Management Area portion shall be conserved as undistributed natural open space and will provide for the conservation, restoration, or enhancement of habitat. The owners may remove any debris, non-native vegetation and auxiliary structures; however, all mature healthy trees will be preserved in place.
- E. No further development will take place within the Important Riparian Area, excepting that the owners may remove any debris, non-native vegetation and auxiliary structures; however, all mature healthy trees will be preserved in place.

RP-102 W. Violet Avenue (NW)

General location

On the south side of W. Violet Avenue, approximately 300 feet west of N. Valley Park Avenue, in Section 21 of Township 13 South, Range 13 East (Ref. Co7-07-26).

Policy

Any permitted outdoor storage of materials or supplies shall be adequately screened from view.

RP-103 W. Ina Road / Camino De La Tierra (NW)

General location

On the northwest corner of W. Ina Road and N. Camino de la Tierra, in Section 32 of Township 12 South, Range 13 East (Ref. Co7-07-27).

Policies

- A. Any proposed retail use shall complement the existing residential uses to promote a mix of uses.
- B. Project-specific application of CLS guidelines will be addressed at rezoning.
- C. The applicant shall work with staff and the Coalition to work on a landscaping plan that will enhance the bufferyard within the CLS area.

RP-104 N. La Cañada Drive / W. Ina Road (NW)

General location

On the east side of La Cañada Drive approximately 130 feet north of Ina Road, in Section 35 of Township 12 South, Range 13 East (Ref. Co7-07-09).

Policies

- A. Notwithstanding the zoning districts and range of residential density allowed under the Low Intensity Urban 1.2 (LIU-1.2) planned land use intensity category, a rezoning to TR Transitional Zone, for professional office use only, shall be deemed in conformance with the Comprehensive Plan.
- B. Buildings are limited to one story and twenty-four feet (24').
- C. Scale and general character shall be compatible with local residential development and the office development to the south.

RP-105 N. Oracle Road / Casas Adobes Road (NW)

General location

At the southwest corner of N. Oracle Road and Casas Adobes Road, in Section 1 of Township 13 South, Range 13 East (Ref. Co7-07-18).

Policies

- A. Notwithstanding the zoning districts and range of residential density allowed under the Low Intensity Urban 1.2 (LIU-1.2) planned land use intensity category, a rezoning to TR Transitional Zone, specifically to pursue a strategy of adaptive reuse of the existing structure, shall be deemed in conformance with the Comprehensive Plan.
- B. The residential character, height, and general profile of the existing structure shall be preserved.
- C. Retaining a residential use in part of the existing structure is strongly encouraged.
- D. All public and employee access and parking shall be to/from Los Altos Road, on the south side of the property.

RP-106 Avra Valley Road / Interstate 10 (TM/AV)

General location

North and south of Avra Valley Road west of Interstate 10, in Sections 8 and 9 of Township 12 South, Range 12 East (Ref. Co7-06-06).

Policy

A negotiated development agreement, entered into voluntarily between the property owner and the County, will be created with the expectation that it will be presented for Board approval at or before the Board hearing on a rezoning or Specific Plan submittal.

RP-107 N. Oracle Road / E. Mountainaire Drive (NW)

General location

At the southeast corner of N. Oracle Road and E. Mountainaire Drive in the community of Catalina, in Section 21 of Township 11 South, Range 14 East (Ref. Co7-06-21).

Policies

- A. Notwithstanding the zoning districts and range of residential densities allowed in the Medium Intensity Urban (MIU) Land Use Intensity Category, uses are limited to mixed-use or non-residential only.
- B. Compliance with the Conservation Lands System (CLS) Guideline at a minimum sixty-six and two-thirds percent (66 2/3%) natural open space. The property owner will attempt to achieve a higher standard of open space up to seventy-five percent (75%).
- C. Configuration of development will utilize the northwestern corner of the site. The remainder of the site will remain in its natural state.
- D. The natural undisturbed open space shall be recorded as conservation lands in the development plan. Those conservation lands shall be conserved and managed in perpetuity, for the benefit of the natural resources. One or more may be utilized to protect the conservation lands including, but not limited to, the transfer of deeded property to Pima County, pending approval of the Board of Supervisors, or other

conservation entities and the granting of conservation easements. Land conserved through application of the Conservation Lands System (“CLS”) shall be established as separate, natural open space parcel(s) from the development area.

- E. Property owner will work with government agencies and officials as appropriate, in the placement, design and implementation of the wildlife crossing structure(s), should a crossing be designated at this site.
- F. Night lighting and hours of operation will be restricted.
- G. Impacts will be set back from wash areas and all washes shall be preserved in their natural state to the greatest extent possible.
- H. No perimeter fencing is allowed.
- I. Only native, non-invasive southwestern desert plants will be utilized. Under no circumstances shall the following exotic plant species be planted anywhere on the site:
 - Fountain grass *Pennisetum setaceum*
 - African rue *Peganum harmala*
 - Buffelgrass *Pennisetum ciliare*
 - Iceplant *Mesembryanthemum crystallinum*
 - Giant reed *Arundo donax*
 - Arabian Grass *Schismus arabicus*
 - Common crabgrass *Digitaria sanguinalis*
 - Pampas grass *Cortaderia selloana*
 - Red brome *Bromus rubens*
 - Mediterranean grass *Schismus barbatus*
 - Johnson grass *Sorghum halepense*
 - Tree of heaven *Ailanthus altissima*
 - African sumac *Rhus lancea*
 - Russian olive *Elaeagnus angustifolia*
 - Salt cedar/Tamarisk
 - Tamarix chinensis, T. aphylla,*
 - T. ramosissima parviflora,*
 - Onionweed aphylla, and T. ramosissima*
 - Bermuda grass *Cynodon dactylon* excluding sod hybrid Bermuda
 - Bigleaf periwinkle *Vinca major, V. minor*
 - Australian Cassias *C. artemisioides, nemophila phyllodinea*
 - Bush lantana *Lantana camera*
 - Lovegrasses *Eragrostis spp.* excluding Plains lovegrass *Eragrostis intermedia*
 - Natal Grass *Melinis repens, Rynchelythrum repens*
 - Ravenna grass *Saccharum ravennae*
 - California pepper tree *Schinus molle*
 - Siberian elm *Ulmus pumila, Asphodelus fistulosus*
 - Oxeye daisy *Leucanthemum vulgare*
 - Yellow bird of paradise *Caesalpinia gillies*
- J. At the rezoning stage, the property owner will consult with the Coalition for Sonoran Desert Protection on issues including, but not limited to, development configuration, conservation easement language, types of lighting, etc.

RP-108 Valencia Road/Ajo Highway (SW)

General location

On the south side Valencia Road, approximately 2,000 feet east of the intersection of Valencia Road and Ajo Highway, in Section 18 of Township 15 South, Range 12 East (Ref. Co7-06-12).

Policies

A. Comprehensive Planning:

1. The “floating” portion of the Community Activity Center (CAC) planned land use designation shall constitute, at a minimum, 50 acres of the amendment site and shall accommodate residential and non-residential uses in a compact, mixed use configuration. In recognition that commercial uses typically follow residential development, an appropriate amount of CAC area shall be reserved for non-residential uses. At a minimum, 30 acres of the floating CAC planned land use acreage shall be located in proximity to the south half of the west section line and an arterial or collector road to sustain transit and mixed use, compact development including, but not limited to retail, office, and residential uses. However, the specific locations and designations of the floating CAC planned land use area(s) shall be determined at the time of rezoning.
2. Higher residential densities, promoting compact development, shall be concentrated in the vicinity of arterial and collector roads and in and around Community Activity Centers to promote and take advantage of alternate transportation modes and nearby services and employment.
3. Use of specific plans is encouraged to establish versatile, cost-effective, and environmentally sound development regulations which result in sustainable community development.
4. In order to promote land use compatibility with the operations of Ryan Airfield, residential development shall not be located within the (non-floating) Community Activity Center (CAC) planned land use designation at the northwest corner of the plan amendment area.
5. The developers shall include disclosure statements regarding Ryan Airfield in all sales contracts, public reports, and the recorded covenants. The developers shall also establish avigation easements relative to Ryan Airfield. The specific language for inclusion in the disclosure statements and the enactment of the avigation easements shall be coordinated with the Tucson Airport Authority. Land use restrictions shall be coordinated with Ryan Airfield operations to ensure compatibility of proposed land uses with current and projected future airport operations.
6. A landscaped pedestrian and bikeway system, physically separated from roadways and highways, shall link residential areas, activity centers, recreation areas, transit nodes, major employment centers, and other amenities.

B. Flood Control District:

1. All public and private developments shall submit a Master Watershed and Drainage Study along with the site analysis for review and approval by the Flood Control District at the time of application for rezoning or specific plan request or with the submittal of a tentative plat or development plan if no rezoning is sought. This

report shall address:

- Proposed uses.
 - Design flows, floodplains, erosion hazard setbacks, 100-year water surface elevations for all lots, and detention/retention requirements.
 - The design of onsite and offsite improvements identified in the Southwest Infrastructure Plan and any others identified by the applicant and/or the Flood Control District including at a minimum channels, basins, and wash crossings.
 - Evaluation of offsite improvements based upon feasibility including acquisition of State land, which has been difficult in the past.
 - Financing of proposed improvements.
 - Project phasing that demonstrates that each phase will be flood free and be served by all-weather access, which shall be based upon the fact that flood control improvement as-built drawings must be approved by FEMA prior to occupancy.
 - All-weather access.
 - Riparian areas and mitigation.
 - The need for FEMA and Army Corps of Engineers permit requirements.
2. A complete Drainage Report shall be required for proposed rezonings and specific plans and subsequent submittals which identify proposed uses, any necessary offsite improvements including structural flood control facilities, wash crossings, and riparian habitat mitigation and restoration plans.
 3. Flood control facility and riparian mitigation and restoration plans shall consider multi-use recreational opportunities and be developed in cooperation with the Natural Resources, Parks and Recreation Department.
 4. Due to the proposed land use intensities and severe flood and erosion hazards, flood control improvements shall be constructed with concrete, gunite, soil cement, or other structural methods. Earthen channels shall not be allowed unless approved by the Chief Engineer.
 5. A preliminary development plan showing proposed uses for proposed rezonings and specific plans and a site plan showing proposed uses for proposed subdivision plats, development plans, and building permits shall be submitted to the Flood Control District to determine if any uses are prohibited or require a special design, and to determine whether additional engineering information or offsite drainage improvements are necessary.

C. Department of Transportation:

1. Rezoning and specific plan application submittals are discouraged, but not prohibited, prior to completion of the Southwest Infrastructure Plan (SWIP) and acceptance of the SWIP by the Board of Supervisors. It is intended that the SWIP will guide development in the amendment area, including the provision of a funding mechanism to provide the required transportation infrastructure; therefore, prior rezoning and specific plan application submittals shall be recommended by staff for continuance.
2. All public and private developments shall submit a Traffic Impact Study (TIS) along with the site analysis at the time of application for rezoning or specific plan request,

or with the first submittal of a tentative plat or development plan if no rezoning is sought. The purpose of the TIS is to evaluate the impact of the development-generated traffic on the transportation system. The TIS shall be prepared in conformance with Pima County Department of Transportation requirements.

3. All projects shall be designed in such a way as to promote both internal and external vehicular circulation and to more evenly distribute traffic throughout the area and on the major transportation facilities.
4. Right-of-way necessary for public transportation facilities within the property shall be dedicated to Pima County at no cost.

D. **Wastewater Management:**

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

- E. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

RP-109 Hook M Ranch – Andrada Road Alignment / S. Kolb Road (RS/SR)

General location

Located south of Andrada Road alignment approximately one mile east of S. Kolb Road alignment in Sections 3 and 4 of Township 17 South, Range 15 East (Ref. Co7-05-17); south of Andrada Road alignment and generally east of Kolb Road alignment in Sections 5 and 6 of Township 17 South, Range 15 East (Ref. Co7-05-18); and south of Andrada Road alignment north of Sahuarita Road and generally east of Kolb Road, in Sections 5, 6, and 7 of Township 17 South, Range 15 East (Ref. Co7-05-19).

Policies

A. **Planning**

1. The planning and development of the approximately 1,917 acres represented by Co7-05-17, Co7-05-18, and Co7-05-19 shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas and other natural resources are integrated and coordinated. Coordination will include the promotion of mixed-use development for viable multi-modal transportation opportunities.
2. For the three adjacent plan amendment sites represented by Co7-05-17, C07-05-18, and Co7-05-19, rezonings may be initiated for single plan-amendment areas, but preferred implementation is for master-planning the entire three-amendment area to achieve unified infrastructure, urban design, and natural resource protection solutions.

3. A mix of housing types shall be provided to insure a diverse community. Residential densities shall support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity. Residential densities shall be limited to a maximum of five (5) residences per acre (RAC) in Medium Intensity Urban (MIU) designated areas, as calculated across a single rezoning site.
- B. Schools
- The developer will cooperate with Vail School District to formulate mutually beneficial and acceptable agreements addressing the needs of the District, as the project progresses:
1. Comprehensive Plan Phase: Developer letter of commitment to District.
 2. Specific Plan/Rezoning Phase: Developer and District shall execute Memorandum of Understanding. Prior to approval of a rezoning or specific plan, the developer(s) shall provide evidence of sufficient school sites as determined necessary by the District.
 3. First block plat or first phase of final plat: Developer and District shall execute Developer Contribution Agreement.
 4. The development will incorporate safe and convenient facilities for children to walk to school and/or provide safe and convenient staging areas for children to wait for school buses.
- C. Conservation Lands System (CLS)
- Lands designated as Biological Core Management Area, Multiple Use Management Area, or Important Riparian Area by the Conservation Lands System (CLS) will be conserved and protected in such a manner that meets or exceeds the maximum Conservation Guideline for the respective CLS designation. Conservation and protection of these lands shall enhance floodplain management, protect sensitive habitats, and maintain landscape connectivity objectives.
- D. Transportation
1. The developer shall submit a Master Traffic Impact Study that identifies existing conditions and capacity and needed construction and expansion to achieve necessary infrastructure. Phasing, implementation and the regional impacts of this development shall also be addressed. The Study shall be submitted with the Rezoning Site Analysis.
 2. The rezoning or Specific Plan must accommodate future transit such that it is internally integrated into the project, following the “urban village” model.
- E. Cultural and Archeological Resources
1. A cultural resources survey shall be conducted for any area where one has not been done, with mitigation measures developed for any identified cultural resources, as necessary. If required, a cultural resources mitigation plan will be submitted to the Pima County Cultural Resources Office at the time of, or prior to, the submittal of any tentative plat or site specific development plan.

2. For Bureau of Land Management land, any undertaking affecting this federal property will require compliance with Section 106 of the National Historic Preservation Act (applies to Co7-05-19 only).
3. Existing Comprehensive Plan Regional Plan Policies provide further guidance and are incorporated by this reference:
 1. Land Use Element...
 - B. Cultural Resources...
 2. Protections for Cultural Resources ...
 - c. Encourage in-place protection of cultural resources
 - d. Discovery of unknown cultural resources
 - e. Restriction of archaeological site information
 - f. Discovery of human remains
 - g. Technical and professional standards and guidelines

F. Pima Pineapple Cactus

Lands subject to this comprehensive plan amendment will be surveyed for the presence of the Pima pineapple cactus (PPC) and its habitat. Surveys shall be conducted by an entity qualified to perform biological surveys. Surveys shall be done according to the most recent protocol approved by the U.S. Fish & Wildlife Service. A report containing the results of these surveys and copies of any data collected shall be provided to the Development Services Department as part of any subsequent rezoning application. The date of the survey should not exceed one year prior to the submittal of any subsequent rezoning. If PPC is found to be present on the project site, a copy of the report shall also be sent to the Arizona Game & Fish Department's Heritage Data Management System. Applicable conservation/mitigation requirements will be determined and set forth as part of any subsequent application for rezoning activity. Applicable conservation / mitigation requirements will, at a minimum, seek to maximize habitat / population continuity, minimize landscape fragmentation, and take into consideration the objectives of the City of Tucson's Habitat Conservation Plan objectives for PPC conservation.

