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Amendment Resolution 2007-68 Approved March 20, 2007  
Original document not revised, refer to resolution for revisions.**

**C023-87-03**



# **SPECIFIC PLAN**



**SANTA RITA RANCH  
SITE ANALYSIS AND  
SPECIFIC PLAN  
CO23-87-3**

**PREPARED FOR  
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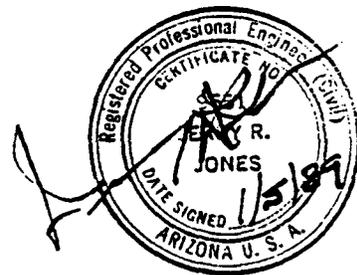
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**FINAL DRAFT**

(Rep. 62 & 63)

(87-112 Site & 87-112 Site)



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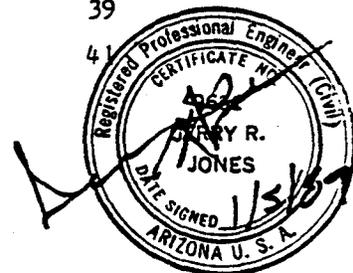


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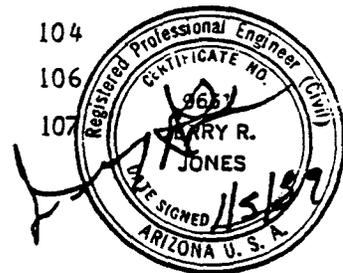


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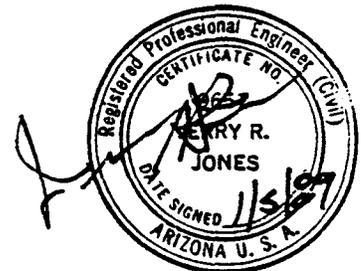


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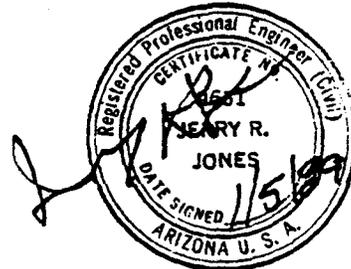
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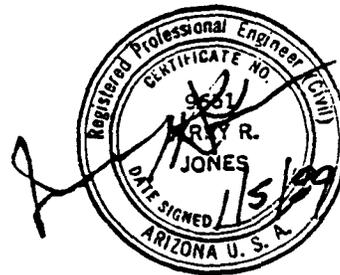
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## **EXECUTIVE SUMMARY**

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ORDINANCE #1988-82

ADOPT THE SANTA RITA RANCH SPECIFIC PLAN (AS ENACTED BY ORDINANCE #1987-64) AND AMEND AND CHANGE PIMA COUNTY ZONING MAPS #469, 470, 559 AND 561, IN THE VICINITY OF HOUGHTON ROAD AND CAMINO DEL TORO, AS REFERRED TO IN PIMA COUNTY ORDINANCE #1985-82, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

SECTION 1. That the Santa Rita Ranch Specific Plan, as attached, is hereby adopted subject to the following conditions:

- A. This specific plan shall be subject to the following conditions prior to this ordinance becoming effective:
  1. Amendment of the specific plan document as may be necessitated by Board of Supervisors action.
  2. Approval by the Board of Supervisors of a Surveyed Boundaries Map for the specific plan within four months of specific plan ordinance adoption by the Board of Supervisors. This map shall not be used for determining substantial changes.
  3. Recording of a covenant holding Pima County harmless in the event of flooding.
- B. Within FIVE YEARS of ordinance adoption, the specific plan shall be subject to the recording of an acceptable master plat (for at least one of the four phases established in Chapter VII, Plan Implementation, of this specific plan) which will provide for development-related studies, assurances and dedications, as required by the appropriate agencies, and any related conditions that may be approved by the Board of Supervisors. Otherwise, any or all of this specific plan shall be referred to the Planning and Zoning Commission for consideration of amendment or appropriateness.
- C. Approval of a subdivision plat, development plan or issuance of a building permit shall be subject to the following:
  1. Conformance with the Santa Rita Ranch Specific Plan as adopted and all applicable adopted Pima County ordinances, existing or as may be adopted or amended, not included or specifically addressed within this specific plan.
  2. Provision of development-related assurances as required by the applicable agencies.
  3. Dedication of necessary rights-of-way for roads and drainage by plat, or by separate instrument if the property is not to be subdivided.
  4. No further subdividing or lot splitting shall be allowed without the written approval of the Board of Supervisors.
  5. Requirements of the Department of Transportation:
    - A. Conformance with Pima County paving policies as determined applicable by the Department of Transportation and Flood Control District (DOT/FCD).

- B. All arterials, collector and local streets required for development shall be designed to provide sufficient capacity for ultimate development of the plan. All roadway improvements shall be constructed to the ultimate design per the approved transportation system implementation plan. All development related internal transportation improvements for the specific plan shall be provided by the developer.
  - C. Establishment of design criteria to include right-of-way widths, typical cross-sections, design speeds, utility locations, maximum design roadway slopes, access control, bike paths and pedestrian way or sidewalks shall be subject to approval by the DOT/FCD.
  - D. A transportation improvement financing plan and transportation system implementation plan for the specific plan area shall be required before any master plat is approved. The implementation plan shall address the provision of major routes within the specific plan, the provision of capacity and route continuity adjacent to the plan and the areas of responsibility of the County, the primary developer and any subsequent developers.
  - E. All landscaping in rights-of-way shall conform to DOT/FCD standards and require approval by the DOT/FCD.
  - F. A transportation study for the specific plan shall be submitted for approval by the DOT/FCD prior to approval of a master plat.
6. Requirements of the Flood Control District:
- A. All internal drainage improvements and any external drainage improvements required to mitigate impacts caused by development of the specific plan shall be constructed at no cost to Pima County.
  - B. Detention/retention basins shall be designed in conformance with the Pima County Stormwater Detention/Retention Manual.
  - C. A landscaping mitigation plan for drainage channels shall be developed by the primary developer and approved by the Department of Transportation and Flood Control District (DOT/FCD) prior to submission and acceptance of master plats for individual phases.
  - D. Trails within the 100-year floodplain shall not be maintained by Pima County. Trails within access easements are acceptable and can be incorporated into the landscaping mitigation plan (refer to condition C.6-C).
  - E. The primary developer shall finalize a phasing plan of drainage improvements prior to acceptance of master plats for individual phases.
  - F. Internal drainage schemes for blocks shall be determined at the individual master plat phase.
  - G. A sub-basin management study or master drainage study shall be prepared and submitted by the primary developer for review and approval by the DOT/FCD prior to submission and acceptance of a master block plat. The limits of study and scope of work shall be determined by the DOT/FCD.
  - H. The primary developer shall be financially responsible for constructing off-site drainage improvements necessitated by the specific plan, as determined from the sub-basin management or master drainage study. The phasing of construction of these improvements shall be determined by the primary developer and approved by the DOT/FCD prior to master plat approval.

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- I. No modifications to the pre-development floodplains of washes B, C, D, I and J (as identified on the Existing Hydrology map of the specific plan) shall be allowed unless the modification and an appropriate mitigation plan are approved by the DOT/FCD in consultation, as may be appropriate, with other agencies and departments.
- J. Application for an Army Corps of Engineers Section 404 permit, as necessary, shall be made for any dredge, fill or bank stabilization of Class I or Class II washes.
- 7. Requirements of the Wastewater Management Department:
  - A. The property owner shall connect to the public sewer system at the location and in the manner specified by the Wastewater Management Department (WWM) at the time of review of a master plat, tentative plat or development plan.
  - B. The property owner shall construct an off-site public sewer to serve this specific plan and shall construct the on-site sewers in a manner that will provide flow-through for upstream tributary areas at points and with capacities as specified by WWM prior to submittal of a master plat, tentative plat or development plan. The public sewer improvements shall be sized and located in accordance with a basin study prepared by the property owner and reviewed and approved by WWM.
- 8. Requirements of the Planning and Development Services Department:
  - A. Chapter VI, Design Guidelines, is advisory and shall be used only when not in conflict with adopted County landscaping, parking or signage regulations.
  - B. Title 15 (Buildings and Construction) of the Pima County Code shall apply to all development within this specific plan.
  - C. All development within this specific plan shall be addressed in accordance with the Tucson Addressing System as established in Chapter 18.83 of the County Zoning Code.
  - D. This specific plan is subject to the "Regional Trail and River Park System" (including Chapter 12.12 of the Pima County Code), as adopted or may be amended.
  - E. A preliminary development plan shall be submitted for advisory review by the Pima County Design Review Committee prior to approval of a subdivision plat or development plan for individual development projects within areas identified in the Grading Concept Element as estate lots or subject to "cluster development techniques", the Village Center (VC), Neighborhood Commercial (C), Employment Campus (EMP) and Resort (MR) classifications.
  - F. The drainageway adjacent to the east side of Houghton Road in Section 25 and identified as "K" on the Existing Hydrology Map shall be included as natural open space within the specific plan and subject to the standards for Class II washes.
  - G. Final designation of access points leading into the Coronado National Forest and associated parking sites shall be determined during individual master plat review and included on the plat.
  - H. Any drainage improvements along Open Space/Wildlife Corridors and Equestrian Corridors (identified on the Recreation/Open Space Element of the specific plan) shall be reviewed for adequacy for wildlife and equestrian movement by the Department of Transportation and Flood Control and the Planning and Development Services Department prior to final plat approval.

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- I. A vegetation preservation study (to be prepared by a horticulturalist or registered landscape architect) and plan determined acceptable to the Planning and Development Services Department shall be submitted concurrent with the master plat. The plan shall include, and the owner is to covenant, to the following:
  - 1. 100% of all salvageable trees located within area 2 (as shown on the Vegetation Element of the specific plan) shall be preserved or relocated within the specific plan boundaries. Salvageable trees are those with a trunk diameter of at least 4" measured 3' above the ground.
  - 2. 100% of all saguaros and yucca plants located within the specific plan boundaries shall be preserved or relocated within the specific plan boundaries.
  - 3. 100% of ocotillo in areas delineated as "High Concentration of Ocotillo" on the Vegetation Element of the Specific Plan shall be preserved or relocated within the specific plan boundaries. High concentrations of ocotillo located within the 50-foot setback from the primary channel bank adjacent to Class I or Class II washes shall be left undisturbed.
- J. The establishment and use of open space, in addition to that established by the Santa Rita Ranch Specific Plan document, shall be as follows:
  - 1. The definition of "natural open space", as defined in Section 18.09.040 (Cluster Development Option) of the County Zoning Code, shall be applied to all areas identified, described or intended as existing, undisturbed open space. The definition of "functional open space", as defined in the above-cited section of the Zoning Code, shall be applied to all other open space areas.
  - 2. Rock outcrops identified on the Topography Element of the specific plan and a 20-foot setback from the perimeter of the outcrops shall be left as natural open space.
- K. This specific plan shall be subject to the Vail School District memorandum dated March 24, 1988. Page 2, item 3 of the memorandum shall be amended in part, to read, "...both sites shall be provided at developer's cost of the undeveloped land".
- L. Neighborhood parks shall be dedicated at the time of approval of individual master plats and are to be provided as follows:
  - 1. Neighborhood parks shall be provided in accordance with the Pima County Parks and Recreation Department memorandum dated February 10, 1988, and the Vail School District memorandum dated March 24, 1988, and shall be subject to the approval of the County Parks and Recreation Department.
  - 2. A district park consisting of 20 acres of developable land adjacent to an open space/recreation corridor as shown on the specific plan shall be provided when 70% of the residential development in phase III of the plan is provided.
  - 3. The primary developer of the specific plan shall provide standards and requirements for the development of private recreation facilities.

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- M. The implementation of residential uses in areas designated as Village Center (VC), Commercial (C), and Employment Campus (EMP) and as described in sections V-10.v, V-11.1v and V-12.111 of this specific plan shall be deemed a substantial change and shall be referred back to the Commission in accordance with Section 18.90.080-C of the Pima County Zoning Code prior to submittal of the applicable master plat(s).
- N. A parking lot shall be provided for each designated trail access to the Coronado National Forest as approved in accordance with the Coronado National Forest Service.
- O. An on-site archaeological survey of the property shall be conducted prior to any ground modification activities. It may be conducted in separate parts in accordance with the phasing plan. Additional mitigation that may be recommended shall be conducted prior to any ground modification activities that would disturb the archaeological resources. The recommended mitigation measures would be carried out by either the primary developer or the secondary developer.
- P. Employment Campus (EMP) uses may be developed at any time provided the necessary infrastructure and other public services have been determined adequate by appropriate county review agencies.
- Q. Class I and Class II washes shall be subject to the buffer performance standards as adopted by the Planning and Zoning Commission on April 29, 1988.

and that Pima County Zoning Map #469, 470, 559 and 561, in the vicinity of Houghton Road and Camino del Toro, as referred to in Pima County Ordinance #1985-82 be, and the same is, hereby amended and changed to the SP (Specific Plan) zone as shown on the entitled "Amendments #3, 3 and 1 by Ordinance #1988-82 to Pima County Zoning Map #469, 470, 559 and 561" hereto attached and by reference made a part thereof.

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SECTION 2. That this ordinance becomes effective upon satisfaction of the conditions of Subsection A and that all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed to the extend of such conflict.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this Third day of May, 1988.

*David Getman*  
Chairman, Board of Supervisors

ATTEST:  
*Jane S. Williams*  
Clerk, Board of Supervisors

APPROVED AS TO FORM:

*Robin Krieger*  
Civil Deputy County Attorney

*Paul L. ...*  
Executive Secretary, Pima County  
Planning and Zoning Commission

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SANTA RITA RANCH SPECIFIC PLAN  
CONDITION #C-8.Q  
BUFFER PERFORMANCE STANDARDS  
PIMA COUNTY PLANNING AND ZONING COMMISSION  
APRIL 29, 1988

18.67.010 Purpose.

A. The purpose of this Chapter is to:

1. Permit the economically reasonable use of lands while at the same time preserving and protecting the open space characteristics of those lands in the vicinity of the public preserves;
2. Protect and enhance existing public preserves in Pima County as a limited and valuable resource;
3. Establish mechanisms that will protect the public preserves and result in an ecologically sound transition between the preserves and more urbanized development;
4. Assure the continued existence of adequate wildlife habitat and foster the unimpeded movement of wildlife in the vicinity of Pima County's public preserves;
5. Provide for an aesthetic visual appearance from and to Pima County's public preserves;
6. Promote a continued economic benefit to the region by protecting the public preserves for the enjoyment of residents and visitors alike; and
7. Neither promote nor discourage changes in underlying zoning, but rather provide continuing performance standards for the unique lands within the Buffer Overlay Zone.

18.67.020 Definitions.

1. Class I Habitat: The areas identified on the Critical and Sensitive Biological Communities Maps as Class I Habitat, pursuant to Section 18.67.040.
2. Class II Habitat: The areas identified on the Critical and Sensitive Biological Communities Maps as Class II Habitat, pursuant to Section 18.67.040.
3. Functional open space: A land area within the buffer designed and intended for active recreational use and enjoyment. Any uses in this category shall function, to the greatest extent possible, to allow wildlife movement and provide mitigation and wildlife enhancement opportunities.
4. Land parcel: An area of land with boundaries recorded in the Pima County Recorders Office.
5. Master plan development: An area consisting of one or more land parcels or a portion of a land parcel for which a master subdivision plat is to be recorded with the general intent that, in a phased manner, individual lots are to be resubdivided or be subject to a development plan or a specific plan.
6. Native: Growing in the Arizona portion of the Sonoran Desert, without cultivation, and not introduced after 1920. A plant which occurs within the range of Sonoran Desert plants, but only in Mexico, is not Native.

7. Natural Open Space: An area of land, essentially unimproved and not occupied by any structures or man-made impervious elements, except pedestrian and non-motorized access trails, that is set aside, dedicated or reserved by recorded plat or covenant running with the land for public or private enjoyment as a preservation or conservation area.
8. Public preserve: Saguaro National Monument, Rincon Mountain District and Tucson Mountain District; Tucson Mountain Park; Coronado National Forest, and Tortolita Mountain Park.
9. Riparian habitat: The association of plant and animal communities occurring in, on or immediately adjacent to a water course.
10. Desert riparian habitat: An association of plant and animal communities containing a high density and diversity of species, occurring in, on or immediately adjacent to a water course. It is typically comprised of mesquite, catclaw acacia, desert broom, whitethorn acacia and blue palo verde, providing uninterrupted vegetative cover.

18.67.030 Application.

- A. The Buffer Overlay Zone shall apply to all land within one mile of a public preserve, except that:
  1. In the area adjacent to the Tucson Mountain section of Saguaro National Monument and Tucson Mountain Park, lying within the Tucson Mountain Area Plan, as approved by the Board of Supervisors on October 21, 1986, the Buffer Overlay Zone shall apply to those properties within Planning Area "A" as designated in the Plan.
  2. The Buffer Overlay Zone shall not apply to that area within the Mount Lemmon Community Plan as adopted by the Board of Supervisors on April 7, 1980.
- B. This Chapter shall apply to any application for specific plan or rezoning filed after December 1, 1987, which was not given final approval by the county prior to the effective date of this Chapter.

18.67.040 Critical and Sensitive Biological Communities Maps.

- A. The board of supervisors shall by resolution adopt three Critical and Sensitive Biological Communities Maps. The maps shall be kept in the office of the planning and development services department and shall be available to the public during regular office hours.
  1. Critical and Sensitive Biological Communities Map - Northeast Sector
  2. Critical and Sensitive Biological Communities Map - Southeast Sector
  3. Critical and Sensitive Biological Communities Map - Western Sector
- B. The maps may be amended by resolution of the board of supervisors after review by the planning and zoning commission.
- C. Procedure for an amendment of a Critical and Sensitive Biological Communities Map requested by an applicant for rezoning or specific plan.
  1. If a site analysis is not required, the applicant shall submit a report containing, at a minimum, responses to all vegetation and wildlife sections in the Site Analysis Guidelines.
  2. The site analysis or report shall establish that the natural conditions of the site differ from that depicted on the Map.

- D. Class I Habitat. Areas identified on the Critical and Sensitive Biological Communities Maps as Class I Habitat are exceptionally important for wildlife. They specifically include:
1. Deciduous riparian woodlands - Vegetative communities associated with perennial stream flows and generally comprised of cottonwood, willow, ash, walnut, sycamore, and mesquite species;
  2. Mesquite bosques - Nearly continuous forest canopies of mesquite trees growing in association with water tables near the surface of annual or perennial streams. Blue palo verde and catclaw acacia also commonly occur in mesquite bosques;
  3. Lakes, ponds, and wetlands with adjacent plant cover;
  4. Important wildlife movement corridors - Desert or riparian habitats providing uninterrupted vegetative cover extending from a public preserve; and
  5. Major extensions of desert riparian habitat from public preserves. Desert riparian habitats are typically comprised of mesquite, catclaw acacia, desert broom, whitethorn acacia and blue palo verde.
- E. Class II Habitat. Areas identified on the Critical and Sensitive Biological Communities Maps as Class II Habitat are more widespread than Class I Habitats, and are important to wildlife because they support a diversity of species and large numbers of individual animals. They specifically include:
1. Major segments of desert riparian habitat not extending from a public preserve, containing a high density and diversity of plant and animal species;
  2. Palo Verde-Saguaro vegetation community - The upland habitat which is the dominant plant association in most of the foothills region of the Tucson basin; and
  3. Ironwood plant community - A community in which ironwoods are the dominant species in association with saguaros and palo verde trees.

18.67.050 Performance Standards.

- A. All uses permitted in an underlying zone shall be permitted in the Buffer Overlay Zone, including areas set aside for conservation of wildlife habitat, riparian communities and other natural vegetation. The development standards of the underlying zone shall apply except when in conflict with this Chapter.
- B. Application.
1. The performance standards in this Section:
    - a. apply to all land within the buffer overlay zone that is:
      - 1) the subject of a specific plan approved in accordance with Chapter 18.90; or
      - 2) the subject of a rezoning ordinance adopted in accordance with Chapter 18.91 if a site analysis is required by County policy as adopted by resolution of the Board of Supervisors.
    - b. shall be conditions to issuance of a county permit for land within the Buffer Overlay Zone.
- C. Building color, reflective finish. Exterior treatments and colors shall be muted and blend with the local colors and textures. Screening with vegetation shall be used if building color cannot be modified. No highly reflective finishes are permitted. Mechanical equipment shall be screened and painted to reduce visibility.

- D. Fences and Walls.
1. Fences and walls shall include all structures intended for confinement, prevention of intrusion, boundary identification or screening of an activity or land use.
  2. Height. A fence or wall shall not exceed four feet in height unless it encloses an area of less than one-half acre, or a horse corral, dog kennel, swimming pool or spa.
  3. Location. A fence or wall shall not be constructed:
    - a. to delineate property boundaries; or
    - b. in a location or manner that impedes wildlife movement through natural open space from and to off-site locations.
  4. Barbed Wire. If barbed wire fences are used, the fence shall contain no more than four strands of wire. The bottom wire shall be barb-less and the upper three wires may be barbed. The top wire shall be no more than 48 inches from the ground surface, and the bottom wire shall be no lower than 16 inches from the ground.
- E. Lighting.
1. External lighting shall be limited to that necessary to provide the functional requirements of safety, security and identification. High pressure sodium and mercury vapor lighting shall not be used. Except for lighting that is attached to a building and meets the requirements of Section 18.67.050E3, light standards for roads, parking lots, driveways and all other outdoor uses shall not exceed 42 inches in height and shall consist of bollard or other low intensity, low profile type of lighting. Standards shall be spaced sufficiently to create isolated pools of light rather than a contiguous, saturated condition.
  2. Tennis court exception. Lighting for tennis courts shall be exempt from the restrictions of Section 18.67.050E1, but shall conform to Chapter 15.12 and shall be designed to minimize or eliminate the dispersal of refracted light. High pressure sodium lighting may be used for tennis courts in Area B as defined in section 15.12.040E.
  3. All lighting sources shall be fully shielded to reduce dispersal of ambient light.
- F. Parking lots. Parking lots for non-residential uses shall be located and screened by vegetation so that visibility from roadways and public preserves is reduced to the greatest extent possible.
- G. Setback. No structure which is not completely obscured from the public preserve by existing natural features, and no private driveway or road, shall be placed within 300 feet of Saguaro National Monument or 100 feet of any other public preserve, except that:
1. If a land parcel existing on April 29, 1988, and legally conforming to the development standards of the underlying zone, cannot be used because of the structure setback, or there is no other reasonable access to the property, the main building, private driveway or road may be located closer to the public preserve, provided that the planning director, after consultation with the manager of the nearest public preserve, determines that it is the minimum setback necessary to afford relief.
  2. The property owner may appeal the decision of the planning director to a board of adjustment in the same manner as an appeal from a decision of the zoning inspector pursuant to Section 18.93.060A1.

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3. Signage within the setback shall conform to Sign Standards, Chapter 18.79. Signage shall not be internally illuminated nor shall the source of illumination be visible from the public preserve.
4. A structure within 300 feet of a public preserve shall have minimal visual impact and shall be designed to be in harmony with the form, line, color, texture and scale of the existing landscape.

H. Utilities.

1. All new or relocated utility lines shall be placed underground, unless the relocated line is a 115 KV (or greater) transmission line. All utility lines relocated due to improvement projects shall be placed underground unless such relocated line is a 46 KV (or greater) transmission line.
2. Location of underground utility lines (including sanitary sewers) shall be planned, joint-trenched where possible, and located beneath the paved portions of roadways or within 25 feet of the edge of the paved portions whenever possible so as to minimize vegetative disruption.
3. When making upgrades and reinforcements to existing utilities, existing poles shall be used wherever possible to provide the required transition to underground service to new developments. However, a new pole, set in line with the existing overhead system, shall not be deemed to be a new utility when necessary to serve approved new developments. Upgrades and reinforcements of existing overhead utilities are allowed to the extent that the total number of cables are not increased.

I. Vegetation.

1. Approved and Prohibited Plant Lists. The board of supervisors shall by resolution incorporate a Buffer Overlay Zone Approved Plant List and a Buffer Overlay Zone Prohibited Plant List in the Landscape Design Manual, pursuant to Section 18.73.030.
  - a. The Approved Plant List shall include only Native plants.
  - b. The Prohibited Plant List shall include species that are incompatible with natural areas and public preserves or incompatible because of their mature height expectations.
2. Approved Plants. Plants not on the Approved Plant List shall not be planted in the Buffer Overlay Zone outside private areas, except that:
  - a. All Native species of cacti may be planted; and
  - b. Native species not included on the Approved Plant List may be planted with the prior written approval of the Planning Director or authorized representative.
3. Private areas.
  - a. Private area means a land area adjacent to a structure, enclosed by a fence, wall or Native vegetative screening, and not exceeding one-half acre.
  - b. Any plant not on the Prohibited Plant List may be planted in a private area, except that:
    1. No non-Native specie of plant whose mature height may reasonably be expected to exceed the ridgeline of the highest adjacent structure shall be planted in a private area.
4. Common areas. Only those plants on the Approved Plant List, or approved pursuant to 18.67.050I2, shall be planted in recorded common areas. A landscape or revegetation theme shall be established emphasizing the preservation and enhancement of Native plant species. Natural open space common areas shall be further limited to on-site species.

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5. Golf courses may be planted with bermuda grass.
6. To the fullest extent possible, buildings and other improvements shall be sited so as not to disturb Native trees, shrubs or cacti. Where removal of this plant material cannot be avoided, all reasonable efforts shall be made to relocate this plant material in the Buffer Overlay Zone. Nursery grown Native species may be planted in lieu of salvaging mature on-site material at a 3:1 ratio, however at least 30 percent of the on-site material shall be salvaged when physical conditions permit. Should revegetation and replanting be necessary, only plant material listed in the Approved Plant List, or approved pursuant to 18.67.05012, shall be used in public, recreation, or common areas.
7. The restrictions of Section 18.67.0501 shall be imposed as covenants running with the land for subdivisions and development plans resulting from rezonings or specific plans approved in the Buffer Overlay Zone.
- J. Trails Access. Public access to trails identified in the Pima County Trails Access Plan shall be provided.
- K. Washes. Washes identified on the Critical and Sensitive Biological Communities Maps, and other washes identified in the site analysis by the criteria applied in the Maps, shall be left in their predevelopment state, subject to the following exceptions and requirements:
  1. Disturbance within the wash area deemed critical and sensitive in the site analysis shall be permitted in association with roadway, utility and trail crossings, however:
    - a. Encroachment for these crossings shall not reduce the width of the critical and sensitive wash area by more than 20 percent at any cross-section of the critical and sensitive area. Additional reduction may occur only where necessary to provide floodwater retention requested by the Pima County Flood Control District or to provide for larger drainage structures so as not to impede movement of wildlife as approved by the Arizona Game and Fish Department; and
    - b. Erosion protection shall only be permitted within the critical and sensitive wash area to protect fill slopes required for roadway, utility and trail crossings.
  2. Construction impacts may affect up to 10 percent of the low-flow channel length where defined channels exist, or up to 10 percent of the length of the centerline of flow where braided or undefined channels exist, provided that:
    - a. A mitigation plan for any construction impacts within the critical and sensitive wash area shall be submitted to the Subdivision Coordinator with a tentative plat or development plan. The mitigation plan shall reflect predevelopment wildlife habitat and visual conditions as a baseline, and provide for post-development replacement with species on the Approved Plant List, or approved pursuant to 18.67.05012, with a similar spatial arrangement that will result in reestablishment of predevelopment habitat conditions.
- L. Functional open space. Functional open space which does not impede wildlife movement and is within or immediately adjacent to the interconnected natural open space system shall be credited as natural open space at 50 percent. All other functional open space shall receive no credit towards natural open space requirements. On those parcels where no Class I or Class II Habitat is present, 100 percent of designated functional open space shall be credited as natural open space.

- M. Habitat restoration and enhancement.
1. Where determined to be biologically appropriate because of ecological benefits through the site analysis on a case-by-case basis, requests for special exceptions to the performance standards of 18.67.050, including limited reductions in natural open space requirements, may be granted by the board of supervisors, after review by the adjacent public preserve manager, in exchange for restoration and enhancement of Class I and II riparian or upland habitat, which provides, in the opinion of the board, an equivalent satisfaction of the purposes of this chapter.
  2. Detailed plans for proposed restoration and enhancement shall be provided. The plans shall include:
    - a. A description of existing habitat and quantification by a standard biological technique of biological value;
    - b. A proposed restoration/enhancement program;
    - c. The quantification of biological value of the proposed plan as compared to the existing situation pursuant to Section 18.67.050M2a;
    - d. Short- and long-term maintenance plans; and
    - e. Specific known examples of the successful application of such techniques as they relate to the species proposed for planting in a given location such as riparian or upland habitat.
  3. Such requests, and a determination of appropriate incentives, if any, shall be considered pursuant to Section 18.67.060.
- N. Natural open space. 50 percent of the area of the subdivision or development plan within the buffer overlay zone shall be preserved as natural open space. The landowner may dedicate a greater percentage of natural open space. The natural open space shall form an interconnected system. The selection and treatment of lands comprising the 50 percent natural open space requirement shall consist of the following:
1. 90 percent of all Class I Habitat area;
  2. Any balance of acreage needed to achieve the 50 percent natural open space requirement shall be comprised primarily of additional Class I or Class II Habitat areas, if available, or functional open space to be credited pursuant to Section 18.67.050L.
  3. Any Class I Habitat included beyond the 90 percent requirement shall be credited as double the acreage.
  4. Boundaries of designated natural open space shall be surveyed and identified on the final plat or, where a plat is not required, may be described in:
    - a. Covenants running with the land; or
    - b. Conservation easement pursuant to Arizona Revised Statutes Section 33-271, et seq.; or
    - c. Dedication to and acceptance by the County for the County parks system as natural open space.
  5. Master planned development: Boundaries of designated natural open space shall be surveyed and identified on a master subdivision plat. Minor alterations of the boundary may be allowed in a resubdivision of one or more lots of the master subdivision plat with the consent of the Planning Director provided that in so doing:
    - a. The new boundaries are surveyed and identified on the resubdivision plat;
    - b. The resubdivision does not create any less total amount of natural open space than shown on the master subdivision plat;

- c. The performance standards of this Chapter are in no way diminished; and
  - d. No special condition of a rezoning or specific plan is violated.
0. Visual quality standards.
- 1. All development in areas identified as having high visual sensitivity, according to the procedures set forth in Site Analysis Requirements I-G and II-J, shall have minimal visual impact. Development in these areas shall be designed to be in harmony with the form, line, color, texture and scale of the existing landscape.
  - 2. All development in areas identified as having medium visual sensitivity, according to procedures set forth in Site Analysis Requirements I-G and II-J, shall remain subordinate to the existing landscape when viewed in the middle ground (1/4 to 2 miles). Development in these areas shall be designed to be in harmony with the form, line, color and scale of the existing landscape.
  - 3. Nothing contained in the visual quality standards shall limit uses or lessen densities otherwise allowed, but may govern specific location and design of the development.

18.67.060 Exceptions to performance standards.

- A. Exceptions to the requirements of the performance standards in Section 18.67.050 may be requested;
  - 1. For enhancement and restoration pursuant to 18.67.050M; or
  - 2. Due to the natural conditions of the site or other conditions beyond the control of the property owner, the performance standard would impose an undue hardship.
- B. Procedure. The site analysis shall document and justify requested exceptions. The planning director, in consultation with the county engineer and the adjacent public preserve manager, or their authorized representatives, shall review the request and make a written recommendation to the board of supervisors. The board of supervisors may grant exceptions after a public hearing. A denial of exception by the board of supervisors shall not bar an application to a board of adjustment for a variance.
- C. Standards. An exception may not be granted unless:
  - 1. The site analysis demonstrates that the wildlife habitat value or visual quality of a land parcel is not diminished;
  - 2. The exception will not be detrimental to the nearest public preserves; and
  - 3. The exception is in harmony with the purpose of this code and chapter as well as the provision of this chapter from which the exception is requested.
- D. Conditions. Conditions may be imposed on an exception that will:
  - 1. Secure the purpose of this code and chapter as well as the provision of this chapter from which the exception is granted; and
  - 2. Provide adequately for the protection of the nearest public preserves.

18.67.070 Rezoning and Specific Plan Procedural Requirements.

- A. Site analysis. A site analysis prepared in accordance with adopted Pima County policy shall be submitted with a specific plan or rezoning application, unless not required under written County policy.

- B. Design Review Committee. The Design Review Committee shall review the site analysis at least three weeks prior to the first Planning and Zoning Commission public hearing on a rezoning or specific plan.
  - 1. The Design Review Committee shall make a recommendation to the Commission on the proposed design as it relates to the site in its natural state.
  - 2. The Design Review Committee shall not continue a review unless more information is needed which the petitioner cannot provide at that meeting. The review may be continued only once and shall be continued until the next regularly scheduled meeting.
- C. Notice.
  - 1. Copies of the application for any rezoning or specific plan, whether or not it borders a preserve, shall be sent to the managers of those public preserves within one mile of the land parcel and those neighborhood associations whose area plans are within one mile of the land parcel.
  - 2. Managers of public preserves and neighborhood associations whose area plan is within one mile of the land parcel shall be notified 15 days in advance prior to the date that proposed exceptions under Section 18.67.060 go to the Board of Supervisors or the Board of Adjustment.

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Now, therefore, be it resolved by the Pima County Board of Supervisors that:

Section 1. The Pima County Board of Supervisors hereby amends the Santa Rita Ranch Specific Plan for the 442 acres amendment approved on February 25, 2002 as follows:

Replace the VC (Village Center) land use classification, located north of Camino Del Toro and in the Santa Rita East Planning Area with the MDR (Medium Density Residential) land use classification;

Delete all references in the Specific Plan to VC (Village Center) in maps, development standards and Ordinance No. 1988-82;

Replace the HDR (High Density Residential) land use classification, located south of Camino Del Toro and Melpomene Way in the Santa Rita East Planning Area with MDR (Medium Density Residential) land use classification;

Modify the development standards of the LDR-2 (Low Density Residential-2) land use classification by amending side yard setbacks from a total of 18 feet to 10 feet, with the minimum for each lot in accordance with the Pima County Building Code;

Update the Santa Rita Ranch Specific Plan Phasing Schedule to the current time frame regarding completion dates;

Amend the Santa Rita Ranch Specific Plan Phasing Schedule Phase II by combining the current VC Planning Area into Santa Rita East (Section 24) Planning Area and moving Santa Rita west (Section 25) Planning Area and Santa Rita East (Section 25) Planning Area to Phase III.

Section 2. The Pima County Board of Supervisors hereby amends and restates the specific plan conditions of Ordinance No. 1988-82 for the amended 442 acres of the Santa Rita Ranch Specific Plan, as shown on the attached Exhibit B as follows:

A. This specific plan is subject to the recording of an acceptable master plat (for at least one of the four phases established in Chapter VII, Plan Implementation, of this specific plan) which will provide for development-related studies, assurances and dedications, as required by the appropriate agencies, and any related conditions that may be approved by the Board of Supervisors .

B. Approval of a subdivision plat, development plan or issuance of a building permit shall be subject to the following:

1. a. Conformance with the Santa Rita Ranch Specific Plan as adopted and all applicable Pima County ordinances.

APPROVED AND FORWARDED:

- b. Approval by the Board of Supervisors of a Surveyed Boundaries Map for the specific plan within four months of specific plan ordinance adoption by the Board of supervisors. This map shall not be used for determining substantial changes.
  - c. Recording of a covenant holding Pima County harmless in the event of flooding.
2. Provision of development-related assurances as required by the applicable agencies.
  3. Dedication of necessary rights-of-way for roads and drainage by plat, or by separate instrument if the property is not to be subdivided.
  4. No further subdividing or lot splitting shall be allowed without the written approval of the Board of Supervisors.
  5. Requirements of the Department of Transportation:
    - a. Conformance with Pima County paving policies as determined applicable by the Department of Transportation and Flood Control District (DOT/FCD).
    - b. All arterials, collector and local streets required for development shall be designated to provide sufficient capacity for ultimate development of the plan. All roadway improvements shall be constructed to the ultimate design per the approved transportation system implementation plan. All development related internal transportation improvements for the specific plan shall be provided by the developer.
    - c. Establishment of design criteria to include right-of-way widths, typical cross-sections, design speeds, utility locations, maximum design roadway slopes, access control, bike paths and pedestrian way or sidewalks shall be subject to approval by the DOT/FCD.
    - d. A transportation improvement financing plan and transportation system implementation plan for the specific plan area shall be required before any master plat is approved. The implementation plan shall address the provision of major routes within the specific plan, the provision of capacity and route continuity adjacent to the plan and the areas of responsibility of the adjacent to the plan and the areas of responsibility of the County, the primary developer and any subsequent developers.
    - e. All landscaping in rights-of-way shall conform to DOT/FCD standards and required approval by the DOT/FCD.
    - f. A transportation study for the specific plan shall be submitted for approval by the DOT/FCD prior to approval of a master plat.

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6. Requirements of the Flood Control District:

- a. All internal drainage improvements and any external drainage improvements required to mitigate impacts caused by development of the specific plan shall be constructed at no cost to Pima County.
- b. Detention/retention basins shall be designed in conformance with the Pima County Stormwater Detention/Retention Manual.
- c. A landscaping mitigation plan for drainage channels shall be developed by the primary developer and approved by the Department of Transportation and Flood Control District (DOT/FCD) prior to submission and acceptance of master plats for individual phases.
- d. Trails within the 100-year floodplain shall not be maintained by Pima County. Trails within access easements are acceptable and can be incorporated into the landscaping mitigation plan (refer to condition B.6-C).
- e. The primary developer shall finalize a phasing plan of drainage improvements prior to acceptance of master plats for individual phases.
- f. Internal drainage schemes for blocks shall be determined at the individual master plat phase.
- g. A sub-basin management study or master drainage study shall be prepared and submitted by the primary developer for review and approval by the DOT/FCD prior to submission and acceptance of a master block plat. The limits of study and scope of work shall be determined by the DOT/FCD.
- h. The primary developer shall be financially responsible for constructing off-site drainage improvements necessitated by the specific plan, as determined from the sub-basin management or master drainage study. The phasing of construction of these improvements shall be determined by the primary developers and approved by the DOT/FCD prior to master plat approval.
- i. No modifications to the pre-development floodplains of washes B, C, D, I and J (as identified on the Existing Hydrology map of the specific plan) shall be allowed unless the modification and an appropriate mitigation plan are approved by the DOT/FCD in consultation, as may be appropriate, with other agencies and departments.
- j. Application for an Army Corps of Engineers Section 404 permit, as necessary, shall be made for any dredge, fill or bank stabilization of Class I or Class II washes.

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7. Requirements of the Wastewater Management Department:

- a. The property owner shall connect to the public sewer system at the location and in the manner specified by the Wastewater Management Department (WWM) at the time of review of a master plat, tentative plat or development plan.
- b. The property owner shall construct an off-site public sewer to serve this specific plan and shall construct the on-site sewers in a manner that will provide flow-through for upstream tributary areas at points and with capacities as specified by WWM prior to submittal of a master plat, tentative plat or development plan. The public sewer improvements shall be sized and located in accordance with a basin study prepared by the property owner and reviewed and approved by WWM.

