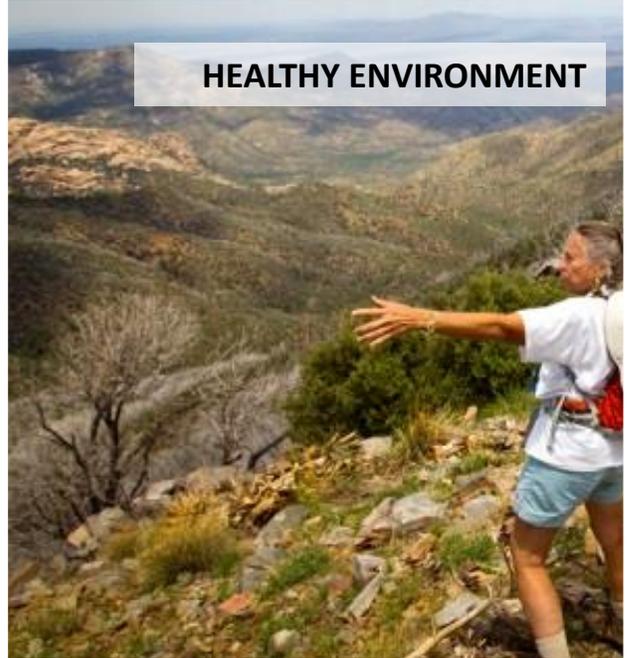


HEALTHY PEOPLE



HEALTHY ENVIRONMENT



HEALTHY ECONOMY



HEALTHY COMMUNITIES

PIMA County The Planning Center ESI Corporation PSOMAS PlanWorks



Pima Prospers ~ Creating a Healthy Future!



Comprehensive Plan

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Introduction

Chapter 1: Introduction and Overview



1.1 Introduction



This 2015 update of the Pima County Comprehensive Plan, Pima Prospers, is truly comprehensive in nature, incorporating many county services and recognizing the county's important role in the region. While maintaining a lens farther into the future, we actively look forward the next 20 years, recognizing that in Arizona, county plans are required to be updated every ten years.

Pima Prospers is the product of an eighteen month planning process, including extensive community involvement, the engagement of all levels of government, the coordinated efforts of various County departments and the review and support of community leaders, residents, business owners and stakeholders, adjacent jurisdictions, and regional and state agencies.

Pima Prospers focuses more intimately on our people and our communities, but also takes a broad view of the County's role in the region and the Sun Corridor, both in partnerships with others and in leadership roles in the services we provide. Pima Prospers is action oriented with a work program that will be administered, monitored and updated annually. **[Note: The full work program will be included as Appendix B once the implementation strategies are put in final draft form.]**

With Pima Prospers, Pima County intends to align, to the maximum extent possible, its annual budget, capital improvement program, and future bonding programs with its comprehensive plan. County actions are taken in full consideration of the plans vision, goals and themes. Over time, implementing policy documents of county agencies such as facilities expansion plans and development review manuals will be reviewed and adjusted as necessary to ensure they are on the same universally shared path. By state law, decisions of land use change must and will be in conformance with the adopted plan. But like all plans, Pima Prospers is understood to be a *Living Document*, one that allows for change as change becomes necessary due to changing circumstances, extraordinary opportunities, or critical needs.

Why this plan and why now?



1.2 Looking Back...Looking Forward...

Pima Prospers recognizes and builds upon the work of the past as it looks into the future. It is the third Comprehensive plan update since our 1992 plan set the modern framework for our planning documents, incorporating many small area plans created over the years into one document. Key policies from those past plans show up in our 2015 plan. The 2001 Comprehensive Plan incorporated the internationally award-winning Sonoran Desert Conservation Plan, which remains one of the key pillars of this plan update.

Pima Prospers is to be our plan looking ahead about 20 years into the future. It has been built on the ideas of hundreds of Pima County residents from Ajo to Vail, Catalina to Arivaca Junction, many business and citizen interests in our communities, representatives from the other jurisdictions in the region, and

more than one hundred county staff members from many departments. It recognizes our role as a county in our region and in the multi-county region of the Sun Corridor. It recognizes that a significant change in our demographics is upon us and everyone who wants to will play a part in the development of its future. It is not meant to be a wish list of the impossible; rather it seeks efficiency and pragmatic improvement in delivering the county's mission in the 21st century. It is meant to be implementable and fiscally responsible.

[This second review draft is a work in progress. It contains draft guiding goals, policies and implementation strategies, but is absent key parts that must come later, after public review. For example, some of the maps that are required in a plan document are finished and certain appendices are not yet completed – an annually updated work program is underway and will come after the policies are set in the next draft.]

1.3 What Has Changed and Will be Changing?

Who We Are and Who We Are Becoming



The 2010 US Census has been completed giving a more up-to-date count and characteristics of the existing population. From the census and other sources, we know our population is changing and certainly becoming more diversified. Our population is getting older with many wishing to age in place, while others want to downsize and move closer to the city center. Aging baby boomers do not necessarily want the same lifestyles as their parents enjoy. Young people see themselves very differently than their baby boomer parents. A growing population means we are also having more kids. But upon graduation, many of our younger people seek their fortunes elsewhere. As a result fewer of us proportionately will be of prime working age. Some families are getting smaller, one and two person households are not uncommon,

but some are growing larger. The demand for multi-generational housing is increasing, some by choice and some by necessity. We expect that as a county, our population will become increasingly Hispanic, and will eventually change to where the majority is made up of ethnic and racial minorities. In most of these trends, we mirror nation-wide expectations. **[Note: this will be discussed in more detail in a later draft of the plan along with expected changes in employment.]**

Regional Vision

The Imagine Greater Tucson regional vision was put forward after a lengthy and involved public process, and was accepted by the Board of Supervisors in 2012. While this does not make for a complete vision for the County, especially outside the metropolitan Tucson area, this plan now reflects the vision and the county's role in the region. It also means we make sure we have provided adequate choices in housing and transportation where possible.

Renewed Focus on Economic Development

With the Board of Supervisors adopting the County Administrator's strategic plan, this focus has intensified since the last Comprehensive Plan. The topic is now covered and interlinked with other elements in Pima Prospers.

Growing Smarter Scorecard

In 2009, as part of the implementation of Arizona's Growing Smarter Acts, Pima County like all jurisdictions filled out and submitted the Arizona Smart Growth Scorecard, a self-assessment questionnaire. While we did well overall, scoring 83%, there were areas in which we fell short in our 2001 plan. Examples include a lack of a tie between the Comprehensive Plan and capital improvement programming, not having a stated vision, addressing adaptive reuse of existing buildings to a much greater extent, metrics for tracking certain plan components, and how we addressed affordable housing, social services, air quality and transit oriented development. For the most part these can be addressed in Pima Prospers. The Scorecard can be viewed at www.pimaprospers.com

State of Arizona requirements

State law mandates that the Comprehensive Plan be reviewed and updated every ten years, and for a dynamic area like Pima County, that is a must. The State Legislature gave local governments some extra time and a revised deadline for adoption of July, 2015. The county's current comprehensive plan was completed in 2001, with some major policy amendments such as on water supply, transfers of development rights and on military airports subsequently adopted. However, the plan does not meet the relatively new state of Arizona requirement to include an energy element, the addressing of sand and gravel resources and specific language required by the Attorney General's office regarding the vicinity of military airports.

Land Use

Compared to past Pima County plans, proposed land use map changes are comparatively few, as for the most part, this plan focuses on regional infill and logical suburban expansion of some parts of the unincorporated area being or having been reviewed by municipalities in their planning. There is only modest room to grow in unincorporated Eastern Pima County without massive increases in new public infrastructure and/or the suburbanization of rural or open lands with significant physical constraints. **The land use maps in this draft of the plan show (a) a limited number of proposed modifications put forth by staff, (b) modifications resulting from staff analysis of special requests that were submitted prior to August 15, 2014, (c) modifications due to revised categories in the proposed land use legend described below, and (d) corrections from the current plan dating from 2001. Draft 1 had shown possible areas where change might occur, but as expected in this draft, changes were recommended in some but not others.**

Additionally we have made several changes to the legend of land use categories on the land use maps, after due consideration, as necessary to bring the plan up-to-date with current trends and perceived need based on staff's and the public's observations. These include, among others, the return of "Resource Conservation" for conservation lands the county holds in fee or perpetuity; renaming what was "Resource Transition" to "the more descriptive "Resource Sensitive"; splitting the wide ranging "Medium Intensity Urban" which has been 0-10 residences per acre plus office uses into two categories; reducing the number of commercial categories; and adding a Mixed Use commercial/residential/employment category.

Updates

Our plan has been updated to eliminate primarily land use policies that have already been implemented or are no longer relevant due to annexation as an example. Some of these are general in scope, but many were specific to certain parcels of land, usually as the result of individual comprehensive plan amendments in the past which have subsequently either been developed or abandoned.

Overall content, Format and Presentation

Pima Prospers reflects a very different format than past plans, partly because the content has been greatly expanded as discussed above and because we have taken a more comprehensive approach, since so much of what makes up a county and what county staff does are very much interconnected and interrelated. Our background analysis and land use maps are presented on 13 planning areas, partially based on watersheds, as opposed to the seven sub-regions used in the previous update. The content will look different as well, as we have better distinguished between background statements, goals, policies and strategic implementation actions.

1.4 What We Mean by “Pima Prospers”?

Why the title Pima Prospers? Moving forward, the county must advance on multiple fronts. Our economy must assuredly prosper and grow. Our environment must be nurtured and prosper. Our people must have the tools to allow them to individually prosper as well. We must create opportunities in which our people can prosper: as individuals and families, together in our communities and in our region. We want to celebrate and capitalize on what we love about our county...our diversity, our culture, our arts and our natural beauty. We must seek to improve our overall quality of life and standard of living, find solutions that raise all boats and build the communities that meet our needs but also for the coming generations whose wants and needs will be in some ways, different than those who live here today.

1.5 The County’s Role in the Region

For most of or the entirety of the county, Pima County Government means public health services, our public library system, our flood control district, much of the court system, workforce development and training, our animal care center, the wastewater reclamation system and so much more. For the unincorporated area, outside of cities and towns and tribal nations, the County means transportation, parks and recreation, the sheriff, the conservation lands system, long-range planning, building and zoning permit review, and more.

Regardless, there are critical relationships that must be fostered between cities, towns and the county, school districts and fire districts, water providers, economic development, social and health service non-profits, our institutions of higher learning, our business community, and our community and neighborhood leaders. We believe that we, along with our partners must focus regionally to resolve countywide issues.

We recognize that Pima County is not an island, that we play a potential critical and strategic role within the State of Arizona, as a part of the Sun Corridor, the central spine that links from the international border into northern Arizona, the central spine where Maricopa, Pinal and Pima Counties, especially their cities and towns, will likely see the lion’s share of job and economic growth in the state.

As noted especially in the Economic Development Element of this plan, our relationship with Mexico is of paramount importance and needs to be addressed as a two-way partnership.

1.6 Our Expected Population

Population growth trends in the United States are expected to continue. While very recent trends show the slowest growth *rates* since the Great Depression (due primarily to the recession with less population movement and delayed child bearing, an aging population, and a recession-based decline in immigration), actual population will continue to climb. It took 52 years to grow from 100 million to 200 million people in 1967 and 39 years to grow from 200 to 300 million. Slowing growth rates since the recent deep recession mean current estimates peg the United States population to grow to 400 million in 2051, 45 years since 300 million. (US Census Bureau statistics)

Pima County is part of the Sun Corridor, one of 23 “megapolitan areas” expected to collectively share the largest population and economic growth of the country, and stretching south to north through the central core of Arizona from the Mexican border to about the Prescott area. The Sun Corridor (for purposes of this comparison, a three-county area of Maricopa, Pinal and Pima counties) totaled 5.2 million people in the 2010 Census. While pre-recession targets showed the Sun Corridor growing to 10 million people by 2040, that number, similar to the country as a whole, has been scaled back to almost 9 million. While the major share is expected to be subsumed by Maricopa and Pinal Counties, Pima County will both grow and be affected in various ways by the growth of the Corridor overall.

By 2035, the time frame of our Comprehensive Plan, current projections suggest Pima County overall will grow to approximately 1.3 million with people within the unincorporated area accounting for approximately 454,000 people, or 34.9% of the county’s projected population (assuming current boundaries of cities and towns, which of course will change over those 20 years). The 2010 Census comparatively was 980,263 people in the county, with the unincorporated county accounting for 353,264 or 36% of the population. This is lower than past pre-recession projections. Our slower growth rate reflects (1) the results of the recession, and (2) the expectations that most of the growth of the county will be within incorporated jurisdictions, most notably the City of Tucson and the Towns of Marana and Sahuarita.

1.7 Hearing the Public

From late fall of 2013 through the first quarter of 2014, we held 14 community meetings throughout the county. We gathered public opinion at four targeted events: Tucson Meet Yourself, the TMC Half Marathon, Thanksgiving in the Barrio and the Tucson Festival of Books, as well as holding a targeted event at the Downtown campus of Pima Community College. Multiple community stakeholder meetings were held mostly at the invitation of the group, usually consisting of presentations with comments and questions.

We used a unique on line tool called MindMixer asking two sets of questions, general ones in the fall of 2013 and more specific ones in spring of 2014. We received hundreds of comments through MindMixer. Reports from each of the community conversations and the fall MindMixer comment summary can be found at www.pimaprospers.com. All of the public participation actions and results will be reported in an Appendix of this plan. **[Note: this compilation will be available as the plan nears completion in a later draft of the plan as Appendix C.]**

While there were differences amongst individual areas of the County, a very quick summary of our public engagement process was that we heard most often about the following:

1. Infrastructure (especially transportation – road maintenance, circulation in general and non-automobile forms)
2. Economic development and jobs
3. Social services
4. Parks and Recreation
5. Community Character and Design

Over 75% of the comments addressed these topics. We received many, many comments covering much of what the county provides as services, but also comments on services the county does not provide, either directly or indirectly, including water service, broad K-12 education, and power supply, for example. This indicates to us that the public is less concerned about who addresses issues than that the issues are being addressed by somebody. **[Each comment will be reported in Appendix C to the plan when written.]**

1.8 Vision

After an intensely public process over approximately two years, the Imagine Greater Tucson regional vision was put forth in 2012 and accepted by the Board of Supervisors later that year. A core premise behind the vision is to create “a region where we want to live, and where our children and our children’s children will want to stay.” 66 individual values were categorized into nine interrelated categories:

- Accessibility
- Environmental Integrity
- Educational Excellence
- Good Governance
- Higher Education
- Quality Neighborhoods
- Healthy Communities
- Prosperity
- Regional Identity



The IGT report saw that to make the vision a reality, to meet the needs of current and future generations, the following interconnected steps would be necessary, regionally:

- Create more residential choices and appealing places, especially for younger and older people throughout the region.
- Diversify and strengthen our economy.
- Continue to make our environment and conservation of key areas of our undeveloped desert a priority in regional and personal decisions.
- Improve access to goods, services, and destinations for all residents.
- Increase regulatory certainty, regional collaboration, and meaningful public participation.
- Make our region more compact by focusing on design, increasing density, and encouraging infill development where appropriate.
- Maximize investments in infrastructure through efficient use of land.

The complete vision document can be accessed at <http://www.imaginegreatertucson.org/about/vision-principles/>

While each of these categories and steps are critical to the region as a whole, Pima Prospers seeks to incorporate, as appropriate, goals, policies and implementation strategies that move the Regional Vision forward. Given that there is less potential for major land use changes in the unincorporated county, the focus on achieving the Vision will be in the provision of services and in intergovernmental and public-private-nonprofit partnerships in the coming years.

In addition, we recognize that we are not one community; we are many communities, many neighborhoods. We are interlinked without doubt, but we are diverse and proud of it. The unincorporated communities of Ajo and Picture Rocks, Green Valley and Arivaca, Corona de Tucson and Vail, Catalina and Casas Adobes as well as the many hamlets in between each share certain needs but each deserve special attention.

For those communities that are separated from or less linked to the metropolitan Tucson area, each needs to have and develop its own vision and if there is interest, its own community planning document in addition to the overarching vision. And for those areas, and for fully developed areas inside the unincorporated portion of the metropolitan area, the land use aspects of the regional vision may not be as relevant as the economic, social and environmental aspects of the vision.

As a county, we will need to work in partnership with other local jurisdictions and many in the community and regional business sector, non-profit sector and citizens to help bring the vision about regionally.

1.9 Themes and Principles

Within the vision, this plan is guided by key principles which appear as themes throughout the document.

We seek to create and maintain Healthy Communities – this plan’s core organizing principle. Pima County is a series of communities. The principle of healthy communities means that our communities provide the opportunities necessary for people to thrive. It means economic growth, social vitality, environmental responsibility, access to healthy food, personal health and to the extent possible, transportation and housing choices. There is assuredly a perfect ideal of a healthy community for which we strive, but there is also the reality of scarce resources which means priorities must be set and money used wisely. We recognize also that here in the west, our communities have an expectation of personal responsibility, and that the government cannot solve all problems and all conflicts.

We seek to make changes to our land use regulations in the unincorporated area so we can treat truly rural lands and lifestyles differently from suburban lands and lifestyles. Little of unincorporated Pima County could be considered urban, as urban lands are within and expected to be within cities and towns. The unincorporated part of Pima County consists of rural, suburban and a limited amount of urban scale lands. Much of our suburban area is built or with entitlements to be developed. What are left are largely, though not exclusively, infill or revitalization opportunities. Our suburban landscape, where feasible, needs to offer choices in housing styles and densities, transportation alternatives, employment and shopping, recreation and conserved land. For our rural lands, small unincorporated towns and hamlets of size, we recognize the need to acquire basic goods, provide employment, and provide social and recreational outlets especially for youth and our older populations. Rural lands also account for the majority of resource productive land uses in addition to conservation lands.



Our unincorporated small towns, such as Green Valley and Ajo, must flourish as sub-regional centers to meet all or most all of the daily needs of the residents and businesses. Each community is different as to those specific needs, and must be recognized as such. Whether small town or rural hamlet, if there is a gap between the need for certain services and the fiscal realities of obtaining that service, the community must entertain an honest conversation about what needs to change to attract the service or make it happen.

Pima Prospers is based on the belief that we can continue to conserve our cultural heritage and critical wildlife habitat, proactively work to grow our economy and raise our per capita income, and work to improve our existing physical and social infrastructure. These concepts, often placed in conflict with one another, are not only not mutually exclusive, but interdependent and more or less equally necessary.

As we move forward, we are going to have to find ways, making changes as necessary, to adapt to changing desires of newer generations of people, technological changes on all fronts and all kinds, and to changes in climate. We can fear these changes and hide from them, or make them happen and improve the quality of life individually and as communities.

We must approach how we bring about needed changes recognizing that our communities are a system and that we must work systematically, efficiently, humanely and creatively to do the right thing, especially as we know that there will never be enough money or time to do otherwise. Much of what we do is regional in nature, and the County will continue to play an active role in setting and helping to carry out the regional cooperative agenda. How we implement our plan with all parts of the county working in a united and constructive manner and with partners in the nonprofit, private and governmental sector will be telling.

We approach our work with the adage that, to be successful at the end of the day, we shall strive to raise the quality of life. The policies of this plan will help govern the County's direction over the next ten years. Decisions in implementing the plan- the large and bold, but also the small and seemingly less important- will be paramount in how Pima County as a government performs and grows and conserves over the lifespan of this plan. Implementation actions should be multidisciplinary, measureable, and monitored.

1.10 Game Changers

As noted previously, comprehensive plans are a statement of visions, goals and policies for a county. There are potential changes that may or may not happen during the ten year lifespan of this plan that we must recognize as possibilities. If any of these occur, the county may need to significantly revise at least some aspects of the comprehensive plan prior to the next ten year update. Needed change would have to be analyzed and identified based on the facts as they exist at the time and extent of the impact, positive or negative. These potential “game changers” include but are certainly not limited to:

- A significant change in the mission at Davis-Monthan Air Force Base;
- Decisions to move forward with and identification of an alignment of an international trade corridor;
- Delayed recovery from Great Recession;
- Opportunities for new major employers or major expansion of existing employers, especially in locations unforeseen by this plan;
- Climate or drought issues beyond the extent addressed within the plan; and
- New mine development.

1.11 Thank you to all Participants

Pima Prospers has been a shared community effort and many thanks go to the residents of the county for sharing their thoughts from the beginning of the process and often throughout. The efforts of very diverse communities are reflected in the efforts that are compiled in the Community Involvement appendix of the plan. **[Note: Will be forthcoming as Appendix C but not included in this Draft 2]**

[An Acknowledgement Section to be provided in a subsequent draft will list the Guidance Committee, all participating county staff, advisors, consultant team, Commission and Board of Supervisors]

Comprehensive Plan Structure

Chapter 2: How to Use This Document



2.1 Pima Prospers Comprehensive Plan Structure

The Pima County Comprehensive Plan includes this Policy Plan, five appendices and an executive summary as outlined in Figure 1. The Pima County Comprehensive Plan includes:

- The Executive Summary (loose-leaf);
- The Policy Plan (Vision, Goals, Guiding Principles, Maps and Policy Framework and Implementation Measures);
- The Background and Current Conditions Volume (Appendix A);
- The Implementation and Plan Monitoring Volume (Appendix B);
- The Public Participation Plan (Appendix C);
- The Fiscal Impact Analysis Study (Appendix D); and
- The Glossary and Sources (Appendix E).

[Note: Appendices A to D are forthcoming and not currently a part of this draft. Appendix E is a part of Draft 2, but subject to further additions in the next draft.]

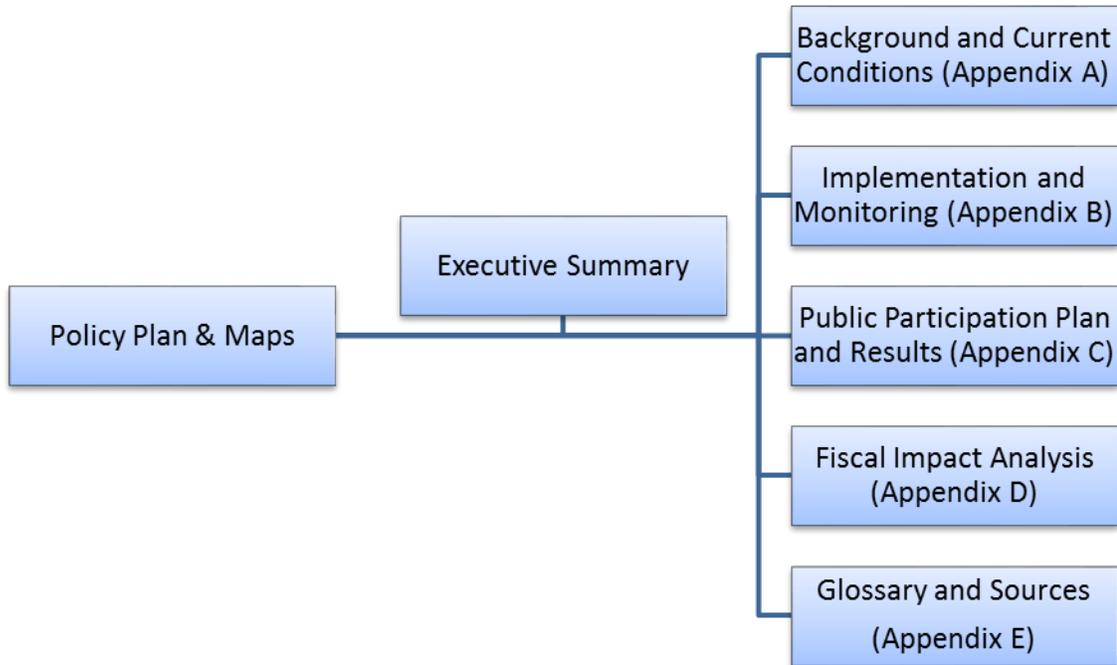


Figure 1: Pima Prospers Comprehensive Plan Documents

Appendix A: Background and Current Conditions. Serves as the backbone for the preparation of the policy framework and implementation sections of the County Comprehensive Plan.

Appendix B: Implementation. Includes the implementation measures prioritized by lead department, time-frame and available funding mechanism. It also includes strategies for plan monitoring and evaluation of plan progress.

Appendix C: Public Participation. Outlines the Public Participation Plan adopted by the Board of Supervisors early in the planning process and includes a summary of public outreach efforts.

Appendix D: Fiscal Impact Analysis. Analyzes economic/fiscal impact of land use plan relative to cost and available resources.

Appendix E: Glossary and Sources. Includes glossary of terms and sources.

[Note: Appendices A to D are forthcoming and not currently a part of this draft. Appendix E is a part of Draft 2, but subject to further additions in the next draft.]

2.2 Pima Prospers Policy Plan Structure

Figure 2 shows Pima Prospers Policy Plan structure. The Comprehensive Plan includes the County's vision, guiding principles, goals, policies and implementation strategies necessary to maintain and enhance Pima County's economy, environment and communities. Implicit in those goals will be challenges and opportunities associated with:

- **Demographics and Socioeconomic Conditions**
- **Use of Land**
 - Development-related
 - Conservation-related
- **Physical Infrastructure Connectivity**
 - Mobility/Circulation
 - Water Resources
 - Energy
 - Wastewater
 - Environmental (Air Quality and Solid Waste)
 - Communications
 - Public Buildings and Facilities
 - Trails
 - Flood Control/Drainage
 - Countywide Infrastructure Concurrency
- **Human infrastructure Connectivity**
 - Health Services
 - Public Safety and Emergency Services
 - Parks and Recreation
 - Workforce Training
 - Arts and Entertainment
 - Library Services
 - Animal Care
 - Food Access
- **Economic Development and Jobs**
 - Business Retention, Expansion and Attraction
 - Tourism as an Economic Engine
 - Positive Climate for Business
 - Our People as an Economic Driver
 - Arts Districts as Tools for Economic Development
- **Cost of Development and Available Resources**

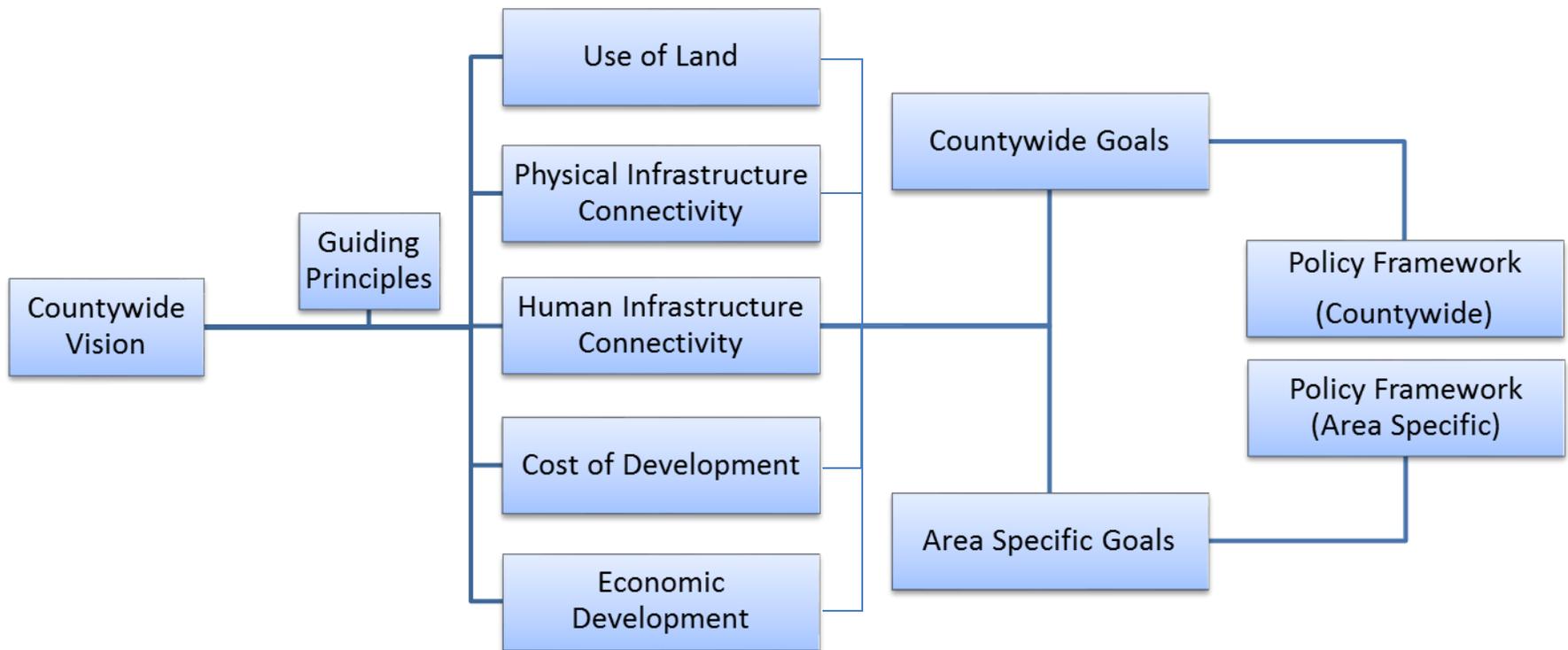


Figure 2: Pima Prospers Policy Plan Structure



Pima Country Educational Hike on Oracle Ridge Trail, Santa Catalina Mountains, With Martha Burgess and Meg Quinn

2.2.1 Jurisdictions and Planning Areas

Pima County consists of several jurisdictions, of which the city of Tucson is the largest and is the county-seat. The vast majority of the county population lies in and around Tucson, filling much of the eastern part of the county. Tucson, Arizona's second largest city, is a major commercial and academic center. The other jurisdictions are the Town of Oro Valley, the Town of Marana, the Town of Sahuarita, and the City of South Tucson. There are several unincorporated communities in Pima County such as Ajo, Why, Green Valley, Catalina, Robles Junction, Arivaca, and Picture Rocks. The County also includes two sovereign nations: The Tohono O'odham Nation and the Pascua Yaqui Tribe. The Tohono O'odham Nation comprises the largest land mass for Central Pima County and also includes the physically separate San Xavier District in the Tucson Metro Area. The Pascua Yaqui Tribe has a growing land ownership in the southwest part of the Tucson Metro Area. The rest of the county is rural in nature. Over one third of the County's population lives in the unincorporated area.

Consistent with the Pima County Infrastructure Study undertaken in 2011, thirteen planning areas have been delineated for the purpose of distinguishing opportunities and challenges for land use, the provision of services and infrastructure, and economic development. The planning areas used for this study included incorporated as well as unincorporated areas. They include:

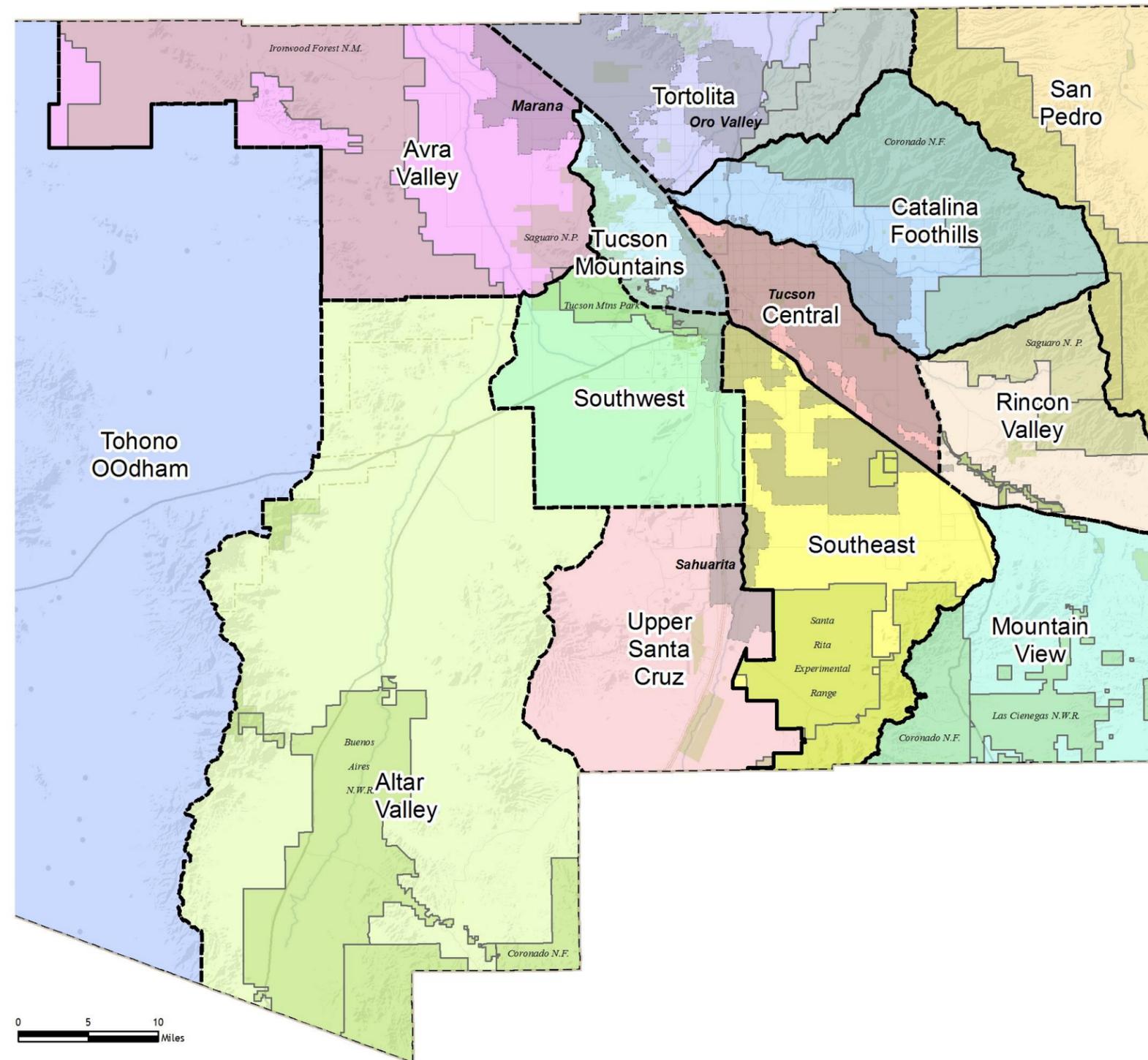
1. Avra Valley
2. Tucson Mountains
3. Southwest
4. Altar Valley
5. Upper Santa Cruz
6. Mountain View
7. Southeast
8. Central
9. Catalina Foothills
10. Rincon Valley
11. Tortolita
12. San Pedro
13. Western Pima County

For purposes of land use analysis, only the unincorporated portions of these planning areas were considered. Exhibit 2.2.1 and Exhibit 2.2.2 show planning areas within the County.

[The Background and Current Conditions Volume will be included as Appendix A in a future draft. This appendix further defines these areas.]

Exhibit 2.2.1

Planning Areas (East)



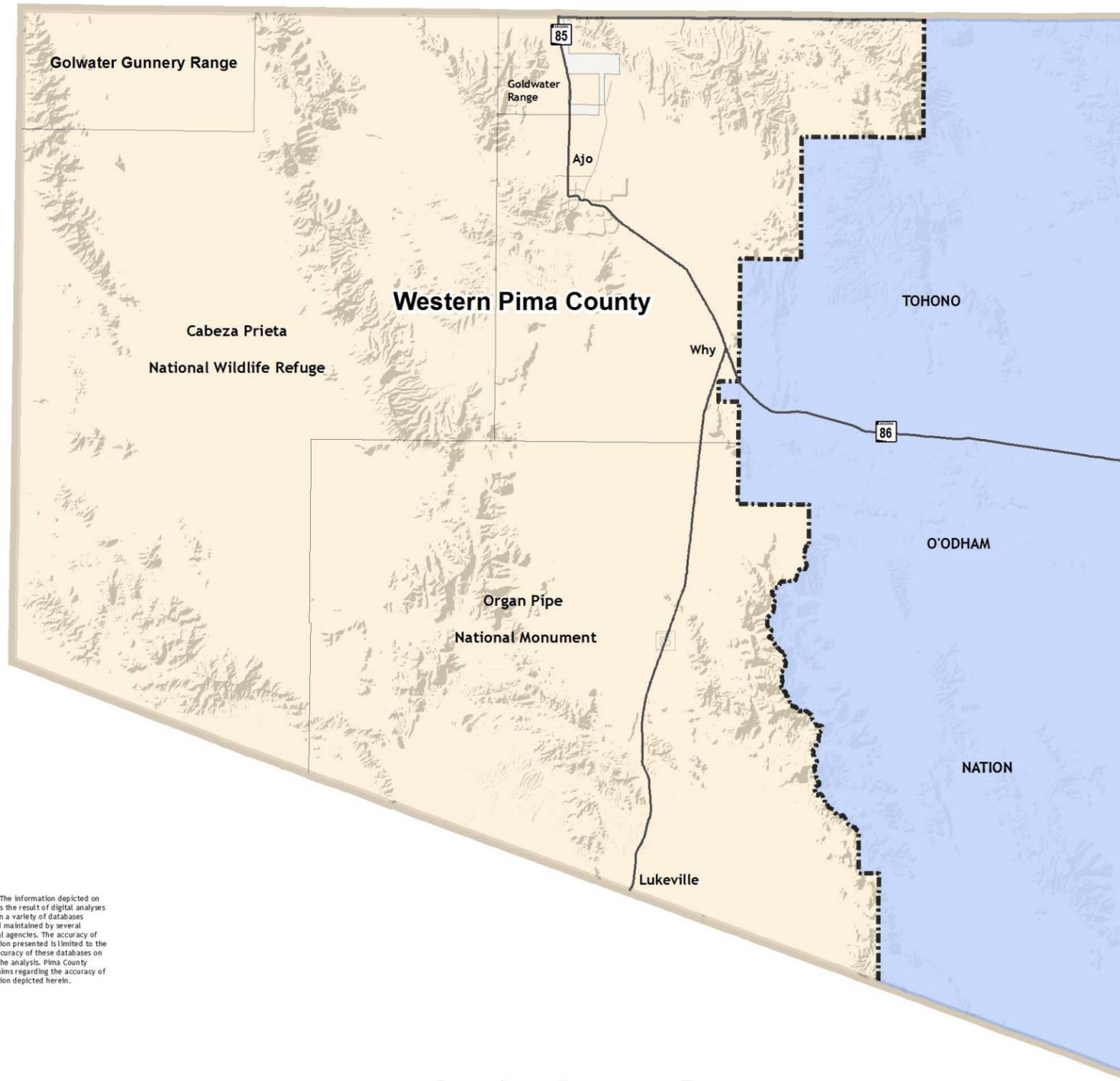
- Altar Valley
- Avra Valley
- Catalina Foothills
- Central
- Mountain View
- Rincon Valley
- San Pedro
- Southeast
- Southwest
- Tohono O'odham
- Tortolita
- Tucson Mountains
- Upper Santa Cruz
- Planning Area Boundaries

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Exhibit 2.2.2

Planning Areas (West)



-  Tohono O'odham Nation
-  Western Pima County

Disclaimer: The information depicted on this display is the result of digital analyses performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the collective accuracy of these databases on the date of the analysis. Pima County makes no claims regarding the accuracy of the information depicted herein.



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2.3 Using the Document

Chapter 1 of this Comprehensive Plan provides the **Vision** for the plan, the overall organizing principle for the plan, and some context for its content.

Each chapter (3-5) is organized by element within that overall topic area. Within each element are goals, which tie back to the Vision as expressed in Chapter 1. Chapter 6 and 7 are organized exactly the same but each is a specific element of the plan by itself. Each goal has one or more policies which represent policy guidance to the County staff. Under each goal, there may be implementation strategies particularly when a new action is to be undertaken.

Not all policies have specific implementation strategies, especially if the policies refer to items that are currently being implemented or are ongoing. To avoid repetition, an implementation strategy may implement multiple policies, perhaps even from differing elements. **[Note: The “who, when, and how” of all the strategies will be addressed in further detail in Appendix B, when completed. Appendix B will serve as a working document reflecting completed work and modified work for budgetary and other reasons through the lifespan of the plan]**

Chapter 8 includes the **land use legend** for the land use maps and the **land use maps** themselves. Chapter 3 in the Environmental Element also includes the Maeveen Marie Behan Conservation Lands System, and Chapter 4 in the Flood Control and Drainage Element also includes the 13 Regional Hydrology Maps, both sets of which are to be used in conjunction with the land use maps. Maps are considered plan policy in addition to the written word.

Chapter 9 contains two separate documents: **Special Area Policies** and **Rezoning Policies**. Special Area Policies are general policies that only apply to specific areas of the county. Most of these are carried over from previous county plans but are nonetheless valid. Rezoning policies apply to a specific parcel or parcels of land and are usually the result of a previous comprehensive plan amendment. Both Special Area and Rezoning Area policies are identified by number in the appropriate locations on the land use maps in Chapter 8.

Chapter 10 contains guidance and direction as to how this Comprehensive Plan is to be implemented.

Use of Land

Chapter 3: Use of Land Goals and Policies



The overarching goal of this chapter is to guide land use, housing, conservation, and community design decisions consistent with the plan’s vision and based on the community input. This Use of Land chapter advances the welfare of our people and our communities by creating convenient, equitable, healthy, efficient, and attractive environments for present and future generations. The goals and policies of this chapter seek to use land efficiently, provide the necessary balance of uses in a compatible form, protect natural resource systems, meet social and public needs, respect the unique local culture and geography, and do it all in a financially responsible way.

This chapter includes the following elements of the Comprehensive Plan:

- Land Use
- Focused Development Investment Areas
- Open Space
- Environmental
- Housing and Community Design
- Cultural Resources

All of these elements work together as they address the physical use and habitation of space, whether in terms of development, conservation or a combination of both.

Respectively, these elements meet the state requirements for County comprehensive plans: Land Use Element, Growth Area Element, Open Space Element, and a portion of the Environmental Element.

3.1 Land Use Element

The Land Use Element designates the proposed general distribution and location and extent of uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and conservation lands. Section 11-804 of the Arizona Revised Statutes requires the land use plan to include: (a) “standards of population density and building intensity recommended for the various land use categories”; and (b) “specific programs and policies that the County may use to promote compact form development activity and locations where those development patterns should be encouraged”. The former is covered in the land use maps and land use legend. The latter is covered in this section of the plan.

In addition to meeting state requirements the Land Use Element integrates land use development strategies with physical infrastructure, human infrastructure, economic development and resource conservation to create a healthy region. The land use element addresses development patterns, mix of uses, uses for suburban, urban, rural areas, compact form, horizontal/vertical form, connectivity and specific tools such as health impact assessments, transferable development rights, and more detailed community plans.

When evaluating land use changes for implementation, in addition to land use and other policies, the set of special area and rezoning policies outlined in Chapter 9 may apply and, if so, must be consulted.

Note that if an issue is not addressed in this chapter, it may be addressed in another overlapping chapter.

Goal 1: Integrate land use strategies with physical infrastructure, human infrastructure, economic development, and resource conservation to ensure the long-range viability of the region

Policy 1: Promote land use patterns that support healthy people, a healthy environment, and a healthy economy.

Policy 2: Provide an appropriate mix of land uses that:

- a) Supports a balance of housing, employment, shopping, recreation, and civic uses;
- b) Furthers expansion of economic development goals;
- c) Promotes the integrated and efficient use of infrastructure and services; and
- d) Conserves, protects and maintains culturally and biologically important lands.

Policy 3: Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County.

- Policy 4:** Maintain hydrologic integrity, wildlife corridor connectivity and contiguous open space corridors by establishing open space priorities in regulatory floodplains and regulated riparian areas.
- Policy 5:** Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place.
- Policy 6:** Support and incentivize horizontal and vertical mixed use development and redevelopment in character and scale with existing development in:
- a) Urban intensity land use categories;
 - b) Rural Crossroads;
 - c) Suburban activity centers; and
 - d) Key transportation corridors;
 - e) Community nodes and gateways;
 - f) Industrial and employment centers; and
 - g) Innovative infill development in brownfield areas and Revitalization Development Opportunity Corridors (See also Element 3.2. Goal 3).



Vertical Mixed Use (retail or office on ground floor with residential on second floor)



Horizontal Mixed Use – Government Services/Offices with Integrated Gathering Places Providing Bicycle and Pedestrian Connectivity.

- Policy 7:** Require all mixed use developments to incorporate design elements for walkability, bikeability and access to work, school, services, infrastructure, and healthy foods.
- Policy 8:** Consider in all land use decisions access to work, school, services, infrastructure, and healthy foods to create healthy communities, including pedestrian and bicycle infrastructure and amenities.
- Policy 9:** Promote Transit Oriented Development (TOD) where appropriate.
- Policy 10:** Support infill and revitalization efforts in approved Community Development Target Areas (See also Element 3.2. Goal 2).
- Policy 11:** Encourage the use of the Conservation Subdivision Ordinance (CSO) for proposed subdivisions in the Conservation Lands System located in CR-1 (one site-built home per acre) or less intense zones, meeting all Conservation Land System (CLS) applicable requirements if a land use change is required.
- Policy 12:** Encourage the use of Health Impact Assessments (HIA) as a tool for measuring the health impacts of land uses in public and publicly funded policies, programs, and projects.

Policy 13: Continue to maintain a voluntary Transfer of Development Rights (TDR) program by:

- a) Identifying additional TDR receiving areas;
- b) Identifying additional TDR sending areas only if adequate receiving areas are established;
- c) Eliminating barriers and strengthening opportunities to implement the TDR program; and
- d) Considering applicability to nonresidential development.

Policy 14: Assist the community of Ajo in the preparation of a community plan.

Policy 15: Consider preparation of community plans for other unincorporated communities or hamlets if desired by the residents and businesses.

Policy 16: Explore options to address the re-use of retired/abandoned golf courses.

Policy 17: Support developments, particularly “Planned Development Communities” within Lighting Areas E1a, E1b, and E1c (as defined in Ord. 2012-14), that voluntarily establish “Dark Skies” mitigation efforts beyond the outdoor lighting code requirements.

Goal 1 Implementation Measures:

- a. Update the Zoning Code and Subdivision standards as necessary to conform to the Comprehensive Plan and to serve as its primary implementation tool.
- b. Examine, and improve as needed, the interagency, interdisciplinary approach to reviewing land use actions in furtherance of the vision and plan policies.
- c. Implement preferred land use patterns per the above policies (e.g. Policies 1-8) through land use change actions in conformance with the land use legend.
- d. Further study to identify areas where mixed use and Transit Oriented Development are appropriate, and propose amendments to the Comprehensive Plan as necessary.
- e. Annually monitor and evaluate progress towards implementing Comprehensive Plan policies through a formal monitoring program as outlined in the Administration chapter.
- f. Identify funds for the preparation of a community plan for Ajo.
- g. Implement Special Area Policies and Rezoning Policies included in Chapter 9.
- h. Create and update applicable design manuals which support land uses leading to healthier communities.
- i. Continue to notice the Mt. Hopkins and Kitt Peak agencies of any specific plan, rezoning, or comprehensive plan requests within their effected areas.

Aggregate Mining Operations

Pima County is endowed with many mineral resources, not only copper mines, but also important products such as sand, gravel, and limestone, used every day in supporting the infrastructure of our region. State legislation requires the County to maintain land suitability for aggregate mining operations. State maps showing locations of these operations are not yet available. The state also requires the County to adopt policies to preserve currently-identified, aggregate mining operations and to avoid their encroachment by incompatible land uses that may impede the expansion of future aggregate mining operations.

Aggregates are particulate materials such as sand, gravel and crushed stone, used on construction to make concrete and are typically mined from riverbeds. This chapter's goals and policies are to minimize potential conflicts between aggregate mining and nearby uses for the benefit of both parties.

Goal 2: Maintain land suitable for aggregate mining operations in accordance with State Statutes

- Policy 1:** Ensure that proposed land uses within the unincorporated areas of the County are compatible with sources of currently identified aggregates as mapped by State of Arizona agencies when such maps are made available.
- Policy 2:** Ensure that aggregates identified on those maps within the unincorporated areas of the County are protected from encroachment of incompatible land uses to the extent practicable and necessary
- Policy 3:** Evaluate current and future aggregate mining areas to identify locations that can be repurposed for other uses upon closure (e.g. regional detention).

Goal 2 Implementation Measures:

- a. Integrate potential aggregate mapping data into County mapping system, once mapped information is available from the State.
- b. Once mapped areas are available, identify and adopt legal and practical means to protect identified aggregates from incompatible land uses through the development review process and any other applicable mechanism.

Military Airports



Davis-Monthan Air Force Base, Pima County, Arizona

Territory in the Vicinity of a Military Airport or Ancillary Military Facility and High Noise and Accident Potential Zones

This Comprehensive Plan and all zoning regulations of the County comply with all applicable State statutes, including those statutes pertinent to (1) territory within the vicinity of a military airport or ancillary military facility and (2) land within the high noise and accident potential zones of Davis-Monthan Air Force Base (DMAFB) or any ancillary military facility. The language and provisions of this Comprehensive Plan comply with the A.R.S. §28-8481, and any construction or interpretation contrary to A.R.S. §28-8481 is hereby rejected and renounced.