G. Water

1. The Developer will develop a detailed strategy to address water conservation for the project. The strategy will address, at a minimum, opportunities for use of effluent as a water resource, native plant landscaping, surface water recharge, and minimizing impact to existing private exempt wells in the vicinity of the project.
2. The developer shall be required to submit a water master plan identifying but not limited to:
 - a. Water use
 - b. Fire flow requirements
 - c. Off-site / onsite water facilities
 - d. Loops and proposed connection points to existing water system
 - e. Easements / common areas

H. Mixed-use (Co7-05-17 and Co7-05-19 only)

1. This policy allows for flexible placement of urban mixed-use activity centers within the project in order to be responsive to future market, infrastructure, physical constraints, and smart growth opportunities. Notwithstanding the requirements of the Low Intensity Urban 3.0 (LIU-3.0) land use intensity category, uses and zones allowed under the Community Activity Center (CAC) land use intensity category

shall comprise a minimum of six percent and not more than 10 percent of the net developable LIU-3.0 acreage of the amendment area, as follows:

Co7-05-17 (Hook M Ranch East)

637 total acres amendment area

351 acres developable LIU-3.0 (outside CLS-designated areas)

21-35 acres mixed-use activity center

Co7-05-19 (BLM at Andrada)

1,201 total acres amendment area

961 acres developable LIU-3.0

57-96 acres mixed-use activity center

2. Community Activity Center (CAC)-defined mixed-use areas may only be located within Low Intensity Urban 3.0 (LIU-3.0)-designated areas, and shall be distributed resulting in an “urban village” configuration, with neighborhood-scale activity centers serving neighborhoods or clusters of neighborhoods, and larger town-center-scale activity areas serving an area extending beyond the project.
 3. Non-CAC-defined LIU-3.0 areas should be arranged to create a gradient in residential density, with higher densities adjacent to mixed-use activity centers, transitioning to lower densities adjacent to natural areas to preserve regional open space connectivity.
 4. “Urban village” location and design shall support alternative transportation modes including transit, trail, bicycle, and pedestrian access. Single-family detached residential development shall not be allowed in CAC mixed-use areas. The specific location and designation of CAC mixed-use areas, and establishment of their minimum residential densities, shall be determined at the time of rezoning.
 5. Public purpose uses and quasi-governmental uses will be qualified uses in the Community Activity Center. These could include: Public Schools, Infrastructure Capacity and Conveyance Facilities, Public Safety, and Public Parks in addition to neighborhood commercial, employment, and mixed-use residential uses.
- I. Low-density Residential Buffer
1. A three hundred (300) foot-wide lower-density residential buffer area shall be located along the perimeter of the site where residences exist adjacent to the project, to promote compatibility with adjacent rural residential development.
 - a. Residential density in the buffer area shall be no more than one home per acre.
 - b. No two-story homes will be built adjacent to existing residences.
 - c. No uninterrupted solid community wall will be constructed surrounding the perimeter of the project.
 - d. Lighting will be shielded, and will be directed within the project, not offsite.
 2. This 300-foot transition area shall consist of some combination of open space, landscaping, detention and retention features, parks, trails, roads, easements, schools, mixed-use consistent with neighborhood centers, and residences. In addition, constructed elements may be designed to mitigate visual impacts and create an attractive interface. The 300-foot transition area will be designated as a Study Area, with the uses within the Study Area addressed as part of the rezoning

and further defined at the time of platting. Informational meetings with residents will be held during the refinement of land uses within the Study Area.

J. Flood Control

The developer shall submit a Master Drainage Study for review and approval by the Pima County Regional Flood Control District, with the Rezoning Site Analysis that addresses the washes and watersheds affecting the subject parcels, both upstream and downstream and within the site. The Master Drainage Study shall address on and off-site impacts, 100-year floodplains and floodways, encroachment, all weather access, detention/retention requirements, and the maintenance and restoration of components of the wash system, including riparian mitigation.

K. Wastewater

1. The owner / developer shall construe no action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect.
2. The owner / developer shall prepare a study of the sewer basin at his or her sole expense for the purposes of determining the routing and sizing of all off-site and on-site public sewer facilities necessary to provide both conveyance and treatment capacity and service to the plan amendment area and any tributary properties upstream or downstream of the rezoning area. (This requirement may be waived by the Pima County Regional Wastewater Reclamation Department if it determines that an acceptable study of the sewer basin has been recently completed.) The sewer basin study must be approved by the Pima County Regional Wastewater Reclamation Department before any rezonings may be approved within the plan amendment area.
3. Upon approval of the basin study, the owner / developer shall enter into a master sewer service agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system and their timing.
4. The owner / developer shall fund, design and construct the necessary wastewater collection, conveyance and treatment facility improvements necessary to serve the plan amendment area, as determined by the basin study, and in accordance with the area wide basin study that is to be prepared for the Swan Southlands project.

L. Recreation

Prior to approval of a rezoning or Specific Plan, a Recreation Area Plan, sensitive to the anticipated project-wide demographics and to the phasing of development, shall be developed and submitted to the Pima County Natural Resources, Parks, and Recreation Department, which shall be reviewed by the same department to determine the recreation and trail facilities deemed necessary; the developer(s) shall provide the necessary recreation and trail facilities. Provision of on-site recreation opportunities integrated into the project, including family active recreation facilities, is preferred to contribution of in-lieu fees. For BLM at Andrada (Co7-05-19), the developer will dedicate approximately 40-60 acres for a regional public park. The public park facilities may include a single park or multiple, smaller parks, as deemed appropriate by Pima County.

M. Residential Unit Limit in Low Intensity Urban 3.0 (LIU-3.0)

The number of single family detached dwelling units in LIU-3.0 is limited to 3,000.

- N. Two-Story Residential Units
Two-story units are limited to, as described below:
1. No two-story along the 300-foot perimeter of the entire property, approximately four miles.
 2. All homes located adjacent to the spine road within the property will be limited to single-story.
 3. Only single-story homes will be allowed on corner lots at intersections of neighborhood streets.
 4. No more than three two-story houses will be constructed in a row.
- O. Transportation Impact Fees
Transportation Development Impact Fees are to be used for capacity improvements to Sahuarita Road and Houghton Road in the general vicinity of the development and may not be used for on-site or transportation improvements immediately adjacent to the property.
- P. Legislative Land Exchange Requirement
The Comprehensive Plan Amendments are conditioned on a land exchange occurring between the federal government and the present land owner to conserve biologically significant land resources in the Cienega Creek Watershed.
- Q. Conservation Lands System Conformance:
Strict conformance with the Conservation Lands System is required for those portions of the property that lie within same.

RP-110 Ajo Highway / Valencia Road (SW)

General location

On the south side of W. Ajo Highway, east of the S. Postvale Road Alignment and south of the intersection of Ajo Highway and Valencia Road in Sections 13 and 14 of Township 15 South, Range 11 East (Ref. Co7-06-14).

Policies

- A. Comprehensive Planning
1. The “floating” portion of the Community Activity Center (CAC) planned land use designation shall constitute, at a minimum, 50 acres of the amendment site, shall be located outside of RT planned land use designations, and shall accommodate residential and non-residential uses in a mixed use configuration. In recognition that commercial uses typically follow residential development, an appropriate amount of CAC area shall be reserved for non-residential uses. At a minimum, 30 acres of the floating CAC planned land use acreage shall be located in proximity to the south half of the east section line and an arterial or collector road to sustain transit and mixed use, compact development including, but not limited to retail, office, and residential uses. However, the specific locations and designations of the floating CAC planned land use area(s) shall be determined at the time of rezoning.
 2. Higher residential densities, promoting compact development, shall be concentrated in the vicinity of arterial and collector roads and in and around

Community Activity Centers to promote and take advantage of alternate transportation modes and nearby services and employment.

3. Use of specific plans is encouraged to establish versatile, cost-effective, and environmentally sound development regulations which result in sustainable community development.
 4. In order to promote land use compatibility with the operations of Ryan Airfield: (1) residential development shall not be located within the (non-floating) Community Activity Center planned land use designation at the northeast corner of the plan amendment area; (2) within the Low Intensity Urban 3.0 (LIU 3.0) planned land use designation adjacent to Ajo Highway, residential development shall not exceed a gross density of three residences per acre (RAC) and shall be grouped in clusters with open space in between groups; (3) within the Low Intensity Urban 3.0 (LIU 3.0) planned land use designation aligned with the cross-wind runway, residential development shall comply with density restrictions of the Airport Environs and Facilities Zone, if applicable, and shall not otherwise exceed a gross density of three residences per acre (RAC), shall transition from lower density in the north to higher density in the south, and shall be grouped in clusters with open space in between groups; and (4) the Resource Transition (RT) planned land use designation aligned with the cross-wind runway shall be open space, with no residential development or uses which result in the congregation of large numbers of people. However, the specific locations and types of any proposed recreational uses within the RT planned land use designation shall be determined at the time of rezoning. No recreational uses shall be permitted within the Runway Safety Zone of the Airport Environs and Facilities Zone.
 5. The developers shall include disclosure statements regarding Ryan Airfield in all sales contracts, public reports, and the recorded covenants. The developers shall also establish avigation easements relative to Ryan Airfield. The specific language for inclusion in the disclosure statements and the enactment of the avigation easements shall be coordinated with the Tucson Airport Authority. Land use restrictions shall be coordinated with Ryan Airfield operations to ensure compatibility of proposed land uses with current and projected future airport operations.
 6. A landscaped pedestrian and bikeway system, physically separated from roadways and highways, shall link residential areas, activity centers, recreation areas, transit nodes, major employment centers, and other amenities.
- B. Flood Control District
1. All public and private developments shall submit a Master Watershed and Drainage Study along with the site analysis for review and approval by the Flood Control District at the time of application for rezoning or specific plan request or with the submittal of a tentative plat or development plan if no rezoning is sought. This report shall address:
 - Proposed uses.
 - Design flows, floodplains, erosion hazard setbacks, 100-year water surface elevations for all lots, and detention/retention requirements.
 - The design of onsite and offsite improvements identified in the Southwest

Infrastructure Plan and any others identified by the applicant and/or the Flood Control District including at a minimum channels, basins, and wash crossings.

- Evaluation of offsite improvements based upon feasibility including acquisition of State land, which has been difficult in the past.
 - Financing of proposed improvements.
 - Project phasing that demonstrates that each phase will be flood free and be served by all-weather access, which shall be based upon the fact that flood control improvement as-built drawings must be approved by FEMA prior to occupancy.
 - All-weather access.
 - Riparian areas and mitigation.
 - The need for FEMA and Army Corps of Engineers permit requirements.
2. A complete Drainage Report shall be required for proposed rezonings and specific plans and subsequent submittals which identify proposed uses, any necessary offsite improvements including structural flood control facilities, wash crossings, and riparian habitat mitigation and restoration plans.
 3. Flood control facility and riparian mitigation and restoration plans shall consider multi-use recreational opportunities and be developed in cooperation with the Natural Resources, Parks and Recreation Department.
 4. Due to the proposed land use intensities and severe flood and erosion hazards, flood control improvements shall be constructed with concrete, gunite, soil cement, or other structural methods. Earthen channels shall not be allowed unless approved by the Chief Engineer.
 5. A preliminary development plan showing proposed uses for proposed rezonings and specific plans and a site plan showing proposed uses for proposed subdivision plats, development plans, and building permits shall be submitted to the Flood Control District to determine if any uses are prohibited or require a special design, and to determine whether additional engineering information or offsite drainage improvements are necessary.

C. Department of Transportation

1. Rezoning and specific plan application submittals are discouraged, but not prohibited, prior to completion of the Southwest Infrastructure Plan (SWIP) and acceptance of the SWIP by the Board of Supervisors. It is intended that the SWIP will guide development in the amendment area, including the provision of a funding mechanism to provide the required transportation infrastructure; therefore, prior rezoning and specific plan application submittals shall be recommended by staff for continuance.
2. All public and private developments shall submit a Traffic Impact Study (TIS) along with the site analysis at the time of application for rezoning or specific plan request, or with the first submittal of a tentative plat or development plan if no rezoning is sought. The purpose of the TIS is to evaluate the impact of the development-generated traffic on the transportation system. The TIS shall be prepared in conformance with Pima County Department of Transportation requirements.

3. All projects shall be designed in such a way as to promote both internal and external vehicular circulation and to more evenly distribute traffic throughout the area and on the major transportation facilities.
4. Right-of-way necessary for public transportation facilities within the property shall be dedicated to Pima County at no cost.

D. Wastewater Management

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

- E. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

RP-111 Snyder Hill Road / Old Ajo Highway (SW)

General location

On the south side of Snyder Hill Road and north and south of Old Ajo Highway, approximately 1,300 feet southwest of the intersection of Old Ajo Highway and San Joaquin Road, in Section 4 of Township 15 South, Range 12 East (Ref. Co7-06-16).

Policies

A. Comprehensive Planning

1. The amendment area will not maintain an adequate amount of industrial land for employment center potential if residential development is permitted.
2. Use of specific plans is encouraged to establish versatile, cost-effective, and environmentally sound development regulations which result in sustainable community development.
3. Prior existence of the Tucson Trap and Skeet Range shall be recorded on deeds for all properties on the site.
4. The developers shall include disclosure statements regarding Ryan Airfield in all sales contracts, public reports, and the recorded covenants. The developers shall also establish avigation easements relative to Ryan Airfield. The specific language for inclusion in the disclosure statements and the enactment of the avigation easements shall be coordinated with the Tucson Airport Authority. Land use restrictions shall be coordinated with Ryan Airfield operations to ensure compatibility of proposed land uses with current and projected future airport operations.
5. A landscaped pedestrian and bikeway system, physically separated from roadways and highways, shall be provided, including provision for connections to an area-wide system.

B. Flood Control District

1. All public and private developments shall submit a Master Watershed and Drainage Study along with the site analysis for review and approval by the Flood Control District at the time of application for rezoning or specific plan request or with the submittal of a tentative plat or development plan if no rezoning is sought. This report shall address:
 - Proposed uses.
 - Design flows, floodplains, erosion hazard setbacks, 100-year water surface elevations for all lots, and detention/retention requirements.
 - The design of onsite and offsite improvements identified in the Southwest Infrastructure Plan and any others identified by the applicant and/or the Flood Control District including at a minimum channels, basins, and wash crossings.
 - Evaluation of offsite improvements based upon feasibility including acquisition of State land, which has been difficult in the past.
 - Financing of proposed improvements.
 - Project phasing that demonstrates that each phase will be flood free and be served by all-weather access, which shall be based upon the fact that flood control improvement as-built drawings must be approved by FEMA prior to occupancy.
 - All-weather access.
 - Riparian areas and mitigation.
 - The need for FEMA and Army Corps of Engineers permit requirements.
2. A complete Drainage Report shall be required for proposed rezonings and specific plans and subsequent submittals which identify proposed uses, any necessary offsite improvements including structural flood control facilities, wash crossings, and riparian habitat mitigation and restoration plans.
3. Flood control facility and riparian mitigation and restoration plans shall consider multi-use recreational opportunities and be developed in cooperation with the Natural Resources, Parks and Recreation Department.
4. Due to the proposed land use intensities and severe flood and erosion hazards, flood control improvements shall be constructed with concrete, gunite, soil cement, or other structural methods. Earthen channels shall not be allowed unless approved by the Chief Engineer.
5. A preliminary development plan showing proposed uses for proposed rezonings and specific plans and a site plan showing proposed uses for proposed subdivision plats, development plans, and building permits shall be submitted to the Flood Control District to determine if any uses are prohibited or require a special design, and to determine whether additional engineering information or offsite drainage improvements are necessary.
6. Industrial and commercial development is proposed in the “employment zone”. Certain hazardous uses are prohibited within floodplains per the Floodplain and Erosion Hazard Management Ordinance. These uses include storage of flammable materials and materials that may be swept away in a flood (e.g. vehicles and building supplies). Septic systems must be designed appropriately. Other

uses are discouraged, including those defined as *critical* facilities by the Federal Emergency Management Agency (FEMA) including hospitals and hazardous chemical manufacturing and distribution.

