Special Area and Rezoning Policies

Chapter 9: Special Area Policies - General Location, Description and Policy

Special Area Policies (SAP) are one of the two types of plan policies, along with rezoning policies covered in a following section of this chapter, which apply to only portions of the Comprehensive Plan area. SAPs apply to sites typically composed of multiple parcels that share a unique physical feature or location over a relatively large area. They overlay larger areas such as transportation gateways into metro Tucson, significant floodplains, or areas covering a significant portion of a planning area carried forward from a previous (rescinded) area, neighborhood, or community plan.

They are used to help guide the creation of rezoning conditions, but also may serve as general policy for the area they cover such as the Community Development Target Areas. The list of special area policies reflects minor revisions due to technical corrections and updating.

Special Area Policies are labeled as "S" and are numbered individually on the plan's land use maps. In parenthesis next to the policy is the referenced map in which the special area lies.

[For this intermediary draft: A number of special area policies in the current comprehensive plan are proposed for deletion due to annexation, site is built, policy consolidated into another policy, no building is proposed due to county ownership, or another reason. These are noted. Lastly, Special Area Policies S-31 through S-36 are new to this update. In the final version of the plan, the special area policies will be renumbered, eliminating any deleted policies.]

Key to abbreviations
Comprehensive Plan Planning Areas

Abbreviation	Planning Area
ALV	Altar Valley
AV	Avra Valley
CF	Catalina Foothills
C	Central
MV	Mountain View

Abbreviation	Planning Area
RV	Rincon Valley
SE	Southeast
SP	San Pedro
SW	Southwest
T	Tortolita
TM	Tucson Mountain
USC	Upper Santa Cruz
WPC	Western Pima County

S.1 Catalina Highway/Snyder Road (CF)

Recommendation: DELETE
Reason for Recommendation: Property is zoned, mostly developed and no mechanism exists to apply policy to remaining property.

S.2 Catalina Foothills (CF)

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 (T)

Recommendation: DELETE
Reason for Recommendation: ANNEXED

S.4 Reserved

Recommendation: DELETE
Reason for Recommendation: ANNEXED

S.5 Oracle Corridor/Northern Gateway (T)

Recommendation: DELETE
Reason for Recommendation: SUPERSEDED BY GATEWAY OVERLAY ZONE

S.6 Picture Rocks Rural Activity Center (AV)

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. (Area modified with Co7-07-10).

Description

Design guidelines are provided to protect the rural character, tourism attraction and scenic quality and to mitigate negative impacts of strip commercial. Appropriate site design will enhance the economic life and "sense of place" of this rural community.

Policies

A. Create a pedestrian and equestrian scale streetscape, the development of unique street standards for Sandario Road is encouraged. Such standards, to be developed by the Pima County Department of Transportation, in cooperation with the Picture Rocks Business Association, will result in 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

Recommendation: DELETE
Reason for Recommendation: COUNTY OWNED OR ANNEXED

S.8 Tucson Mountains North (TM)

General location

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.

Description

The northern portion of the planning area 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)

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 planted 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 is encouraged.

S.10 Santa Cruz River Floodplain "Island" (SW)

Recommendation: DELETE
Reason for Recommendation: BUILT/OTHER

S.11 Green Valley Height Policy (USC)

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 Interstte-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 and Escondido Washes (USC)

Recommendation: DELETE
Reason for Recommendation: REZONED/OTHER

S.13 Santa Cruz River & I-19/Demetrie Wash (USC)

Recommendation: DELETE
Reason for Recommendation: PARTIALLY COUNTY OWNED; REMAINDER IS MOSTLY REZONED

S.14 Santa Cruz River & Historic Canoa Ranch Area (USC)

Recommendation: DELETE
Reason for Recommendation: PROPERTY UNDER COUNTY OWNERSHIP

S.15 Rincon Valley (RV)

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 (Co13-87-1) 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

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. 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. 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. A multi-use paved path along Old Spanish Trail will be integrated with any proposed development.

3. Bike path along Camino Loma Alta shall be separated from vehicular traffic.

4. A 30-foot wide easement shall be designated by the developer for land adjacent to Rincon Creek for continuous hiking, biking and equestrian trails.

E. Public Improvements

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:

1. The ten year discharge shall be conveyed under the roadway provided that:
    a. The depth of flow of the design flood on the roadway shall not exceed one foot for a duration of four hours.
    b. Drainage structures and roadway approaches shall be constructed so as to pass the design 100-year flood flow without damage to the roadway.
    c. No adverse channel bed response shall occur.
2. Drainage structures and roadway approaches shall be constructed so as to withstand the design flow without damage to the roadway.