The goals and policies comply with the February 2004 The Arizona Compatibility Project: Davis-Monthan Air Force Base/Tucson/Pima County Joint Land Use Study (JLUS). The study guides the decisions made by a variety of public and private entities in relation to compatible land use around DMAFB. The JLUS study defines recommended compatible uses and performance standards used by Pima County (and the City of Tucson) to guide development in order to protect DMAFB's mission and its economic benefits, while increasing the economic diversity and viability of the community by facilitating the development of other key sectors in ways that are compatible with DMAFB's mission.

Other policies in this subsection are based on the February 2004 Board of Supervisors resolution, reiterating the County commitment to work proactively with DMAFB and other entities to implement the JLUS and take other actions to protect the interests of the community and future mission of the base, as necessary.

Please note the Economic Development Chapter (See Chapter 6) includes many implementation strategies to protect the military operation and functionality of DMAFB and the 162nd Air National Guard Fighter Wing.

Goal 3: Protect the Military functionality of Davis-Monthan Air Force Base and the 162nd Air National Guard Fighter Wing

- Policy 1:** Ensure that DMAFB and National Guard operations are not adversely impacted by encroaching incompatible development.
- Policy 2:** Continue to coordinate with DMAFB to protect operations and maximize resources.
- Policy 3:** Prohibit new and expanded residential development within the high noise or accident potential zones except pursuant to:
- a) A development plan or building permit issued prior to the completion of the *Davis-Monthan Air Force Base City of Tucson and Pima County Joint Land Use Study (JLUS)* February 2004;
 - b) A written compatibility finding issued by Davis-Monthan AFB; and/or
 - c) An agreement between the County and Davis-Monthan AFB.
- Policy 4:** Support the recommendations of the Governor’s Military Facilities Task Force.
- Policy 5:** Continue to pursue purchase of development rights and support land acquisition efforts by other entities within the Approach/Departure Corridors and Accident Potential Zones (APZs).
- Policy 6:** Continue to work collaboratively with the University of Arizona to develop the UA Tech Park as the major economic driver for the region, in a manner that is compatible with and supports the mission and operations of DMAFB.
- Policy 7:** Continue to support “best practices” to guide development around DMAFB and other military facilities.

Goal 3 Implementation Measures:

- a. To the extent possible, incorporate by amendment the results of the draft DMAFB Installation Development Plan into the Land Use Element of the plan.
- b. Continue to implement the zoning code requirements for proposed development within DMAFB Environs Zone for land compatibility.
- c. Continue to provide timely notification to DMAFB of all discretionary development requests within the “Territory within the Vicinity of Davis-Monthan Air Force Base Military Airport” including requirements in the zoning code.
- d. Continue to work with the State Land Department and other agencies to pursue land exchanges and support land acquisition efforts to minimize development

within the Approach/Departure Corridors and Accident Potential Zones (APZs) that would help facilitate long term viability of DMAFB.

- e. Collaborate and participate in planning processes with DMAFB to assess future transportation, utility, recreation, library, open space, social services and other sustainability indicators as it relates to the base.

3.2 Focused Development Investment Areas Element



Focus Development Investment Areas Concept

State statutes require planning for growth areas, specifically identifying those areas that are particularly suitable for multi-modal transportation and infrastructure expansion and improvements designed to support a concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. In unincorporated Pima County, Focused Development Investment Areas fulfill these functions.

In accordance with state requirements, policies and implementation strategies in this element are designed to: “(a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development. (b) Conserve significant natural resources and open areas in the growth area and coordinate their location to similar areas outside the growth area’s boundaries. (c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.” ARS §11-804C2

The Focused Development Investment Areas also include the County's revitalization efforts both in terms of Community Development Target Areas and Revitalization Opportunity Development Corridors. The former are designated to receive priority for available US Housing and Urban Development (HUD) entitlement grant funding for community revitalization and economic development activities. The latter are other specific corridors identified for a public-private collaboration toward revitalization, redevelopment and sustaining of surrounding residential uses.

Goal 1: Balance growth management strategies, economic development, conservation, community integrity and efficient use of services and infrastructure

Policy 1: Promote efficient growth in urban, suburban and rural areas compatible with each area's specific scale, character and identity in areas where infrastructure is planned or in place.

Policy 2: Coordinate public and private investments in capital infrastructure and services within Focused Development Investment Areas through efficient use of land and public/private funding partnerships.

Policy 3: Recognize the link between urban form, resource efficiency and economic development to create a healthy region.

Goal 1 Implementation Measures:

- a. Update guidelines, standards and regulations to eliminate barriers and:
 - 1) Promote compact, energy efficient development;
 - 2) Promote multimodal transportation;
 - 3) Connect housing to jobs, services and amenities;
 - 4) Promote emerging clean industries and technology;
 - 5) Effectively scale community development and neighborhood capacity building efforts;
 - 6) Incentivize job creation
 - 7) Support healthy lifestyles (healthcare, healthy foods, walkability and bikeability);
 - 8) Encourage local food distribution and community gardens;
 - 9) Establish lifestyle, entertainment and art districts that are revenue generators;
 - 10) Support multigenerational opportunities;
 - 11) Incorporate complete streets principles and best practices;
 - 12) Support the unique regional identity, Sonoran Desert setting and the diverse arts, cultural, ethnic, geographic and historic characteristics that make Pima County a world destination;
 - 13) Support urban development within evolving mixed use areas; and

14) Provide a variety of housing tenures, types, and price ranges.

Goal 2: Improve the quality of life of County residents through revitalization and redevelopment efforts

Policy 1: Utilize infill development to strengthen existing neighborhoods, create the higher density necessary to support desirable services, increase the tax base, and make our communities more efficient without being disruptive to existing neighborhoods.

Policy 2: Encourage the reuse of historic or otherwise unique or significant buildings.

Policy 3: Support efforts to identify and secure funding for Pima County Community Development Target Areas.

Policy 4: Support redevelopment efforts in areas that include densifying neighborhoods, vacant or non-performing shopping centers, or blighted or unsafe housing.

Policy 5: Invest in local public service facilities to support and complement revitalization.

Policy 6: Integrate parks, plazas, and other gathering places into neighborhood centers to provide places for community activity and social interaction.

Goals 2 Implementation Measures:

- a. Identify strategies to incentivize infill development such as streamlining the development review process and reduction of processing fees.
- b. Identify non-traditional funding sources in addition to CDBG grants and Brownfield program grants, etc. for redevelopment, revitalization, infill and historic preservation efforts.

Goal 3: Develop, implement and adopt effective infill, redevelopment and revitalization in Community Development Target Areas

Policy 1: Support a public-private approach to accelerate infill, redevelopment, and revitalization efforts.

Policy 2: Encourage affordable housing in mixed-use development areas.

Policy 3: Remediate deteriorated and blighted conditions

Policy 4: Support the creation of tools and programs to facilitate the revitalization efforts.

Policy 5: Support and align local, state and federal resources to facilitate revitalization.

Goals 3 Implementation Measures:

- a. Appoint a Revitalization Task Force comprising of development professionals, commercial brokers, lenders, and area community stakeholders to identify barriers and support creation of tools and programs to facilitate the revitalization efforts.
- b. Identify existing conditions, barriers and opportunities to attract and sustain public and private investment in the redevelopment and reuse of vacant or distressed properties.
- c. Propose amendments to existing Arizona Revised Statute 11-254.06. to delete process barriers to more effectively establish County Infill Incentive Districts
- d. Develop incentives, including innovative zoning codes, streamlined approval processes, and public investments in street designs and open space.
- e. Focus efforts in Revitalization Opportunity Corridors and commercial corridors in Community Development Target Areas.
- f. Work with the State Land Department to prepare conceptual plans for lands owned by the State land Department.
- g. Utilize demolition and clearance resources (e.g. Community Development Block Grant (CDBG) funds) to secure unsafe property conditions.
- h. Facilitate acquisition of underutilized and blighted properties for redevelopment compatible with adjacent neighborhood character.
- i. Develop a viable Commercial Façade Program
- j. Develop a Streetscape Enhancements Program utilizing the Pima County plant nursery and design team.
- k. Establish County Infill Incentive District in Revitalization Opportunity Corridors.
- l. Explore Revitalization Districts per A.R.S. 48-6808.
- m. Consider Government Property Lease Excise Tax (GPLET) for County use and propose amendments to ARS as appropriate.
- n. Explore incentives to provide connectivity to open spaces, parks and river parks.
- o. Document and support existing capacity building efforts—to promote community and ultimately economic development in stressed areas.
- p. Utilize General Obligation Bond Funds, Community Development Block Grants, and Brownfields Grants to facilitate revitalization

Community Development and Neighborhood Capacity

Goal 4: Build capacity and spur community driven change in low income neighborhoods and unincorporated communities to plan, implement, and sustain revitalization efforts.

- Policy 1:** Support and expand existing County efforts to develop the knowledge, skills, relationships, opportunities and organizational resources that enable residents, civic leaders, public and private sectors and local organizations to create community plans:
- a) Support and expand the Neighborhood Reinvestment Program’s mission to incorporate community and neighborhood capacity building;
 - b) Allocate sufficient resources to fully integrate, staff and enhance the Neighborhood Reinvestment Program’s Neighborhood Leadership Institute; and
 - c) Prioritize capacity building efforts and resources in identified unincorporated Community Development Target Areas and distressed neighborhoods adjacent to Revitalization Opportunity Corridors.
- Policy 2:** Support the interdepartmental adoption of community area plans for distressed areas to provide a strategic and coordinated approach to foster healthy and vibrant residential and commercial opportunities. (Concurrent with Land of Use Element 4.1; Goal 1; Policy 14)

Goal 4 Implementation Measures:

- a. Identify community stakeholders, historic and integral community/business assistance, working partnerships, and issues to attract and leverage available resources.
- b. Develop specific community goals, policies and implementation strategies to supplement but not supplant County-wide goals.
- c. Prioritize Community Development Target Areas in unincorporated Pima County.
- d. Consider utilizing HUD Neighborhood Revitalization Strategy Area methodology.
- e. Integrate community area plans by reference into the Comprehensive Plan.

Land Use Corridors

Certain existing and proposed major corridors in Pima County provide significant opportunities to focus commercial, research, industrial and other types of development where these uses are the most effective and mutually beneficial.

Goal 5: Strategically plan economic development corridors to build new opportunities for job growth, housing, commerce and services.

Policy 1: Promote a mix of compatible land uses along economic development corridors that:

- a) Support emerging employment centers for biosciences, medical services, innovation and technology;
- b) Promote and leverage the region's economic strengths and emerging industry clusters;
- c) Identify and promote revitalization opportunity corridors;
- d) Incorporate opportunities for support services, job training, and commerce;
- e) Support small and local businesses;
- f) Provide community gathering areas (courtyards, plazas, river walks, etc.) and other amenities that help both attract, support, encourage and retain a healthy workforce and appeal to multigenerational family members as well;
- g) Where appropriate, incorporate mixed use and a diversity of housing types including workforce housing;
- h) Include activity centers appropriate in scale and location;
- i) Reflect the Sonoran Desert setting in which they are located; and
- j) Support a regional transportation network that includes multimodal opportunities.

Goal 6: Foster sound logistics-based industry along the Aerospace Parkway, contributing to the long-term viability of the region

Policy 1: Collaborate with the private sector; local, state, and federal governments; the University of Arizona; U.S. Department of Defense; and Tucson Airport Authority (TAA) in master planning the Aerospace Parkway Industrial Park.

Policy 2: Protect, connect, and grow the regional employment base by providing a mix of land uses along the Aerospace Parkway that:

- a) Achieve multiple economic development objectives, job creation and protection;
- b) Protect the mission and future expansion needs of Raytheon;
- c) Position Tucson International Airport as a logistics center;

- d) Implement an aerospace/defense business park on property owned by the County, the TAA, and the Arizona State Land Department (ASLD);
- e) Implement the Tucson International Airport Master Plan;
- f) Take advantage of the intermodal logistics capacity of Port of Tucson; and
- g) Provide continuous support to the UA Tech Park, including the Tech Corridor and Tech Launch Arizona initiatives.

Goal 5 and 6 Implementation Measures:

- a. Market and promote land use corridors.
- b. Invest in Infrastructure to bring utilities and transportation to economically viable industrial lands to make shovel ready lands available to new industry.
- c. Prepare and adopt a master plan for the Aerospace Parkway Industrial Park.



Regional Intermodal Logistics Capacity

3.3 Open Space Element



Sonoran Desert, Pima County, Arizona

Arizona Statutes require the County to plan for open space acquisition and preservation. Open space or conservation land owned outright by the county or perpetual conservation easements held by the county shows on the County's Land Use Maps as "Resource Conservation".

Pima County has been working on fulfilling the task assigned by our community through voter approved bond funds to conserve this region's most prized natural and cultural resources and to protect encroachment on certain types of development, such as Davis- Monthan Air Force Base. Other purposes for the open space Pima County has purchased include general recreation, floodplain and riparian area protection, preservation of Sonoran desert, conserving scenic views, ground water recharge, and mitigation for county construction projects and farmland/ranch protection. The community's investment in maintaining open space along floodplains has reduced the cost of flood insurance for County residents. In the future, many of the open space lands will also serve as mitigation for the impacts of certain types of development activities on species protected under the Endangered Species Act by way of the County's forthcoming Section 10 permit from the U.S. Fish and Wildlife Service.

The County now manages about 230,000 acres for conservation, with over 100,000 acres of this owned "in fee" by the County. Since 1997, the County has purchased more than 50,000 acres and leased 130,000 acres associated with large working ranches. The properties range in size from less than an acre to over 30,000 acres, and represent the diversity of landscapes that make Pima County unique.

When the County purchases private land, it is removing land from the tax rolls. However, an analysis in 2004 showed that removing such properties from the tax rolls had a barely detectable impact on the total revenue generated by the County and school districts. In addition, it is widely recognized that homebuyers are willing to pay premiums to live adjacent to protected natural areas. These premiums translate into additional property tax revenues for the County, school district, and other property taxing agencies.

Goal 1: Continue to purchase, manage, and monitor lands to protect the value and function of natural and cultural resources for present and future generations

Policy 1: Manage the county land portfolio through adoption of an Open Space and Conservation Land Management Program.

Policy 2: Establish, refine, and maintain policies and protocols governing the use of – and access to – these lands.

Policy 3: Provide opportunities on these lands to mitigate environmental impacts of development projects in Pima County, where appropriate.

Policy 4: Continue to acquire open space lands from willing sellers.

Goal 1 Implementation Measures:

- a. Develop, fund, and implement an inter-departmental County Open Space and Conservation Land Management Program which:
 - 1) Presents strategies to maintain a regional system of integrated open space and conservation resources;
 - 2) Initiates an inter-departmental GIS and data management project to:
 - i. Create and maintain an open space and conservation land GIS layer(s) as well as data collection and project sites located within these lands;
 - ii. Develop and maintain a database solution that allows multiple departments to store, access, and share data collected on these lands. through the use of appropriate software;
 - 3) Promotes the retention of lands owned in fee simple and apply appropriate mechanisms to ensure long-term protection;
 - 4) Identifies options to maintain existing leases and permits associated with County open space and conservation lands;
 - 5) Presents strategies to promote habitat and landscape connectivity throughout the region; and
 - 6) Explores opportunities to efficiently and cost-effectively maintain, monitor, and manage open space and conservation lands.

- b. Continue to pursue the issuance of a regional Section 10 permit from the US Fish and Wildlife Service.
- c. Maximize and coordinate the use of these lands as mitigation for other future federal and state permits as may be required.
- d. Based on the best available science, update methodologies used to monitor changes in habitat quality and impacts on vulnerable species.
- e. Systematically inventory cultural resources on open space and conservation lands to determine and implement appropriate levels of protection and preservation.
- f. Subsequent to inter-departmental coordination, develop a set of draft policies for consideration by County Administration that comprehensively address the use of and access to open space and conservation lands.

3.4 Environmental Element



Natural Resources, Pima County, Arizona

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

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

The CLS identifies areas important to the conservation of our natural resources heritage and embodies the biological goal of the SDCP which is to “ensure the long-term survival of the full spectrum of plants and animals that are indigenous to Pima County through maintaining or improving the habitat conditions and ecosystem functions necessary for their survival.”

Exhibits 3.4.1 and 3.4.2 showing the Conservation Lands System for eastern and western Pima County are located at the end of this section.

Goal 1: Conserve and protect natural resources

Policy 1: CLS category designations and conservation guidelines apply to land uses and activities undertaken by or under the jurisdiction of Pima County or Pima County Regional Flood Control District (Flood Control District) as follows:

- a) Pima County and the Flood Control District will seek consistency with the CLS for federal and state land-use decision plans and processes;
- b) Application of CLS designations or guidelines shall not alter, modify, decrease or limit existing and legal land uses, zoning, permitted activities, or management of lands;
- c) When applied to development of land subject to county or Flood Control District authority, CLS designations and guidelines will be applied to:
 - 1. New rezoning and specific plan requests;
 - 2. Time extension requests for rezoning cases;
 - 3. Requests for modifications or waivers of rezoning or specific plan conditions, including substantial changes;
 - 4. Requests for Comprehensive Plan amendments;
 - 5. Type II and Type III conditional use permit requests; and
 - 6. Requests for waivers of subdivision platting requirement of a zoning plan.
- d) Implementation of these policies shall achieve the level of conservation necessary to protect a site's conservation values, preserve landscape integrity, and provide for the movement of native fauna and pollination of native flora across and through the landscape; and
- e) Projects subject to these designations and guidelines will be evaluated against the conservation guidelines for the CLS categories provided in conservation guideline policies, where applicable, to determine their appropriateness.

Conservation Guidelines

Policy 2: The following conservation guidelines apply to Important Riparian Areas:

- a) Across the entirety of the CLS landscape, at least 95 percent of the total acreage of lands within this designation shall be conserved in a natural or undisturbed condition;
- b) Every effort should be made to protect, restore and enhance the structure and functions of Important Riparian Areas, including their hydrological, geomorphological and biological functions;
- c) Areas within an Important Riparian Area that have been previously degraded or otherwise compromised may be restored and/or enhanced; and
- d) Such restored and/or enhanced areas may contribute to achieving the 95 percent conservation guideline for IRA;

- e) Restoration and/or enhancement of degraded IRA may become a condition or requirement of approval of a comprehensive plan amendment and/or rezoning; On-site mitigation is preferable, however mitigation may be provided on-site, off-site, or in combination.

Policy 3: The following conservation guidelines apply to Biological Core Management Areas:

- a) Across the entirety of the CLS landscape, at least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space;
- b) Land use and management focus on the preservation, restoration, and enhancement of native biological communities including but not limited to preserving the movement of native fauna and flora across and through the landscape and promoting landscape integrity; and
- c) Projects subject to this policy and within this designation will yield four conserved acres (mitigation) for each acre to be developed:
 - 1. Mitigation acres may be provided on-site, off-site, or in combination;
 - 2. The preference is for the mitigation acres to be within Biological Core Management Area or Habitat Protection Priority Areas;
 - 3. For purposes of this policy, Habitat Protection Priority Areas are those areas referenced and mapped as part of the 2004 Conservation Bond Program or subsequent conservation bond programs;
 - 4. The 4:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Biological Core Management Areas;
 - 5. Development shall be configured in the least sensitive portion(s) of the property;
 - 6. On-site mitigation area(s) of undisturbed natural open space will be configured to maximize conservation values and preserve the movement of native fauna and pollination of native flora across and through the landscape; and
 - 7. A Transfer of Development Rights (TDR) may be used in order to secure mitigation lands.

Policy 4: The following conservation guidelines apply to Scientific Research Areas:

- a) Scientific Research Areas should continue to be managed for the purpose of scientific research on the environment and natural resources;
- b) Scientific research activities should minimize any long-lasting impacts that may affect adjacent or nearby CLS lands; and
- c) Any land-use changes subject to Pima County jurisdiction should achieve the conservation goals of the underlying CLS category.

- Policy 5:** The following conservation guidelines apply to Multiple Use Management Areas:
- a) Across the entirety of the CLS landscape at least 66 ⅔ percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space;
 - b) Land use and management goals within these areas focus on balancing land uses with conservation, restoration, and enhancement of native biological communities and must:
 1. Facilitate the movement of native fauna and pollination of native flora across and through the landscape;
 2. Maximize retention of on-site conservation values; and
 3. Promote landscape integrity.
 - c) Projects subject to this policy within this designation will yield two conserved (mitigation) acres for each acre developed:
 1. Mitigation acres may be provided on-site, off-site, or in combination;
 2. The preference is for mitigation acres to be within Multiple Use Management Areas, any more protective category of the CLS, or Habitat Protection Priority Areas;
 3. For purposes of this policy, Habitat Protection Priority Areas are those areas referenced and mapped as part of the 2004 Conservation Bond Program or any subsequent conservation bond program;
 4. The 2:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Multiple Use Management Areas;
 5. Development shall be configured in the least sensitive portion(s) of the property;
 6. On-site mitigation area(s) of undisturbed natural open space will maximize conservation values and facilitate the movement of native fauna and pollination of native flora across and through the landscape;
 7. Additional conservation exceeding 66⅔ percent will be encouraged through the use of development-related incentives; and
 8. A Transfer of Development Rights (TDR) may be used in order to secure lands utilized for mitigation, restoration, and/or enhancement purposes.

- Policy 6:** The following conservation guidelines apply to Agriculture in-Holdings within the Conservation Lands Systems:
- a) Intensifying land uses of these areas will emphasize the use of native flora, facilitate the movement of native fauna and pollination of native flora across and through the landscape, and conserve on-site conservation values when they are present; and

- b) Development within these areas will be configured in a manner that does not compromise the conservation values of adjacent and nearby CLS lands.

Policy 7: The following conservation guidelines apply to Special Species Management Areas:

- a) Across the entirety of the CLS landscape, at least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space and will provide for the conservation, restoration, or enhancement of habitat for the affected Special Species;
- b) Projects subject to this policy and within this designation will yield 4 conserved (mitigation) acres for each acre to be developed:
 - 1. Mitigation acres may be provided on-site, off-site, or in combination;
 - 2. The preference is for the mitigation acres to be within a designated Special Species Management Area;
 - 3. The 4:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Special Species Management Area;
 - 4. Development shall be configured in the least sensitive portion(s) of the property;
 - 5. On-site area(s) of undisturbed natural open space will be configured to facilitate the movement of the relevant Special Species through the landscape and will include conservation values essential to survival of the relevant Special Species; and
 - 6. A Transfer of Development Rights (TDR) may be used in order to secure mitigation lands.
- c) Special Species and associated Conservation Guidelines may be added or deleted in the future based on the best available regional scientific information as developed by the Science Technical Advisory Team and added to or deleted from the Special Species Management Areas as shown on the CLS map; and
- d) Additions and/or deletions to the list of Special Species or conservation guidelines for Special Species Management Areas will be processed as a comprehensive plan amendment.

Policy 8: The following conservation guidelines apply to Critical Landscape Connections:

- a) Land-use changes in these broadly defined areas should protect existing biological linkages;
- b) Where they occur, barriers to the movement of native fauna and pollination of native flora across and through the landscape should be removed and fragmented corridors of native biological communities should be restored;
- c) Opportunities to remove barriers and restore corridor connectivity may arise as part of other, non-land use related activities (e.g., new construction for or upgrade of infrastructure services). Such opportunities should be pursued; and

- d) High priority shall be given to identifying, preserving, and re-establishing the connection between native biological communities especially where natural connectivity is most constrained.

Conservation Lands System Off-site Mitigation:

Policy 9: The following guidelines apply to properties being considered for off-site mitigation:

- a) The location of off-site mitigation properties should be within the same general geographic region of the original project site;
- b) Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 - 1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - 2. Vegetation community type (s);
 - 3. Habitat values for applicable CLS Special Species (e.g., breeding, dispersal);
 - 4. Surface water or unique landforms such as rock outcrops;
 - 5. Contribution to landscape connectivity; and
 - 6. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.
- c) Off-site mitigation of IRA may include the purchase and transfer of water rights that directly impact and/or support groundwater dependent ecosystems.

Amendments to the Conservation Lands System Map and Policies

Policy 10: Amendments to the CLS map and policies are appropriate only at such time as new, comprehensive, region-wide information is available.

Goal 1 Implementation Measures:

- a. Comprehensive Plan amendment applications will, at a minimum, be reviewed for the following:
 - 1) The site's landscape context as it relates to the biological, hydrological and built environments;
 - 2) Consistency with the existing infrastructure service area or land use planning and infrastructure studies that address the logical expansion of infrastructure services; and
- b. Adequate demonstration that intensifying the land use designation will preserve the integrity of the CLS.

- c. Applications for rezoning will, at a minimum, be reviewed for the following parameters:
 - 1) The site's landscape context as it relates to the biological and built environments;
 - 2) The on-site presence of or potential to support highly valued native flora and fauna species; and
 - 3) The occurrence of physical characteristics that contribute to biodiversity.
 - 4) Requests for rezoning that would result in new high-intensity residential uses, commercial and industrial uses, or other high intensity land uses within the CLS may be permitted provided there has been adequate demonstration that the new land use will:
 - i. Preserve the integrity of the CLS;
 - ii. Actively contribute to the conservation of highly valued native flora and fauna species; and
 - iii. Provide for development that achieves at least as much conservation as development under the existing zoning.
- d. Continue to implement the Maeveen Marie Behan Conservation Lands System of the Sonoran Desert Conservation Plan.

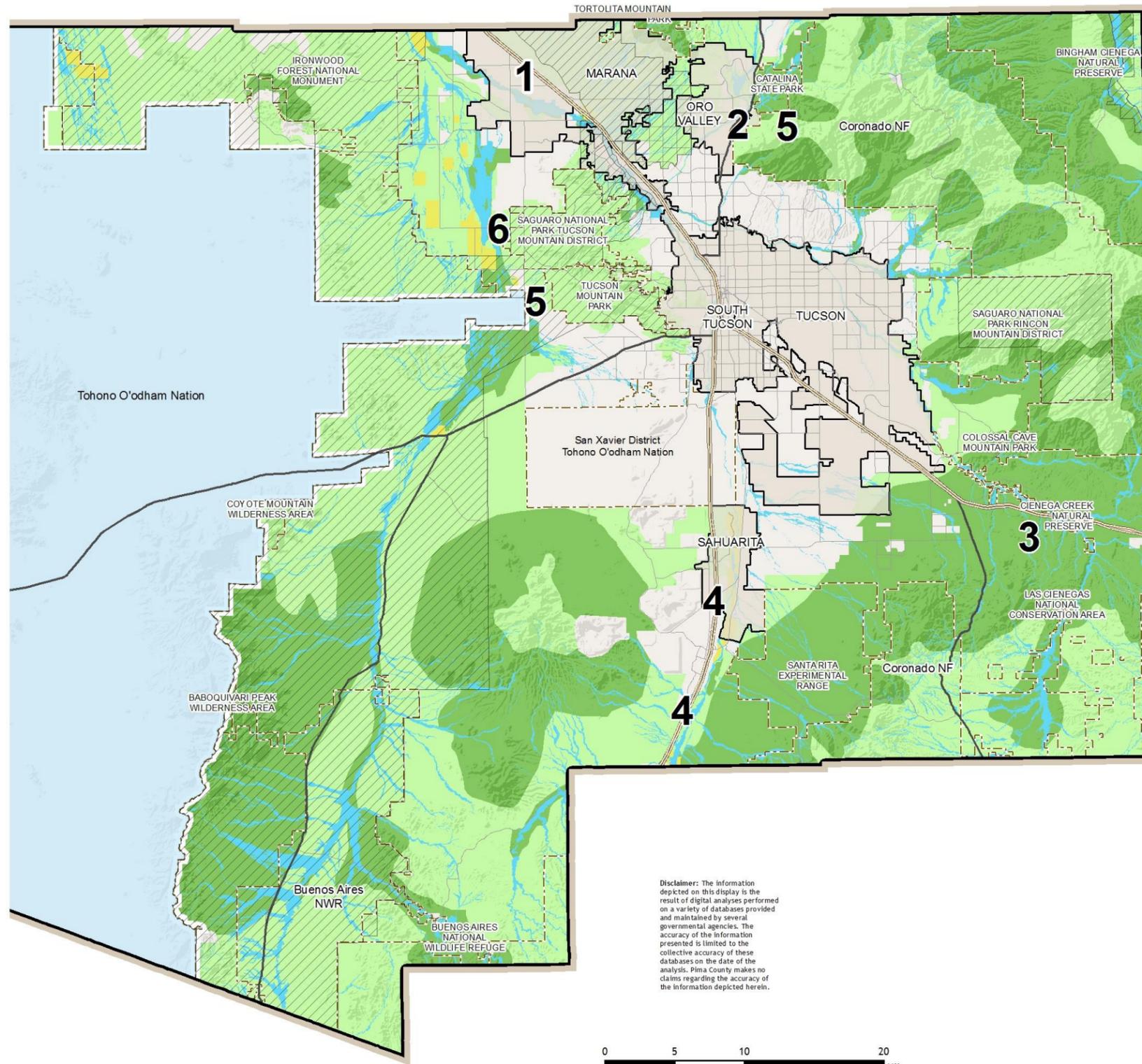


Exhibit 3.4.1

Conservation Lands System Eastern Pima County

-  Important Riparian Areas
-  Biological Core Management Areas
-  Multiple Use Management Areas
-  Agriculture Inholdings
-  Critical Landscape Connections
-  Special Species Management Areas

Disclaimer: The information depicted on this display is the result of digital analyses performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the collective accuracy of these databases on the date of the analysis. Pima County makes no claims regarding the accuracy of the information depicted herein.



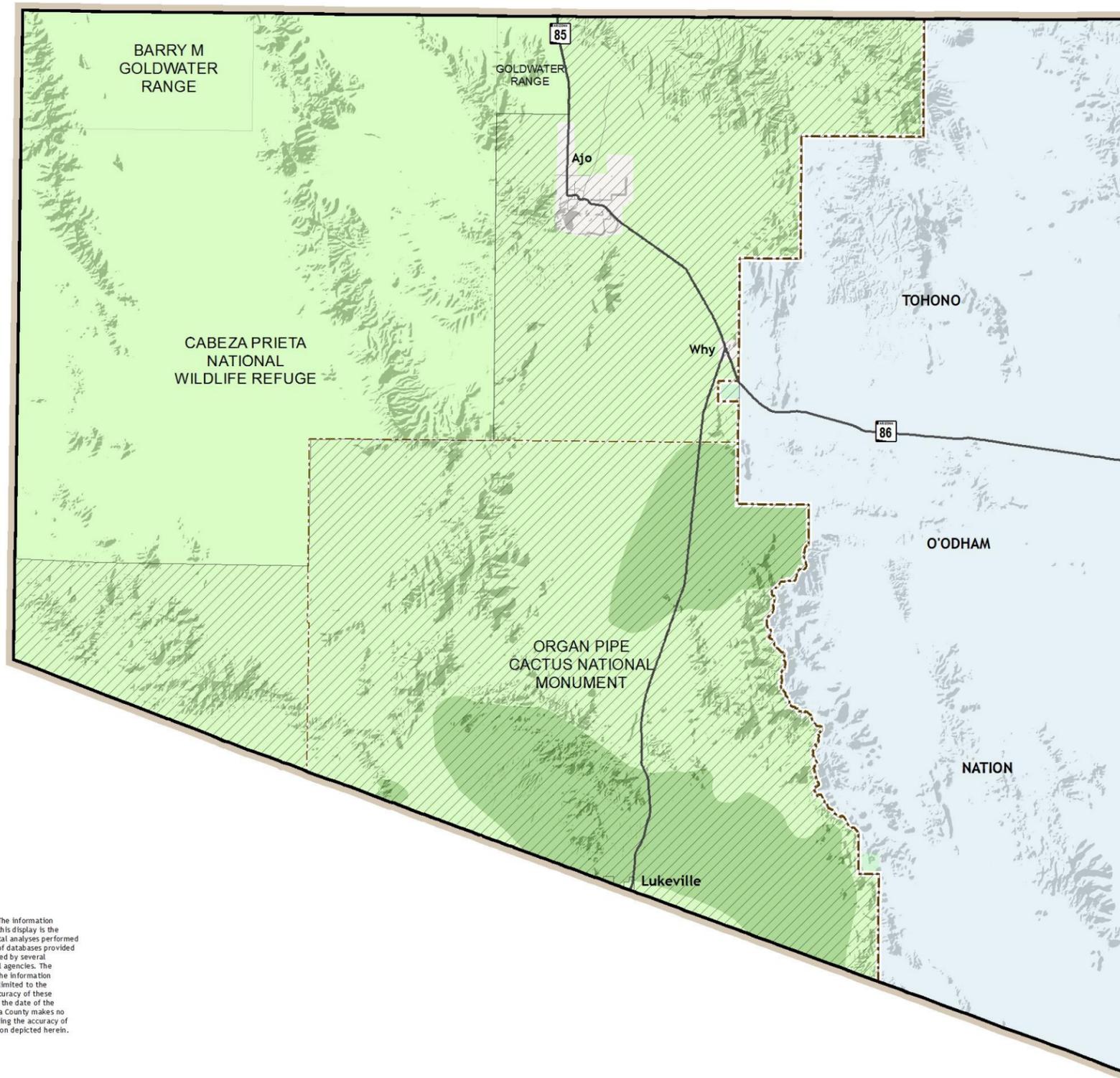
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Exhibit 3.4.2

Conservation Lands System Western Pima County



- Biological Core Management Areas
- Multiple Use Management Areas
- Special Species Management Areas

Disclaimer: The information depicted on this display is the result of digital analyses performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the collective accuracy of these databases on the date of the analysis. Pima County makes no claims regarding the accuracy of the information depicted herein.

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Climate and Emerging Environmental Issues

Pima County has made sustainability, reduction of greenhouse gas emissions, and preparing for the impacts of climate change a high priority by leading by example.

Over time, climate change stands to adversely impact the natural environment of the rich and diversified Sonoran Desert, threatening (a) the resilience and vitality of our economy; (b) the health and safety of vulnerable populations; (c) our limited water supply with more frequent and persistent drought (d) more intense flooding; and (e) the overall well-being of our community and surrounding natural areas through increased frequency and intensity of extreme heat, cold, drought and wildland fires.

Proper planning and execution of that planning is necessary on a local, regional and statewide basis to both prepare adaptation strategies and to address ways we can make modifications that improve public health, reduce the stress on the environment and benefit the economy.

The County has taken a number of steps in collaboration with other organizations and agencies to plan for – and mitigate – the negative effects of climate change and increase the resilience of the human and natural dimensions of the environment to climate-induced changes. Work has included:

- Sonoran Desert Conservation Plan (2001)
- Pima County Drought Response Plan and Water Wasting Ordinance (2007,2014)
- Pima County Sustainability Resolution (2007)
- Regional Optimization Master Plan (2007)
- PAG Regional Greenhouse Gas Inventory (2008, 2010, 2012, 2014)
- Travel Reduction Ordinance
- LEED Silver Building Standards for County Facilities
- 2011-2015 Action Plan for Water Sustainability (2010)
- Community Wildfire Protection Plan (2013)
- Planning for Change in Southern Arizona forum (2013)
- Pima County Sustainability Action Plan for County Operations (2008, 2014)
- Multi-Jurisdictional Hazard Mitigation Plan (2012)

Goal 2: Minimize the negative impacts of climate change on Pima County and increase the resiliency of the human, economic, and natural environment

Policy 1: Support climate adaptation strategies that benefit the public health, economy, and the environment by:

- a) Developing drought response preparedness plans and other emergency management plans;
- c) Improving stormwater management strategies to minimize runoff and flooding in urban areas;
- d) Adopting strategies to reduce loss of life and property from flooding and erosion; and
- e) Retaining natural open space.

Policy 2: Pursue adaptive, flexible, multi-pronged preparedness strategies such as diversification of water supplies, improved demand management and increased reliance on water harvesting.

Policy 3: Reduce greenhouse gas emissions and heat island effects by:

- a) Establishing targets and monitoring progress;
- b) Reducing barriers to the production of renewable energy;
- c) Continuing to increase energy efficiency including energy efficiency standards in both County-owned and privately owned buildings;
- d) Developing strategies and providing incentives to reduce single-occupancy vehicle miles traveled (VMT);
- e) Promoting, designing and constructing multi-modal (alternative modes) transportation and transit systems.

Policy 4: Ensure the viability of the natural environment in context of climate change by:

- a) Preserving watershed and ecological function, connectivity, and resiliency;
- b) Identifying and protecting areas that have served as ecological refugia for species during time of past climatic variability (e.g., riparian areas, talus, limestone);
- c) Ensuring the availability of an adequate water supply for the natural environment in the context of climate change including using best management practices to establish and maintain water for wildlife and their habitats;
- d) Protecting the carbon dioxide sequestration functions of the natural environment including maintaining a balance between preserving natural, grassland and riparian areas that can absorb excess carbon from the atmosphere and developed areas by implementing the Maeveen Marie Behan Conservation Lands System.

Policy 5: Enter a regional conversation on carbon footprint reduction (see carbon footprint illustration of page 4.21 of the Physical Infrastructure Connectivity chapter).

Policy 6: Support and strengthen Pima County based programs to control and eradicate buffelgrass and other invasive species to reduce the threat of wildfire and loss of native species.

Policy 7: Support the establishment of an integrated and adaptive drought management strategies plan for the County that:

- a) Utilizes the Local Drought Impact Group with cross-disciplinary expertise that includes representatives from all the jurisdictions in Pima County to assist in the

continuous identification of drought; management strategies appropriate for Pima County;

- b) Includes community education programs on best water conservation and drought management practices, and drought exercises and training;
- c) Periodically assesses the effectiveness of water conservation regulations through continuous data collection, monitoring, forecasting and data and tools sharing with other agencies throughout the region; and
- d) Planning and developing new water policy and infrastructure to maintain competitive economic advantage.

Policy 8: Continue to support the Pima County Local Drought Impact Group to:

- a) Monitor the status of drought;
- b) Assess impacts and recommend drought response actions; and
- c) Coordinate declarations and responses with water providers.

Policy 9: Ensure that Pima County is ready to respond to drought-induced wildfires.

Goal 2 Implementation Measures:

- a. Adopt an Integrated Adaptive Drought Management Strategies Plan for the County.
- b. Implement and update as needed the County Drought Management Plan and Water Wasting Ordinance.
- c. Continue to monitor drought status and its impacts through Local Drought Impact Group.
- d. Coordinate with local water providers on drought declarations and response actions.
- e. Solicit U.S. Natural Resource Conservation Service drought assistance to achieve temporary reductions in stocking rates on ranches not owned or managed by Pima County.
- f. Continue to periodically update the *Community Wildfire Protection Plan*.
- g. Establish greenhouse gas emissions targets, develop plans to attain targets and establish monitoring processes.
- h. Increase focus on, and identify funds and creative funding sources, for programs to eradicate Buffelgrass
- i. Continue to implement and improve the Multi-Jurisdictional Hazard Mitigation Plan.
- j. Initiate a discussion with other jurisdictions in the region regarding taking steps toward a regional approach to carbon footprint reduction.

3.5 Housing and Community Design Element



Activity Centers with Integrated Higher Density Housing

Housing is a vital component of vibrant, livable, and healthy economy. The County has a variety of communities including urban, suburban, rural, age-limited, and family-oriented. It has relatively self-sufficient areas and bedroom communities, college environments and exurbs. In a regional sense, creating quality places means ensuring that a full range of live-work-play options are provided. This includes having a mix of vibrant activity centers and walkable neighborhoods.

Housing and transportation costs consume a significant portion of most household budgets, leaving households with less disposable income for other necessities. The housing cost burden is felt not just by low-income households and seniors and students on fixed-incomes, but also by moderate income households.

Housing affordability is not just market price but also depends on access to essential services such as health care, healthy foods, libraries, community centers, recreation, and lower-cost transportation options (walking, biking and transit). In order to introduce a diversity of housing options for different income ranges, including mixed use developments, it is important to ensure compatibility with existing neighborhoods through the use of community design tools.

The goals and policies in this element address the provision of a wide variety of housing to meet varying needs, access to services and supplies, safe and healthy housing, fair practices, and services to retain housing.

Housing

Goal 1: Create livable, viable, multi-generational communities

Policy 1: Ensure a safe, diverse, and quality housing supply for all income ranges for existing and future populations.

Policy 2: Support and ensure that multi-generational housing that is accessible to jobs, multi-modal transportation education, recreation, commerce, healthy foods and health-related services.

Goal 1 Implementation Measures:

- a. Develop, adopt, and implement residential guidance programs for “Aging in Place”.
- b. Review effectiveness of existing Inclusive Home Design Ordinance with a committee of stakeholders and consider further changes to encourage aging in place, universal design, and accessibility amendments.
- c. Support, develop and consider a secondary dwelling unit ordinance, or update, that may include innovative design/development standards; permit procedures; community education and incentives such as:
 - 1) Flexible zoning requirements and development standards;
 - 2) Parking considerations;
 - 3) Setback requirements;
 - 4) Priority processing of approvals for health and safety projects;
 - 5) Alternate impact fee arrangements as may be necessary for low or very-low income households; and
 - 6) Allowing for owner-occupancy in either primary or secondary unit;
- d. Establish an incentive program for developers to build innovative, residential product types and designs of varying densities.

Goal 2: Maintain a safe and healthy housing stock

Policy 1: Ensure existing owned and rental housing is maintained at a level of human habitability meeting basic life and safety standards while minimizing displacement of residents.

Policy 2: Support, develop and adopt Pima County “Healthy Housing Standards.”

Policy 3: Encourage the use of Health Impact Assessments (HIA) as a tool for measuring the health impacts of housing in public and publicly funded policies, programs and projects.

Goal 2 Implementation Measures:

- a. Consider development of a Housing Assessment Inventory (HAI) Tool and interdepartmental guidance to assess housing stock on a regular and ongoing basis to identify:
 - 1) Housing in substandard condition including crowding, lacking adequate plumbing, heating and cooling or other structural problems;
 - 2) Resources and Process for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures;
 - 3) Intra-departmental collaborations that direct regulatory compliance processes and available funding resources to address substandard housing conditions; and
 - 4) Resources that provide relocation of inhabitants and/ or replacement of substandard housing.
- b. Explore processing or fee waivers or incentives program to bring unpermitted improvements into compliance.
- c. Convene a stakeholders group to review and consider adopting sections of the International Property Maintenance Code for all residential dwellings with a focus on safe, decent, sanitary housing.
- d. Consider adoption of a Pima County Rental Inspection Program as outlined in Arizona Revised Statutes Title 11, Chapter 12 Residential Rental Inspection program.
- e. Adopt a ban on the importation into the county and installation of pre-1976 mobile homes.
- f. Work with stakeholders to identify and convene applicable County departments to adopt parts or all of the National Healthy Housing Standards developed by the American Public Health Association and the National Center for Healthy Housing.
- g. Support, identify, and implement best practices to inform residents and property managers on healthy housing standards and methods to maintain healthy homes (e.g. green improvements; use of fewer chemicals in cleaning; redesign of landscapes to provide for safe, active lifestyles).
- h. Pursue and support local, state and federal funding for “Healthy Homes” implementation.

Housing Affordability

Affordable housing through homeownership and safe decent affordable rental units continues to be a priority in the County. The Housing Program of the Community Development and Neighborhood Conservation department offers a comprehensive one-stop housing center where Pima County residents can find resources, information, and direct services for housing. The Pima County Housing Center offers the public classes on financial education that include credit repair and debt management through a small grant received from Freddie Mac to help residents recover from foreclosure.

Goal 3: Ensure safe, decent and affordable housing for a wide range of economic levels, household sizes, and age groups with proximity to schools and other community facilities such as libraries, transit centers, community centers, health clinics, and parks and recreation

Policy 1: Incentivize the integration of affordable housing developments to provide new rental and for-sale dwelling units priced for households earning below the area median income.

Policy 2: Preserve affordable housing stock.

Goal 3 Implementation Measures:

- a. Consider expanding the Pima County Housing Commission to actively develop and adopt housing policy to promote the creation of new affordable housing and address existing substandard housing conditions.
- b. Support, develop and adopt regulatory incentives that provide affordable housing in new developments.
- c. Continue to work closely with local nonprofit and for profit housing developers to attract Arizona Low Income Housing Tax Credit investment in Pima County.
- d. Pursue, support and prioritize private and public local, state, and federal financial assistance efforts, programs and initiatives that promote affordable housing development including, but not limited to:
 - 1) Private Activity Bonds
 - 2) Donation of Pima County owned property
 - 3) Pima County Community Land Trust
 - 4) Pima County Housing Trust Fund
 - 5) Affordable Housing General Obligation Bonds
 - 6) Arizona Department of Housing
 - 7) US Department of Agriculture

- 8) US Department of Housing and Urban Development
- e. Develop and maintain a GIS based Vacant & Underutilized Land Inventory to identify and prioritize county parcels ideal for mixed income residential affordable housing developments.
- f. Identify, prioritize and make available County owned property for affordable housing developments as appropriate for potential private/public partnerships.
- g. Preserve the Pima County Housing Trust Fund by identifying alternative revenue stream.
- h. Encourage and support strategies that preserve and subsidize in affordable housing, including but not limited to:
 - 1) Community land trusts;
 - 2) Deed restrictions;
 - 3) Equity sharing arrangements; and
 - 4) Cooperatives.
- i. Support private, public, and non-profit home repair and weatherization efforts to assist very low- and low-income owner and renter households to improve their homes to a safe, sanitary, and decent state of repair.
- j. Provide education opportunities for do-it-yourself home repairs.
- k. Continue to pursue HOME Investment Partnership Grants for homeownership and rental housing development, rehabilitation and preservation.
- l. Continue to pursue funds to leverage federal, state and local housing funding sources.
- m. Engage housing stakeholders through the Pima County Housing Commission in developing strategies for the investment in affordable housing projects.

Goal 4: Support housing and emergency shelter for the homeless and special populations

Policy 1: Whenever possible, address the underlying causes of homelessness.

Goal 4 Implementation Measures:

- a. Identify Pima County residents in need of emergency shelter or supportive housing including residents with pets.
- b. Support programs that address mental illnesses, addictions, joblessness, veteran post-traumatic stress and rehabilitation.

- c. Continue to provide rewards to non-profit organizations that offer creative solutions to address homelessness and special populations and consider for social impact bond eligibility.
- d. Seek safe housing alternatives to relocate the homeless from contaminated sites, washes, hazardous waste, and brownfield sites.

Goal 5: Proactively promote fair housing and equal housing opportunity

Policy 1: The County will promote healthy, sustainable, and diverse communities and meet its federal and state fair housing obligations by affirmatively furthering fair housing, supporting fair housing enforcement, and providing fair housing education services to the public, housing providers, and others.

Goal 5 Implementation Measures:

- a. Working collaboratively, Pima County agencies will prepare and update the County's Analysis of Impediments to Fair Housing Choice as required.
- b. Integrate fair housing (or fair housing goals) into county planning and development process.
- c. Ensure that fair housing practices are in place.
- d. Further fair housing that provides for a range and mix of household incomes and family sizes.
- e. Working collaboratively, promote affordable housing in a wide range of diverse communities throughout Pima County.

Goal 6: Increase homeownership or rental stability and decrease foreclosures and damaged credit.

Policy 1: Continue and expand outreach strategies to increase public awareness about their rights, opportunities and obligations regarding financial education, debt management, foreclosure prevention and credit repair services.

Goal 6 Implementation Measures:

- a. Expand home-buying opportunities by providing housing resources, information, and services.
- b. Offer counseling related to legal rights and responsibilities of home ownership, rental, and tenure.
- c. Map and identify areas with high index of foreclosures to inform outreach strategy.
- d. Provide programs to revitalize, restore and redevelop struggling neighborhoods.

Community Design



Goal 7: Ensure that all development and redevelopment is generally compatible and scale-appropriate

Policy 1: Incorporate higher density housing types within mixed use developments at scales generally compatible to adjacent established neighborhoods.

Policy 2: Use appropriate buffers for dissimilar types of development including transitional uses and provide connectivity to trails, pedestrian walkways, and bicycle routes.

Policy 3: Ensure that all new development in historic areas is compatible in scale, mass, architectural design and character and respects the privacy needs of adjacent historic neighborhoods.

Goal 7 Implementation Measures:

- a. Adopt design standards that incorporate appropriate transition elements to ensure compatibility of higher density housing and mixed use development with adjacent established and historic neighborhoods.

Goal 8: Support quality development at appropriate scales in urban and suburban areas

Policy 1: Support urban development patterns that exhibit the physical design characteristics of pedestrian-oriented, store front-style retail and encourage physical activity, alternative transportation, social interaction and activation of the public realm where appropriate.

Goal 8 Implementation Measures:

- a. Pima County could lead by example with its properties in the urban and suburban area.
- b. Adopt mixed use design standards that activate the public realm including:
 - 1) Human-scale neighborhood-serving retail, services and other similar uses on the ground floor and residential uses above non-residential space (vertical mixed use); and
 - 2) Human-scale neighborhood-serving retail, services, and other similar uses within walking distance to residential areas (horizontal mixed use).

Goal 9: Ensure that all new development and redevelopment reflects the character and sense of place of the area.

Policy 1: Define an authentic identity and sense of place at appropriate scales in urban and suburban areas in a manner that reflects the character, identity, cultural heritage, and Sonoran Desert setting.