C. Department of Transportation

1. Rezoning and specific plan application submittals are discouraged, but not prohibited, prior to completion of the Southwest Infrastructure Plan (SWIP) and acceptance of the SWIP by the Board of Supervisors. It is intended that the SWIP will guide development in the amendment area, including the provision of a funding mechanism to provide the required transportation infrastructure; therefore, prior rezoning and specific plan application submittals shall be recommended by staff for continuance.
2. All public and private developments shall submit a Traffic Impact Study (TIS) along with the site analysis at the time of application for rezoning or specific plan request, or with the first submittal of a tentative plat or development plan if no rezoning is sought. The purpose of the TIS is to evaluate the impact of the development-generated traffic on the transportation system. The TIS shall be prepared in conformance with Pima County Department of Transportation requirements.
3. All projects shall be designed in such a way as to promote both internal and external vehicular circulation and to more evenly distribute traffic throughout the area and on the major transportation facilities.
4. Right-of-way necessary for public transportation facilities within the property shall be dedicated to Pima County at no cost.

D. Wastewater Management

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

- E. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

RP-112 Ajo Highway / Spencer Avenue/Sandario Road (SW)

General location

North and south of Ajo Highway, west of Spencer Avenue and east of Sandario Road, in Sections 12, 14, 15, 22, 23, and 24 of Township 15 South, Range 11 East; Sections 3, 4, 5, 7, 8, 9, 17, 19, and 20 of Township 15 South, Range 12 East; and Section 35 of Township 14 South, Range 12 East (Ref. Co7-07-32, Resolution 2009-60).

Policies

A. Comprehensive Planning

1. The inventory of the Urban Industrial (I) planned land use designations shall be maintained to enhance the potential for an employment center. Residential uses are incompatible with the Urban Industrial planned land use designations.
2. Higher residential densities shall be concentrated in the vicinity of arterial and collector roads and in and around Community Activity Centers to promote and take advantage of alternate transportation modes and nearby services and employment.
3. Special Area Policy S-17 Tohono O'odham Boundary (San Xavier District) shall be extended west to Sandario Road within the proposed Medium Intensity Urban (MIU) planned land use designations of Sections 22 and 23, Township 15 South, Range 11 East, consistent with the provisions of Policy Subsection "C" which states, "Expansion of Special Area Designation: In the event future land use plan amendments designate additional urban land use intensities along the boundary, this special area will be extended to include those areas and all provisions of this special area shall apply."
4. "Floating" Community Activity Center (CAC) planned land use designations shall constitute, at a minimum, a total of 240 acres of the amendment site and shall be located outside of Resource Transition (RT) planned land use designations south of Valencia Road and Ajo Highway. The floating CAC areas shall accommodate residential and non-residential uses in a mixed use configuration. In recognition that commercial uses typically follow residential development, an appropriate amount of CAC area shall be reserved for non-residential uses. A minimum of 50 acres of the floating CAC shall be located in proximity to the southwest, northeast, and northwest corners of Sections 17, 19, and 20 respectively; a minimum of 50 acres of the floating CAC shall be located in proximity to the west and east lines of Sections 23 and 24 respectively; and a minimum of 40 acres shall be located west of the RT planned land use designation which is located in Section 23. These particular floating CAC planned land use areas shall also be located in proximity to the section line and an arterial or collector road network approximately one mile north of the Tohono O'odham Nation (San Xavier District) boundary to sustain transit and mixed use, compact development including, but not limited to retail, office, and residential uses. The remaining minimum 100 acres of floating CAC shall be located in proximity to arterial or collector road network to sustain transit and mixed use, compact development including, but not limited to retail, office, and residential uses. However, the specific locations and designations of the floating CAC planned land use area(s) shall be determined at the time of rezoning.
5. Use of specific plans is encouraged to establish versatile, cost-effective, and environmentally sound development regulations which result in sustainable community development.
6. In order to promote land use compatibility with the operations of Ryan Airfield and to maintain an adequate amount of industrial land for employment center potential: (1) residential development shall not be located within the Community Activity Center (CAC) planned land use designation at the northwest corner of Ajo Highway and Postvale Road; (2) the Resource Transition (RT) planned land use designations located on the west side of Postvale Road and adjacent to the north

of the CAC area and located adjacent to the Urban Industrial area located on the east side of Ryan Airfield shall be open space with no residential development or uses which result in the congregation of large numbers of people; (3) within the Low Intensity Urban 3.0 (LIU 3.0) planned land use designations, residential development shall not exceed a gross density of three residences per acre (RAC) and shall be grouped in clusters with open space in between groups; and (4) Urban Industrial (I) planned land use designations shall not contain residential development.

7. The developers shall include disclosure statements regarding Ryan Airfield in all sales contracts, public reports, and the recorded covenants. The developers shall also establish avigation easements relative to Ryan Airfield. The specific language for inclusion in the disclosure statements and the enactment of the avigation easements shall be coordinated with the Tucson Airport Authority. Land use restrictions shall be coordinated with Ryan Airfield operations to ensure compatibility of proposed land uses with current and projected future airport operations.
8. A landscaped pedestrian and bikeway system, physically separated from roadways and highways, shall link residential areas, activity centers, recreation areas, transit nodes, major employment centers, and other amenities.

B. Environmental Planning

At a minimum, applicable Conservation Lands System Conservation Guidelines shall be complied with by providing for mitigation onsite, offsite, or in some combination thereof.

C. Flood Control District

1. All public and private developments shall submit a Master Watershed and Drainage Study along with the site analysis for review and approval by the Flood Control District at the time of application for rezoning or specific plan request or with the submittal of a tentative plat or development plan if no rezoning is sought. This report shall address:
 - Proposed uses.
 - Design flows, floodplains, erosion hazard setbacks, 100-year water surface elevations for all lots, and detention/retention requirements.
 - The design of onsite and offsite improvements identified in the Southwest Infrastructure Plan and any others identified by the applicant and/or the Flood Control District including at a minimum channels, basins, and wash crossings.
 - Evaluation of offsite improvements based upon feasibility including acquisition of State land, which has been difficult in the past.
 - Financing of proposed improvements.
 - Project phasing that demonstrates that each phase will be flood free and be served by all-weather access, which shall be based upon the fact that flood control improvement as-built drawings must be approved by FEMA prior to occupancy.
 - All-weather access.
 - Riparian areas and mitigation.
 - The need for FEMA and Army Corps of Engineers permit requirements.
2. A complete Drainage Report shall be required for proposed rezonings and specific

plans and subsequent submittals which identify proposed uses, any necessary offsite improvements including structural flood control facilities, wash crossings, and riparian habitat mitigation and restoration plans.

3. Flood control facility and riparian mitigation and restoration plans shall consider multi-use recreational opportunities and be developed in cooperation with the Natural Resources, Parks and Recreation Department.
4. Due to the proposed land use intensities and severe flood and erosion hazards, flood control improvements shall be constructed with concrete, gunite, soil cement, or other structural methods. Earthen channels shall not be allowed unless approved by the Chief Engineer.
5. A preliminary development plan showing proposed uses for proposed rezonings and specific plans and a site plan showing proposed uses for proposed subdivision plats, development plans, and building permits shall be submitted to the Flood Control District to determine if any uses are prohibited or require a special design, and to determine whether additional engineering information or offsite drainage improvements are necessary.
6. Industrial and commercial development is proposed in the “employment zone”. Certain hazardous uses are prohibited within floodplains per the Floodplain and Erosion Hazard Management Ordinance. These uses include storage of flammable materials and materials that may be swept away in a flood (e.g. vehicles and building supplies). Septic systems must be designed appropriately. Other uses are discouraged, including those defined as *critical* facilities by the Federal Emergency Management Agency (FEMA) including hospitals and hazardous chemical manufacturing and distribution.

D. Department of Transportation

1. Rezoning and specific plan application submittals are discouraged, but not prohibited, prior to completion of the Southwest Infrastructure Plan (SWIP) and acceptance of the SWIP by the Board of Supervisors. It is intended that the SWIP will guide development in the amendment area, including the provision of a funding mechanism to provide the required transportation infrastructure; therefore, prior rezoning and specific plan application submittals shall be recommended by staff for continuance.
2. All public and private developments shall submit a Traffic Impact Study (TIS) along with the site analysis at the time of application for rezoning or specific plan request, or with the first submittal of a tentative plat or development plan if no rezoning is sought. The purpose of the TIS is to evaluate the impact of the development-generated traffic on the transportation system. The TIS shall be prepared in conformance with Pima County Department of Transportation requirements.
3. All projects shall be designed in such a way as to promote both internal and external vehicular circulation and to more evenly distribute traffic throughout the area and on the major transportation facilities.
4. Right-of-way necessary for public transportation facilities within the property shall be dedicated to Pima County at no cost.

E. Wastewater Management

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

F. Cultural Resources Office

Plans for development shall be submitted to the Cultural Resources Office for review not only at the rezoning and grading plan stages, but also at the tentative plat, final plat, and development plan review stages as may be applicable.

G. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

RP-113 N. Sandario Road / W. Orange Grove Road (TM/AV)

General location

At the southeast corner of N. Sandario Road and W. Orange Grove Road, in Section 10 of Township 13 South, Range 11 East (Ref. Co7-08-02).

Policies

- A. Notwithstanding the Resource Transition (RT) designation, a rezoning application to the Suburban Ranch Estate (SR-2) zone is allowed.
- B. Compliance with the Conservation Lands System will be achieved with a minimum set-aside of 66⅔ percent natural undisturbed open space clearly delineated on the site plan and designed to create a continuous wildlife corridor.
- C. A Master Drainage Report shall be submitted during the platting and/or development plan processes for the Flood Control District to identify local floodplains, 100-year water surface elevations, erosion hazard setbacks and to analyze detention/retention requirements and building envelopes, as well as the need for phasing and financing of on- and off-site improvements, the maintenance and restoration of components of the wash system including riparian mitigation, and the use of low impact design drainage techniques.

RP-114 N. Sabino Canyon Road / E. River Road (CF)

General location

On the east side of N. Sabino Canyon Road approximately one-quarter mile north of E. River Road, in Section 29 of Township 13 South, Range 15 East (Ref. Co7-08-03).

Policies

- A. Use of the property is restricted to a Continuing Care Retirement Community (CCRC) only.
- B. Along the north, west and south boundaries of the amendment site, new development shall be limited to single-story residential for the first 150'.
- C. Inside of the 150-foot single-story residential setback described above, an internal project core is established. Notwithstanding the zoning districts and allowable residential density range allowed under the Medium Intensity Urban (MIU) land use intensity category, within the internal project core rezoning to CB-1 Local Business Zone, or establishment of similar commercial use and development standards within Specific Plan-defined land use categories, shall be deemed in conformance with the Comprehensive Plan.
- D. Within the internal project core, commercial uses are further restricted to Continuing Care Residential Community accessory uses for the enjoyment of community residents and guests only.
- E. Within the internal project core, CB-1 zoning or equivalent Specific Plan land use categories may allow maximum building heights up to 39 feet.
- F. The Specific Plan process is preferred for implementation of this plan amendment.
- G. Any rezoning or Specific Plan shall include the eastern portion of the property not included in the comprehensive plan amendment area, with conditions limiting additional development to protect cultural resources, steep slopes and viewsheds, and to preserve natural open space.
- H. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service.
- I. No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect. By accepting this plan amendment, the owner / developer acknowledges that adequate treatment and/or conveyance capacity in the downstream public sewerage system is not available to accommodate new development in the plan amendment area at the time of plan amendment approval, and new development within the plan amendment area will need to be postponed until adequate treatment and / or conveyance capacity becomes available.

RP-115 N. Noyes Street / S. Langlely Avenue (RS/SR)

General location

On the south side of E. Noyes Street approximately 330 feet west of S. Langlely Avenue, in Section 7 of Township 17 South, Range 15 East (Ref. Co7-08-05).

Policy

Notwithstanding the requirements of the Low Intensity Rural (LIR) land use intensity category, a rezoning to GR-1, for a total of three lots on five (5) acres, would be deemed in conformance with the comprehensive plan.

RP-116 W. Valencia Road / S. Avenida Don Arturo (SW)

General location

On the northeast corner of W. Valencia Road and S. Avenida Don Arturo, in Section 12 of Township 15 South, Range 12 East (Ref. Co7-07-13).

Policies

- A. A mix of uses including retail, office, and residential shall occur on the NAC portion of the site.
- B. Retail and office uses shall offer pedestrian access from the remainder of the site, and if possible, from surrounding parcels.
- C. A minimum density of five residences per acre shall be maintained in the MIU portion of the site.
- D. Access to the site shall occur off of S. Avenida Don Arturo.
- E. Access to the NAC portion shall occur off of S. Avenida Don Arturo.
- F. Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property and submitted to Pima County for review.

RP-117 W. Valencia Road / S. Mark Road (SW)

General location

On the north and south sides of W. Valencia Road, east of S. Mark Road, in Sections 12 and 13 of Township 15 South, Range 12 East (Ref. Co7-07-33).

Policies

- A. Development on these parcels shall promote mixed use, compact urban development, with any proposed residential uses along Valencia Road at five (5) residences per acre or higher to avail transit opportunities.
- B. Proposed retail use shall complement the existing residential uses to promote a mix of uses.
- C. Project-specific application of the Conservation Lands System (CLS) guidelines will be based upon consideration of site-specific circumstances – specific guidelines will be developed with the submittal of more detailed information about the site and the applicants’ plans for development at rezoning/specific plan.
- D. Policies related to the Southwest Infrastructure Plan Regional Policy shall be applied as a rezoning condition during the rezoning/specific plan stage, including “financial mechanisms”.
- E. A Master Watershed and Drainage Study shall be submitted with the Site Analysis during the rezoning/specific plan stage (to address issues listed under Regional Flood

Control District Comments – Policy Recommendations in the staff report prepared for the Planning and Zoning Commission for Plan Amendment case Co7-07-33).

- F. A complete Drainage Report shall be required for rezonings, specific plans, and subsequent submittals. The Drainage Report shall identify proposed uses, necessary offsite improvements, including structural flood control facilities, wash crossings, and riparian habitat mitigation and restoration plans.
- G. Flood control improvements shall be constructed with concrete, gunite, soil cement, or other structural methods; earthen channels shall not be allowed unless approved by the Chief Engineer.
- H. A preliminary development plan showing proposed uses for rezonings and specific plans, and a site plan showing proposed uses for subdivision plats, development plans, and building permits, shall be submitted to the Flood Control District to determine if any uses are prohibited or require a special design, and to determine whether additional engineering information or offsite drainage improvements are necessary.
- I. The property owner(s) shall connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat, development plan or request for building permit. On-site wastewater disposal shall not be allowed.

RP-118 S. Wilmot Road (RS/SR)

General location

On the east side of S. Wilmot Road, approximately 2,400 feet south of E. Andrada Road, in Section 6, Township 17 South, Range 15 East (Ref. Co7-07-25).

Policies

- A. The planning and development of the subject site shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas and other natural resources are integrated and coordinated.
- B. The property shall be developed at an overall density of four residences per acre.
- C. A mix of housing types shall be provided to insure a diverse community. Residential densities shall support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity.
- D. Lands subject to this Comprehensive Plan amendment will be surveyed for presence of the Pima pineapple cactus and its habitat. Surveys shall be conducted by an entity qualified to perform biological surveys. Surveys shall be done according to the most recent protocol approved by the U.S. Fish and Wildlife Service. A report containing the results of these surveys and copies of any data collected shall be provided to Development Services as part of any subsequent rezoning application(s). The date of the survey should not exceed one year prior to the submittal of any subsequent rezoning. If Pima Pineapple cacti are found to be present on the project site, a copy of the report shall also be sent to the Arizona Game and Fish Department's Heritage Data Management System.