8. Requirements of the Development Services Department:

- a. Chapter VI, Design Guidelines, is advisory and shall be used only when not in conflict with adopted County landscaping, parking or signage regulations.
- b. Title 15 (Buildings and Construction) of the Pima County Code shall apply to all development within this specific plan.
- c. All development within this specific plan shall be addressed in accordance with the Tucson Addressing System as established in Chapter 18.83 of the County Zoning Code.
- d. This specific plan is subject to the "Regional Trail and River Park System" (including Chapter 12.12 of the Pima County Code), as adopted or may be amended.
- e. A preliminary development plan shall be submitted for advisory review by the Pima County Design Review Committee prior to approval of a subdivision plat or development plan for individual development projects within areas identified in the Grading Concept Element as estate lots or subject to "cluster development techniques", the Neighborhood Commercial (C), Employment Campus (EMP), and Resort (MR) classification.
- f. The drainageway adjacent to the east side of Houghton Road in Section 25 and identified as "K" on the Existing Hydrology Map shall be included as natural open space within the specific plan and subject to the standards for Class II washes.
- g. Final designation of access points leading into the Coronado National Forest and associated parking sites shall be determined during the individual master plat review and included on the plat.

COUNTY ENGINEER

h. Any drainage improvements along Open Space/Wildlife Corridors and Equestrian Corridors (identified on the Recreation/Open element of the specific plan) shall be reviewed for adequacy for wildlife and equestrian movement by the Department of Transportation and flood control and the Planning and Development Services Department prior to final plat approval.

i. A vegetation preservation study (to be prepared by a horticulturalist or registered landscape architect) and plan determined acceptable to the Planning and Development Services Department shall be submitted concurrent with the master plat. The plan shall include, and owner is to covenant, to the following:

1) 100 percent of all salvageable trees located within area 2 (as shown on the Vegetation Element of the specific plan) shall be preserved or relocated within the specific plan boundaries. Salvageable trees are those with a trunk diameter of at least 4" measured 3' above the ground.

2) 100 percent of all saguaros and yucca plants located within the specific plan boundaries shall be preserved or relocated within the specific plan boundaries.

3) 100 percent of ocotillo in areas delineated as "High Concentration of Ocotillo" on the Vegetation Element of the specific plan shall be preserved or relocated within the specific plan boundaries. High concentrations of ocotillo located within the 50-foot setback from the primary channel bank adjacent to Class I or Class II washes shall be left undisturbed.

j. The establishment and use of open space, in addition to that established by the Santa Rita Ranch Specific Plan document, shall be as follows:

1) The definition of "natural open space", as defined in Section 18.09.040 (Cluster Development Option) of the County Zoning Code, shall be applied to all areas identified, described or intended as existing, undisturbed open space. The definition of "functional open space", as defined in the above-cited section of the Zoning Code, shall be applied to other open space areas.

2) Rock outcrops identified on the Topography Element of the specific plan and a 20-foot setback from the perimeter of the outcrops shall be left as natural open space.

k. This specific plan shall be subject to the Vail School District memorandum dated March 24, 1988. Page 2, item 3 of the memorandum shall be amended in part, to read, ... "both sites shall be provided at developer's cost of the undeveloped land".

l. Neighborhood parks shall be dedicated at the time of approval of individual master plats and are to be provided as follows:

PLANNING DEPARTMENT

1) Neighborhood parks shall be provided in accordance with the Pima County Parks and Recreation Department memorandum dated February 10, 1988, and the Vail School District memorandum dated March 24, 1988, and shall be subject to the approval of the County Parks and Recreation Department.

2) A district park consisting of 20 acres of developable land adjacent to a open space/recreation corridor as shown on the specific plan shall be provided when 70 percent of the residential development in phase III of the plan is provided.

3) The primary developer of the specific plan shall provide standards and requirements for the development of private recreation facilities.

m. The implementation of residential uses in areas designated as Commercial (C) and Employment Campus (EMP) and as described in sections V-10.v, V-11.iv and V-12.iii of this specific plan shall be deemed a substantial change and shall be referred back to the Commission in accordance with Section 18.90.080-C of the Pima County Zoning Code prior to submittal of the applicable master plat(s).

n. A parking lot shall be provided for each designated trail access to the Coronado National Forest as approved in accordance with the Coronado National Forest Service.

o. An on-site archaeological survey of the property shall be conducted prior to any ground modification activities. It may be conducted in separate parts in accordance with the phasing plan. Additional mitigation that may be recommended shall be conducted prior to any ground modification activities that would disturb the archaeological resources. The recommended mitigation measures would be carried out by either the primary developer or the secondary developer. Within Santa Rita East (section 24) planning area, prior to ground modification activities, an on-the-ground archaeological survey and appropriate mitigation measures shall be conducted on the property. A cultural resources mitigation plan for any identified archaeological sites on the subject property shall be submitted at the time of or prior to the submittal of any tentative plat or development plan. The mitigation plan shall be prepared and reviewed as described in the Pima County Site Analysis Policy. If, during construction, materials that may be human remains and associated burial items are discovered, ground-disturbing activities in the vicinity of the discovery shall cease, the discovery site shall be secured, and the Arizona State Museum shall be immediately notified.

p. Employment Campus (EMP) uses may be developed at any time provided the necessary infrastructure and other public services have been determined adequate by appropriate county review agencies.

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q. Class I and Class II washes shall be subject to the buffer performance standards as adopted by the Planning and Zoning Commission on April 29, 1988.

r. The Santa Rita Ranch Specific Plan is restricted to no more than 5,307 dwelling units for the entire specific plan site, as amended.

s. Within the Santa Rita East (section 24) planning area, construction monitoring shall be provided during all stages of grading on the site. The monitoring shall be provided at the expense of the master developer during project development to ensure protection of preserved vegetation, and to identify protected species of plants and wildlife. Monitoring shall be performed by an individual qualified in resource identification and protection, who shall be a third party professional approved by Pima County in consultation with the Arizona Game and Fish Department. The professional shall visit the site on at least a weekly basis and shall be available on an on-call basis to respond to development concerns as the site is built out.

t. Prior to approval of a tentative plat within Santa Rita East (Section 24) planning area, a biological resource management plan shall be prepared for the specific plan. The plan shall include an inventory of sensitive biological resources on the site as defined by the Sonoran Desert Conservation Plan documentation. The plan shall produce mitigation strategies, and a site plan with planning areas of open space and development areas configured and at an intensity to achieve actual conservation as defined in the Conservation Land System Urban Design Guidelines. If the planning areas and intensity of uses need to be reconfigured to achieve actual conservation, the modified site plan may be approved by the Board of Supervisors at a public hearing.

u. Within the Santa Rita East (section 24) planning area, a minimum 50 (fifty) foot natural open space buffer will be provided along the top of bank of washes, in locations as indicated on the land use plan. Whenever possible, these buffers will be increased in width.

v. Prior to approval of a tentative plat within Santa Rita East (Section 24) planning area, surveys for the federally endangered Pima pineapple cactus shall be conducted using USFWS survey protocol. If Pima pineapple cactus are detected on the property and if a federal permit from the U.S. Environmental Protection Agency, U.S. Army Corps of Engineers, or other federal agency is needed, the project may need consultation with U.S. Fish and Wildlife Service (service), pursuant to Section 7 of the Endangered Species Act. The applicant should contact the service to discuss appropriate conservation measures prior to construction. For disturbances greater than 5 acres, a Clean Water Act Section 402 National Pollutant Discharge Permit (NPDES) is required from the U.S. Environmental Protection Agency. Projects that may disturb jurisdictional waters of the U.S. may require a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers.

AMENDMENT

9. Requirements of the Natural Resources, Parks and Recreation Department: Within the Santa Rita East planning area, a Recreation Area Plan (RAP) shall be submitted with the tentative plats for privately-owned recreational facilities. The plan requires the approval of the Director of the Natural Resources, Parks and Recreation Department to ensure the following:

- a. The location of the recreation areas shall have the appropriate drainage, topography, turf and soils for the intended use.
- b. Recreation features and equipment shall be adequate for the intended users.
- c. Recreation areas shall be a minimum of 10 acres in size and be reasonably accessible to all subdivision users via an internal path system, with "reasonable" to be defined by the Director of the Pima County Natural Resources, Parks and Recreation Department.
- d. All recreation areas within the subject project shall be complete and ready for use by the time that 25 percent of the dwelling units within the subdivision are occupied.
- e. All private recreation facilities and landscaping shall be owned and maintained by a mandatory membership homeowners association.
- f. Any trails listed on the Eastern Pima County Trail System Master Plan, or linkages from the subject project to major regional trails such as the Houghton Greenway, shall be provided and constructed by the petitioner. The design of the community shall incorporate a path system (internal and/or perimeter) capable of being linked to the project's recreation areas and the Houghton Greenway. Staff is prepared to assist the petitioner with the design of the path system.
- g. Depending on the ultimate configuration of the project, the petitioner may be asked to provide an appropriate contribution to the development of the Houghton Greenway, with "appropriate" to be determined by the Director of the Natural Resources, Parks and Recreation Department in consultation with the petitioner, and consistent with the contributions made by other residential development projects in the area.

10. The site shall be surveyed for the presence or absence of the cactus ferruginous pygmy owl by a qualified biological consultant who has a permit from the U.S. Fish and Wildlife Service (USFWS), unless USFWS determines a survey is not required.

11. Within 60 days of approval of amendment #1, submittal of the following:

- a. A revised surveyed boundaries map for review and approval by development services.

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b. A revised specific plan text and exhibits in accordance with the amendments approved at public hearing in an electronic format acceptable to Development Services.

12. No building permits shall be issued within the Santa Rita East (Section 24) planning area until all applicable specific plan requirements are satisfied and the planning official issues a certificate of rezoning compliance.

13. The developer shall provide a multi-use lane from Sahuarita Road south to the connection of Melpomene Road.

14. All construction vehicles shall use the Camino del Toro alignment. Dust control measures shall be employed for this use.

Section 3. The Pima County Board of Supervisors hereby restates the specific plan conditions of Ordinance No. 1988-82 for the remaining 1458 acres (not amended on February 25, 2002) of the Santa Rita Ranch Specific Plan, as shown on the attached Exhibit B as follows:

A. This specific plan shall be subject to the following conditions prior to this ordinance becoming effective:

1. Amendment of the specific plan document as may be necessitated by Board of Supervisors action.
2. Approval by the Board of Supervisors of a Surveyed Boundaries Map for the specific plan within four months of specific plan ordinance adoption by the Board of Supervisors. This map shall not be used for determining substantial changes.
3. Recording of a covenant holding Pima County harmless in the event of flooding.

B. This specific plan shall be subject to the recording of an acceptable master plat (for at least one of the four phases established in Chapter VII, Plan Implementation, of this specific plan) which will provide for development-related studies, assurances and dedications, as required by the appropriate agencies, and any related conditions that may be approved by the Board of Supervisors .

C. Approval of a subdivision plat, development plan or issuance of a building permit shall be subject to the following:

1. Conformance with the Santa Rita Ranch Specific Plan as adopted and all applicable adopted Pima County ordinances, existing or as may be adopted or amended, not included or specifically addressed within this specific plan.

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2. Provision of development-related assurances as required by the applicable agencies.
3. Dedication of necessary rights-of-way for roads and drainage by plat, or by separate instrument if the property is not to be subdivided.
4. No further subdividing or lot splitting shall be allowed without the written approval of the Board of Supervisors.
5. Requirements of the Department of Transportation:
  - a. Conformance with Pima County paving policies as determined applicable by the Department of Transportation and Flood Control District (DOT/FCD).
  - b. All arterials, collector and local streets required for development shall be designated to provide sufficient capacity for ultimate development of the plan. All roadway improvements shall be constructed to the ultimate design per the approved transportation system implementation plan. All development related internal transportation improvements for the specific plan shall be provided by the developer.
  - c. Establishment of design criteria to include right-of-way widths, typical cross-sections, design speeds, utility locations, maximum design roadway slopes, access control, bike paths and pedestrian way or sidewalks shall be subject to approval by the DOT/FCD.
  - d. A transportation improvement financing plan and transportation system implementation plan for the specific plan area shall be required before any master plat is approved. The implementation plan shall address the provision of major routes within the specific plan, the provision of capacity and route continuity adjacent to the plan and the areas of responsibility of the adjacent to the plan and the areas of responsibility of the County, the primary developer and any subsequent developers.
  - e. All landscaping in rights-of-way shall conform to DOT/FCD standards and required approval by the DOT/FCD.
  - f. A transportation study for the specific plan shall be submitted for approval by the DOT/FCD prior to approval of a master plat.
6. Requirements of the Flood Control District:
  - a. All internal drainage improvements and any external drainage improvements required to mitigate impacts caused by development of the specific plan shall be constructed at no cost to Pima County.

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b. Detention/retention basins shall be designed in conformance with the Pima County Stormwater Detention/Retention Manual.

c. A landscaping mitigation plan for drainage channels shall be developed by the primary developer and approved by the Department of Transportation and Flood Control District (DOT/FCD) prior to submission and acceptance of master plats for individual phases.

d. Trails within the 100-year floodplain shall not be maintained by Pima County. Trails within access easements are acceptable and can be incorporated into the landscaping mitigation plan (refer to condition C.6-C).

e. The primary developer shall finalize a phasing plan of drainage improvements prior to acceptance of master plats for individual phases.

f. Internal drainage schemes for blocks shall be determined at the individual master plat phase.

g. A sub-basin management study or master drainage study shall be prepared and submitted by the primary developer for review and approval by the DOT/FCD prior to submission and acceptance of a master block plat. The limits of study and scope of work shall be determined by the DOT/FCD.

h. The primary developer shall be financially responsible for constructing off-site drainage improvements necessitated by the specific plan, as determined from the sub-basin management or master drainage study. The phasing of construction of these improvements shall be determined by the primary developer and approved by the DOT/FCD prior to master plat approval.

i. No modifications to the pre-development floodplains of washes B, C, D, I and J (as identified on the Existing Hydrology map of the specific plan) shall be allowed unless the modification and an appropriate mitigation plan are approved by the DOT/FCD in consultation, as may be appropriate, with other agencies and departments.

j. Application for an Army Corps of Engineers Section 404 permit, as necessary, shall be made for any dredge, fill or bank stabilization of Class I or Class II washes.

7. Requirements of the Wastewater Management Department:

a. The property owner shall connect to the public sewer system at the location and in the manner specified by the Wastewater Management Department (WWM) at the time of review of a master plat, tentative plat or development plan.

UNRECORDED

b. The property owner shall construct an off-site public sewer to serve this specific plan and shall construct the on-site sewers in a manner that will provide flow-through for upstream tributary areas at points and with capacities as specified by WWM prior to submittal of a master plat, tentative plat or development plan. The public sewer improvements shall be sized and located in accordance with a basin study prepared by the property owner and reviewed and approved by WWM.

8. Requirements of the Planning and Development Services Department:

a. Chapter VI, Design Guidelines, is advisory and shall be used only when not in conflict with adopted County landscaping, parking or signage regulations.

b. Title 15 (Buildings and Construction) of the Pima County Code shall apply to all development within this specific plan.

c. All development within this specific plan shall be addressed in accordance with the Tucson Addressing System as established in Chapter 18.83 of the County Zoning Code.

d. This specific plan is subject to the "Regional Trail and River Park System" (including Chapter 12.12 of the Pima County Code), as adopted or may be amended.

e. A preliminary development plan shall be submitted for advisory review by the Pima County Design Review Committee prior to approval of a subdivision plat or development plan for individual development projects within areas identified in the Grading Concept Element as estate lots or subject to "cluster development techniques", the Village Center (VC), Neighborhood Commercial (C), Employment Campus (EMP), and Resort (MR) classification.

f. The drainageway adjacent to the east side of Houghton Road in Section 25 and identified as "K" on the Existing Hydrology Map shall be included as natural open space within the specific plan and subject to the standards for Class II washes.

g. Final designation of access points leading into the Coronado National Forest and associated parking sites shall be determined during the individual master plat review and included on the plat.

h. Any drainage improvements along Open Space/Wildlife Corridors and Equestrian Corridors (identified on the Recreation/Open element of the specific plan) shall be reviewed for adequacy for wildlife and equestrian movement by the Department of Transportation and Flood Control and the Planning and Development Services Department prior to final plat approval.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

i. A vegetation preservation study (to be prepared by a horticulturalist or registered landscape architect) and plan determined acceptable to the Planning and Development Services Department shall be submitted concurrent with the master plat. The plan shall include, and owner is to covenant, to the following:

1) 100 percent of all salvageable trees located within area 2 (as shown on the Vegetation Element of the specific plan) shall be preserved or relocated within the specific plan boundaries. Salvageable trees are those with a trunk diameter of at least 4" measured 3' above the ground.

2) 100 percent of all saguaros and yucca plants located within the specific plan boundaries shall be preserved or relocated within the specific plan boundaries.

3) 100 percent of ocotillo in areas delineated as "High Concentration of Ocotillo" on the vegetation element of the Specific Plan shall be preserved or relocated within the specific plan boundaries. High concentrations of ocotillo located within the 50-foot setback from the primary channel bank adjacent to Class I or Class II washes shall be left undisturbed.

j. The establishment and use of open space, in addition to that established by the Santa Rita Ranch Specific Plan document, shall be as follows:

1) The definition of "natural open space", as defined in Section 18.09.040 (Cluster Development Option) of the County Zoning Code, shall be applied to all areas identified, described or intended as existing, undisturbed open space. The definition of "functional open space", as defined in the above-cited section of the Zoning Code, shall be applied to other open space areas.

2) Rock outcrops identified on the Topography Element of the specific plan and a 20-foot setback from the perimeter of the outcrops shall be left as natural open space.

k. This specific plan shall be subject to the Vail School District memorandum dated March 24, 1988. Page 2, item 3 of the memorandum shall be amended in part, to read, ... "both sites shall be provided at developer's cost of the undeveloped land".

l. Neighborhood parks shall be dedicated at the time of approval of individual master plats and are to be provided as follows:

1) Neighborhood parks shall be provided in accordance with the Pima County Parks and Recreation Department memorandum dated February 10, 1988, and the Vail School District memorandum dated March 24, 1988, and shall be subject to the approval of the County Parks and Recreation Department.

NOV 10 1988

- 2) A district park consisting of 20 acres of developable land adjacent to a open space/recreation corridor as shown on the specific plan shall be provided when 70 percent of the residential development in phase III of the plan is provided.
- 3) The primary developer of the specific plan shall provide standards and requirements for the development of private recreation facilities.
- m. The implementation of residential uses in areas designated as Village Center (VC), Commercial (C) and Employment Campus (EMP) and as described in sections V-10.v, V-11.iv and V-12.iii of this specific plan shall be deemed a substantial change and shall be referred back to the Commission in accordance with Section 18.90.080-C of the Pima County Zoning Code prior to submittal of the applicable master plat(s).
- n. A parking lot shall be provided for each designated trail access to the Coronado National Forest as approved in accordance with the Coronado National Forest Service.
- o. An on-site archaeological survey of the property shall be conducted prior to any ground modification activities. It may be conducted in separate parts in accordance with the phasing plan. Additional mitigation that may be recommended shall be conducted prior to any ground modification activities that would disturb the archaeological resources. The recommended mitigation measures would be carried out by either the primary developer or the secondary developer.
- p. Employment Campus (EMP) uses may be developed at any time provided the necessary infrastructure and other public services have been determined adequate by appropriate county review agencies.
- q. Class I and Class II washes shall be subject to the buffer performance standards as adopted by the Planning and Zoning Commission on April 29, 1988.

Section 4.

- A. No building permits shall be issued based on the rezoning approved by Ordinance 1988-82, as amended by Ordinance No. 1993-64, and this resolution until conditions 1 through 14 for 442 acres (Exhibit B) and conditions 1 through 8 for the remaining 1458 acres (Exhibit B) are satisfied and the Planning Official issues a Certificate of Compliance.
- B. The Santa Rita Ranch Specific Plan conditions may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.90 of the Pima County Zoning Code.

11-22-11 11:22:11

RESOLVED by the Board of Supervisors of Pima County, Arizona, this 20th day of March, 2007.



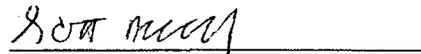
Chairman of the Board of Supervisors

ATTEST:



Clerk, Board of Supervisors

APPROVED AS TO FORM:



Civil Deputy County Attorney



Executive Secretary, Planning & Zoning  
Commission

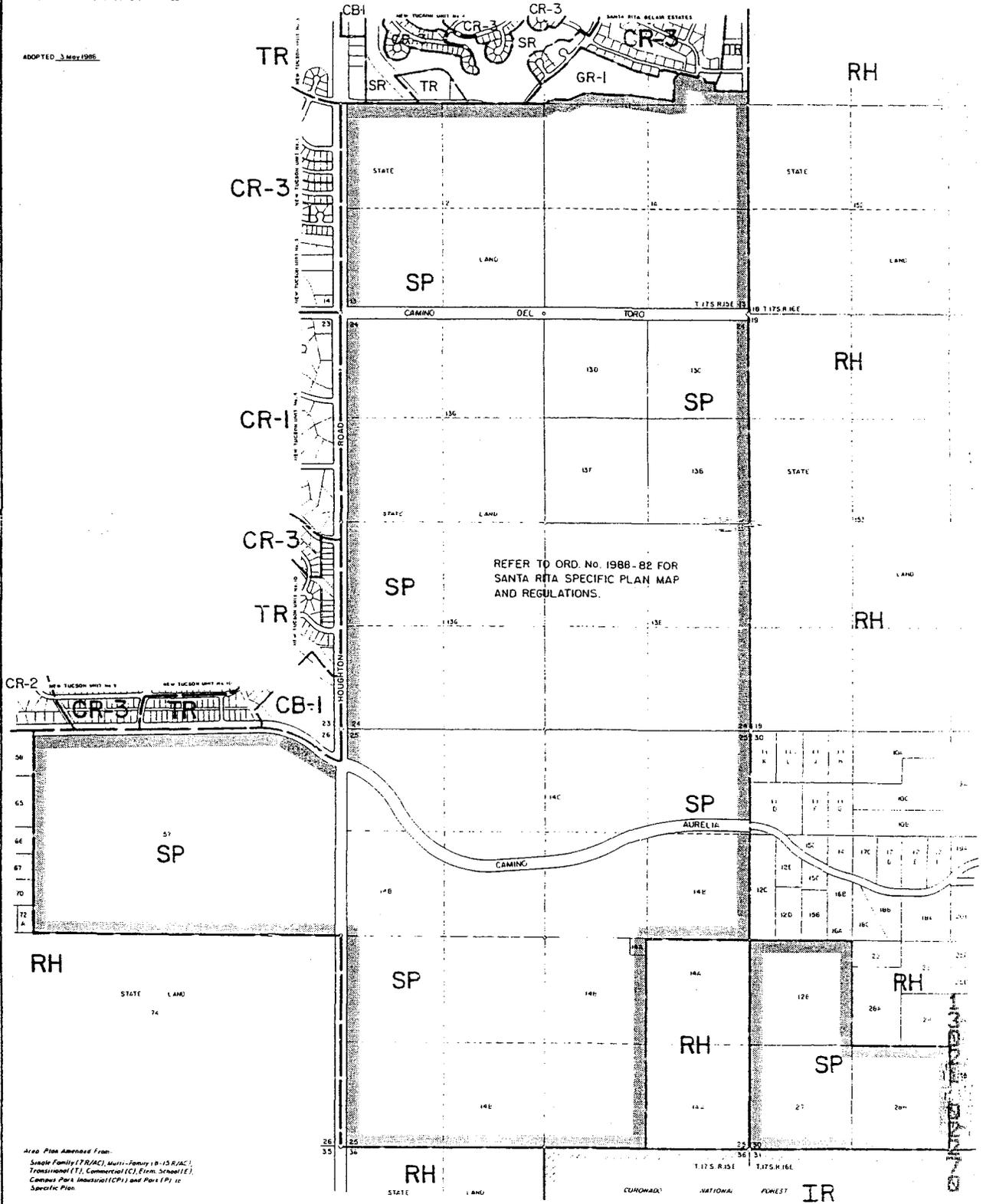
COMMUNITY DEVELOPMENT

AMENDMENT NO. 1 TO ORD. 188-82  
 TO PIMA COUNTY ZONING MAP NOS. 259, 260 and 261, TUCSON, ARIZONA  
 PARCELS 1A and 3 BEING A PART OF THE E. 1/2 OF SEC. 13, T.17S. N.16E  
 AND PARCELS 13B thru 13G BEING ALL OF SEC. 24, T.17S. N.16E, AND  
 PARCELS 14B and 14C BEING A PART OF SEC. 25, T.17S. N.16E, AND PARCEL  
 57 BEING A PART OF THE N. 1/2 OF SEC. 26, T.17S. N.16E, AND PARCELS  
 12B, 27 and 28H BEING A PART OF THE S.W. 1/4 OF SEC. 30, T.17S. N.16E,  
 AND A PORTION OF PARCEL 14A BEING A PART OF THE N.E. 1/4 OF THE  
 NW 1/4 OF THE S.E. 1/4 OF SEC. 25, T.17S. N.16E

# Exhibit A



ADOPTED 3 May 1988



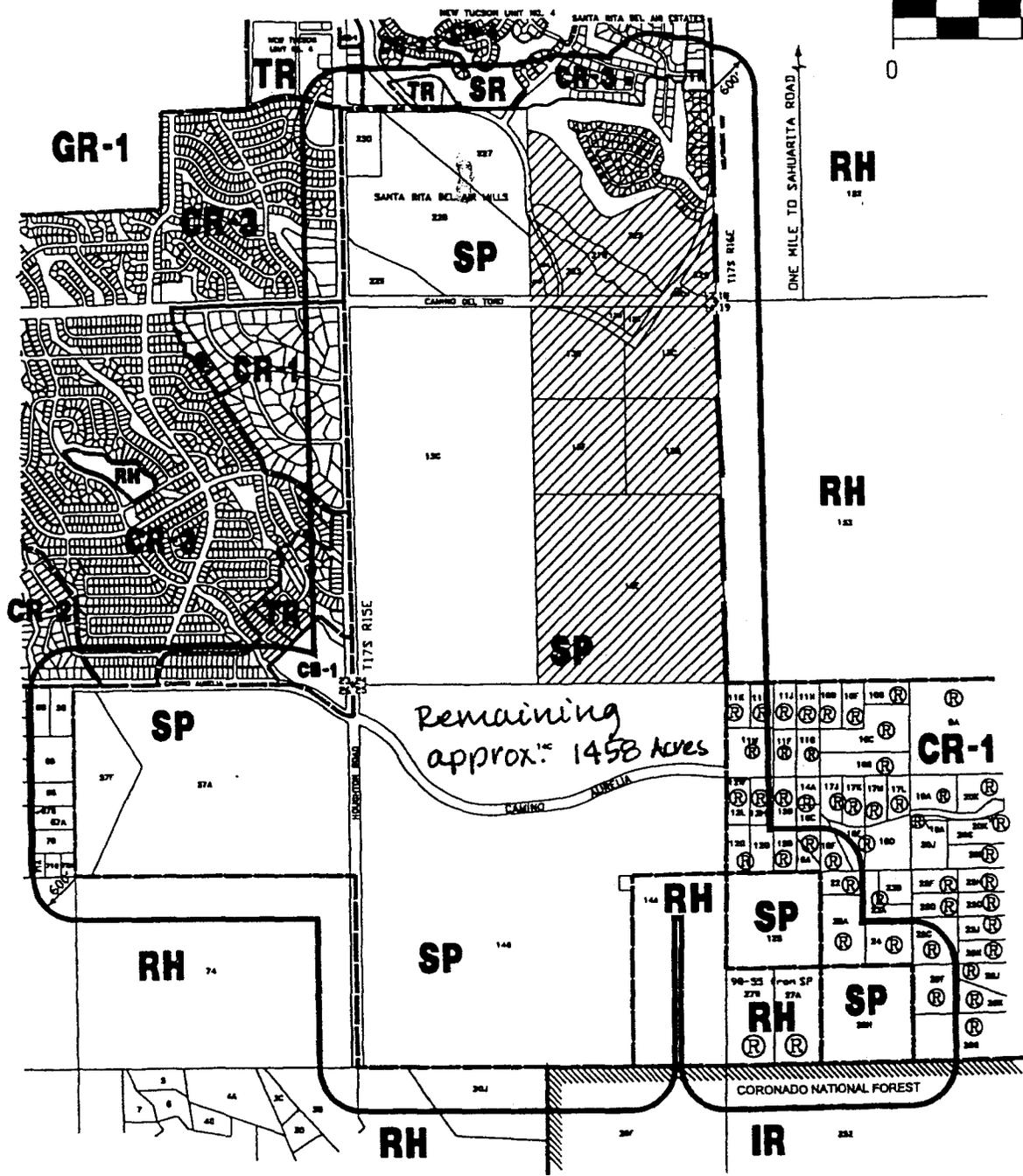
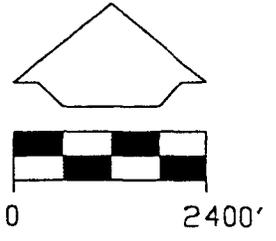
Area Plan Amended From:  
 Single Family (TR)(AC), Multi-Family (M-15)(AC),  
 Transitory (T), Commercial (C), Elem. School (E),  
 Community Park (CP) and Park (P) -  
 Specific Plan.

New CR-3 and RH - 1,805.12 acres  
 CR-1 334.89 acres  
 TR 874.23 acres

*[Signature]*  
 EXEC. SEC'Y COUNTY PLANNING AND ZONING COMMISSION

CR23-87-3  
 CR13-77-3  
 303-24-001A,002  
 305-22-0136 New Dir3  
 305-27-0148 New Dir4C  
 305-27-057C  
 305-39-0126 1270,026H

# Exhibit B



Petition area Approx. 442 Acres

Notification area BASE MAP'S 469, 560, EPC

Note: \_\_\_\_\_

04/03/02 ds

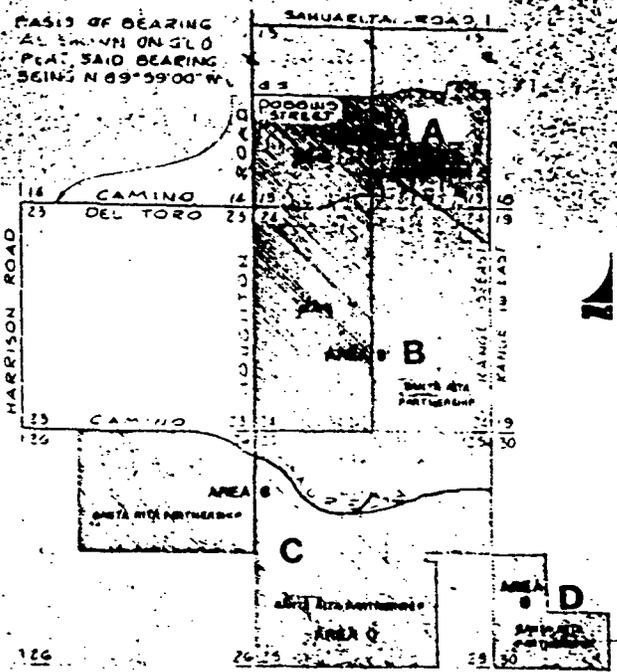
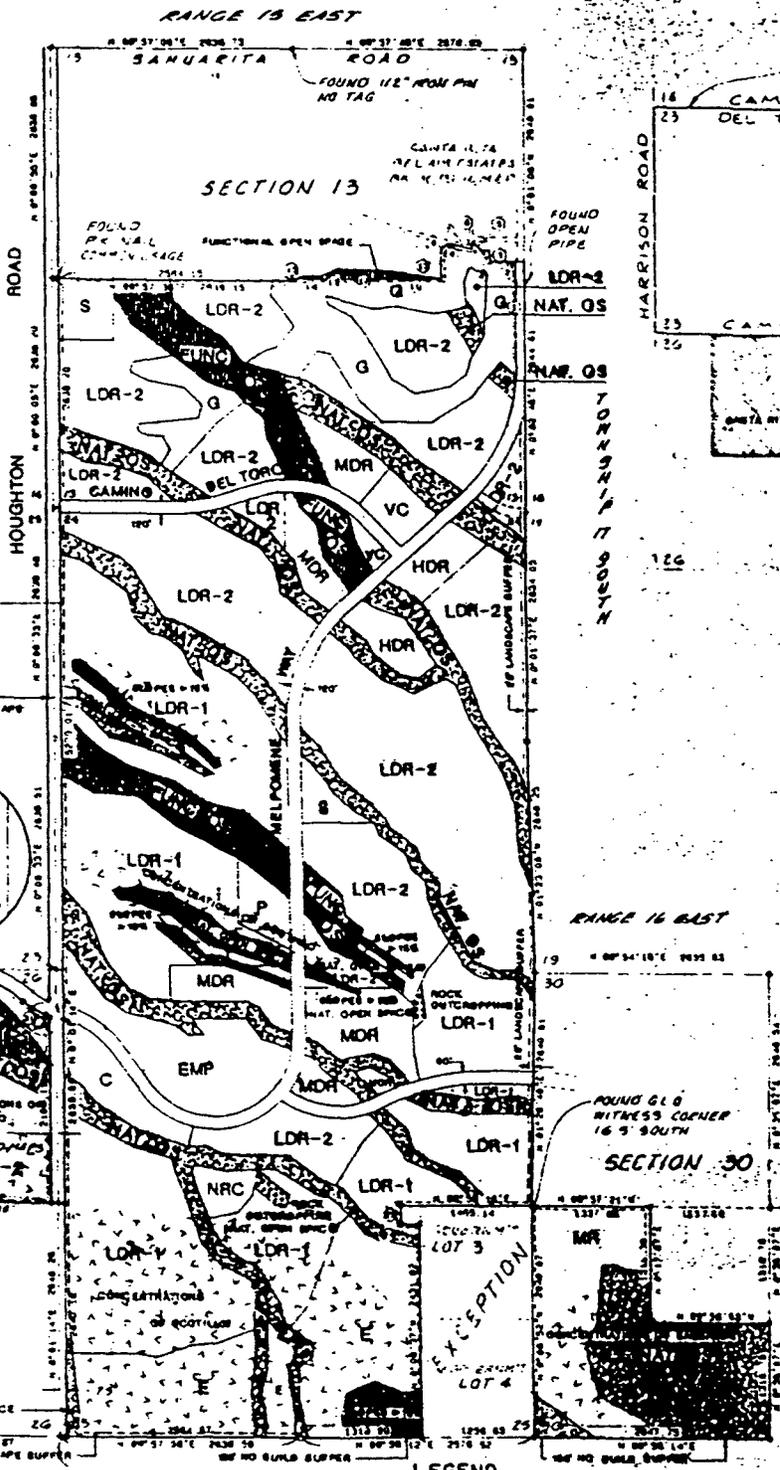
Tax codes: 305-22-013B thru 013F, 305-24-2220 thru 2260, 305-24-2310 thru 3640

Date 12-14-00  
 Drafter MA

File no. C023-87-03  
 SANTA RITA RANCH SPECIFIC PLAN  
 SUBSTANTIAL CHANGE

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION

SCALE: 1" = 1000'



LOCATION MAP  
SCALE: 1" = 2000'

**DATA**

STATION	DELTA/BEARING	LENGTH	LEH./WEST	THURST
1	N 0° 51' 00" W		220.37	
2	N 80° 50' 52" E		361.81	
3	N 00° 41' 23" W		170.08	
4	N 80° 50' 52" E		82.42	
5	N 40° 30' 50" W		137.24	
6	N 84° 48' 18" E		67.00	
7	N 75° 58' 51" W		250.00	
8	N 00° 02' 44" E		41.83	
9	84° 30' 22"	60.30	107.51	60.30
10	N 0° 12' 22" E		293.43	
11	N 81° 40' 18" W		562.51	
12	N 87° 00' 20" W		500.35	
13	N 05° 20' 10" E		221.67	
14	N 87° 00' 20" W		162.50	
15	N 81° 00' 00" E		121.30	
16	N 00° 40' 41" W		483.30	
17	27° 30' 30"	8603.81	1870.18	8603.57
18	21° 00' 30"	1003.20	748.84	877.51
19	N 00° 30' 30" E		800.48	
20	80° 00' 11"	1003.48	1630.83	8603.74
21	40° 00' 00"	1100.20	811.50	483.44
22	N 80° 11' 14" E		486.84	
23	N 0° 00' 37" W		800.71	
24	N 80° 30' 10" E		200.71	
25	40° 00' 30"	800.73	748.00	793.20
26	80° 00' 11"	1483.95	1700.43	863.10
27	21° 52' 53"	2104.20	803.00	408.00
28	27° 30' 30"	2703.91	1700.10	861.95
29	N 80° 48' 41" W		400.81	
30	41° 30' 40"	1123.00	817.00	427.00
31	21° 15' 40"	784.50	784.84	148.14
32	80° 30' 34"	85.00	30.37	17.30
33	N 80° 30' 40" W		85.00	

**LEGEND**  
 ○ FOUND G.L.O. BRASS CAP  
 • SET 1/8" LP TAGGED 16846

SCALE: 1" = 1000'



**Jerry R. Jones & Associates, Inc.**  
 ENGINEERS, PLANNERS AND SURVEYORS  
 35 E. DIXIE AVE. SUITE 101  
 DALLAS, TEXAS 75218

RECORDED BY: LKF  
DEPUTY RECORDER  
2011 RD25  
P0230  
PIMA CO CLERK OF THE BOARD



DOCKET: 9583  
PAGE: 1902  
NO. OF PAGES: 2  
SEQUENCE: 93115299  
ORDIN 07/14/93  
15:17:00

TUCSON AZ 85701

PICKUP  
AMOUNT PAID \$ 3.00

ORDINANCE NO. 1993- 64

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS;  
RELATING TO ZONING; AMENDING SUBSECTION 1-B OF  
ORDINANCE #1988-82, WHICH ADOPTED THE SANTA RITA RANCH  
SPECIFIC PLAN, BY WAIVING THE FIVE-YEAR TIME LIMIT IN  
WHICH TO RECORD AN ACCEPTABLE MASTER PLAT.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY,  
ARIZONA:

SECTION 1. That Subsection 1-B of Ordinance #1988-82 is hereby amended, as follows:

SECTION 1. That the Santa Rita Ranch Specific Plan, as attached, is hereby  
adopted subject to the following conditions:

.....

B. ~~Within five years of ordinance adoption, the~~ **This** specific plan shall be subject  
to the recording of an acceptable master plat (for at least one of the four  
phases established in Chapter VII, Plan Implementation, of this specific plan)  
which will provide for development-related studies, assurances and  
dedications, as required by the appropriate agencies, and any related  
conditions that may be approved by the Board of Supervisors. ~~Otherwise, any  
or all of this specific plan shall be referred to the Planning and Zoning  
Commission for consideration of amendment or appropriateness.~~

SECTION 2. That all ordinances and parts of ordinances in conflict with this ordinance be  
and the same are hereby repealed to the extent of such conflict.