S.16 Reserved

Recommendation: DELETE
Reason for Recommendation: NO POLICY; WILL RENUMBER THE LIST.

S.17 Tohono O'odham San Xavier District (SW)

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.

Policies

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. No building shall exceed 24 feet within 100 feet from District boundaries.

C. 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 (Multiple Maps)

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; Rillito Creek Overbank Storage; Cienega Creek; Wakefield and Anderson Washes 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.

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

Recommendation: DELETE
Reason for Recommendation: SUPERSEDED BY TRAILS MASTER PLAN

S.20 Urban Floodplain Mitigation (Multiple Maps)

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.

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 Regional Flood Control District (RFCD).

Required floodplain alterations or plans for such floodplain alterations, as approved by the RFCD, 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 RFCD, 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 RFCD shall retain the land use designation shown on the Land Use Plan.

S.21 Pascua Yaqui Fee Lands (SW, ALV)

Recommendation: DELETE
Reason for Recommendation: NO LONGER NECESSARY

S.22 Dispute Annexation Areas of the Town of Marana (T)

Recommendation: DELETE
Reason for Recommendation: ANNEXED; NO LONGER IN DISPUTE

S-23 Davis-Monthan Air Force Base (DMAFB) (C, SE)

General location

DMAFB Approach/Departure Corridor (ADC) and Noise Control District (NCD)

Description

Addresses Davis-Monthan Air Force Base and implements the Davis-Monthan Air Force Base/Tucson/Pima County Joint Land Use Study as accepted by the Board of Supervisors on February 17, 2004.

Davis-Monthan Air Force Base (DMAFB) Approach-Departure Corridor (ADC) and Noise Control District (NCD) Special Area Policies modify underlying 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.

Policies

<u>Approach-Departure Corridors and Noise Control Districts</u>

A. Approach-Departure Corridor 1 (ADC-1), consisting of the Accident Potential Zones at the northwestern end of the main Davis-Monthan AFB runway.
B. 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.
C. 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.
D. Noise Control District B (NCD-B) is the high-noise area inside of the 70 Ldn noise contour, 70 Ldn and greater.
E. Noise Control District A (NCD-A) is the high-noise area between the 65 Ldn and 70 Ldn noise contours, 65-70 Ldn.

<u>Approach-Departure Corridor 1 (ADC-1)/Accident Potential Zones</u>

A. 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.

Approach-Departure Corridor 2 (ADC-2)/Accident Potential Zones

A. 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). 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 JLUS recommends that development in the University of Arizona Science and Technology Park which occupies a large portion of the Approach-Departure Corridor in ADC-2 proceed under the Park's own 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.

Approach-Departure Corridor 3 (ADC-3)

A. 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.

Noise Control District A (NCD-A) and Noise Control District B (NCD-B) are addressed in the zoning code.

S.24 ADC-2, Approach Departure Corridor 2/Accident Potential Zones

Recommendation: DELETE
Reason for Recommendation: CONSOLIDATED IN S-23 (SEE S-23)

S.25 ADC-3, Approach Departure Corridor 3/Accident Potential Zones

Recommendation: DELETE
Reason for Recommendation: CONSOLIDATED IN S-23 (SEE S-23)

S.26 NCD-B, Noise Control

Recommendation: DELETE
Reason for Recommendation: CONSOLIDATED IN S-23 (SEE S-23)

S.27 NCD-A, Noise Control

Recommendation: DELETE
Reason for Recommendation: CONSOLIDATED IN S-23 (SEE S-23)

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. Primary access for non-residential uses shall be from the Ajo-Gila Bend Highway with secondary access points on the side 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 Maeveen Marie Behan Conservation Lands System Conservation Guidelines shall be complied with by providing for mitigation onsite, offsite, or in some combination thereof.

C. Regional 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 (C)

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 to the Urban Industrial and Heavy Industrial Land Use Intensity Categories.

S-31 Outdoor Shooting Ranges (Multiple Maps delineated by a star)

General Location

The location of any existing outdoor shooting range governed by Arizona Revised Statutes Sections 17-601 through 605, as may be amended.

Policies

ARS Sections 17-601 through 605 set forth state law regarding noise, noise buffering and attenuation, hours of operation, standards and certain exemptions for law enforcement and military uses. Local jurisdictions are generally preempted from creating their own ordinances governing outdoor shooting ranges. However, the county is required to provide for certain buffering or noise attenuation devices.