- E. To the best extent possible, the northwest and southwest quadrants of the subject property, outside of the land impacted by the Important Riparian Areas, shall be developed at a minimum density of five residences per acre to promote transit opportunities, with adequate buffers to the south, which will be determined during the rezoning/specific plan phase.
- F. The developer will cooperate with Vail School District to formulate mutually beneficial and acceptable agreements addressing the needs of the District.
- G. The developer shall submit a Master Traffic Impact Study that identifies existing conditions and capacity, needed construction and expansion to achieve necessary infrastructure. Phasing, implementation and the regional impacts of this development shall also be addressed. The Study shall be submitted with the Rezoning Site Analysis.
- H. Wastewater policies:
 1. The owner/developer shall construe no action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect.
 2. The owner/developer shall prepare a study of the sewer basin at his or her sole expense for the purposes of determining the routing and sizing of all off-site and on-site public sewer facilities necessary to provide both conveyance and treatment capacity and service to the plan amendment area and any tributary properties upstream or downstream of the rezoning area. (This requirement may be waived by the Pima County Wastewater Management Department if it determines that an acceptable study of the sewer basin has been recently completed.) The sewer basin study must be approved by the Pima County Wastewater Management Department before any rezonings may be approved within the plan amendment area.
 3. Upon approval of the basin study, the owner/developer shall enter into a master sewer service agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system and their timing.
 4. The owner/developer shall fund, design and construct the necessary wastewater collection, conveyance and treatment facility improvements necessary to serve the plan amendment area, as determined by the basin study, and in accordance with the area wide basin study that is to be prepared for the Swan Southlands project.
 5. A cultural resources survey shall be conducted for any area where one has not been done, with mitigation measures developed for any identified cultural resources, as necessary. If required, a cultural resources mitigation plan will be submitted to the Pima County Cultural Resources Office – at the time of, or prior to, the submittal of any tentative plat or site specific development plan – fulfilling the requirements prescribed by the Pima County Cultural Resources Office.

RP-119 W. Valencia Road / S. Wade Road (SW)

General location

At the southeast corner of the intersection of W. Valencia Road and S. Wade Road, in Section 15 of Township 15 South, Range 12 East (Ref. Co7-08-07).

Policies

A. Planning & Design

1. Planning and design of the subject property shall occur in such a manner so as to minimize appearance of traditional “strip” commercial development. A single, monolithic strip of buildings that is solely oriented toward Valencia Road or Wade Road is prohibited. A village design shall be promoted by non-traditional building placements, including perimeter buildings with four-sided architecture, and segmented internalized parking. However, building placements along Valencia Road and Wade Road shall comprise no more than 40% of each street frontage.
2. Parking lots shall be landscaped so as to reduce heat-island effect by employing groupings of shade trees that create effective shade clusters and improve the survivability and thriving of the specimens. The total number of trees placed within the parking lot shall be at least 25% more than that minimally required by the Zoning Code or provide an alternative site design including such things as extended creative shade structures around buildings, other pedestrian areas, and asphalt, that accomplishes a functionally equivalent reduction in heat island effect.
3. Mixed-use development is encouraged where the size of the parcel warrants it or where the property directly abuts existing residential development. Complementary lower-intensity uses such as offices, daycare centers, and the like shall be encouraged adjacent to residential areas rather than retail. Building heights shall be limited to a maximum of 20 feet within 100 feet of the boundary of existing or platted lots for single family residences, except that the height limit shall not apply within 200 feet of the edge of right-of-way for Valencia Road and Wade Road.
4. The project will have a consistent and uniform architectural design concept for all commercial/retail elements of the site. All tenants shall modify and upgrade their standard prototypes so as to be consistent in character and quality with the overall architectural design concept of the project.
5. Planning and design of the subject property shall proceed with the understanding that it represents the initial commercial component of a potential/future mixed-use development which incorporates some or all of the adjacent State Land property to the east and the south, and which may include higher-density residential, office, and other related uses on the adjacent State Land property.
6. The subject property shall be designed so as to employ non-traditional arrangements of the various commercial uses on the property and will ensure that same do not unilaterally “back up” to the east or south property boundaries with minimal or no buffering, as is the case with conventional “strip commercial” developments.
7. The design of the subject property shall also provide for direct pedestrian, bicycle, and vehicular connectivity, via a landscaped linkage, to the adjacent State Land property so as to facilitate the latter’s future planning, design, and use in an integrated fashion.
8. A substantial naturalistic landscape buffer shall be provided along the Valencia Road and Wade Road frontages so as to further reduce the appearance of traditional “strip” commercial and so as to recognize the existing drainage and vegetative resources in this area.

B. Process Requirements

1. In addition to standard rezoning application requirements (i.e. Site Analysis, Rezoning Impact Statement, etc.), the rezoning application for the property shall also include a detailed architectural and aesthetic concept to include: a) architectural elevations for the anchor store, shop space, and free-standing pad concepts; b) character sketches and perspectives of the project; c) descriptions of proposed building materials; d) written architectural guidelines and theming requirements as appropriate; e) landscape concepts and supporting sketches for buffers, parking fields, and landscape amenity/accent elements; and f) photometric studies and a conceptual lighting design as necessary to demonstrate that the project will comply with the Outdoor Lighting Code (OLC) and will suitably recognize and respect Kitt Peak National Observatory.
2. In developing the architectural and aesthetic concept described in Item 1 above, the rezoning applicant shall meet with designated neighborhood representatives to review the project site plan, architectural design, and landscape elements so as to obtain feedback and input from the neighborhood representatives. While no formal approval rights are conferred to the neighborhood representatives in this regard, the applicant shall work in good faith to solicit and incorporate the neighborhood input and to develop a final design that balances owner/developer needs against neighborhood preferences. The rezoning applicant shall conduct and complete these required interactions with the neighborhood representatives prior to submitting the full rezoning application package. Within 30 days after a positive action on a rezoning request by the Board of Supervisors, the applicant shall memorialize and record any written agreement with the neighborhood(s) discussed or presented at the public hearing(s).
3. The applicant shall meet with staff at least once prior to submitting the full rezoning application package to ensure compliance with the rezoning policies.
4. The rezoning application will include a narrative describing the applicant's neighborhood interactions and the neighborhood issues of particular concern. In addition to architectural design, landscaping, lighting, etc., the narrative shall also address the following project particulars and operational matters: 1) project maximum building square footage; 2) maximum single-tenant size; 3) maximum building height; 4) hours of operation; 5) trash pick-up limitations; and 6) service-delivery limitations.
5. The final architectural and aesthetic concept and neighborhood documentation shall be considered a material part of the rezoning application and shall be binding upon the owner/developer as a condition of rezoning approval. The project's subsequent formal Development Plan and Building Permit submittals to Pima County shall be reviewed by Development Services Department staff to ensure compliance and consistency with the architectural and aesthetic concepts as included in the rezoning application.
6. Prior to submitting the full rezoning application to Pima County, the applicant shall also: 1) meet with the Pima County Chief Building Official to discuss the project's proposed concept lighting design and photometric analysis and to demonstrate conceptual compliance with the Outdoor Lighting Code (OLC); and 2) meet with

representatives of Kitt Peak National Observatory to discuss the same proposed lighting design and to describe the activities which have occurred with the Chief Building Official and the manner in which compliance with the OLC will occur. The applicant's rezoning application package will include a narrative describing the meetings, issues, findings, and results from these interactions with Kitt Peak and the Chief Building Official.

7. Board of Supervisors approval of each plan amendment does not preclude the Board from reviewing the land use for each site in the next update of the Comprehensive Plan due to be completed in 2011. Further, if the uses as proposed have not fully developed by the kick-off of the following Comprehensive Plan update due to be completed in 2021, the planned land use for the undeveloped or partially developed site shall be reconsidered by the Board for re-planning.

C. Flood Control, Wastewater, and Water Service

1. A Master Drainage Report shall be submitted during the rezoning process for Flood Control District to identify local floodplains, 100-year water surface elevations, erosion hazard setbacks and to analyze detention/retention requirements, as well as the need for, phasing and financing of on and off-site improvements, and the maintenance and restoration of components of the wash system including riparian mitigation. The Master Drainage Report shall address the need for both FEMA and Army Corps approvals.
2. No building permits shall be issued until flood control improvements are constructed to remove proposed development out of the FEMA 100-year floodplain.
3. The preservation of existing vegetation areas along the Valencia Road and Wade Road frontages shall be a priority goal. Naturalistic designs along these road frontages shall be employed, to the greatest extent possible, for any required engineered drainage facilities, subject to approval by the Pima County Regional Flood Control District, so as to appropriately enhance the aesthetic appearance of the project perimeter.
4. No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.
5. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service.

RP-120 W. Cortaro Farms Road / N. Camino de Oeste Alignment (NW)

General location

On the south side of W. Cortaro Farms Road east of the N. Camino de Oeste alignment, in Section 30 of Township 12 South, Range 13 East (Ref. Co7-08-08).

Policies

- A. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider other than Tucson Water, the applicant will provide documentation as to why Tucson Water is not able to provide service.
- B. Compliance with the Conservation Lands System will be achieved to the greatest extent possible. On-site mitigation may occur anywhere on the site and will include open space on the north, east, and south portions of the property, with a minimum width of 125 feet open space on the east and south.
- C. Future rezoning will be restricted to TR Transitional Zone.

RP-121 W. Valencia Road / S. Wade Road (SW)

General location

At the northwest corner of the intersection of W. Valencia Road and S. Wade Road, in Section 9 of Township 15 South, Range 12 East (Ref. Co7-08-10).

Policies

- A. Planning & Design
 - 1. Planning and design of the subject property shall occur in such a manner so as to minimize appearance of traditional “strip” commercial development. A single, monolithic strip of buildings that is solely oriented toward Valencia Road or Wade Road is prohibited. A village design shall be promoted by non-traditional building placements, including perimeter buildings with four-sided architecture, and segmented internalized parking. However, building placements along Valencia Road and Wade Road shall comprise no more than 40% of each street frontage.
 - 2. Parking lots shall be landscaped so as to reduce heat-island effect by employing groupings of shade trees that create effective shade clusters and improve the survivability and thriving of the specimens. The total number of trees placed within the parking lot shall be at least 25% more than that minimally required by the Zoning Code or provide an alternative site design including such things as extended creative shade structures around buildings, other pedestrian areas, and asphalt, that accomplishes a functionally equivalent reduction in heat island effect.
 - 3. Mixed-use development is encouraged where the size of the parcel warrants it or where the property directly abuts existing residential development. Complementary lower-intensity uses such as offices, daycare centers, and the like shall be encouraged adjacent to residential areas rather than retail. Building heights shall be limited to a maximum of 20 feet within 100 feet of the boundary of existing or platted lots for single family residences, except that the height limit shall not apply within 200 feet of the edge of right-of-way for Valencia Road and Wade Road.
 - 4. The project will have a consistent and uniform architectural design concept for all commercial/retail elements of the site. All tenants shall modify and upgrade their

standard prototypes so as to be consistent in character and quality with the overall architectural design concept of the project.

5. The existing CB-1 zoning at the corner of the intersection shall be included in the rezoning Preliminary Development Plan and subsequent subdivision plat or development plan.
6. The subject property shall be designed so as to employ non-traditional arrangements of the various commercial uses on the property and will ensure that same do not unilaterally “back up” to the north or west property boundaries with minimal or no buffering, as is the case with conventional “strip commercial” developments.
7. The design of the subject property shall also provide for direct pedestrian, bicycle, and vehicular connectivity, via a landscaped linkage to the adjacent property so as to facilitate the latter’s future planning, design, and use in an integrated fashion.

B. Process Requirements

1. In addition to standard rezoning application requirements (i.e. Site Analysis, Rezoning Impact Statement, etc.), the rezoning application for the property shall also include a detailed architectural and aesthetic concept to include: a) architectural elevations for the anchor store, shop space, and free-standing pad concepts; b) character sketches and perspectives of the project; c) descriptions of proposed building materials; d) written architectural guidelines and theming requirements as appropriate; e) landscape concepts and supporting sketches for buffers, parking fields, and landscape amenity/accent elements; and f) photometric studies and a conceptual lighting design as necessary to demonstrate that the project will comply with the Outdoor Lighting Code (OLC) and will suitably recognize and respect Kitt Peak National Observatory.
2. In developing the architectural and aesthetic concept described in Item 1 above, the rezoning applicant shall meet with designated neighborhood representatives to review the project site plan, architectural design, and landscape elements so as to obtain feedback and input from the neighborhood representatives. While no formal approval rights are conferred to the neighborhood representatives in this regard, the applicant shall work in good faith to solicit and incorporate the neighborhood input and to develop a final design that balances owner/developer needs against neighborhood preferences. The rezoning applicant shall conduct and complete these required interactions with the neighborhood representatives prior to submitting the full rezoning application package. Within 30 days after a positive action on a rezoning request by the Board of Supervisors, the applicant shall memorialize and record any written agreement with the neighborhood(s) discussed or presented at the public hearing(s).
3. The applicant shall meet with staff at least once prior to submitting the full rezoning application package to ensure compliance with the rezoning policies.
4. The rezoning application will include a narrative describing the applicant’s neighborhood interactions and the neighborhood issues of particular concern. In addition to architectural design, landscaping, lighting, etc., the narrative shall also address the following project particulars and operational matters: 1) project maximum building square footage; 2) maximum single-tenant size; 3) maximum

building height; 4) hours of operation; 5) trash pick-up limitations; and 6) service-delivery limitations.

5. The final architectural and aesthetic concept and neighborhood documentation shall be considered a material part of the rezoning application and shall be binding upon the owner/developer as a condition of rezoning approval. The project's subsequent formal Development Plan and Building Permit submittals to Pima County shall be reviewed by Development Services Department staff to ensure compliance and consistency with the architectural and aesthetic concepts as included in the rezoning application.
6. Prior to submitting the full rezoning application to Pima County, the applicant shall also: 1) meet with the Pima County Chief Building Official to discuss the project's proposed concept lighting design and photometric analysis and to demonstrate conceptual compliance with the Outdoor Lighting Code (OLC); and 2) meet with representatives of Kitt Peak National Observatory to discuss the same proposed lighting design and to describe the activities which have occurred with the Chief Building Official and the manner in which compliance with the OLC will occur. The applicant's rezoning application package will include a narrative describing the meetings, issues, findings, and results from these interactions with Kitt Peak and the Chief Building Official.
7. Board of Supervisors approval of each plan amendment does not preclude the Board from reviewing the land use for each site in the next update of the Comprehensive Plan due to be completed in 2011. Further, if the uses as proposed have not fully developed by the kick-off of the following Comprehensive Plan update due to be completed in 2021, the planned land use for the undeveloped or partially developed site shall be reconsidered by the Board for re-planning.

C. Flood Control, Wastewater, and Water Service

1. A Master Drainage Report shall be submitted during the rezoning process for Flood Control District to identify local floodplains, 100-year water surface elevations, erosion hazard setbacks and to analyze detention/retention requirements, as well as the need for, phasing and financing of on and off-site improvements, and the maintenance and restoration of components of the wash system including riparian mitigation. The Master Drainage Report shall address the need for both FEMA and Army Corps approvals.
2. No building permits shall be issued until flood control improvements are constructed to remove proposed development from the FEMA 100-year floodplain.
3. The preservation of existing vegetation areas along the Valencia Road and Wade Road frontages shall be a priority goal. Naturalistic designs along these road frontages shall be employed, to the greatest extent possible, for any required engineered drainage facilities, subject to approval by the Pima County Regional Flood Control District, so as to appropriately enhance the aesthetic appearance of the project perimeter.
4. No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting

this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

5. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service.

RP-122 W. River Road / N. Oracle Road (CF)

General location

On the north side of W. River Road approximately 350 feet east of N. Oracle Road, in Section 13 of Township 13 South, Range 13 East (Ref. Co7-08-11).

Policies

- A. The plan amendment shall be implemented under a single Development Plan promoting mixed-use development appropriate to its location on a major transportation corridor.
- B. The developers of the property shall consult with the Pima County Green Building Program to identify and incorporate energy conservation practices which exceed current Code requirements into the site design, balanced with specific user needs and constraints, and economics. Example measures may include, but are not limited to:
 1. Solar orientation of buildings;
 2. Landscape design to enhance shading of buildings and reduce urban heat island effects;
 3. On-site rainwater harvesting with the goal of augmenting or meeting irrigation needs; and
 4. Achieve Leadership in Energy and Environmental Design (LEED) Silver Certification or equivalent performance.
- C. The developers of the property shall endeavor to incorporate a vertical mixing of land uses into the design of the property. Any non-residential use at the ground level may have residential uses on floors above. No more than 65% of the gross floor-area of the development may be of a purely retail nature.
- D. The development shall include shared parking for mixed land uses in order to reduce the overall amount of parking necessary to serve the development.
- E. The development shall not include medical offices due to the high parking requirements of such establishments.
- F. If the development includes a hotel, it shall be designed so as to appear to be integrated into the overall site rather than as a stand-alone development.