SECTION 3. That this ordinance shall become effective thirty-one days after the Chairman  
of the Board of Supervisors signs this ordinance.

1 PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona; this  
2 15th day of June, 1993.

3  
4  
5 E. J. [Signature]  
6 Chairman, Board of Supervisors

7  
8 ATTEST:

Date Signed: JUN 15 1993

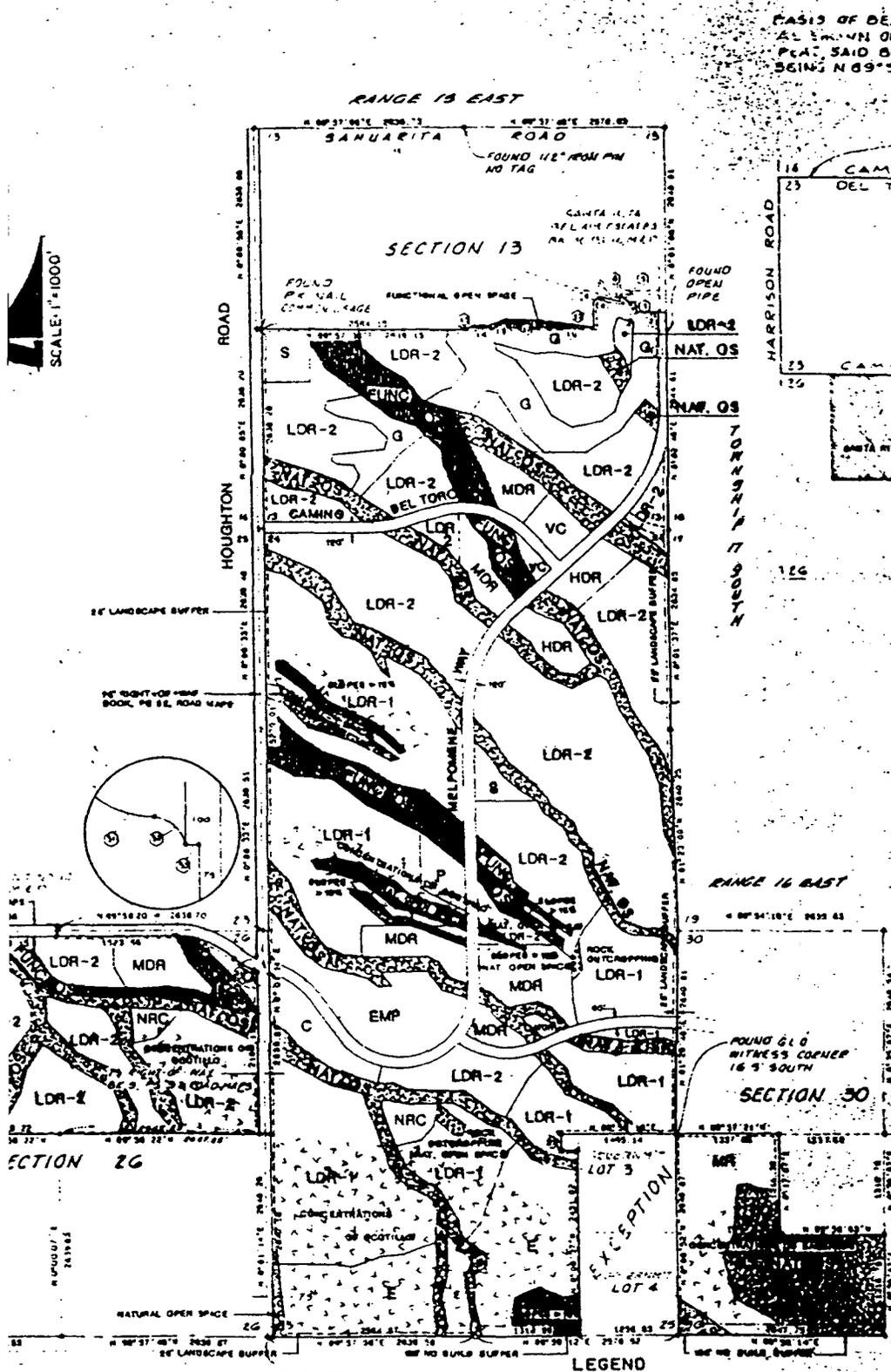
9  
10 [Signature]  
11 Clerk, Board of Supervisors

12  
13 APPROVED AS TO FORM:

14 [Signature]  
15 Civil Deputy County Attorney

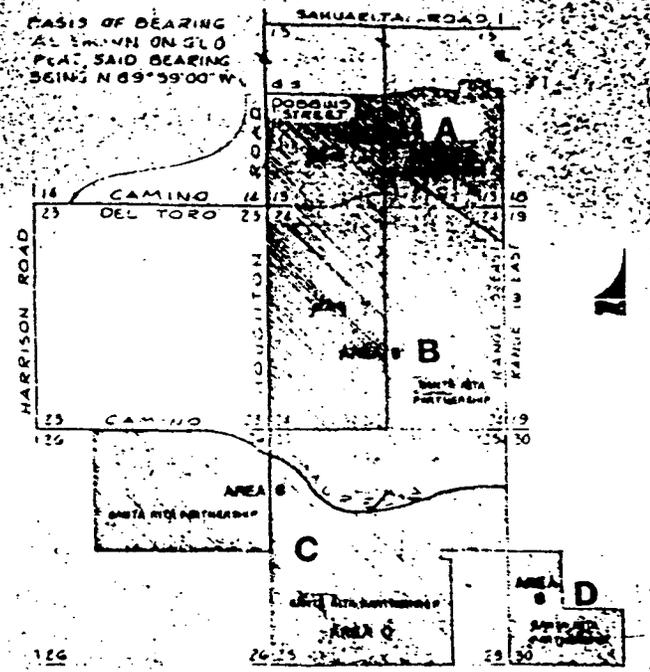
16 [Signature]  
17 Executive Secretary, Pima County  
18 Planning and Zoning Commission.  
19  
20

SCALE: 1" = 1000'



SCALE: 1" = 1000'

LEGEND  
 ○ FOUND G.L.O. BRASS CAP  
 ● SET 1/8" LP TAGGED MARK



LOCATION MAP  
 SCALE: 1" = 2000'

NO.	DELTA/BEARING	LENGTH	AREA	PERIMETER
1	N 0° 31' 00" W	226.37		
2	N 60° 36' 32" E	301.61		
3	N 04° 41' 23" W	126.08		
4	N 60° 36' 32" E	62.62		
5	N 40° 36' 30" W	137.24		
6	N 84° 46' 16" E	67.60		
7	N 23° 53' 51" W	256.26		
8	N 80° 02' 44" E	44.83		
9	S 4° 30' 22" W	69.30	107.51	69.33
10	N 0° 18' 32" E		293.43	
11	N 81° 46' 10" W		562.31	
12	N 87° 06' 20" W		388.25	
13	N 89° 26' 10" E		221.67	
14	N 87° 06' 20" W		162.30	
15	N 81° 06' 00" E		121.30	
16	N 82° 46' 41" W		461.30	
17	27° 30' 30"	6863.81	1370.10	6863.57
18	21° 30' 30"	1066.20	743.64	877.51
19	N 80° 34' 30" E		600.40	
20	00° 04' 11"	1329.68	1329.63	686.70
21	40° 30' 00"	1748.20	811.30	481.44
22	N 0° 01' 14" E		486.84	
23	N 0° 00' 37" W		700.71	
24	N 80° 36' 10" E		290.71	
25	49° 47' 30"	993.23	749.68	593.28
26	00° 00' 11"	1483.95	1700.43	863.12
27	81° 52' 52"	210.40	953.00	426.48
28	27° 36' 30"	2743.81	1290.18	681.93
29	N 80° 46' 41" W		486.81	
30	41° 30' 40"	1123.60	617.60	427.65
31	21° 13' 40"	784.56	284.64	146.14
32	00° 30' 54"	25.04	30.37	17.30
33	N 80° 36' 40" W		25.04	

116-89

**Jerry R. Jones & Associates, Inc.**  
 ENGINEERS, PLANNERS AND SURVEYORS  
 25 S. TOWER AVE., TUCSON, AZ 85711  
 (520) 747-1381

## LAND USE SUMMARY

	Phase I	Phase II	Phase III	Phase IV
	AREA 'A' (PLANNING AREA 1) AC./UNITS	AREA 'B' (PLANNING AREAS 2,3,4 & 6) AC./UNITS	AREA 'C' (PLANNING AREAS 5 & 7) AC./UNITS	AREA 'D' (PLANNING AREA 8) AC./UNITS
ESTATE (E) (E)			110/110	
LOW DENSITY RESIDENTIAL-1 (LDR-1)	9/36	216/864	158/632	
LOW DENSITY RESIDENTIAL-2 (LDR-2)	147/882	221/1326	161/966	
MEDIUM DENSITY RESIDENTIAL (MDR)		56/672	13/156	
HIGH DENSITY RESIDENTIAL (HDR)		25/450		
VILLAGE CENTER (VC)		15		
NEIGHBORHOOD COMMERCIAL (C)			29	
EMPLOYMENT CAMPUS (EMP)		35		
EQUESTRIAN RESORT (MR)				45
PARK (P)		20		
SCHOOL (S)	10	10		
NATURAL OPEN SPACE (NOS)	54	115	84	75
GOLF (G)	67			
FUNCTIONAL OPEN SPACE (FOS)	15	53	45	
NEIGHBORHOOD RECREATION (NRC)				
RIGHTS-OF-WAY / DRAINAGE	20	53	28	
*ESTIMATED ACRES	322	819	628	120
TOTAL UNITS	918	3312	1864	

-  ZONING CATEGORY BOUNDARY
-  NATURAL OPEN SPACE
-  FUNCTIONAL OPEN SPACE
-  CONCENTRATIONS OF VEGETATION
-  SLOPES GREATER THAN 15%

1. The purpose of this plan is to locate the perimeter boundaries of the Santa Rita Ranch Specific Plan. Interior planning areas shown are approximate and will be more accurately defined during the subdivision process. The surveyed area of the Specific Plan is 1840.01 Acres. This area is slightly less than the acreage within the Specific Plan as approved by the Board of Supervisors. This difference is the result of the surveyed boundaries map.
2. The Maximum number of dwelling units permitted is 5,094.
3. Bearings are based on the north line of the northwest quarter of Section 13, Township 17 South, Range 15 East, 5112 and Salt River Base and Meridian, Pima County, Arizona, as recorded in New Tucson Unit #4 in Book 17 of Maps and Plats at Page 50, Records of Pima County. Said bearing being North 39°57' West.
4. Perimeter boundaries are based on legal descriptions provided by owner at the time of Specific Plan Adoption.

# SURVEYED BOUNDARIES MAP SANTA RITA RANCH

SPECIFIC PLAN (Co.23-87-1)

ADOPTED MAY 3, 1988, AS ORDINANCE #1988-82

## I. EXECUTIVE SUMMARY

### Overview:

The Santa Rita Ranch Specific Plan is a land use proposal for approximately 1,889 acres at the base of the Santa Rita Mountains in Corona de Tucson. The community of Corona de Tucson is located southeast of the City of Tucson, seven miles south of Interstate 10. The interstate highway provides easy access to the Tucson International Airport, major employers, and downtown Tucson. Corona de Tucson is at the junction of two roadways of regional significance: Houghton Road and Sahuarita Road.

Santa Rita Ranch is located south of the existing development in Corona de Tucson on both sides of Houghton Road. The Coronado National Forest is south and southeast of the plan area. Dramatic mountain views, rolling topography and desert vegetation create a scenic setting for environmentally sensitive development:

### Planning History:

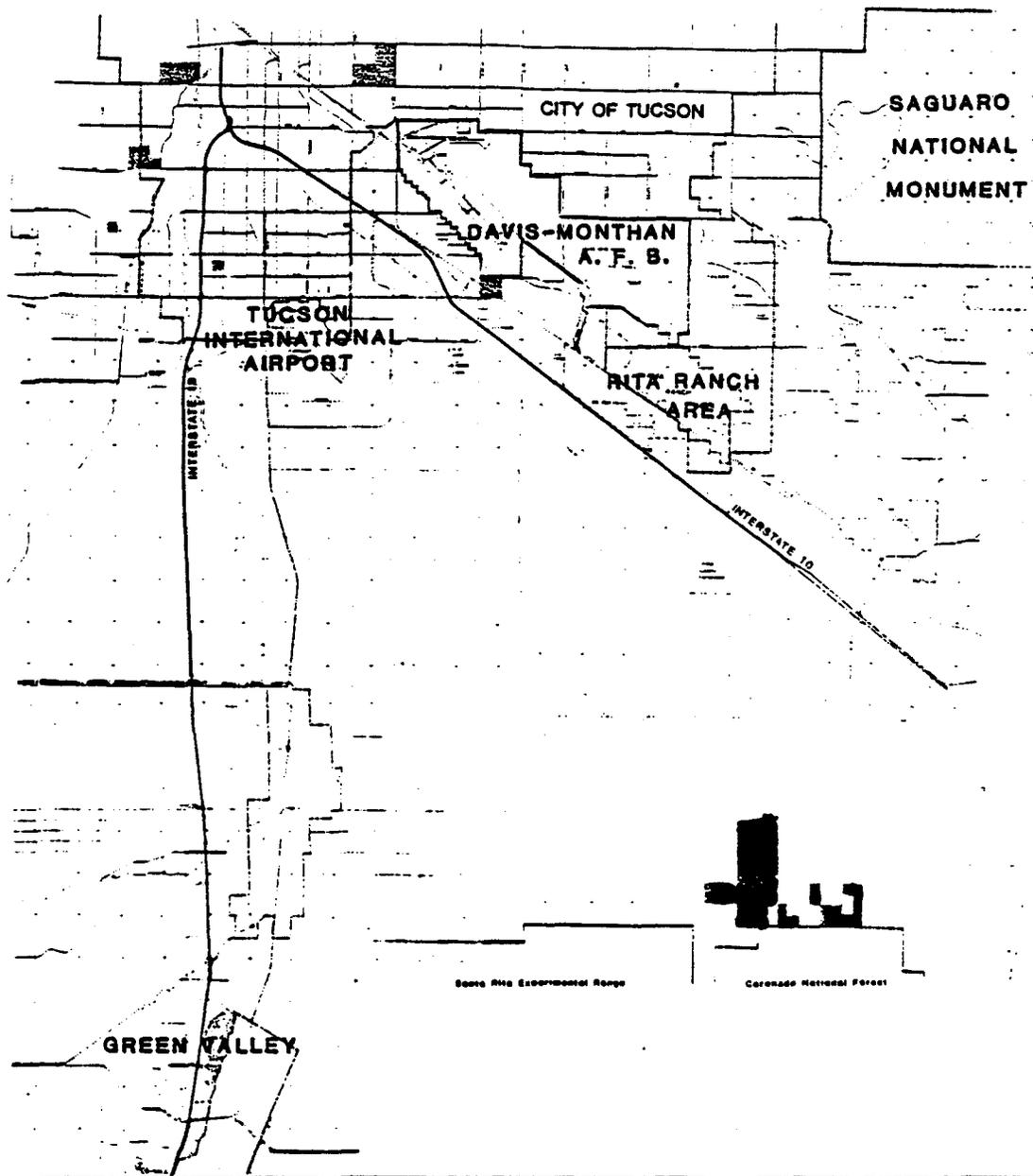
Corona de Tucson has a long history of planned land uses. Previous rezoning and platting activity in Corona de Tucson was guided by a series of Neighborhood Plans adopted in the early 1960's. The Southeast Area Plan, when adopted in 1983, superseded the existing Neighborhood Plans and currently guides new development in the area. The existing developed and platted land in Corona de Tucson located generally south of Sahuarita Road, north of Camino del Toro, and between the Harrison Road and Melpomere Way alignments, is at an average density of approximately three to four residences per acre (RAC). The existing development and recorded plats form the hub of what has been a planned community for over

25 years. The Santa Rita Ranch Specific Plan provides the next level of planning detail for the 1,889 acre project area. The Specific Plan will include a land use map and corresponding regulations and guidelines which constitute zoning for the project.

#### Development Opportunities and Constraints

The rolling hills and desert vegetation of the Santa Rita Mountain Foothills create a dramatic setting for the Corona de Tucson community. The natural features of the Santa Rita Ranch Specific Plan area including large washes, steep slopes, and protected peaks represent both opportunities and constraints for future development.

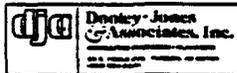
The composite Constraints Map identifies key natural constraints in the plan area. Large drainageways (500 cfs or greater) traverse the overall plan area, significant slopes are located along several major drainageways in the center of the plan, and a restricted peak is adjacent to the resort site. Areas which are significantly constrained by topography will be incorporated into the Santa Rita Ranch open space network. Major washes with dense riparian vegetation and/or designated as wildlife corridors are proposed open space corridors. In addition to designating open space preserves and corridors, Development Regulations and Design Guidelines are provided to ensure that developed areas will be compatible with the natural environment. Approximately 30% of the Plan Area will remain as open space and serve as a visual and recreational amenity for current and future residents.



■ SANTA RITA RANCH PLAN AREA

LOCATION MAP

**SANTA RITA RANCH  
SPECIFIC PLAN**



SCALE IN MILES





The Specific Plan Area will be served by City of Tucson Water and is sewered by the Pima County Department of Waste water Management. TRICO Electric and Southwest Gas will provide electric and gas services to the site.

#### Proposed Land Use:

The Specific Plan proposes primarily single family neighborhoods, with an overall plan density of 3.2 residences per acre and approximately 30% open space. 6,094 units are proposed over a 25 year time period. The total number of units is less than half of what could be achieved for the site under the provisions of the existing area plan (Southeast Area Plan, 1983). The overall project density of 3.2 RAC is substantially less than the average residential density of 7.85 which could be achieved under the Southeast Area Plan.

The proposed land uses in the Santa Rita Ranch Specific Plan are 55% single family residential, 4% moderate density residential, 1% high density residential, and 6.5% non-residential. Non-residential uses include a village center, neighborhood commercial uses, an employment campus and a ranch resort. Development Regulations and Design Guidelines and Policies provide standards for future development which are sensitive to the environmental features of the area. The preservation of major washes as open space corridors, the designation of steep slope areas as open space preserves, and the provision of guidelines which facilitate wildlife movement, are some of the measures taken to promote environmental sensitivity.

The Santa Rita Ranch Specific Plan is a comprehensive land use plan which provides for a full range of housing opportunities, an open space network, neighborhood shopping areas, employment opportunities, and recreation facilities

which focus on trails and equestrian uses. The Specific Plan Map, Development Regulations, and Design Guidelines and Policies work together to guide future development in a manner which is compatible with the existing natural and built environment.

**Specific Plan:**

The Specific Plan combines Land Use, Recreation/Open Space, Circulation, and Utilities elements. The Land Use component includes nine distinct Plan Areas:

- (1.) Santa Rita/Bel Air is located adjacent to the existing golf course, and combines low density residential with an extension of the golf course, plus a school.
- (2.) Village Center combines neighborhood commercial, high and medium density residential uses.
- (3.) Santa Rita West is comprised of single family neighborhoods east of Houghton Road, a preservation/open space area and a park site.
- (4.) Santa Rita East is comprised of single family neighborhoods, a preservation/open space area, and a school site in the area east of the realignment of Melpomeme Way.
- (5.) Campus Employment/Executive Office includes an employment area and medium density residential uses at the northeast corner of Houghton and Camino Aurelia.

- (6.) Santa Rita Southwest is located southwest of Houghton Road and Camino Aurelia and consists of neighborhood commercial, medium density residential, and low density residential north of an open space corridor, as well as low density single family neighborhoods on the remainder of the area.
  
- (7.) Santa Rita South is located south of Camino Aurelia with a gradual transition of very low and low density residential uses adjacent to the National Forest. Neighborhood commercial uses are proposed at the intersection of Houghton and Camino Aurelia.
  
- (8.) Equestrian Resort and open space will provide an opportunity to establish an equestrian staging area adjacent to the Coronado National Forest. The adjacent Mount Fagan Ranch will be used as an example for architectural and site design of the resort.

The open space/recreation element includes one neighborhood park site, combined with an open space/recreation corridor, an extension of the existing golf course, recreation and preservation areas within the individual planning areas, open space preserves near the Coronado National Forest, and open space corridors throughout the project. Both passive and active recreational opportunities will be provided with an emphasis on preserving significant natural resource features.

Circulation will be provided via two north-south arterial streets, Houghton Road and Melpomene Way, and two east-west roadways, Camino del Toro and Camino Aurelia.

The utilities element of the Specific Plan provides for a phased extension and, where appropriate, augmentation of existing infrastructure.

All of the elements of the Specific Plan contribute to the provision of a natural resource related buffer to the Coronado National Forest. Open space preserves, wildlife corridors, density graduations, and special development regulations are some of the key considerations. The Design Guidelines and Policies incorporate many of the provisions and concepts developed under the Buffer Overlay Zone.

#### Key Aspects:

Important facts about the proposed Santa Rita Ranch Specific Plan include:

- 82% of the project area is proposed for either single family uses or open space,
- The proposed number of units is less than one-half of what could be build using the adopted Southeast Area Plan,
- The proposed land use plan is comparable to, and in some cases less intense than previously authorized rezonings on the site would allow. For example, TR zoning (apartments) is authorized for an area north of Camino Aurelia in Section 25, adjacent to very low density residential. The Specific Plan proposes Low Density Residential (LDR-1) in that location,
- The Specific Plan reduces uncertainty for both residents and developers by providing specific land use guidance, development regulations, and design guidelines over the next 25 years. If development is proposed which is inconsistent with the Plan, a plan amendment, public hearings, and public notice is required.

- The Santa Rita Ranch Specific Plan puts a cap on the number of units which can be built in the area and in the individual planning areas. The element of interpretation, whether of the Zoning Code or Area Plan, is eliminated in that regard.



## **SPECIFIC PLAN**

# **STATEMENT OF FINDINGS**

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## II. STATEMENT OF FINDINGS

### I. Statement Summary

Corona de Tucson has been a planned community in Pima County for approximately 25 years. Originally planned as a retirement community, it has been overshadowed by the rapid growth of Green Valley. Today, Corona de Tucson offers a uniquely scenic and accessible location where a relaxed, small town atmosphere still prevails. The Santa Rita Ranch Specific Planning process creates an opportunity to guide the growth of Corona de Tucson so that the character of the community is preserved and enhanced. The Specific Plan will implement adopted county land use policies for a large portion of the vacant area in Corona de Tucson, while at the same time providing detailed analysis of planning issues and specific land use designations. The analysis will include, but not be limited to, the following issues:

- The specific designation of parks and open space in areas which are physically constrained,
- The provision of commercial and public/semi-public services which are centrally located and convenient to residents,
- The implementation of development regulations and design standards which will enhance the character of Corona de Tucson and buffer differing land uses,
- The designation of a resource related edge to the Coronado National Forest.

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2. Plan Objective

The purpose of the Santa Rita Ranch (SRR) Specific Plan is to guide development in the Corona de Tucson area to be compatible with both existing development and adopted plans for the area. Specifically, the plan objective, in conformance with the Specific Plan ordinance, is to preserve open space in environmentally sensitive areas. Other zoning methods are impractical to achieve open space preserves. Neither development under existing zoning nor piecemeal rezoning would ensure the preservation of environmentally sensitive areas in an integrated system of open space. The network of open space preserves and natural washes will ensure the compatibility of future development with the significant environmental features. The open space network will also provide natural buffers between planning subareas, and where appropriate, between existing and future development.

3. Alternative Planning Methods

The Southeast Area Plan is the adopted county policy plan which provides land use guidance for Corona de Tucson. The Area Plan replaced, but generally reflects, previously adopted Corona de Tucson Neighborhood Plans.

The Specific Plan is a method which implements the land use policies adopted by the Southeast Area Plan (SEAP) while re-evaluating the specific land use designations which date from the original Corona de Tucson Neighborhood Plans adopted approximately 25 years ago. An additional policy plan for the area is unnecessary given the relatively recent adoption of the Southeast Area Plan (1983). Piecemeal rezoning requests, however, would not allow the comprehensive review of the SEAP land use map and

examination of the relationship between proposed land uses and physical constraints which will be achieved through the Specific Planning process. The Santa Rita Ranch Specific Plan provides an opportunity to masterplan almost three square miles of land, with phased development occurring in compliance with development regulations and design guidelines. Individual rezonings on a case-by-case basis would not necessarily provide a master planned project. The use of the Specific Plan for the Santa Rita Ranch property is an ideal mechanism for achieving both planning and implementation functions for the Corona de Tucson Area.

4. Plan Consistency

Land Use:

The Santa Rita Ranch Specific Plan Area is located within the adopted Southeast Area Plan boundaries. The Southeast Area Plan was adopted in 1983, but reflects previously adopted plans for Corona de Tucson (1961-1963, Corona de Tucson Neighborhood Plans #1-#5).

The Southeast Area Plan proposes single family uses for most of the approximately eleven square mile Corona de Tucson Community (see map). Single family uses are defined in the plan as ranging from .33 through 7 residences per acre. Multi-family, commercial, transitional or office, campus industrial and public/semi-public uses are also proposed along major (section line) streets and at major intersections.

The Santa Rita Ranch Specific Plan relates to the approved land uses and densities as proposed in the Southeast Area Plan. The Specific Plan allows fewer residential units and less acreage of non-residential uses than the Southeast Area Plan. The specific layout of low density residential uses, public and semi-public uses and supporting services has been re-evaluated, given that approximately 25 years has passed since the original planning efforts took place.

The criteria for evaluating the existing plan and re-designating land uses are based, in part, on the following:

1. The provision of services which are centrally located and convenient to residents;
2. Discouraging strip commercial development;
3. Responding to physical constraints, such as slopes, peaks and ridges, and natural washes.

D. Southeast Area Plan policies are also to be implemented through the Santa Rita Ranch Specific Plan. The Implementation Program in particular will be in accordance with policies 11, 13 and 14 regarding infrastructure. Policy 11 encourages new development to connect to the public sanitary sewerage system, Policy 13 requires a financing plan for transportation and flood control improvements, and Policy 14 calls for a Tucson Water fee system whereby fees from new customers are used to finance improvements required to serve newly developing areas. Policies 13 and 14 will be implemented through the Specific Plan and subsequent financing agreements.

The proposed Specific Plan is less intensive than the land uses proposed in the 1960 Comprehensive Land Use Plan. The 1960 Plan recommends urban uses, including single family residential development and associated commercial uses.

#### Transportation

The Santa Rita Ranch Specific Plan is consistent with the adopted transportation plans for Corona de Tucson including the Regional Transportation Plan (RTP), the Major Streets and Routes Plan (MS&R), and the transportation element of the Southeast Area Plan. Corona de Tucson is generally located at the intersection of Sahuarita and Houghton Roads, two of the longest arterial streets in Pima County and identified on the RTP as key features of the region's transportation network. The MS&R designates three east-west and four north-south roads as major streets. Only Camino Aurelia deviates from a section line alignment. Houghton Road north of Sahuarita and Sahuarita Road are designated scenic routes (see Transportation Map). The Southeast Area Plan policies establish Houghton and Sahuarita Roads as controlled access routes.

The circulation component of the Santa Rita Ranch Specific Plan is generally consistent with the major street system and helps to promote the safe and efficient flow of traffic. For example, traffic generated within each of the planning areas will be internalized with a controlled number of access points to the major streets. Right-of-way dedication will be consistent with the Major Streets and Routes Plan with the exception of Melpomene Way and Camino del Toro, which are proposed to be realigned to better serve the plan area.

Recreation:

There are no Pima County recreation plans which apply to this area. The Southeast Area Plan designates a park site southeast of Camino del Toro and Houghton Road.

5. Zoning Code Consistency

Section 18.01.030 of the Pima County Zoning Code sets forth guiding principles for the use and application of the Code. The proposed Santa Rita Ranch specific plan is consistent with these guiding principles. In summary, the Code principles which apply to the proposed Specific Plan are:

- a. "Recognize the right of affected property owners to be heard regarding proposed development, and to participate in the planning process. The equities of all interests concerned in an application shall be balanced".
- b. "Protect the economic and social values of surrounding properties".
- c. "Ensure a fair allocation of the costs of needed public services".
- d. "Provide for the orderly development of an area, avoiding the use of spot zoning".

The citizen participation element of the Santa Rita Ranch Specific Planning process has provided numerous opportunities for citizens to participate throughout the planning process. Citizen participation efforts include five neighborhood public meetings organized by the applicant, two public hearings held by the Planning and Zoning Commission, and one Board of Supervisors public hearing. The applicant has met with and shall continue to meet with homeowner's groups in the study area.

The economic and social values of surrounding properties will be balanced through the Specific Plan. The economic value of land will be stabilized or enhanced by the increased certainty and specific land use designations proposed in the plan. The social value of land will be recognized where significant environmental constraints exist with open space or very low density areas being provided.

The implementation of the Specific Plan will place the cost burden of infrastructure extension and augmentation on the developer. Current Corona de Tucson residents will not be assessed for these improvements.

The specific plan is a mechanism for comprehensive planning and zoning of a designated area. The implementation and phasing programs of the plan shall provide for phased development in conjunction with the orderly extension of public infrastructure. The plan provides a method for reviewing, updating, and implementing the existing Southeast Area Plan. Since the Specific Plan combines planning and zoning functions, the need for "spot" rezonings shall be eliminated once the Specific Plan is adopted.

6. Community Benefits

Although, the Corona de Tucson community was founded in the 1950's, its growth has been relatively slow to date. The Santa Rita Ranch Specific Plan will provide updated planning and development strategies for a large portion of the vacant land in the community. The specific plan has been developed with the input and review of property owners and residents of Corona de Tucson, so that the resulting plan meets:

- The needs of the developer in designating future land uses and open space areas;
- The needs of the residents in ensuring development which is compatible with the existing land use pattern;
- The physical and environmental constraints of the area, including the provision of open space corridors and natural preserves.

7. Land Use Context Compatibility

Developed areas within the Corona de Tucson Study Area include several single family subdivisions, townhomes, very low density residential uses near the Coronado National Forest, a golf course and club house, and several small commercial uses. Most of the Plan Area remains open range land.

Built subdivisions are located west of Houghton Road between Sahuarita Road and Camino del Toro, and southeast of Houghton and Sahuarita Roads along the Santa Rita golf course. Additionally, all of Section 25 is subdivided, although, there are no infrastructure improvements or homes in place. Mount Fagan Ranch is located in the excluded area northwest of the Coronado National Forest.

The Santa Rita Ranch plan is consistent with the existing land uses in Corona de Tucson by proposing low density uses in areas adjacent to existing development. Non-residential and high density land uses will be internalized and to minimize impacts on existing residences.

The Coronado National Forest is located south/southeast of Corona de Tucson, with the Santa Rita Experimental Range located to the southwest. The Specific Plan will be compatible with the National Forest by providing for low density uses near the National Forest boundary, retaining areas of natural open space, and by establishing land use regulations which allow for wildlife movement outside the National Forest boundary.

8. Environmental Suitability

Significant land forms in the Santa Rita Ranch plan area, including slopes and major drainageways, will be incorporated into a network of natural open space. The designation of open space preserves and open space corridors is especially significant in this area given the fact that the County Trails Access Plan, and Regional Recreation Facilities Map do not include Corona de Tucson. The physical constraints analysis conducted in conjunction with the Specific Plan has been utilized to designate an edge to the Coronado National Forest which is responsive to environmental resources. Development Regulations further address compatibility between new land uses and the Coronado National Forest.

9. Public Services Suitability

The Specific Plan is located within Corona de Tucson, an established suburban community. Existing infrastructure includes a wastewater treatment facility, City of Tucson Water facilities, and gas and electric service from Southwest Gas Corporation and TRICO Electric Cooperative. In addition to utilizing the existing infrastructure, development of Santa Rita Ranch will require, in some cases, infrastructure improvements which will benefit other portions of the community and will especially benefit the community in the area of water distribution.

Transportation conservation methods are included in the Specific Plan. Although Corona de Tucson is not large enough to support a mass transportation system, ridesharing and park-and-ride concepts are included. The purpose of the transportation conservation methods is to minimize the average number of vehicle miles travelled.

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**SPECIFIC PLAN**

**SITE INVENTORY & ANALYSIS**

### III. SITE INVENTORY ANALYSIS

#### I. INTRODUCTION

The Santa Rita Ranch Specific Plan is a land use proposal for approximately 1,889 acres at the base of the Santa Rita Mountains in Corona de Tucson. Corona de Tucson is located south of the intersection of Houghton Road and Sahuarita Road, approximately seven miles south of Interstate 10 (see Location Map). The 1,889 acre Santa Rita Ranch Specific Plan area is located south of Sahuarita Road and east of the Harrison Road alignment.

The Santa Rita Ranch Specific Plan proposes a range of land uses, with almost 80% of the project area being single family neighborhoods and open space.

Corona de Tucson has a long history of planned land uses, including a series of Neighborhood Plans, adopted in the 1960's, rezonings, recorded plats, and the Southeast Area Plan which was adopted in 1983. The hub of the existing community, located south of Sahuarita Road and north of Camino del Toro between the Harrison Road and Melpomene Way alignments, has been largely rezoned and platted (and partially developed) at an average density of three to four RAC.

The Southeast Area Plan allows for approximately 15,000 residential units within the project area, at an approximate residential density of 7.84 RAC. The application of the Southeast Area Plan to the Santa Rita Ranch Specific Plan Area is summarized below. In calculating what could be achieved in the Santa Rita Ranch under the adopted Area Plan, the upper end of the planned density ranges were used.

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	Acres	Density Range	Target Density	Maximum # Units
Estate	110	1	1	110
Low Density Residential-1	383	2-4	4	1,532
Low Density Residential-2	529	4-6	6	3,174
Medium Density Residential	69	7-12	12	828
High Density Residential	25	13-20	18	450
Village Center	15	--	--	--
Neighborhood Commercial	29	--	--	--
Employment Campus	35	--	--	--
Resort	45	--	--	--
School	20	--	--	--
Park	20	--	--	--
Open Space	328	--	--	--
Golf Course	67	--	--	--
Recreation/Open Space/Buffers	113	--	--	--
Right-of-way/Drainage/Miscellaneous	101	--	--	--
<b>TOTALS</b>	<b>1,889*</b>			<b>6,094</b>

\* Estimated Number of Acres  
Average Density = 3.2  
Residential Acreage = 1,116  
Average Density on Residential Acreage = 5.5

The Santa Rita Ranch Specific Plan proposes 6,094 units, or less than half of what would be allowed under the existing Southeast Area Plan. The overall project density for Santa Rita Ranch is approximately 3.3 RAC.

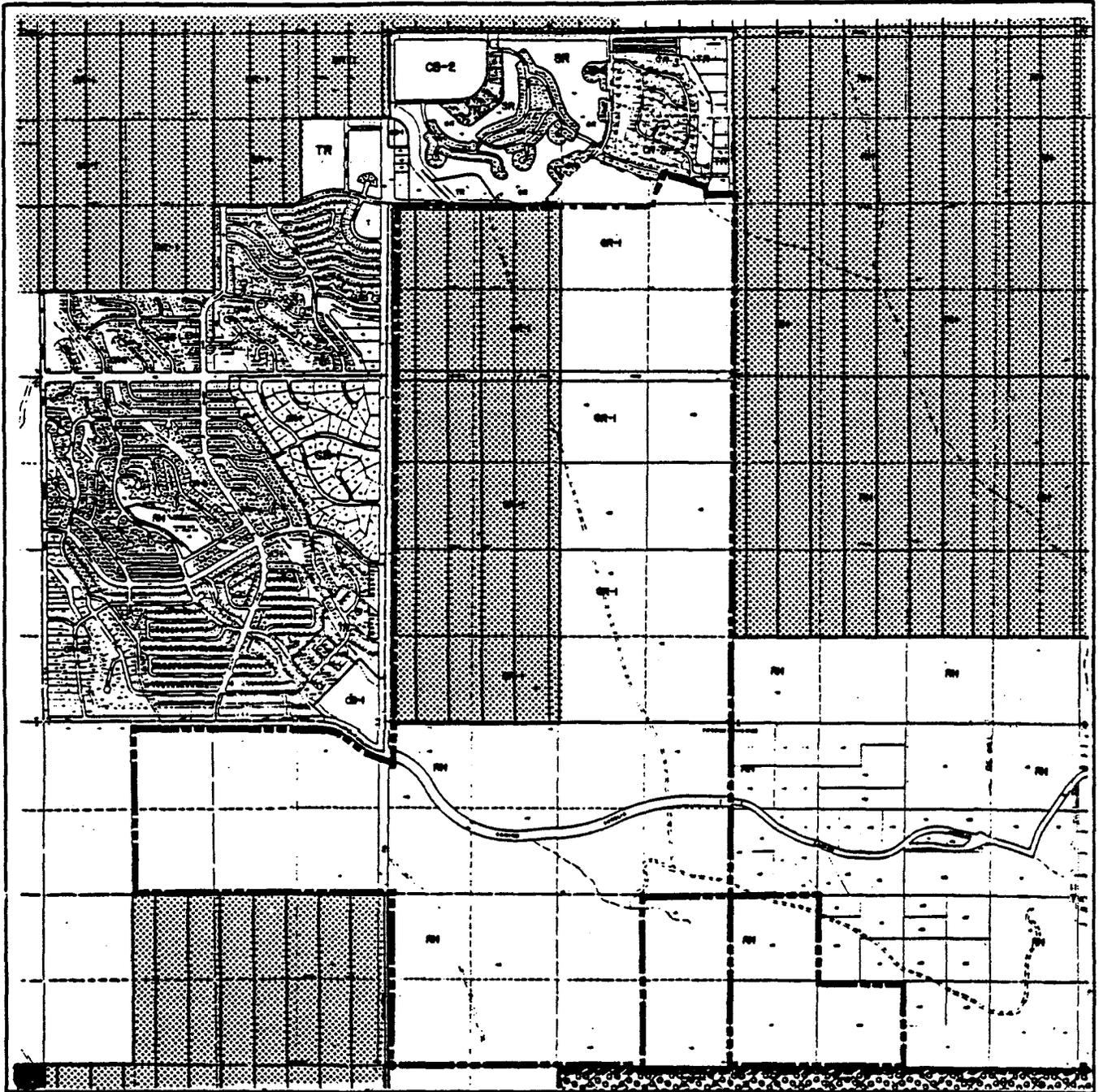
## 2. REGIONAL CONTEXT

Corona de Tucson is located approximately 25 miles southeast of downtown Tucson, 20 miles from the Tucson International Airport, and 10 to 20 miles from Tucson's major employers such as Hughes Aircraft Co. and IBM. Corona de Tucson experiences lower temperatures (of eight to ten degrees) and cleaner air (particle levels at one-third or less than federal and state standards) than the Tucson valley. The Corona de Tucson community is largely surrounded by state land with the Coronado National Forest located to the south.