Policy 2: Encourage development in suburban areas to be integrated with its Sonoran Desert setting by:

- a) Encouraging a Sonoran Desert color palette that is not limited to earth tones;
- b) Incorporating the site’s prominent existing natural features (rock formations, etc.) as part of the design, where appropriate;
- c) Supporting contemporary and energy efficient versions of vernacular architectural styles;
- d) Continuing to utilize a drought-tolerant plant palette including native species especially near public preserves and natural open spaces;
- e) Establishing trail linkages to surrounding natural areas; and
- f) Maximizing the use of shade devices where most appropriate including planting trees for pedestrians.

Goal 10: Maximize the efficient use of land outside the Maeveen Marie Behan Conservation Lands System

Policy 1: Reduce regulatory barriers, examine existing regulations for opportunities to consolidate requirements, and provide incentives where possible to increase efficiency of resources as well as support healthy communities.

Goal 9 and 10 Implementation Measures:

- a. Examine existing design standards to determine appropriate changes.
- b. Review and consider amendments to the zoning code and other regulatory documents to remove regulatory barriers.

Active Design

Active Design guidelines provide architects and urban designers with a manual of strategies for creating healthier buildings, streets, and urban spaces, based on the latest research and best practices in the field. Such guidelines include:

- Urban design strategies for creating neighborhoods, streets, and outdoor spaces that encourage walking, bicycling, and active transportation and recreation;
- Building design strategies for promoting active living where we work and live and play, through the placement and design of stairs, elevators, and indoor and outdoor spaces; and
- Discussion of synergies between active design with sustainable and universal design initiatives such as LEED and Healthy Communities principles and strategies.
- Promote shade and the reduction of urban heat island effect to encourage more outdoor activity.

Goal 11: Incorporate principles of Active Design in new development

Policy 1: Work regionally to develop guidelines for planning, design and development of buildings and grounds that help define the public realm based on principles of Active Design.

Goal 11 Implementation Measure:

- a. Develop and adopt Active Design Guidelines in partnership with other jurisdictions, Pima County Health Department, other departments and stakeholders.

Healthy Communities and Health Impact Assessment

Goal 12: Develop a Health Impact Assessment program for public and publicly-funded projects based on healthy communities principles

Policy 1: Utilize Health Impact Assessment processes that:

- a) Encourage physical activity through walkability and bicycle ridership;
- b) Increase access to healthy foods via community gardens, roof gardens, urban agriculture, and contained farming;
- c) Improve air and water quality;
- d) Minimize the effects of climate change;

- e) Incorporate natural areas and parks within the built, urban environment;
- f) Incorporate alternative energy sources;
- g) Include water harvesting and mitigates heat island effect;
- h) Incorporate complete streets where appropriate;
- i) Strengthen the community social fabric;
- j) Support economic viability;
- k) Provide access to livelihood, education, workforce training, health care and other resources; and
- l) Encourage healthy, safe, and energy efficient housing (both owner and renter occupied).

Goal 12 Implementation Measure:

- a. Develop, adopt and periodically update a Health Impact Assessment Program (HIA) in partnership with other jurisdictions, Pima County Health Department, other departments and stakeholders.

Green Building Materials



Rammed Earth Home Construction

The principles of affordability and green building are not mutually exclusive. Green building strategies seek to reduce energy use, water use, material use and create a healthier indoor environment. The subsequent reduction in operating cost makes a building more affordable. Green building promotes efficiencies in six areas: location and linkages, site development, water use, energy use, material resources and indoor air quality. The goals and policies of this section are intended to reduce the resource use and increase the overall compatibility with the environment.

Please note that the policies included in this element complement policies found in **4.3 Energy Element** located in the Infrastructure Connectivity chapter.

Goal 13: Encourage green building and site design methods, techniques, and materials

Policy 1: Decrease heat island effect and reduce water run-off through site development strategies.

Policy 2: Reduce outdoor water use by encouraging water-efficient practices such as:

- Low water use, drought tolerant or native vegetation (xeriscapes);
- Drip irrigation;
- Increase use of reclaimed water, grey water reuse, and rainwater harvesting; and
- Low Impact Development (LID) principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product where applicable and feasible.

Policy 3: Reduce indoor water use by installing water-efficient fixtures and appliances.

- Policy 4: Increase building energy efficiency by incorporating active and passive solar methods of construction.
- Policy 5: Utilize local materials for buildings and historically efficient building construction methods and styles such as rammed earth construction.
- Policy 6: Reduce the amount of lumber used in frame construction or use recycled materials.
- Policy 7: Reduce indoor air pollution by using materials that have reduced volatile organic compound (VOC) emissions.

Goal 13 Implementation Measures:

- a. Periodically update existing codes and regulations to include the latest green methods, techniques and material.
- b. Prepare and adopt Low Impact Development guidelines.
- c. Create an incentive program to encourage incorporation of green building techniques.

3.6 Cultural Resources Element



Effective land use planning requires the identification of significant cultural resources and the conservation, preservation and protection of the non-renewable and irreplaceable resources that are significant to our communities, our regional identity and our sense of place. The history and pre-history of the peoples who have inhabited our region before our present time gives us meaning and gives us context for how we and future generations view and use this land and its resources.

The intent of this section's goals and policies are to reflect and promote the importance of cultural resources, maintain an inventory of cultural resources, and prescribe methods to protect cultural resources within the development process.

Goal 1: Conserve and protect cultural resources

Policy 1: Encourage the conservation, preservation and protection of the non-renewable and irreplaceable cultural resources that are significant to our region, our collective identity and our sense of place.

Policy 2: Continue to inventory and maintain a list of priority cultural resources.

Policy 3: As defined by the Sonoran Desert Conservation Plan, which includes Archaeological Sites, Archaeological Site Complexes and Historic Sites, the following apply:

- a) The list of Priority Cultural Resources shall provide a basis for the Pima County Register of Historic Places (PCRHP); and
- b) All properties within the Pima County listed on the National Register of Historic Places and/or the Arizona Register of Historic Places shall be places on the PCRHP.

Policy 4: Monitor and evaluate priority cultural resources through time.

- Policy 5:** Maintain the Pima County Register of Historic Places including those subject to Zoning Code Chapter 18.63: Historic Zone Overlay.
- Policy 6:** Identify and manage significant cultural resources within Pima County preserves and designated open space.
- Policy 7:** Adopt a comprehensive Cultural Resource Protection ordinance that consolidates the County’s land use and development policies and regulations pertaining to cultural resources protection to ensure that cultural resources goals are effectively achieved.
- Policy 8:** Avoid impacts to cultural resources. If avoidance is not possible, mitigate the negative effects on cultural resources by legally prescribed strategies requiring recovery or archeological and historical information contained within the resource before it is adversely impacted by private or public development actions.
- Policy 9:** Encourage in-place protection of cultural resources as a part of land use planning.
- Policy 10:** Report unrecorded archaeological material unearthed under construction activities by the builder, contractors or individuals to the Primary Developer and Pima County Cultural Resources Office. Reasonable cost-effective measures shall be taken to document these archaeological features and materials by a professional archaeologist.
- Policy 11:** Except as necessary for the avoidance and protection of cultural resources, the Primary Developer shall restrict information on the location and nature of the cultural resources within the proposed development, and require a statement of confidentiality on appropriate documents that reads:
- Discussion of the location of historic properties to the public may be in violation of both federal and state laws. Applicable United States laws include, but may not be limited to Section 304 of the National Historic Preservation Act (16 U.S.C. 470w-3) and the Archaeological Resources Protection Act (16 U.S.C.S 470hh). In Arizona, applicable state laws include, but may not be limited to, Arizona Revised Statute Title 39, Section 125.*
- Policy 12:** In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during discovery, scientific excavation or construction and ground disturbing activities shall cease in the immediate vicinity of the discovery.
- Policy 13:** Require that all aspects of the cultural resources inventory, evaluation, and mitigation:
- a) Are conducted by a professional State permitted archaeologist or preservation architect; and
 - b) Use accepted professional standards and practices consistent with all applicable guidelines.
- Policy 14:** Promote cultural resources education and outreach.
- Policy 15:** Continue to strengthen outreach partnerships with public agencies and volunteer organizations whose goals and objectives promote preservation of cultural resources.

Policy 16: Encourage nominations to the National, State, and Pima County Registers of Historic Places.

Policy 17: Whenever possible support adaptive use, or re-use, of historic resources, buildings, and structures over demolition or significant alteration of the resource.

Policy 18: Continue to support the public's interest in cultural resources and historic preservation projects through the County Bond program and State Historic Preservation Tax Incentive Program.

Goal 1 Implementation Measures:

- a. Require that all rezonings, specific plans, historic overlay, development plan requests, subdivision plat reviews, Type II Grading Permit applications and Site Construction permits include review for cultural resources.
- b. Periodically update the list of Priority Cultural Resources and the Pima County Register of Historic Places as needed.
- c. Adopt a Cultural Resources Protection ordinance.

Physical Infrastructure Connectivity

Chapter 4: Physical Infrastructure Connectivity Goals and Policies



The Physical Infrastructure Connectivity chapter addresses aspects of physical infrastructure including:

- transportation;
- water resources, including conservation, supply, demand and quality;
- wastewater;
- energy, including alternative energy sources;
- waste removal and recycling;
- brownfield clean up and redevelopment potential;
- communications;
- public facilities and grounds;
- trails;
- flood control/drainage.
- county-wide infrastructure concurrency.

Elements in this chapter provide goals and policies related to the efficient use of existing and planned infrastructure needed to support current and future populations. Each of the topics in the chapter either cover a part of the County's critical infrastructure, connect people and goods or both. All are components of the outlined regional vision noted in Chapter 1.

The Background and Current Conditions Volume (Appendix A) summarizes all of the background data and analysis supporting these goals and policies. **[Note for this draft: Appendix A forthcoming in next draft]**

This Comprehensive Plan introduces the concept of an Integrated Facilities Planning System (IFPS) that includes an Integrated Monitoring System based on Level of Service standards. The intent of the IFPS is to provide a more efficient and measurable planning process that allows for a comprehensive evaluation of infrastructure needs tied to the Capital Improvements Program (CIP).

This chapter meets the requirements set forth in Arizona Revised Statutes for the following required elements: Circulation (Transportation); Water Resources; Energy; and the portion of Environmental Planning requirement for air quality and water quality.

4.1 Transportation Element

The Transportation Element addresses existing and proposed freeways/roadways, bicycle and pedestrian routes/facilities, airports, rail, and any other modes of transportation appropriate for Pima County. It also correlates with the land use and economic development goals and policies. A well-functioning transportation system in Pima County is essential to ensure the efficient movement of people and goods, maintain the quality of life, and provide economic growth. The Transportation Element recognizes the need to develop policies and practices that create a sustainable transportation system. The basis of this element is developing a transportation system that meets the mobility and accessibility needs of residents and visitors in ways consistent with the character of the community as expressed throughout the comprehensive plan.

Goal 1: Provide a comprehensive and multi-modal transportation system that provides mobility for all users and goods, and all modes of travel including automobile, transit, bicycling, and walking.

- Policy 1:** Manage traffic congestion and demand through capacity improvements, land use decisions, transit service, and other comprehensive strategies.
- Policy 2:** Support transit service and programs, especially for those who are transit dependent, where ridership meets minimum thresholds.
- Policy 3:** Support multi-modal transportation and transit-oriented development to improve mobility and reduce traffic congestion.
- Policy 4:** Incorporate “complete streets” designs to improve access for all roadway users, including bicyclists and pedestrians.
- Policy 5:** Encourage bicycling and pedestrian safety through education, engineering, enforcement and evaluation.

Goal 1 Implementation Measures:

- a. Update the Major Streets and Scenic Routes Plan, based on established and future land use patterns to further define future infrastructure needs.
- b. Periodically update all design manuals to insure that they align with current national standards and best practices.
- c. Work collaboratively with the Tohono O’Odham Nation, the Pascua Yaqui Tribe, National Park Services, Federal Highway Administration, Central Federal Lands and other state and federal agencies to access funding sources that benefit the entire region.
- d. Actively participate in the state planning efforts to explore the potential of an intercity passenger rail line connecting Southern Arizona with the Phoenix metro area.

Goal 2: Maintain the county roadway system in a state of good repair.

Policy 1: Prioritize roadway maintenance based on ongoing evaluation of roadway conditions through the county’s Pavement Surface Evaluation and Rating (PASER) system.

Policy 2: Develop a sustainable program for roadway maintenance, resurfacing and improvements to improve major and local roadway conditions.

Policy 3: Support and seek alternative funding sources for roadway maintenance efforts.

Goal 2 Implementation Measures:

- a. Work with local and national legislators to develop a stable funding source for transportation improvements and maintenance.

Goal 3: Improve traffic safety and reduce accidents on county roads.

Policy 1: Prioritize roadway safety projects based on ongoing evaluation of crash statistics through the county’s Safety Management System.

Policy 2: Manage roadway access points to improve safety and accessibility for all users.

Policy 3: Support efforts to educate drivers on traffic safety.

Policy 4: Advocate for legislative and other agency efforts to increase and improve funding for local government traffic safety programs.

Policy 5: Support additional efforts to enforce traffic laws to improve traffic safety and reduce accidents.

Goal 3 Implementation Measures:

- a. Work with regional partners to prepare a regional access management plan.
- b. Work with Pima County Sheriff Department to plan, develop and implement a strategic traffic safety and speed management plan.
- c. Work with regional partners to develop and implement a region wide traffic signing and pavement marking management plan.
- d. Work cooperatively with the region's school districts and charter school providers to coordinate normal and special event traffic demand in an effective and reasonable fashion

Goal 4: Promote economic development with strategic transportation investments.

Policy 1: Support the growth of aerospace, defense, and logistics industries in and around regional airport facilities.

Policy 2: Support transportation investments that bring new and permanent jobs to Pima County.

Policy 3: Support efforts to expand rail infrastructure and intermodal connections throughout the region.

Goal 4 Implementation Measures:

- a. Conduct planning and seek regional support and funding for the Sonoran Corridor/Auxiliary Interstate Highway connecting 1-10 to 1-19.
- b. Petition the State Transportation Board to accept the Sonoran Corridor as a state highway under the operational management and control of ADOT.
- c. Support Tucson International Airport Master Plan and the development of a second main runway.
- d. Work with the Tucson Airport Authority, ADOT, and Town of Marana to provide the infrastructure needed to best position Ryan Airfield and Avra Valley Airport as sub-regional employers.
- e. Work collaboratively with TREO, Port of Tucson, PAG, Union Pacific, ADOT and other partners to position Port of Tucson as a key transportation and logistics center.
- f. Support any rail enhancements needed for the successful operation of the Port of Tucson.

4.2 Water Resources Element

The state mandated water resources element requires that counties perform a basic known water supply and demand comparative analysis to show whether there is an impact of proposed new development on the overall water supply. Pima County is not a water provider, and no new hydrogeologic studies are required to do this analysis. Consequently, quite a number of assumptions are required. **[Note: The analysis portion of this element will be done as the proposed land use pattern gets more solidified.]** The water quality portion of this element satisfies part of the state mandated Environmental Planning Element.

[Pima County 2011-2015 Action Plan for Water Sustainability and Water Resource Policy](#)

The City of Tucson and Pima County completed a multi-phase water/wastewater infrastructure study in 2010. Phase 1, completed in February 2009, consisted of an infrastructure inventory. Phase 2 established a framework for sustainable water resources planning through the implementation of 19 goals and 56 recommendations. A five-year Action Plan for Water Sustainability (2011-2015) guides completion of the recommendations and each year the City and County transmit an annual report card tracking progress towards meeting those goals.

In 2007 the Board of Supervisors adopted a policy (F54.9) on water rights acquisition, protection and management. The policy requires that Pima County water resources be used to the benefit of Pima County's citizens. It establishes a collaborative effort of numerous Pima County Departments to identify County initiatives for improved management and utilization of water resources. The County Water Management Committee has provided guidance in managing water resources by building a database of water sources, rights and infrastructure while encouraging improved departmental maintenance, procedure and administration. Strategic planning for County reclaimed water, long term storage credits and groundwater and surface water rights will maximize resource value and efficient utilization.

The Pima County 2011-2015 Action Plan for Water Sustainability and the Water Rights Policy have numerous common goals and are complimentary plans that reinforce sustainable planning.

Goal 1: Achieve water sustainability through comprehensive integrated planning that coordinates water supply, demand management and respect for the environment

Policy 1: Comply with all applicable goals and recommendations in the 2011-2015 Action Plan for Water Sustainability, approved by the Board of Supervisors and the City of Tucson Mayor and Council.

- Policy 2:** Maximize County water resource assets including groundwater rights, surface rights and production and use of reclaimed water to sustain and protect the County’s natural environment consistent with Board of Supervisors Policy F 54.9 “Water Rights Acquisition, Protection and Management”.
- Policy 3:** Increase reliance upon renewable water supplies.
- Policy 4:** Protect groundwater-dependent ecosystems including springs, perennial and intermittent streams and shallow groundwater areas.
- Policy 5:** Review all comprehensive plan amendments and rezoning proposals for water impacts and sustainability, and require water conservation measures when appropriate as conditions of rezoning.
- Policy 6:** Minimize impacts of development upon water supply for existing and future residents of Pima County.

Goal 1 Implementation Measures:

- a. Implement and update as needed the 2011-2015 Action Plan for Water Sustainability.
- b. Continue transmittal of Year End Progress Reports of the Action Plan recommendations.
- c. Develop strategies for the utilization of Pima County water resources consistent with the Water Rights Policy.
- d. Prepare a Watershed Management Plan which identifies the watersheds impacting Pima County, their drainage characteristics, regulatory and infrastructure needs.
- e. Continue to conduct Preliminary Integrated Water Management Plan (PIWMP) and Water Resource Impacts Assessments on all rezoning requests that require a site analysis.
- f. Continue to conduct Water Resource Supply Review on proposed comprehensive plan amendment requests larger than four acres.
- g. Develop incentives to encourage beneficial use of stormwater.

Water Supply and Demand Management

The Bureau of Reclamation and the Arizona Department of Water Resources (ADWR) studies recommend using all water supplies as efficiently as possible and the expansion of reclaimed water use for non-potable purposes to ease potable demand. Reclaimed water has and will continue to be a key water supply in the state’s management plans and goal of safe yield, or hydrological balance. Yet both reports agree that no one strategy will solve future imbalance; augmentation of supply will be required despite conservation and reuse efforts.

Tucson Water recently released a Recycled Water Master Plan. New recycled water programs are predicated on the conclusion that the reclaimed water system is not expected to gain significant additional demand and new uses are needed to achieve full utilization and maximize water resource benefit. Full utilization is a compelling goal as Tucson Water expects shortages to the City’s Central

Arizona Project (CAP) allocation due to drought and climate change and is shifting strategy “to decrease reliance on CAP supplies”. Plans for supplementing the City’s CAP allocation include recycled water, Central Arizona Groundwater Replenishment District (GRD) replenishment, Arizona Water Banking Authority (AWBA) credits, long term storage credits and incidental recharge.

Tucson Water plans to use unutilized recycled water for groundwater replenishment, through recharge, and then recover the water for advanced treatment before delivery as a supplement to potable water supplies- a process called “indirect potable reuse”, one used by other communities in the Southwest. Indirect potable reuse is the primary strategy of Tucson Water’s Recycled Water Master Plan to establish additional renewable water supplies, increase system reliability and retain a valuable water resource within the county.

In 2013, concerned about the ongoing drought and the continuing decline of water levels in Lake Mead and Lake Powell, the Department of the Interior and the Basin States set out to develop a drought response and sustainability plan for the Colorado River basin. The Lower Basin states have proposed to retain an additional 1.5 to 3 million acre-feet in Lake Mead over the next five years to reduce the risk of that reservoir dropping below the critical elevation of 1,000 feet. Central Arizona Project is partnering with other states and the US Bureau of Reclamation to fund pilot Colorado River water conservation projects demonstrating cooperative, voluntary compensated demand reduction in the agricultural, municipal and industrial sector. The Colorado River System Conservation Program is a critical first step in conserving water within the Colorado system to protect reservoir levels.

Goal 2: Acknowledge new water supplies may need to be secured to meet future demand and adopt planning accordingly

Policy 1: Collaborate with water providers to support the development of new water supplies.

Policy 2: Consider production and underground storage of high-quality reclaimed water as viable future water supply strategies.

Policy 3: Identify water providers serving Member Lands of the Central Arizona Groundwater Replenishment District (GRD Subdivisions) and work with these water providers to identify renewable water supplies.

Goal 2 Implementation Measures:

- a. Achieve full utilization of the county’s reclaimed water as part of a strategy that best incorporates direct reuse, aquifer replenishment and accrual of long term storage credits
- b. Support increased use of reclaimed water by water providers with reclaimed water entitlements

- c. Support increased use of direct delivery of CAP water including wheeling agreements between water providers
- d. Stay apprised of the Colorado River water supply and its impacts to local water providers

Goal 3: Support efficient water demand management practices and strategies that protect both local and basin-wide water supplies

Policy 1: Integrate efficient water demand management practices and strategies in land use decisions.

Policy 2: Direct new development to areas that are served by water providers with a renewable and potable supply or the ability to create the same, and away from areas that are served by water sources that impact groundwater dependent ecosystems.

Policy 3: Encourage new construction to implement efficient water practices and use renewable water resources where feasible and available.

Policy 4: Encourage the use of renewable water sources including reclaimed water, CAP water and water harvesting.

Policy 5: Promote long-term water conservation strategies such as:

- a) Low water use fixtures and appliances in building codes;
- b) Low water use drought tolerant landscapes or xeriscapes;
- c) Drip irrigation;
- d) Increase use of reclaimed water and rainwater harvesting; and
- e) Low Impact Development (LID) principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product where applicable and feasible.

Policy 6: Require that all solar energy generating fields utilize solar technologies that minimize consumption of water.

Policy 7: Offset or mitigate the findings, if any, of the Preliminary Water Integrated Management Plan (PWIMP) in a site appropriate manner.

Goal 3 Implementation Measures:

- a. Work collaboratively with water providers to establish goals for regional water use and reclaimed water.
- b. Support programs that conserve water within the Colorado River Basin system and protect Lake Mead operation.
- c. Update existing codes and regulations as necessary to include long-term water conservation strategies.
- d. Coordinate across departments to prepare and adopt Low Impact Development guidelines.
- e. Update Table B of the rezoning site analysis checklist to comprehensively address water conservation for proposed development (low water use toilets, water harvesting, etc.).

- f. Support educational programs on water conservation.
- g. Develop guidelines for water efficient solar systems or options to offset water use.

Goal 4: Ensure an adequate water supply for economic development

Policy 1: Work with water providers to identify areas with economic development potential lacking public water service and identify options for cost effective water service.

Policy 2: Emphasize water conservation and water efficiency when recruiting new businesses or expanding existing businesses.

Goal 4 Implementation Measures:

- a. Work cooperatively with water providers, other jurisdictions and Tucson Regional Economic Opportunities (TREO) to prioritize water supply for new economic development which both provide basic employment (jobs with a multiplier effect) and use water efficiently.
- b. Educate potential new businesses on water conservation strategies and approaches.

Goal 5: Effectively protect groundwater quality

Policy 1: Require new development proposals, including County projects, to enhance water quality or provide appropriate mitigation to maintain existing water quality.

Policy 2: Continue to assess soil and groundwater quality in the vicinity of all County-owned sites of concern, including landfills, and promptly implement clean-up activities where soil or groundwater has been affected.

Policy 3: Continue to operate existing remediation systems and monitoring programs until all contamination has been fully cleaned up.

Policy 4: Implement new programs to protect groundwater quality for County facilities that have the potential to impact groundwater.

Policy 5: Encourage coordination among County departments that use or generate hazardous materials and waste to institute groundwater pollution prevention policies and practices.

Policy 6: Support practices that reduce the generation of waste that could impact groundwater quality and implement spill management plans.

Policy 7: Encourage land use decisions that maintain the function and quality of watercourses and areas designated in the Sonoran Desert Conservation Plan as riparian and aquatic habitat.

Policy 8: Continue to protect groundwater dependent ecosystems.

Goal 5 Implementation Measures:

- a. Develop baseline data and measure future impacts to open space lands and riparian habitats within the unincorporated area of the County to protect these groundwater dependent ecosystems.

- b. Ensure the increased water demand associated with development is offset by measures identified in Integrated Water Management Plans to protect groundwater dependent ecosystems and shallow groundwater areas.
- c. Provide needed resources to address any soil and groundwater remediation needed at county-owned site of concern, including landfills.
- d. Implement the County's Municipal Separate Storm Sewer System Program.

4.3 Energy Element



University of Arizona Solar Zone, Pima County, Arizona

With 296 days of sunshine per year Pima County has one of the best solar resources in the world. With its proximity to major markets coupled with large expanses of flat rooftops and relatively flat, open landscape, Pima County is well positioned for developing a thriving renewable energy industry that is prepared to satisfy the demands of the low carbon economy of the future. Per dollar invested, renewable energy and efficiency generate more jobs than any other energy-related industry sector and they rely primarily on the local workforce, insuring the jobs stay local. With the potential to host more than 8,000 gigawatts of solar statewide, wide scale deployment over the next 10-15 years would generate tens of thousands of construction-phase jobs, \$10 billion in earnings and economic activity, and more than 4000 permanent jobs and \$750 million annually in earnings and additional economic activity. Robust investment in a the development of a clean, renewable energy supply, will build a foundation for economic stability and growth, generating thousands of new high-paying jobs, boosting economic activity, conserving scarce water supplies, improving public health and enhancing energy security.

This element meets the state requirement of the Energy Element.

Goal 1: Support the increased use of clean alternative energy systems

- Policy 1:** Promote the generation, transmission and use of a range of renewable energy sources such as solar, biofuels and wind power to meet current and future energy demands and decrease reliance on fossil fuels.
- Policy 2:** Encourage new development and redevelopment projects to generate their energy needs through on-site renewable sources to support the energy efficient methods and practices provided in the County Net Zero Energy Program Standard.
- Policy 3:** Continue to implement and expand the Renewable Energy Incentive District (REID).

- Policy 4:** Promote and increase utilization of clean alternative/solar energy systems County-wide by:
- a) Creating educational programs to promote clean alternative/solar energy systems;
 - b) Providing information on all existing incentives for establishing solar energy systems and for participating in utility-scale community solar projects;
 - c) Providing design information on maximizing the use of solar energy systems and methods in new construction, remodels, and retrofits; and
 - d) Coordinating with local power utilities that are developing utility-scale renewable resources or participating in purchase agreements from renewable energy producers.
- Policy 5:** Encourage residential and nonresidential development to maximize the use of solar energy systems on individual sites and throughout the development.
- Policy 6:** Encourage the use of passive solar to reduce overall energy demand.
- Policy 7:** Mitigate urban heat island effect by reducing paved areas, increasing shade and applying other methods.
- Policy 8:** Encourage the replacement of traditional fossil fuel-fired equipment such as emergency generators and peak power-sharing generators with energy efficient systems.
- Policy 9:** Encourage, promote and support biogas utilization
- Policy 10:** Continue to work collaboratively with all potential partners to explore new clean, renewable and cost efficient forms of energy as they emerge.

Goal 1 Implementation Measures:

- a. Create a review system that rewards developments that incorporate energy efficient systems.
- b. Identify zoning and other code barriers that inhibit the use of the latest energy technologies.
- c. Modify standards to encourage alternative materials, more shade and smaller footprints for parking lot construction
- d. Implement and periodically update the Biogas Utilization Master Plan recommendations.
- e. Work collaboratively with utility companies, other jurisdictions, the University of Arizona and other potential partners to increase the use of clean energy systems and decrease reliance on fossil fuels in the region.

Goal 2: Ensure that infrastructure, facilities and services planning is sensitive in character and location with historic resources and environment

Policy 1: Coordinate with utility companies and other public service providers when planning infrastructure, facilities and services to ensure that infrastructure and facility construction is sensitive in design and location to environmental and historic resources.

Goal 2 Implementation Measures:

- a. Coordinate with utility companies and infrastructure providers to ensure design integrity with its surroundings.

Tradeoffs for Water, Energy Production and Economic Development

The development and implementation of renewable energy opportunities, efforts, and projects can present significant challenges in ecosystem and water management and ecosystem tradeoffs, such as the large amount of energy required to pump and deliver water supplies.

Alternative clean energy sources may be utilized to operate pumps and supply water to agriculture and livestock. There is a direct correlation between the consumption of water and energy. Power plants require water for cooling, some of which is lost in the process, and energy is required to pump, move and treat water.

While some solar energy systems are water efficient by relying on processes that conserve water others require large amounts of water for cooling and therefore are not recommended for a desert environment where water conservation is a priority.

For energy conservation see 5.3 Energy Element. For carbon footprint reduction, see the 5.7 Public Buildings and Public Facilities Element.

Goal 3: Minimize tradeoffs for human populations, energy production, habitat and economic development

Policy 1: Balance energy production and economic development with available water and environmental resources.

Policy 2: Align energy and utility corridors with existing infrastructure, where feasible and appropriate, while minimizing natural environment disturbance.

Goal 3 Implementation Measures:

- a. Work with energy providers and regulators to minimize environmental impacts.

Energy to Support Economic Development

Receiving an annual average of 296 sunny days, the region was identified by the National Renewable Energy Laboratory (NREL) as one of the highest direct normal solar energy resources in the United States. Combined with the location of a major university, the establishment of the Arizona Research Institute for Solar Energy, the identification of the region as one of the best areas in the nation for solar energy production, and the draw for corporations to relocate here as a way to attract quality employees, Pima County is well positioned to offer opportunities to the emerging solar energy industry.

Local utility companies focus on providing energy services that are safe, reliable and affordable for their customers while maintaining and managing the electrical infrastructure that serves Pima County residents.

In 2010, Tucson Electric Power (TEP) began construction of the first solar photovoltaic array at the UA Solar Zone at The University of Arizona Tech Park (UA Tech Park). Today, the 200-acre parcel has become the centerpiece that could make the region a leader in solar energy production and innovation. The UA Solar Zone is currently the largest multi-technology solar generating facility in the world where different types of the latest solar technologies are being tested for energy, storage capacity and water efficiency. Energy production and distribution in Solar Zone facilities is managed by TEP. Over 300 MW of solar will be integrated within TEP grid by 2014, which is the highest per capita solar in the nation.

Goal 4: Encourage the development of new supplies of energy particularly renewable energy in a redundant system to support economic development

Policy 1: Strengthen partnerships with utility companies, The University of Arizona and other jurisdictions to lead efforts in establishing energy and renewable energy system production and innovation in the region to meet the energy needs of new and emerging industry.

Policy 2: Support utilities in creating redundancy in distribution for a reliable supply of energy.

4.4 Wastewater Treatment Element

The Pima County Regional Wastewater Reclamation Department (RWRD) provides design, management and maintenance of the sanitary sewer system including conveyance and treatment systems. The extension of sewer lines is the most significant public works infrastructure tool the County has to guide growth and development into suitable areas.

Goal 1: Efficiently manage and operate the County's wastewater system

Policy 1: Enhance opportunities for aquifer recharging at the water reclamation facilities to:

- a) Increase our existing water supply; and
- b) Diversify our regional water resources.

Policy 2: Support future sewer system expansions into regional growth areas.

Policy 3: Encourage growth in areas with or in close proximity to existing infrastructure.

Policy 4: Utilize existing right-of-way for the placement and realignment of public sewer systems while preserving environmentally sensitive areas through a coordinated approach.

Policy 5: Continue to support development of regional economic opportunities through well planned, infill sewer system capacity expansions.

Policy 6: Periodically review policies that recover costs associated with new development to ensure that growth pays for itself.

Policy 7: Continue to monitor emerging technologies in wastewater and consider new technologies that improve cost and operational efficiencies within the public sewer system.

Policy 8: Include land use planning in the evaluations and planning for sewer system expansions.

Goal 1 Implementation Measures:

- a. Integrate land use planning changes into sewer system planning.
- b. Establish strategies to support growth close to existing sewer infrastructure.
- c. Continue to explore opportunities for aquifer recharge via water reclamation facilities.
- d. Assure that sewer conveyance system extensions are undertaken with priority to Focused Development Investment areas.

4.5 Environmental: Air Quality and Solid Waste Element

This element meets the state requirement for the portion of the Environmental Planning Element addressing Air Quality. Other aspects of the required element (Water Quality and Natural Resources) are addressed elsewhere in the plan and are so identified.

Air Quality

Pima County Department of Environmental Quality (PDEQ) monitors ambient (outdoor) air pollutants throughout eastern Pima County. There are six criteria pollutants that are monitored in accordance with the National Ambient Air Quality Standards (NAAQS) set by the Environmental Protection Agency (EPA) to comply with the Federal Clean Air Act.

PDEQ issues air quality operating permits to facilities known as Stationary Sources which may be any building, structure or installation subject to regulation which emits or may emit air pollution. These facilities must comply with the conditions in their operating permits to limit air pollution. Other sources of air pollution include Fugitive Dust, Asbestos and Open Burning, which are also regulated by PDEQ.

The EPA has initiated an evaluation of the current ozone standard to determine if it sufficiently protects public health and the environment. If the standard is changed in the future, Pima County may be in nonattainment. Were that to happen, the County would need to develop an air quality control plan to reduce emissions to return the area to compliance.

Goal 1: Continue to monitor and reduce ambient (outdoor) air pollutants throughout eastern Pima County

- Policy 1:** Update and amend as needed County ordinances related to monitoring and reducing air pollutants.
- Policy 2:** Continue to enforce and monitor all applicable permits and standards to reduce air pollutants in Pima County including fugitive dust, asbestos and open burning.
- Policy 3:** Work collaboratively with the Pima County Health Department to identify strategies to reduce adverse health impacts related to air quality such as recent increases in Valley Fever and other respiratory diseases.
- Policy 4:** Encourage land use patterns and transportation alternatives (walk, bike, and ride) that support the reduction of automobile emissions.

Goal 1 Implementation Measures:

- a. Continue to Implement existing dust, asbestos and open burning regulations and periodically update County ordinance related to reducing air pollutants.

Waste Removal, Recycling and Solid Waste

Goal 2: Waste removal, recycling and solid waste are efficiently and safely managed to protect public and environmental health

- Policy 1: Continue to identify safe and efficient strategies and promote educational programs for waste removal, reduction and recycling.
- Policy 2: Ensure that hazardous and non-hazardous wastes are managed in an environmentally sound manner.
- Policy 3: Encourage the recycling and recovery of waste materials through suitable incentives and efforts.
- Policy 4: Provide remedial responses and/or provide oversight to the uncontrolled releases of hazardous and petroleum substances into the environment.
- Policy 5: Continue to work collaboratively with all service providers in the provision of solid waste and recycling services.
- Policy 6: Consider revenue and/or amenity generating opportunities for the utilization of closed landfills for other appropriate land uses such as parks and open space.
- Policy 7: Secure financial resources to comply with regulatory requirements in landfill closure activities.

Goal 2 Implementation Measures:

- a. Continue to enforce the Waste Hauler Program which requires inspection of septic tank cleaners, liquid waste haulers and pumper trucks on an annual basis.
- b. Continue to safely and efficiently implement the Waste Tire Program.
- c. Assure that all jurisdictions in the region cooperate to establish and financially support a Regional Household Hazardous Waste program.
- d. Develop and update periodically a public education program to educate the public about all County waste removal programs and the benefits of recycling.

4.6 Communications Element

Communication Networks

The Pima County Wireless Integrated Network (PCWIN) system enables 30 fire and law enforcement agencies from Tucson to Ajo, from Sahuarita to Mount Lemmon, and from the Rincon Valley to Avra Valley, to talk to each other by radio in real time on a single system, regardless of their jurisdiction boundaries. This program includes the following Pima County departments:

- Sheriff's Department;
- Office of Emergency Management and Homeland Security;
- Facilities Management Department;
- Information Technology Department;
- Finance and Risk Management Department;
- Procurement Department;
- Department of Transportation;
- Regional Flood Control District;
- Regional Wastewater Reclamation Department;
- Capital Improvement Project Office; and
- Real Property.

Goal 1: Improve countywide response time for fire services, law enforcement, agencies, critical facilities and County departments through the Wireless Integrated Network and other emerging communication technologies

Policy 1: Continue to implement the Pima County Wireless Integrated Network Plan.

Policy 2: Explore opportunities to improve the Pima County Wireless Integrated Network.

Policy 3: Co-locate fiber optic lines with other utilities as possible.

Goal 1 Implementation Measures:

- a. Work collaborative with service providers to identify funding sources to include the latest communication technologies needed provide critical services.
- b. Incorporate fiber network extension capabilities into major transportation corridor upgrade planning.

New or Updated Communication Facilities

Access to fast, efficient, affordable and reliable wireless communication is a primary need. It improves quality of life and increases access to health care and other vital services while reducing reliance on automobile use, particularly for seniors and for populations living in more remote areas of the County.

Goal 2: Provide fast, efficient, affordable and reliable access to countywide wireless communication and explore emerging communication technologies

Policy 1: Support the development of facilities that provide fast, efficient, affordable and reliable access to programs and services via wireless communication.

Policy 2: Explore opportunities to extend wireless communication services into rural areas of the County.

Policy 3: Promote the utilization of new communication technologies such as wireless and installation of fiber networks.

Goal 2 Implementation Measures:

- a. Keep current with the latest emerging technologies to meet the needs of the county's residents and businesses
- b. Address changes in codes or ordinances as appropriate.

4.7 Public Buildings and Facilities Element

Like all local governments, Pima County owns or in some instances, leases, a vast inventory of both special use public facilities, and general office buildings, as well as physical plant, surface and subsurface infrastructure all of which must be maintained and periodically improved.

Integrated Facilities Planning System

This Comprehensive Plan introduces the concept of an Integrated Facilities Planning System (IFPS) that includes an Integrated Monitoring System based on Level of Service standards, health impact assessments, and other techniques pertinent to the specific service rendered or facility constructed. The intent of the IFPS is to provide a more efficient and measurable planning process that allows for a comprehensive evaluation of infrastructure needs tied to the Capital Improvements Program (CIP). The intent in most cases is to create an interdisciplinary and collaborative method to plan and evaluate current county services, facilities and future improvements.

The use of the Integrated Facilities Planning System (IFPS) in coordination with the Capital Improvements Program (CIP) and other programs, as established by the County Board of Supervisors, will be the key implementation components of this Comprehensive Plan. The IFPS will rely on multi-department collaboration to ensure efficiencies, minimize cost, and better serve the community.

Pima County's Sustainability Program, managed by an interdisciplinary Steering Committee under the auspices of the Office of Sustainability and Conservation has effectively developed, updated and monitored an internal Sustainability Action Plan to make more efficient use of county facilities, reducing waste, energy, water and other resources. Lessons from the operation of the Sustainability Program can be employed in the establishment of the IFPS.

Goal 1: Explore the possibility of establishing a County-wide Integrated Facilities Planning System

Policy 1: The Integrated Facilities Planning System will:

- a) Integrate land use decisions with transportation systems, flood control, infrastructure, library district, parks and recreation, safety, and other County services and facilities planning;
- b) Prioritize, schedule and identify funding for ongoing maintenance of County public facilities and infrastructure;
- c) Utilize the inter-departmental effort resulting in the Pima County Infrastructure Study as the framework to periodically assess the needs and deficiencies of each established planning area;
- d) Provide shared access among departments to databases to reduce duplication of efforts;

- e) Minimize costs, maximize resources and ease the process of grant writing and funding identification by working collaboratively;
- f) Rely on private/public partnerships for the provision of services, where applicable;
- g) Provide higher quality public facilities and services; and
- h) Assist in monitoring Comprehensive Plan progress.

Carbon Footprint Reduction



In 2007 the Board of Supervisors adopted the Pima County Sustainability Initiatives, Resolution No. 2007-84. This far-reaching resolution promotes creating and maintaining a sustainable community that supports individual well-being and opportunity, sound resource conservation and stewardship, and a strong and diverse economy for all of its residents.

The Pima County Board of Supervisors unanimously adopted the Sustainable Action Plan for County Operations (SAPCO) in August 2008 to implement the Sustainability Initiatives and in April 2012, the Board of Supervisors expanded the SAPCO by adopting the Health and Wellness Chapter.

Since 2008, the Sustainable Action Plan for County Operations (SAPCO) has been successfully implemented through the collaboration of County Departments and the dedication and volunteer efforts of more than 200 County employees. SAPCO as the authority for considering:

- Carbon footprint reduction;
- Renewable energy and energy efficiency;
- Green building and site design;
- Alternative fuel vehicles;
- Water conservation and management;
- Land conservation and management;
- Waste reduction;
- Green purchasing; and
- Health and wellness.

Since the Board of Supervisors adopted the Pima County Sustainability Initiatives Resolution in May 2007, County employees have achieved measurable improvements in the sustainability and efficiency of County government operations. With the aggressive implementation of all of the County’s sustainability initiatives mentioned above, the County forecasts that it will actually generate less greenhouse gas in the year 2020 than in the year 2007, considerably reducing its carbon footprint.

Goal 2: Encourage, promote and support methods, principles and practices that result in carbon footprint reduction

Policy 1: Continue to take a systematic approach to integrating the goals of sustainability into all facets of the way Pima County government operates by incorporating:

- a) Carbon footprint reduction;
- b) Renewable energy and energy efficiency;
- c) Green building;
- d) Alternative fuel vehicles;
- e) Water conservation and management;
- f) Land conservation and management;
- g) Waste reduction;
- h) Green purchasing;
- i) Health and wellness; and
- j) Site design.

Policy 2: Encourage new development in the unincorporated areas of the County to reduce its carbon footprint by incorporating, where feasible and applicable:

- a) Renewable energy and energy efficiency;
- b) Green building methods and materials;
- c) Low Impact Development (LID) strategies of site design in suburban areas;
- d) Access to multimodal transportation to decrease reliance in automobile; and
- e) Pedestrian, bicycle and trail connectivity to increase health and wellness.

Goal 1 and 2 Implementation Measures:

- a. Identify a systematic and effective approach to implement the IFPS.
- b. Continue to implement and update as needed the Sustainability Action Plan for County Operations.
- c. Comply with all applicable carbon footprint reduction, renewable energy, green building, water conservation, land conservation, waste reduction, green and healthy community principles adopted as part of the Pima County Comprehensive Plan.

Public Facilities and Healthy Communities

A strong sense of community has been associated with improved wellbeing, increased feelings of safety and security, participation in community affairs and civic responsibility. A variety of strategies can incorporate public facilities mission with healthy community principles. These may include incorporation of arts and culture, grouping of public facilities that provide compatible functions, the integration of government facilities into mixed use projects, and the provisions of services to rural areas through existing or new multipurpose community centers.

Goal 3: Align County public facilities mission with healthy community principles

- Policy 1:** Encourage new County facilities and the expansion of older facilities to be built to:
- a) Complement the scale, massing, character and identity of adjacent neighborhoods to create an authentic sense of place;
 - b) Incorporate courtyards, plazas, pocket parks, landscape amenities and public art to increase community interaction and create safety by design;
 - c) Group public facilities that provide complementary public services and have compatible functions to become a one-stop center to have multiple, cross-departmental benefits from such structures;
 - d) Incorporate horizontal and vertical mixed-use when designing new or expanding existing facilities to provide support services and retail to meet the needs of the community;
 - e) Be located in areas accessible by multiple forms of transportation (walking, biking, and transit);
 - f) Integrate pedestrian oriented features and bicycle facilities (parking, showers, etc.) to discourage automobile dependence and support healthy lifestyles;
 - g) Provide opportunities for farmers markets, healthy foods and community gardens, multipurpose community events;
 - h) Provide flexibility in the design of facilities to accommodate changing needs (meeting spaces, art studio space, temporary work space for small businesses and ventures, job and skill training, health programs, etc.); and
 - i) Be consistent with the Maeveen Marie Behan Conservation Lands System (CLS) as applicable.

Goal 3 Implementation Measures:

- a. Prepare and adopt design guidelines based on healthy community principles for County public facilities.

4.8 Trails Element

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

Pima County is developing The Loop around metro Tucson with links to Marana, Oro Valley, Sahuarita, Green Valley and South Tucson. Pima County residents and visitors can enjoy the more than 100 miles of shared-use paths that have already been completed.



The Loop, Pima County, Arizona

Goal 1: Continue to support the development of a high quality, integrated and multi-use countywide trail system

Policy 1: Continue to prioritize land acquisition to support the development of a high quality, integrated and multi-use countywide trail system.

Policy 2: Support and promote our natural resource-based trail system as a regional attraction promoting healthy lifestyles, economic development, and connectivity to a variety of destinations.

Policy 3: Implement the vision, goals and action plan identified in the Pima Regional Trail System Master Plan by:

- a) Providing a trails network throughout the region;
- b) Siting trails to ensure use does not conflict with natural and cultural resources;
- c) Expanding the system to connect recreation lands;
- d) Extending trails into urbanized areas where they are lacking;
- e) Creating connectivity between homes, schools, jobs and commerce;
- f) Increasing opportunities for interpretive experiences;
- g) Following all applicable standards and design considerations for trails; single-track trails; paths; river parks; greenways; enhanced bicycle/pedestrian corridors; trails parks; trail heads, entry nodes, boundary access points; crossings; signs; pedestrian districts; and pedestrian activity areas
- h) Accommodating all non-motorized users;
- i) Co-locating trails with other community facilities; and
- j) Including a Central Arizona Project (CAP) Loop Trail.

Policy 4: Require dedication of trails identified in the Pima Regional Trail System Master Plan as a condition for rezoning approval.

Policy 5: Separate trail corridors from wildlife corridors unless the trail corridor can be sited in a manner that poses no adverse impacts to native and migratory life.

Policy 6: Protect trail corridors that link individual public lands, connect public lands to existing or planned river parks, create local trail linkages to parks, schools and activity centers, or provide public access to established public lands trails.

Policy 7: Dedicate regulatory flood-prone areas, which are dedicated drainage easements to the Flood Control District and which have been identified as candidate trails to allow additional uses such as recreational and equestrian activities.

Policy 8: Promote vehicular access to trail heads at public preserve boundaries based on a determination by the Natural Resources, Parks and Recreation Department.

Policy 9: Dedicate public road rights-of-way and associated parking and multi-use trail staging areas as a condition of rezoning or specific plan approval in those cases where road access to public land trailheads is deemed critical by the Natural Resources, Parks and Recreation Department.

- Policy 10:** Ensure that the Residential Recreation Areas comply with the following:
- a) Ensure that these areas are available for the use and enjoyment of subdivision residents;
 - b) Protect and enhance community health and quality of life;
 - c) Require that new recreation areas meet the minimum standards for safety and efficacy; and
 - d) Encourage residential multi-modal opportunities and ensure connectivity among parks, neighborhoods and commercial areas.

Goal 1 Implementation Measures:

- a. Implement the Pima County Trail System Master Plan.
- b. Work collaboratively with citizens to complete and expand The Loop.



Trail System, Pima County, Arizona

Trail System, Transportation Modes, Healthy Communities and Economic Development



Trail Connectivity to Vibrant Activity Centers

The County recognizes the connection between physical activity and healthy bodies and minds. They contribute to healthy lifestyles, provide access and serve as alternate transportation modes. Trails provide connectivity from neighborhoods to diverse land uses, recreation areas and open space. They provide an opportunity to exercise, breathe clean air, and reduce mental stress. Trails also provide opportunities for residents and visitors to learn about the lush Sonoran desert. When appropriately branded, such trails attract visitors to the area and serve as economic development tools.

Goal 2: Integrate trail system, transportation modes, economic development and land use patterns with healthy community principles

Policy 1: Support and promote The Loop as a regional attraction promoting healthy lifestyles, economic development and connectivity to a variety of destinations.

Policy 2: Support and promote our natural resource-based trail system (the trails in Pima Regional Trail System Master Plan, including the Arizona Trail, Anza Trail, and CAP Trail) as a regional attraction promoting healthy lifestyles, economic development, and connectivity to a variety of destinations.

Policy 3: Encourage the utilization of the urban trail system as an alternate transportation mode to decrease reliance on automobiles, reduce air pollution, increase overall health and serve economic development functions.

Goal 2 Implementation Measures

- a. Periodically update the Pima Regional Trails System Master Plan.
- b. Identify funds and design a program for the provision of recreational and cultural programs and activities appropriate for parks and recreation facilities along the Historic Anza Trail and the Loop.



Multi-use trails activating the streets.

4.9 Flood Control and Drainage Element



The Pima County Regional Flood Control District strives to use forward-looking floodplain management practices to minimize flood and erosion damages for all county residents, property and infrastructure. Regionally, the District is involved in a variety of flood monitoring, flood control and natural resource management activities. It also performs floodplain management activities within unincorporated portions of Pima County. While the District is a regional authority, undertaking flood mitigation efforts throughout Pima County, it does not regulate floodplains within incorporated areas or on Tribal Nations.

County efforts to comply with and exceed National Flood Insurance Program requirements have been so successful that residents are currently eligible for up to a 25% discount on flood insurance. By pursuing the goals below, the County plans to improve performance under the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Community Rating System, thereby reducing rates even further, but more importantly doing the best we can to protect public safety.