- G. The development shall be designed in a manner that integrates pedestrian connectivity throughout the site and to the existing commercial center to the west.
- H. The existing access road serving Maryland Hills subdivision residents immediately to the north may be re-located, provided subdivision residents are actively engaged in its location and design. The developer shall ensure that the access road provides private and safe physical and legal access to the residences.
- I. A Master Drainage Report shall be submitted during the rezoning process for Flood Control District to identify local floodplains, 100-year water surface elevations, erosion hazard setbacks and to analyze detention/retention requirements, as well as on- and off-site improvements including those associated with River Road.
- J. The owner/developer shall construe no action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.
- K. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the Pima County Regional Wastewater Reclamation Department.
- L. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider other than Tucson Water, the applicant will provide documentation as to why Tucson Water is not able to provide service.
- M. Notwithstanding the Neighborhood Activity Center (NAC) Planned Land Use Intensity category, the maximum allowable residential density for the amendment area shall be 24 residences per acre (RAC).

RP-123 E. Edwin Road (NW)

General location

On the south side of E. Edwin Road, east of N. Oracle Road in the community of Catalina, in Section 4 of Township 11 South, Range 14 East (Ref. Co7-09-03).

Policy

- . Notwithstanding the Low Intensity Urban 3.0 (LIU 3.0) designation, a rezoning application to the TR Transitional Zone for an assisted living center with a maximum of 24 residents is allowed.

RP-124 E. River Road / N. Hacienda del Sol Road (CF)

General Location

On the southeast corner of E. River Road and N. Hacienda del Sol Road, in Section 20 of Township 13 South, Range 14 East (Ref. Co7-09-04).

Policies

- A. Non-residential buildings shall not front River Road and shall be oriented to the westerly and southerly portions of the site. Rear sides of non-residential buildings shall not face the Rillito River. Non-residential buildings shall be designed with four-sided architecture.
- B. Vehicular access is primarily to be limited to the privately-maintained access road along the west side of the site. Direct access to River Road, if allowed by the Department of Transportation, is limited to one right-in right-out driveway east of the wash that bisects the amendment site.
- C. If compliance with Conservation Lands System Conservation Guidelines is to be accomplished wholly or partially within the boundaries of the amendment site, implementation will include re-vegetation along the southern boundary.
- D. No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.
- E. Notwithstanding the Neighborhood Activity Center (NAC) designation, a rezoning application to CMH-2 (County Manufactured and Mobile Home-2 Zone), MR (Major Resort Zone), RVC (Rural Village Center Zone), or CB-2 (General Business Zone) is not allowed.
- F. TR (Transitional Zone) uses shall be restricted to any use as permitted in Sections 18.25.010 CR-3 (Single Residence Zone), 18.27.010 CR-4 (Mixed-Dwelling Type Zone), and 18.29.010 CR-5 (Multiple Residence Zone), in addition to the following uses listed as permitted in the TR Zone: Assisted living centers; Clinic or dispensary; Professional or semi-professional offices; Real estate office; Motel or hotel together with the following accessory uses located on the same premises: Retail shops, Personal services, Recreation facilities, Restaurant, and Beverage service; Administrative, engineering, scientific research, design, or experimentation facility, and such processing and fabrication as necessary thereto; and Nonexpressed residential uses. The uses shall be subject to development standards, restrictions, descriptions, and allowances as per the Zoning Code.
- G. CB-1 (Local Business Zone) uses shall be restricted to those uses listed as permitted for the TR Zone in Policy #6 above, in addition to the following uses listed as permitted in the CB-1 Zone: Art gallery or store; Bank (except non-chartered financial institutions); Café or lunchroom; Delicatessen; Gift, curio, or novelty shop; Hotel; Interior decorator; Medical laboratory; Office: Business, professional, or semi-professional; Orthopedic appliances (trusses, wheelchairs, etc.); Photograph studio; Trust company; Veterinary outpatient clinic for small animals; Other similar enterprise of business of the same

class, which in the opinion of the Board of Supervisors, as evidenced by resolution of record, is not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses enumerated herein; Retail sale, rental, or display of: Oxygen equipment for medical outpatient uses; Administrative, engineering, scientific research and development, design, or experimentation facility, and such treatment, processing, and fabrication as may be necessary thereto; and Sit-down restaurant excluding drive-through and dance floor, including a restaurant liquor license [hours of operation shall not occur between 12 a.m. (midnight) and 5 a.m.]. The uses shall be subject to development standards, restrictions, descriptions, and allowances as per the Zoning Code.

- H. Future development shall aim to promote net zero sustainability via site design and green building principles, as volunteered by the property owner, which focus on increasing the efficiency of resource use - energy, water, and materials - while reducing the development's impacts on human health and the environment. Live/work home offices are encouraged. Multimodal transportation opportunities shall be incorporated into the design of the development to include pedestrian/bicycle linkage to the Rillito River Park Trail #6 and the River Road frontage and capability of adaptation to future transit service. The rezoning applicant shall show explicitly how the proposal meets the letter and intent of this policy.

RP-125 S. Craycroft Rd / E. Rex Stravenue (RS/SR)

General Location

On the northeast corner of S. Craycroft Road and E. Rex Stravenue, and 600 feet north of Interstate-10, in Section 13 of Township 14 South, Range 13 East (Ref. Co7-09-05).

Policies

- A. Non-residential uses are limited to neighborhood-scale commercial or office.
- B. New development shall be single-story.
- C. No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect. By accepting this plan amendment, the owner / developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner / developer and other affected parties.

RP-126 Sabino Canyon Road / Old Sabino Canyon Road (CF)

General Location

On the northwest corner of Sabino Canyon Road and Old Sabino Canyon Road, 1,500 feet north of E. River Road, in Section 29 of Township 13 South, Range 15 E (Ref Co7-09-06).

Policies

- A. The developer shall consult with the Pima County Green Building Program Manager and other staff as may be identified to work toward creation of a sustainable, green project.
- B. No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County

executes an agreement with the owner / developer to that effect. By accepting this plan amendment, the owner / developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner / developer and other affected parties.

- C. Residential development shall be limited to 40 lots.

RP-127 N. La Cholla Blvd (NW)

General location

On the west side of La Cholla Boulevard, south of the Hardy Road alignment, in Section 28 of Township 12 South, Range 13 East (Ref. Co7-09-07, Resolution 2010-132).

Policies

- A. The planned land use intensity designation remains Medium Intensity Urban (MIU). Notwithstanding the zoning districts and allowable residential density range allowed under the MIU land use category, for a Continuing Care Retirement Community use only, the following policies shall apply:
 - 1. The areas abutting the Canada del Oro Wash shall be single-story residential development only.
 - 2. At time of rezoning a project core area shall to be delineated to define the boundary of the higher-intensity portion of the Continuing Care Residential Community use.
 - 3. Within the higher-intensity project core area only, rezoning to CB-1 for limited commercial uses is allowed, provided that such uses are restricted to Continuing Care Residential Community ancillary uses for the enjoyment of community residents and guests only. Examples of such uses which may require commercial zoning include dining, tavern, banking, gift shop or other retail, and beauty salon.
- B. No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect. By accepting this plan amendment, the owner / developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner / developer and other affected parties.

RP-128 South Wilmot Road - Revision (RS/SR)

General location

West side of S. Wilmot Road one mile south of Old Vail Connection Road, in Section 12 of Township 16 South, Range 14 East. (Ref Co7-10-01 – replaces part of RP-59, Resolution 2010-30)

Policies

- A. Notwithstanding the requirements of the Urban Industrial (I) land use intensity category, an approved modification of the existing specific plan or new rezoning to allow the use of a correctional facility would be deemed in conformance with the comprehensive plan.

- B. The planning and development of the approximately 3,200 acres represented by Co7-10-01, Co7-03-07, Co7-03-09, and Co7-03-10 shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas are integrated and coordinated. Coordination will include the promotion of mixed use development for viable multi-modal transportation opportunities.
- C. At least 95 percent of all Important Riparian Areas as delineated by the Conservation Lands System shall be retained in their natural or undisturbed condition. If intrusions for any applicable individual Important Riparian Area exceed the five percent threshold, Pima County may sanction impacts at levels greater than five percent, if other aspects of the proposed development demonstrate that the project, overall, will result in a greater environmental benefit. There shall also be adequate demonstration that intrusions into any applicable Important Riparian Area that exceed five percent will not significantly interrupt or otherwise obstruct the upstream or downstream continuity of hydrologic and geomorphologic processes. All areas to be conserved, shall at the time of rezoning and subsequent platting requirements, be identified as perpetual set-aside and protected as designated natural open space.
- D. The developer shall prepare a hydrology study for Franco and Flato Wash systems, for approval by Pima County Flood Control District. Limits of encroachment and any other proposed modifications of the floodplains shall be determined through analysis of hydrology, hydraulics, and floodplain mapping. No adverse impacts to flood or erosion risk shall occur upon adjacent properties as measured by flood peaks, flood stage, flood velocity, overbank storage, erosion and sedimentation. Any proposed modifications shall maintain or restore the connection between interdependent components of river systems on the property: channel, overbank floodplain, distributary flow zones, and riparian vegetation. Roadway Drainage improvements to Wilmot Road shall be addressed during this phase of the development.
- E. A land use buffer or transition area along the west boundary of the plan amendment site where adjacent to residential development shall be established as a rezoning condition of a modification of the existing specific plan or a new rezoning.
- F1. For the 120 acres proposed for the private prison facilities: No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect. By accepting this plan amendment, the owner / developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner / developer and other affected parties.
- F2. For the 270 acres proposed for other industrial uses: A comprehensive sanitary sewerage system basin plan for the whole basin that encompasses the area from Old Nogales Highway on the west to Sonoita Highway on the east and from just south of Hughes Access on the north to the Town of Sahuarita and the Coronado National Forest on the south must be developed and approved. The plan must encompass the existing facilities at Corona de Tucson and the County's fairgrounds. Any conveyance or treatment facilities constructed by individual developers would then be done in accordance with the basin's approved comprehensive sanitary sewerage facility plan.

Developers would fund, design and construct the required collection, conveyance and treatment facilities according to Pima County Regional Wastewater Reclamation Department (PCRWRD) policies after appropriate review and approval by PCRWRD and Arizona Department of Environmental Quality (ADEQ) as is currently required. If appropriate, a 208 Plan Amendment would be prepared and submitted to the Pima Association of Governments.

- G. A revised or updated Master Transportation and Financing Plan shall be submitted to the Department of Transportation for review and approval. Changes to regional issues, drainage and phasing shall be addressed.
- H. The developers of any residential development shall provide disclosure statements in all sales contracts, public reports, and the recorded covenants. The specific language for inclusion in the disclosure statements shall be coordinated with the Tucson Airport Authority (TAA). Provisions for additional notification and disclosure mechanisms, including potential acknowledgment of airspace rights, shall be defined and coordinated with TAA. In Section 12, noise attenuation measures for any residential development will be provided for all construction as stipulated in the Uniform Building Code, Chapter 35, Section 3501, Sound Transmission Control or the building code adopted by Pima County at the time of site plan or tentative plat approval, whichever provides the greater level of noise attenuation. The Northwest quarter of Section 12 will be the subject of a special study to determine land uses and densities that are compatible with airport operations only if residential development is proposed. The applicant will work with TAA to ensure the plans for the proposed development are compatible with the operations and master plan for Tucson International Airport.

Any non-residential development of the northern 391-acres of Section 12 (more specifically identified by Co7-10-01) shall meet the following two requirements: 1) That prior to the County's approval of the first development plan, site plan or plat for any portion of the subject area, the property owner shall record an aviation easement; 2) That the sponsor of any development or construction activity within 20,000 feet of Tucson International Airport, that exceeds a 100:1 surface from any point on any of TIA's runways, shall send one executed form set of FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the Manager, Air Traffic Division, FAA Regional Office. Copies of the form and electronic submittal are available at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp/>

- I. The location and design of all community services and residential areas shall facilitate accessibility by alternative forms of transportation.
- J. Development within the plan amendment area will potentially affect cultural resources, especially archaeological sites. Standard cultural resources requirements for rezoning and grading are the minimum required. Where significant cultural resources are found, avoidance through development design, open space set-asides, and conservation easements may be warranted. Cultural resources conservation is included as part of the mixed land use strategy.
- K. All suitable habitat areas for the Pima pineapple cactus (PPC) shall be inventoried according to U.S. Fish and Wildlife Service (USFWS) survey protocol prior to the development of a Preliminary Development Plan (PDP) or equivalent land use planning map submitted in support of rezoning activity. If Pima pineapple cactus are found on the

property, the PDP lot configuration should impact as few individual PPCs as possible. The results of this inventory are to be included in the Biological Impact Report required by Pima County Zoning Code, Chapter 18.91.

- L. Developers shall work with the Sunnyside Neighborhood Area Associations and the other neighborhood associations in the Sunnyside area to address any of the residents' concerns regarding proposed industrial uses so that the residents are included in the process.
- M. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning or modification of an existing rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service. A Preliminary Integrated Water Management Plan (PIWMP) emphasizing on-site low intensity development (LID) and other water conservation methods to reduce overall water use for the site and capture on-site runoff for landscaping use shall be submitted as part of any subsequent rezoning or modification of an existing rezoning. The applicant is encouraged to review the LEED Certification section for Water Efficiency or begin certification under Pima County's Green Building Program.
- N. The operations of a prison facility and the security level of inmates housed therein shall adhere to the restrictions and prohibitions on prisons included in Title 41, Arizona Revised Statutes. The security level of inmates housed at the prison facility shall be less than Maximum level (based on the Arizona Department of Correction's Custody Levels, or equivalent). The facility shall be accredited by the American Correctional Association (ACA) within 2 years of it receiving its first inmates and shall house inmates in those facilities in a manner determined appropriate by ACA.

RP-129 W Ina Road East of N. La Cañada Drive (NW)

General location

On the north side of W. Ina Road, east of N. La Cañada Drive and west of N. La Oesta Avenue, in Section 35 of Township 12 South, Range 13 East. (Co7-10-02, Resolution 2011-30)

Policies

- A. Notwithstanding the zoning districts allowed under the Low Intensity Urban 1.2 (LIU-1.2) Planned Land Use Intensity category, a rezoning to TR Transitional Zone to allow a computer software engineering use only shall be deemed in conformance with the Comprehensive Plan.
- B. As an adaptive reuse, the residential character of the property shall be preserved. The footprint of the existing building may not be changed.
- C. The property owner shall construct a six-foot masonry wall on the west property line to buffer the residential use to the west.
- D. A maximum of six (6) employees shall be permitted.

RP-130 Farmers Investment Co. / Continental Road (USC)

General Location

North and south of Continental Road at the Santa Cruz River in Green Valley (Co7-11-01)

Policies

A. Development Services Department

1. A rezoning or specific plan application and companion river management plan will reflect commitments made during the comprehensive plan amendment process, as evidenced by application materials and the record of public hearings, to implement an integrated, holistic planning approach which promotes compact, sustainable development and recognizes the many values of the Santa Cruz River corridor as the central design element for future development.

B. Regional Flood Control District

1. Development shall conform to and be consistent with floodplain and drainage improvements and habitat preservation efforts identified in the River Management Plan to be approved as part of the Specific Plan Process.

C. Office of Sustainability and Conservation

1. Development occurring within areas affected by designations of the Maeveen Marie Behan Conservation Lands System shall be mitigated on-site, off-site, or combination thereof in a manner consistent with the Board of Supervisors' application of the applicable Conservation Guideline(s).
2. Any subsequent Management Plan for the Santa Cruz River shall include, but not be limited to, design and management elements that provide for a holistic, integrated approach to perpetuating the river's wildlife habitat, riparian and wetland resources, and value as a biological landscape corridor.

D. Cultural Resources Office

1. The entire 287-acre property shall be surveyed for cultural resources (Class III inventory survey) and any standing structures over 50 years old shall be recorded, and all identified historic properties shall be evaluated regarding their significance in consultation with the Arizona State Historic Preservation Officer.
2. Any significant historic properties shall be treated through mitigation of impact (affect) to these historic properties prior to construction.