The county shall ensure that any new development rezoned for residential use or any other use that includes a school, hotel, motel, hospital or house of worship within one mile of an existing qualifying outdoor shooting range must provide noise buffers or attenuation devices in compliance with state statute; and qualifying outdoor shooting ranges that are located in areas that are zoned for residential use or any other use that includes a school, hotel, motel, hospital or church shall not operate from 10:00 p.m. through 7:00 a.m.

S-32 Military Electronic Range Protection (MV)

General Location

Southeast corner of Pima County.

Policies

ARS Section 37-102H requires the State Land Department to keep a map of military electronic ranges. Within a defined and geographically identified military electronics range, ARS Section 11-818 requires the county to provide notice to the installation commander of an application to rezone property, issue a building or development permit, subdivide the property or application for a minor land division. The county shall provide the notice required under state law.

S-33 Community Development Target Areas (Represented by an asterisk on Multiple Maps)

General location and description

Targeted areas designated to receive priority for available US Housing and Urban Development (HUD) entitlement grant funding for community revitalization and economic development activities including, but not limited to: housing rehabilitation, public facilities, infrastructure improvement, and the provision of public services. Areas are delineated utilizing specialized Comprehensive Housing Affordability Strategy (CHAS) Census data provided by HUD and encompass incorporated communities where over 48.1% of the households are considered low-income earning below 80% of the area median income (AMI) for Pima County.

Policies

A. In process

S-34 Revitalization Opportunity Development Corridors (SE)

General location

Three distinct corridors have been identified: (1) On either side of S. Alvernon Way and S. Palo Verde Road in unincorporated Pima County between 29th Street on the north and Interstate 10 on the south; (2) S. Nogales Highway from Hermans Road alignment and Fenley Drive; and, (3) Highway 85 in Ajo between Briggs Road and Elota Street including the historic plaza.

Areas to develop and implement public and private collaborative strategies and investments that aim to attract private sector investment to grow jobs, businesses and services; expand the tax base; and, support the revitalization of the corridors into a viable mix of uses that directly promote the stabilization of adjacent neighborhoods as safe, vibrant and sustainable. The purpose is to promote investment into older, more visibly distressed, urban commercial corridors and rural main streets.

Policies

A. Refer to Goal 3 of Section 3.2, Focused Development Investment Areas Element of this plan.

S-35 Retail Enhancement Contribution Areas (SW)

General location

Within a four miles radius of the intersection of Ajo Way and Kinney Road

Policies

For development of retail stores in excess of 40,000 square feet within the area described, operating constraints and an enhancement contribution as outlined in a development agreement recorded at Book 12939 Pages 7309-7306 (as may be amended) shall be required as a condition of rezoning. Operating protocols shall be appropriately employed to ensure applicability in comprehensive plan amendments, subdivision review or site development review as necessary.

S-36 Sahuarita Southeast Conceptual Land Use Plan

General Location

Lands east of the Town of Sahuarita, generally south of Pima Mine Road, west of Wilmot Road, north of the Santa Rita Experimental Range consisting of a large block of undeveloped state trust land and adjacent private lands.

Policy

The state trust lands (along with adjacent private holdings) are proposed for urban scale development by the Town of Sahuarita if they are annexed. Development is not expected within the lifespan of the County's 2014 Comprehensive Plan. If the land is to be planned and zoned while under County jurisdiction, the block of state trust land must be brought forward as one specific plan and is so designated on the land use map as Planned Development Community. The adjacent private lands, as they are mostly split into lots, under multiple ownership and not conducive to a specific plan, are designated on the land use map with a land use commensurate with their existing zoning.

Chapter 9: Rezoning Policies – General Location and Policy

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 are labeled "RP" and are numbered individually on the plan map. In parentheses next to the policy is the referenced map in which the rezoning policy lies.

Key to abbreviations
Comprehensive Plan Planning Areas

Abbreviation	Planning Area
ALV	Altar Valley
AV	Avra Valley
CF	Catalina Foothills
C	Central
MV	Mountain View
RV	Rincon Valley
SE	Southeast
SP	San Pedro
SW	Southwest
T	Tortolita
TM	Tucson Mountain
USC	Upper Santa Cruz
WPC	Western Pima County

[Rezoning Policy RP- 138 is new to this update. All other rezoning policies are included from the current comprehensive plan.]