The Corona de Tucson area is expected to absorb a portion of the future population growth in the Tucson area because of its location, scenic qualities and lifestyle opportunities. The community is located at the intersection of two regionally important roadways. The first significant roadway is Sahuarita Road which spans the Santa Cruz Valley, connecting Mission Road west of Interstate 19 with the Mountain View Sonoita Highway (U.S. 83) on the east. Houghton Road, the other regionally significant roadway, has become one of the longest and most significant arterial roadways in Pima County, extending from Corona de Tucson to Snyder Road in the northeast quadrant of the community. These major transportation facilities, Sahuarita and Houghton Roads, provide access from Corona de Tucson to both Interstate 19 and Interstate 10. Additionally, the Sahuarita Corridor Study, initiated in January 1988, will locate a major transportation corridor between Interstate 19 and Interstate 10 which will utilize Sahuarita Road and a proposed north-south alignment.

Corona de Tucson is situated in the foothills of the Santa Rita Mountains above the desert valley floor. The desert vegetation, rolling hills, and lower average temperatures provide an attractive setting for residential neighborhoods. The Santa Rita Ranch Specific Plan calls for primarily single family residential development which is consistent with existing and planned residential densities.

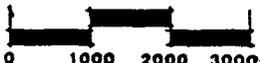
The Santa Rita Ranch Planning Area is approximately 1,389 acres of undeveloped land. The Specific Plan will provide land use designations and design guidelines for both state land (480 acres) near Houghton Road and Camino del Toro Road and privately held land in the Plan Area.



 STATE LAND  
 SANTA RITA EXPERIMENTAL RANGE  
 CORONADO NATIONAL FOREST  
 PRIVATE

**LAND OWNERSHIP**

**SANTA RITA RANCH  
SPECIFIC PLAN**

 Dooley-Jones & Associates, Inc.  
 SCALE IN FEET  


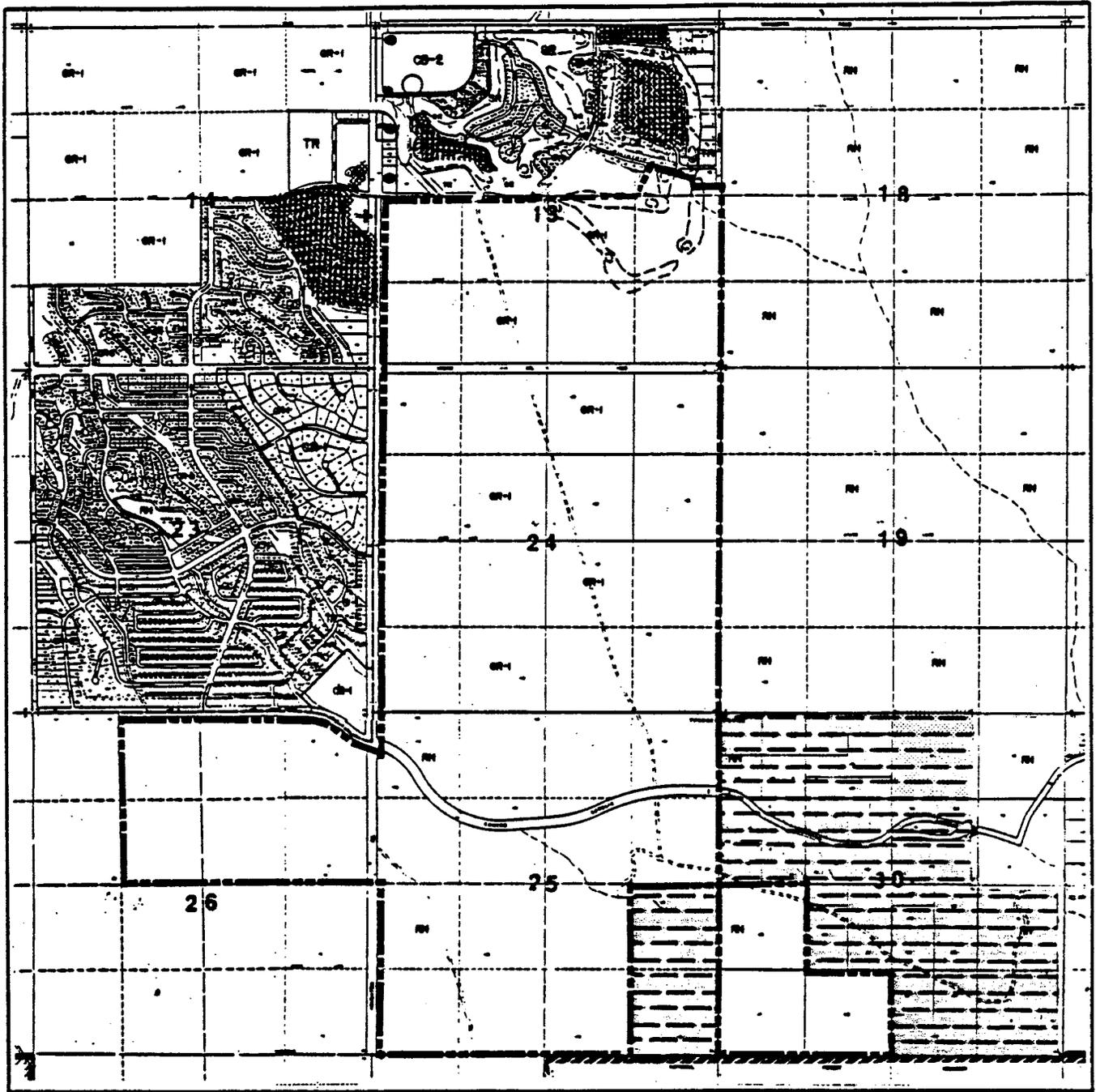

### 3. EXISTING LAND USES AND ZONING

#### Land Use:

The developed areas in Corona de Tucson include several single family subdivisions, a townhome subdivision, very low density residential uses located near the Coronado National Forest, a golf course and club house, as well as several small commercial uses. Much of the currently vacant land has been rezoned and platted with primarily CR-3 zoning, with some CR-1, TR, and CB-1, as well.

The four developed areas found in Corona de Tucson include three CR-3 zoned single-family subdivisions and one TR zoned townhome project. These are described below:

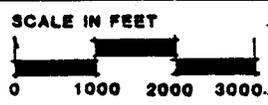
- a. Approximately 135 single-family homes are located west of Houghton Road between Vista Monte Road on the north and Forrest Feezor Street on the south. Infill development of the few remaining lots is occurring.
- b. Approximately 30 single family homes are located southeast of Houghton and Tallahassee Roads and along the Santa Rita golf course.
- c. Approximately 100 single family homes are located southeast of Raleigh Drive and Sahuarita Road and are also located along the golf course fairways.
- d. Approximately 30 townhomes are located along Sahuarita Road, east of Raleigh Drive. Building pads located south of the existing units have been prepared for one row of 30 additional townhomes.



-  BUILT SUBDIVISIONS
-  VERY LOW DENSITY RESIDENTIAL
-  COMMERCIAL
-  FIRE STATION
-  CHURCH
-  EXISTING GOLF COURSE

**EXISTING DEVELOPMENT**

**SANTA RITA RANCH  
SPECIFIC PLAN**



There are eleven single family homes on large lots located east of the Melpomene Way alignment and along either side of Camino Aurelia which are east of the plan area. The lots in Section 30 are typically four to ten acres in size. There are no paved roads in this area and water service is provided by a private cooperative.

Commercial uses are located along the east side of Houghton Road between Sahuarita Road and Dobbins Street. They include an automobile service station, a convenience store, a commercial/office building, and the Santa Rita Country Club. The fire station is located behind the convenience store on Tallahassee Road. The fire station's modern architecture and tower establish it as a local visual landmark. A church is located on the west side of Houghton Road south of Vista Monte Road. The fire station and church are the only structures which exceed the typical one-story height, while all structures immediately adjacent to the plan area are one story.

The proposed Specific Plan provides for similar or compatible land uses located adjacent to existing development. Development near the existing golf course at the northern end of the west planning area, is proposed to be low density single-family uses which will be compatible with the existing development and platted single-family neighborhoods located west of Houghton Road. Very low density uses, open space, and a small ranch resort are proposed near the Coronado National Forest. A more detailed description of the land use patterns and related development regulations and design guidelines can be found in the Specific Plan section of this report.

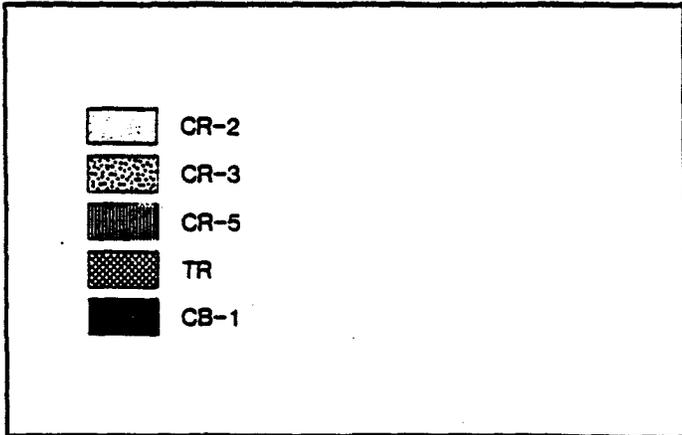
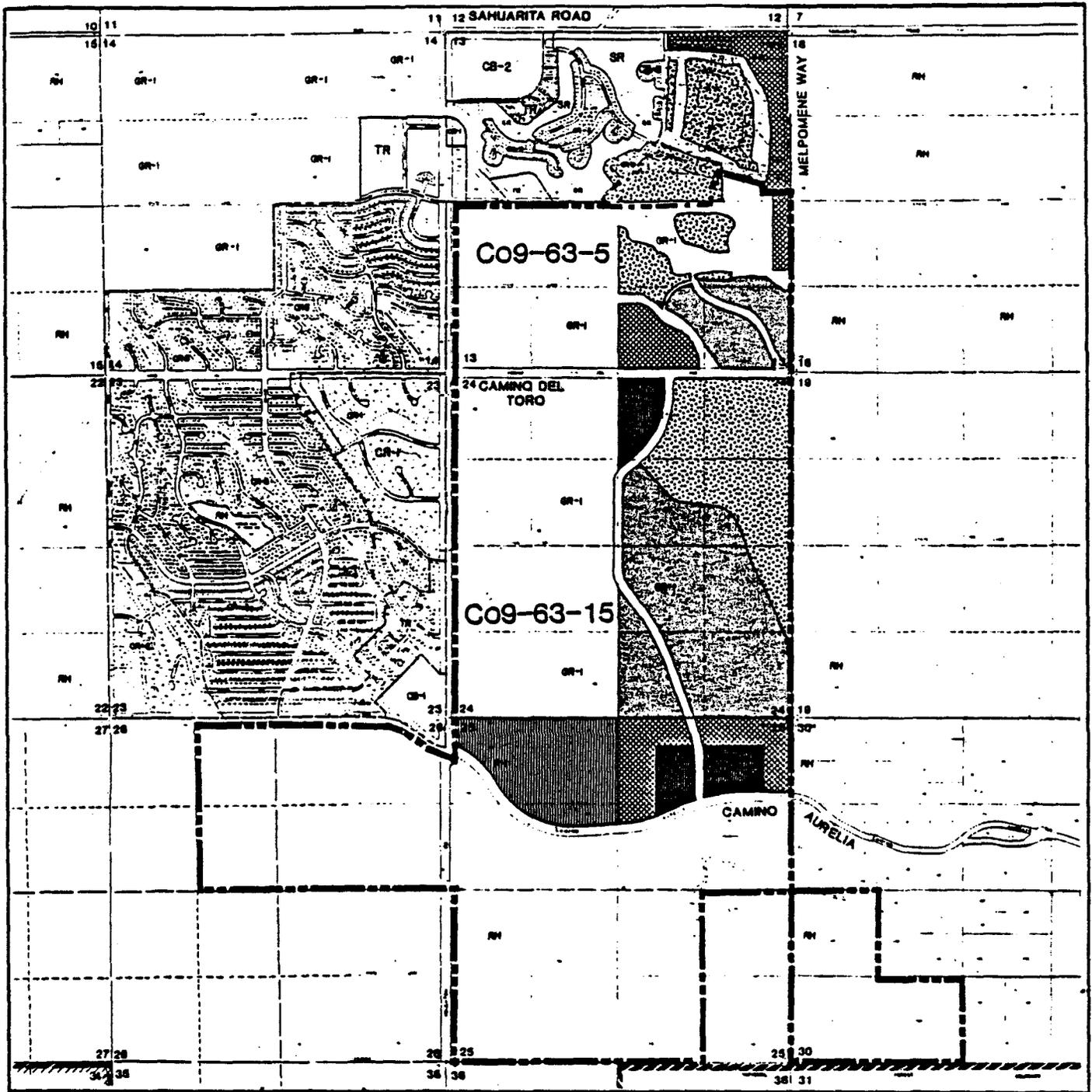
Zoning:

The plan area is currently zoned RH, Rural Homestead, and GR-1, Rural Residential. Both zones allow low density residential uses and are intended for rural or semi-rural areas.

Existing zoning north of the subject property is TR (transitional, apartment/office uses allowed), CR-3 (single residences on 8,000 square foot lots allowed), and an SR (Suburban Ranch) zoned golf course. Current zoning west of the site, in order from north to south, is CR-3, CR-1 (single residences on 36,000 square foot lots, TR, CB-1 (local business), and RH. Existing zoning to the south and east is RH. Much of the existing zoning in this area reflects rezoning and platting activities dating from the early 1960's.

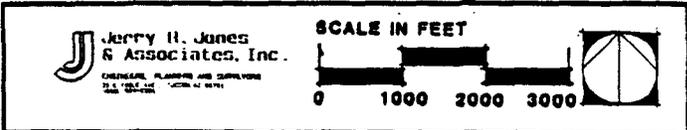
Three rezoning applications were applied for within the Specific Plan boundary between 1963 and 1973. Two of the cases were approved by the Board of Supervisors and remain open cases in the County system.

Rezoning case CO9-63-5 authorized TR, CR-3, CR-2 and SR for an area between Sahuarita Road on the north, Camino del Toro on the south, Melpomene Way on the east, and approximately the mid-section line on the west. The northern portion of the case has been ordinances with CR-3 and SR zoning. The area is known as Santa Rita Bel Air and consists of single family homes along the golf course. According to the rezoning request, the golf course and single family uses were proposed to continue south to Camino del Toro, with approximately 20 acres of TR zoning (office or apartments) at the intersection of Camino del Toro and the mid-section line.



**AUTHORIZED REZONINGS**

**SANTA RITA RANCH  
SPECIFIC PLAN**

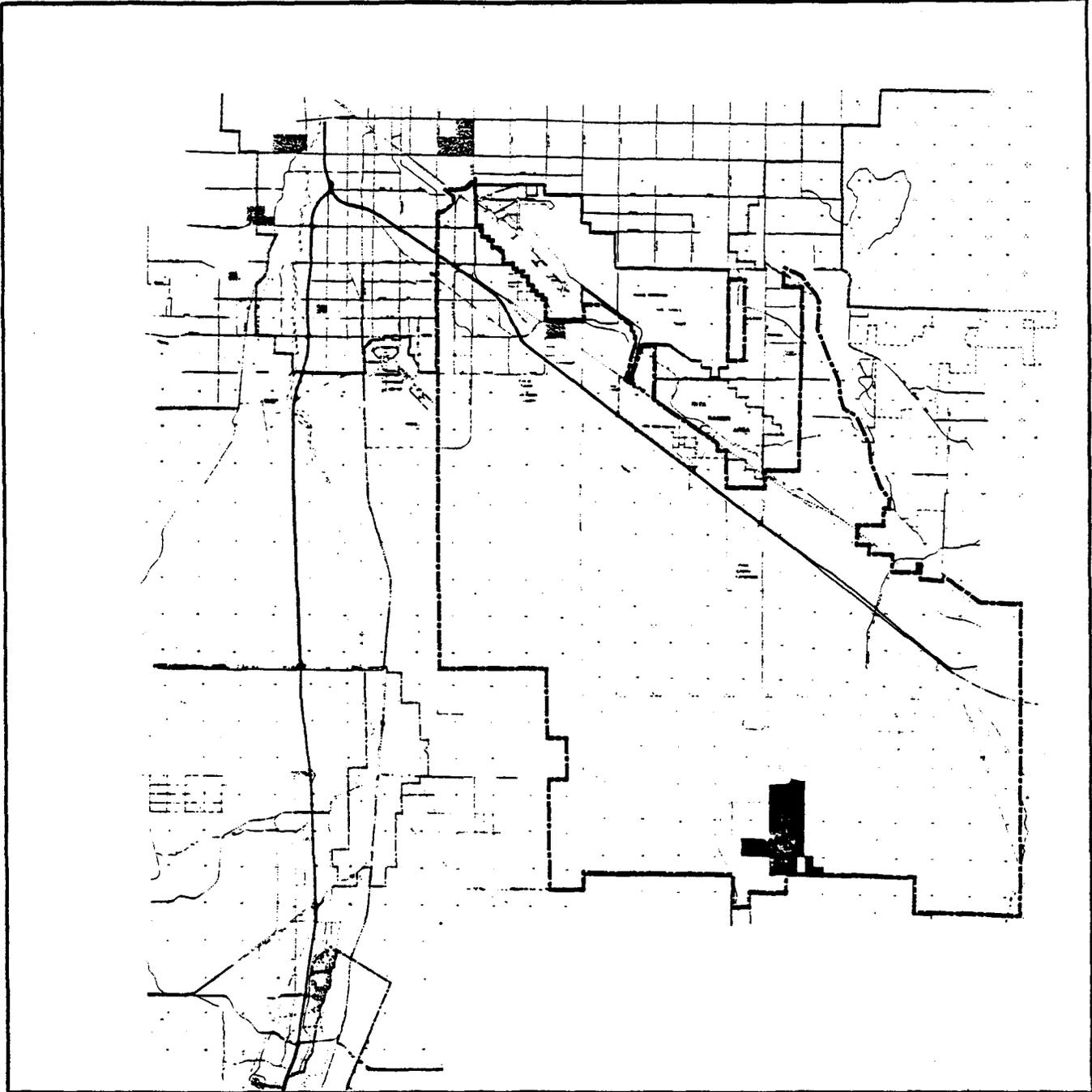


Rezoning case CO9-63-15 is adjacent to and south of case CO9-63-5. It is bounded by Camino del Toro on the north, the Melpomene Way alignment on the east, and Camino Aurelia on the south. The western boundary was formed by state land, running along the mid-section line, south of Camino del Toro one mile, then west to Houghton Road. Authorized zones include CB-1, TR, CR-5, CR-3 and CR-2. The rezoning application proposed a curvilinear roadway located approximately mid-section which runs north and south from Camino del Toro to Camino Aurelia. The mid-section road was proposed as an alternative to the Melpomene alignment. CB-1 and TR uses were authorized at the northwest and northeast corners of the intersection of Camino Aurelia and the proposed roadway.

**Planned Land Use:**

The Santa Rita Ranch Specific Plan area is located within the boundaries of the adopted Southeast Area Plan (1983). The Southeast Area Plan boundary map on the following page illustrates the location of the Specific Plan within the Area Plan boundaries. The Southeast Area Plan map identifies the proposed land uses for the Corona de Tucson study area.

The Area Plan proposes a mix of single-family, multi-family, transitional or office, commercial, and campus industrial uses for the Specific Plan Area. Approximately 718 acres are proposed for non-residential uses, and approximately 6,094 units are proposed for the remaining Santa Rita Ranch acreage. The average area plan density is 3.3 RAC for the Specific Plan area. The Southeast Area Plan is designed primarily following the grid pattern of major streets, and does not necessarily reflect major washes and other physical constraints.



 SOUTHEAST AREA PLAN BOUNDARIES  
 SANTA RITA RANCH PLAN BOUNDARIES

## SOUTHEAST AREA PLAN

## SANTA RITA RANCH SPECIFIC PLAN


**Dooley-Jones & Associates, Inc.**  
PLANNING ARCHITECTURE ENGINEERING  
100 N. WINDY HOLLOW, PUEBLO, CO 81001

SCALE IN MILES





The goal of the Santa Rita Ranch Specific Plan is to develop a land use concept which is generally consistent with the types and intensity of land uses proposed in the Southeast Area Plan, while reflecting the physical opportunities and constraints of the area.

**Well Sites:**

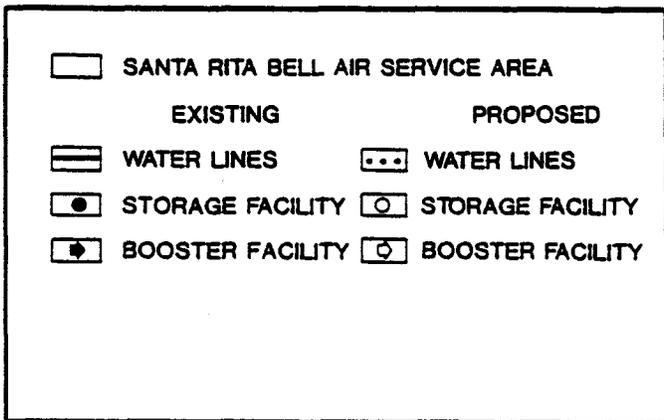
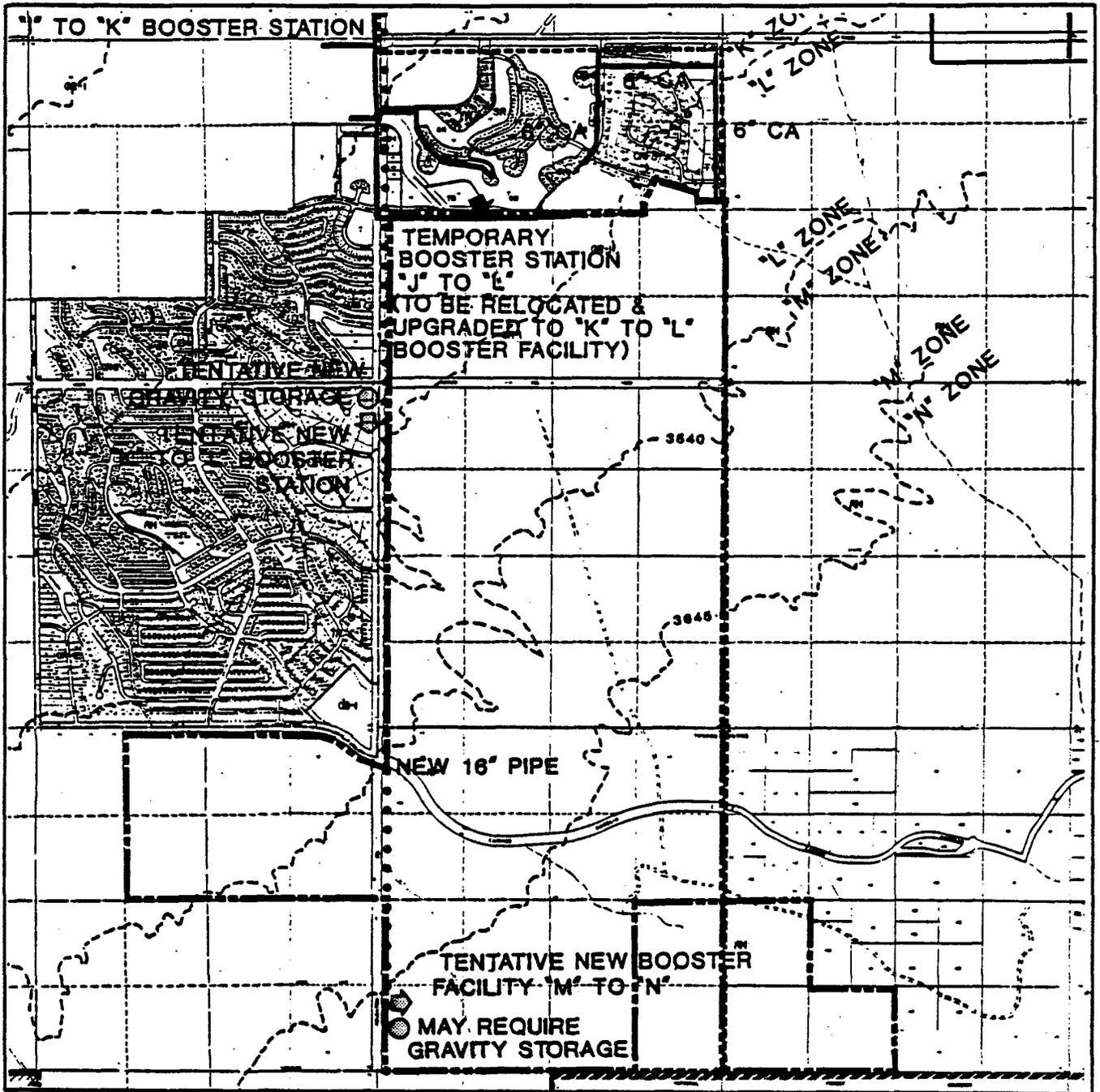
There are five well sites in the vicinity of the plan area which are registered with the Arizona Department of Water Resources and they are listed below:

<u>Registration Number</u>	<u>Location</u>
1. 514763	NW1/4 of the SW1/4 of the NW 1/4 of Section 29.
2. 514612	NE1/4 of the NE1/4 of the SW1/4 of Section 30.
3. 801279	SE1/4 of the SE1/4 of the NW1/4 of Section 13.
4. 513668	NE1/4 of the SW1/4 of the NW1/4 of Section 26.
5. 514434	SW1/4 of the NE1/4 of the NE1/4 of Section 26.

Well Number 5 is within the southwestern portion of the Plan Area, and Well Number 3 is at the northern boundary of the Plan Area.

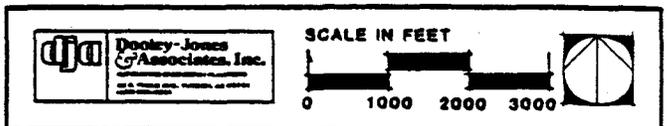
Existing Tucson Water facilities within the area are as follows:

1. Existing Well H-2 which is located at AWCOR Section 26, Township 16 South, Range 15 East at Harrison Road. An existing 16-inch waterline runs south to Pima Mine Road where it is reduced to a 10-inch waterline and continues south along the water from Well H-1.



**WATER**

**SANTA RITA RANCH  
SPECIFIC PLAN**

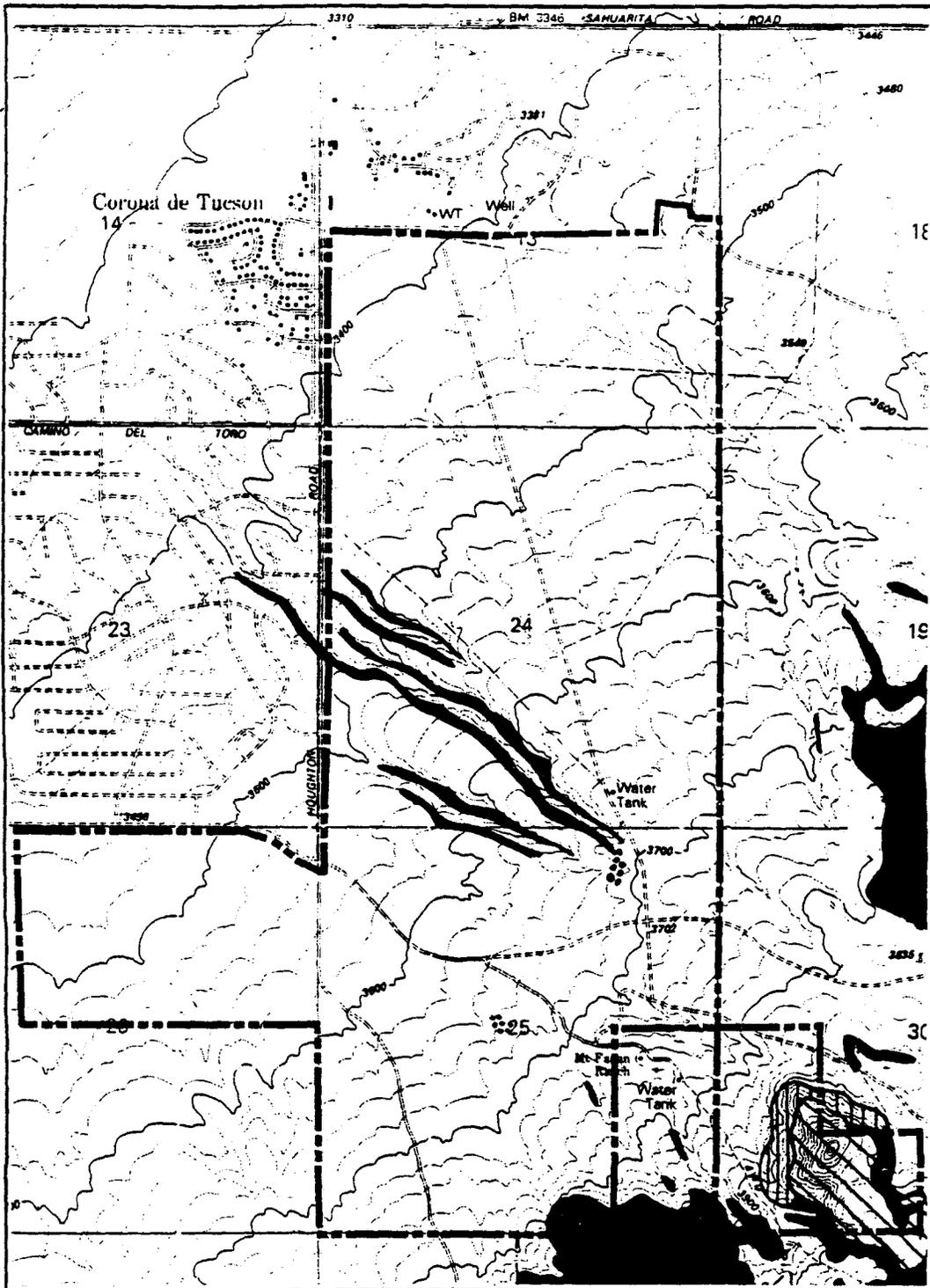


2. Existing Well H-1 is located west of Harrison Road along Pima Mine Road. This well and Well H-2 pump water to the existing South Houghton Road 1,000,000 Gallon Storage Tank. The water is further boosted by the "I" to "K" booster facility. The storage and booster site is located north of Sahuarita along Houghton Road. Tucson Water has modification plans for this booster site per PN 137-85, although the modifications have not yet been initiated.
3. Another existing Santa Rita Bel Air temporary booster "J" to "L" site is located east of Houghton Road along Vista Monte Drive. Tucson Water has modification plans for this site (PN 060-85).

#### 4. TOPOGRAPHY

The Santa Rita Mountain Range in the Coronado National Forest is located south of Corona de Tucson. The Santa Rita Ranch Plan Area is northwest of Mount Fagan, the northernmost prominent peak of the Santa Rita Mountains.

The foothills of the Santa Rita Mountains slope to the northwest and have upland features composed of consolidated materials and includes areas with slopes that exceed 15%. Onsite elevations vary from approximately 4000 to 3300 feet and the topography is generally characterized by alluvial fan slopes and typical foothill configurations. The upland hills are identified as restricted peaks and ridges on the topography map; no development is proposed for the restricted areas.



-  SLOPES OVER 15%
-  SLOPES 25% AND GREATER
-  RESTRICTED PEAKS
-  ROCK OUTCROPS

## TOPOGRAPHY

### SANTA RITA RANCH SPECIFIC PLAN



Jerry R. Jones  
& Associates, Inc.  
211 West 1st Street, Suite 201  
Tucson, Arizona 85701

SCALE IN FEET





Dissected bajadas and alluvial fans occur at the base of the mountains and include a network of drainageways incised or eroded into the alluvial material. Many of the drainageways found in the mountains and foothills have side slope angles exceeding 10%. The bajada flattens to slopes less than 3% in the area located generally east of Houghton Road and north of Camino del Toro.

Restricted peaks, slopes exceeding 15 percent, and slopes exceeding 25% are identified on the Topography Map. There is one restricted peak impacting the plan area. Areas of 25% or greater slope outside the protected peaks are limited to the southeast corner of the plan area. The restricted peak and the steep slope areas in excess of 25% will be incorporated into the open space network.

Two areas of significant rock outcroppings have been observed on the site outside of the protected peak. The largest outcrop is located at the headwaters of a wash which originates near the south boundary of Section 24 (Watershed F on the Hydrology Map). The 100-year flows of the wash are relatively low (270 cfs where the wash exits the site) but the channel banks exceed 15% slope. The second rock outcrop is located adjacent to a major drainageway south of Camino Aurelia. The drainageway originates in the Coronado National Forest and crosses the Mount Fagan property (designated "i" on the Hydrology Map). Both rock outcrops will remain as open space areas.

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Average cross slope calculations, in accordance with the Hillside Development Zone Ordinance, will be provided at the time of subdivision platting.

## 5. HYDROLOGY

### Overview:

Existing one hundred year peak flows were determined utilizing a 1 inch equals 2000 feet, 20 foot contour interval, 7.5 minute U.S.G.S. Quadrangle Map. Rainfall depths for appropriate storms were determined by using the Pima County Hydrology Manual. Future development of the site (housing density and road location), was provided by the Santa Rita Ranch Specific Plan. Using the above referenced information, watersheds were delineated, and areas were determined by using a planimeter.

Existing and developed 100-year peak flows (Q100's) were determined using Pima County's Hydrology Manual for Engineering Design and Floodplain Management Design and Floodplain Management. To determine developed peak flows, the percentage of each type of future development was determined with a planimeter, and weighted averages of the parameters were used in calculating peak flows. Smaller sub-watersheds were also used in flow calculations to provide additional peak flow information.

Hydrological sub-watersheds were selected to provide flow information for an individual type of development. Development types were generally suburban, moderately urban, or highly urban in nature. Rating curves were then utilized relating developed peak flow versus watershed area for each type of development, allowing runoff to be determined from the given watershed

areas and impervious cover. Sub-watersheds were also delineated to determine peak flows where drainages cross roads, for culvert selection.

The input data for the Pima County method was determined using the graphs and figures provided in the Pima County Hydrology Manual, as well as, site investigation and topographic maps. A computertized version of the Pima County Hydrology method was used to perform the calculations to determine peak flows.

Culvert selection was determined using the Hydraulic Engineering Circular Number 5 (Hec-5), specifically Chart 1, Headwater Depth for Box Culverts with Inlet Control, and Chart 5, Headwater Depth for C.M. Pipe Culverts With Inlet Control (Inlet control was assumed). Attempts have been made to pass the entire 100-year flow, with the minimum headwater possible, through the proposed culverts. Until further design parameters are determined, the culverts are sized to convey the full 100-year storm. Some areas have braided storm channel networks which makes quantifying flow for individual channels difficult. Braided channels were generally assumed to split flow 50-50% or 25-75% after comparing apparant channel sizes on an aerial photographic map. In very few cases when dealing with large flows the majority of the flow was therefore assumed to be likely to go into either channel. In this case, 75% of the total Q100 of one channel was added to the total flow of adjacent channels in determining each channels flow separately.

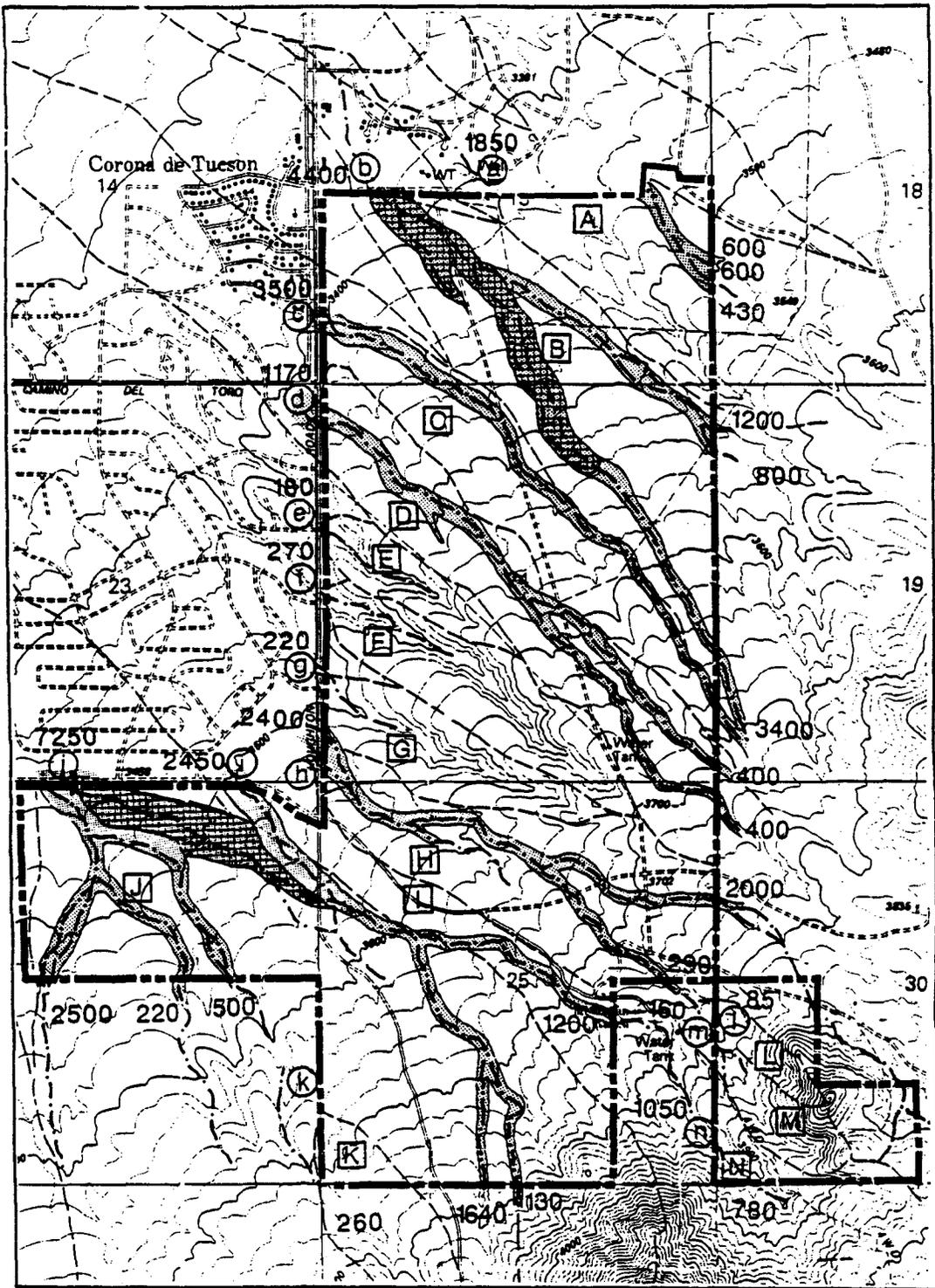
The Hydrology Maps indicate existing and developed Q100's, delineated watersheds and developed Q100's where culverts are required and identification of areas to be developed.