To accomplish this, the District in addition to being the official depository and interpreter of FEMA Flood Insurance Rate Maps, also maps floodplains and riparian habitat which FEMA is not aware of based upon better local knowledge of conditions and risks. For the purposes of this plan, these risks are reflected by "Resource Areas" as shown on the 13 Regional Hydrology maps included at the end of this Chapter. These maps depicts known flood related risks and flood control resources and defines the areas for which the resources area provisions apply. The mapped resource areas consists of FEMA and locally mapped floodplains as well as Pima County Regulated Riparian Habitat. For accurate interpretation of the boundaries and characteristics of these areas including the applicable regulations, the District shall remain the final authority and may modify the boundaries of these areas as new information becomes available.

Goal 1: Minimize flood and erosion damages for all County residents, property and infrastructure

- Policy 1:** Continue to monitor, control and manage natural resources to minimize flood and erosion damages by implementing the Floodplain Management Ordinance and addressing the impact of development on flooding, erosion and riparian habitat.
- Policy 2:** Enforce the Federal Emergency Management Agency (FEMA) approved Pima County Multi-Hazard Mitigation Plan.
- Policy 3:** Preserve washes with a base flood peak discharge equal to or greater than 100 cfs as well as existing riparian habitat including Pima County Regulated Riparian Habitat in their natural condition.
- Policy 4:** Preserve riparian areas by using the Modified Development Standards located in chapter 18 of the zoning code or other strategies for transferring densities to areas of the property outside of riparian areas.
- Policy 5:** Administer flood control planning and design on an area-wide basis in conformance with the Watershed Management Plan/Critical and Balanced Basin Map.
- Policy 6:** Require that drainage improvements are consistent with the overall character of the area and do not create nor worsen existing drainage problems.
- Policy 7:** Design road crossings of washes to cross the floodplain with minor encroachment.
- Policy 8:** Require private and public utility projects to conform to all applicable requirements of Title 16 of the Pima County Code including Section 16.30 regarding Riparian Habitat Mitigation Plans (RHMPs).

Goal 1 Implementation Measures:

- a. Require, when appropriate, avoidance of development in Resource Areas as identified in the Regional Hydrology maps. Encourage use of Modified Development Standards or Transfer of Development Rights to maintain similar yields while maintaining these areas as open space in order to increase public safety, and reduce infrastructure investment, maintenance and insurance costs.

Storm Water Runoff

Pima County manages storm water to ensure public safety through three regulatory mechanisms:

- The Pima County Regional Flood Control District, through the Floodplain Management Ordinance, addresses the impact of development on flooding, erosion and riparian habitat.
- The Department of Environmental Quality administers programs to address storm water quality.

- The Pima County Building and Zoning codes contain provisions establishing minimum standards for site grading, site drainage and design.

Goal 2: Manage storm water to protect lives and property, to reduce flood risk and to assure no adverse impact to adjacent or downstream properties

Policy 1: Continue to require new development to comply with all applicable requirements of the Floodplain Management Ordinance addressing the impact of development on flooding, erosion and riparian habitat.

Policy 2: Continue to require all new development to comply with all applicable provisions establishing minimum standards for site grading, site drainage and design included in the Pima County Building and Zoning codes.

Policy 3: Further protect surface water from degradation through land use planning to limit the potential for unforeseen discharges.

Goal 2 Implementation Measures:

- a. Update as needed, the Pima County Floodplain Management Ordinance.
- b. Update as needed the building and zoning code to include the latest green standards for grading and site drainage and design.
- c. Create and adopt a Watershed Management Plan which identifies the watersheds impacting Pima County, their drainage characteristics, regulatory and infrastructure needs.

Drainage Integration

By utilizing watercourses, riparian and upland habitat, and recreation, better design can be achieved. New guidelines under development address water harvesting and habitat mitigation and offer further opportunity for integration, particularly for drought response.

Goal 3: Integrate watercourses, riparian and upland habitat, land use, recreation and drainage to achieve healthy development patterns

Policy 1: Work to resolve regulatory conflicts between the Zoning Code and the Floodplain Management Ordinance.

Policy 2: Continue to require development to conform to adopted provisions that integrate watercourse, riparian and urban habitat, land use, recreation and drainage

Policy 3: Encourage the incorporation of green streets standards that integrate watercourse, riparian and urban habitat, recreation, alternate modes of transportation, shade and landscape amenities, drought tolerant plants and drainage as a form of water harvesting in new development and allow for the natural filtration of flood and rainwater, where applicable.

Policy 4: Consider, where appropriate, the use of Low Impact Development (LID) principles in neighborhood scale subdivision or commercial development.

Goal 3 Implementation Measures:

- a. Prepare appropriate green street standards for urban, suburban and rural areas.
- b. Prepare Low Impact Development (LID) guidelines for neighborhood scale subdivision or commercial development.
- c. Utilize “Drainage Standards for Detention and Retention” for all new commercial and subdivision development.

4.10 Countywide Infrastructure Concurrency Element

The Pima County Concurrency Management System provides the basis for monitoring infrastructure impacts of land development and helps determine if infrastructure improvements are keeping pace with the prevailing rate of land development.

Goal 1: Update and expand the existing Concurrency Management System which guides development to areas with in-place or planned infrastructure

Policy 1: Update the established Concurrency Management System to:

- a) Establish standards for determining the adequacy of infrastructure and services owned and operated by the County;
- b) Serve as a tool for infrastructure capacity monitoring and upgrades; and
- c) Inform the Integrated Facilities Planning System and the Capital Improvements Program.

Policy 2: Ensure that the Concurrency Management System review for rezonings (including requests for waiver of the platting requirements of zoning plans), specific plans and requests for time extensions or modification for existing rezoning and specific plans includes:

- a) Wastewater treatment and conveyance/reclamation facility capacity;
- b) Flood control infrastructure and drainage capacity;
- c) Water supply infrastructure and capacity;
- d) Transportation infrastructure and capacity;
- e) Park and recreation infrastructure service delivery capacity (to include multi-use trail system);
- f) School capacity impact analysis; and
- g) Cost of development;

Policy 3: Require infrastructure improvements to be provided concurrently with development.

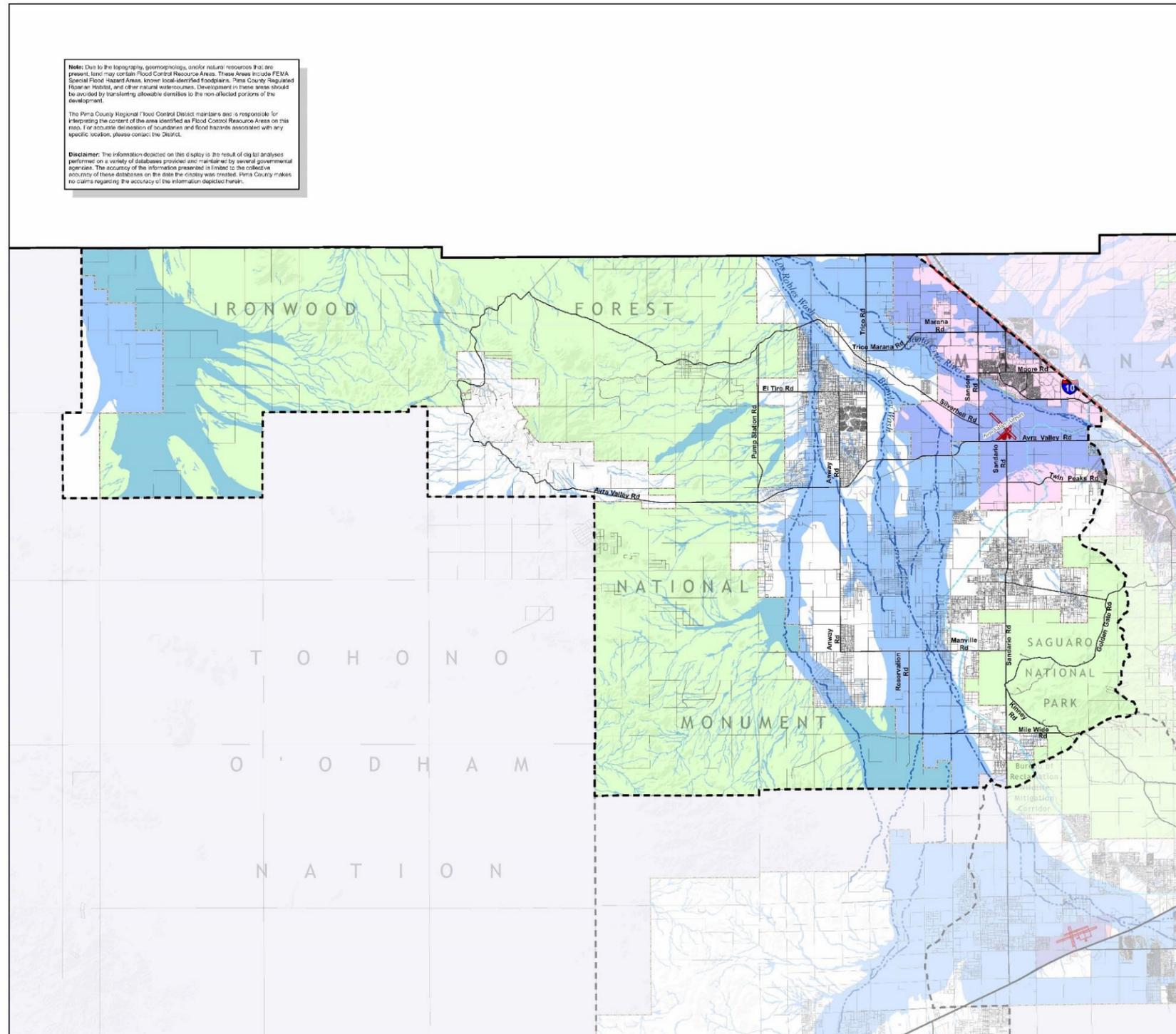
Goal 1 Implementation Measures:

- a. Update and implement the County Concurrency Management System cooperatively with planning, resource and infrastructure management departments.

Exhibit 4.9.1

Avra Valley
Planning Area
Regional Hydrology

October 17, 2014
Second Draft



Note: Due to the topography, geomorphology, and/or natural resources that are present, land may contain Flood Control Resource Areas. These Areas include FEMA Special Flood Hazard Areas, known local-identified floodplains, Pima County Regulated Riparian Habitat, and other riparian watersheds. Development in these areas should be avoided by transferring allowable densities to the non-affected portions of the development.

The Pima County Regional Flood Control District members are responsible for interpreting the content of the area identified as Flood Control Resource Areas on this map. For accurate delineation of boundaries and flood hazards associated with any specific location, please contact the District.

Disclaimer: The information depicted on this display is the result of digital analyses performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the collective accuracy of these databases on the date the display was created. Pima County makes no claims regarding the accuracy of the information depicted herein.

Exhibit 4.9.2
Tucson Mountains
Planning Area
Regional Hydrology

October 17, 2014

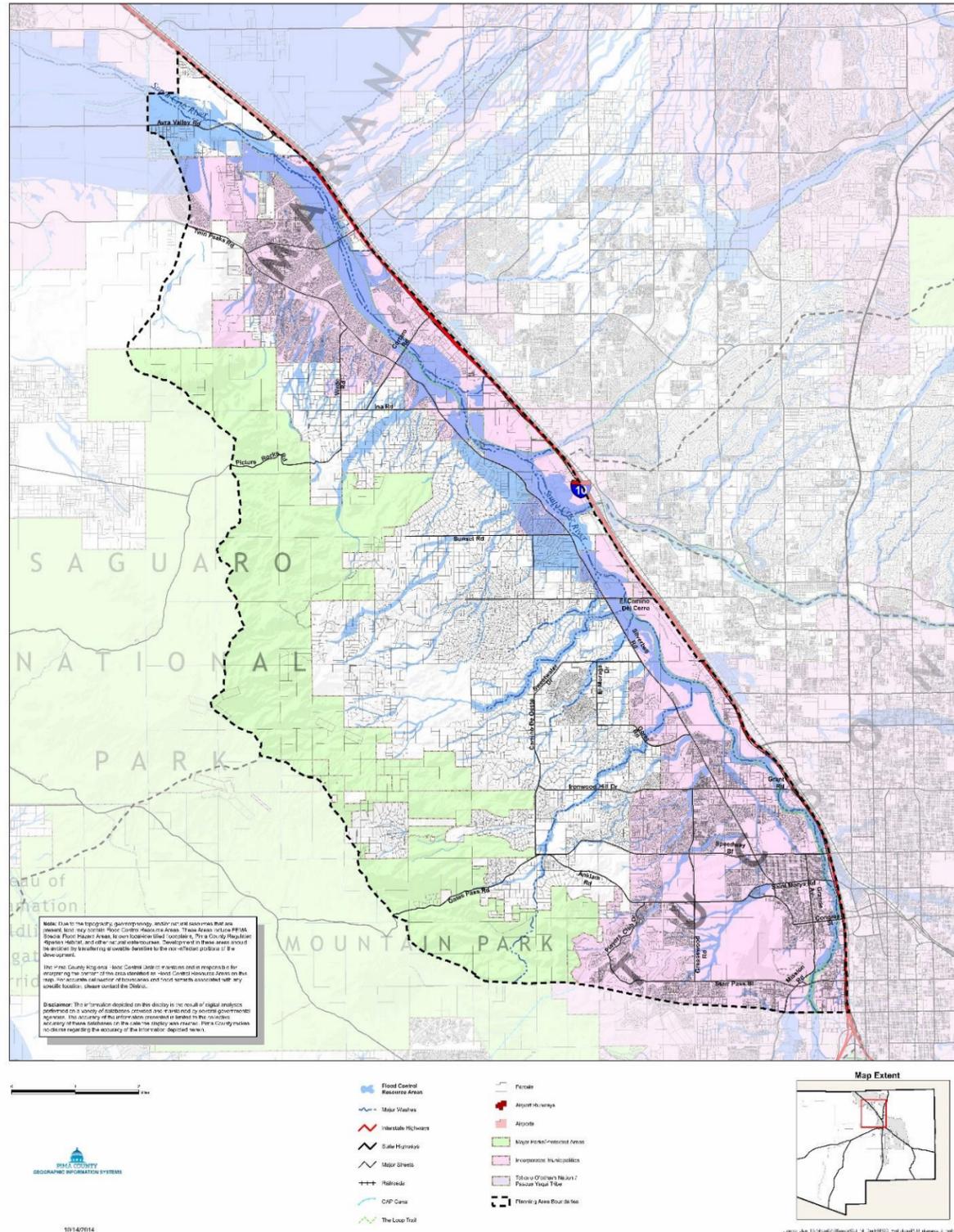
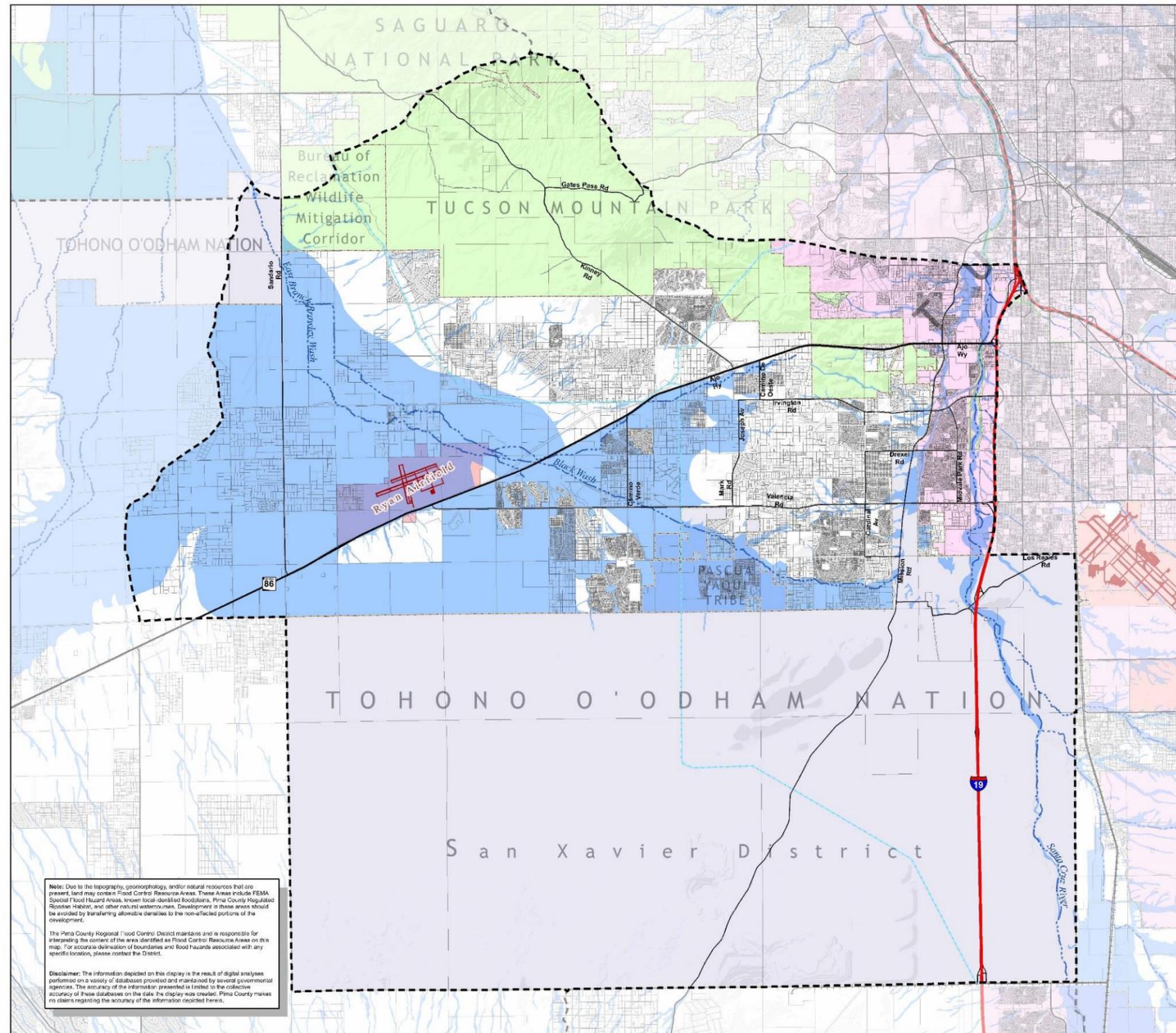


Exhibit 4.9.3

Southwest
Planning Area
Regional Hydrology

October 17, 2014



Note: Due to the topography, geomorphology, and/or natural resources that are present, land may contain Flood Control Resource Areas. These Areas include FEMA, Special Flood Hazard Areas, known local-identified floodplains, Pima County Regulated Riparian Habitat, and other natural watercourses. Development in these areas should be avoided by transferring allowable densities to the non-affected portions of the development.

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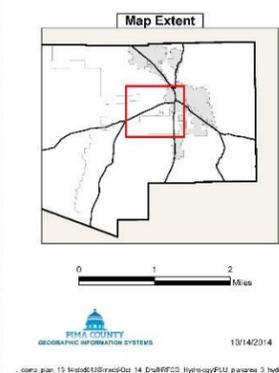


Exhibit 4.9.4

Altar Valley
Planning Area
Regional Hydrology

October 17, 2014
Second Draft

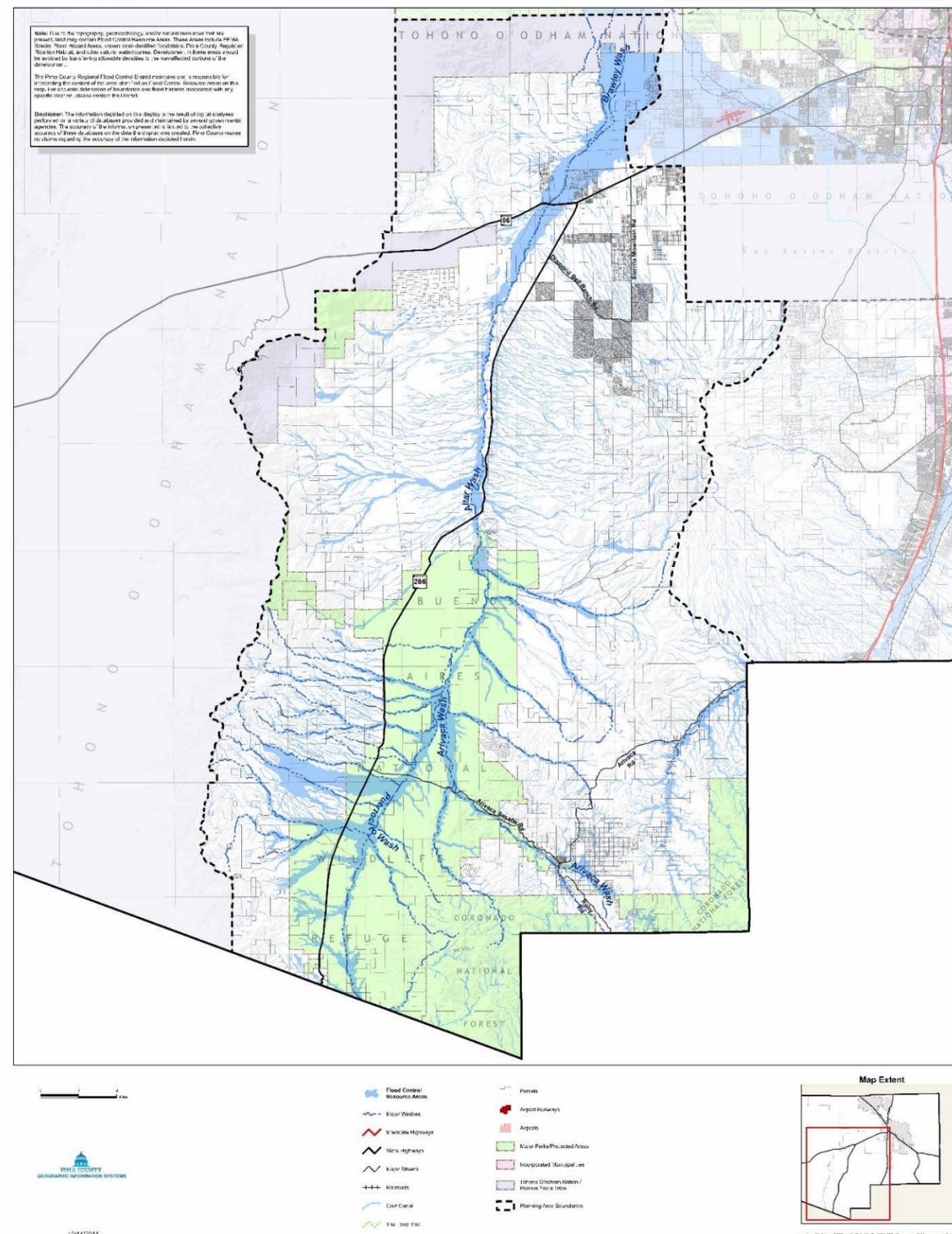
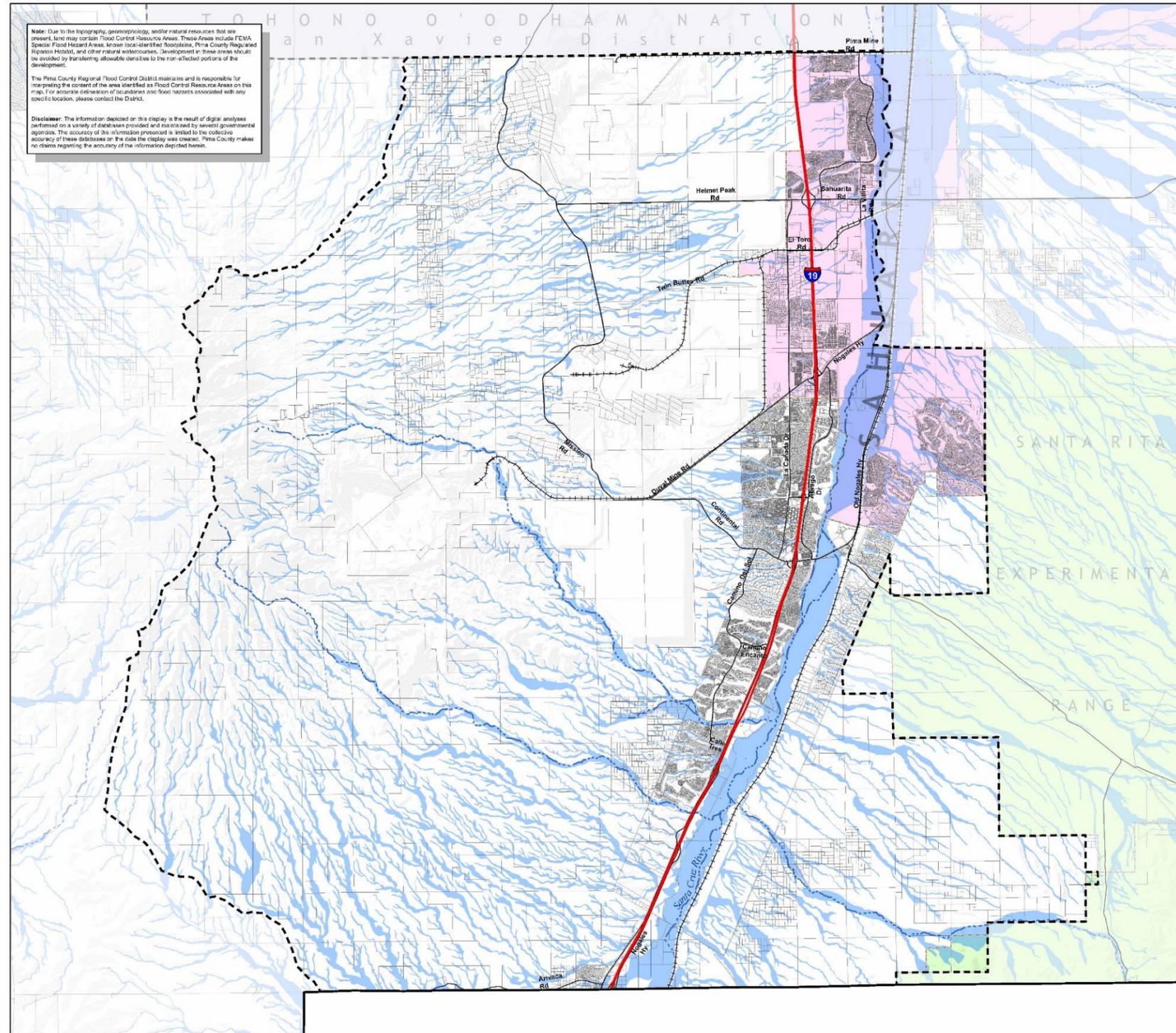


Exhibit 4.9.5

Upper Santa Cruz
Planning Area
Regional Hydrology

October 17, 2014



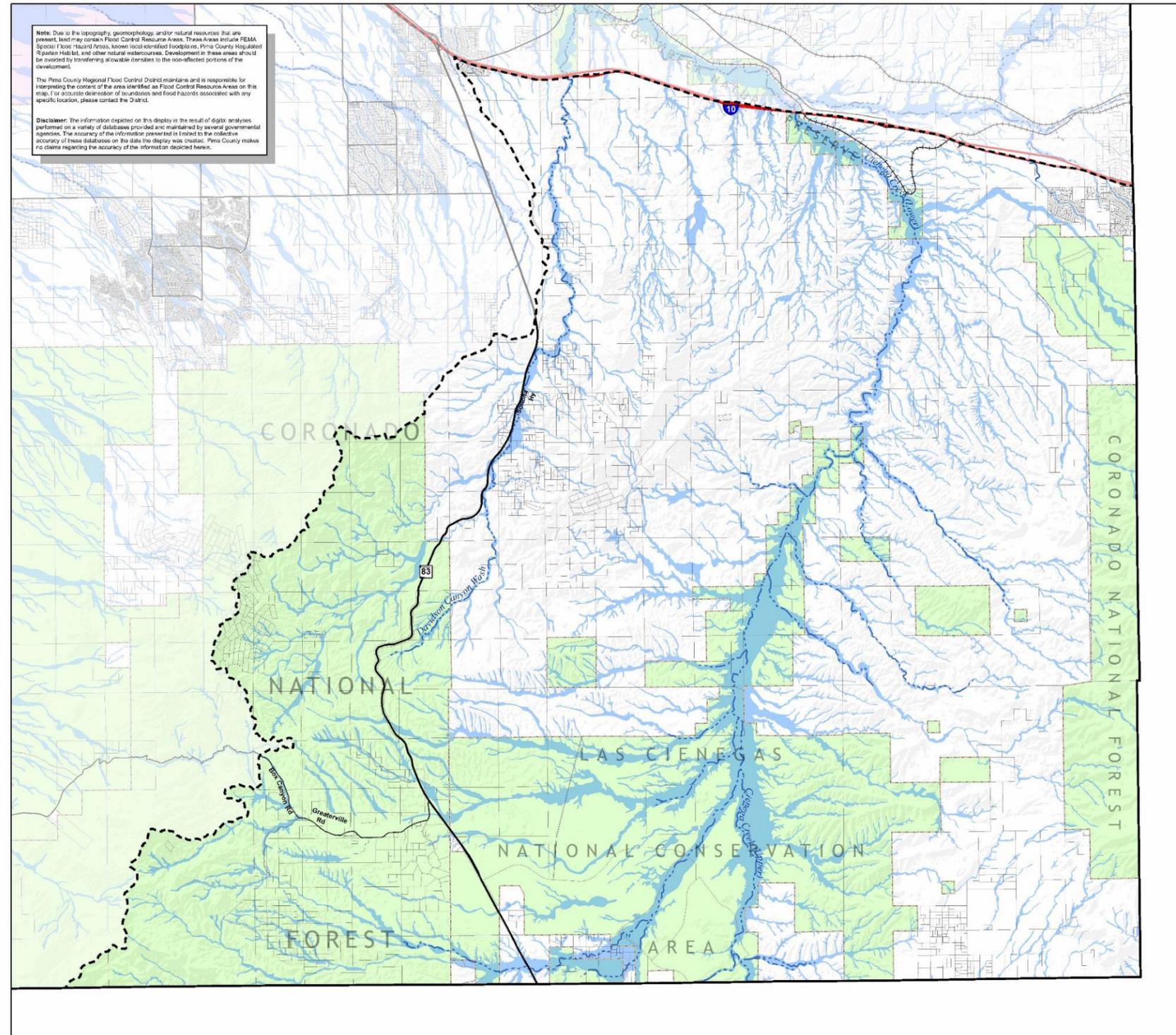
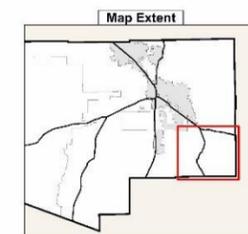


Exhibit 4.9.6

Mountain View
Planning Area
Regional Hydrology

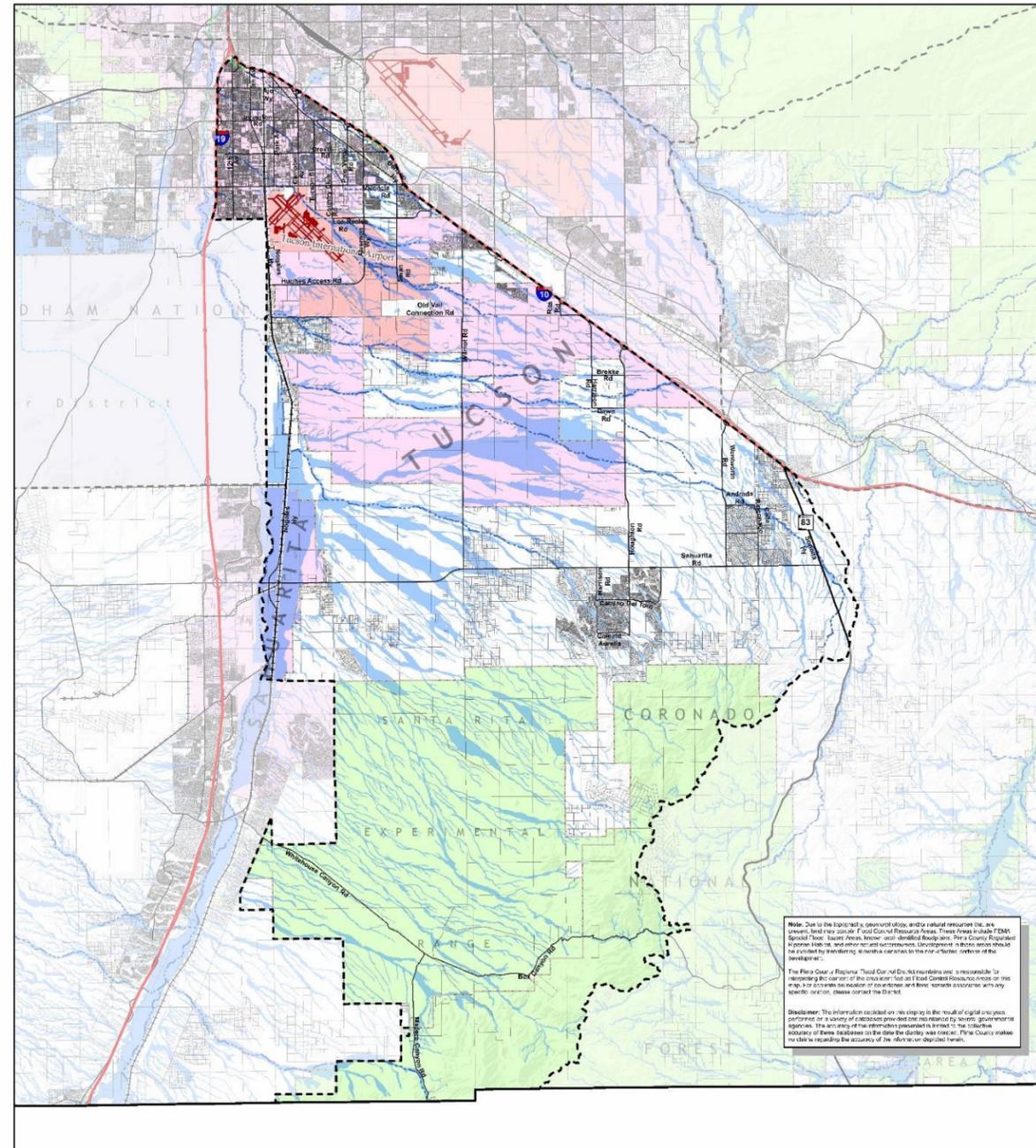
October 17, 2014

- Flood Control Resource Areas
- Major Washes
- Interstate Highways
- State Highways
- Major Streets
- Railroads
- CAP Canal
- The Loop Trail
- Parcels
- Airport Runways
- Airports
- Major Parks/Protected Areas
- Incorporated Municipalities
- Tohono O'odham Nation / Pascua Yaqui Tribe
- Planning Area Boundaries



0 1 2 Miles

Exhibit 4.9.7
Southeast
Planning Area
Regional Hydrology
October 17, 2014



Note: Due to the frequent change of data, and/or related resources, the information presented in this map is not guaranteed to be 100% accurate. Users should verify the information presented in this map with the appropriate agencies. The accuracy of the information presented is limited to the information available at the time the map was created. PIMA County makes no claim regarding the accuracy of the information depicted herein.

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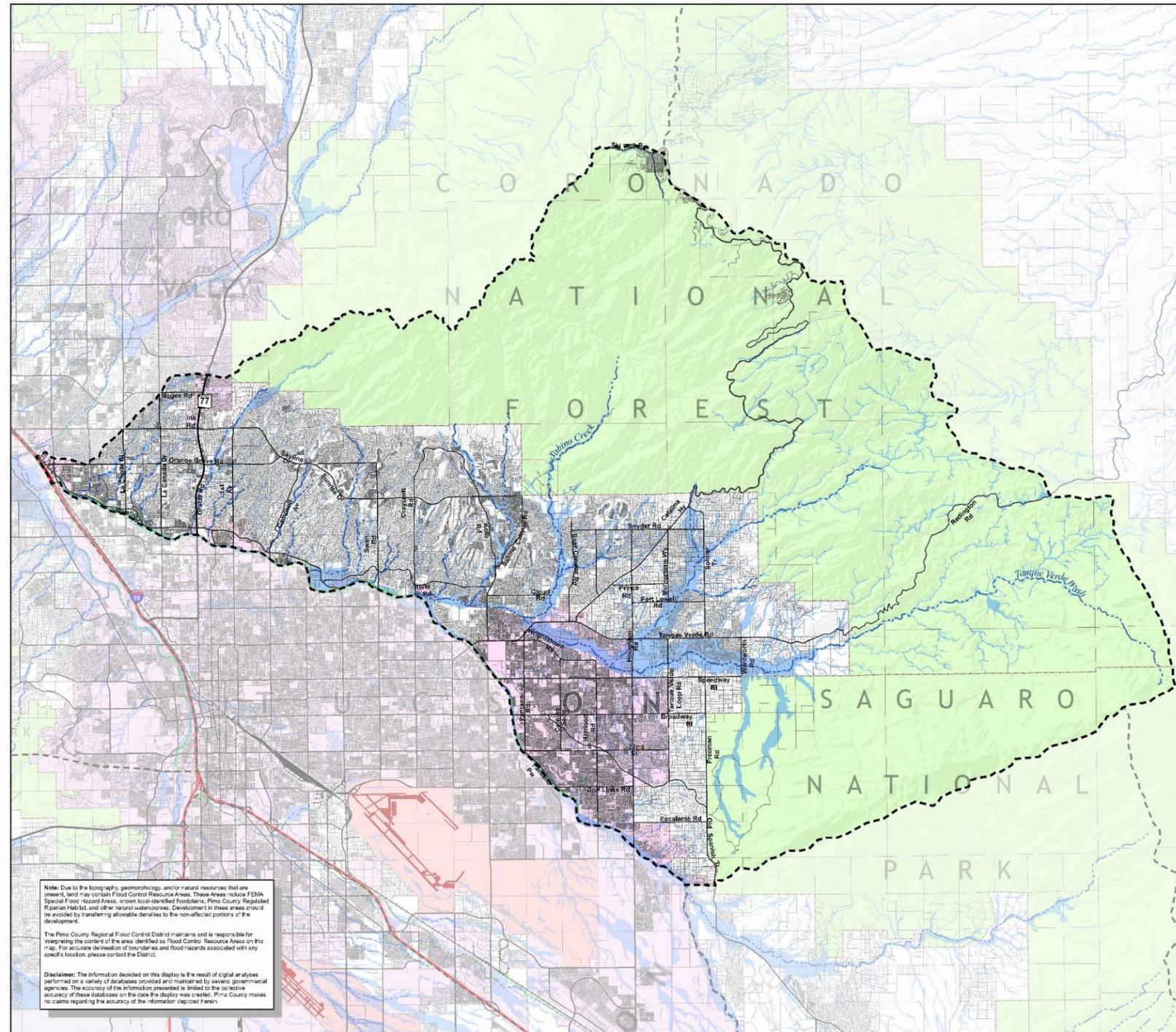
Map Extent

Legend:

- Flood Control Resource Areas
- Major Waterways
- Interstate Highways
- State Highways
- Major Streets
- Railroads
- CDP Canal
- Free Loop Road
- Water
- Airport Runway
- Airports
- Major Parks/Recreation Areas
- Incorporated Municipalities
- Unincorporated Municipalities
- Planning Area Boundaries

Exhibit 4.9.9
Catalina Foothills
Planning Area
Regional Hydrology

October 17, 2014
Second Draft



Note: Due to the topography, geomorphology, and/or natural resources that are present, land may contain Flood Control Resource Areas. These Areas include FEMA Special Flood Hazard Areas, known local-identified floodplains, Pima County Regulated Riparian Habitat, and other natural watercourses. Development in these areas should be avoided by transferring allowable densities to the non-affected portions of the development.

The Pima County Regional Flood Control District maintains and is responsible for interpreting the content of the area identified as Flood Control Resource Area on this map. For accurate delineation of boundaries and flood hazards associated with any specific location, please contact the District.

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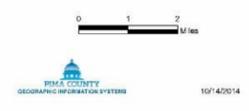
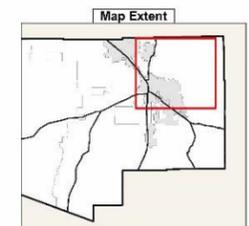
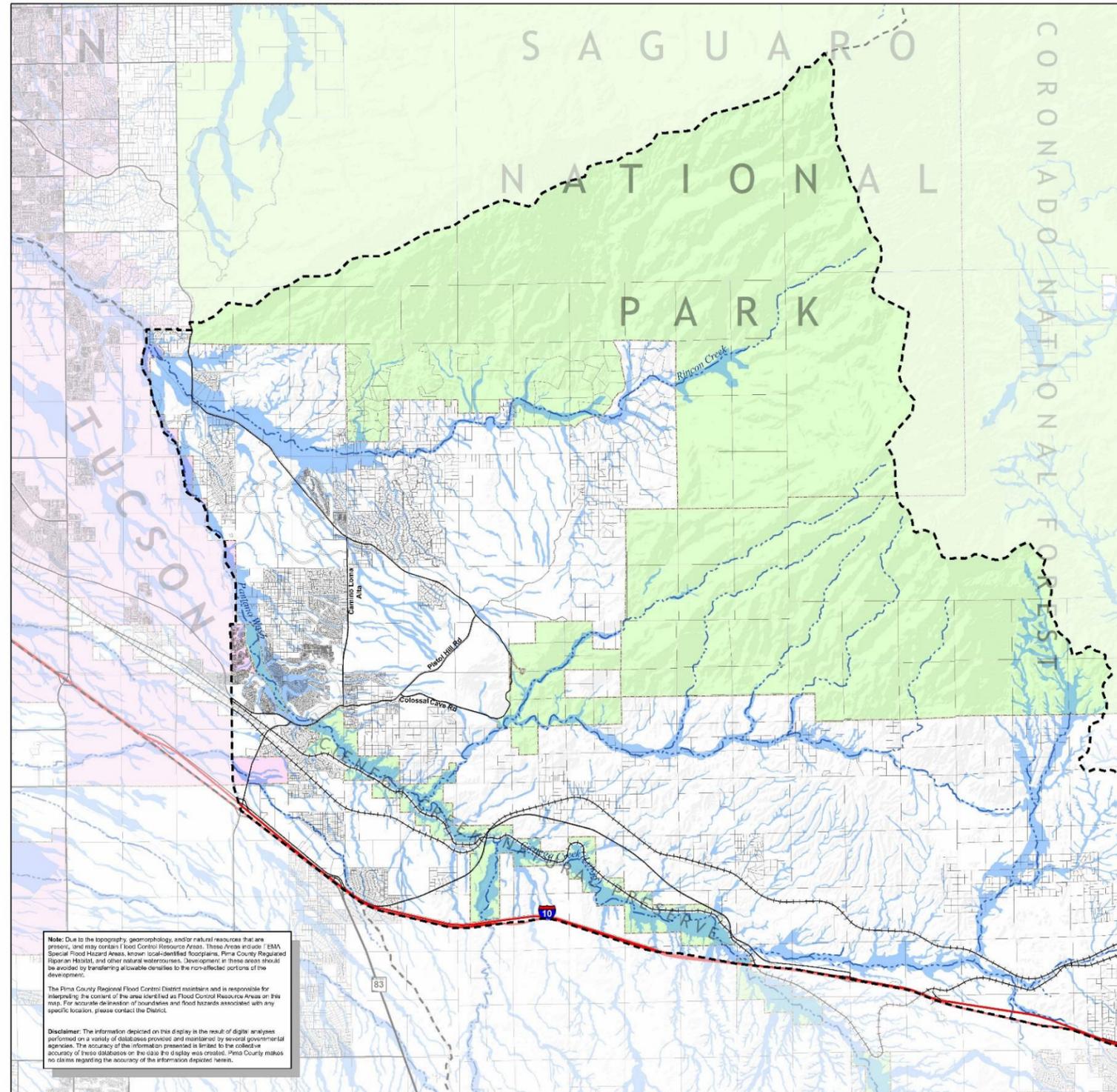


Exhibit 4.9.10

Rincon Valley
Planning Area
Regional Hydrology

October 17, 2014



Note: Due to the topography, geomorphology, and/or natural resources that are present, and may contain Flood Control Resource Areas. These Areas include FEMA Special Flood Hazard Areas, known local-identified floodplains, Pima County Requested Riparian Habitat, and other natural watercourses. Development in these areas should be avoided by transferring allowable densities to the non-affected portions of the development.

The Pima County Regional Flood Control District maintains and is responsible for interpreting the content of the area identified as Flood Control Resource Areas on this map. For accurate delineation of boundaries and flood hazards associated with any specific location, please contact the District.