[For this intermediary draft: A number of rezoning policies in the current comprehensive plan are proposed for deletion due to annexation, site is built, no building is proposed due to county ownership, targeted for deletion by the Regional Wastewater Reclamation Department, or another reason. These are noted. In the final version of the plan, the rezoning policies will be renumbered, eliminating any deleted policies.]

RP-1 Skyline / Ina (CF)

Recommendation: Delete
Reason for recommendation: BUILT

RP-2 Skyline / Orange Grove (CF)

Recommendation: Delete
Reason for recommendation: BUILT

RP-3 Craycroft / Sunrise (CF)

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)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-5 Craycroft Road North of River Road (CF)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-6 River Road East of Via Entrada (CF)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-7 Pima Canyon (CF)

Recommendation: DELETE
Reason for recommendation: BUILT/OTHER

RP-8 Roberta Circle / First Avenue (CF)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-9 Sunrise / Kolb (CF)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-10 Ventana (CF)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-11 Oracle Road / Genematas Drive (CF)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-12 Transition / Ina (CF)

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 (CF)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-14 La Cholla Boulevard / Ina Road (T)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-15 Oracle-Jaynes Station Road (CF)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-16 West River Road (CF)

Recommendation: DELETE
Reason for recommendation: REZONED/OTHER

RP-17 Orange Grove / Corona Road (CF)

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 (CF)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-19 Ina Road / Paseo del Norte (CF)

Recommendation: DELETE
Reason for recommendation: IMPLEMENTED REUSE

RP-20 W. Camino Cortaro / N. Oracle Road (T)

Recommendation: DELETE
Reason for recommendation: ANNEXED

RP-21 Kinney and Ajo Regional Activity Center (SW)

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)

Recommendation: DELETE
Reason for recommendation: BUILT, COUNTY PURCHASED

RP-23 Postvale Road / Ajo Highway (SW)

Recommendation: DELETE
Reason for recommendation: REZONED FOR OTHER USE

RP-24 West Montana Street (SW)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-25 South Mission Road (SW)

Recommendation: DELETE
Reason for recommendation: COUNTY PURCHASE

RP-26 Diamond Bell Medium Intensity Rural (ALV)

Recommendation: DELETE
Reason for recommendation: POLICY ALREADY REQUIRED BY CODE

RP-27 Canoa Land Grant/Southwest (USC)

Recommendation: DELETE
Reason for recommendation: SUPERCEDED

RP-28 Upper Canoa Land Grant (USC)

Recommendation: DELETE
Reason for recommendation: BUILT/OTHER

RP-29 Fairfield Green Valley Project (USC)

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)

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)

Recommendation: DELETE
Reason for recommendation: COUNTY PURCHASE

RP-32 Industrial - Duval Mine Road (USC)

Recommendation: DELETE
Reason for recommendation: PURCHASED BY MINES

RP-33 Halfway Station Mobile Home Park Policy (USC)

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 (SE)

Recommendation: DELETE
Reason for recommendation: REZONED PER 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 (SE)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-38 Southeast Corner of Old Spanish Trail and Camino Garanon (RV)

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 (T)

Recommendation: DELETE
Reason for recommendation: BUILT/OTHER

RP-40 Ina and Shannon Road (T)

Recommendation: DELETE
Reason for recommendation: BUILT/OTHER

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

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 the780 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)

Recommendation: DELETE
Reason for recommendation: BUILT

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)

Recommendation: DELETE
Reason for recommendation: BUILT

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

Recommendation: DELETE
Reason for recommendation: PURCHASED BY PASCUA-YAQUI

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

Recommendation: DELETE
Reason for recommendation: REZONED/OTHER

RP-47 Avra Valley Road / Trico Road (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 (SE)

Recommendation: DELETE
Reason for recommendation: REPLACED BY SAHUARITA CONCEPTUAL PLANNING

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

Recommendation: DELETE
Reason for recommendation: IMPLEMENTED IN ZONING

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 (T)

Recommendation: DELETE
Reason for recommendation: UNDER DEVELOPMENT

RP-52 Between Camino Dorotea and Voyager Road (RV)

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 (T)

Recommendation: DELETE
Reason for recommendation: REZONED

RP-54 Empirita Community #2 (MV)

Recommendation: DELETE
Reason for recommendation: COUNTY PURCHASE

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

Recommendation: DELETE
Reason for recommendation: ANNEXED

RP-56 Trico Road / Avra Valley Road (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 (SE)