#### Existing Natural Conditions:

The property presently consists of undeveloped foothills sloping to the northwest. Storm runoff from the Mount Fagan watersheds impact the parcels near the foothills at the south and east property lines of each parcel. The watershed elevation ranges from 6190 to 3800 feet, and the vegetative cover types are generally desert brush grasslands. The onsite elevations vary from approximately 4000 to 3300 feet and the topography is generally characterized by alluvial fan slopes and foothills formations. Stormwater runoff flows within both well defined and braided washes which flow generally from the southeast to the northwest. Some of these washes merge or diverge within the fan-slope areas.

There are approximately three major washes entering or traversing the property, of which the Mount Fagan north branch wash is typical. The approximate range of the 100-year peak discharges is 1000 to 3500 cubic feet per second (cfs) for these larger washes. Several smaller washes originate a shorter distance from the south or east property line or within the parcel. These washes range downward from 1000 cfs for the peak discharge. Some braiding of the washes and sheetflow occurs onsite which is typical of fan-slope areas. However, most washes (approximately 85%) are generally well entrenched and defined. For this analysis, a 50% merging or divergence factor was assumed to determine the discharge downstream of flow splits.

A review of Pima County's Flood Control District records indicates there are no recorded complaints within the Plan Area. One complaint was received in the area north of the Plan Area regarding a neighbor filling a wash. During the Santa Rita Ranch planning process, area residents have identified flooding



	EXISTING WASH
	WATERSHED
	WATERSHED BOUNDARY
	CONCENTRATION POINT
	Q <sub>100</sub> EXISTING
	EXISTING 100 YEAR FLOODPLAIN
	SHEET FLOW AREA

## HYDROLOGY (EXISTING)

### SANTA RITA RANCH SPECIFIC PLAN

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on Houghton Road north of the Plan Area as a concern. Basin studies will be submitted by the petitioner at the time of block platting for the applicable phased plan. The study will investigate the impacts of existing and approved upstream development on downstream flooding potential.

#### Offsite Hydrology

Twenty-three watersheds occur upstream of the Santa Rita Ranch Plan Area. Most are small (less than 70 acres) with 100-year peak flows below 300 cfs. Several are much larger with peak flows of 1000 to 2560 cfs. None of the offsite watersheds currently have been significantly disturbed.

The watershed's headwaters originate to the southeast, in the foothills of the Santa Rita Mountains. Most headwaters occur on approximately 20% slopes, with a few areas of steeper (25-45%) slopes occurring in a region of rock outcrops located just south of the area to be developed. The rock outcrops act as impervious cover, thereby increasing runoff. Outcrops make up a very small percentage of the total area; therefore, the impact is not considered significant.

Most channels are relatively well incised, but many to the northeast occur in areas where slopes are reduced and braiding to becomes common. Some channels at the southeast terminate in or near the area to be developed, then flow to the northwest where they eventually impact the northwest study area.

The relatively low cover density of desert brush vegetation, combined with the steep slopes and generally slow percolating soils found in foothill environments, contribute to create short peaks and high runoff volumes for any given watershed area.

8490 906

Soils groups are rated either A, B, C, or D, based upon the amount of runoff associated with that soil relative to other soils. Texture, slope, and depth to bedrock are the dominant factors affecting a soils' rating. Soils in Group A are deep and require heavy rains to initiate runoff, while Group D soils are shallow and develop runoff soon after rains begin. The region is predominantly 27% B and 73% C soils. For steeper slopes, a more conservative 50% Group C and 50% Group D, or 100% Group D, has been assumed.

The curve number of a basin is an indication of the runoff which will result from rainfall on that surface. Higher runoff results in a higher number, up to a curve number (Cn) of 100 for a smooth, impervious surface.

Desert brush vegetation is associated with the highest curve numbers found under natural conditions, because of the poor vegetative density in semi-arid climates. For the soils found in this study area, existing curve numbers range from 83 for Group B soils to 93 for Group D soils.

The basin factor is a measure of the roughness of the land surface; flow is reduced with increased roughness. Values for the basin factor are found in the Pima County Hydrology Manual. For a typical foothills environment the basin factor is .035.

#### Onsite Hydrology:

Future development will occupy 21 watersheds ranging from 14 to 400 acres (excluding offsite headwaters). Due to channel braiding within drainage areas B, C, H, I, and J, these watershed boundaries are not stable, changing over

time as channels move laterally to come together or separate. The remaining watersheds have stable divides, which will not be significantly changed with development. Onsite slopes range from small areas of 25-30% near rock outcrops to typically 3 or 4% over most of the area.

Much of the vegetative cover in the development will remain as desert brush. It was assumed that cover density will generally decrease with higher development density, as is commonly seen at other locations. The cover density in the resort area is anticipated to be equal to or higher than natural conditions, as desert landscaping is expected to be quite intensive.

Runoff and the associated curve number will increase from developed vegetated areas if the cover density is reduced. On the other hand, an increase in cover density, as found in grassed and densely vegetated landscaped areas, will reduce the curve number. Thus, the curve numbers used for determining developed peak flows reflect changes in cover density.

Development generally increases the amount of area of low infiltration such as parking lots, roofs and roads. These impervious surfaces increase the runoff volume and reduce the time that runoff takes to reach the watershed outlet. Percentages of impervious cover were estimated at approximately 20% for Estate Lots, 40% for single family neighborhoods, and 65% for higher density areas and the resort.

#### 100-Year Floodplains and Sheet Flow Areas:

Floodplains were determined by rating the 100-year peak flows through channel cross-sections using the Manning equation. Given an average Manning's roughness factor of .032 and channel slopes and configurations determined from a 1" = 2000' U.S.G.S. Quadrangle Map, Manning's equation provides a depth and top width of flow. Calculations were performed by computer program. Channel cross-sections were determined from the quad sheet by interpolating between the 20 foot contours.

The eastern portion of the Santa Rita Ranch Development Areas has well incised channels with narrow (20-75 foot) 100 year floodways. The west watersheds B, I, and J contain washes with large 100 year discharges, which spread to 500 feet wide in the braided channel networks. In some areas sheet flow overtops the divides between channels, creating a single channel engulfing 2 or 3 separate channel braids. Most of the washes have lesser 100 year flows (below 1000 cfs) which have floodplains less than 200 feet in width.

The depth of flow is generally below 2 feet within braided channels and below 3 feet within incised channels. Watersheds O, U, and S contain a large incised wash with a flow depth of as much as 5.5 feet. The average depth of sheet flow within these watersheds is approximately 1 foot. Future planning will require more detailed topographic information before the floodplains can be more accurately delineated.

**Existing Development:**

Houghton Road and Camino del Toro are the only paved roads serving the area. Houghton Road runs north/south along the west edge of the Santa Rita Ranch; Camino del Toro approaches from the west, ending at Houghton Road. Onsite development is currently limited to an approximately 75 acre golf course in the north near development to the northwest. The golf course affects runoff on Watersheds A, B, and C. For calculation purposes and because of the small percentage of the area it occupies in any one watershed, the golf course is assumed to be largely in a natural vegetative state. Decreased runoff would be associated with the high cover density of grassed land.

**ONSITE INPUT DATA FOR PIMA COUNTY HYDROLOGY METHOD**

<b>Watershed Type</b>	<b>Undeveloped Foothills</b>	<b>Suburban</b>	<b>Moderate Urban</b>	<b>Highly Urban</b>	<b>Resort</b>
Basin Factor	.035-.040	.0340	.0220	.0200	0.030
Soil Groups	27-50%B 50-73% C to 100% D	27% B 73% C	27% B 73% C	27% B 73% C	0-50% C 50-100% D
Curve # (Cn)	83-92	83/88	84/89	84/89	87/92-93
Cover Type	Desert Brush	Desert Brush	Desert Brush	Desert Brush	Desert Brush
Cover Density	20%	20%	15%	15-20%	25%
Impervious Cover	0-5% (Rock Outcrop)	20%	40%	65%	60%

**Retention Requirements:**

The subject property is not located within a Pima County designated Critical or Balanced Basin. Additional retention and/or detention may be necessary to avoid adverse downstream impacts due to development.

HYDROLOGY TABLE

WS	WS Area AC	Onsite & Offsite		Onsite Only			Existing Q <sub>2</sub> Hydrograph	Developed Q <sub>2</sub> Hydrograph	Difference cf	AC/FT
		Existing Q100	Developed Q100	Existing Q2	Developed Q2	Developed Q <sub>2</sub> -Exist Q2				
A	115	1,850	2,467	60	216	156	131,425	297,291	165,866	3.81
B	274	4,400	5,138	113	485	372	283,865	691,369	407,504	9.36
C	120	3,500	4,205	46	182	136	128,097	286,751	158,654	3.64
D	164	1,170	1,295	63	248	185	175,437	390,738	215,301	4.94
E	42	180	295	40	97	57	63,022	110,619	47,597	1.09
F	103	270	575	80	203	123	156,186	270,086	113,900	2.61
G	61	220	425	51	137	86	92,063	164,596	72,533	1.67
H	173	2,400	3,450	75	379	304	184,534	504,248	319,714	7.34
I	92	2,450	2,900	41	159	118	99,516	226,655	127,139	2.92
J	400	7,250	7,845	139	513	374	426,774	903,350	476,576	10.94
K	17	420	505	16	27	11	18,247	27,871	9,624	0.22
L	14	85	105	25	45	20	27,050	46,452	19,402	0.45
M	17	160	230	26	36	10	32,887	41,055	8,168	0.19
N	20	1,050	1,090	21	48	27	26,563	49,549	22,986	0.53
								Totals	2,315,894	53.19



The retention data table summarizes the retention volumes that must be provided for the various onsite watersheds. The Pima County Hydrology Method was used to determine the runoff values of the 2-year storm. Hydrographs from the 2-year storm were determined for each watershed under existing and developed conditions. The difference in runoff volume between existing and developed conditions is the volume required for retention. Retention areas would serve to reduce peak flows and sediment which impact roads and other features of the development.

As shown in the table, the acre-foot retention volume is roughly the size (in acres) of the retention pond with a one foot ponding depth. Doubling the depth of ponding reduces the required retention pond area by one-half. For example, Watershed "A" requires 3.81 acre-feet of retention, or 3.81 acres of ponded area at one foot depth. With a 2-foot ponding depth, the ponded area would be reduced to 1.91 acres; and with 3 feet ponded, the necessary area would be 1.27 acres, etc.

Ponded areas are to be interspersed within developed areas and open spaces so as to retain natural concentration points and to provide the most aesthetically pleasing and safest locations for water retention.

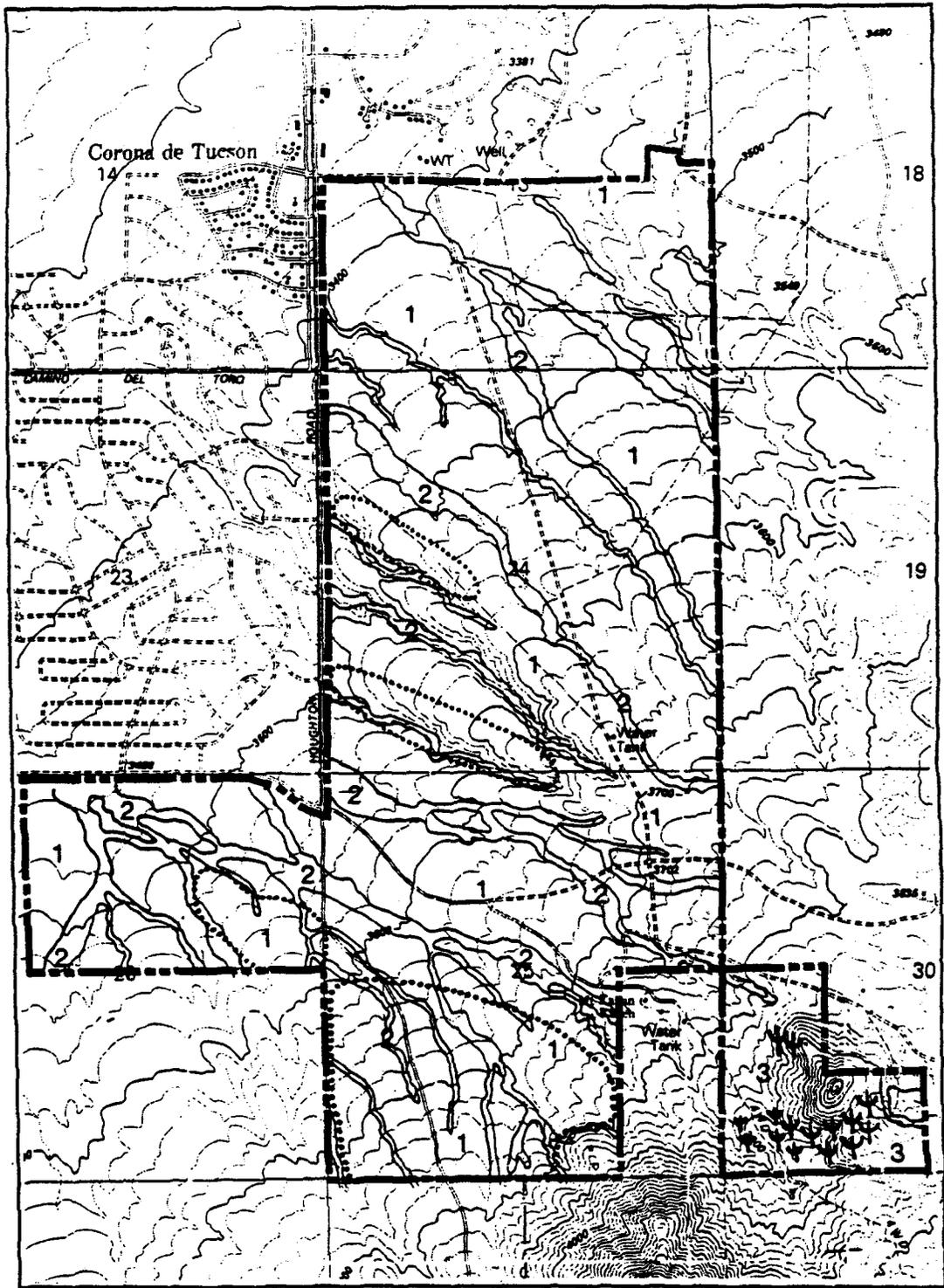
A master drainage study, to be submitted at the time of plat submittals, will conform to approved Pima County Ordinances and Design Standards. All concentration points upstream and downstream (onsite) will be maintained, including platted drainageways. While the runoff volume exiting the property will increase with development, two-year retention will prevent existing peak flows from exceeding those found under existing conditions for the same

event. Future runoff velocities will prevent developed 2-year peak discharges from exceeding those found under existing conditions for the 2-year event. A basin study for each phase shall determine whether additional retention and/or detention may be necessary to mitigate the effects of development. The master drainage study will address the effects of any proposed encroachments and/or channel modifications on peak discharges.

At such time specific design parameters are available (soils reports, existing and future well information, etc.), removal method(s) will be analyzed (i.e., drywells, engineered basins, etc.) to determine the most desirable method(s) for this site.

## 6. VEGETATION

Regionally, the Santa Rita Ranch Plan area is east of the Santa Cruz River Valley at the base of the Santa Rita Mountain Range. The predominant plant community existing in the area is composed of mature native vegetation typical of the Sonoran Desertscrub Plant Community-Uplands Division (Vegetation Map). This community is characterized by large stands of triangle bursage interspersed with numerous cacti, shrubs, annual and perennial forbes and grasses. Overstory is composed primarily of velvet mesquite, foothills palo verde and blue palo verde. Subcanopy is composed of catclaw acacia, whitethorn acacia, ocotillo, creosotebush, desert spoon, barrel cactus and prickley pear. A small area of Sonoran Desertscrub/Uplands Subdivision vegetation occurs at upper elevations in the southeast corner of the site. Vegetation within this category contains Common Sonoran Desertscrub indicator species while also including characteristic species indicative of the Uplands Subdivision.



- 1 - SONORAN DESERTSCRUB VEGETATION  
(AVERAGE 0-40% VEGETATIVE CANOPY COVER)
- 2 - RIPARIAN / ARROYO VEGETATION  
(AVERAGE 40-80% VEGETATIVE CANOPY COVER)
- 3 - SONORAN DESERTSCRUB/UPLANDS SUBDIVISION  
(AVERAGE 20-40% VEGETATIVE CANOPY COVER)
- Ψ - SAGUARO CACTI
- HIGH CONCENTRATION OF OCOTILLO

## VEGETATION

### SANTA RITA RANGH SPECIFIC PLAN

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 & ASSOCIATES, INC.  
 221 W. 1st St., Phoenix, Ariz. 85001

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The secondary plant community found in the area is the Riparian-Arroyo Plant Community. This community is found along most of the natural drainages within the area. Overstory is composed of velvet mesquite, blue palo verde, foothills palo verde, desert hackberry and ironwood. Subcanopy is composed of catclaw acacia, whitethorn acacia, triangle bursage, canyon ragweed, althorn, mormon tea and annual and perennial forbes and grasses.

Plant Lists (Common Indicator Species)

Velvet Mesquite  
 Blue Palo Verde  
 Foothills Palo Verde  
 Catclaw Acacia  
 Whitethorn Acacia  
 Creosotebush  
 Ocotillo  
 Cholla  
 Prickley Pear  
 Saguaro  
 Barrel Cactus  
 Brittlebush  
 Triangle Bursage  
 Grama Grasses

Proposis Velutina  
 Cercidium Floridum  
 Cercidium microphyllum  
 Acacia greggii  
 Acacia constricta  
 Larrea tridentata  
 Fouqieria spendeus  
 Opuntina species  
 Oputina species  
 Carnegia gigantea  
 Ferocactus wislenzi  
 Encelia farinosa  
 Ambrosia deltoidea  
 Bouteloua species

Sonoran Desertscrub Plant Community-Uplands Subdivision:

Velvet Mesquite  
 Blue Palo Verde  
 Foothills Palo Verde  
 Catclaw Acacia  
 Whitethorn Acacia  
 Creosotebush  
 Ocotillo  
 Cholla  
 Prickley Pear  
 Saguaro  
 Barrel Cactus  
 Brittlebush  
 Triangle Bursage  
 Grama Grasses  
 Desert Spoon  
 Palmer Agave  
 Shindagger  
 Soaptree Yucca

Prosopis velutina  
 Cercidium Floridum  
 Cercidium microphyllum  
 Acacia greggii  
 Acacia constricta  
 Larrea tridentata  
 Fouqieria spendeus  
 Opuntina species  
 Oputina species  
 Carengia gigantea  
 Ferocactus wislenzi  
 Encelia farinosa  
 Ambrosia deltoidea  
 Bouteloua species  
 Dasyilirioi wheeleri  
 Agave palmeri  
 Agave schottii  
 Yucca elata

## Riparian-Arroyo Plant Community

Velvet Mesquite  
Netleaf Hackberry  
Blue Palo Verde  
Ironwood  
Catclaw Acacia  
Whitethorn Acacia  
Triangle Bursage  
Althorn  
Mormon Tea  
Grama Grasses

*Prosopis velutina*  
*Celtis reticulata*  
*Cercidium microphyllum*  
*Olneya tesota*  
*Acacia greggi*  
*Acacia constricta*  
*Ambrpsoa deltoide*  
*Koberlinia spinosa*  
*Ephedra trifurca*  
*Bouteloua species*

Within each of the two major plant communities more specific vegetative associations can be found in certain areas of the site. For example, much of the area is characterized by a mesquite-palo-verde-chainfruit cholla association. The area around the Houghton Road and Sahuarita Road intersection is characterized by cacti and succulent plants, especially cholla cacti. The central and southern portions of the site contain high densities of ocotillo. A major grouping of Saguaro cacti occurs on the south slope of the small peak located southeast corner of the site.

Vegetation along the major washes is characterized by Mesquite-Palo Verde and Mesquite-Acacia plant associations. Plant material along the deeply incised channels is concentrated along the sandy stream beds, with approximately 80 percent canopy tree cover. Channel slopes and hills are characterized by a uniform density of desert scrub vegetation, including a large percentage of Ocotillo, forbes and grasses. The desertscrub vegetation occurs at an approximate density of 50 percent plant cover (see Vegetation Map).

## 7. WILDLIFE

An environmental overlay method was utilized to identify open space corridors for preservation. The open space corridors consist of major washes and associated riparian and desert scrub plant cover which are to remain in a natural state. Highest priority was given to natural washes originating in the Coronado National Forest in order to accommodate wildlife movement outside the National Forest boundaries. Hiking and equestrian trails are also accommodated within open space corridors.

The overlay analysis of the major washes included:

1. Identifying washes with flows exceeding 500 cubic feet per second.
2. Using the critical and sensitive wildlife habitat study to identify potential significant areas of wildlife habitat.
3. Utilizing aerial photographs to calculate plant cover density and to identify riparian corridors.
4. Conducting a field survey to confirm and refine findings as necessary

The analysis resulted in the designation of six open space corridors. The network of open space and natural washes meets the recommendations of the Arizona Game and Fish Department for preserving significant washes. Preservation of high quality mule deer habitats identified as a high priority item by Game and Fish, will be accomplished by the preservation of major washes, use of maximum setbacks from major washes and the use of low residential densities adjacent to habitat areas.

## 8. SOILS

Most of the study area is composed undifferentiated alluvial deposits consisting of sand and gravel deposited by former rivers and of mud, gypsum salt, and limestones deposited by ancient lakes over 15 million years ago. Alluvial deposits fill the Tucson Basin to a depth of over 5,000 feet and range in surface texture from gravel to sandy-silt. While most of the Santa Rita West consists of alluvium soil deposits, Santa Rita East contains areas of DeLoro-Romero-Rock Outcrop.

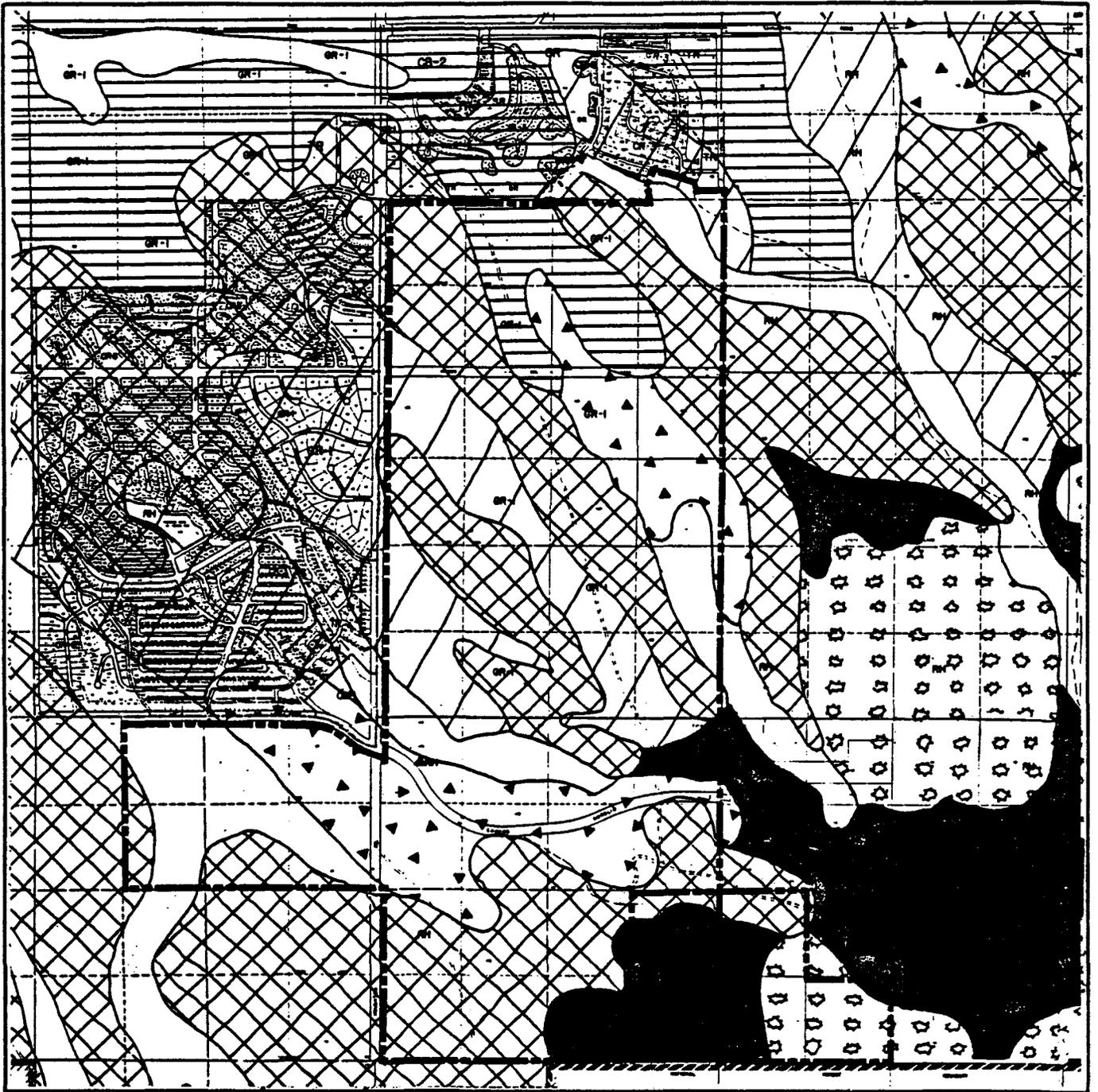
The Santa Rita Mountains are composed primarily of igneous and sedimentary rocks. The northern portion of the range, south of the study area, is interspersed with volcanic and sedimentary rocks, basalt, and diorite.

The soils are suitable for the support of buildings and other structures. Soils testing will be done prior to construction activity throughout the plan area. Septic use is not planned for this site. The proposed developments will utilize gravity sewer.

The Soils Table summarizes the characteristics of the soil types. Soil information is provided at a general level and is not intended to substitute for onsite soils testing.

## 9. VIEWSHEDS

A. The primary views across the site which may be impacted from offsite locations as a result of proposed development are from the existing subdivisions located north and west of the site. Due to the site topography, which rises gradually to the south, virtually all of the site is



-  SONOITA-BUCKLEBAR
-  CARALAMPI-PIMALENO-NOLAM
-  CONTINENTAL-WHITE HOUSE-BERNARDINO
-  NICKEL-TRES LIERMANOS-CAVE
-  PIMALENO-NICKEL-HATHAWAY
-  COMORO-DONA ANA
-  TORRIFLUVENTS-RIVERWASH
-  ORACLE-DELOORO-ANDRADA
-  DELOORO-ROMERO-ROCK OUTCROP

**SOILS**

**SANTA RITA RANCH  
SPECIFIC PLAN**



**Dookey-Jones  
& Associates, Inc.**  
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SOIL SUMMARY

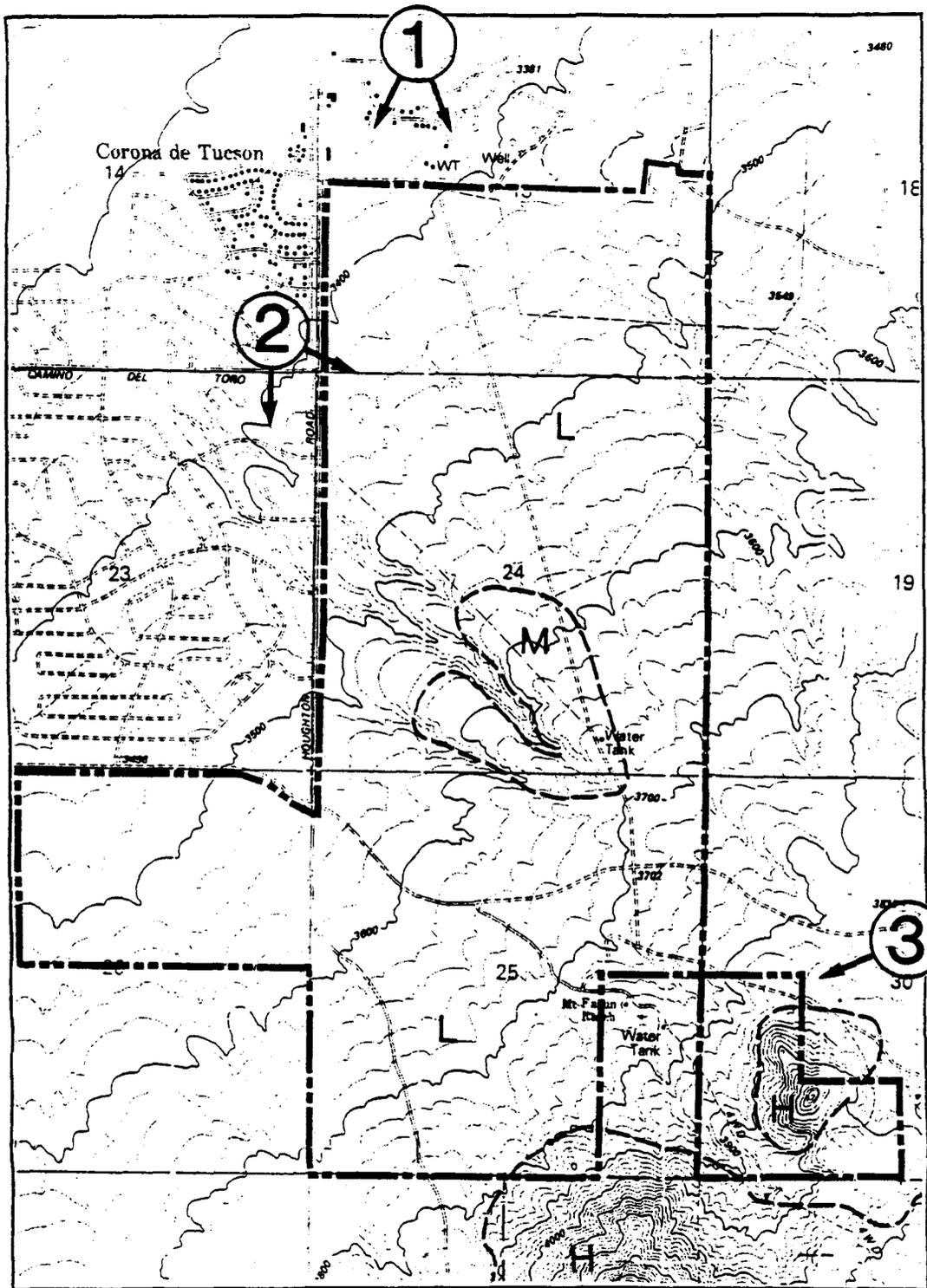
Soil	Type	Location	Slope	Depth	Shrink-Swell	Permeability	Erosion	Overall Building Limitations
Sonoita-Bucklebar	Sandy loam & Clay loam	Aluvial Fans	1-5%	Deep	1	2	2	Slight
Caralampi-Pinaleno-Nolam	Gravelly sandy clay loam & calcareous sandy loam	Fan terraces	3-15%	Deep	2	2	2	Moderate
Continental-White House-Bernadino	Gravelly sandy loam & clay loam	Smoother fan terraces	2-8%	Deep	3	2	1	Shrink-Swell
Nickel-Tres Hermanos-Cave	Gravelly calcareous sandy loam to sandy clay loam	Lower fan terraces	3-8%	Deep	1	2	2	Moderate
Pinaleno-Nickel-Hathaway	Gravelly sandy clay loam & calcareous sandy loam	Dissected fan terraces	15-45%	Deep	1	2	2	Slope
Comoro-Dona Ana	Sandy loam & calcareous	Alluvial fans & drainageways	1-5%	Deep	1	2	2	Slight
Torrifulvents-Riverwash	Sandy gravelly loam	Drainageways	1-5%	Deep	1	3	3	Flooding
Oracle-Deloro-Andrada	Clayey & calcareous loam	Highly fractured rock pediments	5-45%	Shallow	1	1	2	Slope; Permeability
Deloro-Romero-Rock Outcrop	Shaly loam clay loam and rock outcrop	Low mountains	20-60%	Shallow	1	1	3	Slope; Permeability Depth to Rock

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- L AREA OF LOW (AVERAGE) VISIBILITY
- M AREA OF MEDIUM VISIBILITY
- H AREA OF HIGH VISIBILITY
- ① VIEWPOINT LOCATION

## VIEWSHEDS

### SANTA RITA RANCH SPECIFIC PLAN


**Jerry R. Jones & Associates, Inc.**  
 254 West 1st Street, Suite 101, Santa Ana, CA 92701

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visible from developed areas to the north and west. Field investigation of viewshed quality from both Sahuarita Road north of the site and from Houghton Road, at the northwest corner of the site, indicates that proposed upslope development will cause minor disruption of low level views into the site, while leaving views across the site to the Santa Rita Mountains (primary viewshed source for this area) open. This condition is made evident by an examination of viewshed quality when looking south from Sahuarita Road (a scenic route). Low level views from this location to the south are blocked by the existing subdivisions, while upper level views to the mountains remain open.

- B. With the exception of some lower level views into the site proposed development on the site should have no additional impact on views to the Santa Rita Mountains (primary viewshed source for the area) from either Sahuarita Road or areas beyond the adjacent subdivisions. Low level views to the south from Sahuarita Road, a scenic route, and areas north of Sahuarita Road are already blocked by the existing subdivisions in the area.
  
- C. The site rises gradually to the south, having an overall average slope of approximately 3-4%. Views to the south from the extreme north of the site or from the northwest corner of Section 24 (Viewpoint 2) are dominated by the high visibility areas in the foothills of the Santa Rita Mountains. The majority of the site has low (average) visibility when viewed from these locations. Development in these areas will have some impact on low level views into the site, while leaving views across the site

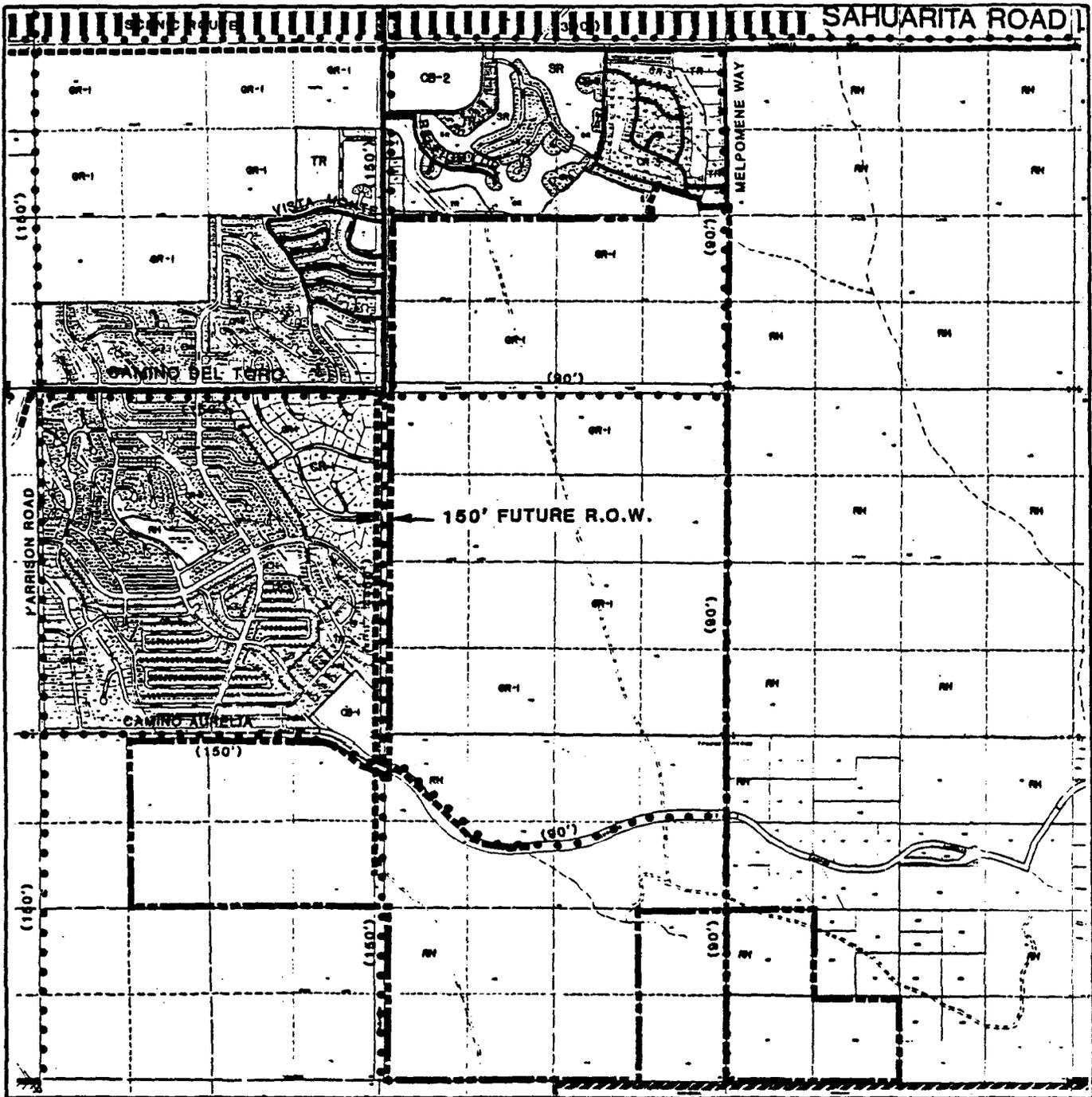
to the high visibility areas (Santa Rita Mountains) open. An area of medium visibility occurs in the south half of Section 24 when looking southeast from Houghton Road into the site. Views from the center of Section 30 (Viewpoint 3) southwest to proposed areas are dominated by the high visibility peak located in the southwest corner of Section 30. Views from the center of Section 30 north will be unaffected by proposed development at lower elevations.

Determinations of high, medium, and low visibility areas were based on rankings of visibility when viewing the site from the two different viewpoint locations. Areas of high visibility (foothills areas of the Santa Rita Mountains at the south of the site) dominate views onto and across the site from all viewpoint locations. Areas of medium visibility occur as interior slopes which dominate low level views when looking onto the site from Houghton Road. Because the site slopes gradually upward to the south, with little variation in land form, the majority of the site has generally low visibility, especially when viewed from the north.

## 10. CIRCULATION

### Existing and Planned Roadways:

Sahuarita Road and Houghton Road north of Sahuarita are identified as roadways of regional significance on the Regional Transportation Plan and are designated Scenic Routes on Pima County's Major Streets and Routes Plan. The Santa Rita Ranch Specific Plan area does not front on Sahuarita Road nor Houghton Road north of Sahuarita where the Scenic Corridor designation is applied. The future rights-of-way are 300 feet for Houghton Road (per the Regional Transportation Implementation Ordinance) north of Sahuarita, 150 feet (for Houghton Road) south of Sahuarita, and 300 feet for Sahuarita Road.