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- Flood Control Resource Areas
- Major Washes
- Interstate Highways
- State Highways
- Major Streets
- Railroads
- CAP Canal
- The Loop Trail
- Parcels
- Airport Runways
- Airports
- Major Parks/Protected Areas
- Incorporated Municipalities
- Toxona O'odham Nation / Pasqua Yaguil Tribe
- Planning Area Boundaries

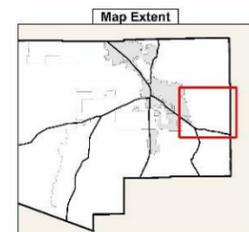


Exhibit 4.9.11

Tortolita
Planning Area
Regional Hydrology

October 17, 2014

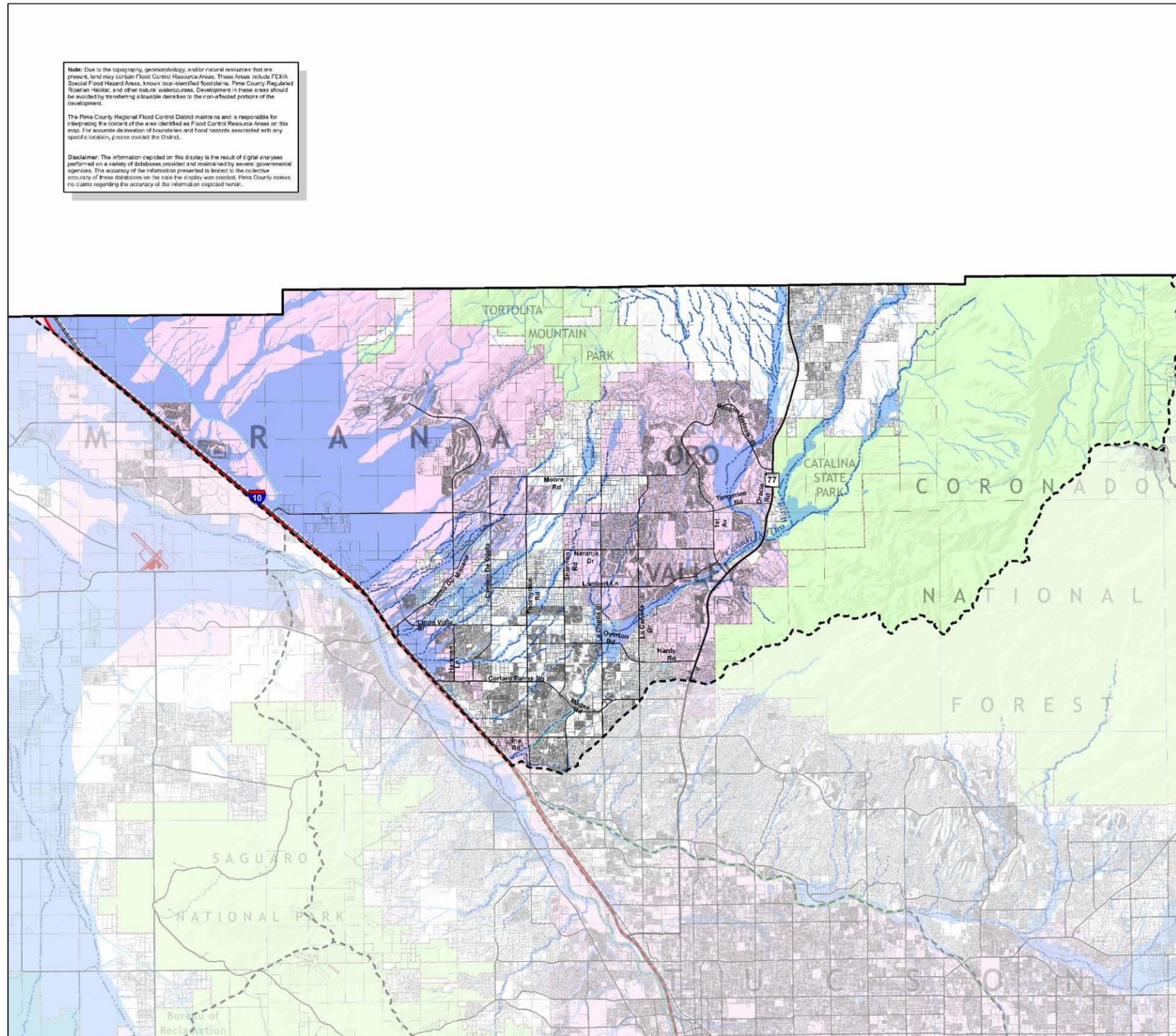
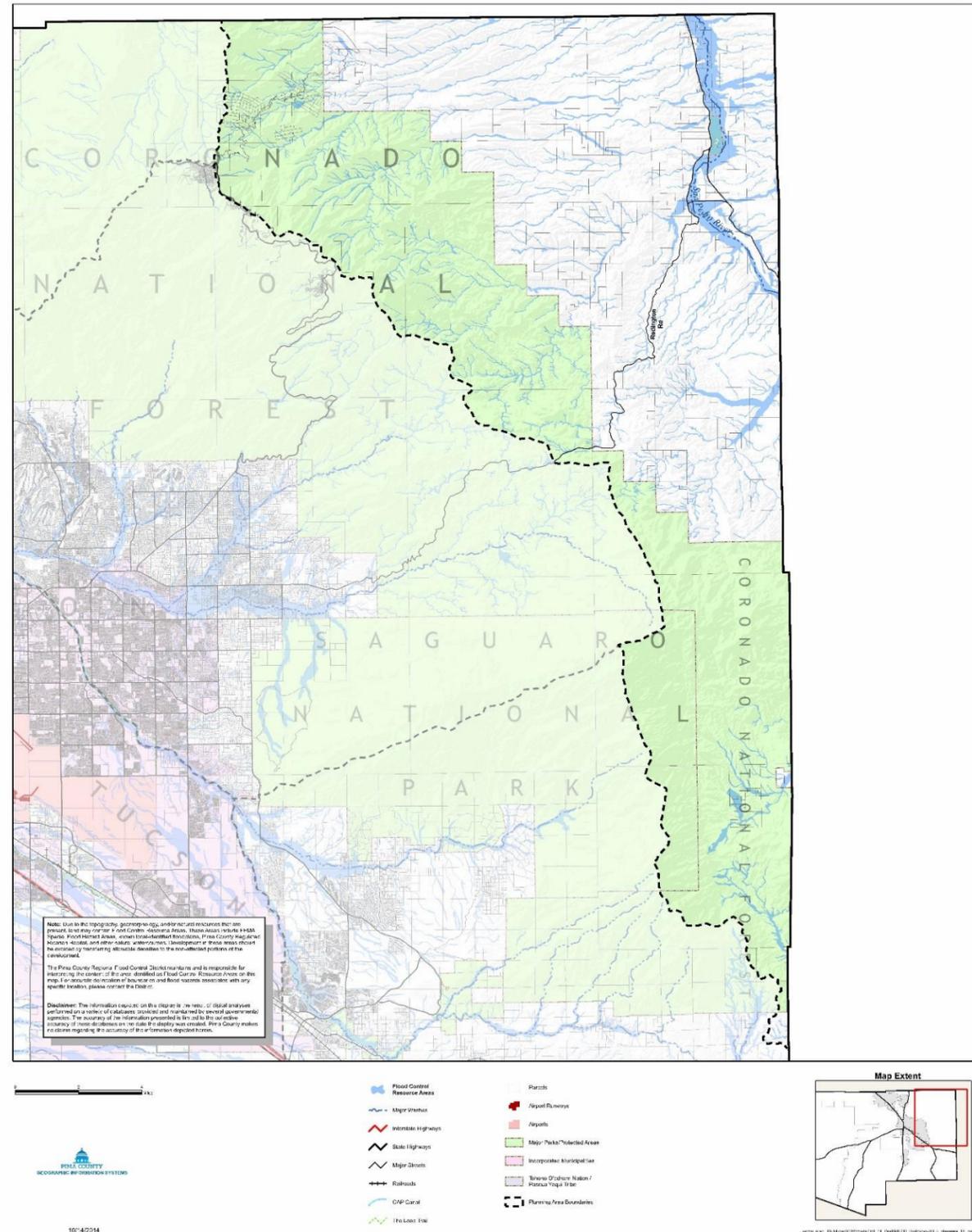




Exhibit 4.9.12

San Pedro
Planning Area
Regional Hydrology

October 17, 2014



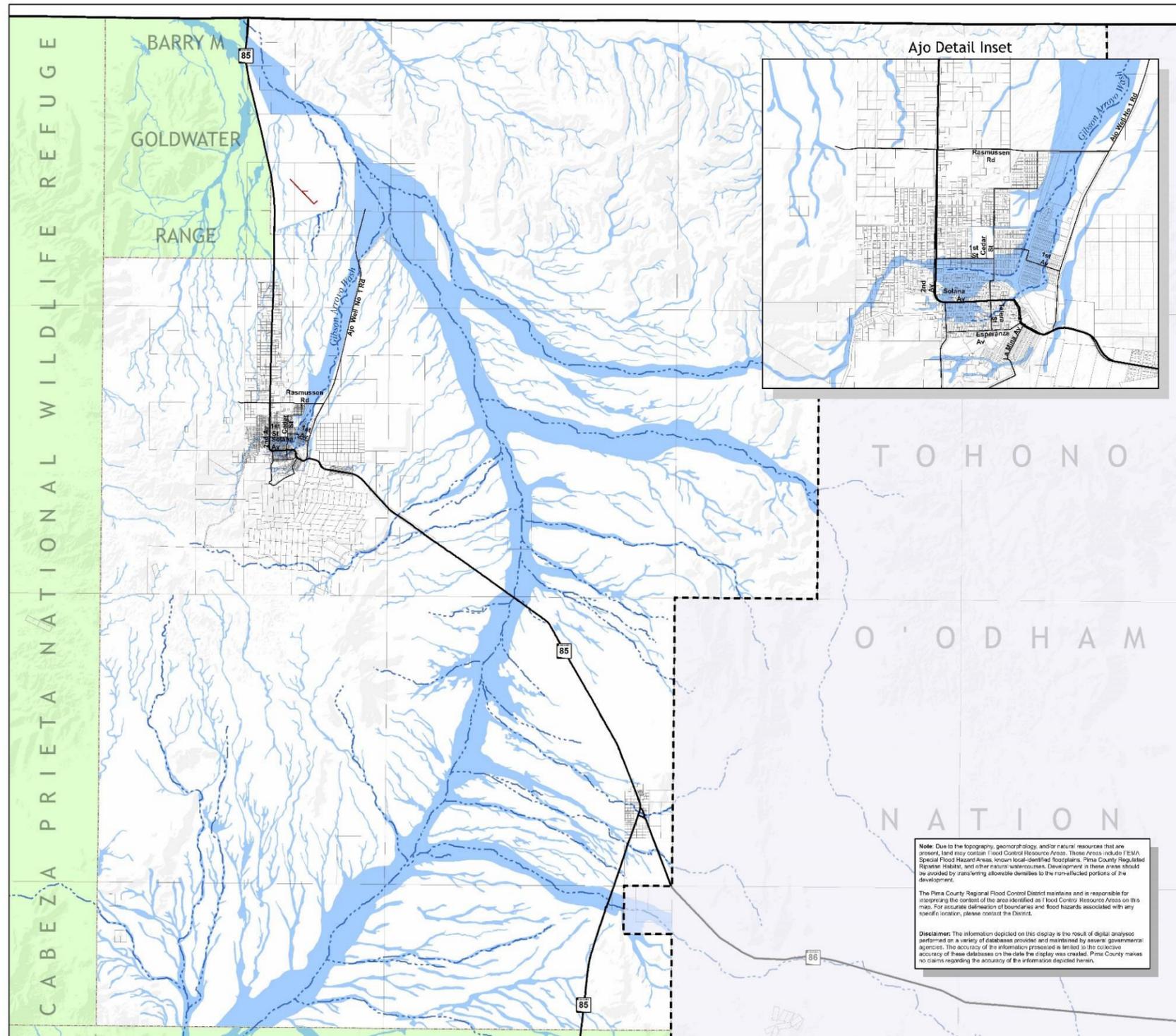
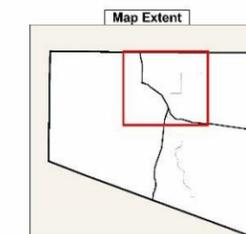


Exhibit 4.9.13

Ajo-Why
Planning Area
Regional Hydrology

October 17, 2014
Second Draft

- Flood Control Resource Areas
- Major Washes
- Interstate Highways
- State Highways
- Major Streets
- Railroads
- CVP Canal
- The Loop Trail
- Parcels
- Airport Runways
- Airports
- Major Parks/Protected Areas
- Incorporated Municipalities
- Tohono O'odham Nation / Pascua Yaqui Tribe
- Planning Area Boundaries



0 1 2 Miles

Human Infrastructure Connectivity

Chapter 5: Human Infrastructure Connectivity Goals and Policies



The Human Infrastructure Connectivity chapter addresses many aspect of human infrastructure for which the County is a service provider. These include:

- health services;
- public safety and emergency services;
- parks and recreation;
- workforce training/education;
- library services;
- animal care;
- arts and entertainment; and
- food access.

These elements provide goals and policies related to the efficient provision of existing and future services needed to support the current and forecasted populations. While none are required by State Law to be addressed in a county comprehensive plan, they all play a significant part in how our county functions, they implement the overall vision and they each connect our people with each other on multiple levels.

5.1 Health Services Element

Health Services Delivery and Healthy Communities

The choice and ability of Pima County residents to lead healthy lives emerged as a critical health priority from the recent community health assessment conducted by Pima County Health Department. This health priority encompasses behavioral, medical and public health concerns, access issues, and environmental factors that need to be addressed in an integrative manner in order to achieve healthy lifestyles. The goals and policies in this section address integrating health (both physical and mental) into all types of planning efforts, providing access to information and services, ensuring adequate health staffing, and uncovering relevant data.



Pima County Behavioral Health and Crisis Center.

Goal 1: Promote and support healthy lifestyles for all Pima County residents

Policy 1: Integrate healthy community concepts and principles into land use, social services, and infrastructure planning processes.

- Policy 2:** Increase access to resources and healthy options that support physical health and wellness.
- Policy 3:** Increase access to resources that support behavioral health and wellness.
- Policy 4:** Increase access to interpersonal violence prevention programs and resources.
- Policy 5:** Support a healthier environment and healthier lifestyles by providing green infrastructure and encouraging its use.
- Policy 6:** Enhance employee wellness through programs and initiatives that support healthy lifestyles

Goal 1 Implementation measures:

- a. Identify facilities and programs available for physical activity
- b. Promote physical activity among school-aged youth
- c. Expand opportunities for urban agriculture
- d. Solicit input from community stakeholders on physical activity and exercise
- e. Create awareness of resources, programs, and training opportunities in behavioral health, especially for youth
- f. Promote programs and resources that enhance interpersonal safety
- g. Promote policies and programs that reduce public and street harassment
- h. Incorporate Complete Streets principles into jurisdictional planning to make streets safe for all users
- i. Integrate green infrastructure into capital and improvement projects (providing shade, mitigating heat island effects, and manage storm water issues)
- j. Promote importance of physical activity for enhanced employee wellness among employers
- k. Work with employers to encourage and support employee engagement in wellness programs and initiatives.

Goal 2: Promote health literacy to Pima County residents with emphasis on populations of need

- Policy 1:** Increase public awareness of relevant and reliable health information resources.
- Policy 2:** Enhance health literacy practices of health care (including behavioral health) and health information providers.

Goal 2 Implementation measures:

- a. Identify health literacy awareness and needs of health care providers and community members
- b. Adopt health literacy guidelines and standards
- c. Disseminate health information and education resources to the community

- d. Identify health literacy education and training materials for health care and health information providers
- e. Promote health literacy education and training opportunities for health care and health information providers

Goal 3: Improve urban and rural community access to medical, behavioral, and specialty health care services in Pima County

Policy 1: Increase community-level communication and information related to accessing medical, behavioral, and specialty health care services.

Goal 3 Implementation measures:

- a. Identify populations that will not be covered by the Affordable Care Act (ACA), may be eligible for coverage under the ACA, but will have barriers to that coverage
- b. Define barriers to accessing health care services and potential solutions
- c. Disseminate information regarding the ACA to disparate populations and employers

Goal 4: Improve workforce development in the medical, behavioral, and specialty health care fields in Pima County

Policy 1: Determine professional health care workforce requirements needed to meet current and future healthcare demands.

Policy 2: Continue to support the Pathways to Healthcare partnership between Pima Community College, Pima County One-Stop and local health care employers to train economically disadvantaged residents for health care careers.

Goal 4 Implementation measures:

- a. Conduct analysis of current health care workforce status and projected workforce needs due to the ACA, including the root causes of shortages and the barriers to accessing health care services in Pima County
- b. Work with the Primary Care Areas (PCA) and providers to address health care workforce development in Pima County
- c. Leverage existing health care resources in Pima County to meet identified workforce demands and fill gaps in access
- d. Grow and sustain a public health workforce that is prepared and knowledgeable

Goal 5: Improve the availability and accessibility of behavioral health care and crisis services

- Policy 1:** Engage in community initiatives to ensure access to needed services for those experiencing acute psychiatric crisis or other immediate behavioral health need.
- Policy 2:** Support integrated models of care that are evidence-based and integrate medical and psychiatric treatment of the whole person.
- Policy 3:** Support investment to expand training of direct care workers through programs such as Caregiver Training Institute.

Goal 5 Implementation measures:

- a. Increased diversion from Pima County Adult Detention Complex and Pima County Juvenile Detention Center for crisis and substance use detoxification
- b. Increased utilization of the Crisis Response Center by adults and youth that limits emergency department visits
- c. Coordination with law enforcement officers resulting in improved return to service times following a behavioral health crisis intervention
- d. A reduction in the use of emergency transportation in response to behavioral health crisis.
- e. Reduction in civil commitment proceedings.
- f. Encouraging coordination of care with the behavioral health network outpatient providers to limit length of stay in restrictive environments.
- g. Disseminate behavioral health resource information to medical providers
- h. Ensure access to medical treatment by advocating for the coordination of care with primary care providers and medical facilities
- i. Participate in community initiatives to promote behavioral health services careers
- j. Leverage existing behavioral health infrastructure by innovative treatment opportunities

Goal 6: Address health disparities by promoting a better understanding of community assets, health conditions, and health status within Pima County

- Policy 1:** Increase accessibility to community assets and health disparities data.
- Policy 2:** Facilitate inclusion of community asset and health disparities data in surveillance, priority setting, and action planning.

Goal 6 Implementation measures:

- a. Research and assess available public health data as well as other data systems (census data, behavioral health data, etc.)
- b. Study feasibility of creating an academic-public partnership to collect, monitor, use, and report data on community assets and health disparities that exist within Pima County
- c. Describe community assets and health disparities as well as social and structural factors within Pima County, including behavioral health
- d. Engage stakeholders, health coalitions and grassroots groups, and jurisdictional officials in data sharing and interpretation
- e. Advocate for the use of community assets and health disparities data in priority setting and action planning

Provision of Services for Disease Prevention

A major component of maintaining a healthy population in Pima County is ensuring that residents are either free of chronic and acute health conditions or have the ability to manage their chronic conditions. The County works to provide residents the opportunities to attain the highest potential of health by preventing disease, providing safe environments, and by promoting healthy choices.



Healthy Affordable Foods at Local Farmers Markets.

Goal 7: Support and provide disease prevention for the community

Policy 1: Promote overall wellness by providing access to:

- a) Chronic and communicable disease prevention education and services;
- b) Nutrition, child/maternal health and family planning education and support;
- c) Alternative modes of transportation (walkways, trails and bike paths) that encourage exercise;
- d) Affordable transit, van, and shuttle services and other multi-modal options (walking and biking) to provide access to health care services; and
- e) Healthy foods.

Policy 2: Promote wellness by supporting safe communities that include:

- a) Clean water and air;
- b) Robust prevention, surveillance and investigation of communicable disease, including zoonotic and vector-borne diseases;
- c) Smoke-free establishments;
- d) Complete streets with shaded promenades and gathering spaces in urban areas to encourage walkability;
- e) Safe housing, food service establishments, and swimming pools;
- f) Safe neighborhoods;
- g) Safe transportation systems; and

- h) Locally-owned, small scale, humane farming operations.

Goal 7 Implementation Measures:

- a. Promote programs that improve the overall wellness of the community.
- b. Update development standards to include complete streets principles.
- c. Screen clients for insurance status and appropriately refer for enrollment assistance
- d. Increase efforts to identify and solve community health problems in Pima County
- e. Increase informational, educational, and empowerment efforts supporting public health issues in Pima County
- f. Reduce incidence of injuries and zoonotic illness to animals
- g. Become an accredited public health department
- h. Deliver clear and consistent public health messages
- i. Engage organizations that serve Pima County residents to address issues of health, safety, and well-being
- j. Empower and support residents to take ownership of public health in their communities (e.g. neighborhoods, schools, childcare centers)
- k. Collaborate with stakeholders and partners to identify and increase resources to address health, safety, and well-being of residents



*Small-scale, Neighborhood and Community Gardens.
Community Food Bank of Southern Arizona and Pima County.*

Goal 8: Assess and address the potential health impacts of policies, programs and projects to ensure that health is included in the decision-making process

Policy 1: Conduct and utilize health impact assessments (HIA) as a tool for assessing the potential health impacts of public policies and publically-funded programs and projects under development in respective county departments. (See also Land Use Element Section 3.1, Goal 1, Policy 11)

Goal 8 Implementation Measures:

- a. Promote use of Health Impact Assessments
- b. Educate decision-makers on benefits of Health Impact Assessments

Aging Healthy



Access to Exercise and Clean Air Promotes Wellness

Pima County is home to more adults age 65 and older per capita than the state as a whole. It is important to prioritize the health, quality of life and well-being of older adults by encouraging healthy aging best practices. The Pima Council on Aging (PCOA) is the designated Area Agency on Aging serving older adults and their families living in Pima County.

Pima County Health Department offers services to seniors. Health Department staff responds to nursing home outbreaks and provides wellness education to members on senior nutrition programs in Pima County, health coaching to seniors and their caregivers through the Chronic Disease Self-Management program, and adult vaccinations.

This section's goals and policies promote the provision of necessary services to the older members of the community.

Goal 9: Support the needs of the County's aging population

Policy 1: Continue to support Job Seekers age 50 and older through the Pima County 50 Plus Mature Worker program.

Policy 2: Work collaboratively with the Pima Council on Aging (PCOA), other non-profit organizations, and County departments to support programs and strategies that promote dignity, respect and a healthy quality of life for aging adults by continuing to support and encourage:

- a) Livability in all aspects of life;
- b) Access to health care, services, healthy foods, work, education and amenities by supporting alternate modes of transportation (transit, van, shuttle, para-transit, walking, biking, etc.);
- c) Services for older adults, families, and caregivers;
- d) Care transitions programs (care at home following hospitalization), in-home support and family caregiver services;
- e) Advocacy programs;
- f) Information and referral helpline services staffed by trained professionals;
- g) Long-term care programs for assisted living and nursing home residents;
- h) Meals and nutrition programs;
- i) Programs to assist with difficult end of life planning;
- j) Personal budgeting assistance programs;
- k) Integration of quality affordable housing options in mixed use and multifamily developments, in established walkable and safe neighborhoods, and in other types of new development;
- l) Opportunities for aging in-place; and
- m) The development and dissemination of community-based initiatives on aging.

Goal 9 Implementation Measures:

- a. Review the Zoning Code to eliminate potential barriers to aging in place, and adding flexible zoning provisions to support multigenerational use and additional residence for long term caregivers especially on rural lands of at least an acre.
- b. Adopt development standards for continuing care facilities that align with established State Standards.
- c. Work with PCOA and others to widely disseminate public information on programs/support for aging populations.
- d. Continue to offer 50 Plus Employability Skills seminars and coaching at Pima County One-Stop Career Centers.

5.2 Public Safety and Emergency Services Element

Community Threats, Hazards and Emergency Preparedness

The Office of Emergency Management and Homeland Security and the Public Health Department's Public Health Emergency Preparedness Program, engages in collaborative, community focused emergency health planning to address biological, chemical, radiological, or natural disaster events that result in public health threats and other emergencies. These goals and policies reflect those efforts.

Goal 1: Support collaborative, community focused emergency planning

Policy 1: Support existing health initiatives, programs, and the development of effective plans and resources to protect life and property from public health threats and other emergencies.

Policy 2: Continue to implement and periodically update the Pima County Hazard Mitigation Plan.

Policy 3: Continue to monitor and mitigate climate change and drought related socio-economic and public health impacts that decrease air and water quality.

Goal 1 Implementation Measures:

- a. Increase Pima County Health Department capacity to respond to public health emergencies

Public Safety and Law Enforcement

The Pima County Sheriff's Department is committed to the advanced strategies of community policing and the direct supervision management of its detention facilities. Both concepts involve the establishment of dynamic partnerships with citizens, communities, and other civic and criminal justice agencies working together toward common goals. The Pima County Sheriff's Department is a leader and facilitator in attaining the goals to overcome and solve community problems with innovative ideas on crime prevention, proactive inmate management strategies, and public safety resulting in lasting solutions, reduced fear, and a better life for the residents of Pima County.

Goal 2: Create a safe environment through the support of public safety and law enforcement

Policy 1: Support the Pima County Sheriff's Department programs, partnerships and crime prevention, proactive inmate management and public safety strategies to increase public safety and create a safe environment.

Policy 2: Increase coordination between behavioral health and public safety professionals.

Goal 2 Implementation Measures:

- a. Continue to support educational programs between the Sheriff’s Department and the Health Department to ensure best practices.
- b. Continue utilizing social media as a way to disseminate crime prevention tips and share information effectively with the community.
- c. Continue developing partnerships with the community and local businesses to gain support, cooperation and a better understanding of community-police relations.

Fire Service

Fire and ambulance services throughout Pima County are handled by either municipal fire departments, private providers or fire districts in the unincorporated county. The County is not a fire service or ambulance service provider. Service in the population areas vary. The fire services in the unincorporated county are either fire districts or voluntary subscription based. These policies encourage continued collaboration with fire districts.

Goal 3: Ensure the provision of fire service for the unincorporated areas of the County

Policy 1: Continue to support the various fire districts serving the planning areas’ unincorporated population by:

- a) Ensuring safe and efficient access to fire trucks and other emergency vehicles;
- b) Continuing to encourage fire safety in the design of new residential and nonresidential construction.

Policy 2: Continue to require all rezoning applications for an urban land use intensity category located within a rural or volunteer fire districts to include a letter from the local fire district or responding fire department acknowledging ability to provide adequate fire protection.

Policy 3: Encourage Fire Districts to right size equipment to handle more compact development and alternate street design or make accommodations to facilitate those designs.

Public Safety Through Community Design

The Pima County Sheriff's Department supports, teaches, and educates citizens about Crime Prevention through Environmental Design strategies. Crime Prevention through Environmental Design (CPTED) is based on the principle that proper design and effective use of buildings and public spaces in neighborhoods can lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life for citizens.

Goal 4: Ensure crime prevention through environmental design strategies

Policy 1: Encourage the utilization of the following Crime Prevention through Environmental Design strategies:

Goal 4 Implementation Measures:

- a. Develop and adopt CPTED design standards such as:
 - 1) Design streets to encourage pedestrian and bicycle use;
 - 2) Encourage 24-hour neighborhoods in appropriate mixed-use areas;
 - 3) Place windows overlooking sidewalks and parking lots;
 - 4) Encourage transparent landscape designs that increase visibility;
 - 5) Encourage transparency at building entrances;
 - 6) Avoid poorly placed lights that create blind-spots;
 - 7) Ensure potential problem areas are well lit: pathways, stairs, entrances/exits, parking areas, ATMs, phone kiosks, mailboxes, bus stops, children's play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.;
 - 8) Use shielded or cut-off luminaires to control glare;
 - 9) Encourage the use of bollards or other pedestrian-oriented dark sky compliant light features; and
 - 10) Encourage the incorporation of plazas, courtyards and gathering spaces that increase human activity.

5.3 Parks and Recreation Element



Julian Wash Linear Park

Pima County identifies opportunities to provide parks and oversees management and operation of County parks and recreational facilities. The purpose of the County parks, recreation and trail system is to provide recreational, social, educational, and community development services, connect people with nature and improve the quality of life for County residents.

Public parks and recreation facilities and programs include educational and fitness classes, sports teams and tournaments, entertainment events and fairs, and youth and senior services. These programs promote healthy communities and play a fundamental role in increasing physical activity. Through facilities, outdoor settings, and services provided, they support good health. These programs:

- Help reduce obesity and incidence of chronic disease by providing opportunities to increase rigorous physical activity in a variety of forms;
- Provide a connection to nature which studies demonstrate relieves stress levels, tightens interpersonal relationships, and improves mental health; and
- Foster overall wellness and healthful habits.

Community centers act as the social and civic focus as providers of recreation, human services, elder care, youth programs, nutrition and a variety of other social service programs. The provision of these

services in one place, such as a community center, may provide an integrated solution for service delivery in the unincorporated area of the County, especially serving rural areas.

The County principally acquires parks and recreation facilities through county bonds and in-lieu residential development fees.

This section's goals and policies are directed toward efficiently providing adequate and varied facilities that meet the community's needs and coordinating recreation and parks with economic development.

Goal 1: Support healthy lifestyles through the provision of parks and recreation

Policy 1: Promote the establishment of a comprehensive and integrated system of parks, plazas, and playgrounds, and a trails system that provides connectivity to residential areas, employment, services, schools, libraries, activity centers and other community amenities.

Policy 2: Promote joint-use facilities that permit access to non-jurisdictionally operated parks and recreational facilities.

Policy 3: Continue to provide a diverse range of park types, functions and recreational opportunities to meet the physical and social needs of county residents.

Policy 4: Provide a range of quality recreation facilities that are well maintained, have adequate lighting, signage, hours of operation and represent the multi-ethnic and multicultural needs of the region.

Policy 5: Promote park and facility design that discourages vandalism, deters crime, provides natural surveillance and creates a safe and comfortable environment.

Policy 6: Continue to develop and maintain a comprehensive network of multi-use trails that enhance bicycle, equestrian and pedestrian connectivity throughout the region.

Policy 7: Increase opportunities to incorporate green space as a part of the urban environment and fully realize the benefits of decreased heat island effect, improved wildlife habitat and enhanced property value and quality of life.

Policy 8: Promote flexibility in the design and programming of public facilities to accommodate appropriately scaled recreation and open space.

Policy 9: Explore opportunities for integrating community gardens, green houses, green roofs and gardening/permaculture education programs in parks and recreation facilities.



Roof Gardens (Top), Community Garden (Middle) and Green Houses (Bottom)

Goal 1 Implementation Measures:

- a. Implement Level of Service Standards for parks and user-based and activity-based recreation.
- b. Expand and tailor recreational programs and services to meet evolving community needs.
- c. Improve access to open space and natural preserves for activities such as hiking, bird watching and interpretive experiences.
- d. Develop intergenerational recreation programs housed in community centers and designed to meet the specific needs of rural communities.
- e. Expand the number of parks served by reclaimed water and allow only limited use of turf in parks for sports fields, multi-use facilities, and other appropriate recreational amenities in conformance with the County's Sustainable Action Plan and all applicable sustainable standards such as water harvesting, use of recycled water, etc.
- f. Address parks and recreation improvements and deficiencies identified in the Pima County Infrastructure Study.

Goal 2: Strengthen the County's ability to efficiently and cost-effectively manage parks, recreation and open space

Policy 1: Explore opportunities to efficiently and cost-effectively manage parks, recreation and open space and conservation lands.

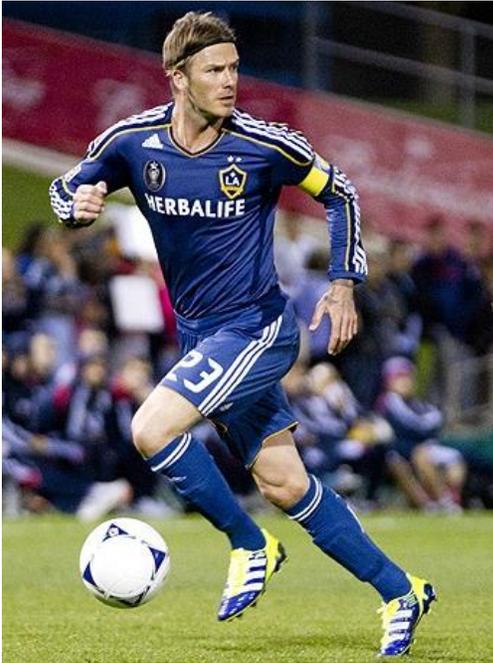
Policy 2: Explore alternative funding sources to operate and maintain parks and recreation facilities.

Policy 3: Prepare and adopt a parks and recreation master plan, and define adequate maintenance needs for parks and recreation facilities.

Goal 2 Implementation Measures:

- a. Prepare a parks and recreation master plan, identifying traditional and non-traditional funding sources for operation and maintenance.

Recreation as a Tool for Economic Development



NRPR and Kino Sports Complex have sport fields for rent to public, youth and adult groups. These fields are rented out at a nominal rate to lessen the financial burden to the sports leagues in the County.

A countywide inventory of sports facilities was conducted by Pima County Sports and Tourism authority in 2013. The Pima County Sports Facilities Assessment lays the foundation for a comprehensive plan for the development of sport and recreation facilities including the ability to host sports and other events. It assesses the existing sport and recreation infrastructure for a wide range of activities using two measures: (1) Providing recreational value to the citizens of Pima County; and (2) Enhancing regional, national, and international tourism. And it aggregates the findings into a long range development scenario.

David Beckham Playing at Kino Sports Complex

Goal 3: Strategically align parks and recreation with economic development

Policy 1: Implement the recommendations of the Pima County Sports Facilities Assessment to:

- a) Provide recreational value to the citizens of Pima County; and
- b) Enhance regional, national, and international tourism.

Policy 2: Explore opportunities to better position the Stadium District/Kino Sports Complex as a tool for economic development.

Goal 3 Implementation Measures:

- a. Proactively market the Stadium District/Kino Sports Complex.



Kino Sports Complex, Pima County, Arizona

5.4 Workforce Training/Education Element

Workforce Training Role in Improving Services and Economy



Pima Community College – Education and Workforce Training

The Pima County Workforce Investment Board is authorized by the Department of Labor and appointed by the Pima County Board of Supervisors to provide recommendations on local workforce policy and oversight of the local One-Stop system that connects job seekers (job ready youth, adult, and dislocated workers) with employers, with a special focus on eligible local growth, high-demand industry occupations. The Pima County Workforce Investment Board pursues its vision of “Quality Jobs, Qualified Workers”. The Pima County One-Stop Career Center administers funding and programs under the Workforce Investment Act and is part of the Arizona Workforce Connection, a statewide network of career centers.

This element provides goals and policies related to the provision of workforce training/education services such as aligning job seekers and job training with where the jobs are, particularly high-paying jobs and working collaboratively to make this happen. The Economic Development element includes goals and policies related to the utilization of a skilled workforce as a tool for industry attraction and economic development.

Goal 1: Connect eligible job-ready youth, adults and dislocated workers to local growth, high-demand industry occupations

- Policy 1: Assist people in obtaining jobs in strategic industry sectors.
- Policy 2: Support employers in finding and hiring qualified employees.
- Policy 3: Engage underrepresented labor pools by removing barriers to employment.
- Policy 4: Continue to support the County’s adult and youth workforce training programs and their key role in improving services and the economy.

- Policy 5:** Support new partnerships through JTED and others to expand career technical education programs to high school aged youth to help build a skilled workforce by educating and training qualified workers, and specifically by:
- a) Encouraging industry to offer internship opportunities to complement career technical education;
 - b) Fostering career exploration opportunities in Grades 7-9; and
 - c) Facility sharing by JTED with high school students in the daytime and adults in the evening.
- Policy 6:** Continue to strengthen partnerships with the Business Services Team and the Tucson Regional Economic Opportunities (TREO), local Chambers of Commerce and other major trade groups to:
- a) Conduct outreach to local companies; and
 - b) Conduct ongoing and ad-hoc industrial workforce needs service.
- Policy 7:** Focus workforce investment needs on industry sectors that provide the preponderance of the regions high-paying jobs and/or that offer our region the greatest competitive advantage in the global economy and include the following strategic sectors:
- a) Emerging technology/renewable resources;
 - b) Aerospace/defense/manufacturing;
 - c) Transportation/logistics;
 - d) Healthcare/health science/bioscience;
 - e) Border security and protective services; and
 - f) Infrastructure.

Goal 1 Implementation Measures:

- a. Maintain local support and pursue available grant funding for adult and youth training programs including:
 - 1) One-Stop Center;
 - 2) Sullivan Jackson Employment Center (SJEC);
 - 3) Kino Veterans' Workforce Center;
 - 4) Workforce GED Education programs;
 - 5) Youth and juvenile preparation for future workforce programs;
 - 6) Summer Youth Program;
 - 7) Las Artes Arts and Education Program; and
 - 8) Pledge-A-Job Program.

Goal 1 Implementation Measures (Continued):

- b. Support investment for training of direct care workers and the Caregiver Training Institute.
- c. Support training for high demand industry occupations.
- d. Engage industry partners in sector strategies to address workforce needs.



*Pima County One Stop Career Center.
Pima County Career Expo.
Kino Veterans Workforce Center.
Machine Shop Abrams Tour*

5.5 Arts and Entertainment Element

County Role in Funding Arts and Entertainment



Arts in the Streets Programs

The Tucson Pima Arts Council is the designated non-profit agency that ensures a return on the investment of public dollars in the arts. The arts are one of the most important and visible components of what makes Tucson and Pima County great, and have a significant impact on the regions' economy, sense of place, quality of life and attractiveness to 21st century industry and talent. Yet the issues are mounting in sustaining the arts in the region. The region is well below the national average in funding the arts, 50% of Arizona schools have no funds for arts education to create art interest and education, and most arts organizations have either scaled back or disappeared. Preserving the rich diverse art community offerings while exploring new sources of funding will be the challenge.

Pima County should capitalize on the market potential of the region's Creative Economy to grow jobs and wealth. Particular opportunities include: live music/entertainment; film; culinary arts; interior design and artisan practices rooted in Hispanic and Indigenous traditions, such as tile, furniture, wrought-iron, adobe etc.

The incorporation of public art and entertainment venues enhances the public realm, instills a sense of community pride, increases safety and revitalizes. Public facilities and public buildings can serve as canvases for portraying the local history and celebrating the County identity, character, heritage and sense of place. Public gathering places with art and features such as murals, fountains, plazas and promenades articulate the unique meaning, value, and character of the physical and social form of the community. They create space for social intimacy, enhance the community's character or sense of place, and promote health and well-being. A community's sense of place is not a static concept. It evolves and develops over time, reflecting the spectrum of social values within and around the community.

Art districts can also be a successful tool for revitalization, redevelopment, economic development, and the establishment of healthy communities. Please also see chapter 6, Section 6.5 Art Districts as Tools for Economic Development.

Goal 1: Make art a fundamental component of our communities

Policy 1: Let art happen.

Policy 2: Involve artists early and often in the community design process so that every piece of sidewalk and every infrastructure component can be a piece of art.

Policy 3: Remove barriers from codes and standards that potentially disallow art.

Goal 2: Continue to support the provision and maintenance of County-wide public art

Policy 1: Continue to require all capital projects to contribute one percent for public art, including maintenance of public art.

Policy 2: Continue to support the Pima County Public Art Program and the Tucson Pima Arts Council (TPAC).

Policy 3: Continue to inventory, assess and maintain all County public art.

Policy 4: Support the ongoing maintenance of existing public art and the existing arts programs.

Policy 5: Remove unnecessary barriers from codes and standards to allowing community-enriching entertainment events.

Goals 1-2 Implementation Measures:

- a. Work collaboratively with the Pima County Public Art Program and the Tucson Pima Arts Council to secure funding to a) support the ongoing maintenance of existing public art and b) support the existing arts programs.
- b. Examine Zoning Code to reduce or eliminate barriers for public art.
- c. Evaluate the zoning code for unnecessary barriers to community-enriching entertainment events.

5.6 Library Services Element



Pima County Public Library

The Pima County Public Library enriches lives and builds community through opportunities to learn, know, interact, and grow. The Library's resources, community involvement, and leadership help people of all ages, from all walks of life, on their journey to reach their full potential. Embracing the principles that excellence must be defined locally, be attainable for library branches of any size, and is dynamic by nature, the Library provides free programs and services that make learning fun, transcends barriers, and improves lives.

The Library's mission statement and the focus areas of its Community Impact Plan—Learn, Create and Connect—support its objectives:

- Encourage every citizen's potential to be a learner, educator and collaborator;
- Partner to create programs and spaces that reinforce creativity, increase productivity, and allow residents to support their community; and
- Partner to create programs and spaces that foster opportunity, make connections and support the exchange of ideas.

Pima County currently has 27 library branches that serve the County. The County library system is the first regional system of its kind in the state and provides significant beneficial services to the public, including employment and job training, and 21st century skill development for teens and adults.

The goals and policies of the Library Services Element reflect the critical role libraries play in the community, support the Library's efforts, and encourage further collaboration with other service agencies.

Goal 1: Support the library system as a vital community asset for the provision of a variety of services

- Policy 1:** Support the library’s vital functions as a destination, place of discovery and an active partner in community building, employment and job training, technological breakthroughs and economic development.
- Policy 2:** Explore the possibility of integrating the library with other community services and functions to create a vital activity centers.
- Policy 3:** Provide flexibility in programming to embrace the library’s emerging role as educational centers for new technologies and innovation.
- Policy 4:** Support existing library initiatives, programs and collaborative resources; increasing access and educational opportunity, giving children a strong start in learning and providing places where all citizens, young and old can pursue learning in a collaborative, creative environment.

Goal 1 Implementation Measures:

- a. Continue to build and maintain welcoming facilities;
- b. Continue to provide workforce development programming;
- c. Create entrepreneurship and career development opportunities through library programs, services and partner agencies; and
- d. Provide youth development opportunities to promote 21st century skills and alternative career pathways.
- e. Expand partnerships with other county departments to maximize services following the successful Library Nurse collaboration model with the Pima County Health Department;
- f. Research facility sharing models in future building projects with County departments and organizations; and
- g. Leverage community partnerships to provide programs and services that address our mission and support the Learn, Create, Connect focus areas.
- h. Foster organizational partnerships to provide mentoring expertise to knowledge seekers;
- i. Provide technology infrastructure, support and training at a level that meets community needs demands; and
- j. Seek grant opportunities to explore innovation.
- k. Design facilities with flexible spaces and technological infrastructure;
- l. Expand partnerships with key community early literacy providers; and
- m. Maintain an adequate budget to provide for the needs of changing collections including the addition of electronic resources.



Pima County Public Library Education Programs (left) Bookmobile (right)



Pima County Public Library Books on Wheels

5.7 Animal Care Element

Pima County operates an animal care facility, Pima Animal Care Center (PACC). A key characteristic of healthy communities is their support of responsible pet ownership. The National Institutes of Health and the Center for Disease Control's (CDC) Healthy Pets Healthy People Program have established the health benefits of animal companionship.

The goals and policies of this element focus on supporting the direction in which the County's animal care facility is moving including their collaborative efforts with community rescue groups and volunteers, increasing the live release rate through a multitude of means, maximizing the efficient use of resources towards improving the animal welfare system in the community and fostering activities and events that recognize animals.

Goal 1: Improve Pima County's animal care system including decreasing the number of homeless animals and becoming a more pet-friendly community.

Policy 1: Support and promote PACC and community efforts to increase:

- a) Low-cost spay and neuter programs;
- b) Responsible owner-retention of pets; and
- c) The rehoming of pets into permanent, quality homes
- d) Live release rate

Policy 2: Support and promote efforts to educate the community regarding responsible pet ownership

Policy 3: Support the efforts of the Pima Alliance for Animal Welfare (PAAW) and local rescue groups and encourage collaborative efforts.

Policy 4: Encourage a regional, cross-jurisdictional approach to addressing animal welfare problems.

Policy 5: Target resources and programs to improve the animal welfare system to neighborhoods or areas that have a greater demand and/or need for PACC services.

Policy 6: Support community events and activities that foster respect for animals and promote learning about animals.

Goal 1 Implementation Measures:

- a. Provide resources to implement PAAW’s programs including the TNR program, the Elevating the Human/animal Bond program, and the Community Adoption Event program.
- b. Work collaboratively with other local animal rescue groups and service providers on all facets to improve the community’s animal welfare system.
- c. Educate the community on responsible pet ownership including spaying and neutering through presentations to school kids, working with social service agencies, inmate pet care programs and other methods.
- d. Minimize unnecessary development review obstacles and costs for rescue groups to locate and operate related services.
- e. Communicate the financial and other benefits of preventing unwanted pets through spay/neuter programs compared to providing euthanasia services needed to address overpopulation.
- f. Educate other county field workers on how to recognize animal abuse and neglect activities and report them to PACC.
- g. Increase the number of pet owners who report they have an established primary veterinarian for each of their pet.
- h. Increase the availability of animal spay/neuter services.
- i. Increase licensing compliance by expanding awareness efforts.



Pima Animal Care Center (PACC) Volunteers (left) and Pet Adoptions (Right)

5.8 Food Access Element

The availability of safe, fresh, nutritious, and affordable food that is safely grown, processed and distributed is a key determinant of health, particularly among low-income or underserved populations. The Centers for Disease Control and Prevention (CDC) and United States Department of Agriculture (USDA) have identified the food environment and “food deserts” – areas with limited access to affordable fresh food – as critical issues to consider for public health. Improving the availability of fresh food and eliminating food deserts is accomplished by increasing the local production of healthy food and encouraging affordable distribution in previously underserved areas.

The Pima County Health Department (PCHD) has partnered with numerous public and not-for-profit agencies to enhance local production of healthy food and affordable distribution. Several of these efforts, include establishment of home, school and community gardens and enhancement of gardening cooperatives, support of urban agriculture and livestock, and partnerships to advance farmers markets and farm stands in underserved areas.

The goals and policies of this element address removing obstacles for local markets to prosper, encouraging collaboration among participants, and using tools such as Health Impact Assessments to evaluate efforts.



Farmers' Market Provide Access to Locally-grown Healthy, Nutritious and Affordable Foods

Goal 1: Enhance the local production and processing, and affordable distribution of healthy foods

Policy 1: Work collaboratively among County departments, the University of Arizona, community organizations such as food banks, 4-H and Future Farmers of America and others to secure the availability of healthy affordable food and eliminate food deserts by encouraging, supporting and removing barriers to:

- a) The establishment of home and community gardens;
- b) The enhancement of gardening cooperatives;
- c) Urban agriculture and livestock and small-scale community agriculture, including modernizing code definitions of livestock and equities in species types and sizes;
- d) Traditional farming, agriculture and livestock;
- e) Greater capacity in the County zoning code for plant processing and local, humane meat processing operations;
- f) Partnerships to advance foodmobiles, farmers markets, farm stands and food hubs in under-served areas;
- g) Access to healthy foods via alternate modes of transportation such as walking and biking;
- h) Contained farming, hydroponics, permaculture and greenhouses;
- i) Mobile healthy food options for rural areas with little or no access to healthy foods;
- j) Vegetable roof gardens appropriate for desert climates;
- k) Cultivation and distribution of organic produce; and
- l) Continue to provide a free source of local seeds and education through Pima County Public Library's Seed Library and gardening/sustainability programming.

Policy 2: Explore the provision of incentives for retailers providing access to healthy foods.

Goal 2: Measure the health impacts of policies, programs and projects to ensure affordable access to healthy foods

Policy 1: Utilize health impact assessments (HIA) as a tool for measuring the health impacts of public and publically funded policies, programs and projects.

Goal 1 and 2 Implementation Measures:

- a. Reduce regulatory barriers to farmers market, food trucks and the processing and distribution of healthy foods; and
- b. Prepare a Health Impact Assessment (HIA).

Economic Development Element

Chapter 6: Economic Development Goals and Policies



This chapter includes the economic development goals and policies needed to support a healthy region. It includes overarching regional goals and policies that:

- Aid the protection of our existing employers;
- Bolster opportunities for job growth;
- Leverages the Sun Corridor and other regional collaboration efforts;
- Recognizes tourism as an economic engine;
- Creates and maintains a positive climate for business;
- Capitalizes on our people as an economic driver;
- And suggests the establishment of art districts as an economic development tool for redevelopment and revitalization.

[Note: This chapter may be supplemented with information from the County Administrator’s 2014-16 Economic Action Plan when available.]

6.1 Business Retention, Expansion and Attraction

Pima County's efforts to promote economic development, job growth and rising income within the region are focused on four specific strategy areas to protect our existing employer base, create new opportunities for job growth, revitalizing tourism, and creating a positive environment for business. These efforts stem from a plan that Pima County put into place after the Great Recession in 2012 that was geared to identify the county's role in economic development and focus on those areas where the county could have a measurable impact.

This element encompasses the set of programs and strategies that spur and strengthen economic development. Expanding on our geographic advantage in the Sun Corridor megaregion is critical and Pima County is strategically positioned to capitalize on the increasing commerce between the U.S., Mexico and Canada. Pima County has partners in that effort including the Arizona Commerce Authority (ACA) and Tucson Regional Economic Opportunities, Inc. (TREO). The ACA emphasizes the state's economic development competitiveness, while TREO pursues high-wage job and investment growth on behalf of the region. These areas include taxation, transportation, energy planning, and support for the military.

Other partners in economic development include the City of Tucson, the Arizona Board of Regents, the University of Arizona, Pima Community College, the region's educational system, and the private sector including health care providers, supply chain businesses, and utilities. All are vital for the long-term viability of the region.

Goal 1: Strengthen public and private partnerships to ensure the long-term viability of the region

Policy 1: Continue to work collaboratively and regionally with the Office of the Governor, the Arizona Commerce Authority, TREO, all local jurisdictions, the Arizona Board of Regents, the University of Arizona, Pima Community College, school districts serving the region and the private sector to coordinate economic development strategies.

Goal 1 Implementation Measures:

- a. Engage businesses and trade groups in ongoing analysis of needs and opportunities.

Goal 2: Align economic development strategies, programs and initiatives with land use, transportation, infrastructure, services and natural resource conservation decisions to support the long-term viability of the region

- Policy 1:** Ensure that all land use, transportation, infrastructure, services and natural resource conservation decisions take into consideration the long-range viability of the region.
- Policy 2:** Work with water providers to effectively promulgate sound water management and stewardship that enhances system reliability and resiliency and encourages new business and industry recruitment and investment.

Goal 2 Implementation Measures:

- a. Lead effort to plan and implement the Sonoran Corridor connecting 1-10 to 1-19.
- b. Develop an inventory of shovel ready sites available for sale or lease for the location of new primary employment centers or for the expansion of existing employers in the vicinity of the following locations:
 - 1) Aerospace and Defense Business and Research Park;
 - 2) Sunset and Interstate 10/River Road;
 - 3) Tech Parks Arizona; and
 - 4) Bioscience Incubator.

Goal 3: Protect the region’s existing employers, especially our major employers

- Policy 1:** Support and assist our existing employers to foster their success and expansion needs.
- Policy 2:** Meet frequently with existing private employers to solicit their views on assistance that can be provided to sustain their existence.
- Policy 3:** Deal proactively with government and community issues articulated by private employers.
- Policy 4:** Encourage private employers to work collaboratively to expand their business into new markets.
- Policy 5:** Assist private employers in reducing or mitigating barriers to business expansion.

Goal 3 Implementation Measures:

- a. Identify barriers to business recruitment, retention and expansion and work collaboratively to reduce such barriers.

Raytheon

Policy 6: Support Raytheon's efforts to protect its employment base, expansion needs and operations.

Goal 3 (Policy 6) Implementation Measures:

- a. Purchase land to minimize urban encroachment and to provide the space necessary to assure the safety and security required for national defense manufacturing.
- b. Prioritize the realignment of Hughes Access Road as a new access and bypass road sufficiently south of the current road to provide the space necessary to assure the safety and security required for national defense manufacturing and to facilitate expansion opportunities for Raytheon;
- c. Increase the area's compatibility with the Raytheon mission by improving access to Tucson Airport Authority (TAA) and Pima County-owned properties south of Hughes Access Road. This access makes these properties more attractive for potential development that is compatible with the area;
- d. Promote collaborative planning among land owners surrounding Raytheon (County, City, TAA, State, private) to:
 - 1) Assure that land use and development decisions on adjacent land accommodate all Raytheon manufacturing, space and security requirements;
 - 2) Maximize amount of shovel ready industrial land available;
 - 3) Standardize planning and development requirements for industrial area; and
 - 4) Provide efficient and immediate access to truck, rail and air transport.
- e. Align long-range development plans for the Aerospace/Defense Corridor plans to maximize investments;
- f. Facilitate the preparation of the Aerospace/Defense Business and Research Park master plan to attract supply chain partners.
- g. Require new development in the vicinity to be compatible with Raytheon's mission and the long-range plans and viability of the Aerospace and Defense corridor;
- h. Maximize investments by supporting the long-term development plans of the Aerospace Parkway; and
- i. Anchor Raytheon's location as a vital component of the Aerospace Parkway.

Military Resources

Policy 7: Protect the military functionality of Davis-Monthan Air Force Base (DMAFB) and the Arizona National Guard 162nd Fighter Wing.

