



PIMA PROSPERS
Pima County Comprehensive Plan Update
PLANNING AND ZONING COMMISSION
SUPPLEMENTAL STAFF REPORT – April 3, 2015



HEARING DATES	Wednesday March 25, 2015 and Wednesday April 8, 2015
CASE	Co7-13-10 Pima County Comprehensive Plan Update, Pima Prospers
SUBREGIONS	All
DISTRICTS	All
REQUEST	Update the Pima County Comprehensive Plan with Pima Prospers document including maps and appendices

SUPPLEMENTAL STAFF REPORT

This staff report serves as a supplement to the staff report to the Planning and Zoning Commission issued previously for Pima Prospers, representing some additional information for the April 8, 2015 public hearing.

Recommendation

Staff continues to recommends **APPROVAL** of Pima Prospers, the Pima County Comprehensive Plan. Staff further recommends that a motion to approve, if the Commission is so inclined, include the following:

- 1) The first implementation item after adoption of the plan by the Board is to be for county staff to work together to refine Appendix B (the Implementation Matrix) and to bring it back to the Board for ratification.
- 2) Planning staff is directed to create an executive summary and bring that back to the Board for ratification.
- 3) Planning staff is directed to address and complete the direction in the bolded notes throughout the plan; to make non-substantive grammar, organizational, indexing, glossary linking modifications and similar changes; and to make any conforming plan changes to the appendices prior to publishing the plan.
- 4) Staff recommended modification of text and maps as noted in the supplemental staff report.

Proposed Land use changes -updated

Most of the public comments staff has received since noticing the public hearings has been on the staff recommended land use changes. Staff is suggesting the following changes to its recommendations:

Staff recommendation ST-12 (Rocking K)

This parcel involves 17 acres adjacent to the Rocking K Specific Plan proposed to be up planned from LIU 1.2 to LIU 3.0. Staff is **WITHDRAWING** this recommendation which would leave the parcel designated as on the current comprehensive plan: LIU 1.2. The re-designation was not necessary to make the transfer of development rights within the Rocking K ownership

work. It is not necessary to include this parcel in any motion on Pima Prospers. Staff realized there was confusion amongst neighbors generated by our Rincon Valley Planning Area map, as three parcels adjacent to the Rocking K Specific Plan were mistakenly identified as ST-12, including ST-12, ST-13 and a third parcel closer to Camino Loma Alta, not intended to be labeled as it is proposed for down planning from MIU to MLIU. The Rincon Valley planning area map has now been revised to accurately show this area. The individual maps sent to neighboring property owners were correct. Supervisor Carroll and Planning staff have sent explanatory letters to the Rocking K Ranch Estates neighbors who contacted us.

Staff recommendation ST-13 (Rocking K)

In conjunction with the discussion above about misidentification of this parcel on the Rincon Valley Planning Area map, this parcel is proposed for MLIU, which is partly an up planning and partly a down planning in the TDR receiving area. However, there are approximately 80 acres in the southwestern corner of ST-13 that should not have been included as these 80 acres are designated a TDR sending area, not a receiving area. Therefore any motion to approve ST-13 should **DELETE or EXCLUDE** these 80 acres which would cause them to revert to LIU 0.3 as in the existing Comprehensive Plan.

Staff recommendation ST-06 (State land on Valencia Road)

The staff recommendation for this approximately 433 acre parcel is MIU, however, in consultation with the Regional Flood Control District, staff is recommending that any motion to approve ST-06 should **DELETE or EXCLUDE** the portion of the parcel in the Black Wash floodplain per the attached map. This action would revert that portion to LIU 0.3.

Staff recommendations on IR-06, IR-09, IR-10, IR-11, IR-18, ST-08, ST-09, and ST-10 within the central Tortolita Planning Area

Staff is aware that the Coalition for Sonoran Desert Protection is opposing staff's recommendations in this area. Staff met with representatives of the Coalition on April 1st but we are in respectful disagreement; staff will briefly provide its perspective at the April 8th Commission meeting.