-  COUNTY-MAINTAINED PAVED ROADS
-  COUNTY-MAINTAINED DIRT ROADS
-  PLANNED MAJOR STREETS & ROUTES AND FUTURE RIGHTS-OF-WAY
-  SCENIC ROUTE

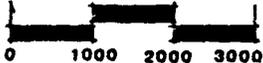
## TRANSPORTATION

# SANTA RITA RANCH SPECIFIC PLAN



**Donley-Jones  
& Associates, Inc.**  
PLANNERS, ENGINEERS, ARCHITECTS  
1000 N. GARDEN AVENUE, SUITE 100  
DENVER, COLORADO 80202

SCALE IN FEET



0 1000 2000 3000



There are two north-south and two east-west streets which are planned major roadways on the Major Streets and Routes Plan which are in or adjacent to the Specific Plan Area:

North-South

Houghton Road  
Melpomene Way

East-West

Camino del Toro  
Camino Aurelia

The only paved roadway adjacent to the plan area is Houghton Road south to Camino Aurelia. Camino Aurelia is improved but unpaved for approximately one-half mile east of Houghton Road. Camino Aurelia does not follow a section road alignment and has a future right-of-way of 150 feet west of Houghton Road and 90 feet east of Houghton Road, as designated in the Major Streets and Routes Plan.

Camino del Toro and Melpomene Way will be realigned through the plan area as specified in the Circulation Concept. Camino del Toro has a 150 foot future right-of-way west of Houghton Road and a 90 foot right-of-way east of Houghton, as designated in the Major Streets and Routes Plan.

The posted speed limit on Sahuarita Road is 50 miles per hour (mph) between Houghton Road and U.S. 89. There is no ordinance speed limit for the unpaved portion of Sahuarita Road west of Houghton. The posted speed limits on Houghton Road are 50 miles per hour from Interstate 10 to a point 1500 feet north of Sahuarita, 45 miles per hour from that point south to Sahuarita Road, and 35 miles per hour between Sahuarita Road and Camino del Toro.

There are no programmed improvements in or adjacent to the Plan Area in the Pima County Five-Year Capital Improvement Program. There are no sidewalks or designated bicycle ways within or along the perimeter of the Specific Plan Area. The pavement width of Houghton road allows for bicycle traffic in the area.

#### Average Daily Traffic:

Current (1986) average daily traffic levels are available for Houghton Road north of Sahuarita (1200 ADT) and Sahuarita Road east of Houghton (400 ADT). Traffic volumes within the plan area are low due to the relatively few number of houses and high percentage of retired households. Traffic capacity for Houghton Road at two travel lanes is approximately 12,500.

#### Existing Rights-of-Way:

Existing major street rights-of-way in the Plan Area have been established through County acquisition, state lease, and establishment proceedings. Houghton Road has an existing right-of-way of 150 feet north of Camino del Toro and 200 feet south of Camino del Toro. Camino del Toro right-of-way is currently 150 feet between Houghton and Melpomene, and Camino Aurelia is 150 feet from Gabler Lane at the western end of the plan area to a point in Section 30. A portion of Camino Aurelia in the eastern part of Section 30 is 90 feet. The Melpomene Way alignment does not have recorded right-of-way adjacent to the plan area. Dobbins Street, which is not designated on the Major Streets and Routes Plan, has a right-of-way (state lease) at both 90 feet and 45 feet extending into the plan area. Other existing rights-of-way are located in the area west of Houghton Road. Gabler Lane, with an approximate width of 50 feet, extends one-half mile south of Camino Aurelia along the west

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plan boundary. An additional 75 foot right-of-way exists along the south plan boundary, running east and west, west of Houghton Road.

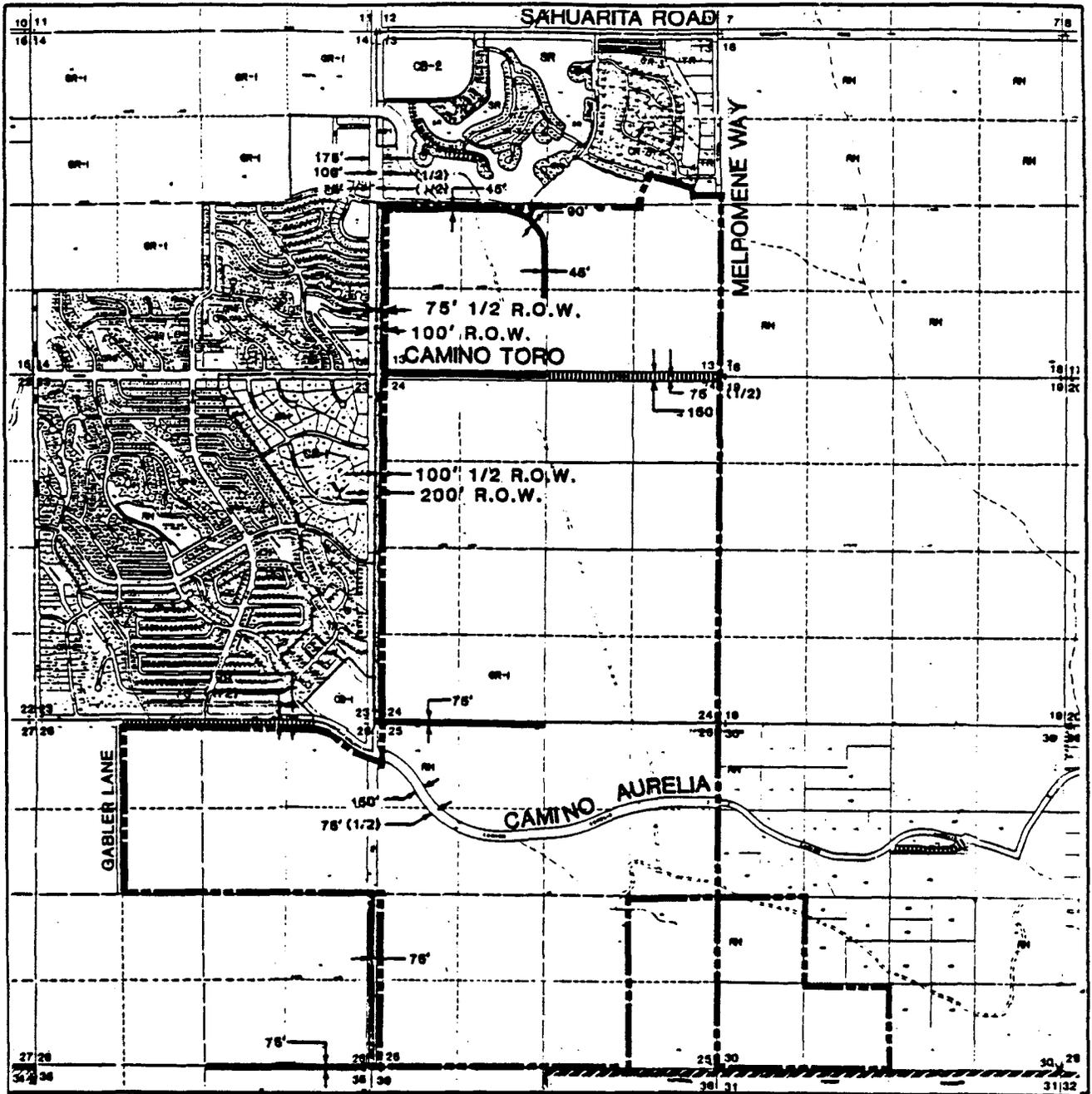
The Circulation Element of the Santa Rita Specific Plan is generally consistent with the intent of the Major Street and Routes (MS&R) Plan. An amendment to the MS&R will be required at the time of Specific Plan adoption to allow for modifications in actual right-of-way alignments to Camino del Toro and Melpomene Way.

The plan area will be served by a realigned Melpomene Way that will extend from the existing pavement adjacent to the golf course, curve west to the interior of the Plan Area, and end at the resort site. Camino del Toro will be extended east from Houghton Road along a curved alignment to form a "T" intersection at Melpomene Way . Camino Aurelia will also continue to serve as a major road which will intersect with both Houghton Road and Melpomene Way.

#### 11. SEWER SERVICE

Wastewater generated at Corona de Tucson is treated and disposed of at the Corona de Tucson Wastewater Treatment Facility which is located northwest of Corona de Tucson in Section 10 (see Sewer Map). The treatment facility is a public facility operated and maintained by the Pima County Wastewater Management Department (PCWMD). The facility consists of two facultative lagoons followed by two evaporation ponds and has a design average dry weather flow capacity of 180,000 gallons per day (GPD). Recent flow figures obtained from PCWMD indicate that the facility is operating at approximately 13% of its capacity.

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STATE LEASE  
 ESTABLISHMENT PROCEEDINGS  
 ACQUIRED

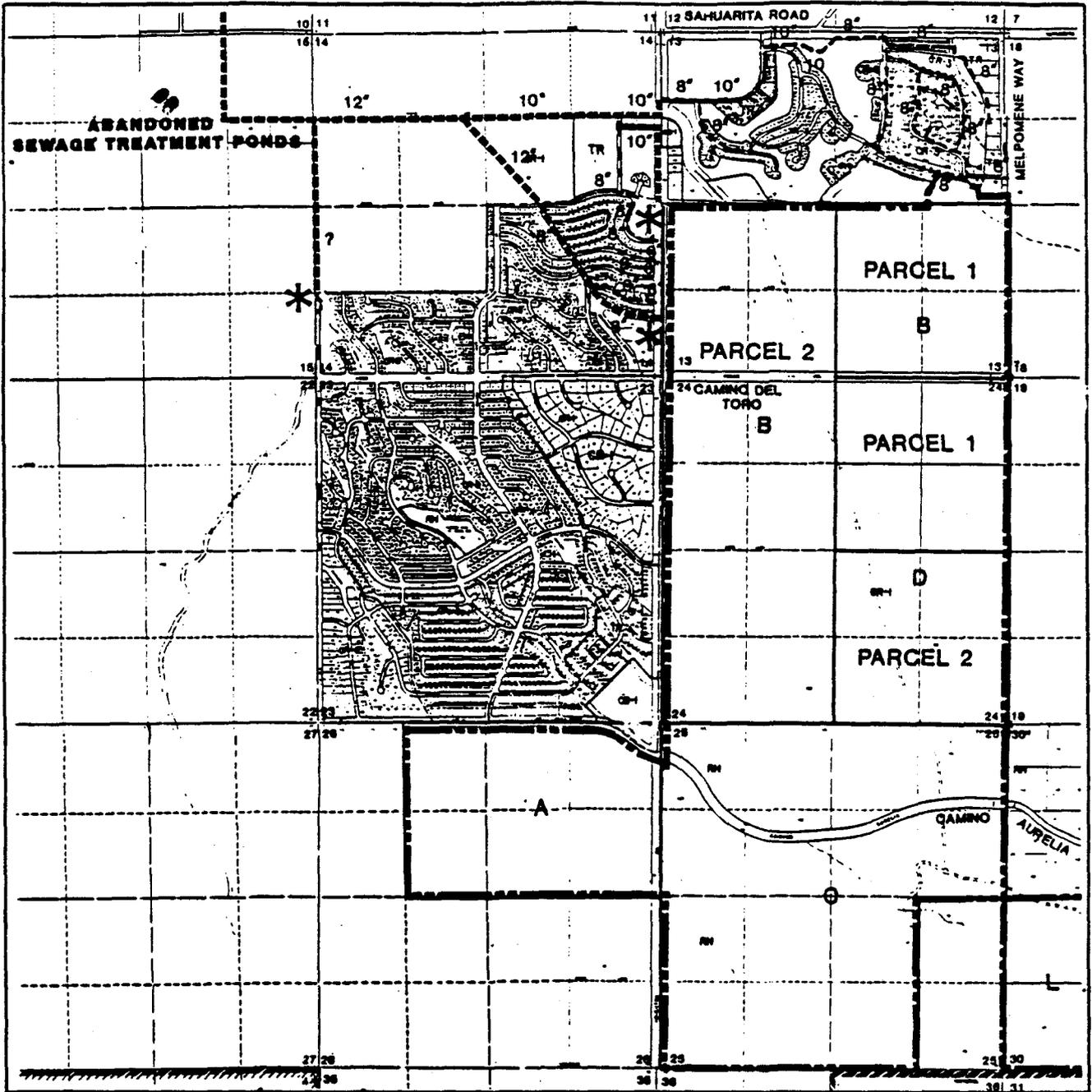
**EXISTING  
RIGHTS-OF-WAY**

**SANTA RITA RANCH  
SPECIFIC PLAN**

Jerry H. Jones  
 & Associates, Inc.  
LANDSCAPE ARCHITECTS AND ENGINEERS  
 211 S. 1ST ST. TULSA, OK 74101

**SCALE IN FEET**  

 0 1000 2000 3000



 MAJOR EXISTING PUBLIC SEWERS

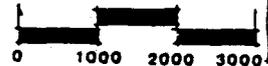
 POTENTIAL CONNECTION POINTS TO PUBLIC SEWER SYSTEM

## SEWER SERVICE

# SANTA RITA RANCH SPECIFIC PLAN

 Jerry H. Jones & Associates, Inc.  
LANDSCAPE ARCHITECTS AND SURVEYORS  
 2115 10TH AVE. - SUITE 100 - DENVER, CO 80202

SCALE IN FEET



The wastewater treatment facility is situated on 200 acres of land and appears to be expandable to a capacity of approximately 720,000 GPD, using the current method of treatment and disposal, with no additional land acquisition required. However, PCWMD has indicated that a portion of the reserve treatment capacity has been allocated by sewer service agreements to land not yet developed including a portion of the undeveloped but platted "Corona de Tucson". The amount of capacity previously allocated is not known at this time.

The current trend in Pima County is towards construction of wastewater reclamation facilities. However, PCWMD has no immediate plans for wastewater reclamation at the Corona de Tucson Wastewater Treatment Facility. Additionally, records indicate the presence of a private sewer system located in the southwest quarter of Section 14. The private system was designed to serve what was previously known as New Tucson No. 2, but is not currently in service since development of the intended service area has not been completed. It is not known whether or not PCWMD will eventually accept this sewer system as a part of the public system.

The Santa Rita Master Sewer Plan is the latest planning document which deals with sewerage the Corona de Tucson Sewer Basin. This document indicates that at ultimate basin development, augmentation of major portions of the main sewer system will be required. The Santa Rita Master Sewer Plan was prepared in 1979, and PCWMD will require a revised basin study based on current development plans and new PCWMD policies and the time of development plans/platting and prior to committing to firm sewer capacities for a large scale development. PCWMD had indicated that the public sewer

conveyance system has excess capacity for limited amounts of future development at this time. Sewer capacity is normally allocated to new developments on a "first come, first served" basis. The proposed development will connect to the public sewer system.

Three potential points of connection to the public sewer system have been identified and are indicated on the sewer map. The two connection points located in Houghton Road border on the west edge of the plan area and, therefore, would require essentially no off-site sewer construction in order to make the connections for the northern portion of Santa Rita Ranch. The third connection point is along the Harrison Road alignment one-quarter mile north of Camino del Toro. In order to gain access to the connection point located in the Harrison Road alignment, construction of at least one off-site sewer would be required. It is proposed that the off-site sewer extend from the connection point, south along the Harrison Road alignment to the northwest corner of Section 26, then east, along the north boundary of Section 26 (Camino Aurelia) to the northwest corner of the project site. The sewer could be constructed entirely within existing dedicated right-of-way for Camino Aurelia and Harrison Road. A minor connection might be feasible at the northeast corner of the Specific Plan area to the existing distribution system.

Additional offsite sewers will be required in order to serve the southwest portion of Section 24. This area appears to be a rather deep, natural drainageway and will require special consideration. This area could be sewerred in a northwesterly direction with offsite sewers traversing Section 23, utilizing existing dedicated rights-of-way, to Camino del Toro. This offsite sewer would then follow Camino del Toro, west, to the previously discussed offsite sewer in the Harrison Road alignment.

A basin study for the Santa Rita Ranch Specific Plan area will be required at the time of master platting. Issues to be covered in the basin study include but are not limited to: proposed alignments of offsite sewers, plant capacity, and total flows from both the Specific Plan area and downstream properties. Water reuse possibilities will also be discussed. Water reuse for golf course irrigation may be feasible at approximately mid-point in the project buildout when there are a significant number of homes to support a reuse system.

## 12. PUBLIC SCHOOLS

Corona de Tucson is located within Vail School District No. 20. The district boundaries generally extend from Irvington Road on the north to the Coronado National Forest on the south, and from Wilmot Road on the west to the Cochise County line on the east, totalling approximately 400 square miles. There is one existing school site at 13299 East Colossal Cave Road. The site combines Vail Elementary and Vail Middle School. Enrollment was 430 students in grades kindergarten through 8th grade in the school year 1986-1987 and 478 students in 1987-88. There are eight modular classrooms on the 35 acre campus. Maximum capacity of the facility is up to approximately 700 students.

The Vail School District also serves approximately 225 high school students, the majority of whom attend Santa Rita or other TUSD high schools. A small number of students attend Sahuarita High School (10), Flowing Wells High School (5), and Sunnyside High School (2), although, 1987-88 will be the last year that students are able to attend Flowing Wells High School. Students residing near the Cochise County line in grades kindergarten through eight may attend school in Benson due to the long travel distance to Vail. The Vail

School District pays tuition for students not attending the Vail Elementary or Middle School, and provides transportation to Santa Rita High School and to Benson.

Site selection and planning is currently underway for additional school sites in the Rita Ranch area (east of Davis-Monthan Air Force Base) and in the Rincon Valley south of Saguaro National Monument. A Citizens Advisory Committee was formed in June, 1987, to guide future growth of the Vail District (Citizens Advisory Group to Underwrite Schools).

Two public school sites are proposed in the Santa Rita Specific Plan. The first of the two to be built would be located near the Village Center adjacent to a park site. A school site is located in the southern portion of the plan area to serve later phases of the Specific Plan build out.

### 13. RECREATION AND TRAILS

There are no existing parks in Corona de Tucson, although the Southeast Area Plan calls for parks at several locations throughout the community. There are two jeep trail access points to the Coronado National Forest south of the plan area; one trail each in Section 25 and Section 29. The County Trails Access Plan, County Open Space Map (Open Space Committee), and Regional Recreation Facilities Map do not include Corona de Tucson.

The Coronado National Forest south of the project is managed by the National Forest Service for the purpose of conservation and wise use of natural resources. The Santa Rita Mountain unit is an element of the 350,000 acre Nogales Ranger District of the Forest. The Forest Plan (June 1986) identifies

18 land management districts or categories. The portion of the National Forest immediately south of Corona de Tucson is designated for livestock grazing, game habitat, and fuelwood harvest.

The only designated wilderness area in the Santa Rita Unit of the Coronado National Forest is the Mount Wrightstown Wilderness Area eleven miles south of the plan area.

The Recreation/Open Space element of the Specific Plan identifies a range of recreation proposals for Santa Rita Ranch, including a mix of public and private, and active and passive, recreation opportunities. Open space preserves, open space corridors with hiking and equestrian trails, a neighborhood park, and extension of the existing golf course are some of uses identified in the Recreation/Open Space Plan.

#### 14. CULTURAL RESOURCES

The Archaeological site survey files at the Arizona State Museum were consulted regarding known surveys, sites, and excavations in the plan area. Only one survey has been conducted within the plan area in the center of the west half of Section 26; no sites were found. A 100% survey of Section 11, northwest of Houghton and Sahuarita Roads, identified fourteen archaeological sites. Although Section 11 is located north of Corona de Tucson and outside the plan area, the results of the survey in combination with the likelihood of natural springs in the contact zone between the base of the Santa Rita Mountains and the dissected bajada indicates a high potential for presence of cultural remains in this area. In response to the recommendation by the

Arizona State Museum that an on-the-ground survey of the property be conducted prior to ground modification activities, provisions for archaeological mitigation have been included in the Specific Plan Development Regulations.

#### 15. AIR QUALITY

For certain types of industrial facilities, the Health Department requires a description of the wind flow pattern to demonstrate the effect of emissions on surrounding areas. The Santa Rita Ranch Specific Plan Development Regulations prohibit smoke and odor emission in the employment campus/executive office area. There are no areas within the Specific Plan where air polluting uses would be permitted; therefore, a wind flow pattern analysis is not required.

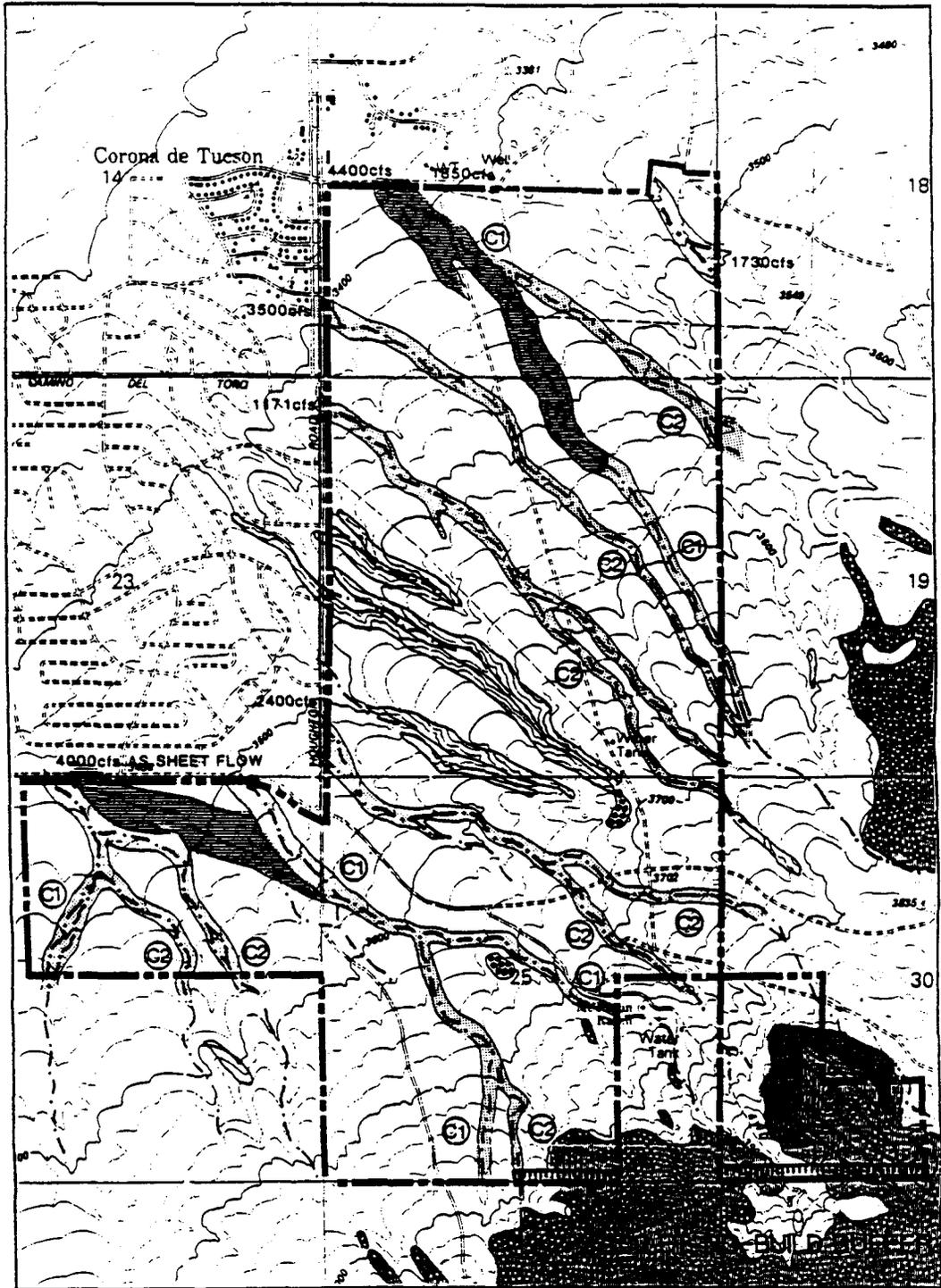
#### 16. SUMMARY: OPPORTUNITIES/CONSTRAINTS

The rolling hills and desert vegetation of the Santa Rita Mountain Foothills create a dramatic setting for the Corona de Tucson community. The natural features of the Santa Rita Ranch Specific Plan area, including large washes, steep slopes, and protected peaks, represent both opportunities and constraints to future development.

The composite Constraints Map on the following page identifies key natural constraints in the plan area. Large drainageways (with over 500 cfs) significant slopes and peaks, and important vegetative and wildlife corridors were considered. Areas which are significantly constrained by topography, including rock outcroppings and sensitive natural areas (i.e. vegetative densities and wildlife habitats) will be incorporated into the Santa Rita Ranch open space network. In addition to designating open space preserves and

corridors, Development Regulations and Design Guidelines are provided to ensure that developed areas will be compatible with the natural environment. Many of the washes and slope areas have been incorporated into an open space system of natural preserve areas and open space corridors. Approximately 30% of the Plan Area will remain as open space and serve as a visual and recreational amenity for current and future residents.

Future development of the site will respond to the existing zoning and development pattern in the area as well as natural features. Previous planning rezoning, platting, and building activity has established a pattern of suburban residential densities in the area. Existing infrastructure is a key opportunity and includes Pima County Wastewater Treatment facilities and City Water improvements. Development within the Plan Area can be served through a combination of infrastructure extension and augmentation.



-  SLOPES 15% TO 25%
-  SLOPES 25% AND GREATER
-  EXISTING WASHES
-  100-YEAR FLOODPLAIN AREA
-  SHEET FLOW AREA
-  RESTRICTED PEAKS AND RIDGES
-  ROCK OUTCROPS
-  CLASS 1 & CLASS 2 WILDLIFE CORRIDORS

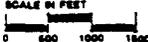
## CONSTRAINTS

## SANTA RITA RANCH SPECIFIC PLAN



JEFFREY R. JONES  
& ASSOCIATES, INC.  
20 E. WILD CAT, TUCSON, AZ 85701  
(520) 325-1111

SCALE IN FEET







**SPECIFIC PLAN**

**SPECIFIC PLAN**

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#### IV. SPECIFIC PLAN

##### I. SPECIFIC PLAN SUMMARY

The composite Specific Plan combines Land Use, Recreation/Open Space, Circulation, and Utilities elements. The Land Use component includes nine distinct Plan Areas:

- (1.) Santa Rita/Bel Air is located adjacent to the existing golf course and combines low density residential with an extension of the golf course, and a school.
- (2.) Village Center combines neighborhood commercial, high, medium, and low density residential uses.
- (3.) Santa Rita West is comprised of a single family neighborhoods east of Houghton Road, a preservation/open space area, and a park site.
- (4.) Santa Rita East is comprised of a single family neighborhood east of the re-alignment Melpomene Way, a preservation/open space area, and a school site.
- (5.) Campus Employment/Executive Office includes an employment area and medium density residential uses at the northeast corner of Houghton and Camino Aurelia.

- (6.) Santa Rita Southwest is located southwest of Houghton Road and Camino Aurelia and consists of neighborhood commercial, medium density residential, and low density residential north of an open space corridor as well as low density single family neighborhoods on the remainder of the area.
- (7.) Santa Rita South is located south of Camino Aurelia with a gradual transition of very low and low density residential uses adjacent to the National Forest. Neighborhood commercial uses are proposed at the intersection of Houghton and Camino Aurelia.
- (8.) Equestrian Resort and open space will provide an opportunity to establish an equestrian staging area adjacent to the Coronado National Forest. The adjacent Mount Fagan Ranch will be used as an example for architectural and site design of the resort.

The Open Space/Recreation element includes one neighborhood park site, an extension of the existing golf course, recreation and preservation areas within the individual planning areas, open space preserves near the Coronado National Forest, and open space corridors throughout the project. Both passive and active recreational opportunities will be provided with an emphasis on preserving significant natural resource features.

Circulation will be provided via two north-south arterial streets, Houghton Road and Melpomene Way, and two east-west roadways, Camino del Toro and Camino Aurelia. The only substantial deviation from the Major Streets and Routes Plan is the proposed realignment of Melpomene Way so that it serves as the principal or spine road for the Specific Plan Area. The realignment of

Camino del Toro will create a safe intersection with Melpomere Way. The Transportation element provides a primary and secondary circulation system.

The utilities element of the Specific Plan provides for a phased extension and, where appropriate, augmentation of existing infrastructure. Corona de Tucson is served by Tucson Water, Pima County Wastewater Management Department, TRICO electric service, and Southwest Gas.

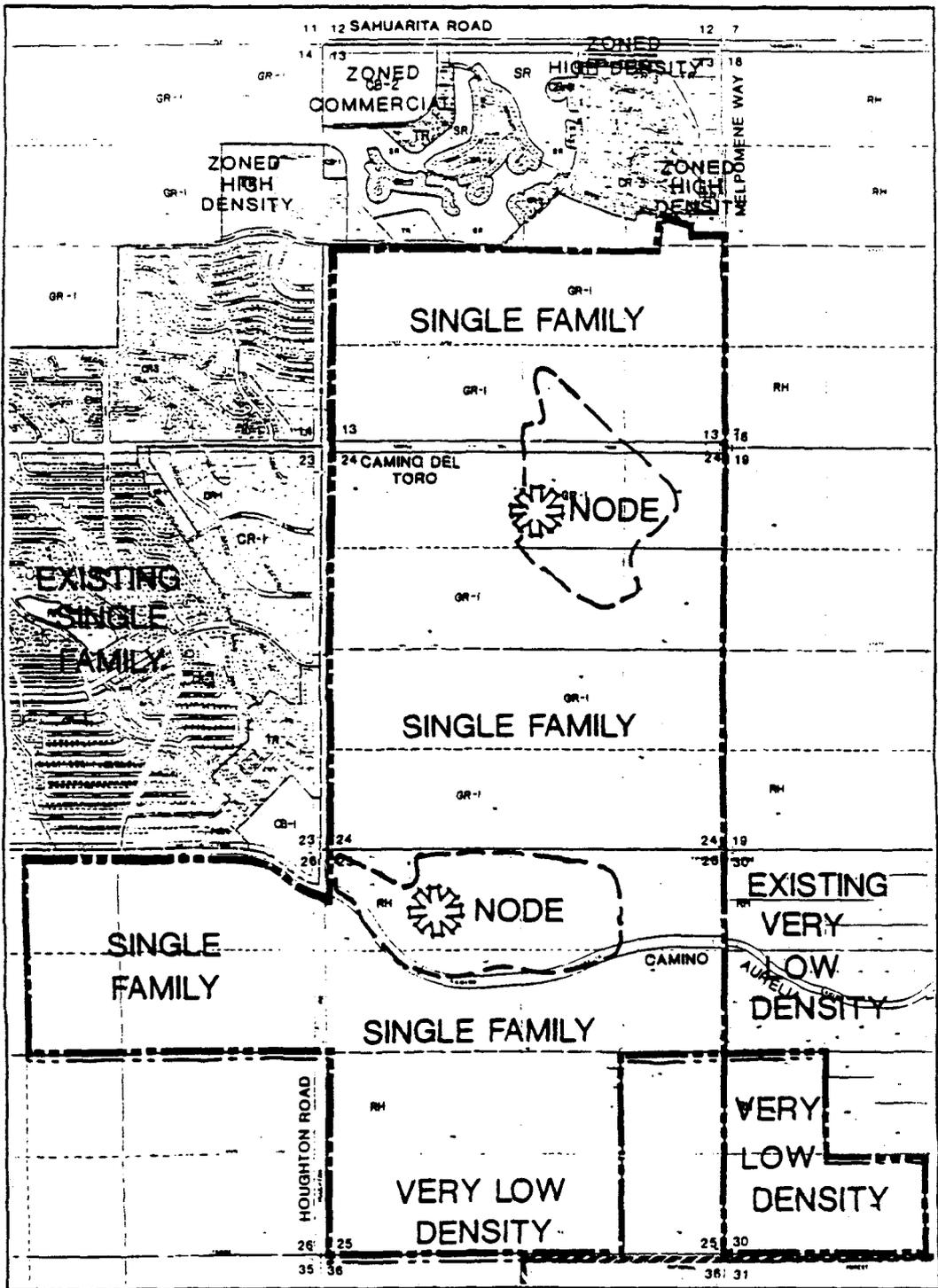
All of the elements of the Specific Plan contribute to the provision of a natural resource related buffer to the Coronado National Forest. Open space preserves, wildlife corridors, density graduations, and special development regulations are some of the key considerations. The Design Guidelines and Policies incorporate many of the provisions and concepts developed under the draft Buffer Overlay Zone.

## 2. LAND USE ELEMENT

### Overview:

The Land Use element of the Santa Rita Ranch Specific Plan is based on the refinement of the Concept Plan developed for the initiation submittal. The Specific Plan provides a more detailed land use plan with corollary development regulations and design guidelines to ensure full implementation. Both the Concept Plan and Specific Plan are consistent with the adopted Southeast Area Plan. The overall density (an average of 3.2 RAC) is lower in the Specific Plan than would be allowed under the Southeast Area Plan (an average of 7.84 RAC). The Comparative Densities Table summarizes the land use breakdown for the 1,889 acre Plan Area as developed under the Southeast Area Plan and under the Santa Rita Ranch Specific Plan.

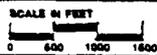
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**LAND USE CONCEPT**

**SANTA RITA RANCH SPECIFIC PLAN**

JERRY R. JONES & ASSOCIATES, INC.  
 211 12th Ave., Phoenix, AZ, 85001



**SANTA RITA RANCH SPECIFIC PLAN  
LAND USE SUMMARY**

	ACRES	DENSITY RANGE	TARGET DENSITY	MAXIMUM # UNITS
Estate	110	1	1	110
Low Density Residential-1	383	2-4	4	1,532
Low Density Residential-2	529	4-6	6	3,174
Medium Density Residential	69	7-12	12	828
High Density Residential	25	13-20	18	450
Village Center	15	--	--	--
Neighborhood Commercial	29	--	--	--
Employment Campus	35	--	--	--
Resort	45	--	--	--
School	20	--	--	--
Park	20	--	--	--
Open Space	328	--	--	--
Golf Course	67	--	--	--
Functional Open Space	113	--	--	--
Right-of-way/Drainage/Miscellaneous	101			
<b>TOTALS</b>	<b>1,889*</b>			<b>6,094</b>

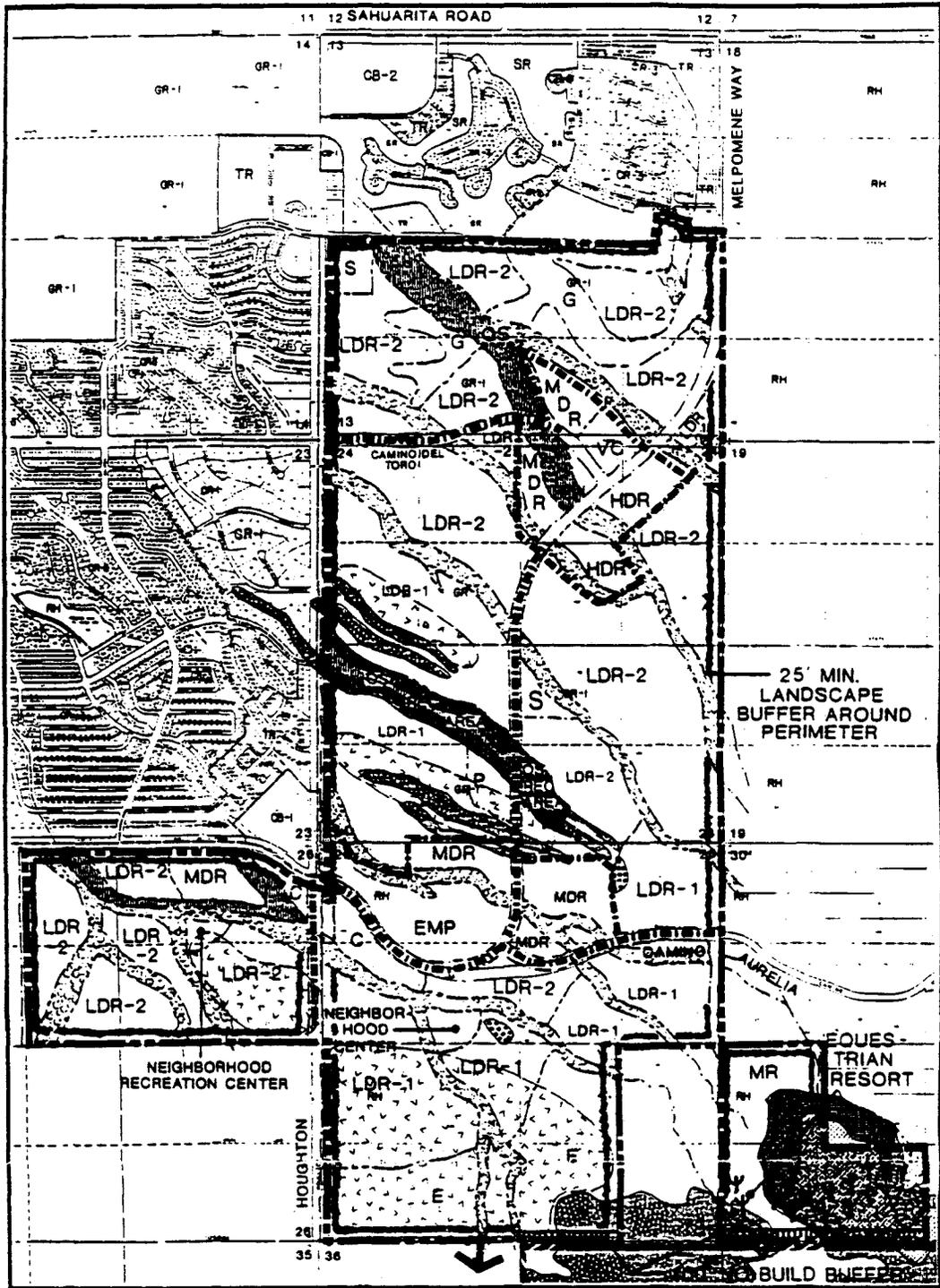
\* Estimated Number of Acres

Average Density = 3.2

Residential Acreage = 1,116

Average Density on Residential Acreage = 5.5

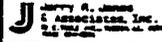
Proposed land uses in the Santa Rita Ranch Specific Plan are primarily single family residential neighborhoods providing full range of housing opportunities. A range of single family densities is proposed, including Estate Lots near the Coronado National Forest, two categories of low density residential (average densities ranging from 2 to 4 RAC and 4 to 6 RAC), medium density residential at an average townhome density of 7 to 12 RAC, and high density residential at an average density of 13 to 20 RAC. The medium density areas or townhome developments are proposed at several locations in the Plan Area providing a gradual transition from non-residential to single family uses. Apartments are proposed only at the intersection of



[Symbol]	ESTATE LOTS	1 RAC
[Symbol]	DR-1 LOW DENSITY RESIDENTIAL -1	2-4 RAC
[Symbol]	DR-2 LOW DENSITY RESIDENTIAL -2	4-6 RAC
[Symbol]	MDR MEDIUM DENSITY RESIDENTIAL	7-12 RAC
[Symbol]	HDR HIGH DENSITY RESIDENTIAL	13-20 RAC
[Symbol]	VC VILLAGE CENTER	
[Symbol]	C COMMERCIAL	
[Symbol]	EMP EMPLOYMENT CAMPUS	
[Symbol]	RR RESORT	
[Symbol]	G GOLF COURSE	
[Symbol]	P PARK	
[Symbol]	S SCHOOL	
[Symbol]	[Symbol]	NATURAL OPEN SPACE
[Symbol]	[Symbol]	FUNCTIONAL OPEN SPACE
[Symbol]	[Symbol]	SLOPES 15%-25%
[Symbol]	[Symbol]	25% +
[Symbol]	[Symbol]	ROCK OUTCROP
[Symbol]	[Symbol]	CONCENTRATIONS OF OCOTILLO
[Symbol]	[Symbol]	CONCENTRATIONS OF SAGUARO
[Symbol]	[Symbol]	RESTRICTED PEAKS

## SPECIFIC PLAN

## SANTA RITA RANCH SPECIFIC PLAN



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COMPARATIVE DENSITIES

South east Area Plan

Santa Rita Ranch Specific Plan

	Acres	Units		Acres	Overall Density	Units
GR	120	120	Estate	110	1	110
SR-7 RAC	1,273	8,911	Low Density Residential-1	383	4	1,532
			Low Density Residential-2	529	6	3,174
8-15 RAC	215	3,225	Medium Density Residential	69	12	828
Transitional	77	2,695	High Density Residential (closer to CR-5)	25	18	450
Commercial	60		Village Center	15		
			Neighborhood Commercial	29		
CPI	90		Employment Campus/Executive Office	35		
Parks and Schools	70		Parks and Schools	40		
			Golf Course	67		
			Open Space	328		
			Resort	45		
			Functional Open Space	113		
			Right-of-Way/Drainage/Miscellaneous	<u>101</u>		
TOTAL	1,905	14,951		1,889		6,094

(Rep-63 87-112t)

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8490

951

Camino del Toro and Melpomere Way. Mobile homes are the only housing type which are prohibited in the Plan Area. Approximately ninety percent of the project area will be either single family homes or open space.