Goal 3 (Policy 7) Implementation Measures:

- a. Promote regional support for the Base mission and expansion needs through multi-jurisdictional lobbying and through lobbying and communicating with State and Federal Officials and military command structure.
- b. Support the activities and expansion needs of the Arizona Air National Guard 162nd Fighter Wing and its need to develop facilities in the vicinity of the southeastern area of the Raytheon/Air Force Plant 44 facility to enhance operations and functionality.
- c. Buffer DMAFB from residential encroachment by requiring that new development complies with all applicable sound mitigation, density and land use requirements within the APZs, the DMAFB Approach/Departure corridor and noise contours.
- d. Build support for DMAFB through veteran and retiree support, assistance and participation programs such as Veterans One-Stop and collaboration with the Veterans Administration Hospital and related facilities.

University of Arizona

Policy 8: Leverage the intellectual capacity of the University of Arizona to help solve community problems and service delivery.

Goal 3 (Policy 8) Implementation Measures:

- a. Work collaboratively with the University of Arizona to fund and construct Science Park Drive.
- b. Create a secure defense and industrial research and testing facility on County owned land.
- c. Support efforts that encourage technology and innovation, business incubators and shared resources and research to expand entrepreneurial opportunities and retain graduates.
- d. Support Tech Launch Arizona and other efforts to encourage innovation and the spin off new technologies to commercial ventures;
- e. Continue to expand health service and bio-sciences collaboration at University South.
- f. Collaborate and support the University in cross border, Mexico and International trade, education, technical consultation and health service efforts.

- g. Collaborate with the University of Arizona, Visit Tucson, Arizona-Sonoran Desert Museum and local incorporated jurisdictions to develop a County and Southern Arizona geo-tourism program.
- h. Explore adaptive use and reuse of County facilities for emerging technologies such as aquaculture/fisheries at wastewater treatment facilities to encourage investment in Water technologies.
- i. Utilize the data collection and analysis services of the various colleges such as Eller School of Management, College of Architecture, Planning and Landscape Architecture and University of Arizona Medical Center in a collaborative approach to improve our community and Southern Arizona.
- j. Support efforts to graduate more community college transfer students and non-traditional students who are enrolled in school and work.
- k. Increase efforts to create degree pathways for incumbent technology workers and high-tech employers.
- l. Collaborate on regional water clusters that involve infrastructure, policy planning, education and innovative technologies.

Opportunities for Job Growth

Goal 4: Create new opportunities for job growth

Policy 1: Take competitive advantage of the synergies generated by a bi-national economy through maximizing international trade with Mexico.

Goal 4 (Policy 1) Implementation Measures:

- a. Foster cross-border meetings, communication and economic development opportunities.
- b. Support safe and efficient routes that increase the international mobility of people and goods.
- c. Support the CANAMEX Corridor, the Sun Corridor, and the Intermountain West Corridor to enhance international trade throughout the western United States and work with the Canada Arizona Business Council to facilitate commerce and trade with Canada for the Southern Arizona region.
- d. Develop the interstate connector, connecting I-19 and I-10, to create a master planned industrial corridor focused on supply chain development, logistics, and cross border opportunities.
- e. Build cross-border relations with Mexico to address infrastructure issues while encouraging cross border trade and investment.

- f. Work collaboratively with other border counties and communities to develop a cohesive strategy to promote and market the region's assets.
- g. Encourage TREO to actively engage in promoting Pima County to Mexican businesses.
- h. Provide opportunities and facilities that encourage Mexican businesses to locate operations in Pima County.
- i. Enhance our relationship with Mexico by developing appropriate infrastructure and marketing programs to position Arizona/Sonora regions as the next major gateway to Asian markets.
- j. Educate Southern Arizona businesses and citizens about cross border opportunities making it easier for Mexican businesses to do business in Pima County.
- k. Become a lead agency with the Canada Arizona Business Council to spur trade opportunities, investments and economic expansion for Southern Arizona to achieve the following:
 - 1) Integrating Canadian investment into our Pima County Mexico strategy by leveraging Canadian interest in Mexico and developing supply chain opportunities for Canadian companies in Southern Arizona.
 - 2) Increase Canadian (conventional and medical) tourism in Pima County.
 - 3) Work with existing Canadian companies (Bombardier, Mattamy, Fortis etc.) in Pima County to ensure retention and encourage expansion.
 - 4) Identify specific industry sectors in Canada that promise the most return for our region's economic development strategy and proactively target specific Canadian companies within those sectors.

Policy 2: Prioritize the establishment of an Aerospace/Defense oriented business park associated with the Tucson International Airport (TIA) as a regional economic engine.

Goal 4 (Policy 2) Implementation Measures:

- a. Capitalize on the attractiveness of air service to businesses for passenger, freight and operational needs.
- b. Use the nationally acclaimed aviation technology program offered by Pima Community College as a driver to attract industry to the region.
- c. Support the recommendations of the Tucson International Airport Master Plan.
- d. Attract new employers from the aerospace, defense and transportation industries.

- e. Attract suppliers and support businesses to the nearly 200 aerospace and defense-related companies in Pima County.
- f. Provide shovel-ready sites and aggressively markets these to the supply chain of existing companies.
- g. Consider demand for increased freight infrastructure driven by the rapidly growing industrial base in deep-water port being developed in northern Mexico.
- h. Strengthen partnerships with the Tucson Airport Authority (TAA), Raytheon, the Arizona Air National Guard, Tucson Regional Economic Opportunities (TREO) and other tenants, agencies and stakeholders.

Policy 3: Create new incentives to attract safe, clean, and high-wage jobs and industries.

Goal 4 (Policy 3) Implementation Measures:

- a. Maintain an inventory of the region’s zoned industrial land (private and publicly owned).
- b. Identify and aggressively market the region’s shovel ready sites.
- c. Encourage and assist private land holders in developing their industrial lands and consolidating multiple land holdings to attract companies.
- d. Identify mechanisms to incentivize the utilization of privately-owned undeveloped industrial land such as:
 - 1) Development agreements with property owners;
 - 2) Transfer of Development Rights (TDRs); and
 - 3) Other mechanisms.
- e. Offer alternatives on public lands only if competitive private sector options are not available.
- f. Fund, and schedule the public infrastructure (water and sewer) and other major utilities, including critical interceptor and transmission improvements, to meet the industry requirements at economically critical sites, to make industrially zoned lands shovel-ready for development.
- g. Develop a Board of Supervisors policy regarding workforce training and other incentives to encourage the attraction and expansion of businesses and employment in Pima County.
- h. Establish new Aerospace/Defense Business and Research Park and other business parks to be able to negotiate and attract major new industry to the region.
- i. Work with Pima Community College and other providers to offer training to upgrade the skills of the region’s current workers.

- j. Create an industry attraction incentive matrix that provides a list of available support, fees, incentives and waivers from all sources available to attract business.

Sun Corridor and Other Regional Collaboration Efforts

Airports and Aviation

Aviation, rail and freight transportation are linked. The Joint Planning Advisory Committee of the Pima Association of Governments, Maricopa Association of Governments, and Central Arizona Association of Governments, conducted a freight transportation study to identify freight commodities transported by truck, rail, and air; developed an inland port market assessment; and identified freight infrastructure improvements. This study was undertaken to develop strategies to diversify the economic base of the Sun Corridor.

The study examined 16 regional freight focus areas throughout the state and identified those that had the greatest opportunity for expansion and development. Of these 16 focus areas, four were selected for further analysis. One of those selected was the Tucson International Airport (TIA). The TIA focus area identified important assets and opportunities for the freight industry and considered the proximity of the airport to the international border with Mexico and major infrastructure such as I-10 and I-19, as well as rail facilities.

The study described TIA as an import distribution center, favoring this location in the Sun Corridor for development that serves a vital purpose in global supply-chain logistics. TIA is uniquely positioned in Arizona to focus on accepting imports and redirecting them to precise markets. These logistical advantages of TIA favor continued expansion of basic employment around the airport.

Ryan Airfield is a general aviation airport located approximately 10 miles southwest of Tucson at the intersection of West Valencia Road and Ajo Way (State Route 86). Ryan occupies over 1,804 acres, and serves as a general aviation reliever airport for Tucson International Airport. More than 300 aircraft are based at the field and 30 tenants ranging from aircraft maintenance shops to charters and flight instruction facilities, provide a variety of services. Ryan Airfield presents an opportunity to become a job creator. In order to become a job center, needed infrastructure must be in place.

Goal 7: Align transportation, land use, infrastructure, and economic development goals to support Tucson International Airport as a logistics center and Ryan Airfield as a job creator

Policy 1: Plan the Sonoran Corridor as a high-speed transportation facility connecting Interstate 19 (I-19) with Interstate 10 (I-10) in an integrated manner following land use directives.

- Policy 2:** Create the Sonoran Corridor as a fully-controlled access parkway that meets the criteria for a full access freeway by:
- a) Requiring that access to the corridor is only allowed through interchange points;
 - b) Setting operating speed of the corridor similar to existing freeway speeds in the urban area;
 - c) Maximize public infrastructure investments along the corridor;
 - d) Ensure that highway investments made to relocate Hughes Access Road are compatible with the Sonoran Corridor;
 - e) Propose that the Sonoran Corridor be designated as a state highway under the operational management and control of ADOT; and
 - f) Secure significant local funding for development and approval to be provided by local government agencies including Pima County.
- Policy 3:** Support Tucson International Airport Master Plan and the development of a second main runway.
- Policy 4:** Support the current and future missions of the 162nd Fighter Wing and the Arizona Air National Guard.
- Policy 5:** Work with the Tucson Airport Authority, ADOT, and others to provide the infrastructure needed to best position Ryan Airfield as a sub-regional employer.

Goal 7 Implementation Measures:

- a. Work collaboratively with TIA in the development of a second runway and the implementation of its master plan.
- b. Work to bring the Sonoran Corridor to fruition.
- c. Promote efforts to position Ryan Airfield as a logistics hub.

Rail, Freight and Shipping

The Port of Tucson’s Container Export Rail Facility is one of only six rail projects selected to receive TIGER V grant funding from the US Department of Transportation. Implementation of the Container Export Rail Facility will make the Port of Tucson the only true inland port in the southwestern United States.

This new facility is a key component of the County’s economic development strategy. It will enable our region’s businesses to access Asian pacific seaports through the Ports of Los Angeles and Long Beach, as well as private facilities such as American President Line’s Global Gateway South (GGS). As the region that includes the Tucson/Phoenix megapolitan area (Sun Corridor) and Sonora, Mexico continue to expand in population and jobs, this facility will provide global market access for manufacturers and commodity exporters through highly efficient direct rail connection to the piers at the Ports of Los Angeles and Long Beach and GGS.

Goal 8: Support Port of Tucson as a key transportation and logistics center in southern Arizona

- Policy 1:** Support rail enhancements, construction and extension needed for the successful operation of the Port.
- Policy 2:** Continue to participate in ADOTs process seeking intercity rail connectivity between Tucson, Phoenix and beyond.
- Policy 3:** Support efforts to extend rail access throughout the region.
- Policy 4:** Continue engagement in Innovation Frontier consortium with Arizona and New Mexico border counties and cities to build a shared strategy on the foundation of historical strengths in agriculture, mining, electronics, and aerospace and defense.
- Policy 5:** Leverage the Sun Corridor to attract subsidiary and secondary industries by collaborating with communities to promote the entire region.

Goal 8 (Policies 1-5) Implementation Measures:

- a. Work collaboratively with TREO, Port of Tucson, PAG, Union Pacific, ADOT and other partners to position Port of Tucson as a key transportation and logistics center.
- b. Actively participate in the state planning efforts to explore the potential of an intercity passenger rail line connecting Southern Arizona with the Phoenix metro area.
- c. Collaborating with county partners to promote the region.
- d. Strengthen partnerships between Tucson and Phoenix to promote the Sun Corridor and to attract job growth to the County;
- e. Spread new employment throughout the region's Regional Job Growth Centers in Oro Valley, Marana, Sahuarita and South Tucson; and
- f. Support and facilitate the development of critical infrastructure to enable rapid development of employment center opportunities.

[Tucson Regional Economic Opportunities, Inc. \(TREO\)](#)

TREO recently released their 2014 Economic Blueprint update that sets priorities to advance prosperity in Southern Arizona. The "We Win as One" Economic Blueprint is designed to increase jobs and prosperity by focusing on the following:

- Healthy Region
- Infrastructure
- Talent Attraction, Development and Retention
- Strong Business Environment

Goal 9: Support TREO’s efforts to strengthen the regional economy

Policy 1: Continue to support TREO’s efforts in the identification of key industry sectors and industry attraction.

Goal 8 (Policy 6) Implementation Measures:

- a. Provide TREO with financial support, specific objectives and deliverables.
- b. Collaborate with TREO to develop incentive packages for desirable new employers.
- c. Encourage cross border recruitment to realize advantages of cost manufacturing in Mexico while having access to design expertise in Southern Arizona.

6.2 Tourism as an Economic Engine

Goal 1: Revitalize the tourism industry

Policy 1: Create a good first impression.

Goal 1 (Policy 1) Implementation Measures:

- a. Support beautification and clean-up projects.
- b. Create more parks, lakes and attractions that serve as destinations.
- c. Identify key corridors and major gateways in and out of the region such as *El Corazón*, Tucson International Airport, and regional malls that will benefit from landscaping, paving improvements, transit and redevelopment and prioritize these efforts.

Policy 2: Increase tourism opportunities.

Goal 1 (Policy 2) Implementation Measures:

- a. Encourage all regional jurisdictions to financially support Visit Tucson in order to increase funding available to support marketing and tourism.
- b. Provide incentives for tourism by discounting facility rental fees.
- c. Diversify sports attractions by encouraging soccer and other field sports as emerging sports.
- d. Support the international cycling tourism industry.
- e. Take advantage of our geography, topography and natural environment to develop Geo-Tourism opportunities.
- f. Promote the Loop and other connecting multi-use pathways as regional attractions.
- g. Create new and expanding existing tourism venues and expand the existing Pima County attractions through Public investment.
- h. Leverage our proximity to Mexico to take advantage of expanding disposable income and demand for American goods by visitors from Mexico.
- i. Maintain a visitor-friendly stance that does not discriminate through policy and law.

Policy 3: Balance environment, climate and natural attractions with economic development efforts.

Goal 1 (Policy 3) Implementation Measures:

- a. Protect and promote the Sonoran Desert as a world destination.
- b. Promote regional cycling events that attract an international community by showcasing the Sonoran Desert.
- c. Continue building bicycle facilities and promoting regional bicycle events.
- d. Protect our dark skies through light pollution abatement efforts/investments.
- e. Protect and preserve the rich natural heritage of native species and habitats in the County's Sky Islands regions.
- f. Support, maintain and expand the Pima County regional trail system.
- g. Invest in regional attractions.
- h. Promote destination resorts in the region that attract the out of state and international community.
- i. Repurpose defunct golf courses and resorts as needed.
- j. Work with regional medical centers and Visit Tucson to develop and market visitor incentive packages for those seeking medical care within our community.
- k. Expand medical tourism opportunities.
- l. Diversify sports attractions at Kino Sports Complex with Minor League Soccer (MLS) teams.
- m. Plan monthly visits to Sonora with Visit Tucson to cultivate relationships and change perception of Arizona through welcoming measures.
- n. Work with Visit Tucson and the University of Arizona to continue to collect data on the impact of Mexican Visitors in Pima County and the impact of major events such as the Tucson Gem Show on our regional economy.



Tour de Tucson

6.3 Positive Climate for Business

Goal 1: Create a positive climate for business and improving business

Policy 1: Create a positive climate for business that:

- a) Takes a regional collaborative approach by working with other jurisdictions;
- b) Strengthens public/private partnerships and networks;
- c) Encourages public-private partnerships for infrastructure and other creative projects that improve the region;
- d) Supports shopping and buying locally as a region through procurement practices;
- e) Prioritizes projects, programs and efforts that support local businesses and enhance the entire region;
- f) Promotes utilization of new communication technologies such as new wireless and fiber networks in urban and rural Pima County that invigorate business and encourage investment;
- g) Builds bridges between libraries and workforce development;
- h) Provides programs for business start-up success;
- i) Recognizes the importance of urban form in economic development;
- j) Provides accelerated permitting time-frames; and
- k) Improves automated permitting and regulatory system as new technologies emerge.

Policy 2: Continue to advocate for good public policy that benefits businesses by:

- a) Providing business-friendly governance that promotes healthy people, healthy economy and healthy environment;
- b) Simplifying and maintaining a favorable tax structure;
- c) Supporting reduced utility fees;
- d) Centralizing business centers to serve new and emerging young entrepreneurs; and
- e) Considering strategies to support the unique needs of County Planning Areas, Community Development Target Areas (including Colonias) and rural communities.

Goal 1 Implementation Measures:

- a. Work collaborative with jurisdictions, TREO, the University of Arizona, chambers of commerce, major employers and other interested agencies and partners to strengthen the public/private partnerships needed to create a positive climate for business throughout the region.

- b. Develop a Business Resource One Stop Center and/or resources network to serve business development needs ranging from the single entrepreneur to all size business including access to capital, tax assistance, regulatory compliance, and marketing.
- c. Identify funding sources and grants available to support the unique needs of Community Development Target Areas and rural communities.

6.4 Our People as an Economic Driver

Goal 1: Develop our workforce to meet the business needs of our economy

Policy 1: Develop potential workforce to meet the business needs of the region by:

- a) Encouraging employment centers that integrate housing, jobs and retail services in a walkable and bikeable setting with access to transit;
- b) Supporting state and local efforts to assure that affordable, subsidized child care is accessible to all employment centers;
- c) Reviewing Tech Parks Arizona Global Advantage and other best practices to promote business park development and leverage production capacity in Mexico;
- d) Encouraging the development of mixed-use activity centers as tools for economic development, where appropriate;
- e) Examining Livable Wages and setting a standard for business incentives to meet that bar;
- f) Acknowledging the poverty in the region, identifying its causal roots, and eliminating barriers to growing a healthy community with a productive workforce; and
- g) Investing in early childhood education, daycare and other educational opportunities to give our workforce a head-start.

Policy 2: Invest in workforce development to ensure a highly qualified talent pool for new and existing jobs at sustainable wage levels by:

- a) Providing job training that recruits and builds a workforce from high school forward leveraging the program capacity of Pima Community College and other providers;
- b) Working with Pima Community College, the University of Arizona, JTED, and the high schools to improve relevant/quality of occupational education and build community/industry support for targeted occupational education programs, renovation of high-tech equipment and facilities;
- c) Constructing special outreach and investment in disadvantaged populations that are underrepresented in the workforce;
- d) Diversifying the region's economic portfolio to avoid reliance on growth to spur the economy and to minimize labor fluctuations;
- e) Leveraging the presence of well over 100,000 former military personnel in Pima County to take advantage of their inherent skills, discipline, and desire to live in the region to enhance the available workforce for expanding employment centers;

- f) Designing and providing contextualized basic education and basic computer skills for adults and late teens to overcome educational deficiencies and prepare them for skilled labor positions; and
- g) Promote vocational education over a broad region (Southern Arizona and New Mexico) utilizing and requiring collaboration between multiple public colleges and universities where capital intensive and expensive educational curricula (advanced manufacturing, robotics, advanced machining, nanotechnology, etc.) are not competitively duplicated or replicated unnecessarily, but are developed collaboratively to minimize cost and maximize investment on expensive equipment.

Goal 1 Implementation Measures:

- a. Pima County's Workforce Training Program shall:
 - 1) Engage businesses as co-sponsors based on their immediate workforce needs and long-term interests;
 - 2) Provide competencies that match jobs;
 - 3) Align with credit bearing coursework and transfer to professional degrees;
 - 4) Provide portable credential or certifications that enhance trainee's employability; and
 - 5) Offer supportive services to trainees to aid with childcare, transit, or job search.
- b. Continue to support a strong regional One-Stop workforce system that facilitates coordination of workforce services provided by multiple state, local and private entities, and support grant proposals by other agencies that want to collaborate.

6.5 Art Districts as Tools for Economic Development

Art districts can also be a successful tool for revitalization, redevelopment, economic development, and the establishment of healthy communities. They can be located in urban areas, in proximity to government services or in more remote communities such as the community of Ajo. Art districts help in making a community a destination.



Art and Landscape Amenities Activating the Public Realm

Goal 1: Capitalize on the market potential of the region's Creative Economy to grow jobs and wealth

Policy 1: Continue to fund and support the arts as an indirect economic driver in the County and as a key component of healthy communities.

Goal 2: Capitalize on the market potential of the region as a destination by supporting entertainment for visitors and residents.

Policy 1: Continue to support regional entertainment events and venues such as the gem show, the music scene, festivals, and other community events.

Goal 3: Support art districts as a tool for economic redevelopment and revitalization

Policy 1: Identify opportunities for the support of existing art districts and art communities and the establishment of new ones as a part of the County’s economic development strategy that:

- a) Promote areas such as the community of Ajo with a large artist population as regional civic and cultural districts;
- b) Identify areas with potential for the formation of art districts;
- c) Incorporate art programs in libraries and other public facilities;
- d) Assess vacant or other under-utilized buildings that may serve creative uses and spur economic development;
- e) Identify the boundaries and activities appropriate for art districts including:
 - 1. Live/work opportunities for artists;
 - 2. Communal gallery space;
 - 3. Restaurants and outdoor cafes;
 - 4. Outdoor gathering spaces including courtyards, plazas, and amphitheaters to host a variety of community events such as art festivals, performances, farmers markets, healthy foods, and music venues; and
 - 5. Specialty shops and bed and breakfast hospitality.



Let Art Happen!

Goals 1-3 Implementation Measures:

- a. Identify funds and work with the community of Ajo to prepare a community plan that:
 - 1) Establishes the area as the County’s major art district; and
 - 2) Responds to the needs of Ajo’s residents and businesses.
- b. Work with other areas in the County that may benefit from creating an Art District as a tool for economic development.
- c. Include plazas and courtyards in the design of new public buildings to allow space for art, music festivals and other events that celebrate the arts and culture of our region.



Activating the public realm by incorporating gathering spaces for outdoor performances, art and music festivals and other outdoor businesses and events.

Cost of Development

Chapter 7: Cost of Development Element



7.1 Introduction

The purpose of this element is to identify goals and policies to require new planned development to pay its fair share toward the cost of additional public service needs generated by new development, with exceptions when in the public interest. This element establishes the goal and policy framework for developing implementation measures that will result in public-private cost sharing of capital facilities and services needed to serve new development. These measures clarify the roles of the public and private sectors, which are critical to achieving the County's economic development goals.

This element addresses three key components:

- 1) **It defines the term "fair share."** State legislation allows the County to define this term based on its unique needs and resources;
- 2) **It establishes a measure of fairness.** This guarantees that costs borne by new development result in a benefit to the development; and provides a reasonable relationship between development costs and the burden imposed on the County for providing additional necessary public services for the development; and
- 3) **It identifies various options** that can be used to fund and finance additional, necessary public facilities and services.

Planned development in Pima County has significant infrastructure and service needs that are not met by current revenues. Nor have the long term maintenance costs been considered. These needs are evident not only in designated growth areas of the County, but also in aging and redeveloping areas. (See Section 4.2, Focused Development Investment Areas Element) Rural, Suburban, and Urban areas have different level of service needs from the county. These service levels should be clearly delineated through the use of infrastructure service areas to set property owners expectation levels.

The Cost of Development Element addresses meeting community needs for infrastructure and services in an equitable and reasonable manner. The Cost of Development Element cannot and does not address development that has already occurred; it is limited to new development and redevelopment of existing sites. This element meets the intent of the Cost of Development Element required in ARS 11-804C.4.

7.2 Cost of Development Goals and Policies

New development within unincorporated Pima County can have an impact on infrastructure and services in adjacent jurisdictions. This is particularly true when new development occurs near jurisdictional boundaries or involves regional systems, such as the transportation or wastewater systems. Regional cooperation is necessary to ensure that resources are available to address the impacts of development on both County and regional systems in order to effectively promote the development of Focused Development Investment Areas (growth areas)

Goal 1: Maximize the efficient use of land and minimize the adverse impacts of growth by planning land uses and infrastructure in Focused Development Investment Areas or Targeted Redevelopment areas.

Policy 1: Encourage the development of retail, commerce, employment and mixed-use residential projects in Focused Development Investment Areas and in other planning areas where infrastructure is in place or planned.

Goal 1 Implementation Measures:

- a. Identify Focused Development Investment Areas (growth areas) and land uses appropriate in size and location for future employment and revenue generating development.
- b. Minimize land use changes within identified Focused Development Investment Areas that constitute barriers for future employment or revenue generating land uses through the use of tools such as Transfer of Development Rights and other land mitigation strategies.

- c. Consider the cost/benefit ratio of new development proposed in designated Focused Development Investment Areas as part of the approval process.
- d. Continue to work with major property owners to market and develop sites for retail, commerce and mixed-use projects and work out innovative development terms to help fund the infrastructure improvements.
- e. Manage all economic development efforts and work with TREO to prepare and implement an Economic Development Strategy that aggressively markets designated Focused Development Investment Areas and major economic development corridors to potential employers, retailers and commerce to curb long commutes to other employment centers.

Infrastructure and service needs vary throughout the County. The cost of growth for each new development must be determined based on factors specific to the proposed development and the specific location. However, it is necessary to establish a methodology to ensure that costs are assessed consistently for each new development.

Goal 2: Develop a process to provide the new facilities and services required to serve new development

Policy 1: Working with community stakeholders to develop a methodology as part of the Planning Facilities Management System for determining the need and assessing the cost of new facilities and services required to serve new development.

Goal 2 Implementation Measures:

- a. Recover costs for the following facilities and services: transportation, parks and recreation, wastewater collection and treatment, stormwater management and drainage, solid waste, operations, sheriff services, libraries, animal care, and any other facilities and services deemed appropriate.
- b. Establish or reconfirm Levels of Service standards for each facility identified for cost recovery.
- c. Establish or reconfirm the benefit/service area for each public facility and determine the facility needs and costs to service the benefit/service area based upon the established Levels of Service standards.
- d. Develop a reasonable and responsive timeframe for cost recovery of the facilities identified in each benefit/service area.
- e. Identify costs of expansion of County operations and facilities to maintain service level expectations.

- f. Conduct periodic evaluation of Levels of Service standards and update the standards as necessary to meet the County’s service goals and obligations.
- g. Employ technological and programmatic innovations to enhance productivity and reduce capital and/or operations and maintenance costs.
- h. Encourage a pattern of development that balances revenue-generating land uses in phase with other uses that demand services.
- i. Maintain a Capital Improvements Program that prioritizes needed facilities and service improvements to maintain the adopted Level of Service standards.

Maintaining a menu of legally available financial mechanisms allows the public and private sectors to work together to find the appropriate cost recovery approach for each new development. It also allows for flexibility in the event that one or more mechanisms become unavailable or if additional methods are made available.

Goal: 3 Recover the cost of public facilities and services required to serve new development

Policy 1: Identify all legally available financial mechanisms to recover the cost of public facilities and services required to serve new development.

Goal 3 Implementation Measures:

- a. Explore the best methods to fund and finance new public facilities and services, such as bonding, special taxing districts, development fees, in lieu fees, facility construction dedications, service privatization, and consolidation of services.
- b. Ensure that the adopted system of development fees and facility/utility improvement policies bear a reasonable relationship to the burden imposed on the County by new development to provide services to such development.
- c. Require all new development to contribute or construct new facilities or systems within or adjacent to the development consistent with its proportional use of the facility.
- d. Update development fee studies on a regular basis to ensure establishment of reasonable fees.
- e. Encourage the growth or relocation of industries that generate local tax and employment.
- f. Maintain the definition of “legally available” as those legal mechanisms which are not prohibited by law in the State of Arizona at the time the project is approved.
- g. Develop a process to apply the fair share cost recovery policy to all new development, regardless of zoning.

Assessing a fair cost covers the impacts of new development while freeing up revenues that can be used to address existing deficiencies in infrastructure and services. Achieving this balance furthers the goal of meeting infrastructure and services within designated Focused Development Investment Areas and benefits the County, the community and new development. The public interest is established by the goals and policies included in this Comprehensive Plan. The fair share cost of new development is intended to cover only the additional impact of the new development on infrastructure and services. It is not intended to cover the impacts of previous development or maintenance decisions.

Goal: 4 Achieve Fairness in Allocating the Costs of New Development

Policy 1: Balance public and private interests to achieve fairness in allocating the costs of new development.

Policy 2: Recover fair share costs (defined as the total capital costs of facilities and equipment minus developer credits and funds dedicated to a project).

Policy 3: Establish development incentive areas or other incentives, such as an Infill Incentive District, Mixed Use District or Arts District that may allow reduced cost recovery obligations for projects to foster development activity within those areas as well as other community benefits such as additional recreation, affordable housing, and mixed uses.

Goal 4 Implementation Measures:

- a. Ensure that the fair share charged to a project includes only those costs associated with that project and does not require the developer to improve service levels of existing deficiencies in public facilities.
- b. Provide that the identified benefits of the new public facilities and services are received by the development charged with paying for them.
- c. Provide that a development is charged only for its proportionate share of the benefits received by the new public facilities and services.
- d. Establish and regularly review a weighted measure and apply such measure consistently to assign a greater share of costs to new development outside of existing service areas.
- e. Conduct studies to determine future benefits associated with new revenues generated from growth areas and economic development corridors.

Goal: 5 Address the Impacts of Development on Regional Systems

Policy 1: Seek local and regional cooperation to address the impacts of development on regional systems and to identify new or enhanced revenues for regional infrastructure.

Goal 5 Implementation Measures:

- a. Work collaboratively with ADOT, PAG, Native Nations and Tribes and adjacent jurisdictions in facility improvements that impact and/or benefit the region.
- b. Work collaboratively with regional agencies to conduct regional studies that determine if, and how, operations and maintenance costs of capital facilities can be assessed and allocated on a fair share basis.
- c. Working collectively with other counties, seek new or additional revenue-sharing opportunities from the State of Arizona
- d. Increase efforts to obtain new or additional revenue-sharing opportunities to more equitably offset the cost of growth and new development.

Supplemental revenues assist the County in attaining the long-term viability and fiscal solvency required to become a healthy community. The Background and Current Conditions Volume lists a variety of funding mechanisms currently available to the County. The Implementation Volume lists a variety of funding sources that could become available to the County.

Goal: 6 Identify and Secure Additional Revenue Sources

Policy 1: Identify additional revenue sources to provide supplemental revenues, and ensure that adopted Levels of Service standards are maintained.

Goal 6 Implementation Measures:

- a. Consider modification of the County's primary or secondary property tax structure to provide additional resources for facilities and services if necessary to implement the Comprehensive Plan vision.
- b. Pursue available grants and loans from federal, state and regional sources that can provide financial assistance to the County, property owners, investors and developers to complete new development projects.
- c. Consider ownership of infrastructure improvements and user fees.

7.3 Available Mechanisms to Fund and Finance Development

The County has a menu of options it can use to fund and finance development costs to allow the public and private sectors to partner and find the best cost recovery approach for each new development. The County also has the flexibility to adjust as additional methods become available. Currently available funding options include:

1. Pay-As-You-Go out of Current Revenues

This is generally considered the optimum way to pay for service expansion. Current revenues generally consist of primary and secondary property taxes, state exise use taxes, state-shared revenues, user fees, and grants. These revenues are usually necessary to fund day-to-day County operations. While all organizations would prefer to pay for items with current revenues, this is not often feasible since revenues usually follow development while most service expansions must occur prior to or simultaneously with development. Additionally, county expenditures are limited annually by the State Constitution and significant expenditures for infrastructure expansion would cause the County to exceed the limitation.

2. Grants and Low-Interest Loan Programs

A variety of grants may be available to the County from federal, state, and regional agencies. The County has actively pursued and received funding from several agencies and should continue to pursue grants - through the Community Development Block Grant Program (general community improvements), State of Arizona Heritage Fund (parks and recreation facilities), and the Governor's Office (health and safety). Additional existing and future funding sources should be investigated as potential financial partners.

3. Property Taxes

The County currently assesses a primary property tax to provide funding for the judicial system, Sheriff, healthcare, general services, and community development. The County has a secondary property tax to fund special taxing districts such as the Regional Flood Control District and the Library District.

4. General Obligation Bonds

The most commonly utilized large project financing method in the United States is the General Obligation Bond. This is an inexpensive way to finance projects because the bonds' repayment is based on the taxing authority of the jurisdiction and repaid with secondary property taxes. Voter approved property tax supports the issuance of any General Obligation Bonds.

5. Revenue Bonds

Revenue bonds are a method of borrowing to finance services expansions. The bonds are paid back through future revenues that are legally pledged to the bond issuer. Revenues generally utilized for debt service are Highway User Revenue Funds (payments made to the County from state taxes), and user fees for wastewater. Use of these bonds must be approved by a public vote.

6. Certificates of Participation

These are methods of borrowing that are paid back by the County General Fund. They are not legally tied to a specific revenue stream, such as revenue bonds. These methods can be

utilized by action of the County Board of Supervisors and are not subject to public vote. They are usually secured by the sale and lease back of county buildings.

7. Development Impact Fees

These are fees that are established by the County based on the cost of expanding services to accommodate new development. Development impact fees are then included as part of the development cost. Development impact fees can be fairly narrow in scope. Impact fees must be monitored and updated to ensure they are maintaining adequate funding levels without impeding the quality of development the County desires to attract. The County currently only charges impact fees for new development impact on the transportation network.

8. User Fees

These are fees that are charged for services provided by the County. The most significant user fee is for wastewater services. Other user fees include such fees as facilities venue admissions for the county fairgrounds, the stadium and some park facilities. The fee structure can not only cover operating costs but also service the debt for financing expanded services.

9. Improvement Districts (Special Taxing Districts)

Improvement Districts can be formed to implement a specific improvement for a particular area of the County as a special assessment district. An improvement district can only be formed by petition of the majority of the property owners in the affected area. This funding mechanism is typically used for neighborhood road improvements, street lighting, utilities and revitalization programs such as the formation of Arts District and others. The county has used Improvement Districts but for very discrete projects in specific neighborhoods.

10. Community Facilities Financing Districts

The property owners (generally the developer) in the area to be benefited by the project can agree to have the County assess the future property owners to pay back the cost of improvements as a property tax. Improvements can include roads, utilities and enhancements such as parks and recreation. Pima County has not used this financing mechanism to date.

11. In Lieu Fees:

These are fees that can be used to mitigate or offer choices to building the infrastructure such as a park. An in lieu fee can be made instead of installing a park when the development is small.

7.4 Cost of Development Community Indicators

The effectiveness of the Cost of Development element will be reflected in the County's annual budgeting process. There are several key indicators that must be monitored as part of the budgeting process:

- Per capita revenues and expenditures - should be tracked annually and compared with fiscal models, in order to maintain fiscal policy.
- The percentage of the annual capital budget funded by development fees - should be tracked as part of the Capital Improvements Plan annual update.
- The ratio of state shared revenues to local revenues - should be continually monitored.

7.5 Existing Methods of Recovery

Table 1 summarizes the County's existing methods for cost recovery. In addition to the revenue sources listed in Table 1, the County receives Highway User Revenue Bonds, which includes all revenues, other than development impact fees, that come to the County for Transportation.

Table 1
Pima County Existing Methods of Cost Recovery

Infrastructure Type	Impact Fees	Development Agreements (Contributed Infrastructure)	Excise Tax	Property Tax	General Obligation Bonds	Revenue Bonds	Certificates of Participation	Other Fees
Wastewater		Sewer Service Agreements					X	Connection & user fees
Sheriff				X	X			
Flood Control				X	X			Permit fees
Transportation	X	X	X (state gas tax)	Vehicle License Tax	X	X		
Parks and Recreation					X			In lieu fees
Solid Waste					X			Private User fees
Library				X	X			

Land Use Legend and Map

Chapter 8: Land Use Legend and Map



8.1 Preface and Map Interpretation

The Land Use Intensity Legend included in this chapter complements the Regional Plan Policies provided throughout this comprehensive plan as well as the Special Area and Rezoning Policies included in Chapter 9. It is to be used in conjunction with the Land Use maps in Section 8.2. The following planned land use intensity categories are designated on the Pima County Comprehensive Plan (Plan), which was initially adopted by the Pima County Board of Supervisors on October 13, 1992, revised on December 18, 2001, and the most recent update adopted on **[insert date of adoption of this plan]**. Land uses are only shown for land in unincorporated Pima County.

Unless otherwise noted, references to code chapters or sections are to the Pima County Zoning Code as of the date of adoption of this plan or as may be amended.

Please refer to section 10.4 of the Administration chapter of the Plan for how the rezoning process, conditional use process, and the Transfer of Development Rights (TDRs) relate to the plan, open space requirements, and the calculation of possible densities and uses for properties affected by resource areas on the Regional Hydrology Maps (Section 4.9 of the Physical Infrastructure Chapter).

Land Use Legend

The Land Use Intensity Legend is composed of a number of “urban/suburban”, “rural” land use and general categories. Urban/suburban designations are usually used in the metropolitan Tucson, Green Valley and certain unincorporated communities. Rural land uses are generally used in exurban and rural locales. General categories can be found throughout the unincorporated county. Each category includes a description of the objectives and the types of uses intended for that category. In addition, most categories that allow residential uses include a minimum and maximum gross density, defined as residences per acre (RAC). Only land area zoned and planned for residential use, or open space areas not including golf courses, shall be included in gross density calculations.

A. Urban/Suburban Intensity Categories

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

1. **Community Activity Center (CAC)**

- a. Objective: To designate medium and higher intensity mixed use districts designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educational and institutional uses; and other similar uses as described in the Campus Park Industrial (CPI) zoning district (Section 18.49); and compatible medium to higher density housing. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how it serves to create or enhance the mixed use character of the designated activity center as a whole.

Larger centers may include a regional mall. Smaller centers may provide goods and services needed on a more frequent basis. These may include a major supermarket, discount department stores, large variety stores, or specialty stores such as a hardware/building/home improvement stores. Community Activity Centers may be located on major arterial roadways with access to public transportation. All centers will have direct pedestrian and bicycle access to surrounding neighborhoods. Community Activity Centers may range from 25 acres to up to 100 acres or more in size depending on the area served and services provided.

- b. Residential Gross Density: Residential gross density, if any, shall conform to the following:
 - 1) Minimum – 6 RAC
 - 2) Maximum - As allowed by the requested conforming zoning district.

- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – 6 RAC
 - 2) Maximum – 18 RAC

2. Neighborhood Activity Center (NAC)

- a. Objective: To designate lower intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, , and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for more of a mix of intensive non-residential uses and medium-density residential uses, and are to be located on arterials. Smaller mixed use centers may contain medium density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how the project serves to create or enhance the mixed use character of the designated activity center as a whole.
- b. Residential Gross Density: Residential gross density, if applicable, shall conform to the following:
 - 1) Minimum – 5 RAC
 - 2) Maximum - 12 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs). Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – 5 RAC
 - 2) Maximum – 8 RAC

3. Multifunctional Corridor (MFC)

- a. Objective: To designate areas for the integrated development of complementary uses along major transportation corridors. The MFC designation serves a similar purpose as the CAC plan designation. These areas contain commercial and other non-residential use services, research and development and similar uses (as delineated in the CPI zoning district) and medium to high density residential clusters in a linear configuration along major transportation corridors. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, in the zoning code and design manuals such as standards for access management, building setbacks, open space, signs, parking, and landscaping.
- b. Residential Gross Density: Residential gross density, if applicable, shall conform to the following:
 - 1) Minimum – 6 RAC
 - 2) Maximum - As allowed by the requested conforming zoning district.
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – 6 RAC
 - 2) Maximum – 18 RAC

4. Multiple Use (MU)

- a. Objective: To identify multiple-use areas that contain a wide range of uses, including residential, commercial and light industrial and provide standards for how these areas should develop or redevelop in the future. Proposals for new non-residential uses must show how the uses will minimize negative impacts on existing residential uses.
- b. Residential Gross Density: Residential gross density, if applicable, shall conform to the following:
 - 1) Minimum – 6 RAC
 - 2) Maximum - As allowed by the requested conforming zoning district.
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – 6 RAC
 - 2) Maximum – 18 RAC

5. Planned Development Community (PDC)

- a. Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent of the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.
- b. Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.

6. Higher Intensity Urban (HIU)

- a. Objective: To designate areas for a mix of medium to high density housing types, such as higher density single-family development, townhomes, condominiums and apartment complexes, as well as other compatible uses, such as offices, hotels, research and development, and other similar uses. These areas have direct access to major transportation corridors and other arterials and are within walking or bicycling distance from major commercial services and employment centers. They generally do not abut land in low intensity urban categories. Small-scale residential compatible retail services are allowed on the first floor of a multi-story building, provided that they are accessed from an arterial and are oriented away from lower density residential development.
- b. Residential Gross Density: Residential gross density shall conform to the following:
 - 1) Minimum – 8 RAC
 - 2) Maximum - As allowed by the requested conforming zoning district.
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – 8 RAC
 - 2) Maximum – 18 RAC

7. Medium Intensity Urban (MIU)

- a. Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential

uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

b. Residential Gross Density: Residential gross density shall conform to the following:

- 1) Minimum – 5 RAC
- 2) Maximum – 13 RAC

c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs). Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:

- 1) Minimum – 5 RAC
- 2) Maximum – 10 RAC

8. Medium Low Intensity Urban (MLIU)

a. Objective: To designate areas for a mix of medium density single-family and lower density attached dwelling units; to provide opportunities for a mix of housing types throughout the region.

b. Residential Gross Density: Residential gross density shall conform to the following:

- 1) Minimum – 2.5 RAC
- 2) Maximum – 5 RAC

c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs). Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements.

- 1) Minimum – 2.5 RAC
- 2) Maximum – 4 RAC

9. Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

a. Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

1) Low Intensity Urban 3.0 (LIU-3.0)

- a) Residential Gross Density:
 - i) Minimum – none
 - ii) Maximum - 3.0 RAC.

- b) Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs). Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - i) Minimum density 1.5 RAC
 - ii) Maximum density 3.0 RAC.

2) Low Intensity Urban 1.2 (LIU-1.2)

- a) Residential Gross Density:
 - i) Minimum – none
 - ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following options:
 - a] Gross density of 2.5 RAC with 45 percent open space;
 - or
 - b] Gross density of 4 RAC with 60 percent open space.
- b) Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs). Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - i) Minimum density – none
 - ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following option:
 - a] Gross density of 2 RAC with 50 percent open space.

3) Low Intensity Urban 0.5 (LIU-0.5)

- a) Residential Gross Density:
 - i) Minimum – none
 - ii) Maximum – 0.5 RAC. The maximum gross density may be increased in accordance with the following options:
 - a] Gross density of 1.2 RAC with 50 percent open space; or

- b] Gross density of 2.5 RAC with 65 percent open space.
- b) Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs). Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - i) Minimum density – none
 - ii) Maximum – 0.5 RAC. The maximum gross density may be increased in accordance with the following option:
 - a] Gross density of 1 RAC with 50 percent open space.

4) *Low Intensity Urban 0.3 (LIU-0.3)*

- a) Residential Gross Density:
 - i) Minimum – none
 - ii) Maximum – 0.3 RAC. The maximum gross density may be increased in accordance with the following options:
 - a] Gross density of 0.7 RAC with 50 percent open space; or
 - b] Gross density of 1.2 RAC with 65 percent open space.
- b) Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs). Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - i) Minimum density – none
 - ii) Maximum – 0.3 RAC. The maximum gross density may be increased in accordance with the following option:
 - a] Gross density of 0.7 RAC with 60 percent open space.

B. RURAL INTENSITY CATEGORIES

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

1. **Rural Crossroads (RX)**

- a. Objective: To designate mixed use areas where basic goods and services are provided to rural settlements and rural residents as conveniently as possible. Residential densities slightly higher than the surrounding rural neighborhoods are allowed to provide opportunities especially for certain housing types such as those serving the elderly, single, and low income residents. In more developed communities, a grocery may be the principal anchor tenant, along with other uses such as a drugstore, variety/hardware store, self-service laundry, bank, and other similar uses. Such areas will generally be less than twenty acres. Smaller rural crossroads will generally be located at rural roadway intersections of collector or arterial roads for the provision of limited commercial services to rural residents and travelers.
- b. Residential Gross Density: Residential gross density shall conform to the following:
 - 1) Minimum - 1.2 RAC
 - 2) Maximum – 10 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – 1.2 RAC
 - 2) Maximum – 5.0 RAC

2. **Rural Forest Village (RFV)**

- a. Objective: To designate rural villages within confines of the Coronado National Forest.
- b. Residential Gross Density: Residential gross density shall conform to the following:
 - 1) Minimum – none
 - 2) Maximum - 1.2 RAC
- c. Zoning Districts: Only the ML Mount Lemmon Zone shall be deemed in conformance with the land use plan.

3. Medium Intensity Rural (MIR)

- a. Objective: To designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials or suburban areas.
- b. Residential Gross Density: Residential gross density shall conform to the following:
 - 1) Minimum – none
 - 2) Maximum - 1.2 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – none
 - 2) Maximum – 1.2 RAC

4. Low Intensity Rural (LIR)

- a. Objective: To designate areas for residential uses at densities consistent with rural and resource-based characteristics.
- b. Residential Gross Density: Residential gross density shall conform to the following:
 - 1) Minimum – none
 - 2) Maximum - 0.3 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – none
 - 2) Maximum – 0.3 RAC

C. GENERAL INTENSITY CATEGORIES

The following land use categories shall be applied to designate urban and rural development intensities on the Land Use Plan maps.

1. **Industrial (I)**

- a. Objective: To designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities. Residential development is permitted within a proposed project provided that it meets the requirements of the Mixed Use Option under the CI-1 zoning district (Section 18.51.070 of the zoning code).
- b. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan:
 - 1) CB-1 Local Business Zone
 - 2) CB-2 General Business Zone
 - 3) CPI Campus Park Industrial Zone
 - 4) CI-1 Light Industrial/Warehousing Zone
 - 5) CI-2 General Industrial Zone
 - 6) SP Specific Plans

2. **Heavy Industrial (HI)**

- a. Objective: To designate adequate area for higher intensity industrial uses that is not compatible with non-industrial uses.
- b. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan:
 - 1) CI-1 Light Industrial Zone
 - 2) CI-2 General Industrial Zone
 - 3) CI-3 Heavy Industrial Zone
 - 4) SP Specific Plans

3. **Resource Sensitive (RS)**

- a. Objective: To designate key larger parcels and land holdings with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in developing areas.

- b. Residential Gross Density:
 - 1) Minimum – none
 - 2) Maximum - 0.3 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – none
 - 2) Maximum – 0.3 RAC

4. Resource Conservation (RC)

- a. Objective: To designate publically-owned lands that are public resource lands and preserves that protect sensitive and high-value biological, resource value cultural, recreational and other sensitive resources lands. These do not include private or state trust lands, whether or not they are leased by the County for open space purposes. If these lands become privately held during the lifespan of this plan, they will be treated as Resource Sensitive unless otherwise designated through a plan amendment process.
- b. Residential Gross Density: None, other than allowances for life estates, ranch caretakers and similar uses.

5. Resource Extraction (RE)

- a. Objective: To designate mining lands and to protect these areas from encroachment by incompatible uses.
- b. Residential Gross Density: Residential gross density shall conform to the following:
 - 1) Minimum – none
 - 2) Maximum - 0.3 RAC

6. Military Airport (MA)

- a. Objective: To recognize Davis-Monthan Air Force Base (DMAFB) as a unique and significant factor in shaping the history, character, and economy of Eastern Pima County; provide guidance for future compatible land uses to promote the health, safety and welfare of the community; and, to promote the long-term viability of the base and its missions.
- b. Residential Gross Density: New residential development is not a compatible use.

- c. Zoning Districts: Only the following zoning districts in compliance with the zoning code shall be deemed in conformance with the land use plan subject to compliance with the zoning code:
- 1) CB-1 Local Business Zone
 - 2) CB-2 General Business Zone
 - 3) CPI Campus Park Industrial Zone
 - 4) CI-1 Light Industrial/Warehousing Zone
 - 5) CI-2 General Industrial Zone
 - 6) SP Specific Plan Zone

8.2 Land Use Maps

The thirteen Land Use maps which follow cover the unincorporated county except for the Tohono O’Odham Nation and the Pascua Yaqui Tribe. They should be used as a resource along with the Regional Hydrology maps in Section 4.9 of this plan and the Maeveen Marie Behan Conservation Lands System map in Section 3.4 of this plan. The land use legend is described in Section 8.1 above. Application and interpretation of the maps is addressed in Chapter 10, Plan Administration.