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, whichever 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. Not-withstanding 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 cacti 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 (SE)

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, whichever 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. Not-withstanding 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 cacti 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 (SE)

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, whichever 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. Not-withstanding 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 cacti 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)

Recommendation: DELETE
Reason for recommendation: COUNTY PURCHASE

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

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)

Recommendation: DELETE
Reason for recommendation: BUILT

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

Recommendation: DELETE
Reason for recommendation: POLICY SUPERCEDED

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

Recommendation: DELETE
Reason for recommendation: BUILT/OTHER

RP-66 Trico Road / Lambert Lane (AV)

Recommendation: DELETE
Reason for recommendation: PLATTED EXIST ZONING

RP-67 Old Vail Road / Colossal Cave Road (RV)

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 (CF)

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)

Recommendation: DELETE
Reason for recommendation: BUILT

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 cacti 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 (T)

Recommendation: DELETE
Reason for recommendation: BUILT

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

Recommendation: DELETE
Reason for recommendation: BUILT/OTHER USE

RP-74 Old Spanish Trail / Coyote Creek (RV)

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 Sections18.31.010B12 and B13.

B. The office use is limited to 2,100 square feet.

RP-75 E. Mary Ann Cleveland Way (RV)

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 (RV)

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 (T)

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 (C)

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)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-81 W. Pelston Street (SW)

Recommendation: DELETE
Reason for recommendation: REZONED

RP-82 S. Meadowlark Avenue (SW)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-83 N. Anway Road (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 (T)

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 (T)

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 (C)

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 (SE)

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 (C)

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)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-91 E. Colossal Cave Road (RV)

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 (AV)

Recommendation: DELETE
Reason for recommendation: BUILT

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

Recommendation: DELETE
Reason for recommendation: ZONED AND DP

RP-94 E. Noyes Street (SE)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-95 N. Clayton Road (AV)

Recommendation: DELETE
Reason for recommendation: REZONED

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

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)

Recommendation: DELETE
Reason for recommendation: BUILT

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)

Recommendation: DELETE
Reason for recommendation: REZONED

RP-101 W. Overton Road (T)

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 (C)

Recommendation: DELETE
Reason for recommendation: BUILT

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

Recommendation: DELETE
Reason for recommendation: REZONED

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

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 (CF)

Recommendation: DELETE
Reason for recommendation: BUILT

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

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 (T)

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, Rhynchelythrum 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. 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 (SE)

Recommendation: DELETE
Reason for recommendation: REZONING/OTHER

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. 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)

Recommendation: DELETE
Reason for recommendation: COUNTY PURCHASE

RP-112 Ryan Airfield-area Mixed-Use Employment Center (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 aviation easements relative to Ryan Airfield. The specific language for inclusion in the disclosure statements and the enactment of the aviation 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. 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.

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 (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. 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.

RP-115 N. Noyes Street/S. Langley Avenue (SE)

Recommendation: DELETE
Reason for recommendation: REZONED

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 (SE)

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.

I. 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.

J. 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. 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 (T)

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. 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. 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.

K. 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 (T)

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. 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.

E. 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.

F. 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.

G. 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 (C)

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.

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

Recommendation: DELETE
Reason for recommendation: BUILT

RP-127 N. La Cholla Blvd (T)

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.

RP-128 South Wilmot Road - Revision (SE)

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 avigation 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 cacti 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 (CF)

Recommendation: DELETE
Reason for recommendation: BUILT

RP-130 Farmers Investment Co./Continental Road (USC)

General Location

North and south of Continental Road at the Santa Cruz River in Green Valley in Sections 14. 23. 24. 26. 27. 34 and 25 of Township 18 South, Range 13 East and Section 3 of Township 19 South, Range 13 East. (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.

RP-131 Magee Road and La Cholla Blvd. (T)

General Location

Northwest corner of Magee Road and La Cholla Boulevard in Section 33 of Township 12 South, Range 13 East. (Concurrent Co7-13-09 and Co9-13-04).

Policy

A. Uses of the property are limited to restaurants with/without a bar and CB-1 zoning uses except for automotive related uses, drive-thru restaurants and stand-alone bars.