The Santa Rita Ranch Specific Plan caps the number of units on residentially designated land to 6,094. The distribution of dwelling units per Planning Area is described in Chapter IX. The zoning classifications in Chapter V allow residential options in each of the non-residential zones similar to the provisions of the Pima County Zoning Code. Although these areas as defined on the Specific Plan Map are not intended for residential uses, it is possible that portions of the Village Center, Neighborhood Commercial, and Employment Campus could develop with residential uses. The High Density Residential uses are permitted in the Village Center and Neighborhood Commercial site, and Medium Density Residential uses are permitted in the Employment Campus site. The maximum number of additional units is 1,212. These alternative residential uses are deemed a substantial change and shall be referred back to the commission in accordance with Section 18.90.080-C of the Pima County Zoning Code.

### RESIDENTIAL OPTIONS SUMMARY

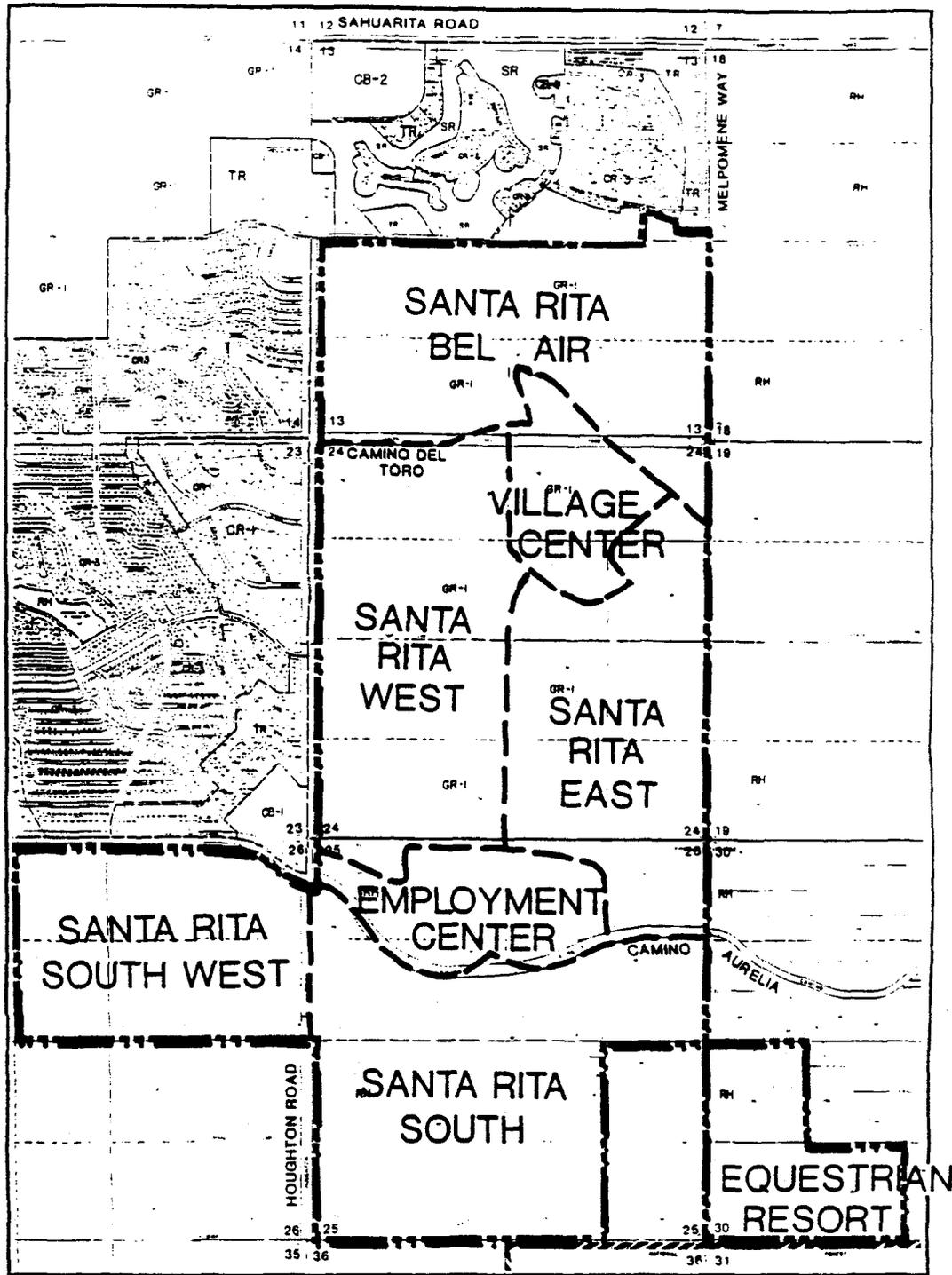
	Land Use Category	Acres	Maximum Residential Density	Maximum Number of Units
PA 2	Village Center	15	18	270
PA 5 + 7	Neighborhood Commercial	29	18	522
PA 6	Employment Campus	35	12	<u>420</u>
	Total			1,212
			8490	952

The projected population of the Specific Plan area, at total buildout in approximately 25 years, is approximately 15,300 people. The projection is based on an average household size of 2.5 people.

All of the elements of the Specific Plan contribute to providing a resource related edge to the Coronado National Forest. The Land Use element of this buffer includes a gradual transition of lower densities towards the National Forest. The density gradation responds to the natural topography of the site, and works with open space preserves and wildlife corridors in providing an appropriate buffer. Development Regulations and Design Guidelines and Policies further guide development to facilitate wildlife movement.

#### Planning Areas:

The Santa Rita Ranch Specific Plan includes eight planning areas each with a distinctive character ( Planning Area Map). Sensitive areas within the project are located along the boundary of the Coronado National Forest where low and very low intensity uses are proposed. Development concentrations are proposed at the intersection of major streets within the Plan Area. For example, the Village Center and Employment Campus are located interior to the project where they will have minimal impacts on existing development or the natural environment. Low density development is proposed for the remainder of the area adjacent to and compatible with existing Corona de Tucson development and recorded plats. Quantitative land use summaries of the planning areas is located in Chapter IX of this document.



**PLANNING AREAS**

**SANTA RITA RANCH SPECIFIC PLAN**

**J** JERRY R. JONES  
 & ASSOCIATES, INC.  
 P.L.L.C.  
 1000 N. GILBERT AVENUE  
 SUITE 100  
 TUCSON, ARIZONA 85712



## 1. SANTA RITA/BEL AIR

### Planning Area

#### . Description

The Santa Rita/Bel Air Planning Area is located in the northern portion of the Specific Plan area, adjacent to the existing golf course and subdivisions. The area is located north of Camino del Toro and is divided by two open space corridors.

#### . Character

The proposed land uses in Santa Rita/Bel Air Planning Area include single family subdivisions and an extension of the golf course which are consistent with the existing single family homes and golf course to the north. Santa Rita/Bel Air will be a focus of recreation activity with the addition of nine holes of golf, an elementary school site, and two open space corridors for pedestrian/equestrian use. Low Density Residential-1 densities are proposed immediately south of and consistent with the existing subdivision.

#### . Design Elements

A predominate design element to be applied in Santa Rita/Bel Air Planning Area is linear open space. Natural and naturally landscaped corridors will be combined with linear golfcourse fairways to divide the plan area. Single family homes will then be designed in a pattern which reflects the golf course and open space corridors.

Landscape buffers along the west and north boundaries of the planning area will be provided to visually mitigate any impacts of future development on existing neighborhoods. The landscape buffer may be comprised of undisturbed natural vegetation, enhanced natural vegetation, and/or revegetation, as needed. The combination of landscape buffer and the first tier of homes adjacent to existing development being restricted to one story in height shall provide substantial view mitigation.

## 2. VILLAGE CENTER

### Planning Area

- Description

The Village Center is located at the intersection of Camino del Toro and Melpomene Way (realigned). Land uses are divided by open space corridors traversing the center.

- Character

The Village Center will be characterized by a concentration of development including a mix of residential densities, including single family, townhomes and apartments clustered around a commercial core. The commercial core could include such land uses as small retail shops (bookstores, gifts shops, etc.), neighborhood commercial services (laundry services, shoe repair shops, hair salons, etc.), small restaurants (delicatessens or cafes), and professional and semi-professional offices. The purpose of the Village Center is to provide for small scale, commercial and mixed residential uses with a

pedestrian emphasis. In addition to sidewalks on the major streets, the washes provide an opportunity for pedestrian trails linking to the adjacent residential areas.

. Design Elements

The Village Center will incorporate design elements such as wide sidewalks adjacent to commercial uses, landscape and wall buffers between land uses of varying intensity, and a pedestrian path system connecting the different uses. A town square will provide a focus for outdoor community activities such as craft fairs and concerts. The town square, plazas, and other public open space shall comprise approximately three acres. A park-and-ride lot may also be provided here.

3. SANTA RITA WEST

Planning Area

. Description

The Santa Rita West Neighborhood extends from Camino del Toro on the north towards Camino Aurelia and between Houghton Road on the west and Melpomene Way on the east. The Neighborhood is located east of approved and recorded subdivisions west of Houghton Road.

. Character

Single family neighborhoods served by neighborhood collector streets, natural open space, open space recreation areas and a proposed park are the only proposed land uses for this area. The

area is characterized by rolling topography and several areas of steep slopes where cluster development techniques can be applied to protect significant open space. Major open space corridors traverse the area including two natural open space corridors and one combination open space/recreation corridor.

#### Design Elements

The design of the neighborhood will incorporate curvilinear streets and cul-de-sacs to reflect the natural topography. Where appropriate, cluster development techniques will be applied in order to preserve significant slope areas. The combination of a recreation/open space corridor and adjacent park site create a district park-like recreation area in a central location to meet the recreation needs of future residents.

#### 4. SANTA RITA EAST

##### Planning Area

##### Description

The Santa Rita East Neighborhood is located south of the Village Center and north of Camino Aurelia and east of Melpomene Way.

##### Character

Single family neighborhoods and an elementary school site are proposed. The neighborhoods will be separated by two open space corridors. A portion of the combined open space/recreation corridor is also located in this area.

Design Elements

Generally, the design of the single family neighborhoods will incorporate curvilinear streets and cul-de-sacs in order to best reflect the natural topography. Although not as topographically constrained as Santa Rita West, cluster development techniques will be applied to preserve natural open space slope and floodprone areas.

Lower density single family neighborhoods are proposed where the planning area abuts an existing single family use coupled with a landscape buffer along the project boundary (adjacent to Section 30). The combination of land use transition and landscaping will provide a visual buffer between the project area and the lower density uses to the east.

The elementary school site is adjacent to the recreation/open space corridor and park site in Santa Rita West. The combination of public and recreational uses at this location creates a recreational node at this central location.

5. SANTA RITA SOUTHWEST

Planning Area

Description

The Santa Rita Southwest neighborhood is the only portion of the project area which extends west of Houghton Road. The planning area is located southwest of Houghton Road and Camino Aurelia. Subdivisions plats are recorded for the square mile area north of Santa Rita Southwest.

. Character

The Santa Rita Southwest Neighborhood is characterized by single family uses with a neighborhood commercial site at the intersection and a small area of medium density residential (townhomes) adjacent to the commercial. Commercial uses may include: professional/semi-professional offices, grocery and drugstores, auto service, plant nurseries, and other retail uses. The single family neighborhoods will be consistent with the existing and platted subdivisions as well as other neighborhoods within the project area.

. Design Elements

The commercial site and townhome uses are divided by a natural open space corridor. An additional open space corridor will be provided parallel to Camino Aurelia, with a combination of natural and structural treatments to the wash. The corridor will be revegetated where necessary with plant species found onsite.

The Neighborhood Shopping Center will differ from the Village Center at Camino del Toro and Melpomene in both scale and focus. Larger "anchor" stores such as grocery stores, drug stores, and hardware stores will locate at Houghton/Camino Aurelia. The larger scale stores will require a more automobile focus with pedestrian circulation as a secondary consideration. Pedestrian circulation can be accommodated through a combination of onsite sidewalks, street sidewalks, and paths through the adjacent open space corridor to connect with residential neighborhoods. The neighborhoods will be designed to reflect the natural topography in street layout and site

design. A neighborhood recreation area is proposed in the form of a community recreation center or neighborhood park to be specified at the time of subdivision platting.

## 6. EMPLOYMENT CAMPUS/EXECUTIVE OFFICE

### Planning Area

#### . Description

The Employment Campus/Executive Office site is located at the northeast corner of Houghton Road and Camino Aurelia. The planning area includes adjacent medium density uses.

#### . Character

The Employment Campus/Executive Office site is proposed as a development concentration area with a campus-like character. Proposed uses include headquarter and executive offices, research laboratories, and business services and warehousing. Proposed land uses and Development Regulations are designed to ensure the continued high level of air and water quality. The site is proposed to have a campus-like setting with extensive landscaping. The employment site is separated from adjacent medium density uses by an open space corridor. Adjacent medium density uses would connect with the Campus Employment through trails in the open space corridors.

- Design Elements

The site design of the Employment Campus will focus on creating a campus like setting by avoiding large, "monolithic" style structures and vast expanses of parking. Buildings and parking will be separated by a mix of landscape material to include canopy trees, shrubs, and ground cover. Adjacent townhome development will be buffered by an open space corridor which is revegetated and/or landscape enhanced, if necessary. The future employer is to provide a public recreational facility such as a linear park along the wash, an outdoor sculpture garden, or a neighborhood park. Also, the provision of a park-and-ride lot shall be considered at this location.

## 7. SANTA RITA SOUTH

### Planning Area

- Description

The Santa Rita South Planning Area is located south of Camino Aurelia between Houghton Road and Mount Fagan Ranch.

- Character

The planning area is located adjacent to the Coronado National Forest. A gradual transition of single-family densities characterizes the proposed development. Three open space corridors traverse the area, and a neighborhood commercial site is located at the intersection of Houghton Road and Camino Aurelia.

- . Design Elements

In addition to a transition of densities, a no-build buffer of 100 feet is proposed adjacent to the Coronado National Forest. Wall and fence restrictions are also included in order to facilitate wildlife movement through the planning area. Public access to the Coronado National Forest will be maintained at two locations: one for motorized access and one for non-motorized access only. Grading for individual house pads on minimum 36,000 square feet lots should allow for approximately 85% of the sites to remain as natural open space.

## 8. EQUESTRIAN RESORT

### Planning Area

- . Description

The resort and open space site is located east of Mount Fagan Ranch and north of the Coronado National Forest. Low intensity uses are proposed because of the proximity to the Coronado National Forest.

- . Character

Approximately one-third of the 120 acre resort site is a designated protected peak. The peak and its steep slope area will remain as open space. The open space is a key element of the resort since it is proposed to be a guest ranch type resort with an equestrian theme.

. Design Elements

The site design of the resort will minimize grading by terracing structures terracing structures to conform with the natural topography. The architectural design will be consistent with the Mount Fagan Ranch buildings with such items as a stucco exterior, tile roof, and largely one story in height. The site design will include a principal building which is similar to Mount Fagan Ranch and several outlying buildings in the same style. Hiking and equestrian access is to be provided to the Coronado National Forest.

The focus of open space area will be hiking, horseback riding, and other recreation activities which are compatible with the natural setting. Permitted uses include trails, stables, and corrals at an equestrian staging area. A golf course use will be provided for resort guests adjacent to the Village Center (Melpomene Way and Camino del Toro) so that the resort will retain a ranch/desert theme.

Schools:

Two elementary school sites of 10 acres each are identified on the Santa Rita Ranch Specific Plan Map. The first site is located at the northwest corner of the project on Houghton Road, and the second is located on the east side of Melpomene Way adjacent to the open space/recreation corridor.

The provision of two elementary school sites is consistent with the Southeast Area Plan Map for the project area. The area plan also specifies four additional elementary school sites in Corona de Tucson (one of which is dedicated), one junior high site, and a high school site.

The need for the two school sites was determined by applying Tucson Unified School District standards to the plan area. TUSD standards are based on suburban neighborhoods in Tucson which are similar in density to the Santa Rita Ranch Specific Plan. The percentage of the population with is retired was assumed to be consistent with the overall composition of Pima County, or 25% (Tucson Trends).

Total No. Units 6094	25% Retired 1524	Total School Age Units 4570
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Total School Age Children - 1627

Elementary - 1,151  
Junior High - 173  
High School - 303

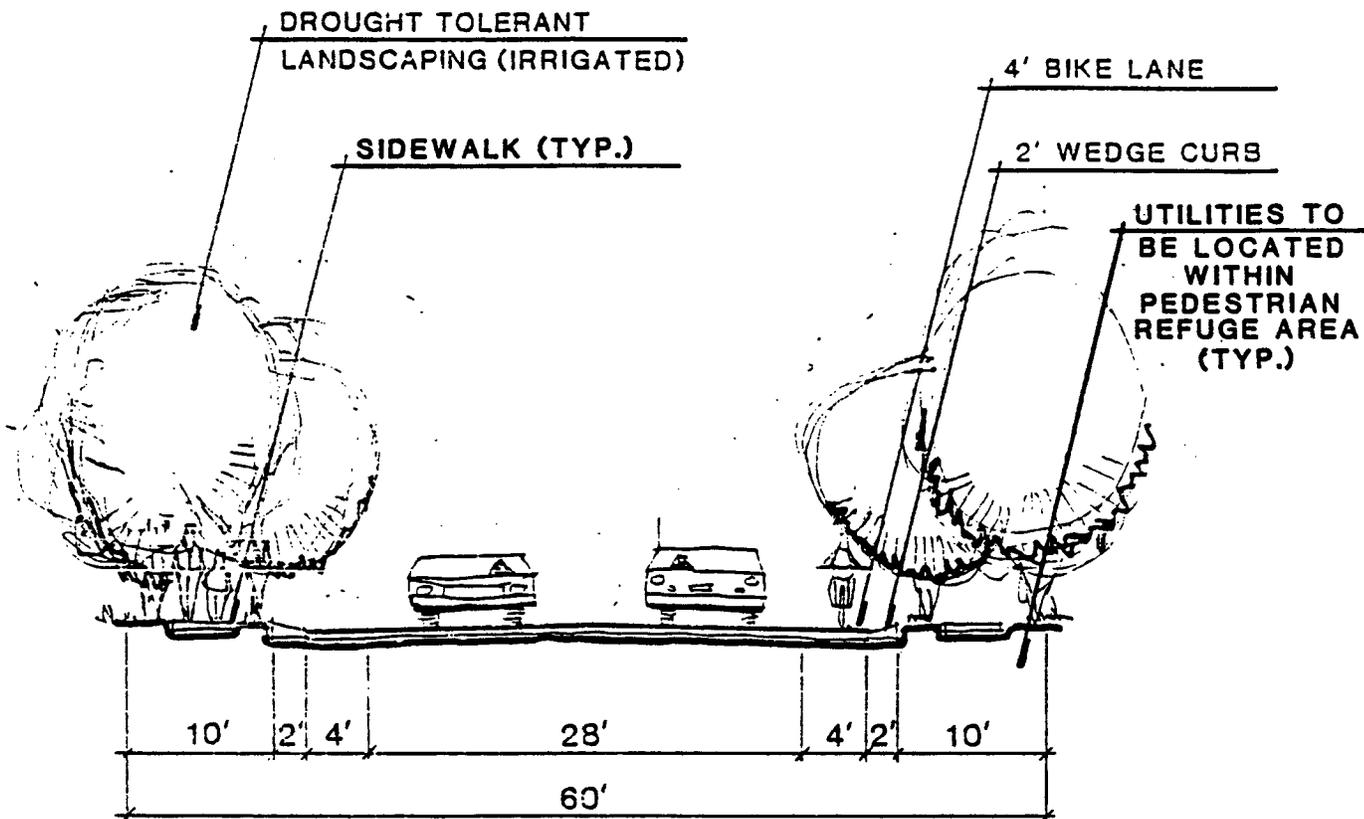
The target capacity for new elementary schools in TUSD is 550 students. At full plan build-out in 25 years, the projected school populations for each elementary school is 575 students.

### 3. CIRCULATION ELEMENT

#### Overview:

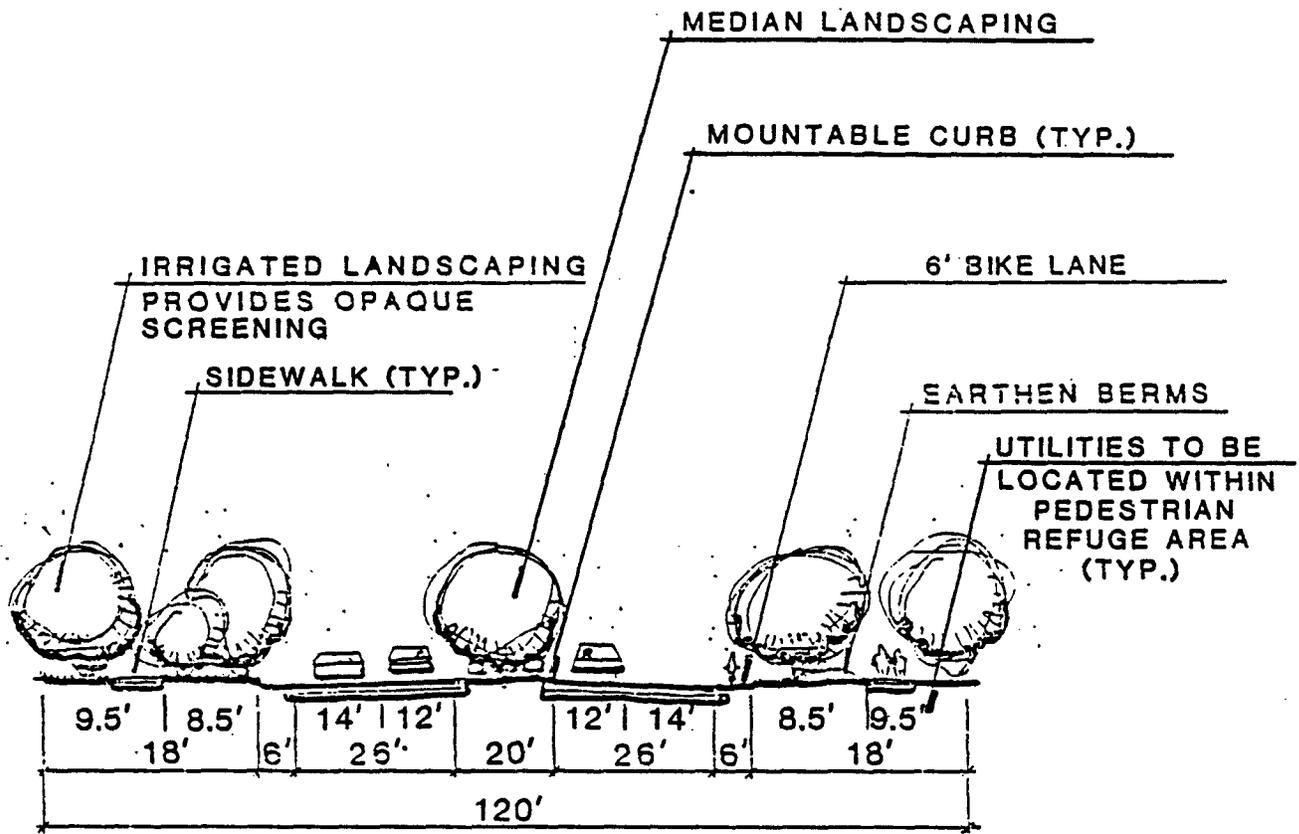
The Santa Rita Ranch Specific Plan provides both a major street network and a secondary street system for the plan area. The circulation system provides for access to the project site and adjacent areas and to the Coronado National Forest.

One purpose of the Specific Plan is to establish a major and secondary circulation system for the area. The Circulation Plan identifies arterial and collector roadways in the Specific Plan. The core circulation loop will be provided by Melpomene Way, Camino Aurelia west of Melpomene



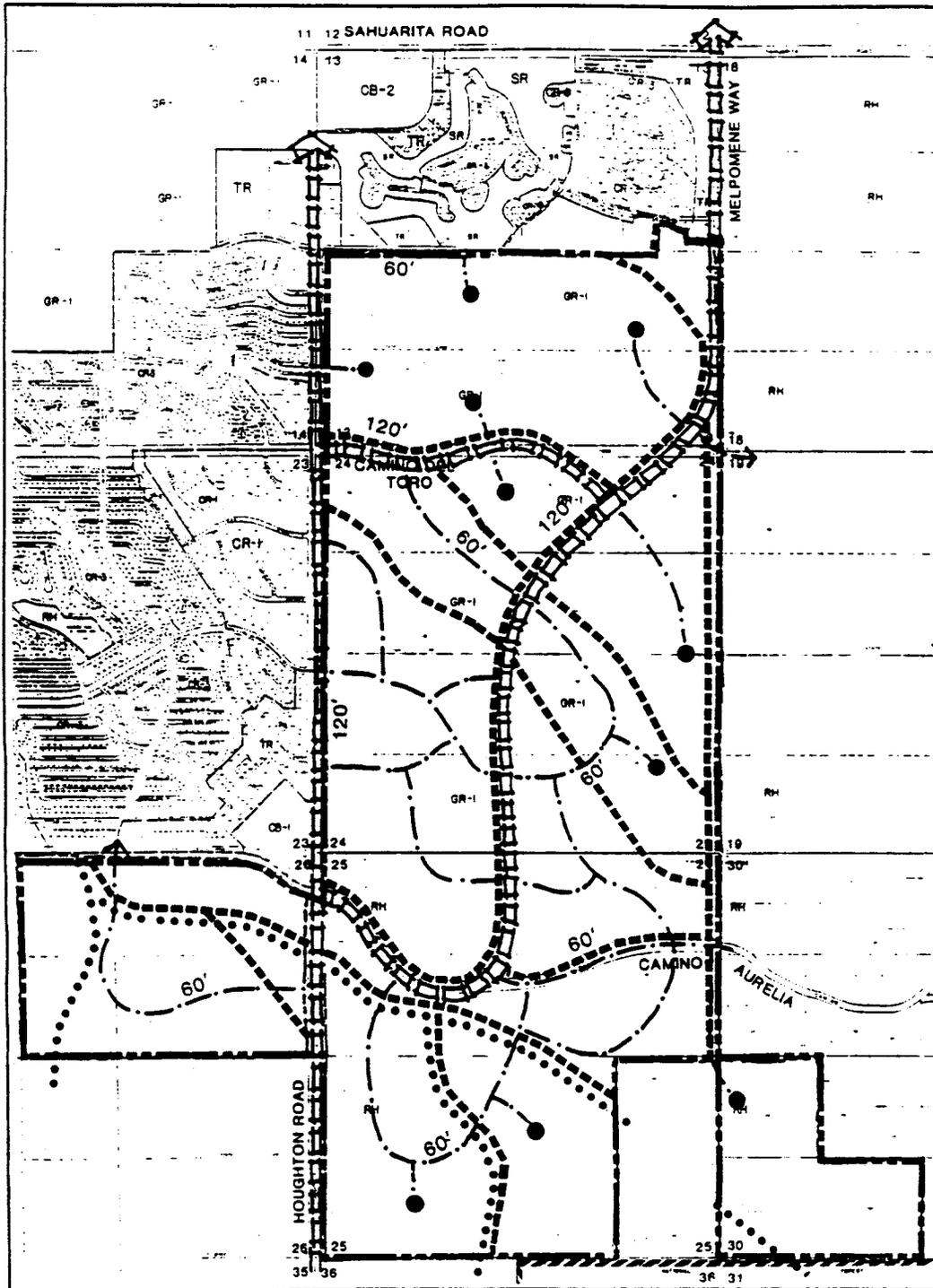
PROPOSED 60' R.O.W. 2 LANE  
N.T.S.

PROPOSED CROSS SECTION  
FOR COLLECTOR ROADWAYS  
(60' R.O.W.)



PROPOSED 120' R.O.W. 4 LANE  
N.T.S.

PROPOSED CROSS SECTION  
FOR FOUR LANE DIVIDED  
ROAD (120' R.O.W.)

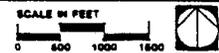


-  ARTERIALS
-  COLLECTORS
-  HIKING TRAILS
-  EQUESTRIAN CORRIDORS

## CIRCULATION CONCEPT

## SANTA RITA RANCH SPECIFIC PLAN

**J** JEFFY R. JONES  
 & ASSOCIATES, INC.  
1100 N. 10TH AVENUE, SUITE 100, DENVER, CO 80202



Way, Houghton Road, and Camino del Toro. It is proposed that these streets be four-lane divided roadways with landscaped medians and perimeter buffers with a total cross-section of 120 feet. Collector roadways are the internal roads which serve neighborhood streets, plus Camino Aurelia east of Melpomene Way. A two-lane cross-section in a 60 foot right-of-way is proposed for collector roadways with bicycle lanes and landscaped pedestrian buffer areas. The secondary street system responds to the natural topography resulting in an irregular and curvilinear street layout. The collector street layout will promote subdivision designs which emphasize neighborhood identities.

Proposed right-of-way widths in the Specific Plan are 120 feet for arterial streets and 60 feet for collector roadways such as on Houghton Road north of Camino del Toro and Camino Aurelia. Existing right-of-way is in excess of what is needed. Additional dedication will be required along Houghton Road south of Camino del Toro. Where existing rights-of-way exceed what is needed, the existing rights-of-way will remain constant, although roadway design will be in accordance with the proposed street cross-sections. Additional right-of-way widening may be required at intersections of major streets for additional through and turning lanes while maintaining landscape buffers. More detailed traffic studies will be required at the time of subdivision platting with appropriate right-of-way dedicated at that time.

According to Pima County and City of Tucson standards of 9.5 feet for utilities, both the arterial and collector street cross-sections provide ample open space to accommodate utilities in the perimeter buffer portions of the right-of-way. Utility pedestals will require easements adjacent to rights-of-way at the time of subdivision platting (at 6 feet by 6 feet, 10 feet by 10 feet, or 15 feet by 15 feet). Generally, utility companies prefer that the pedestals be located outside of but adjacent to street right-of-way. If for any reason utility lines cannot be provided within the rights-of-way, parallel utility easements will be provided so that streetscapes will not be negatively impacted by above-ground utilities.

#### Street System:

Melpomene Way is proposed to be realigned in order to better respond to existing topographic and future land use considerations (see Circulation Map). The area east of the existing alignment is owned by the State of Arizona and is outside the community of Corona de Tucson as defined in the Southeast Area Plan. Access opportunities to the State land will be protected by an extension of Camino del Toro, an arterial street, east of the realigned Melpomene. The extension will dead end at the state land boundary.

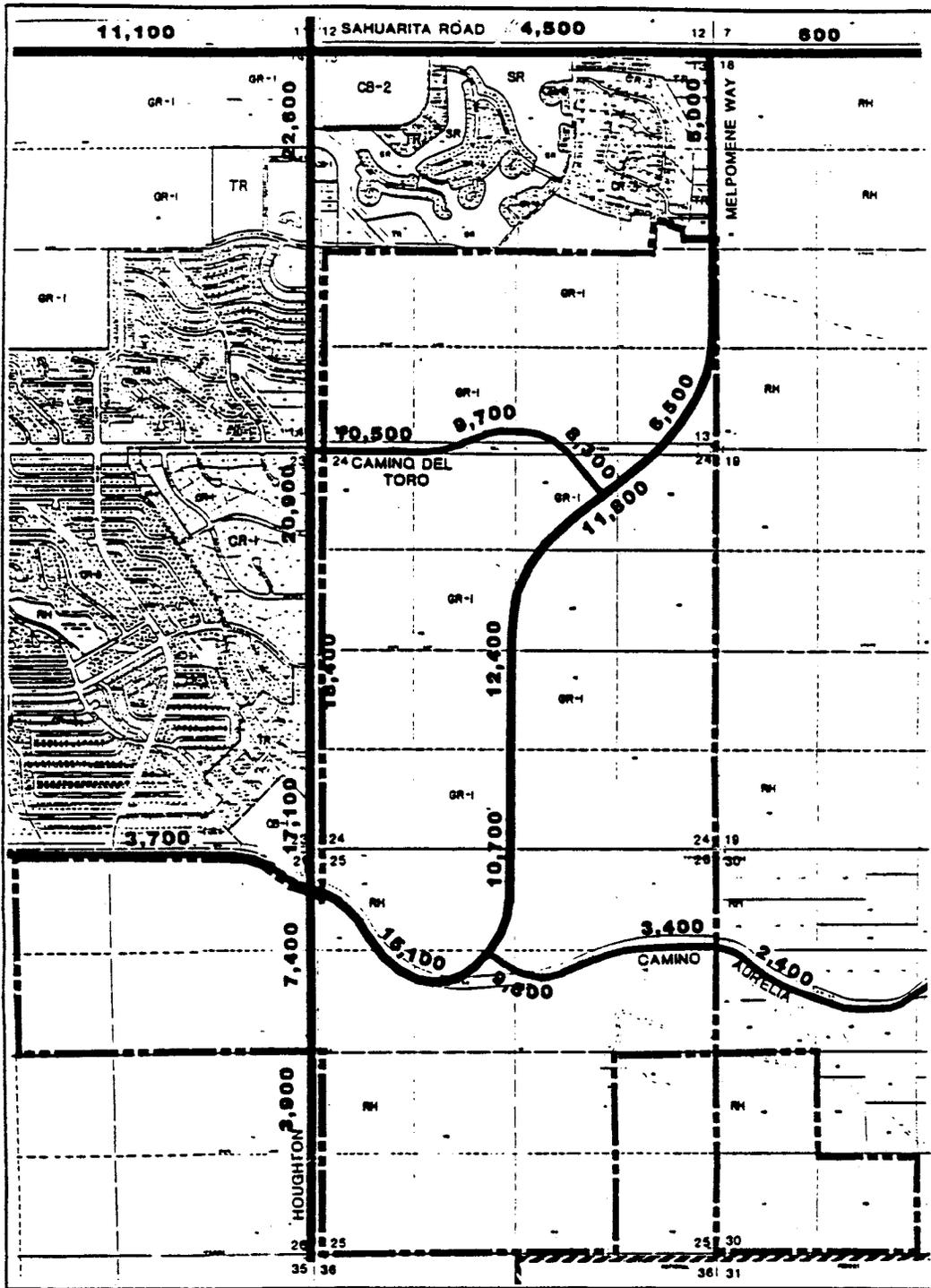
Access is easily provided to all portions of the Specific Plan Area. Access to the resort site shall be provided by an easement at the section line between Sections 25 and 30 which will be required prior to subdivision plat approval. Camino Aurelia right-of-way currently exists. The right-of-way was created for a width of 150 feet through two

separate establishment proceedings (No. 1502, BK 11, Pg. 37, Sec. 23 and 26, Township 17 South, Range 15 East, 150 ft., and No. 1480, BK 12, Pg. 63, Sec. 25, Township 17 South, Range 15 East, 150 ft.).

Sidewalks in landscaped buffer areas and bicycle lanes will be provided along major streets. Sidewalks will also be required along local streets in conformance with subdivision regulations. Equestrian corridors are described on the Recreation/Open Space Map.

Projected average daily traffic levels are noted on the Projected Traffic Map. Generally, east-west traffic levels increase approaching Houghton Road. For example, Camino Aurelia is expected to experience ADTs of 3,400 at the eastern boundary of the plan area and increasing to 15,100 in the link between Melpomene Way and Houghton Road. North-south traffic levels increase as traffic moves north on Houghton Road. South to North ADT levels range from 3,900 to 22,600 on Houghton Road. Traffic levels on Melpomene Way increase approaching its intersection with Camino del Toro where projected ADTs are 11,800.

Internal transportation improvements will be provided by the developer to serve newly developing areas. A transportation improvement financing and implementation plan will be agreed upon at the time of Master Plat approval. The plan will reference major streets and routes in the area, internal project circulation improvements, the provision of capacity and route continuity adjacent to the Plan Area, areas of responsibility of the county, primary/master developer and subsequent

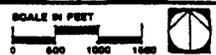


2400 PROJECTED DAILY TRAFFIC

**PROJECTED TRAFFIC**

**SANTA RITA RANCH SPECIFIC PLAN**

**J** JOSEPH R. JONES  
 & ASSOCIATES, INC.  
 225 WEST 10TH AVENUE, SUITE 200  
 DENVER, COLORADO 80202



developers. Total transportation facility demand and proportionate shares must be prepared prior to the development of the transportation improvement financing and implementation plan.

Transportation Conservation:

There are several areas within the Santa Rita Specific Plan Area which will generate employment opportunities including the employment campus, resort, commercial sites, and school sites. The estimated number of employees from each of these uses assuming maximum buildout for each category is:

Land Use	Number of Employees	Factor
Employment Campus/Executive	600	35 AC @ 17
Resort	50	--
Neighborhood Commercial	267	29 AC @ 9.2
Village Center	90	15 AC @ 6
Schools	120	60 per school
Total	1,127	

Transportation conservation is largely a product of land use. Vehicle miles travelled per day can be minimized when shopping, services, and employment opportunities are provided in close proximity to residences. The Santa Rita Ranch Specific Plan is a comprehensive land use plan which provides a range of uses including residential, office, commercial, campus employment, and resort. For example, the employment center is located adjacent to residential areas and the shopping center site, providing opportunities for residents to walk to and from work or to and from shopping during the lunch break. The open space and street sidewalk system complements the land use plan by providing trails and paths for pedestrian and bicycle access to the commercial and public uses.