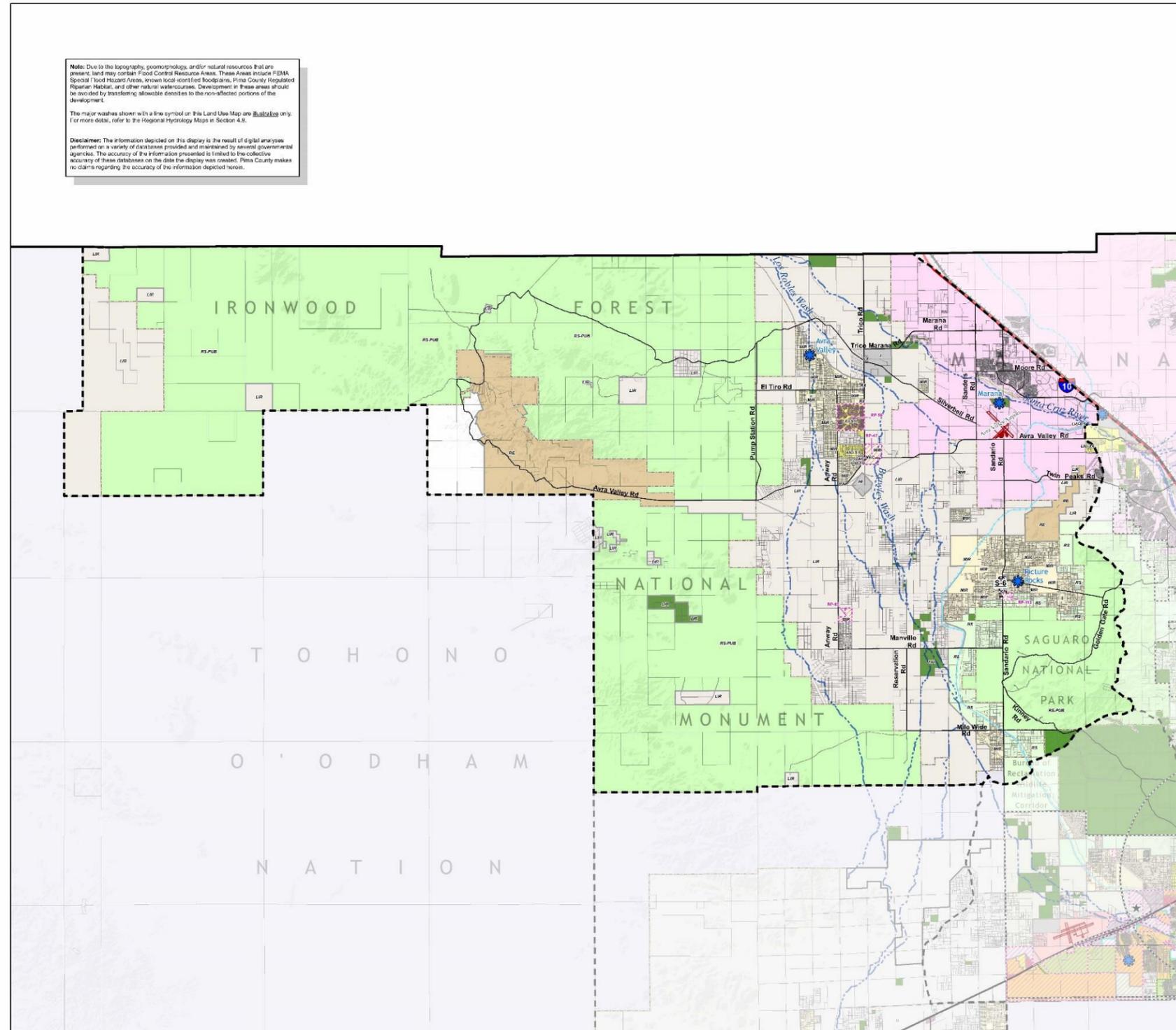
October 17, 2014
Second Draft

Note: Due to the topography, geomorphology, and/or natural resources that are present, land may contain Flood Control Resource Areas. These areas include FEMA Special Flood Hazard Areas, known local identified floodplains, Pima County Regulated Riparian Habitat, and other natural watercourses. Development in these areas should be avoided by transferring allowable densities to the non-affected portions of the development.

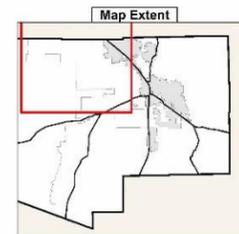
The major washes shown with a line symbol on this Land Use Map are **highlighted** only. For more detail, refer to the Regional Hydrology Maps in Section 4.8.

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Exhibit 8.1.1
Avra Valley
Planning Area
Planned Land Use



- Activity Centers (MU, CAC, MFC, NAC)
- Medium/Low Intensity Urban (MLU, RLU)
- Low Intensity Urban (LIU-0.0, LIU-1.2, LIU-0.5, LIU-0.3)
- Rural Crossroads (RX)
- Medium Intensity Rural (MIR)
- Low Intensity Rural (LIR)
- Resource Extraction (RE)
- Industrial (I, HI)
- Planned Development Communities (PDC)
- Resource Sensitive (RS)
- Resource Sensitive-Major Parks/Protected Areas (RS-PUS)
- Resource Conservation (RC)
- Areas of Change
- Major Washes
- Interstate Highways
- State Highways
- Minor Streets
- Railroads
- CAP Canal
- The Loop Trail
- Percels
- Airport Runways
- Airports
- Economic Development Corridors
- Rezoning Policies (RP-R)
- Special Area Policies (S-R)
- S-31 Outdoor Shooting Ranges
- S-33 Community Development Target Areas
- S-34 Reutilization Opportunity Corridors
- Incorporated Municipalities
- Tohono O'odham Nation / Pascua Yaqui Tribe
- Planning Area Boundaries

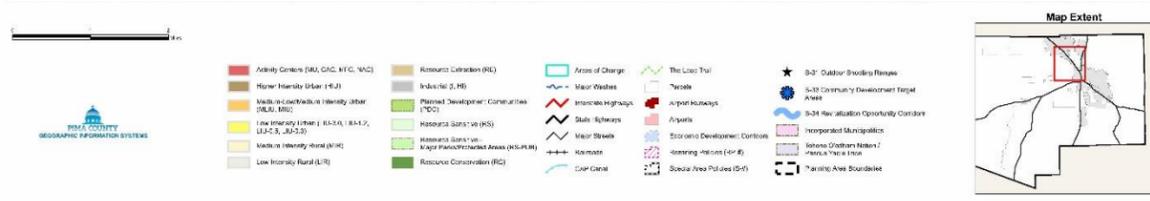
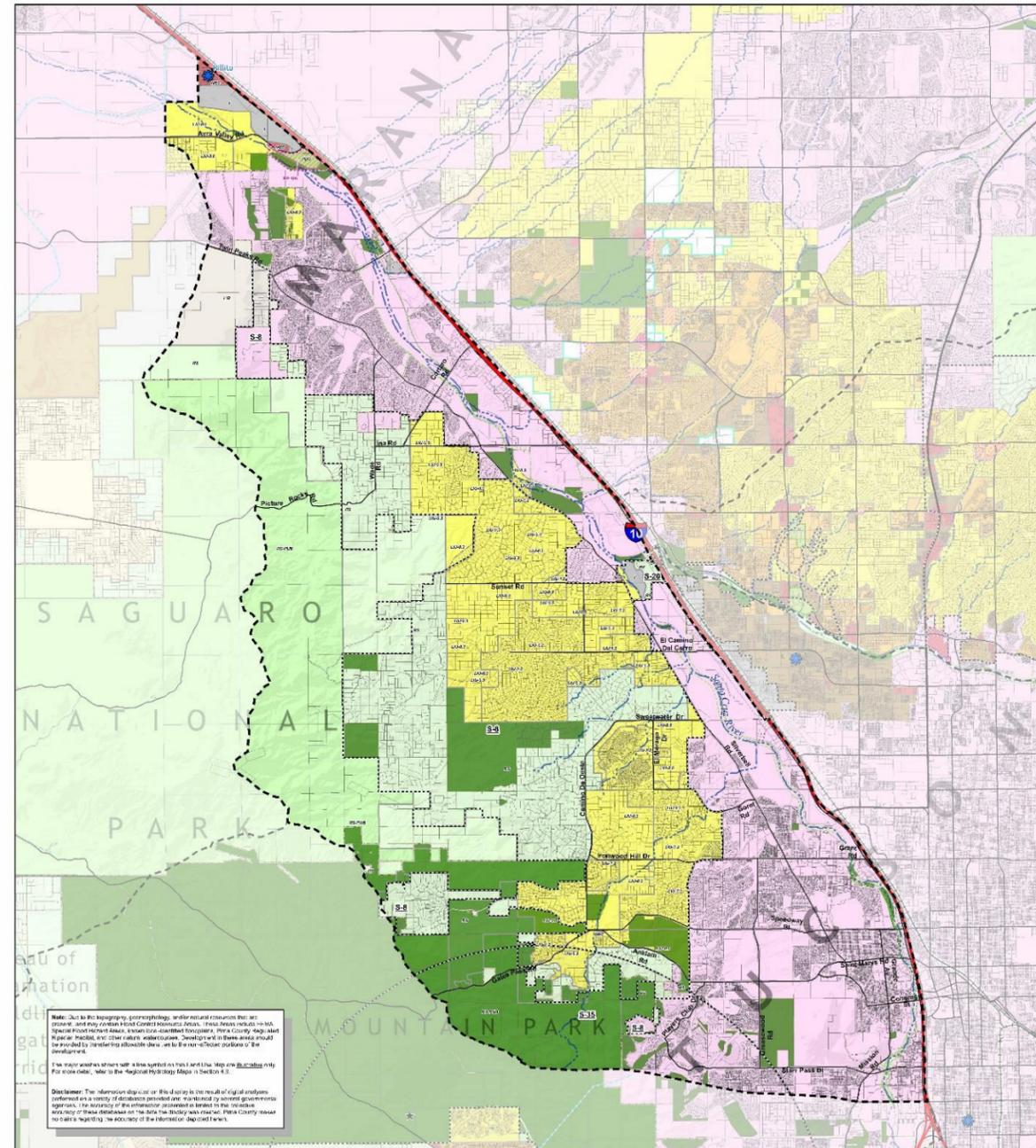


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Exhibit 8.1.2

**Tucson Mountains Planning Area
Planned Land Use**

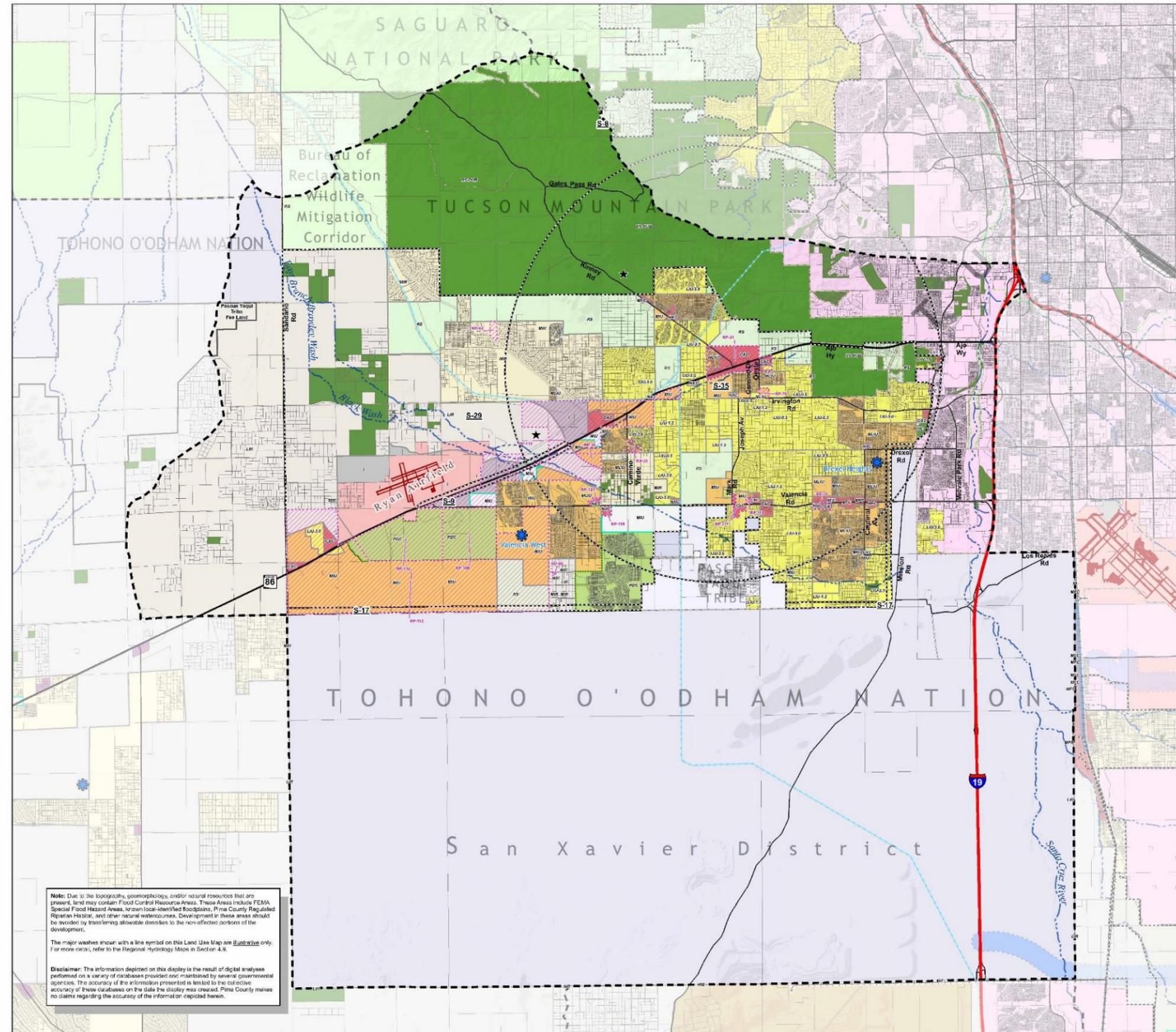
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Exhibit 8.1.3

Southwest
Planning Area
Planned Land Use

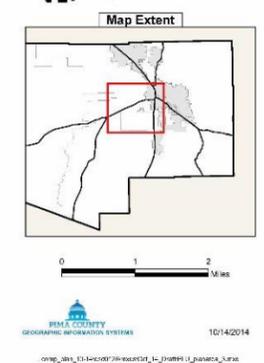


- Activity Centers (MU, CAC, MFC, NAC)
- Higher Intensity Urban (HIU)
- Medium-Low Intensity Urban (MLIU, LMI)
- Low Intensity Urban (LIU-3.0, LIU-1.2, LIU-0.5, LIU-0.3)
- Rural Crossroads (RX)
- Medium Intensity Rural (MIR)
- Low Intensity Rural (LIR)
- Resource Extraction (RE)
- Industrial (I, HI)
- Military Airport (MA)
- Planned Development Communities (PDC)
- Resource Sensitive (RS)
- Resource Sensitive-Major Parks/Productive Areas (RS-PUB)
- Resource Conservation (RC)
- Areas of Change
- Major Washes
- Interstate Highways
- State Highways
- Major Streets
- Railroads
- CAP Canal
- The Loop Trail
- Parcels
- Airport Runways
- Airports
- Economic Development Corridors
- Rezoning Policies (RP-R)
- Special Area Policies (S-A)
- S-31 Outdoor Shooting Stages
- S-33 Community Development Target Areas
- S-34 Revitalization Opportunity Corridors
- Incorporated Municipalities
- Tohono O'odham Nation / Pascua Yaqui Tribe
- Planning Area Boundaries

Note: Due to the topography, geomorphology, and/or natural resources that are present, land may contain Flood Control Resource Areas. These Areas include FEMA Special Flood Hazard Areas, known local-identified floodplains, Pima County Regulated Riparian Habitat, and other natural watercourses. Development in these areas should be avoided by transferring allowable densities to the non-affected portions of the development.

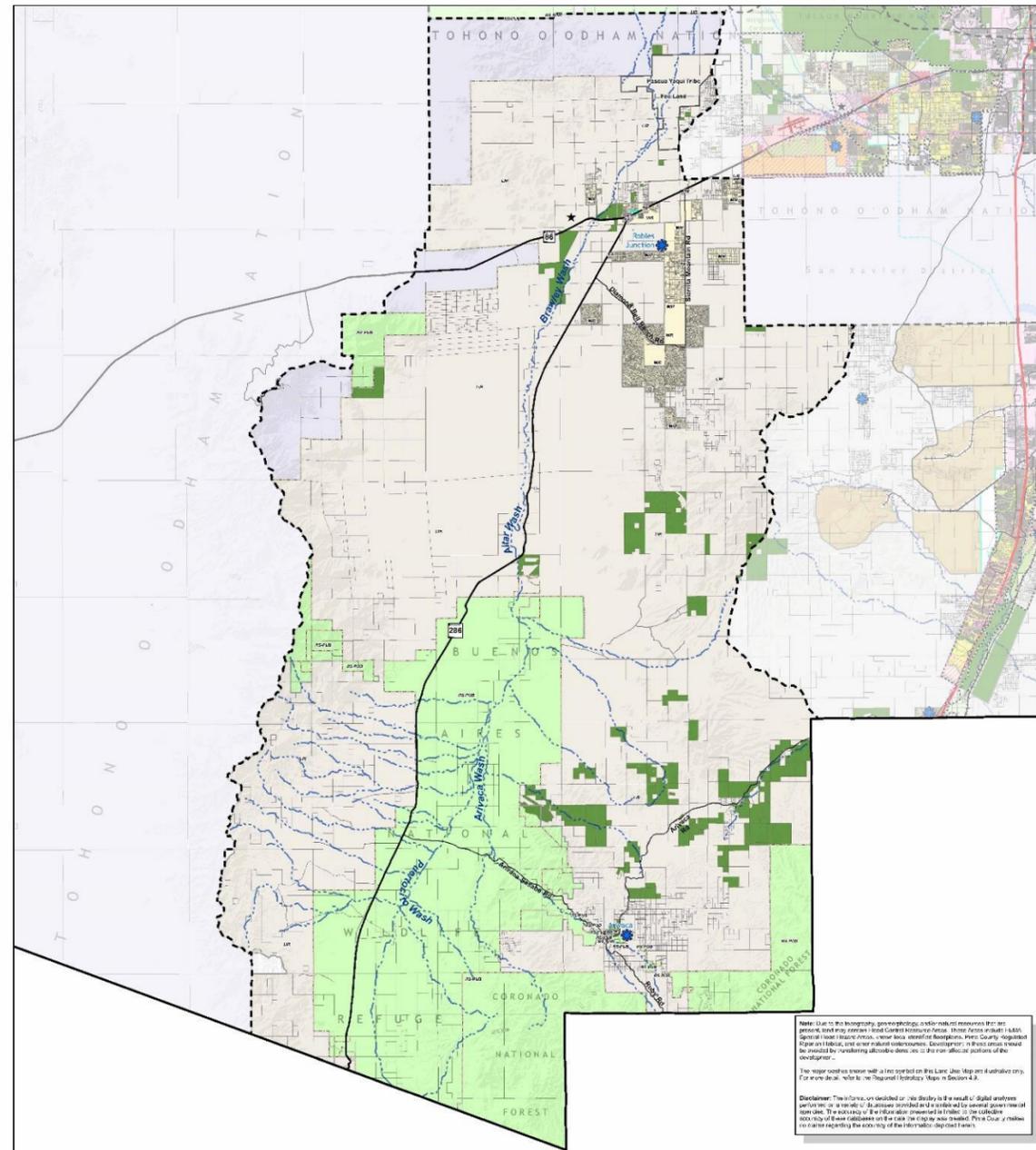
The major washes shown with a line symbol on this Land Use Map are illustrative only. For more detail, refer to the Regional Hydrology Map in Section 4.8.

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Exhibit 8.1.4
Altar Valley
Planning Area
Planned Land Use



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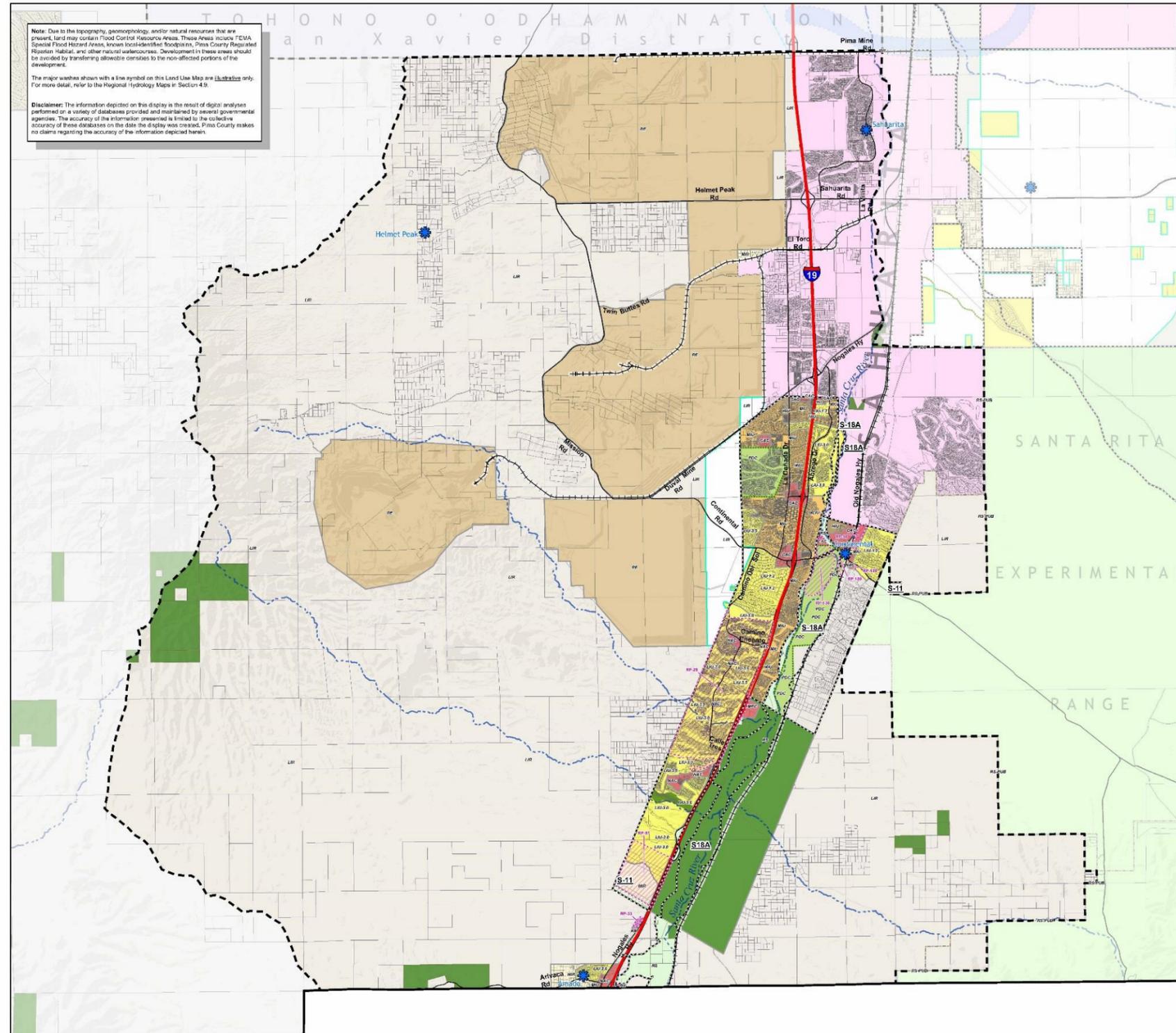
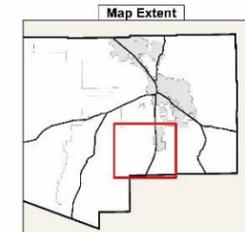


Exhibit 8.1.5
Upper Santa Cruz
Planning Area
Planned Land Use

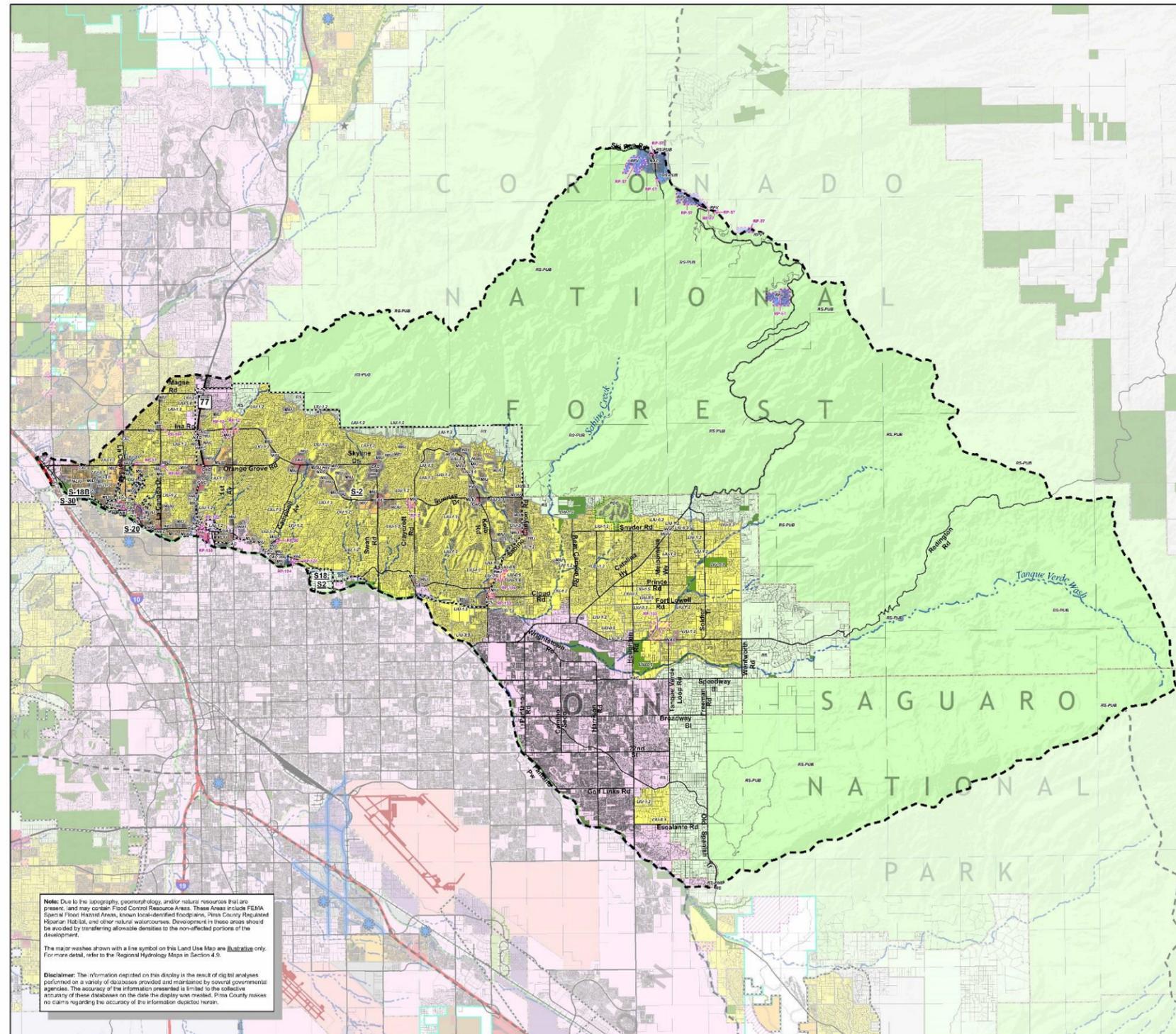
- Activity Centers (MU, CAC, MFC, NAC)
- Higher Intensity Urban (HIU)
- Medium Low/Mod Intensity Urban (MLU, MIU)
- Low Intensity Urban (LIU-3.0, LIU-1.2, LIU-0.5, LIU-0.3)
- Rural Crossroads (RX)
- Medium Intensity Rural (MIR)
- Low Intensity Rural (LIR)
- Resource Extraction (RE)
- Industrial (I, HI)
- Planned Development Corridors (PDC)
- Resource Sensitive (RS)
- Resource Sensitive-Major Parks/Protected Areas (RS-PUB)
- Resource Conservation (RC)
- Areas of Change
- Major Washes
- Interstate Highways
- State Highways
- Major Streets
- Railroads
- CAP Canal
- The Loop Trail
- Parcels
- Airport Runways
- Airports
- Economic Development Corridors
- Zoning Policies (RP-#)
- Special Area Policies (S-#)
- S-31 Outdoor Shooting Ranges
- S-33 Community Development Target Areas
- S-34 Revitalization Opportunity Corridors
- Incorporated Municipalities
- Tribes (Tohono O'odham Nation / Pima Yuma Tribe)
- Planning Area Boundaries



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Exhibit 8.1.9
Catalina Foothills
Planning Area
Planned Land Use

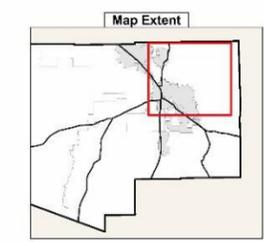


- Activity Centers (MU, CAC, MFC, NAC)
- Higher Intensity Urban (HIU)
- Medium Low/Medium Intensity Urban (MLU, MIU)
- Low Intensity Urban (LIU-3.0, LIU-1.2, LIU-3.5, LIU-4.0)
- Rural Forest Village (RFV)
- Medium Intensity Rural (MR)
- Low Intensity Rural (LR)
- Industrial (I, HI)
- Military Airport (MA)
- Planned Development Communities (PDC)
- Resource Sensitive (RS)
- Resource Sensitive-Major Parks/Protected Areas (RS-PUR)
- Resource Conservation (RC)
- Areas of Change
- Major Washes
- Interstate Highways
- State Highways
- Major Streets
- Railroads
- CAP Canal
- The Loop Trail
- Parcels
- Airport Runways
- Airports
- Economic Development Corridors
- Rezoning Policies (RP-#)
- Special Area Policies (S-#)
- S-31 Outdoor Shooting Ranges
- S-33 Community Development Target Areas
- S-34 Revitalization Opportunity Corridors
- Incorporated Municipalities
- Tohono O'odham Nation / Pascua Yaqui Tribe
- Planning Area Boundaries

Note: Due to the topography, geology, and/or natural resources that are present, and may contain Flood Control Resource Areas. These Areas include FEMA Special Flood Hazard Areas, known local-identified floodplains, Pima County Regulated Riparian Habitat, and other natural watercourses. Development in these areas should be avoided by transferring allowable densities to the non-affected portions of the development.

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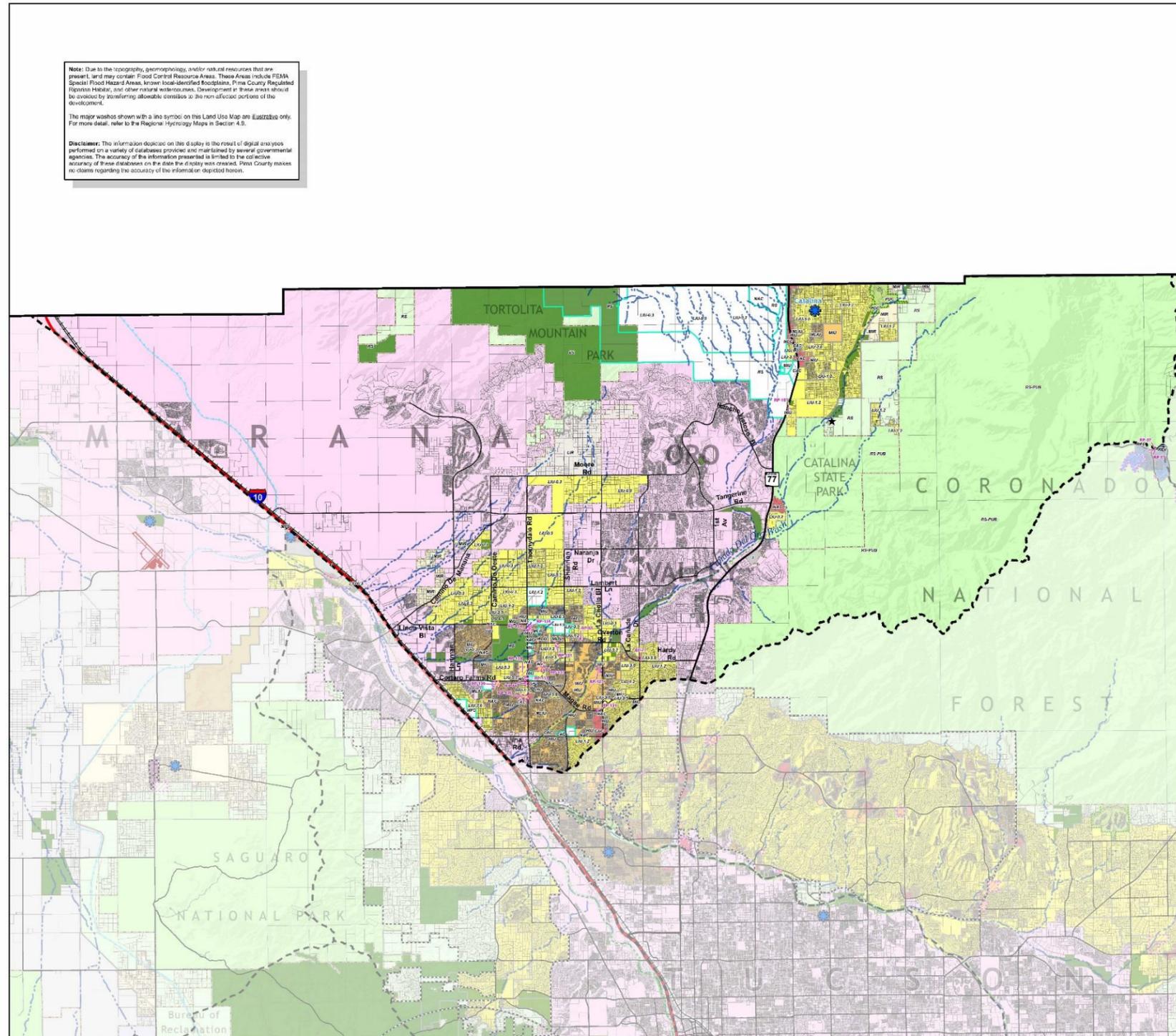
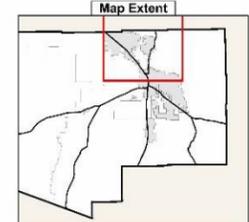


Exhibit 8.1.11

Tortolita Planning Area Planned Land Use

- Activity Centers (MU, CAC, MFC, NAC)
- Higher Intensity Urban (HIU)
- Medium-Low/Medium Intensity Urban (MLU, MLU)
- Low Intensity Urban (LIU-3.0, LIU-1.2, LIU-0.5, LIU-0.3)
- Rural Forest Village (RFV)
- Rural Crossroads (RX)
- Medium Intensity Rural (MIR)
- Low Intensity Rural (LIR)
- Resource Extraction (RE)
- Industrial (I, HI)
- Planned Development Communities (PDC)
- Resource Sensitive (RS)
- Resource Sensitive-Adopted Parks/Protected Areas (RS-PUB)
- Resource Conservation (RC)
- Areas of Change
- Major Washes
- Interstate Highways
- State Highways
- Major Streets
- Railroads
- CAP Canal
- The Loop Trail
- Parcels
- Airport Runways
- Airports
- Economic Development Corridors
- Re zoning Policies (R-4)
- Special Area Policies (S-4)
- S-31 Outdoor Shooting Ranges
- S-33 Community Development Target Areas
- S-34 Revitalization Opportunity Corridors
- Incorporated Municipalities
- Tohono O'odham Nation / Pima Yuki Tribe
- Planning Area Boundaries



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 Interstate-19 south to Elephant Head Road, in Sections 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36 of Township 18 South, Range 13 East; Sections 18 and

19 of Township 18 South, Range 14 East; and Sections 2, 3, 4, 5, 8, 9, 16, 17, 18, 19, 20, 29 and 30 of Township 19 South, Range 13 East.

Description

The policies associated with this Special Area will guide the protection of the community's character. The policies are derived in part from the Green Valley Community Plan of March 21, 1989. (Area modified by Co7-06-01, Resolution 2007-40.)

Policies

- A. Building height will not exceed 24 feet.
- B. Architectural design shall promote the Southwestern style. Colors will blend with their desert surroundings and the existing built environment.

S.12 Santa Cruz River, Madera 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

Approach-Departure Corridors and Noise Control Districts

- 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.

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

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

RP-42 Meadowlark Avenue (SW)

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. Notwithstanding the Medium Intensity Urban (MIU) designation, rezoning requests shall allow a mix of uses to include residential, commercial, and office uses on a maximum of 40 acres. These uses may include those permitted in the Community Activity Center (CAC) and Medium/High Intensity Urban (MHIU) land use designations. The mixed-use development is intended to help accommodate the retail and employment needs of the residents within the

development project and in the nearby area. The specific location and designation of the mixed use areas shall be determined at the time of rezoning. This mixed-use designation shall not apply to the 300-foot transition area except limited encroachment if found acceptable in the rezoning process. The mixed-use designation shall not apply to the ultimately defined riparian and floodplain areas. Mixed use development shall include the conservation of cultural resources, as applicable.

- G. Developer will prepare a Swan Southlands Affordable Housing Study which will evaluate public, private, and not-for-profit options for increasing opportunities for housing affordability within the development, to be submitted during the rezoning process. The affordable housing plan prepared for the planning area as part of the rezoning process shall address and provide recommendations for:
1. At least five percent of the residential units shall be affordable to households earning no more than 80 percent of median income, and at least five percent of the residential units shall be affordable to households earning no more than 65 percent of median income, as determined for Pima County in accordance with the Department of Housing and Urban Development (HUD) standards.
 2. Mortgages for affordable units shall be no greater than 25 percent of the gross income of the eligible buyers, and shall include principal, interest, taxes, and insurance (PITI), as well as closing costs and any homeowners' association dues or fees.
 3. Homeowners' fees or dues for the affordable units shall not increase at a rate greater than median income for Pima County.
 4. Affordable units shall remain affordable for at least fifteen years. If the unit is sold prior to the end of the affordability period, the affordability period shall be reset to fifteen years. For the first sale after the expiration of the affordability period, one-half of the windfall profit shall go to the Pima County Public Housing Authority. Resale prices may increase at the same rate as the Consumer Price Index for Pima County plus a credit for any approved structural improvements.
 5. Minimum square footage and amenities for affordable units, including landscaping, shall be equivalent to the market rate units.
 6. All subdivision plats must identify the location and the number of bedrooms of the affordable units.
 7. If the project is to be phased, each phase of the development must include the required percentage of affordable units. Affordable units must be built at the same time as the

- market-rate units, and all affordable units must be constructed prior to the last market-rate unit.
8. The requirements of these policies shall be included as plat notes on all applicable plats and as deed restrictions filed on the property as a whole prior to final plat approval and for each affordable lot at the time of closing.
 9. Buyers of affordable units must meet certification requirements of the Pima County Community Services Department.
- H. A comprehensive sanitary sewerage system basin plan for the whole basin that encompasses the area from Old Nogales Highway on the west to Sonoita Highway on the east and from just south of Hughes Access on the north to the Town of Sahuarita and the Coronado National Forest on the south must be developed and approved. The plan must encompass the existing facilities at Corona de Tucson and the County's fairgrounds. Any conveyance or treatment facilities constructed by individual developers would then be done in accordance with the basin's approved comprehensive sanitary sewerage facility plan. Developers would fund, design and construct the required collection, conveyance and treatment facilities according to Pima County Wastewater Management Department (PCWMD) policies after appropriate review and approval by PCWMD and Arizona Department of Environmental Quality (ADEQ) as is currently required. If appropriate, a 208 Plan Amendment would be prepared and submitted to the Pima Association of Governments.
- I. In connection with the rezoning, a Master Transportation, Utilities and Improvements Report, including a "Master Traffic Impact Analysis and Financing Report", shall be submitted identifying the then existing conditions and capacities of all systems, the needed expansion of those systems, and the funding mechanisms to achieve the necessary improvements. The report shall address the regional impacts of this development, and shall develop a phasing plan for the implementation of the improvements. The "Master Traffic Impact Analysis and Financing Report", the scope and content of which shall be pre-determined and approved by the Pima County Department of Transportation, shall be submitted to and approved by the Department of Transportation prior to the approval of any rezoning.
- J. Prior to approval of a rezoning or specific plan, a Recreation Area Plan, sensitive to the anticipated project-wide demographics and to the phasing of development, shall be developed and submitted to the Pima County Natural Resources, Parks, and Recreation Department, which shall be reviewed by the same department to determine what recreation and trail facilities are necessary, and the developer(s) shall provide the necessary recreation and trail facilities.
- K. The developers shall provide disclosure statements in all sales contracts, public reports, and the recorded covenants. The specific language of the disclosure statements shall be coordinated with the Tucson Airport Authority (TAA). Provisions for additional notification and disclosure

mechanisms, including potential acknowledgment of airspace rights, shall be defined and coordinated with TAA. The applicant will work with TAA to ensure that the plans for the proposed development area compatible with the operations and master plan for Tucson International Airport.

- L. Prior to approval of a rezoning or specific plan, the developer(s) shall provide evidence of sufficient school sites as determined necessary by the Sunnyside School District.
- M. The location and design of all community services and residential areas shall facilitate accessibility by alternative forms of transportation.
- N. Development within the plan amendment area will potentially affect cultural resources, especially archaeological sites. Standard cultural resources requirements for rezoning and grading are the minimum required. Where significant cultural resources are found, avoidance through development design, open space set-asides, and conservation easements may be warranted. Cultural resources conservation is included as part of the mixed land use strategy.
- O. All suitable habitat areas for the Pima pineapple cactus (PPC) shall be inventoried according to U.S. Fish and Wildlife Service (USFWS) survey protocol prior to the development of a Preliminary Development Plan (PDP) or equivalent land use planning map submitted in support of rezoning activity. If Pima pineapple 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. Notwithstanding the Medium Intensity Urban (MIU) designation, rezoning requests shall allow a mix of uses to include residential, multi-family, commercial, campus park industrial, and office uses on a maximum of 240 acres. These uses may include those permitted in the Community Activity Center (CAC) and Medium/High Intensity Urban (MHIU) land use designations. The mixed-use development is intended to help accommodate the retail and employment needs of the residents within the development project and in the nearby area. The specific location and designation of the mixed use areas shall be determined at the time of rezoning. This mixed-use designation shall not apply to the 300-foot transition area except limited encroachment if found acceptable in the rezoning process. The mixed-use designation shall not apply to the ultimately defined riparian and floodplain areas. Mixed use development shall include the conservation of cultural resources, as applicable.
- G. Developer will prepare a Swan Southlands Affordable Housing Study which will evaluate public, private, and not-for-profit options for increasing opportunities for housing affordability within the development, to be submitted during the rezoning process. The affordable housing plan prepared for the planning area as part of the rezoning process shall address and provide recommendations for:

1. At least five percent of the residential units shall be affordable to households earning no more than 80 percent of median income, and at least five percent of the residential units shall be affordable to households earning no more than 65 percent of median income, as determined for Pima County in accordance with the Department of Housing and Urban Development (HUD) standards.
 2. Mortgages for affordable units shall be no greater than 25 percent of the gross income of the eligible buyers, and shall include principal, interest, taxes, and insurance (PITI), as well as closing costs and any homeowners' association dues or fees.
 3. Homeowners' fees or dues for the affordable units shall not increase at a rate greater than median income for Pima County.
 4. Affordable units shall remain affordable for at least fifteen years. If the unit is sold prior to the end of the affordability period, the affordability period shall be reset to fifteen years. For the first sale after the expiration of the affordability period, one-half of the windfall profit shall go to the Pima County Public Housing Authority. Resale prices may increase at the same rate as the Consumer Price Index for Pima County plus a credit for any approved structural improvements.
 5. Minimum square footage and amenities for affordable units, including landscaping, shall be equivalent to the market rate units.
 6. All subdivision plats must identify the location and the number of bedrooms of the affordable units.
 7. If the project is to be phased, each phase of the development must include the required percentage of affordable units. Affordable units must be built at the same time as the market-rate units, and all affordable units must be constructed prior to the last market-rate unit.
 8. The requirements of these policies shall be included as plat notes on all applicable plats and as deed restrictions filed on the property as a whole prior to final plat approval and for each affordable lot at the time of closing.
 9. Buyers of affordable units must meet certification requirements of the Pima County Community Services Department.
- H. A comprehensive sanitary sewerage system basin plan for the whole basin that encompasses the area from Old Nogales Highway on the west to Sonoita Highway on the east and from just south of Hughes Access on the north to the Town of Sahuarita and the Coronado National Forest on the south must be developed and approved. The plan must encompass the existing facilities at Corona de Tucson and the County's fairgrounds. Any conveyance or treatment facilities

constructed by individual developers would then be done in accordance with the basin's approved comprehensive sanitary sewerage facility plan. Developers would fund, design and construct the required collection, conveyance and treatment facilities according to Pima County Wastewater Management Department (PCWMD) policies after appropriate review and approval by PCWMD and Arizona Department of Environmental Quality (ADEQ) as is currently required. If appropriate, a 208 Plan Amendment would be prepared and submitted to the Pima Association of Governments.

- I. In connection with the rezoning, a Master Transportation, Utilities and Improvements Report, including a "Master Traffic Impact Analysis and Financing Report", shall be submitted identifying the then existing conditions and capacities of all systems, the needed expansion of those systems, and the funding mechanisms to achieve the necessary improvements. The report shall address the regional impacts of this development, and shall develop a phasing plan for the implementation of the improvements. The "Master Traffic Impact Analysis and Financing Report", the scope and content of which shall be pre-determined and approved by the Pima County Department of Transportation, shall be submitted to and approved by the Department of Transportation prior to the approval of any rezoning.
- J. Prior to approval of a rezoning or specific plan, a Recreation Area Plan, sensitive to the anticipated project-wide demographics and to the phasing of development, shall be developed and submitted to the Pima County Natural Resources, Parks, and Recreation Department, which shall be reviewed by the same department to determine what recreation and trail facilities are necessary, and the developer(s) shall provide the necessary recreation and trail facilities.
- K. The developers shall provide disclosure statements in all sales contracts, public reports, and the recorded covenants. The specific language for inclusion in the disclosure statements shall be coordinated with the Tucson Airport Authority (TAA). Provisions for additional notification and disclosure mechanisms, including potential acknowledgment of airspace rights, shall be defined and coordinated with TAA. In Section 12, Noise attenuation measures will be provided for all construction as stipulated in the Uniform Building Code, Chapter 35, Section 3501, Sound Transmission Control. The Northwest quarter of Section 12 will be the subject of a special study to determine land uses and densities that are compatible with airport operations. The applicant will work with TAA to ensure the plans for the proposed development are compatible with the operations and master plan for Tucson International Airport.
- L. Prior to approval of a rezoning or specific plan, the developer(s) shall provide evidence of sufficient school sites as determined necessary by the Sunnyside School District.
- M. The location and design of all community services and residential areas shall facilitate accessibility by alternative forms of transportation.

- N. Development within the plan amendment area will potentially affect cultural resources, especially archaeological sites. Standard cultural resources requirements for rezoning and grading are the minimum required. Where significant cultural resources are found, avoidance through development design, open space set-asides, and conservation easements may be warranted. Cultural resources conservation is included as part of the mixed land use strategy.
- O. All suitable habitat areas for the Pima pineapple cactus (PPC) shall be inventoried according to U.S. Fish and Wildlife Service (USFWS) survey protocol prior to the development of a Preliminary Development Plan (PDP) or equivalent land use planning map submitted in support of rezoning activity. If Pima pineapple 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. Notwithstanding the Medium Intensity Urban (MIU) designation, rezoning requests shall allow a mix of uses to include residential, multi-family, commercial, campus park industrial, and office uses on a maximum of 80 acres. These uses may include those permitted in the Community Activity Center (CAC) and Medium/High Intensity Urban (MHIU) land use designations. The mixed-use development is intended to help accommodate the retail and employment needs of the residents within the development project and in the nearby area. The specific location and designation of the mixed use areas shall be determined at the time of rezoning. This mixed-use designation shall not apply to the 300-foot transition area except limited encroachment if found acceptable in the rezoning process. The mixed-use designation shall not apply to the ultimately defined riparian and floodplain areas. Mixed use development shall include the conservation of cultural resources, as applicable.
- G. Developer will prepare a Swan Southlands Affordable Housing Study which will evaluate public, private, and not-for-profit options for increasing opportunities for housing affordability within the development, to be submitted during the rezoning process. The affordable housing plan prepared for the planning area as part of the rezoning process shall address and provide recommendations for:
 - 1. At least five percent of the residential units shall be affordable to households earning no more than 80 percent of median income, and at least five percent of the residential units shall be affordable to households earning no more than 65 percent of median income, as determined for Pima County in accordance with the Department of Housing and Urban Development (HUD) standards.
 - 2. Mortgages for affordable units shall be no greater than 25 percent of the gross income of the eligible buyers, and shall include principal, interest, taxes, and insurance (PITI), as well as closing costs and any homeowners' association dues or fees.
 - 3. Homeowners' fees or dues for the affordable units shall not increase at a rate greater than median income for Pima County.
 - 4. Affordable units shall remain affordable for at least fifteen years. If the unit is sold prior to the end of the affordability period, the affordability period shall be reset to fifteen years. For the first sale after the expiration of the affordability period, one-half of the windfall profit shall go to the Pima County Public Housing Authority. Resale prices may

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

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

- J. Prior to approval of a rezoning or specific plan, a Recreation Area Plan, sensitive to the anticipated project-wide demographics and to the phasing of development, shall be developed and submitted to the Pima County Natural Resources, Parks, and Recreation Department, which shall be reviewed by the same department to determine what recreation and trail facilities are necessary, and the developer(s) shall provide the necessary recreation and trail facilities.
- K. The developers shall provide disclosure statements in all sales contracts, public reports, and the recorded covenants. The specific language of the disclosure statements shall be coordinated with the Tucson Airport Authority (TAA). Provisions for additional notification and disclosure mechanisms, including potential acknowledgment of airspace rights, shall be defined and coordinated with TAA. The applicant will work with TAA to ensure that the plans for the proposed development area compatible with the operations and master plan for Tucson International Airport.
- L. Prior to approval of a rezoning or specific plan, the developer(s) shall provide evidence of sufficient school sites as determined necessary by the Sunnyside School District.
- M. The location and design of all community services and residential areas shall facilitate accessibility by alternative forms of transportation.
- N. Development within the plan amendment area will potentially affect cultural resources, especially archaeological sites. Standard cultural resources requirements for rezoning and grading are the minimum required. Where significant cultural resources are found, avoidance through development design, open space set-asides, and conservation easements may be warranted. Cultural resources conservation is included as part of the mixed land use strategy.
- O. All suitable habitat areas for the Pima pineapple cactus (PPC) shall be inventoried according to U.S. Fish and Wildlife Service (USFWS) survey protocol prior to the development of a Preliminary Development Plan (PDP) or equivalent land use planning map submitted in support of rezoning activity. If Pima pineapple 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 Sections 18.31.010B12 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 $\frac{2}{3}$ 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. Mountaineer Drive (T)

General location

At the southeast corner of N. Oracle Road and E. Mountaineer 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 acres, 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.