2. SPECIAL AREA PLAN POLICIES

Special Area Policies (S) apply to sites typically composed of multiple parcels that share a unique physical feature or location over a relatively large area. Special area policies overlay larger areas such as transportation gateways into metro Tucson, significant floodplains, or areas covering a significant portion of a planning subregion carried forward from a previous (rescinded) area, neighborhood, or community plan. Special area policies act as guidelines for rezoning conditions and are labeled as "S" and numbered individually on the Planned Land Use Subregion maps.

S-1 Catalina Highway / Snyder Road (CF) [2-02]

General location

At the intersection of E. Catalina Highway and E. Snyder Road, in Section 24 of Township 13 South, Range 15 East, and Section 18 of Township 13 South, Range 16 East.

Description

Due to the importance of this site as a "gateway" to the Catalina Mountains and the Catalina Highway and its unique, rural character, special design standards are suggested to protect the rural and scenic qualities of this area.

Policies

- A. Development shall be limited to one story building height and shall not exceed 24 feet.
- B. Natural landscaping will be promoted and used to buffer commercial development including parking areas from the road and from adjacent neighborhoods.
- C. Architectural design, materials, signage and colors shall be such that they blend with the natural desert landscape and topography of the area. Muted colors are acceptable for use on building exteriors and may include ranges of brown, such as rusts, sepia, sand, tans and buffs and some gray tones. Other tones and colors may be used for trim.
- D. Buildings shall have reduced front setbacks with parking lots located to the rear or side of buildings.
- E. Construction methods that result in minimal site disturbance shall be used.
- F. Architectural design, materials, landscaping, color and signage shall be approved by the Pima County Design Review Committee.

S-2 Catalina Foothills (CF) [2-19]

General location

North of E. River Road, west of Sabino Creek, south of Coronado National Forest, and east of N. Oracle Road and N. Northern Avenue.

Policy

No construction of building exceeding 24 feet in height shall be permitted without specific authorization from the Board of Supervisors. The Board of Supervisors reserves the right to limit construction to one story.

S-3 Rancho Vistoso Neighborhood (NW) [1-11]

General location

One and one-half miles north of Rancho Vistoso Blvd, and one mile west of Honey Bee Wash, in Section 13 of Township 11 South, Range 13 East.

Description

Policies for the Rancho Vistoso Neighborhood Special Area derive from the Rancho Vistoso Community Plan Neighborhood #12 policies as well as general RVCP policies.

Policies

- A. Development shall be limited to residential development only.
- B. If the Special Area is developed as a unique entity, the area designated Resource Conservation shall be permanent natural open space.
- C. The maximum number of dwelling units for the portions of the Special Area designated Low Intensity Urban 3.0 (LIU 3.0) and the portions of the Special Area designated Low Intensity Urban 1.2 (LIU 1.2) shall be 200. Units may be transferred to either portion of the Special Area provided the overall dwelling unit cap is not exceeded.
- D. Natural open space shall be dedicated as a condition of Neighborhood 12 development as follows: 125 acres in Section 13 on the north side of Neighborhood 12; 65 acres within Section 14 west of Neighborhood 12; 157 acres within Sections 13 and 24 on the east side of Neighborhood 12; and 60 acres south of Rancho Vistoso Boulevard within Section 24. In total, 407 acres of natural open space generally encompassing Honeybee Canyon shall be dedicated to the Flood Control District as natural open space, with a conservation easement dedicated to Pima County or the Town of Oro Valley as a distinct entity.
- E. Site development and conservation will result in a minimum of 70 percent of the residential Neighborhood 12 site being conserved in natural open space. This minimum percentage will be met through a combination of dedication to the Flood Control District of the 125 acres of Honeybee Canyon lying immediately north of Neighborhood 12, the common areas and natural open space areas designated within Neighborhood 12, and those natural areas of each residential lot that are to be deed-restricted from development and will lie outside of an allowable maximum building site envelope to be graded on each residential lot within Neighborhood 12 of 16,000 square feet, excluding driveways.
- F. To improve the effectiveness of the Honeybee Wash biological corridor, 150 acres of formerly farm floodplain of Big Wash/Cañada del Oro Wash will be restored with riparian vegetation in accordance with a riparian restoration plan approved by the Flood Control District. Once restored, the 150 acres shall also be dedicated to the Flood Control District.

S-4 Reserved

S-5 Oracle Corridor / Northern Gateway (NW) [2-07]

General location

Along both sides of N. Oracle Road in the community of Catalina, in Sections 4 and 16 of Township 11 South, Range 14 East, and Sections 25 and 36 of Township 12 South, Range 13 East.

Description

Standards to preserve scenic quality along a major transportation corridor and enhance sense of entry into metropolitan area; design criteria for visual standards, preservation of viewsheds of ridge lines and preservation of native vegetation; mitigate the negative impacts of strip commercial development.

Policies

- A. Visibility of development within this area of Oracle Road shall be of low profile. No greater than 24 feet of building height shall be visible from Oracle Road.
- B. Parcels adjacent to one another but of different owners shall share access and signage in order to minimize curb cuts and minimize visual clutter.
- C. Large parcels under one ownership shall be developed as one development and shall be designed to promote internal circulation.
- D. Office, commercial and/or mixed-use developments shall be designed to promote internal circulation for pedestrians.
- E. Landscaping shall develop the transition to natural open space to office, commercial, and/or mixed-use development.
- F. Landscape buffering shall be required for all development along this section of Oracle Road.
- G. Development within this Gateway Route Special Area shall be approved by the Pima County Design Review Committee.

S-6 Picture Rocks Rural Activity Center (TM/AV) [2-09]

General location

On both sides of N. Sandario Road in the community of Picture Rocks in Sections 3 and 4 of Township 13 South, Range 11 East. Ref: (Area modified with Co7-07-10).

Description

This Special Area provides design guidelines to protect rural character and scenic quality and mitigate negative impacts of strip commercial. Appropriate site design will enhance the economic life and "sense of place" of this rural community. Tourism is anticipated to be a significant component of the local economy. Providing unified and coordinated character for streets and buildings will encourage tourist interest. In addition to tourist services, the Rural Activity Center will provide space for agriculture-related businesses as well as services for local residents.

Policies

The following street character and architectural criteria shall be considered in the review of all rezonings within this Special Area:

- A. In order to create a pedestrian and equestrian scale streetscape, the development of unique street standards for Sandario Road will be encouraged. Such standards, to be developed by the Pima County Department of Transportation, in cooperation with the Picture Rocks Business Association, will result in slower traffic speeds and more attention to the street's relation to parking, sidewalks, and buildings. Examples of street design features include provision for on-street parking, sidewalks, and planters and street trees.
- B. Development shall enhance this pedestrian scale environment, avoid strip auto-oriented commercial, and support through site planning and architectural design the traditional western "main street." The following development guidelines shall be considered:
 1. Buildings shall have reduced front setbacks, with parking lots located to the rear or side of buildings.
 2. Access to parking lots shall be off of side roads rather than directly off Sandario Road.
 3. Hitching areas and access to local businesses shall be provided for equestrians.
- C. Southwestern and western motifs shall be promoted, including, but not limited to, boardwalks, courtyards, and the general scale and appearance of a traditional "main street".
- D. Residential structures shall be limited to one story, unless the unit is above a commercial establishment that fronts on Sandario Road.
- E. Each rezoning application shall be submitted to the Saguaro National Park staff for agency review and comments.

S-7 Santa Cruz River Corridor (TM/AV) [3-03]

General location

Portions of Sections 1, 2, and 12 of Township 13 South, Range 12 East and portions of Sections 6, 7, 8, and 17 of Township 13 South, Range 13 East.

Description

High risk flood area; river park and other recreational opportunities; restriction against new residential uses.

Policies

- A. Due to high-risk flooding potential, land east of Silverbell Road and west of the Santa Cruz River, as shown on the plan map, shall be procured by Pima County for multi-purpose functions of flood control and recreation, including extension of the Santa Cruz River Park. Existing zoning is the alternative land use recommendation, subject to acceptance by Pima County Flood Control District of sufficient right-of-way (dedication in fee simple) to provide flood control improvements and river park public access.
- B. Property east of the Santa Cruz River is for industrial and commercial use only. Neighborhood Activity Center (NAC) designation is restricted to non-residential uses.

S-8 Tucson Mountains North (TM/AV) [5-01]

General location

Northern portion of the Tucson Mountains Subregion, within portions of Township 13 South, Range 12 East; Township 13 South, Range 13 East, Township 14 South, Range 12 East and Township 14 South, Range 13 East (Ref: Revised (text-only) Co7-07-02, Resolution 2007-325).

Description

The northern portion of the subregion is located between urbanizing areas in the City of Tucson and the public reserves of Tucson Mountain Park and Saguaro National Park, and is distinguished by rugged terrain, highly diverse vegetation, significant wildlife habitat and many riparian areas. The purpose of the Tucson Mountains North Special Area is to protect this special environment while planning for expected growth. To achieve this purpose, planning strategies include: 1) declining westward land use intensities; and 2) a low-density conservation area and buffer to Tucson Mountain Park and Saguaro National Park.

Policies

- A. Structures. All structures west of Silverbell Road shall be limited to a maximum height of 24 feet, and shall be sited and landscaped to minimize negative visual impacts. All structures shall be of a color which is in context with the surrounding environment.
- B. Open Space Dedication. Natural area designations not dedicated to and accepted by Pima County for restricted use as a perpetual open space at the time of an exchange for an allowed density increase on a given portion shall, for those parcels, provide that the property owners within 660 feet and the Tucson Mountains Association are nominal beneficiaries of the natural open space created.
- C. Notwithstanding the zoning districts permitted under the Comprehensive Plan Land Use Plan Legend, SH (Suburban Homestead Zone) and RH (Rural Homestead Zone) shall not be permitted.
- D. Notwithstanding the zoning districts permitted in accordance with the Major Resort Community provisions, CPI (Campus Park Industrial Zone) or TR (Transitional Zone) shall not be permitted.

S-9 Ajo Corridor / Western Gateway (SW) [2-01]

General location

Along W. Ajo Highway west from the intersection with W. Valencia Road and south of Ryan Airfield, in Sections 4, 7, 8, 9, and 18 of Township 15 South, Range 12 East; and Sections 12 and 13 of Township 15 South, Range 11 East.

Policies

- A. The gateway area in the vicinity of Ryan Airfield shall accommodate support businesses for the airport and shall have design standards which will incorporate an airport/aviation/industrial theme.
- B. Site planning and design of industrial and support businesses within this special area shall be designed to promote internal circulation and minimize curb cuts and/or strip commercial.
- C. Landscaping shall promote preservation of natural vegetation and application of xeriscape concepts in landscape design.

- D. Areas to remain natural in this gateway corridor area shall be supplemented with plant materials natural to this area and broadcast with desert wildflower seed mix for an area of 40 feet on both sides of the right-of-way.
- E. The area of Black Wash within this special area shall be preserved and restored as riparian habitat. All development affecting Black Wash, including public works, shall be required to preserve and restore riparian habitat, and provide opportunities for view enhancement and interpretive signage. A scenic pull-off to include an interpretation of the riparian area and a view orientation to the visible mountain ranges shall be encouraged.

S-10 Santa Cruz River Floodplain “Island” (SW) [5-05]

General location

West of S. Mission Road and south of W. Valencia Road, in Section 15 of Township 15 South, Range 13 East.

Description

Underlying land uses are Industrial (I), Low Intensity Urban (LIU), Neighborhood Activity Center (NAC); restricts new residential because of flood hazard; policies to promote reclamation of existing industrial uses.

Policies

- A. In an effort to limit future residential development from this flood-prone area in those areas planned Low Intensity Urban, rezonings occurring on property north of Elvira Road may be viewed favorably if the rezoning is limited to a non-residential use and sufficient buffering is provided for remaining residential areas.
- B. Southeast 3 of section 15. Due to location in the 100-year floodplain of the Santa Cruz River and close proximity to industrial uses, this property shall conform with the following minimum requirements:
 - 1. No residential development including hotels, motels, and other permanent quarters.
 - 2. Uses permitted in the CI-1 and CPI Zones are acceptable. All industrial uses shall adhere to the performance standards delineated in Section 18.49.020 of the Pima County Zoning Code.
- C. Rezoning and future development which promote reclamation and redevelopment of the industrially zoned portion of the special area, especially for park or park/motocross/ORV uses, shall be encouraged.

S-11 Green Valley Height Policy (USC) [2-25]

General location

The west and east sides of Interstate-19 from Duval Mine Road to Duval Mine Waterline Road and on the west side of Interstate-19 south to Elephant Head Road, in Sections 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36 of Township 18 South, Range 13 East; Sections 18 and 19 of Township 18 South, Range 14 East; and Sections 2, 3, 4, 5, 8, 9, 16, 17, 18, 19, 20, 29 and 30 of Township 19 South, Range 13 East.

Description

The policies associated with this Special Area will guide the protection of the community's character. The policies are derived in part from the Green Valley Community Plan of March 21, 1989. (Area modified by Co7-06-01, Resolution 2007-40.)

Policies

- A. Building height will not exceed 24 feet.
- B. Architectural design shall promote the Southwestern style. Colors will blend with their desert surroundings and the existing built environment.

S-12 Santa Cruz River & Madera & Escondido Washes (USC) [2-33]

General location

On both sides of the Santa Cruz River and Interstate 19, generally south of Demetrie Wash, west of the Canoa Road alignment, north of Elephant Head Road, and east of the San Ignacio de la Canoa Land Grant Boundary.

Policies

- A. The Santa Cruz River, as well as Madera and Escondido Washes, will remain in their natural states. No encroachment in the 100-year floodplain nor flood control improvements will be allowed except for those flood control improvements necessary to protect historic Canoa Ranch and the historic Canoa irrigation ditch.
- B. The owner/developer shall establish a stakeholder process, that will occur during the rezoning phase, to be reviewed by the Planning and Zoning Commission and the Board of Supervisors.
- C. Any proposed golf course shall have no more than nine holes.

S-13 Santa Cruz River & I-19 / Demetrie Wash (USC) [2-34]

General location

Approximately 6,300 acres located on both sides of the Santa Cruz River and Interstate 19, generally south of Demetrie Wash, west of the Canoa Road alignment, north of Elephant Head Road, and east of the Land Grant boundary, in the San Ignacio de la Canoa Land Grant (Ref. Co7-99-19).

Policy

A Major Streets and Scenic Routes Plan amendment shall be processed concurrently with the filing of a rezoning or specific plan for any part of the Comprehensive Plan amendment area, to be supported by a comprehensive technical transportation analysis report.

S-14 Santa Cruz River & Historic Canoa Ranch Area (USC) [2-35]

General location

East of Interstate 19 and west of the Santa Cruz River north of Elephant Head Road.

Policies

- A. To ensure the historic integrity of Canoa Ranch, no development will be allowed within 1,000 feet of historic Canoa Ranch.
- B. Any development east of Interstate 19 and west of the Santa Cruz River will be required to conform to an architectural style compatible with historic Canoa Ranch, as well as be limited to no more than one story in height.
- C. No single building shall be larger than 100,000 square feet.
- D. Parking shall not be massed in aggregates of 400 spaces or more unless a 100-foot tree buffer is provided adjacent to Interstate 19.
- E. If any use is larger than 100,000 square feet, approval must be received by the Board of Supervisors.
- F. An historical/architectural review committee shall be formed to review the site, as well as architectural plans for any development east of Interstate 19 and west of the Santa Cruz River. Membership of the architectural review committee shall be approved by the Board of Supervisors.
- G. The owner/developer shall establish a stakeholder process, that will occur during the rezoning phase, to be reviewed by the Planning and Zoning Commission and the Board of Supervisors.
- H. Any proposed golf course shall have no more than nine holes.

S-15 Rincon Valley (RS/SR) [2-11]

General location

On both sides of S. Camino Loma Alta in the Rincon Valley, in Sections 21, 22, 23, 24, 25, 26, 27, 28 34, 35 and 36 of Township 15 South, Range 16 East; and Sections 2, 3 and 11 of Township 16 South, Range 16 East.

Description

Incorporates policies from the Rincon Valley Area Plan, overlays various land use intensities and provides special incentives to protect rural character, discourage strip commercial and protect scenic quality, especially along Camino Loma Alta.