RP-132 Sabino Canyon/Cloud Road (CF)

General Location

Northeast corner Sabino Canyon Road and E. Cloud Road in Section 29 of Township 13 South, Range 15 East. (Ref Co7-13-01)

Policy

A. Density shall be limited to a maximum of 13 residences per acre.

RP-133 E. Tanque Verde Road at Agua Caliente Wash (CF)

General Location

North side of Tanque Verde Road at the east bank of Agua Caliente Wash in Section 36 of Township 13 South, Range 15 East. (Ref. Co7-13-07)

Policies

A. The footprint of the proposed development shall be roughly the same as the approved tentative plat on file with Pima County (P-1212-039, SR zoning, Desert Willow Ranch Lots 1-36).

B. The post-development floodplain shall remain planned Resource Transition (RT).

C. Conservation Lands System (CLS) compliance shall be addressed before the rezoning.

RP-134 N. Thornydale Road at W. Linda Vista Blvd (T)

General Location

Southeast corner of Thornydale Road and W. Linda Vista Blvd. in Section 20 of Township 12, South, Range 13 East. (Ref. Co7-13-03)

Policies

A. Notwithstanding the land use designation on the Land Use Plan, areas which will not be removed from the 100-year floodplain through implementation of plans approved by the Pima County Regional Flood Control District and areas of Pima County Regulated Riparian Habitat shall revert to Resource Transition at the next appropriate annual plan amendment program period.

B. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.

C. Due to the nearby location of Mountain View High School, 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 refreshment stand, or uses consistent with an indoor amusement or recreational enterprise.

D. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:

- natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
- the site areas of plan amendment cases Co7-13-04, 05, and 06 are not eligible to serve as off-site set-asides;
- off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
- off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
- the approximate minimum total natural open space (NOS) set-aside is 33 acres, the approximate minimum on-site NOS set-aside is 9 acres, and the approximate minimum off-site NOS set-aside is 24 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

RP-135 N Thornydale Rd/W Cortaro Farms Rd (T)

General Location

Northwest corner of W. Cortaro Farms Road and N. Thornydale Road in Section 30 of Township T12 South, Range 13 East. (Ref. Co7-13-04)

Policies

A. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.

B. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:

- natural open space set-asides will be provided entirely within the amendment area;

- the site areas of plan amendment cases Co7-13-03, 05, and 06 are not eligible to serve as off-site set-asides;
- off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
- the approximate minimum total natural open space (NOS) set-aside is 46 acres, the approximate minimum on-site NOS set-aside is 46 acres, and the approximate minimum off-site NOS set-aside is 0 acres.

RP-136 Thornydale Road at Magee Road (T)

General Location

Northwest corner of W. Magee Road and N. Thornydale Road in Section 30 of Township 12 South, Range 13 East. (Ref. Co7-13-05)

Policies

A. Notwithstanding the land use designation on the Land Use Plan, areas which will not be removed from the 100-year floodplain through implementation of plans approved by the Pima County Regional Flood Control District and areas of Pima County Regulated Riparian Habitat shall revert to Resource Transition at the next appropriate annual plan amendment program period.

B. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.

C. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:

- natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
- the site areas of plan amendment cases Co7-13-03, 04, and 06 are not eligible to serve as off-site set-asides;
- off-site set-aside areas are acceptable to the Pima County Planning Official or designee;

- off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
- the approximate minimum total natural open space (NOS) set-aside is 38 acres, the approximate minimum on-site NOS set-aside is 7 acres, and the approximate minimum off-site NOS set-aside is 31 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

RP-137 Hardy Road east of Thornydale Road (T)

General Location

North side of W. Hardy Road approximately 1,300 feet east of N. Thornydale Road in Section 20, Township 12 South, Range 13 East. (Ref. Co7-13-06)

Policies

A. Post development floodplains and riparian habitat shall be preserved in open space and be identified on the rezoning preliminary development plan and subdivision plat or development plan. This open space shall be protected by covenant and management responsibility identified on the subdivision plat or development plan.

B. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:

- natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
- the site areas of plan amendment cases Co7-13-03, 04, and 05 are not eligible to serve as off-site set-asides;
- off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
- off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
- the approximate minimum total natural open space (NOS) set-aside is 75 acres, the approximate minimum on-site NOS set-aside is 10 aces, and the approximate minimum off-site NOS set-aside is 65 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

RP-138 River / Oracle Mixed Use Area (CF)

General Location

Southeast corner of N. Oracle Road and W. River Road, in Sections 13 and 24 of Township 13 South, Range 13 East.

Description

Redevelopment of 40-acre manufactured home park.

Policies

A. The property owner shall provide a plan for relocation of residents.

B. The property shall be planned to create a mix of residential and non-residential uses.