Comprehensive Plan Administration

Chapter 10: Comprehensive Plan Administration



10.1 Introduction

This chapter provides the necessary guidance to administer, amend and interpret the Plan. The Comprehensive Plan is the product of an eighteen month planning process, including extensive community involvement, the engagement of all levels of government, the coordinated efforts of various County departments and the review and support of community leaders, residents, business owners and stakeholders, adjacent jurisdictions, regional and state agencies. This chapter ensures that future amendments of the Comprehensive Plan further the vision of Pima County as a healthy community as outlined in Chapter 1; and that the vision, goals, and policies are implemented in a fair and equitable manner.

The development of the County Comprehensive Plan, Pima Prospers, is the product of countless hours of work by women and men from many Pima County agencies; citizens from across the County who provided critical input; our Guidance Team made up of senior management, Planning and Zoning Commission members and representatives of other jurisdictions; and our consultant team.

10.2 Comprehensive Plan Authority and Interpretation

The Comprehensive Plan is the primary overarching policy blueprint for the County. It has a major impact on the future of the County by managing new development and redevelopment within the county for the next twenty years. It provides the general direction of physical and human infrastructure for the county and for the long term economic development of the county. The major objectives of the comprehensive planning process are to preserve and enhance the quality of life in Pima County; support a healthy community where individuals can live, work, learn, and play; protect cultural and natural resources and promote economic development.

All policies and implementation measures denoted in this Comprehensive Plan shall follow all relevant federal, state and Pima County laws and regulations, as may be amended.

Authority and direction to plan come from Arizona State Statutes, expressly the Growing Smarter and Growing Smarter Plus Acts, as amended as well as other directives embedded in Statute. Pima County Zoning Code Chapter 18.89 provides a more specific framework for the County's Comprehensive Plan efforts. Citizen involvement is per the Public Participation Plan as called for in Statute and as adopted by the Board of Supervisors; it can be found in Appendix C of this Plan.

Administration and implementation of the land use components of the plan fall primarily with the Planning Division of the Pima County Development Services Department in coordinated consultation with other county agencies. Monitoring and implementation of all the policies of the Plan is through an Interdisciplinary Team under the auspices of the County Administrator (see Section 10.8 below).

Interpretation authority of the Land Use Map, Map Legend, Application of Plan Goals and Policies or any part or parts of this document lies with the Planning Director. Appeal of the interpretation of the Planning Director may be made to the Board of Supervisors. Where there may be an issue with a map interpretation involving a wash centerline or flood plain, the Planning Director shall consult with the Director of the Pima County Flood Control District.

10.3 Rezoning Process and Comprehensive Plan Compliance

The planned land use maps and focused area development maps in the Comprehensive Plan set the framework for how the unincorporated county is to grow over time, most notably over the next twenty years. A prime means of implementing the Comprehensive Plan and particularly the land use portion of the vision is through the rezoning process, ultimately a legislative action of the Board of Supervisors. Policies are applied in this legislative process. All rezoning requests must demonstrate conformance to the Comprehensive Plan. Approval of subdivision plats and development concept plans may be necessary to implement a rezoning and its conditions of approval. It is not the intent to mandate land use policies of this plan independently to subdivision plats and development concept plans.

10.4 Land Use Map and Legend Implementation and Interpretation

The land use map and legend provided in Chapter 8 lay out a framework for growth and development in the unincorporated area of Pima County.

The designation of land use intensity categories on the Plan's Land Use Maps and its linkage to the Zoning Code (Chapter 18.89) provides a mechanism to assure that rezoning and specific plan approvals are consistent with the Plan. Rezoning applications (Section 18.91.040C) and specific plan applications (Section 18.90.030E) must comply with the Plan. In addition, staff reports for conditional use applications (Section 18.97) should include an analysis of the request in relation to the policies and land use designations of the Plan.

Projects utilizing Transfer of Development Rights (TDR's) shall conform to the requirements of Section 18.92 of the Zoning Code as well as the density requirements of the individual plan category, except when part of a specific plan. However, the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.

An applicant for rezoning may request any zoning district, except where noted, that conforms to the density requirements and the objectives of the particular land use category in which the property is located. Following review of the application, the Board of Supervisors, if it desires to approve the project, may approve it for any zoning district, subject to proper notice, that it feels best serves the need of the project and the community.

An applicant for rezoning may seek reduction of the minimum density requirement from the Planning Director if the applicant believes that environmental site constraints preclude the ability to achieve the minimum density. The Planning Director's decision may be appealed by the applicant to the Board of Supervisors at the public hearing for the rezoning request. A request for the Major Resort (MR) zone is permissible in any category except in the Industrial (I), Heavy Industrial (HI), Military Airport (MA), Resource Extraction (RE), and Rural Forest (RFV) land use categories.

For purposes of clarity and readability only, many regulated washes and floodplains especially many with flows of less than 10,000 cfs (cubic feet per second) are not shown on the Land Use Maps. Refer to the Regional Hydrology maps in Chapter 4, Flood Control and Drainage Element. Where a regulated wash is a boundary between two different plan categories, the centerline of the wash shall serve as the boundary. Densities within a resource area may be transferred to other areas of the project area outside of the resource area provided all other requirements can be met; however, no dwelling units or other inhabitable or accessory structures may be built within the regulated wash. Refer to Section 4.9 Goal 1, Implementation Measure "a", as well as the Floodplain Management Ordinance (Title 16 of the Pima County Code).

Rezoning applications required to provide open space may propose either natural or functional open space, except where natural open space is required. However, the Board of Supervisors may require that additional natural or functional open space over what was proposed be provided depending on the context of the proposed rezoning.

Transfer of Densities and Uses

In order to provide flexibility in design, for properties under one ownership and containing two or more land use designations other than PDC (Planned Development Community), the densities and non-residential acreages can be reconfigured in a single rezoning application provided that:

- A. The total number of dwelling units of the combined designations is not exceeded;
- B. The total acreage for non-residential uses of the combined designations is not exceeded.
- C. Areas with physical constraints, such as steep slopes or floodplains, shall not be counted in the acreage of the donor area; and
- D. Proposed developments must demonstrate that the project will not create any additional negative impacts on surrounding neighborhoods and properties over what would have occurred if the transfer did not occur.

10.5 Map Interpretation

Comprehensive Plan maps are created using Geographic Information Systems (GIS) digital information from a variety of sources. Based on best available data and practices, digital files and hard-copy maps may contain errors of accuracy, completeness, or timeliness. Precision may change over time as new technologies and sources of data are implemented. Maps are for general reference and are not intended for project level planning. Consult with staff to confirm Land Use Intensity categories and other considerations for specific areas. As annual amendments and other changes to Comprehensive Plan maps are approved, the electronic version of Comprehensive Plan map layers on the Pima County GIS data server will be updated. Archival electronic versions of these map layers will be created, at minimum once a year, at the end of each yearly amendment cycle

Countywide Mapping Interpretation Procedures

Countywide mapping interpretation procedures for land use category boundaries are based on hydrologic features. A consistent methodology for mapping floodplain limits boundaries in compliance with Federal Emergency Management Agency (FEMA) requirements is utilized. Interpretation and amendment of planned land use category boundaries which are based on hydrologic features must adhere to the following map interpretation procedures:

- A. The centerline of the wash, as it existed on the date a rezoning or similar action is approved by the Board, shall be the land use category boundary.

- B. Where a natural wash is shown as a polygon, precise location of its boundaries, as determined by detailed studies accepted by the County, shall be the land use category boundaries.
- C. Where a Resource Conservation or “Resource Transition” map boundary is based upon approved floodplain limits. Amendment to such boundary which redefines the mapped floodplain may be requested in accordance to the following:
 - 1) A FEMA Letter of Map Revision (LOMAR) application;
 - 2) Other detailed hydrologic study accepted by the County Flood Control District; and
 - 3) Map revisions shall be processed as a Minor Plan Amendment to the comprehensive plan with a public hearing.

10.6 Plan Amendment Review Program

An annual Plan Amendment Review Program is provided in Section 18.89.040 of the Pima County Zoning Code. The annual plan amendment program provides an opportunity to address oversights, inconsistencies or land use related inequities in the plan or to acknowledge significant changes in a particular area since the adoption of the plan or plan update.

10.7 Comprehensive Plan Amendments

Arizona Revised Statutes §11-804 and §11-805 provide the framework for the adoption of, and amendments to, the comprehensive plan. ARS §11-804 states, “The comprehensive plan shall be developed so as to conserve the natural resources of the county, to ensure efficient expenditure of public monies and to promote the health, safety, convenience and general welfare of the public.” Pursuant to Arizona Statutes, this section includes definitions and process for Major Amendments and pursuant to the Pima County Zoning Code, Minor and other amendments.

Comprehensive Plan Policy Amendments

Adding a new element or substantially changing one or more elements of the Comprehensive Plan prior to performing a full ten-year Comprehensive Plan Update shall be processed in accordance with the process for a Major Amendment described below. It must follow the adopted Public Participation Process (Appendix C), however, it may be initiated at any time of the year by the Board of Supervisors or the Planning and Zoning Commission.

A change to one or more individual comprehensive plan goals or policies short of the substantial change described above does not constitute a major amendment of the plan.

Comprehensive Plan Major Amendment

Pursuant to ARS 11-805, a major amendment is defined as a “substantial alteration of the county's land use mixture or balance as established in the county's existing comprehensive plan land use element for that area of the county.” It is up to the county to develop the criteria that meets this definition.

In Pima County a Major Amendment to the Comprehensive Plan may be initiated by the Board of Supervisors or requested by private entities and are considered once each year pursuant to State statutes.

Major Amendment applications must be submitted within the same calendar year they are being considered at a single public hearing. A Major Amendment shall be approved by an affirmative vote of at least two-thirds of the members (4 of 5) of the Board of Supervisors and is subject to the public participation plan provided in the Public Involvement Procedures included in this Comprehensive Plan (Appendix C) and adopted by the Board of Supervisors.

Major Plan Amendment Process and Criteria

In Pima County a **Major Amendment** is any development proposal that meets the following criteria: A substantial change consisting of 500 acres or more in the overall development intent or land use mix of one or more designated planning areas within the County as determined by the Board of Supervisors.

Major Plan Amendment Application and Approval Requirements

- A. All Major Amendment applications must be submitted within the same calendar year they are being considered at a single public hearing.
- B. Major Amendments shall be approved by an affirmative vote of at least two-thirds of the members of the Board of Supervisors and are subject to the public participation goals and policies provided in the Public Involvement Procedures included in this Comprehensive Plan and adopted by the Board of Supervisors.

Comprehensive Plan Non-Major Amendment

A non-major amendment does not meet the definition of a “major” nor do they qualify as “Board-Initiated Amendments for Immediate Review” or “Minor Revisions”. Non-major amendments currently share with major amendments the same annual schedule for submittal.

Staff through this plan is recommending a second window of application be added for non-major amendments so that two series can be heard in one year, in the name of better customer service for all. This addition would require an amendment to Section 18.89 (Comprehensive Plan) of the County Zoning Code.

Other Plan Amendment Types

Per Chapter 18.89 of the County Zoning Code, several types of minor amendments are allowed.

Board-Initiated Amendments for Immediate Review

This type of amendment may be initiated at any time by the Board of Supervisors per Chapter 18.89 if the Board determines waiting for the standard amendment period(s) would deny any of the following:

- A. Substantial and significant benefits of new jobs;
- B. Expanded tax base;
- C. Enhanced opportunity for disadvantaged populations
- D. Significant promotion of affordable housing, mixed use planning, and compact development;
- E. There is evidence that waiting for the normal amendment period would place the community at greater health or safety risks in the form of inadequate waste treatment facilities, inadequate or unsafe transportation improvements, hazardous environmental conditions or insufficient community or governmental services or facilities.

This process would also apply if a revised FEMA 100-year floodplain designation has been accepted by the Regional Flood Control District.

Minor Revisions

Type 1a: This type of amendment addresses annexation, ownership transfers of government land, or minor revisions to resource designations consistent with accurate FEMA 100-year floodplain information. There is no public hearing but there is “notice to the Planning and Zoning Commission”. The item is on the meeting agenda and there is a short staff report. The request may be submitted at any time.

Type 1b: This is an administrative amendment subject to approval by the commission that a scrivener’s error occurred in mapping or in text that did not reflect the Board action on a property or policy. No public notice is required, a short staff report is provided, and the commission holds a vote on the amendment. The request may be submitted at any time.

Type 2: This amendment applies to properties of 10 acres or less to address a planning error, planning oversight, or an incorrect planned land use designation. The amendment must demonstrate that it was done in error and not changed based on market or physical conditions of a property (see Section 18.89.040(B)(2)(a)). Public notice for this amendment type is sent to surrounding property owners as defined in Section 18.89.041 for the Commission and Board hearings. A short staff report is provided and the Commission and Board hold a vote. The request may be submitted at any time.

Concurrent Plan Amendment/Rezoning

This amendment is for applicants to save time by overlapping the plan amendment and rezoning processes. To qualify, the request must comply with the specific criteria found in Section 18.89.041(C)(4), must have minimal impacts on surrounding properties, be consistent with regional policies, and the property must have no previous concurrent amendments. A staff report is provided and presented at both public hearings. The request may be submitted at any time.

10.8 Implementing and Monitoring the Comprehensive Plan

Through its lifecycle, progress on implementation of Pima Prospers shall be monitored and overseen by an Interagency Monitoring Team (IMT) operating and formed under direction of the County Administrator. The IMT's mission will be working to seek alignment between the Comprehensive Plan, Annual Budget of the County, the County's Capital Improvement Program and Budget, and any potential bond program. The vision, goals and policies of the plan in seeking a healthy community should be reflected wherever possible, recognizing that performance of the day to day county functions transcend the comprehensive plan. The work of the team shall be separate from the annual plan amendment cycle covered in Chapter 18.89. The Planning Director will chair or co-chair the team at least for the first two years. It will meet at least quarterly to:

- A. Oversee the overall implementation program of the Comprehensive Plan, issuing a 3-5 year, annually updated work program for electronic publication based on input from participating departments.
- B. Receive timely updates from lead departments on the progress on identified implementation strategies, and any necessary deviations from the strategy.
- C. Produce an annual report for the Board of Supervisors, County Administrator and electronic publication recognizing projects completed, projects in progress, and projects slated to begin in the new fiscal year. The work program in Appendix B will serve as the initial work program and model for annual updates.
- D. Working collaboratively with appropriate County leadership, develop mechanisms to ensure that the Comprehensive Plan is both a resource and reference in creation of the annual county budget, capital improvement program and bond programs, should they occur.
- E. Recommend, if necessary, text amendments to the Comprehensive Plan to the Development Services Department and the Planning and Zoning Commission, based on the team's experience.
- F. Perform other duties as may be assigned or required to meet the mission of the team.

Adjustments in process may be necessary over time to accomplish the mission efficiently and effectively, and be accountable to the Board of Supervisors, County Administrator and participating departments. The intent is to bring alignment, encourage innovation, and conserve resources, not to add to the processing bureaucracy.

10.9 Community Plans

More detailed plans that focus on a particular community or a discrete geographic area within Pima County, or that focus on specific policy element(s) or subject areas of county interest may be adopted. The process for developing a community plan may be initiated by area residents, the Development Services Department, the Planning and Zoning Commission, or by the Board of Supervisors. The initiation of the process to develop a community plan shall be determined by the Board of Supervisors. Community plans shall undergo public participation, public notice, staff review, and public hearing processes equivalent to the comprehensive plan update. A community plan would be considered part of the overall comprehensive plan and must be consistent with it. Community plans are intended to supplement, not supplant the Comprehensive Plan. A community plan process may consider land use changes, but any land use changes shall be presented separately as amendments to the Comprehensive Plan itself.

10.10 Comprehensive Plan Update

A Comprehensive Plan Update is initiated by the County Board of Supervisors and includes the adoption of a new comprehensive plan or the update or re-adoption of the existing comprehensive plan. According to state statute, the adoption of a new comprehensive plan or the update or re-adoption of the existing comprehensive plan shall be approved by an affirmative vote of at least two-thirds of the members of the Board of Supervisors. All Comprehensive plan updates are subject to the Public Involvement Procedures Program included in this Comprehensive Plan and adopted by the Board of Supervisors pursuant to State Statutes. A Comprehensive Plan Update shall be conducted at least once every ten years. However, changing conditions may warrant a Comprehensive Plan Update on a more frequent basis as determined by the Board of Supervisors.

10.11 Existing Zoning Plans

There are two zoning plans which remain in effect in Pima County, one known as the Catalina Foothills Area Plan and the other known as the Lago del Oro Zoning Plan. These are not part of the Comprehensive Plan but may be reviewed along with the Comprehensive Plan for conformance in a land use change. A property owner requesting the zone designated by the zoning plan may either submit an approved subdivision plat or seek a "Waiver of Platting Process". The latter is essentially the rezoning process but the presentation before the commission is not technically a public hearing (i.e. the public hearing was held back when the zoning plan was approved).

Appendix E: Glossary

E.1 Introduction

Land use planning, like most fields, has its own language. The language of planning makes it easier for planners to present complex ideas and concepts in a concise manner. However, for readers unfamiliar with the language of planning, the terminology can be confusing. As an aid to readers, listed below are definitions of a number of the key terms used in this Comprehensive Plan Update, *Pima Prospers*.

[Note: Some terms have multiple definitions (e.g. sustainability) but for the purposes of this plan, the following definitions apply].

E.2 Policy Terms and Definitions

Acre: A measure of land containing 43,560 square feet.

Adaptive Reuse: Conversion of a building into a use other than that for which it was originally designed, such as changing a warehouse into an art gallery space or housing, or a single family residence into a small business. [This definition is more expansive than one currently found in the zoning code and is meant to depict a future set of circumstances. The one in the zoning code correctly defines how the term is presently used in the code]

Affordable Housing: Dwelling units for sale or rent that are deemed affordable for lower or middle income households. It is also housing that does not create an economic burden for a household and allows residents

to meet other basic needs on a sustainable basis.

Aging in Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Ambient (outdoor) Air Pollutants: The Clean Air Act requires EPA to set National Ambient Air Quality Standards for six common air pollutants. They are particle pollution (often referred to as particulate matter), ground-level ozone, carbon monoxide, sulfur oxides, nitrogen oxides, and lead.

Arizona Revised Statutes (A.R.S.): The statutory laws of the State of Arizona, as amended. Title 11 of the Statutes directs counties to prepare a comprehensive plan

and provides mandates and guidance for that preparation.

Arts District: A demarcated area, intended to create a 'critical mass' of places of cultural consumption - such as art galleries, dance clubs, theatres, art cinemas, music venues, and public squares for performances.

Bike Routes: Routes designated for bicycle travel that may include shared streets, bike lanes, or multiuse paths, in any combination.

Biogas: A mixture of methane and carbon dioxide produced by the bacterial decomposition of organic wastes and used as a fuel.

Biological Core Management Areas: Those areas that have high biological value. They support large populations of vulnerable species, connect large blocks of contiguous habitat and biological reserves, and support high value potential habitat for five or more priority vulnerable wildlife species.

Blight: The process whereby a previously functioning city, or part of a city, falls into disrepair and decrepitude.

Board of Supervisors: The Pima County Board of Supervisors is the elected policy-setting body for Pima County. The Comprehensive Plan is ultimately approved by the Board on consideration of input from the residents, Planning and Zoning Commission, and staff.

Brownfields: Land previously used for industrial purposes or some commercial uses. The land may be contaminated by low

concentrations of hazardous waste or pollution, and has the potential to be reused once it is cleaned up.

Buffelgrass: Buffelgrass, an invasive plant species introduced for cattle forage that grows rapidly and poses a serious fire risk to the Sonoran Desert, an ecosystem that is not fire adapted.

Built Environment: The human-made surroundings that provide the setting for human activity, ranging in scale from personal shelter to neighborhoods to large-scale urban surroundings.

CANAMEX Corridor: The CANAMEX corridor is a corridor linking Canada to Mexico through the United States. The corridor was established under the North American Free Trade Agreement. Currently the corridor is defined by a series of highways.

Carbon Dioxide (CO₂) Sequestration: Capture and secure storage of carbon that would otherwise be emitted to or remain in the atmosphere. It is a way to show accumulation of green house gasses.

Carbon Footprint: Carbon footprint is a measure of the impact our activities have on the environment and particularly on climate change. Carbon footprint is measured by the total amount of greenhouse gases produced to directly and indirectly support human activities. It is usually expressed in equivalent tons or pounds of carbon dioxide.

Central Arizona Project (CAP): Central Arizona Project is designed to bring about 1.5 million acre-feet of Colorado River water

per year to Pima, Pinal and Maricopa counties. CAP carries water from Lake Havasu near Parker to the southern boundary of the San Xavier Indian Reservation southwest of Tucson. It is a 336-mile long system of aqueducts, tunnels, pumping plants and pipelines and is the largest single resource of renewable water supplies in the state of Arizona.

Character Areas: Character areas cover geographical areas of different size and each has a common setting, land use pattern, density and intensity, or unique type or scale of development. "Character" can generally be thought of as the look or feel of a place--that which sets it apart from other areas. Based on this definition, three major character areas have been identified in Pima County:

Urban – Located in close proximity to incorporated jurisdictions, major transportation corridors and areas where infrastructure is in place or planned, urban uses contain a mix of housing, commercial, employment, and activity centers in a moderate to higher density setting. Urban communities offer a variety of housing types, including low and mid-rise apartments and condos, duplexes, townhomes, small-lot single-family homes, and some single-family homes on slightly larger lots

Suburban – These are neighborhoods in relatively close proximity or adjacent to neighborhood centers and retail in a low

to moderate density setting. Suburban communities offer residents larger lots in a lower density setting.

Rural – Development is characterized by low to very low density single-family residential homes on large lots, ranches, small scale commercial, agriculture, livestock, farms, food production, and distribution uses with limited and greater distance to services.

Community Development Target Areas: Locales where the majority of the population is low income therefore automatically qualifying the area for Community Development, Block Grant (CDBG) funds.

Compatibility: The design, arrangement, and location of buildings and structures or other created or natural elements of the urban environment which are sufficiently consistent in scale, character, siting, coloring, or materials with other buildings or elements in the area so as to avoid abrupt or severe differences.

Complete Streets: Complete Streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from train stations.

Comprehensive Plan: The road map of the county including the vision, goals, policies, and implementation strategies that guide

decisions regarding the growth and redevelopment of the county. It is a comprehensive, coordinated set of intents and directions for the county including, but not limited to, land use, transportation, economic development, environment, water resources, infrastructure, public facilities and services, parks, recreation, trails, conservation, food production, health services and the physical environment.

Concurrency: A governmental policy requiring the availability of public services (water, sewer, roads, schools, etc.) prior to or about the same time a new development comes on line.

Connectivity: Refers to the directness of links and the density of connections in a transport network. As connectivity increases, travel distances decrease and route options increase, allowing more direct travel between destinations, creating a more accessible and resilient transportation system.

Conservation: The controlled use and systematic protection of a resource including, but not limited to, environmental or cultural resources, with the purpose of keeping such resources from harm.

Conservation Lands System: The Conservation Lands System (CLS) is the ultimate expression of those lands where conservation is fundamental and necessary to achieve the Plan's biological goals, while delineating areas suitable for development. The CLS was renamed the Maeveen Marie Behan Conservation Lands System in

November 2009 in memory of Dr. Behan's work on the Sonoran Desert Conservation Plan (SDCP) and the development of the CLS.

Corridors: Linear connections between neighborhoods created by road, rail, rivers and washes, and greenway connections.

Crime Prevention through Environmental Design (CPTED): CPTED is a crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, as well as an improvement in the quality of life.

Critical Landscape Connections: Six broadly-defined areas where biological connectivity is significantly compromised, but where opportunity to preserve or otherwise improve the movement of wildlife between major conservation areas and/or mountain ranges still persists.

Cultural Resources: Physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it.

Dark Sky/Skies: The dark-sky movement is a campaign to reduce light pollution. The advantages of reducing light pollution include an increased number of stars visible at night, reducing the effects of unnatural lighting on the environment.

Density: Density is used to describe the number of dwelling units per acre in residential districts.

Designated Area Agency on Aging: An agency designated by the State Unit on Aging in a designated area to develop and administer a plan for a comprehensive and coordinated system of aging services.

Development: The physical extension and/or construction of the built environment. Development-related activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover (with the exception of agricultural activities); as well as, the creation of parks and recreation facilities.

Development Target Areas: Target Areas (neighborhoods) are specific areas in Pima County that have been identified for community development assistance based on household income. To be eligible, the target area must have more than 51% of the households below 80% of the median income as determined by the Department of Housing and Urban Development.

Distressed Area: A generic term referring to site specific blighted properties. There may be distressed areas within Community Development Target Areas (CDTA).

Drought: A sustained, natural reduction in precipitation that results in negative impacts to the environment and human activities. Short-term drought is measured by the

departure of precipitation from average conditions on a time-scale from one to several months. Long-term drought is measured when sustained precipitation deficits -over time periods of one to several years- affect surface and subsurface water supplies.

Dwelling Unit: A building or portion of a building designed or used by a family or group of people for residential purposes as a single housekeeping unit, but not including convalescent homes, hospices, assisted living facilities, hospitals, hotels, motels, and other group living arrangements or accommodations for the transient public.

Easement: The right to use property owned by another for specific purposes or to gain access to another property. Common examples of easements include the right of a property owner who has no street front to use a particular segment of a neighbor's land to gain access to the road, as well as the right to run a sewer line across a strip of an owner's land, which is frequently called a right of way.

Economic Development: A set of policies that create and guide actions and strategies that promote the standard of living and economic health of the area such as workforce training, critical infrastructure, regional competitiveness, environmental sustainability, social inclusion, health, safety, literacy, and other initiatives.

Economic Development Corridor: Developed to stimulate and support reinvestment along major transportation

corridors such as the proposed Sonoran Corridor linking I-19 to I-10 and others. These corridors are often the primary resource for transportation, shopping, commercial services and public services. In the economic development context, these corridors include major routes that connect a variety of industries, including aerospace and defense.

Ecosystem: An ecosystem includes all of the living things in a given area, interacting with each other, and also with their non-living environments.

Effluent: Treated municipal wastewater. Similarly, reclaimed water is former wastewater (sewage) that is treated to remove solids and impurities, and used in sustainable landscaping irrigation, to recharge groundwater aquifers, to meet commercial and industrial water needs, and for drinking.

El Corazon: The Heart of Tres Ríos del Norte at the Confluence of the Santa Cruz, Rillito and Cañada del Oro Rivers. This County project includes ecosystem restoration along both banks of the Santa Cruz River, flood control protection for the surrounding community, and additional regional recreation elements.

Equity Building: Increasing the net value of an asset such as the portion of a home's value or mortgage that has been paid off. As a mortgage loan is paid off, equity is gained.

Elements: A component of the Comprehensive Plan dealing with specific

topics that are either required (e.g. water) or optional (e.g. health and economic development) as defined in the A.R.S. Title 11, Chapter 6, Article 1, including, economic development, open space and land use, etc.

Employment Centers or Districts: Primarily single use areas like shopping or campuses where development patterns were created specifically for that use such as educational districts like the University of Arizona or medical districts based around hospitals like Northwest Hospital or Tucson Medical Center.

Exurbs: The region that lies beyond a city and its suburbs.

Fair Housing Act: A law enacted as part of civil rights legislation that prohibits discrimination of home sales, rentals and financing based on race, color, national origin, religion, sex, familial status or those with disabilities.

Focused Development Investment Area: State statutes require planning for growth areas, specifically identifying those areas that are particularly suitable for multi-modal transportation and infrastructure expansion and improvements designed to support a concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. In unincorporated Pima County, Focused Development Investment Areas fulfill these functions.

Fossil Fuels: Fuels formed by natural processes such as anaerobic decomposition of buried dead organisms. The age of the

organisms and their resulting fossil fuels is typically millions of years, and sometimes exceeds 650 million years. The fossil fuels, which contain high percentages of carbon, include coal, petroleum, and natural gas.

Fugitive Dust: Particles lifted into the air caused by man-made and natural activities such as the movement of soil, vehicles, equipment, blasting, and wind.

Gigawatts: Unit of electric power equal to one billion (10^9) watts, one thousand megawatts, or 1.34 million horsepower enough to supply a medium size city.

Goals: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable. Goals are not quantifiable, time-dependent, or suggestive of specific actions for achievement. There is at least one general plan goal per element, with more than one goal per element where appropriate or necessary. Goals often refer to one or more aspects of the vision and incorporate specific values.

Gray Water: The relatively clean waste water from baths, sinks, washing machines, and other kitchen appliances.

Green Building: The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation and deconstruction.

Greenhouse Gases: Any of various gaseous compounds (such as carbon dioxide) that absorb infrared radiation, trap heat in the atmosphere, and contribute to the greenhouse effect.

Green Improvements (Housing): Green home improvements offer a variety of benefits to homeowners and the environment, including installation of solar panels, low water features, water harvesting, as well as energy efficient appliances and construction. The federal government has initiated a variety of tax incentives and grants for green home improvements, as have state organizations and local energy companies.

Green Streets: An integrated system of stormwater management within a street's right of way that reduces the amount of water that is piped directly to streams and rivers. Green streets make the best use of the street tree canopy for stormwater interception (water harvesting) as well as temperature mitigation (shade) and air quality improvement.

Greyfields: Older, economically obsolete development. The term is commonly applied to malls that are past their prime and are experiencing declining levels of occupancy.

Groundwater: All water below the surface of the land. It is water found in the pore spaces of bedrock or soil, and it reaches the land surface through springs or it can be pumped using wells.

Groundwater recharge: A hydrologic process where water moves downward from surface water to groundwater. Recharge occurs both naturally (through the water cycle) and anthropologically (i.e., “artificial groundwater recharge”), where rainwater and or reclaimed water is routed to the subsurface.

Growing Smarter Act: 1998 Arizona state legislation that affected how cities and counties conduct and administer long-range planning activities. This legislation required four new plan elements and expanded other elements; required additional public notification and involvement; and required that Comprehensive and General Plans be readopted every 10 years. The Growing Smarter Act was amended by the Growing Smarter Plus Act.

Growing Smarter Plus Act: 2000 Arizona state legislation that revised some of the considerations of the 1998 Growing smarter act. The Growing Smarter Plus Act required an additional element, and redefined major amendments to the Comprehensive Plan. The Growing Smarter Plus Act has been amended several times including adding Energy as an element.

Habitat Protection Priority Areas: Those areas referenced and mapped as part of the 2004 open space bond program.

Health Impact Assessment (HIA): HIA is a process that helps evaluate the potential health effects of a plan, project or policy before it is built or implemented. An HIA can provide recommendations to increase

positive health outcomes and minimize adverse health outcomes.

Health Literacy: The ability to obtain, read, understand and use healthcare information to make appropriate health decisions and follow instructions for treatment.

Healthy Community: For the purposes of the Comprehensive Plan, a healthy community is a condition of living that enables the present generation to enjoy social well-being, a vibrant economy, and a healthy environment, without compromising the ability of future generations to enjoy the same.

Housing Stock: The total number of housing units in a defined area.

Housing Tenure: Refers to the arrangements under which the household occupies all or part of a housing unit. Types of tenure includes ownership by a member of the household and rental of all or part of the housing unit by a member of the household, etc.

Implementation Strategies: Located in a companion document, implementation strategies ensure that the Plan is used, and that the policies in the Plan are implemented by specific tasks. The implementation strategy lists all of the tasks, lead responsible entities, schedule for completion, and potential funding mechanisms.

Important Riparian Areas: Critical elements of the Sonoran Desert where biological diversity is at its highest. These areas are

valued for their higher water availability, vegetation density, and biological productivity. They are also the backbone in preserving landscape connectivity.

Indirect Potable Resources: A water recycling application where municipal wastewater is highly treated and discharged directly into groundwater or surface water sources with the intent of augmenting drinking water supplies

Infill: Development of vacant land (often individual lots or left-over properties) within areas that are already largely developed.

Infill Incentive District: Used to promote high quality new development, redevelopment and infill development within the district through the use of flexible development standards.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water supply systems, other utility systems, flood control improvements, and roads.

In-lieu Fee: An in-lieu fee is an option where developers may pay a fee instead of fulfilling a specific requirement (for example the developer may choose to pay an in-lieu fee to a third party to provide parks instead of building a project-specific park on site).

Impervious Surface: Any surface through which rainfall cannot pass or be effectively absorbed such as roads, buildings, paved parking lots, sidewalks etc.

Intensity: Used to describe size, bulk, use, and scale of development in nonresidential districts.

Intermountain West Corridor (I-11): Through the recent transportation authorization bill, (MAP-21) Congress recognized the importance of the portion of the Corridor between Phoenix and Las Vegas and designated it as future I-11, intended to be a new high-capacity, multimodal transportation facility connecting the two cities. Extended, it has the potential to become a major multimodal north-south transcontinental Corridor through the Intermountain West, connecting cities, trade hubs, ports, intersecting highways, and railroads.

Land Use: The occupation or utilization of land area for any human activity, infrastructure, conservation of the natural environment and economic development as specifically defined in the Comprehensive Plan.

Land Use Map: A map that graphically depicts existing or future land uses and densities. It visually defines land use compatibility and spatial relationships, establishes the physical form of the community, and identifies urban design opportunities. A land use map serves as a guide in preparation of zoning ordinances, zoning district maps, rezonings, comprehensive plan amendment requests, CIP planning, bond decisions, and indirectly variances and CUP's.

Level of Service (LOS): A measure of congestion and performance, typically on an A through F scale; a very congested freeway, for example, would have a “low” level of service (such as LOS F); LOS can also be applied to transit, bicycle and pedestrian travel modes.

Livability: The sum of the factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities..

Live-work: A mixed-use unit consisting of a commercial and residential function. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

The Loop: A system of shared use paths connecting the Rillito, Santa Cruz and Pantano River parks with the Julian Wash and Harrison Road Greenways. The loop will extend through Marana, Oro Valley, Tucson and South Tucson. Pima County residents and visitors on foot, bikes, skates, and horses can enjoy the more than 100 miles of shared-use paths that have already been completed.

Low Impact Development (LID): An approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible, treating stormwater as a resource rather than a waste product. LID employs

principles such as preserving and recreating natural landscape features and minimizing effective impermeability to create functional and appealing site drainage.

Mitigate: To lessen the impact of, alleviate, or avoid to the extent reasonably feasible.

Mixed Use Development: Development that includes a mixture of complementary land uses; sometimes referred to as live/work/play areas. A common mix of land uses that may include housing, retail, office, commercial services, civic uses, recreation or open space.

Horizontal Mixed Use: Combines single-use buildings on distinct parcels with a range of other land uses within one block.

Vertical Mixed Use: Combines different uses in the same building. Lower floors could have more public uses with more private uses on the upper floors. For example, the ground floor could have retail, second floor may have professional offices, and the top floors may have some form of residential use.

Multi-family: A structure that contains three or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate zoning lots. Multi-dwellings include structures commonly called garden apartments and condominiums.

Multi-modal: The combination of several travel modes within a single corridor or facility; also refers to the ability to choose among several travel modes.

Multiple Use Management Areas: Those areas where biological values are significant, but do not attain the level associated with Biological Core Management Areas. They support populations of vulnerable species, connect large blocks of contiguous habitat and biological reserves, and support high value potential habitat for three or more priority vulnerable species.

Neighborhood: The smallest subarea in planning, defined as a residential area whose residents have public facilities and social institutions in common, and generally within walking distance of their homes.

Net Metering: The practice that allow consumers to produce renewable energy and sell the excess power back to the grid and to the utilities, thereby rolling back meters and their electric bills.

Net Zero Energy Buildings: At the heart of the Zero Energy Building concept is the idea that buildings can meet all their energy requirements from low-cost, locally available, nonpolluting, renewable sources. At the strictest level, a Zero Energy Building generates enough renewable energy on site to equal or exceed its annual energy use.

Non-attainment (air pollution): Used as an air quality standard, a “non-attainment” air pollution classification means that air quality

in a particular region does not meet (or “attain”) a federal air quality standard

Non-potable: Water that is not of drinking water quality, but which may still be used for many other purposes depending on its quality.

Open Space: An area of land not developed for use as residential, commercial, industrial, office, or institutional.

Functional Open Space - A designed open space element of the development that has a functionally described and planned use as an amenity for the direct benefit of the residents of a development, with not more than three percent of man-made impervious surface within such designated areas.

Natural Open Space (undisturbed open space) - Any area of land, essentially unimproved and not occupied by structures or man-made impervious surfaces, except pedestrian and nonmotorized access trails, that is set aside, dedicated or reserved in perpetuity for public or private enjoyment as a preservation of conservation area.

PAG : Pima Associations of Governments. Pima Association of Governments is a nonprofit metropolitan planning organization with Transportation Planning, Environmental Planning, Energy Planning and Technical Services divisions. These divisions coordinate efforts with all the local jurisdictions in Pima County, and with the

Pascua Yaqui Tribe and Tohono O’odham Nation. PAG’s nine-member Regional Council has representatives from the local, state and tribal governments.

Parks: The National Recreation and Parks Association developed a park classification system that establishes of a hierarchy of parks. Such hierarchy includes:

Regional Parks – Regional parks supplement community and neighborhood parks, serving broader based recreation needs in addition to those addressed in smaller parks. The increased size permits larger development of both active and passive facilities, providing a wide range of recreational pursuits. Regional parks may include sizeable areas of undeveloped land with natural vegetation. Regional parks can also incorporate linear parks, such as The Loop, and provide connectivity to the regional trail system.

Community - Community parks are typically larger in scale than neighborhood parks and serve several neighborhoods with both active and passive recreational facilities. A community park may include a community center. Group activities are well integrated and may include highly used recreational facilities such as programmed athletic sports fields, swimming pools and recreation centers. Community parks may also contain large passive open space areas or preserve

unique landscapes. This type of park, due to their location on major thoroughfares, provides a visual break in the built environment.

Neighborhood - A neighborhood park is the basic unit of the park system and serves as the recreational focus of an individual neighborhood. Playgrounds, trails and usable open spaces are generally given the highest priority. A neighborhood park may include a neighborhood center. This type of park includes features for sitting, picnicking and relaxing.

Pocket - A pocket park is the smallest park in the park classification system and is considered as an alternative when providing a typical neighborhood park is impractical. Pocket parks provide open space and meet the recreational needs of neighborhoods. Pocket parks are residential in scale and character and provide a quiet setting for park use. They includes passive uses such as picnic and sitting areas, shade. In more urban areas, pocket parks may take the form of courtyards, plazas, promenades, and ramadas in mixed-used development.

Linear - Linear parks offer scenic beauty and allow safe, uninterrupted pedestrian, bicycle and/or equestrian movement along natural or built corridors. They are generally located along washes, creeks, streams or in association with major thoroughfares or

boulevards. An example of a linear park is The Loop.

Pervious Surface: A surface which allows water to filter into the ground, which enables natural groundwater to recharge, helps with filtration of pollutants, and reduces erosion and flooding. The use of pervious asphalt and concrete for parking lots, roads and sidewalks is an important part of stormwater management that conserves precious natural resources.

Planned Development Communities: An area of land with a minimum size, as specified by district regulation, to be planned and developed using a common master zoning plan, and containing one or more uses and common areas.

Planning Area: Thirteen distinct areas within Pima County that will be addressed by the Comprehensive Plan, including: Ajo/Why, Altar Valley Avra Valley, Catalina Foothills, Central, Mountain View, Rincon Valley, San Pedro, Southeast, Southwest, Tortolita, Tucson Mountains, and Upper Santa Cruz. The planning areas are based on watersheds and natural hard boundaries such as I-10, for example.

Planning and Zoning Commission: The Planning and Zoning Commission is made up of 10 volunteer members, two members are appointed by the supervisor for each of the districts. The Planning and Zoning Commission hears and makes recommendations on land use decisions such as rezoning cases, amendments to the zoning code, amendments to the

comprehensive plan, as well as the comprehensive plan update process.

Policies: A course or principle of action defined to support a given goal.

Potable water: Drinking water or potable water is water safe enough to be consumed by humans or used with low risk of immediate or long term harm.

Primary Care Areas (PCAs): Primary Care Areas describe areas in Arizona where the local residences primarily obtain their health care.

Primary Property Taxes: The County currently assesses a primary property tax to provide funding for the judicial system, Sheriff, healthcare, general services, and community development.

Public/Private Partnership: Achieving a goal or providing a service by merging public and private resources in the form of, for example, financial assistance, expertise, collaborative planning, and public relations support

Recharge: Water that infiltrates into the ground, usually from above, that replenishes groundwater reserves, provides soil moisture, and affords evapotranspiration.

Rainwater Harvesting: A technique used for collecting, storing, and using rainwater for landscape irrigation and other uses.

Reclaimed Water: Former wastewater that is treated to remove solids and impurities, and used for a variety of uses including

sustainable landscaping irrigation, to recharge groundwater aquifers, and to meet commercial needs.

Redevelopment: A process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment. Redevelopment may be publicly or privately initiated. It can transform an underutilized or distressed area into an economically viable and productive part of the community.

Renewable: Generating power from naturally-replenished resources such as wind, biogas or solar power.

Renovation: The process of improving a broken, damaged, or outdated structure. Renovations are typically either commercial or residential. Renovation can refer to making something new, or bringing something back to life and can apply in social contexts. For example, a community can be renovated if it is strengthened and revived.

Revitalization: Improves a neighborhood's physical, economic, and social conditions to enhance the overall quality of life and economic opportunities for neighborhood residents.

Rezoning: A public process for zoning district changes and amendments, upon recommendations by the planning and zoning commission and adoption by the board of supervisors to change the range of uses for property, and implement the comprehensive plan.

Right-of-way: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian: Vegetated ecosystems along a water body through which energy, materials, and water pass. Riparian areas characteristically have a high water table and are subject to periodic flooding.

Safe Yield: Safe yield is the term used to express the amount of water an aquifer or well can yield for consumption without producing unacceptable negative effects.

Secondary Property Taxes: The County has a secondary property tax to fund special taxing districts such as the Regional Flood Control District and the Library District.

Section 10 Permit: Section 10, of the Endangered Species Act, provides a clear regulatory mechanism to permit the incidental take of federally listed fish and wildlife species by private interests and non-Federal government agencies during lawful land, water, and ocean use activities. An applicant for an incidental take permit must submit a "conservation plan" that specifies, among other things, the impacts that are likely to result from the taking and the measures the permit applicant will undertake to minimize and mitigate such impacts.

Sewage Conveyance: Method of transporting wastewater by gravity along a downward-sloping pipe gradient.

Single-occupancy Vehicle Mile Traveled (VMT): One person traveling alone in a vehicle for one mile.

Smart Growth: Smart growth seeks to identify a common ground where developers, environmentalists, public officials, citizens, and financiers can find ways to accommodate growth. It promotes compact, mixed-used development that offers a high-quality living and working environment and encourages a choice of travel mode— walking, cycling, and transit, while protecting environmental features and resources.

Special Assessment District (improvement district): Improvement Districts can be formed to implement a specific improvement for a particular area of the County as a special assessment district. An improvement district can only be formed by petition of the majority of the property owners in the affected area. This funding mechanism is typically used for neighborhood road improvements, street lighting, utilities and revitalization programs such as the formation of Arts District and others. The county has used Improvement Districts but for very discrete projects in specific neighborhoods.

Specific Plan: A type of rezoning on larger parcels with phased development and with a unique set of development and design standards. Represented on the Comprehensive Plan maps as “Planned Development Communities”.

Special Species Management Areas: Those areas that are crucial to the survival of three species of special concern to Pima County: the Cactus ferruginous pygmy-owl, Mexican spotted owl, and Southwest willow flycatcher.

Sports Facilities Assessment: In December of 2012, Pima County worked with the Pima County Sports and Tourism Authority (PCSTA) to perform a County-wide sports facilities assessment. The study first determined the number of existing and planned sports facilities. We then assessed future facility needs for the overall community through interviews, workshops, and summits

Sprawl: Low-density land-use patterns that are automobile-dependent, energy and land consumptive, and require a very high ratio of road surface to development served.

Stocking Rates: The number of animals on a given amount of land over a certain period of time.

Stormwater: The flow of water which results from a rainfall event.

Study Area: The Study Area for the Comprehensive Plan is the entire 9,184 square miles of Pima County.

Sun Corridor: The greater Phoenix-Tucson area, commonly referred to as the Arizona Sun Corridor, is one of eleven nationally-defined megapolitan areas in the United States. A megapolitan region is defined as a conglomeration of two or more intertwined

metropolitan areas with a combined population of five million or more.

Sustainability: The basis upon which an organism or a community can manage its own continuing viability, meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Target Areas – see Community Development Target Areas

Tech Launch Arizona: The UA created Tech Launch Arizona (TLA) to move inventions, technologies and intellectual property from the laboratory out into the marketplace.

Tiger V Grant Funding: The US DOT National Infrastructure Investment grant program provides transportation funding on a competitive basis for projects that have a significant impact on the nation, a metro area, or a region.

Traditional Neighborhood Development (TND): A community type structured by a standard pedestrian shed oriented toward a common destination consisting of a mixed-use center or corridor, and in the form of a medium-sized settlement near a transportation route.

Transfer of Development Rights (TDR): Transfers of development rights are used to transfer ownership of development potential from lands where development is less desirable to lands where it is more desirable. The land from which development is transferred is generally called the “Sending

Property” and the property to which it is transferred is called the “Receiving Property”.

Transit Oriented Development (TOD): A mixed use residential and commercial area designed to maximize access to public transportation, and often incorporate features to encourage transit ridership. A TOD neighborhood typically has a center with a transit station (streetcar, bus station etc.), surrounded by relatively higher-density development with progressively lower-density development spreading outward from the center.

Unincorporated Pima County: Land within designated County jurisdictional boundaries and outside of any town or city boundaries.

Urban Heat Island Effect: The elevated temperatures in developed areas compared to more rural surroundings. Urban heat islands are caused by development and the changes in radiative and thermal properties of urban infrastructure as well as the effects buildings can have on the local micro-climate.

Urban Form: The general pattern of building height and development intensity, and the structural elements that define a place physically, such as natural features, transportation corridors, open space, public facilities, as well as activity centers and focal elements.

Vernacular Architecture: A style of architecture exemplifying common techniques, decorative features, and

materials of a particular historical period, region, or group of people.

Vision: A shared image of the future characterized by long-term thinking, and provides the foundation for the development of goals, policies, and implementation strategies. A vision is not a binding goal and may not be achievable in the lifetime of those participating in the drafting of the Comprehensive Plan.

Volatile Organic Compounds: VOCs are ground-water contaminants of concern because of very large environmental releases, human toxicity, and a tendency for some compounds to persist in and migrate with ground-water to drinking-water supply well.

Walkability: Walkability is a measure of how friendly an area is to walking. Walkability has many health, environmental, and economic benefits. Factors influencing walkability include the presence or absence and quality of footpaths, sidewalks or other pedestrian rights-of-way, traffic and road conditions, land use patterns, building accessibility, and safety, among others.

Wastewater: Water carrying wastes from homes, businesses, and industries that is a

mixture of water and dissolved or suspended solids, or excess irrigation water that is runoff to adjacent land.

Watercourse: Any river, wash, stream, creek, brook, branch, or other drainage way in or into which stormwater runoff and floodwater flow either regularly or intermittently.

Water Harvesting: The accumulating and storing of rainwater for reuse before it reaches the aquifer.

Watershed: A drainage area/region or drainage basin(s) contributing to the flow of water in a receiving body of water.

Xeriscapes: A style of landscape design requiring little or no irrigation or other maintenance, used in arid regions.

Zoning Code: Regulatory document that specifies distinct areas of land use or zoning district, and also establishes development standards for each of those zoning districts. The Pima County Zoning Code also allows for Zoning Overlay Districts.

Zoonotic: A disease of animals, such as rabies or psittacosis that can be transmitted to humans.