Policies

The policies listed below are based on those found in the Rincon Valley Area Plan (Co13-87-1). The Comprehensive Plan regional policies, priority policies in the Rincon Valley Area Plan, and analysis in the Development Capability Analysis provide the policy frame work for the Rincon Valley Special Area. Following adoption of the Comprehensive Plan, further review of the Rincon Valley Area Plan will be conducted by County staff. Based on this review, final recommendations will be made for amendments to special area policies.

- A. General Objectives

1. Maintain dark night skies.
2. Protect steep slopes from degradation.
3. Identify and protect natural landmarks.
4. Encourage the restoration of Rincon Creek areas.

B. Design

1. Activity centers at nodes shall be designed to facilitate interior circulation.
2. Architectural design will be characterized by a rural southwestern ranching style of architecture. Materials shall include masonry, adobe, brick, rock, stucco with wood beams used for support and or trim only.
3. Muted colors are acceptable for use on building exteriors and may include ranges of brown, such as rusts, sepia, sands, tans and buffs; some olive tones and gray tones. Other tones and colors may be used for trim.
4. All architectural elements, including color, are subject to approval by Design Review Committee. [Review may be limited to particular geographical areas and/or project size, i.e., Community Activity Center, portions of Camino Loma Alta and Old Spanish Trail].
5. Construction methods that result in minimal site disturbance shall be required.
6. The number of vehicular access points along Camino Loma Alta and Old Spanish Trail shall be limited and no direct access to individual residential lots shall be permitted from these streets.
7. Development which encroaches upon any riparian areas shall be re-vegetated with plant material salvaged from the site. Riparian habitat shall be recreated through the planting of trees, shrubs, and seed mix native to the site and be equal to the pre-disturbance plant density, diversity and volume on the net site.

C. Visual Impacts

Important viewsheds, especially as seen from the vicinity of Camino Loma Alta and Old Spanish Trail, need to be protected through low profile development, clustering, and height restrictions. [The Rincon Valley Development Capability Analysis will be used as a resource guide for visual resource protection.] Views to the northeast of this intersection are of Saguaro National Park and of the Rincon Mountain peaks. Views to the south and southeast are of the Santa Rita Mountains and are less dominant than those to the north. Policies to be implemented within this category are as follows:

1. Development shall be designed to be visually harmonious in form, line, color and texture with its natural surroundings.
2. Development, including infrastructure, shall apply appropriate mitigation techniques such as desert varnish, innovative grading methods, and boulder and rock replacement, in addition to implementing required re-vegetation policies.

3. Development within the viewshed area along Camino Loma Alta and Old Spanish Trail shall be screened with landscape buffers which utilize native plant materials and earth berms. Land uses and buffers shall be positioned to allow for views of the Saguaro National Park and of the mountains through the intervening developed areas.
- D. Village Center Area, (CAC areas south of Rincon Creek)
1. Development within the Village Center area shall be consistent with that portion of the center within the Rocking K Specific Plan.
 2. Create a unique identity for the village and community nodes through techniques that promote a pedestrian scale to streetscapes and enhance landscaping and building design.
- E. Trails
- The area between Rocking K and Vail Valley is an important linkage area and provides an opportunity to integrate urban and rural land uses. Trails in this area shall accommodate commuter bicyclists, recreational bicyclists, pedestrians, and equestrian linkages. The following policies will provide the backbone for a future trail system which will be integrated with any proposed development within this area as a condition of rezoning.
1. Multi-use path system shall be designed along Camino Loma Alta to create a linkage between Rocking K and Vail Valley and any development in between.
 2. Bike path along Camino Loma Alta shall be separated from vehicular traffic.
 3. A 30-foot wide easement shall be designated by the developer for land adjacent to Rincon Creek for continuous hiking and equestrian trails.
- F. Public Improvements
1. For floodplain management and safety purposes the following standards shall apply to future roadway crossing improvements at Rincon Creek for Old Spanish Trail and Camino Loma Alta:
 - a. The ten year discharge shall be conveyed under the roadway provided that:
 - 1) The depth of flow of the design flood on the roadway shall not exceed one foot for a duration of four hours.
 - 2) Drainage structures and roadway approaches shall be constructed so as to pass the design 100-year flood flow without damage to the roadway.
 - 3) No adverse channel bed response shall occur.
 - b. Drainage structures and roadway approaches shall be constructed so as to withstand the design flow without damage to the roadway.
 2. A transportation improvement financing and transportation system implementation agreement between Pima County and individual developers shall be required before any subdivision plat or development plan is approved. The financing and implementation agreement shall address the provision of capacity and route continuity accessing the proposed developments and the areas of responsibility of construction or financing of road improvements.

S-16 Reserved

S-17 Tohono O’odham Boundary (San Xavier District) Special Area [6-01]

General location

North and east Tohono O’odham San Xavier District boundary adjacent to planned urban uses.

Description

In recognition of Tohono O’odham Nation boundaries, this special area overlays all areas planned for urban land use intensities along the Nation boundaries. At this time urban intensities are designated for portions of the San Xavier District boundary. The general purpose of special area designation is to recognize tribal sovereignty and promote dialogue and coordination between the Nation, especially the San Xavier District and Pima County. A more specific objective is to mitigate against negative impacts of potentially incompatible urban development with setback and landscaping requirements. To address this objective, except as otherwise noted below, buffering and screening shall be provided in accordance with Chapter 18.73 of the Pima County Zoning Code, Landscaping, Buffering and Screening Standards.

Policies

In addition to applicable provisions in the Zoning Code, the following conditions shall apply:

- A. **Setback Requirements and Bufferyards**
 - 1. New residential development on parcels of 80 acres and greater shall require a 100 foot setback from the District boundaries of all structures and improvements, including an undisturbed natural desert buffer of at least 40 feet or a designed bufferyard of not less than 25 feet. Where a road or utility right-of-way exists along District boundaries, setbacks will be decreased by half the existing right-of-way width, but the setback reduction shall not exceed 75 feet or affect the 25 foot minimum bufferyard.
 - 2. New residential development on parcels of less than 80 acres shall adhere to all setback requirements of the applicable zoning district, and, in addition, require a bufferyard option of not less than 10 feet.
 - 3. New non-residential development shall adhere to all setback requirements of the applicable zoning district, and, in addition, require a bufferyard option of not less than 10 feet.
- B. **Building Height Limitations**

No building shall exceed 24 feet within 100 feet from District boundaries.
- C. **Expansion of Special Area Designation**

In the event future land use plan amendments designate additional urban land use intensities along the boundary, this special area will be extended to include those areas and all provisions of this special area shall apply.

S-18 Floodplain Management [3-02]

General location

There are several sites within eastern Pima County designated as Floodplain Management Special Areas by the Pima County Flood Control District. They are: Upper Santa Cruz River (Upper Santa Cruz Valley Subregion); Rillito Creek Overbank Storage (Catalina Foothills Subregion); Cienega Creek (Rincon Southeast/Santa Rita Subregion); Wakefield and Anderson

Washes (Rincon Southeast/Santa Rita Subregion) and Lee Moore Wash, including eight tributaries: Gunnery Range Wash, Sycamore Canyon Wash, Fagan Wash, Cuprite Wash, Petty Ranch Wash, Franco Wash, Flato Wash, and Summit Wash (Rincon-Southeast/Santa Rita and Upper Santa Cruz Subregions). (Rev Co7-10-03 to add section E, Lee Moore Wash, Resolution 2011-31).

Policies

- A. Upper Santa Cruz River Special Area Policy: Land use planning in the Santa Cruz River floodplain from the Santa Cruz County line downstream to the Tohono O’odham Nation shall be based on a river management study. Channelization, encroachment, development or rezoning shall not be permitted within the Santa Cruz River 100-year floodplain or erosion hazard area, whichever is greater, west of the Southern Pacific Railroad, until completion of the river management study. A landowner proposing to modify the Santa Cruz River floodplain prior to the completion of said study shall be responsible for providing a comparable study addressing impacts of the proposed development, based on a scope of work acceptable to the Flood Control District. The study scope and results shall be submitted to the District for review and approval.
- B. Rillito Creek Overbank Storage Special Area Policy: Proposed improvements in the floodplain designated to be preserved for overbank storage and located on the north side of Rillito Creek between Country Club Boulevard and Columbus Boulevard or between La Cholla Boulevard and the Southern Pacific Railroad shall not unreasonably diminish existing overbank storage volumes.
- C. Cienega Creek Special Area Policy: No channelization or bank stabilization shall be permitted along Cienega Creek upstream of Colossal Cave Road to the Empire-Cienega Resource Conservation Area. Cienega Creek’s regulatory floodplain and/or erosion hazard area, whichever is greater, shall be dedicated in fee simple to the Pima County Flood Control District upon approval of any tentative plat or development plan.
- D. Wakefield and Anderson Wash Special Area Policy: The Wakefield and Anderson Washes’ 100-year floodplains and/or erosion hazard areas, whichever is greater, shall be dedicated in fee simple to the Pima County Flood Control District upon approval of any tentative plat or development plan.
- E. Lee Moore Wash Basin Special Area Policy: Development shall be regulated per the Lee Moore Wash Basin Management Study. This study provides hydrology and hydraulics to ensure consistency between land uses, identifies permanent natural flow corridors and establishes Development Criteria in addition to those contained within Floodplain and Erosion Hazard Management Ordinances. This policy adopts by reference the entire Study including floodplain maps, flow corridor maps, flood hazard data, and development criteria as described in Development Criteria for the Lee Moore Wash Basin Management Study, as adopted by the Pima County Flood Control District Board of Directors on June 1, 2010 (Resolution 2010-FC6).

S-19 Trail Access, Rural Equestrian Routes, National Historic Trail [3-05]

General location

Regional, refer to map symbols on subregion maps.

Description

This special area highlights selected trail access points, proposed rural equestrian routes and the conceptual route of the Juan Bautista de Anza National Historic Trail. Trail access points have been identified in all six subregions by public lands managers for inclusion in this Special Area. Proposed rural equestrian trails are designated for four subregions (Northwest, Tucson Mountains/Avra Valley, Upper Santa Cruz, and Rincon Southeast/Santa Rita Subregions). The Juan Bautista de Anza National Historic Trail is located along the Santa Cruz River and is shown on three subregional land use plans (Upper Santa Cruz, Tucson Mountains/Avra Valley, and Northwest Subregions).

Purpose Trail access and recreational trail linkages are priority concerns noted by panel members and the general public throughout the region. The identification of proposed equestrian trails, especially in rural areas experiencing increased urbanization, complements prior planning for multi-use recreational trails, as previously identified in the Eastern Pima County Trail System Master Plan. Trail access points mapped on the Comprehensive Plan have potential for serving trail users from throughout the region.

Policies

- A. If the proposed rezoning or Specific Plan area includes an identified trail access point, proposed rural equestrian trail, or the route of the Juan Bautista de Anza National Historic Trail, as shown in this Special Area, the rezoning application shall map and evaluate the impact of the rezoning/Special Plan on the trail resources identified in the Special Area.
- B. Based on the mapping and analysis requirements in Policy A above, and as further determined by Pima County Natural Resources, Parks & Recreation Department, dedication of trail resources identified in this Special Area shall be required as a condition of rezoning, if determined to be essential to the intent of this Special Area.

S-20 Urban Floodplain Mitigation [3-06]

General location

FEMA 100-year floodplain at Rillito River/La Cholla Blvd., Cañada Del Oro Wash/La Cholla Blvd., Santa Cruz River/Old Nogales Hwy., Silverbell Road and Ina Road, and east of Thornydale Road and south of the North Ranch Subdivision. (Area was modified Co7-00-20 / 2001 Comprehensive Plan Undate).

Description

These areas are currently mapped as FEMA floodplains. However, it is likely that as these areas are developed into urban uses, precise floodplain boundaries will be determined through the rezoning process based on the submittal of more accurate information or the approval of flood control projects.

Policy

Upper Floodplain Mitigation / South of Cortaro Farms Road.

Prior to approval of any rezoning or specific plan application within this special area, the boundaries of the 100-year floodplain, as it affects the subject property, shall be

established by the applicant and approved by the Pima County Flood Control District (PCFCD).

Required floodplain alterations or plans for such floodplain alterations, as approved by the PCFCD, shall be a condition of rezoning. Notwithstanding the land use designation on the Land Use Plan, areas determined to be within the 100-year floodplain and which will not be removed from the 100-year floodplain through implementation of plans approved by the PCFCD, shall revert to Resource Conservation [or “Resource Transition” per Regional Plan Policy 1(A)(4)(d)].

Those areas determined to be outside the 100-year floodplain or which will be outside the 100-year floodplain prior to development through implementation of plans approved by PCFCD shall retain the land use designation shown on the Land Use Plan.

S-21 Pascua Yaqui Fee Lands

General location

In the vicinity of the Pascua Yaqui Pueblo in Sections 13 and 24 of Township 15 South, Range 12 East, and Sections 18, 19, and 23 of Township 15 South, Range 13 East.

Description

Pascua Yaqui Fee Lands, various parcels and locations.

Policy

The actual planning of the Pascua Yaqui Nations Fee Lands must be consistent with current Pima County Zoning. The properties shall be developed through a cooperative planning relationship with the Pascua Yaqui Nation.

S-22 Disputed Annexation Areas of the Town of Marana

General location

Various locations near Tangerine Road and Thornydale Road.

Description

Disputed annexation areas of the Town of Marana.

Policy

This property is located within the jurisdictional boundaries of the Town of Marana, having been annexed into Marana pursuant to Marana Ordinance No. 97-24 in August of 1997. A referendum election to reverse the annexation failed. However, the putative Town of Tortolita filed an action contesting the annexation, and the action is currently pending. The Town of Tortolita has been deemed defunct by decisions of the Arizona State Courts. But the Town of Tortolita has filed an action in the U.S. District Court, the effect of which might conceivably have an impact upon the annexation into Marana. If Marana’s annexation were invalidated, this property could possibly come within the statutory “area of jurisdiction” of Pima County. Should such an event occur: this property would be included within the Pima County’s Comprehensive Land Use Plan Update as per the map displayed to the Board of Supervisors and approved by the Board of Supervisors on December 18, 2001.

S-23 through S-27: Davis-Monthan Air Force Base (DMAFB) Special Area Policies

General location

Northwest, southwest, and southeast of the DMAFB runway (Ref. Co7-04-03, Resolution 2005-40).

Policies S-23 through S-27 address Davis-Monthan Air Force Base and implement the *Davis-Monthan Air Force Base / Tucson / Pima County Joint Land Use Study* as accepted by the Board of Supervisors on February 17, 2004.

For more information about Arizona’s military airport statutes addressing land use compatibility and to view the full text of the specifically referenced sections of the Arizona Revised Statutes (A.R.S.), go to <http://www.azleg.state.az.us/ArizonaRevisedStatutes.asp>.

Davis-Monthan Air Force Base Approach-Departure Corridors and Noise Control Districts: Davis-Monthan Air Force Base (DMAFB) Approach-Departure Corridor (ADC) and Noise Control District (NCD) Special Area Policies modify underlying Planned Land Use Intensity allowable land uses and provide for specific development standards in critical mapped areas in DMAFB Accident Potential Zones, Approach-Departure Corridors, and High Noise Areas. Policies ensure future land use is compatible with the health and safety of the citizens of Pima County and promote the long-term viability of the mission of DMAFB.

Mapped policy areas may overlap, for any such location the more restrictive policies apply. Mapped policy areas will be identified on the Comprehensive Plan maps with the labels “ADC-1”, “ADC-2” and “ADC-3” for Approach-Departure Corridors, and “NCD-A” and “NCD-B” for Noise Control Districts on the Comprehensive Plan maps. (See table).

	County Designation 1	JLUS Report (Compatible Use Zone)	Description
APPROACH DEPARTURE	ADC-1	ZONE 1	Accident potential zone at NW end of Main DMAFB runway
	ADC-2	ZONE 2	Accident potential zone and 0-30,000 feet of Approach-Departure Corridor at SE end of Main runway
	ADC-3	ZONE 3	30,000 - 50,200 feet of Approach-Departure Corridor SE of ADC-2.
HIGH NOISE	NCD-A	ZONE 5	High noise area between 65 and 70 Ldn noise contours
	NCD-B	ZONE 4	High noise area inside 70 Ldn noise contours (70 Ldn and greater)

1 To be identified as mapped policy areas.

The following Policies are based upon the recommendations of the *Davis-Monthan Air Force Base / Tucson / Pima County Joint Land Use Study* (DMAFB JLUS), February 2004, produced by the Arizona Department of Commerce and accepted by the Board of Supervisors (Resolution 2004-17) on February 17, 2004.