Other Land Use Requests

Lastly, one additional individual request for a land use change in the Tucson Mountain Planning Area was submitted by online comment form after the Commission public hearings were advertised, therefore no courtesy notice could be provided. Staff referred to it briefly in the oral staff report on March 25th. Staff's perspective is that this request and a few other inquiries for up planning should be referred to the Annual Comprehensive Plan Amendment cycle. Applications for the 2015 cycle may be taken up until April 30th. Unless the Commission disagrees with this perspective, the Commission need not take any action on this or similar requests for up planning that may come up at public hearing.

Proposed text changes to the plan

Staff recommends the following:

Section 4.6 Communications Element, Goal 2: in the last line of the goal statement, insert the words **"and cultural"** after economic so the goal statement ends "...and people-centric services that embrace economic and cultural development."

Chapter 9, Special Area Policy S-6 Picture Rocks Rural Activity Center: At the request of Picture Rocks area residents, delete Policy B2, B3 and C. Add a policy under S-6 that seeks to eliminate zoning code barriers to a farmers market at the southeast corner of Sandario and

Picture Rocks Road.

Appendix E, Glossary: Add a definition for "concept-ready".

Update on Comments received since the March 25th public hearing

Staff has been compiling comments received since the March 25th public hearing, including those submitted as additional materials at that hearing. Staff will provide a brief verbal update on April 8th. However, as of Thursday, April 2nd, staff has received 99 discrete comments and two petitions, one regarding ST-12 and ST-13 containing 80 signatures and the other containing 50 signatures regarding IR-21. All but 4 of the comments were about individual land use proposals. Of the 4, two were in support of the plan, and 2 requested revisions. Also late on April 2nd, staff received comments from the Town of Marana. Staff will review these and others to see if changes to any section of the plan need to be recommended to the Commission and if so will present them at the April 8th public hearing. Also attached is correspondence from the Tucson Metro Chamber of Commerce and the County Administrator.

Hydrology maps

Staff discovered that the Hydrology maps inadvertently were not included in the March 25th transmittal to the Commission. These maps have not changed since Draft 2 issued in October, 2014, and they were included in the Commission's study session package in January and February of this year. They have also consistently been on line at www.pimaprospers.com, however, as they are an integral part of the Comprehensive Plan, we should have again made them available to you as part of the package. In the plan document, they would normally be in the back of Chapter 4, Physical Infrastructure; they are now included in the flash drive/ CD that Commissioners are receiving Friday, April 3rd.

Pre-rezoning parcels

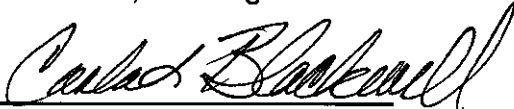
This is provided for the Planning and Zoning Commission's information, and no action is required. Staff previously noted to the Planning and Zoning Commission that it would seek to identify parcels of land, primarily in the I-10 economic development corridor that would be suitable for county initiated rezoning (pre-zoning) for industrial uses to assist them in becoming at least concept-ready for economic development. At this point, staff has identified five parcels ranging from 35 to 135 acres in size, all of which are currently planned for an industrial use or military airport which allows industrial uses. Staff will request of the Board of Supervisors direction on initiating pre-zoning of these parcels if there is no objection from the property owner.

Staff will of course again be available to answer the Commissioners' questions at public hearing.

Respectfully submitted,



Arlan Colton, Planning Director and Co-Project Manager



Carla Blackwell, Development Services Deputy Director and Co-Project Manager

Attachments

1. Hydrology Map series
2. Comment Matrix - Updated
3. Individual Request (IR) and Staff Initiated (ST) Land Use Map – Aerial Photos
4. Public Comment letters – received since March 25th
5. Metro Chamber- County Administrator correspondence
6. Revised Land Use Change Matrix
7. Rincon Valley Planned Land Use Map – updated to reflect ST-12 and ST-13 correctly
8. ST-06 floodplain map – proposed land use change