The DMAFB JLUS Compatible Land Use Plan is a guide and a tool to be applied by local political jurisdictions to protect and promote the health, welfare, and safety of the public. Integration of these land uses into general and comprehensive plans during the Growing Smarter major plan amendment process is appropriate implementation. Given that Arizona is a local control State, it is the obligation of each community to determine which of the uses in the Compatible Land Use Plan are appropriate for each jurisdiction and to implement those decisions through development regulations, land use plan policies and development reviews. The following sections identify the uses considered compatible for each of the areas within the Compatible Land Use Plan. The JLUS also recognizes that some existing uses and zoned parcels in the zones may not be compatible with the criteria, and therefore defines criteria for these existing uses as “Permitted but Not Compatible Uses.” It is also appropriate for each jurisdiction to determine how to implement criteria for the non-compatible uses.

Approach-Departure Corridors and Noise Control Districts for DMAFB are described as follows:

1. Approach-Departure Corridor 1 (ADC-1), consisting of the Accident Potential Zones at the northwestern end of the main Davis-Monthan AFB runway.
2. Approach-Departure Corridor 2 (ADC-2), consisting of the Accident Potential Zones and the first 30,000 feet of the Approach-Departure Corridor at the southeastern end of the main Davis-Monthan AFB runway.
3. Approach-Departure Corridor 3 (ADC-3), consisting of the Approach-Departure Corridor from 30,000 to 50,200 feet at the southeastern end of the main Davis-Monthan AFB runway.
4. Noise Control District B (NCD-B) is the high-noise area inside of the 70 Ldn noise contour, 70 Ldn and greater.
5. Noise Control District A (NCD-A) is the high-noise area between the 65 Ldn and 70 Ldn noise contours, 65-70 Ldn.

S-23 ADC-1, Approach-Departure Corridor 1 / Accident Potential Zones

General location

Northwest of the DMAFB runway (Ref. Co7-04-03).

Policies

- A. In ADC-1, recommended compatible uses are those non-residential uses that have relatively low employment density (number of persons per acre). These are primarily industrial uses, along with other uses that have low concentrations of persons, such as certain types of outdoor recreation. This area has extensive residential uses and properties in the area, as well as existing commercial and industrial areas, and therefore, while these uses are not considered compatible with the safety criteria, the Compatible Land Use Plan recognizes these existing uses and zoned parcels as permitted uses under the Plan. Recommended use standards for this area also reflect the predominantly built-up character of the area, with somewhat smaller lot sizes and greater building coverage than for ADC-2.
- B. Compatible Uses - ADC-1
General Agriculture/Livestock (excluding accessory retail sales)
Cemeteries
Rail Lines, Roadways, and Vehicle Parking

Agricultural processing and services, subject to recommended Use Standards below
Wholesale Trade and Distribution, subject to recommended Use Standards below
Manufacturing and Industrial Processing, and Wholesale Trade and Distribution, except
Chemical, Petroleum, subject to recommended Use Standards below
Communications Facilities and Utilities, subject to recommended Use Standards below
Outdoor Recreation (not including places for people to gather, such as picnic areas,
swimming pools, playgrounds, etc.): examples of permitted uses include golf courses
without clubhouses and parks/nature trails without museums or exhibits
Government Services, but not including landfills or facilities that provide services directly
to the public or places of public assembly; and not including facilities providing services
that are critical for public health and safety (such as fire protection, police
communications, sewage or water treatment, water storage, etc.)

C. Use Standards for Compatible Uses - ADC-1

- Intensity of Use: Not to exceed thirty (30) employees per acre of net lot area
- Planned Development Area: Minimum planned development area shall be not less than three (3) acres
- Floor Area Ratio: Maximum floor area ratio (FAR) shall be fifty (50) percent of the gross site area
- Sound Attenuation: Uses within a Noise Zone of 65 Ldn or higher shall comply with the noise reduction standards contained in the table of uses in A.R.S. §28-8481 and sound attenuation standards contained in A.R.S. §28-8482 (see Appendix A for a description of applicable revised statutes).

D. Additional Permitted Uses - ADC-1

While not considered compatible uses, the following uses should be permitted based on existing development and zoning.

- Residential use of properties zoned for residential use prior to May 16, 1990
- Commercial use of properties zoned for commercial use prior to December 1, 2003
- Office, retail commercial, and industrial (manufacturing, processing, and distribution) uses as allowed under a Development Agreement approved prior to January 1, 2001

Such additional permitted uses within a Noise Zone of 65 Ldn or higher shall also comply with the noise-reduction standards contained in the table of uses in A.R.S. §28-8481 and sound attenuation standards contained in A.R.S. §28-8482.

S-24 ADC-2, Approach-Departure Corridor 2 / Accident Potential Zones

General location

Up to 30,000 feet southeast from the southeast end of the DMAFB runway (Ref. Co7-04-03).

Policies

- A. In ADC-2, recommended compatible uses are also those non-residential uses, as described for ADC-1, that have relatively low employment density (number of persons per acre). These are primarily industrial uses, along with other uses that have low concentrations of persons, such as certain types of outdoor recreation. Although this area has relatively few residential uses and properties in the area, the JLUS Compatible Land Use Plan recognizes these existing uses and zoned parcels as permitted uses under the Plan. In addition, use standards for this area reflect the predominant character of the area, with larger lot sizes and lower building coverage than for ADC-1.

The Compatible Use Plan also recognizes that the University of Arizona Science and Technology Park, which occupies a large portion of the Approach-Departure Corridor in ADC-2, is under the jurisdiction of the University of Arizona and has operated under its own Development Guidelines since the Park's inception. It is the recommendation of the JLUS that development in the Science and Technology Park proceed under the Park's adopted Development Guidelines, provided that density transfers are used within the Park to shift employee density from the northern part of the park to the southern part; and that development of the Park within ADC-2 be limited to employment-generating uses, and specifically that a hotel and child care facilities not be developed within this designation and that the existing high school use be relocated outside ADC-2.

B. Compatible Uses - ADC-2

- General Agriculture/Livestock (excluding accessory retail sales)
- Cemeteries
- Rail Lines, Roadways, and Vehicle Parking
- Agricultural processing and services, subject to recommended Use Standards below
- Wholesale Trade and Distribution, subject to recommended Use Standards below
- Manufacturing and Industrial Processing, and Wholesale Trade and Distribution, except Chemical, Petroleum, subject to recommended Use Standards below
- Communications Facilities and Utilities, subject to recommended Use Standards below
- Outdoor Recreation (not including places for people to gather, such as picnic areas, swimming pools, playgrounds, etc.): examples of permitted uses include golf courses without club houses and parks / nature trails without museums or exhibits
- Government Services, but not including landfills; facilities that provide services directly to the public or places of public assembly; or facilities providing services that are critical for public health and safety (such as fire protection, police, communications, sewage or water treatment, water storage, etc.)

C. Use Standards for Compatible Uses - ADC-2

- Intensity of Use: Not to exceed twenty (20) employees per acre of net lot area
- Planned Development Area: Minimum planned development area shall be not less than five (5) acres
- Floor Area Ratio: Maximum floor area ratio shall be thirty (30) percent of the gross site area
- If the State Legislature amends A.R.S. §28-8461 Paragraph 9B to adopt an amended study that includes less restrictive recommendations for intensity of use or maximum allowable floor area ratio in Approach Departure Corridor 2, those less restrictive recommendations shall be applied. The change to the Pima County Zoning Code that will likely follow in 2005 will incorporate the provisions of whichever version of the Joint Land Use Study is in effect at that time.
- Sound Attenuation: Uses within a Noise Zone of 65 Ldn or higher shall comply with the noise reduction standards contained in the table of uses in A.R.S. §28-8481 and sound attenuation standards contained in A.R.S. §28-8482.

D. Additional Permitted Uses - ADC-2

While not considered compatible uses, the following uses should be permitted based on existing development and zoning.

- Residential use of properties zoned for residential use prior to May 16, 1990
- Commercial use of properties zoned for commercial use prior to December 1, 2003

- Office and retail commercial uses as allowed under a Development Agreement approved prior to January 1, 2001
- Such additional permitted uses within a Noise Zone of 65 Ldn or higher shall also comply with the noise reduction standards contained in the table of uses in A.R.S. §28-8481 and sound attenuation standards contained in A.R.S. §28-8482.

S-25 ADC-3, Approach-Departure Corridor 3

General location

30,000 to 50,200 feet southeast of the southeast end of the DMAFB runway, southeast of ADC-2 (refer to Policy S-24) (Ref. Co7-04-03).

Policies

- A. In ADC-3, all non-residential uses (except elementary and secondary schools, day care facilities, hospitals, and uses involving significant quantities of hazardous or flammable materials) would be considered compatible; residential uses (including extended care facilities and nursing homes) would not be considered compatible. Performance standards would apply to the non-residential uses, so that a “checkerboard” pattern of development is created, with buildings separated by areas devoted to parking or open space. This “checkerboard” pattern would provide relatively low overall building coverage, while also accommodating the development opportunities in the area.
- B. Compatible Uses - ADC-3
- General Agriculture/Livestock (including accessory retail sales)
 - Cemeteries
 - Rail Lines, Roadways, and Vehicle Parking
 - Agricultural processing and services, subject to recommended Use Standards below
 - Wholesale Trade and Distribution, subject to recommended Use Standards below
 - Manufacturing and Industrial Processing, and Wholesale Trade and Distribution, except Chemical, Petroleum Manufacturing, Processing and Distribution, subject to recommended Use Standards below
 - Communications Facilities and Utilities, subject to recommended Use Standards below
 - Retail Sales, subject to recommended Use Standards below
 - Lodging Facilities, subject to recommended Use Standards below
 - Restaurants, Eating and Drinking Establishments, subject to recommended Use Standards below
 - Business, Personal and Professional Services, including General Offices and Clinics, subject to recommended Use Standards below
 - Outdoor and Indoor Recreation subject to recommended Use Standards below
 - Government Services, but not including landfills or facilities providing services that are critical for public health and safety (such as fire protection, police communications, sewage or water treatment, water storage, etc.) and subject to recommended Use Standards below
- C. Recommended Use Standards for Compatible Uses - ADC-3
- Planned Development Area: Minimum planned development area shall be not less than five (5) acres
 - Floor Area Ratio: Maximum floor area ratio shall be forty percent (40 percent) of the gross site area for industrial, wholesaling and manufacturing uses, and twenty percent (20 percent) of gross site area for other non-residential uses

- Sound Attenuation: Uses within a Noise Zone of 65 Ldn or higher shall comply with the noise reduction standards contained in the table of uses in A.R.S. §28-8481 and sound attenuation standards contained in A.R.S. §28-8482.

S-26 NCD-B, Noise Control District B

General Location

70 Ldn and greater High Noise Area (Ref. Co7-04-03).

Policies

- A. Compatible Uses - NCD-B
- Arenas and other similar places of Indoor Public Assembly
 - Indoor Recreation (including clubhouses, swimming pools, etc.)
 - Retail Sales
 - Restaurants, Eating and Drinking Establishments
 - Hotels, Resorts, and other Lodging Facilities
 - Business, Personal and Professional Services, including General Offices and Clinics
 - Government Services
 - Professional and Scientific Equipment Manufacturing
 - Wholesale Trade and Distribution
 - Manufacturing and Industrial Processing
 - Rail Lines, Roadways and Vehicle Parking
 - Communications Facilities and Utilities
 - Outdoor Recreation
 - Agriculture (including processing and services)
- B. Recommended Use Standards for Compatible Uses - NCD-B
- Sound Attenuation: Uses within a High Noise Area of 65 Ldn or higher shall comply with the noise reduction standards contained in the table of uses in A.R.S. §28-8481 and sound attenuation standards contained in A.R.S. §28-8482.

S-27 NCD-A, Noise Control District A

General Location

65-70 Ldn High Noise Area (Ref. Co7-04-03).

Policies

- A. Compatible Uses - NCD-A
- Educational Facilities, including Colleges and Trade Schools but excluding Elementary and Secondary Schools and Day Care Facilities
 - Cultural Activities (including Libraries, Museums, Auditoriums and Concert Halls) and Religious Facilities
 - Cemeteries
 - Arenas and other similar places of Indoor Public Assembly
 - Indoor Recreation (including clubhouses, swimming pools, etc.)
 - Retail Sales
 - Restaurants, Eating and Drinking Establishments
 - Hotels, Resorts, and other Lodging Facilities
 - Business, Personal and Professional Services, including General Offices and Clinics
 - Government Services
 - Professional and Scientific Equipment Manufacturing
 - Wholesale Trade and Distribution

- Manufacturing and Industrial Processing
- Rail Lines, Roadways, and Vehicle Parking
- Communications Facilities and Utilities
- Outdoor Recreation
- Agriculture (including processing and services)

B. Recommended Use Standards for Compatible Uses - NCD-A

- Sound Attenuation: Uses within a High Noise Area of 65 Ldn or higher shall comply with the noise reduction standards contained in the table of uses in A.R.S. §28-8481 and sound attenuation standards contained in A.R.S. §28-8482.

S-28 Ajo-Gila Bend Highway (Ajo, Arizona) (WPC)

General location

On both sides of N. Ajo-Gila Bend Highway from W. Solana Avenue north to W. Briggs Road in the community of Ajo, in Section 15 of Township 12 South, Range 6 West and Section 10 of Township 12 South, Range 6 West (Ref. Co7-05-04).

Policies

- A. Access for non-residential uses shall be from the Ajo-Gila Bend Highway, not from internal, residential streets.
- B. Additional buffering of residences shall be required where necessary (e.g. particularly where a non-residential use is immediately adjacent to a residential use).

S-29 Southwest Infrastructure Plan (SWIP) Area (SW)

General location

Generally bounded by Tucson Mountain Park on the north, Mission Road on the east, the Tohono O’odham Nation – San Xavier District on the south, and Sandario Road on the west, in Sections 22, 23, 24, 25, 26, 27, 34, 35, and 36 of Township 14 South, Range 11 East; Sections 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, and 24 of Township 15 South, Range 11 East; Sections 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 of Township 14 South, Range 12 East; Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 of Township 15 South, Range 12 East; Sections 30, 31, 32, 33, and 34 of Township 14 South, Range 13 East; and Sections 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, and 21 of Township 15 South, Range 13 East (Ref. Co7-07-31, Resolution 2009-24).

Policies

- A. Comprehensive Planning:
1. The Southwest Infrastructure Plan (SWIP) shall be used to guide needs, obligations, funding, and provision of infrastructure and services related transportation, flood control, wastewater, parks and recreation, and other governmental facilities.
 2. New residential uses are incompatible within the one-half mile area from the bounds of the Tucson Trap and Skeet Club (Tax Code 210-12-0420). Any conflicts with policies approved under previous plan amendments shall be resolved at the time of the rezoning or specific plan.
 3. Proposed development shall be planned, designed, and constructed to implement the sustainability principles as described in the Southwest Infrastructure Plan.
- B. Environmental Planning:
At a minimum, applicable Conservation Lands System Conservation Guidelines shall be

complied with by providing for mitigation onsite, offsite, or in some combination thereof.

C. Flood Control District:

1. No building permits shall be issued until offsite flood control improvements are constructed to remove proposed development out of the FEMA 100-year floodplain.
2. Development shall not occur within the Black Wash Administrative Floodway.

D. Wastewater Management:

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. Adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

- E. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

S-30 Highway Drive Area (NW)

General location

On the east and west sides of N. Highway Drive and the east and west sides of N. Sullinger Avenue and the east and west sides of N. Camino de la Tierra, south of the Rillito River and north of the W. Sweetwater Drive alignment and W. Gardner Lane, in Sections 8, 16, 17, 20, and 21 of Township 13 South, Range 13 East (Ref. Co7-08-01, Resolution 2009-63).

Policies

- A. An Infill Incentive District may be implemented for the entire mapped plan amendment area.
- B. For the entire mapped plan amendment area, existing MU (Multiple Use Zone) zoning conforms with the Urban Industrial and Heavy Industrial Land Use Intensity Categories.