The Design Guidelines and Policies propose transportation conservation policies for future employers. Future employers may include businesses located at the employment campus, neighborhood commercial site, Village Center, the schools, and the resort. Four transportation conservation methods are proposed for major employers:

a. Carpool Parking

Preferential parking spaces and other incentives will be used to promote carpooling.

b. Flexible Hours

Employees are encouraged to provide flexible hours and staggered working shifts to avoid traffic congestion at peak hours. Work shifts are to be coordinated with the Vail School District to avoid peak traffic flows at the end of the school day.

c. Vanpooling

Employers will be encouraged to provide a vanpooling service. The vanpool may be used to reduce vehicular traffic on Houghton Road by utilizing the Pima County Fairgrounds (when there are no events going on) for parking and providing van service from the Fairgrounds to Corona de Tucson subject to Pima County approval.

d. Physical Improvements

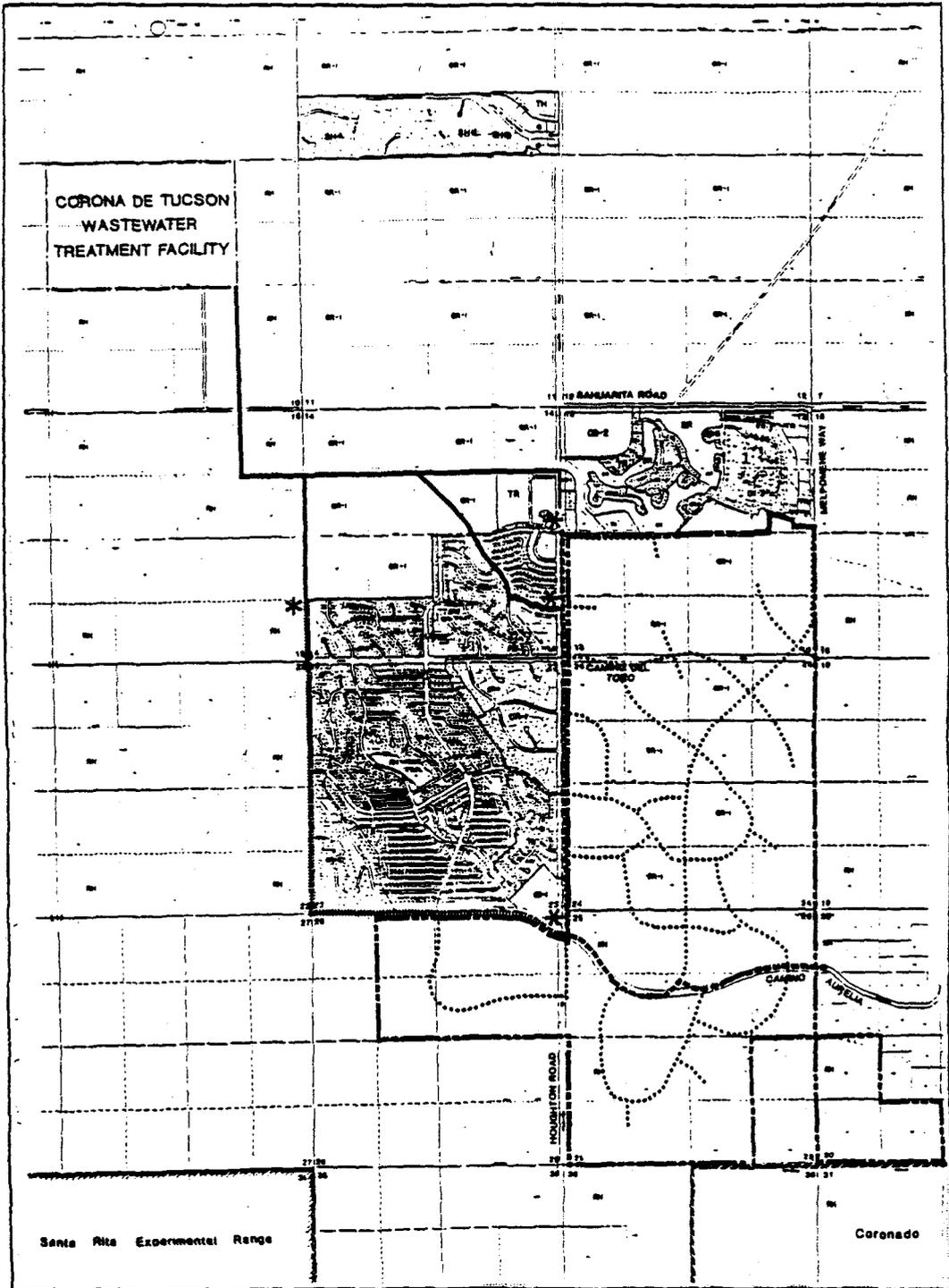
Physical improvements which facilitate alternate modes of transportation are encouraged. Improvements could include secure bicycle racks and showers/locker rooms onsite. The extent of the facilities provided should relate to the size and scale of the employer.

Residents of Corona de Tucson who commute outside of the community shall be encouraged to ride share. Park-and-ride facilities shall be provided onsite such as at the Employment Campus and/or Village Center, or the developer will participate in a regional park-and-ride facility outside of the Specific Plan area in Corona de Tucson. A possible location for a regional park-and-ride would be at the intersection of Houghton and Sahuarita Roads.

4. PUBLIC SERVICES ELEMENT

Sewer Service:

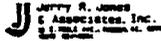
The Santa Rita Ranch Specific Plan Area will have public sewer service. Development will connect with the existing Santa Rita/Bel Air Wastewater Treatment Facility. Infrastructure extension, augmentation, and plant capacity expansion will be required as the plan area develops. The basin study which must be approved prior to Master Plat approval will address issues such as proposed alignments of offsite sewers, plant capacity and total flows from both the Specific Plan area and downstream properties. Water reuse for golf course irrigation may be feasible at approximately mid-point in the project buildout when there are a sufficient number of homes to support a reuse system.

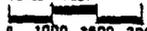


-  EXISTING SEWER LINES
-  SPINE UTILITY SYSTEM
-  UTILITY DISTRIBUTION SYSTEM
-  CONNECTION POINTS TO PUBLIC SEWER SYSTEM
-  SEWER LINE EXTENSIONS

**PUBLIC SERVICES  
CONCEPT**

**SANTA RITA RANCH SPECIFIC PLAN**



 SCALE IN FEET  



The Public Facilities Concept Map notes two primary points of connection for Santa Rita Ranch along Houghton Road. By using existing sewer line locations and by using the Harrison Road alignment rather than Houghton Road for the principal sewer lines much of the steep slope areas can be avoided. At the time of Wastewater Management review of Tentative Plats (or Development Plan), the department will specify and approve the location and manner of connection to the public sewer system.

In constructing an offsite public sewer extension to serve this area, the developer must construct the onsite sewers in a manner that will provide flow-through for upstream tributary areas at points and with capabilities as specified by Wastewater Management prior to submittal of the Tentative Plat or Development Plan. The public sewer improvements must be sized and located in accordance with a basin study prepared by the property owner and reviewed and approved by Wastewater Management.

The public sewer improvements must be designed and constructed in conformance with the applicable Pima County standards and must be completed, inspected, and released for service prior to the issuance of any building permits.

**Water Service:**

Santa Rita West (also known as Corona de Tucson) is located in City of Tucson Water Department's Santa Rita/Bel Air service area. The plan area is within the boundary of the southeast area for Tucson Water

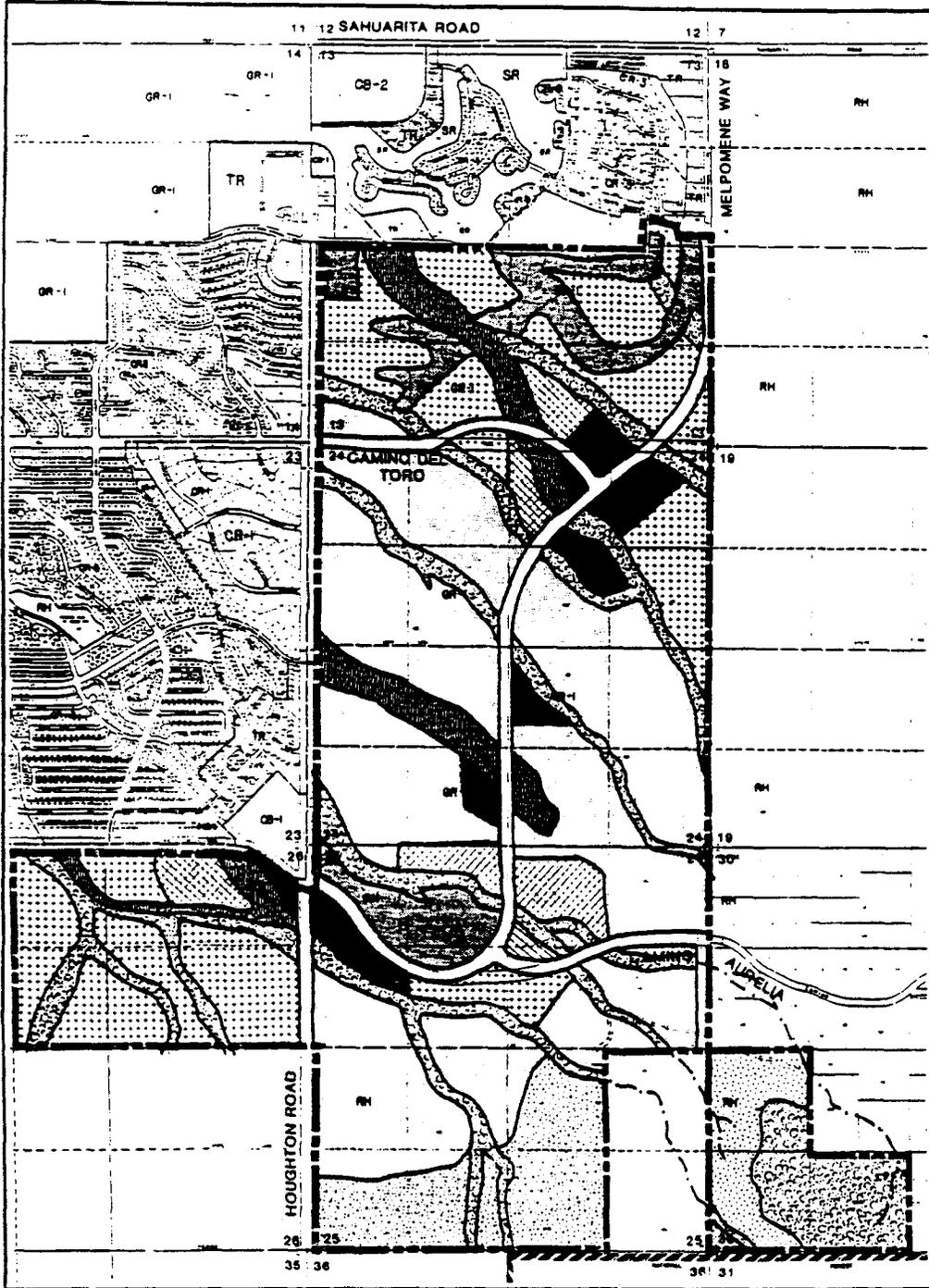
planning purposes. The Southeast Area Plan water service policy states that area specific connection fees should be implemented so that fees collected from new customers will finance the water system facilities required to serve newly developed areas.

The public facilities concept identifies the spine utilities system along Houghton Road and Camino Aurelia. Water main sizes are estimated at 16 inch and 12 inch, respectively. Principal gas and electric lines would also be provided along these roadways. The utility distribution system would follow Melpomene Way and the collector roadways. Water lines along Melpomene Way would be larger (10 or 12 inch) than along the collector roadways.

#### Electric and Gas Service:

TRICO Electric Cooperative Inc. provides electric service to Corona de Tucson. Service is currently provided to subdivisions southeast of Houghton Road and Sahuarita Roads and southwest of Dobbins Street and Houghton Road. TRICO does not anticipate problems in continuing to serve new development in Corona de Tucson.

Similarly, gas service is and will continue to be provided by Southwest Gas Corporation. A high pressure pipeline runs along the Harrison Road alignment. The subdivisions in the vicinity of Sahuarita and Houghton Roads are currently served by distribution pipelines.

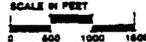


-  NATURAL OPEN SPACE
-  PROTECTED AND/OR REVEGETATED
-  ESTATE LOTS - MINIMAL GRADING FOR HOUSE PAD
-  EMPHASIS ON CLUSTER DEVELOPMENT TECHNIQUES
-  RESORT - TERRACED BUILDING DESIGN
-  MODERATE GRADING & REVEGETATED OPEN SPACE
-  TYPICAL PAD SUBDIVISION COMPARABLE TO EXISTING
-  MODERATE GRADING
-  AREA OF POTENTIAL MAXIMUM GRADING

## GRADING CONCEPT

## SANTA RITA RANCH SPECIFIC PLAN


**JEFFREY R. JONES & ASSOCIATES, INC.**  
 2115 W. 10th St., Suite 100, Santa Ana, CA 92703  
 (714) 241-1111

SCALE IN FEET  


## 5. TOPOGRAPHY/HYDROLOGY ELEMENT

### Topography and Soils

Topographic conditions vary across the Santa Rita Ranch Specific Plan area and include well incised channels, flat areas, and a protected peak at the base of the Santa Rita Mountains. The requirements of the Hillside Development Zone will be applied to those subdivisions with slopes and/or average cross-slope of 15% or greater. Topographic disturbance mitigation includes the 17% of the Plan Area designated as natural open space, including the protected peak, and strict adherence to Hillside Development Zone regulations on remaining areas of 15% or more slope. Rock outcrops will remain undisturbed and be incorporated into the designated open space network or into the open space areas within subdivisions.

The grading concept identifies nine types of grading which will be applied to this site. The Estate lots near the Coronado National Forest will require minimal grading. The average graded pad for a house and adjacent yard is estimated at approximately 6,000 square feet of the minimum 36,000 square foot lots. Generally, 85% of the lot should remain ungraded and in a natural state.

Natural areas where no grading will occur include the protected peak at the resort site and the Natural Open Space corridors. These areas are located on the Specific Plan Map, referenced in the Land Use Summary Tables at the end of this report, and, in the case of open space corridors, are defined by the 100-year floodplain.

Areas adjacent to the Estate lots and those areas which are characterized by a more rugged terrain will incorporate cluster development techniques combined with contiguous open space. Cluster development techniques are those mechanisms which allow buildings to be sited closer together in groups or clusters leaving a sensitive area of the site undeveloped. Cluster techniques often involve reducing the typical lot size but without exceeding the overall density which could be achieved under conventional subdivision design. The County's Cluster Development Option may be applied as appropriate and in conformance with the Specific Plan. In addition to preserving the 100-year floodplains of Natural Open Space corridors, steep slopes and areas of significant vegetation will be protected/mitigated.

The criteria for applying cluster development techniques include:

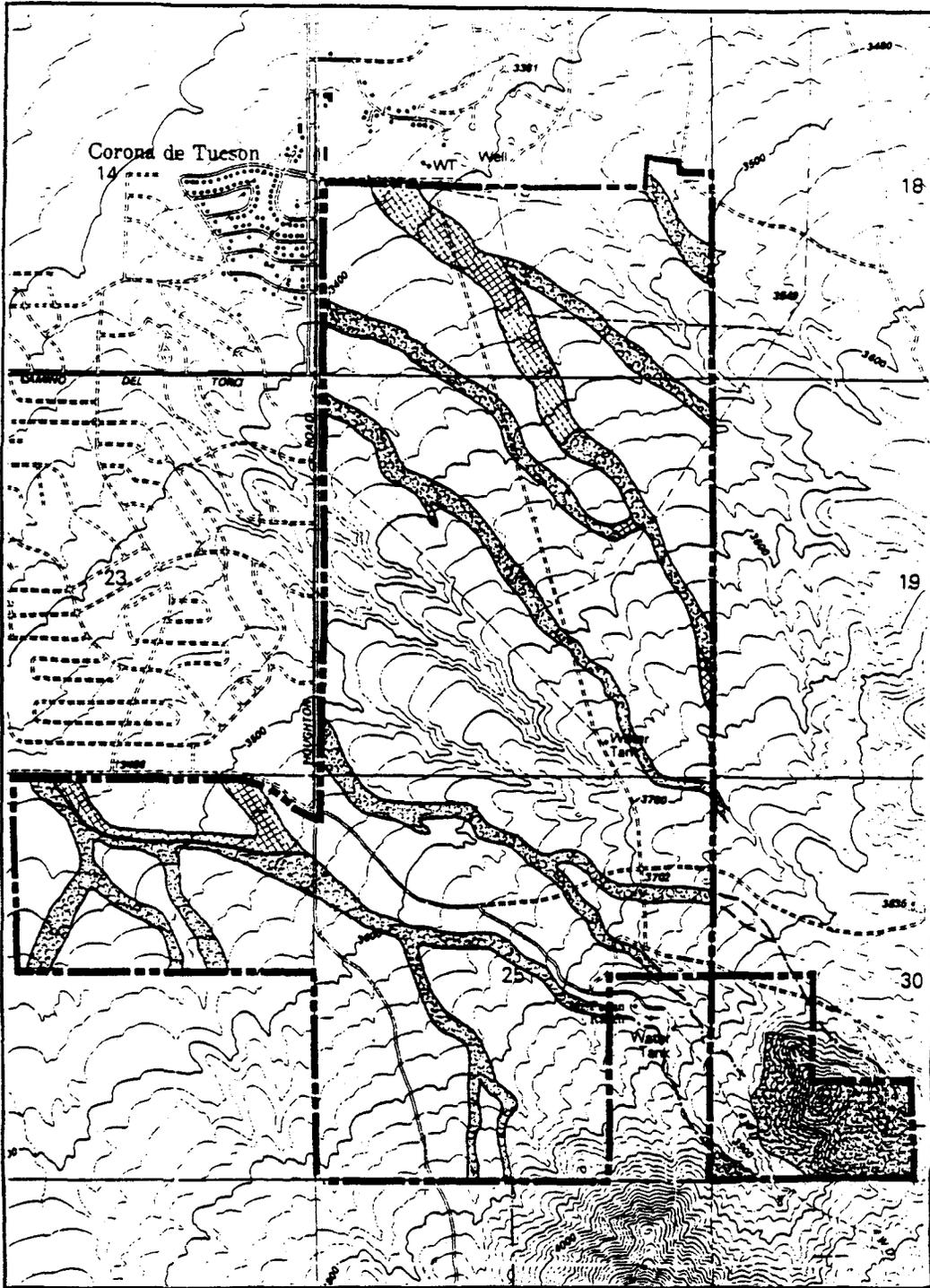
- mitigation of areas of 15% or greater slope.
- mitigation of areas of high concentration of Ocotillo.
- integration of areas of functional open space or additional natural open space with areas designated natural open space on the Specific Plan Map.

The Employment Campus and school sites will be moderately graded and revegetated to create campus type settings. Plant material will include a mix of native and non-native species since grassed areas will be included where ball fields are provided.

The resort site is characterized by relatively rugged terrain. The grading concept specifies that buildings shall be terraced to reflect the natural topography. Undisturbed, enhanced natural open space is to be maximized as part of the grading scheme.

Protected and/or revegetated areas include two sheetflow/braided stream pattern areas. A combination of flood control measures, natural conditions, and revegetation are to be incorporated into the drainage and grading plans for these areas. The third area designated as "protected or revegetated" is the open space/recreation corridor designated in the Santa Rita West planning area. This corridor is characterized by relatively low flows but steep slopes. The open space/recreation corridor may include active recreation uses in combination with natural open space.

The three remaining grading categories are: typical pad subdivisions, moderate grading, and maximum area of potential grading. These categories reflect a variety of land use intensities. Single family subdivisions in relatively unconstrained areas will be graded with the typical single family pads. These areas will be similar to the existing subdivisions in Corona de Tucson. Moderate density residential uses or townhomes will require more intense grading. These areas are designated moderate grading. Apartments and commercial uses will require more intense level of grading; therefore, high density residential areas, the Village Center, and the Neighborhood Commercial are designated "Maximum Area of Potential Grading".



 BRADED STREAM PATTERNS:  
 MODIFICATIONS TO SHEET FLOW AREAS  
 OPEN SPACE CORRIDORS:  
 NATURAL 100 YEAR FLOODPLAIN

**HYDROLOGY CONCEPT**  
**SANTA RITA RANCH SPECIFIC PLAN**


**JERRY R. JONES & ASSOCIATES, INC.**  
1011 N. CENTRAL AVENUE, SUITE 100, PHOENIX, AZ 85004

SCALE IN FEET  

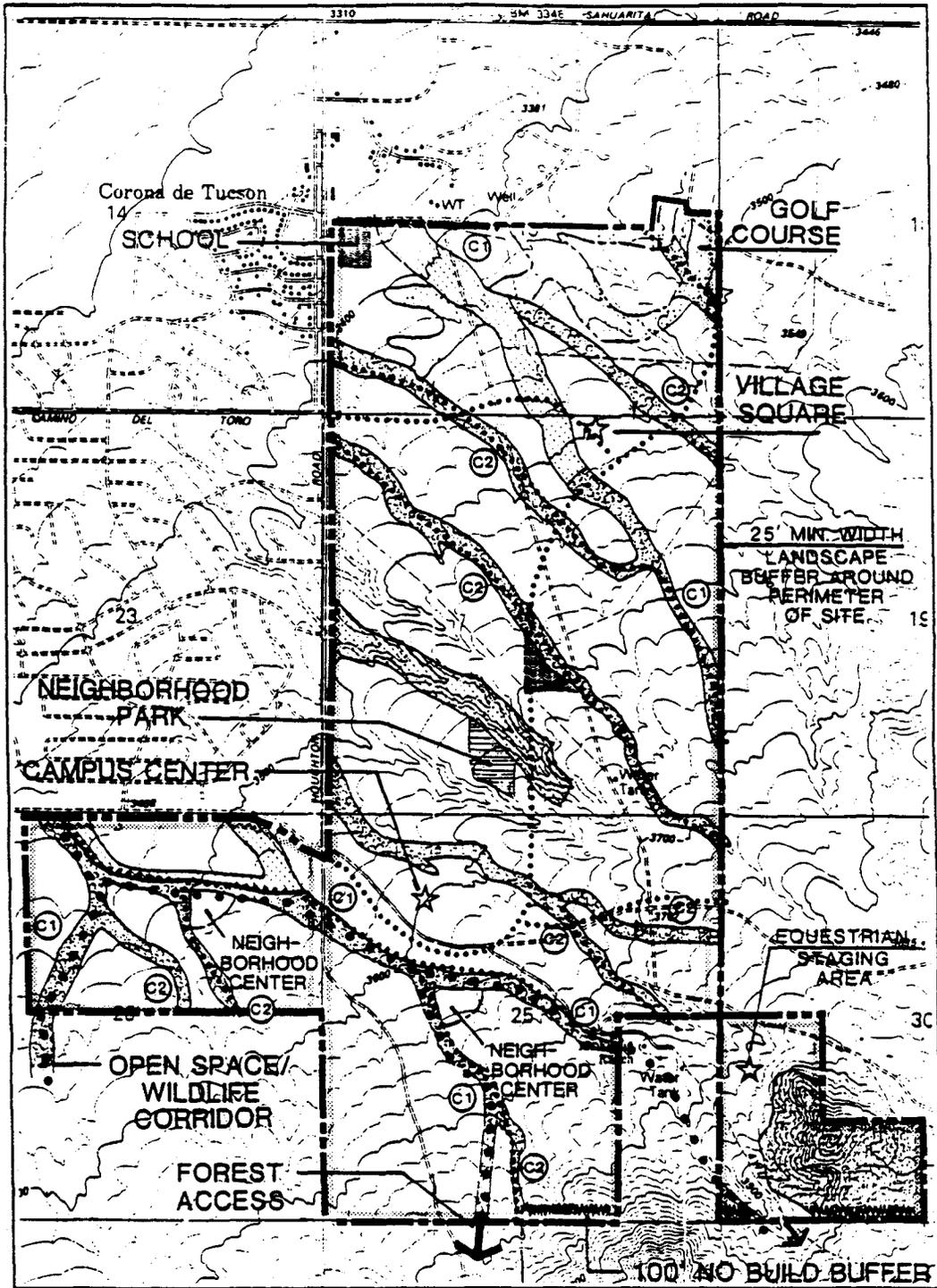


Hillside adaptive construction techniques, as described in the Hillside Development Ordinance (Chapter 18.61 of the Pima County Zoning Code), will be utilized where appropriate to allow for sensitive grading which reflects the natural topography. The limit of grading lines shall be established 20 feet beyond construction areas to protect the existing vegetation in natural open space areas which are to be preserved. The areas to be protected shall be flagged or temporarily fenced during construction.

#### Hydrology:

Hydrology mitigation under developed conditions will include the preservation of large washes of 500 cfs and greater, and smaller washes identified on the Specific Plan Map as riparian or wildlife corridors, in a natural state, with channel improvements limited to smaller washes and sheetflow areas. Braided stream conditions will be considered for limited filling in the floodplain to direct flows to the primary channel.

The Hydrology Concept Map identifies the natural open space corridors which are defined by the 100-year floodplain. These natural open space corridors are also illustrated on the Specific Plan and Recreation Open Space Maps. The areas on the Hydrology Concept defined as "Braided Stream Patterns" are broad sheetflow areas. Improvements are proposed to the sheetflow areas which will direct flows to the primary low flow areas. Improvements are proposed to the sheetflow areas which will direct flows to the primary low flow channel. The low flow channel will be earthen or partially lined. Moderate filling of parallel streams will create overbank storage areas, which are to be revegetated. The

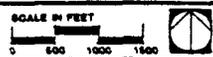


	SCHOOL SITE
	PARK
	FUNCTIONAL OPEN SPACE
	NATURAL OPEN SPACE
	GOLF COURSE
	ACCESS TO CORONADO NATIONAL FOREST
	EQUESTRIAN CORRIDORS
	HIKING TRAILS
	MAJOR EXTENSIONS OF RIPARIAN HABITAT FROM PROTECTED AREAS
	MAJOR SEGMENTS OF RIPARIAN HABITAT NOT LINKED WITH PROTECTED AREAS
	100' NO BUILD BUFFER ADJACENT TO FOREST
	25' MIN. LANDSCAPE BUFFER

**RECREATION/OPEN SPACE**

**SANTA RITA RANCH SPECIFIC PLAN**

JERRY R. JONES & ASSOCIATES, INC.  
 11111 N. 10th St., Suite 100  
 Scottsdale, AZ 85254



combination of a minimally disturbed low flow channel and revegetated overbank storage will continue the open space corridor theme. The natural grade in the overbank storage areas may create opportunities for a multi-basin approach to storage which typically accommodate a relatively high volumetric capacity with minimal impacts on the natural environment. Moderate channel modifications will occur at the upstream end of Watercourse B within the plan area. The flows will be contained in the larger, northern channel (Watercourse B), a Class I wash, where braiding occurs at the western property line. A natural open space corridor for the smaller channel, a Class II wash, will be reinstated south of the HDR site in the Village Center and will continue to the northwest corner of the plan area. Disturbed areas will be revegetated to provide continuous open space corridors where necessary.

## 6. RECREATION OPEN SPACE

### . Overview:

The Recreation/Open Space Plan includes both active and passive recreation uses. Natural Open Space includes protected peaks, significant slopes, and riparian corridors. Active recreation includes: a neighborhood park site, two neighborhood recreation areas, two elementary school sites, the existing 18 hole golf course and its expansion to 27 holes and a Village Square in the Village Center, a recreation center at the Campus Employment Center, and a recreation/open space corridor. Private recreational facilities will be provided as development occurs in the form of community recreation buildings and pools, private athletic clubs and an equestrian staging area at the resort. While the equestrian staging

area is an integral portion of the Specific Plan described in several chapters of the document, decisions regarding private community center facilities will be made at the time of subdivision platting. The land use summaries at the end of this report establish minimum acreage of natural open space and recreation facilities. These acreages may be exceeded but not reduced, just as, the acreage of development areas may be reduced but not exceeded. Approximately 30% of the Plan Area will remain as open space.

• Natural Open Space:

Natural Open Space will be provided in the form of preserve areas and corridors and implemented through both public and private means. Open Space areas include protected peaks, some steep hillside slopes, and significant riparian corridors. An environmental overlay method was utilized to identify significant environmental areas including a hydrological analysis identifying washes with 100-year flows exceeding 500 cubic feet per second, aerial photograph interpretation, use of the Pima County Critical and Sensitive Wildlife Habitats Study, vegetative density analysis, and field surveys to confirm and refine findings as necessary. A special emphasis was placed on preserving washes originating in the Coronado National Forest.

The results of analysis have been used to identify open space corridors for both wildlife movement and pedestrian/hiking activity. The circulation system provides a continuous pedestrian system along major streets which links with activity nodes and residential neighborhoods.

Wildlife movement will be provided for in the series of open space corridors consisting of large unimproved washes and revegetated washes where improvements are necessary. Drainage structures at road crossings will be designed to accommodate the movement of small wildlife and roadways will be signed to warn motorists of potential wildlife crossings (also see Chapter VI Design Guidelines and Policies). All of the open space corridors will meander in response to the natural topography, floodplain limits, and floodplain setbacks.

The Natural Open Space areas will be owned and maintained through a variety of mechanisms. Some areas will be dedicated to Pima County while other Open Space areas will be maintained primarily under a private ownership and protected from development through the Specific Plan and restrictive conditions, covenants and restrictions.

Primary equestrian corridors are noted on the Recreation/Open Space Map. Equestrian trails are provided on the southern portion of the Plan Area in the vicinity of and connecting to the Coronado National Forest.

Although much of the open space areas will be privately owned, two access easements will be provided into the Coronado National Forest. The easements are located in the Santa Rita South planning area.

#### Active Recreation:

Active recreational opportunities will be provided through both public and private facilities. Recreation facilities include a public park, two private recreation centers, two elementary school sites, and the employment campus. Ballfields, playgrounds, and picnic facilities would be among the facilities provided at school sites, in conjunction with the Parks Department. Pools, barbeques, and racquet courts are typical of recreation facilities at private recreation centers. The proposed park site is located adjacent to a major open space/recreation corridor; therefore, it provides the opportunity for an improved jogging/exercise path originating in the park and extending along a portion of the wash. A minimum of 20 acres of developable land will be provided for the park site. The combination of recreation and open space areas will create a district scale park site of approximately 40 acres. Note: the Planning Area summaries at the end of this report provide minimum acreages for open space and recreation areas.

Two access points are proposed into the Coronado National Forest. One will be for vehicular access in the vicinity of the terminus of Houghton Road, and the other a hiking and equestrian trails access located near Mount Fagan Ranch. Motor vehicle access is not restricted since the adjacent portion of the Coronado National Forest is not a legislated wilderness area.

A portion of a major wash in the Santa Rita/Bei Air planning area will be incorporated into the extension of the existing golf course. The golf course will be designed with narrow fairways and a desert theme where existing vegetation is preserved as much as possible and landscape enhancement consists of vegetative species found onsite.

Private recreation facilities include the golf course, equestrian staging area at the resort, and private athletic clubs. The existing golf course is an 18 hole facility with the clubhouse located on Houghton Road. The proposed extension of the golf course would utilize major washes to provide an additional nine holes. In addition to serving the current and future residents of Corona de Tucson, the golf course will be available to resort guests, thereby minimizing the need for recreation facilities at the resort site. Private recreation facilities provided within subdivisions are maintained by a community association of property owners. The community recreation sites will be identified through the subdivision process.

Athletic clubs or other recreation oriented businesses may locate in either of the two commercial areas within the Specific Plan: the Village Center at Camino del Toro and Melpomene and the Neighborhood Center at Houghton and Camino Aurelia. Private recreation businesses include health and fitness clubs, racquet clubs, and movie theaters. Riding stables will be an auxillary use at the resort site.

In addition to the identified commercial sites in the Specific Plan, the Campus Employment Center will provide additional facilities such as a jogging course along the wash, ball fields, or an outdoor sculpture garden. Also, alternate uses for the Campus Employment site include recreation uses. The Development Regulations specify residential densities and recreational uses which may be developed if the employment center is not realized.

Public open space, recreation areas, and buffers are provided throughout the plan area. These areas have been described in the planning area summaries and are quantified in the planning area land use summaries at the end of the report. The additional public open space areas address a variety of issues: landscape buffers adjacent to existing neighborhoods, public plazas in the village center, private recreation facilities, and a public recreation area within the Campus Employment area.

## 7. ENVIRONMENTAL RESOURCES ELEMENT

### Vegetation and Wildlife Preservation:

The vegetation and wildlife mitigation strategies work together to preserve significant areas of open space and to protect wildlife movement corridors. An environmental overlay method was utilized to identify open space corridors considering point of origin, volume of flow, and vegetative densities. The overlay study resulted in the Recreation/Open Space Plan which includes open space corridors along major washes. The open space corridors serve as visual amenities, trails opportunities areas, and wildlife movement corridors.

In addition to preserving open space areas and corridors, Design Guidelines and Policies have been developed which reflect the concepts being discussed by the Buffer Overlay Zone Committee. Restrictions on fences and walls, minimizing plant removal, and providing a no build buffer along the Coronado National Forest are some of the provisions which have been included to protect wildlife.

**Viewshed/Mitigation:**

The visual impact of proposed development on the site will be mitigated in the following ways:

1. Building height throughout the site will be limited to two stories with the exception of the apartment site in the center of the Plan Area.
2. Proposed development adjacent to existing subdivisions will be limited to one story along the perimeter of the site.
3. Open space corridors will divide areas of development to provide visual variety to the built environment and to maintain view corridors across the site.
4. Open space preserves will protect steep slope areas and peaks from any development, thereby, protecting views of the Santa Rita Mountains and their foothills (high visibility areas).
5. Existing vegetation will be augmented and enhanced along the north and west site boundary as necessary to buffer views from existing adjacent subdivisions onto the site.
6. Proposed land uses for areas in or adjacent to areas of medium and high visibility are for estate (very low density residential), resort, or open space uses.

7. A 100 foot no-build buffer area will be provided along the boundary with the Coronado National Forest.

Archaeologic Mitigation:

Because the Arizona State Museum has indicated a high potential for the recovery of cultural remains on the site, the following archaeological mitigation measures are recommended.

1. On-the-ground archaeological surveys will be conducted for all proposed roadway and utility corridors prior to any ground modification activities.
2. On-the-ground archaeological surveys will be conducted for all proposed subdivision and development activities prior to tentative and final plat approval.
3. Based on the results of the on-the-ground archaeology surveys conducted in steps 1 and 2, if any cultural remains are identified, it will then be determined if additional surveys and excavations are merited. Depending on the type and extent of cultural materials found at this time, it may be determined that either no additional archaeological testing will be necessary or further subsurface testing and excavation may be recommended.



**SPECIFIC PLAN**

**DEVELOPMENT REGULATIONS**

8490 1001

## V. DEVELOPMENT REGULATIONS

### 1. INTRODUCTION

Development Regulations are the land use controls which guide the implementation of the Specific Plan. The regulations include standards for developed land uses and for open space. Pima County Ordinances regarding landscaping, buffering and screening, off-street parking and loading, sign standards, and grading standards will be adhered to. Additional buffering guidelines are proposed in the Design Guidelines and Policies.

### 2. GENERAL DEFINITIONS

Pima County Zoning Code definitions and usage will be applied to the Santa Rita Ranch Specific Plan.

### 3. INTERPRETATION

The Chief Zoning Inspector of Pima County shall be responsible for rendering interpretations of the Santa Rita Ranch Specific Plan. The determination shall be based on consistency with the intent of the Specific Plan zoning category, the context of the relevant planning area, and health and safety issues.

An important component of the Santa Rita Ranch Specific Plan is the land use summary by the planning area. The land use summaries are in Chapter X of the report and function as an integral element of the Development Regulations.

#### 4. ZONING CLASSIFICATIONS

Zoning districts for the Santa Rita Specific Plan are consistent with the land use categories developed in conjunction with the Concept Plan, and are modeled after Pima County Zoning Regulations. The following zoning categories are used:

Zone	Description
Estate	Generally consistent with CR-1 zoning.
Low Density Residential-1 LDR-1	Generally consistent with CR-3 zoning.
Low Density Residential-2 LDR-2	Generally consistent with CR-4 zoning.
Medium Density Residential MDR	Less intense than CR-5 zoning.
High Density Residential HDR	Generally consistent with CR-5 Standards, with TR office uses also allowed.
Village Center VC	Generally consistent with Rural Village Center Zone, RVC.
Neighborhood Commercial C	A combination of CB-2 uses and development standards in accordance with CB-1 or more restrictive.
Campus Employment/Executive Office EMP	More restrictive than Campus Park Industrial Zoning (CPI).
Resort MR	Refers to County's major resort zone.
Open Space	No comparable County zone except for Golf Course.

5. Estate

E

I. Permitted Uses

- A. Single family, detached dwelling units
- B. Home occupations as allowed in Section 18.090.020 and 18.090.030 of the Pima County Zoning Code

II. Development Standards - General

- A. Minimum Lot Area: 36,000 square feet
- B. Minimum Area per Dwelling Unit: 36,000 square feet
- C. Minimum Lot Width: 50 feet
- D. Minimum Yard Requirements:
  - 1. Front: 30 feet
  - 2. Side: 10 feet each
  - 3. Rear: 40 feet
- E. Building Height Limitations:
  - 1. Maximum Height: 34 feet
  - 2. Maximum Stories: 2 stories

III. Development Standards - Detached Accessory Buildings

- A. Permitted Coverage: One-third of the total area of the rear and side yards
- B. Maximum Height: 24 feet
- C. Minimum Distance Requirements:
  - 1. To principal buildings: 7 feet
  - 2. To front lot line: 30 feet
  - 3. To side and rear lot lines: 4 feet

6 Low Density Residential - 1

LDR-1

I. Permitted Uses

- A. Single family, detached dwelling units
- B. Home occupations (see Equestrian Estates)
- C. Private club in accordance with Chapter 18.17 of the Pima County Zoning Code
- D. Golf course and ancillary uses

II. Development Standards - General

- A. Minimum Lot Area: 7,500 square feet
- B. Minimum Area Per Dwelling Unit: 7,500 square feet
- C. Minimum Lot Width: 50 feet
- D. Minimum Yard Requirements:
  - 1. Front: 20 feet
  - 2. Side: 8 feet each
  - 3. Rear: 25 feet
- E. Building Height Limitations:
  - 1. Maximum Height: 34 feet
  - 2. Maximum Stories: 2
- F. Minimum Distance Between Principal Buildings: 15 feet

III. Development Standards - Detached Accessory Buildings

- A. Permitted Coverage: One-third of the total area of the rear and side yards
- B. Maximum Height: 24 feet
- C. Minimum Distance Requirements:

1. To Principal Buildings: 7 feet
2. To Front Lot Line: 50 feet
3. To Side Lot Line: 8 feet
4. To Rear Lot Line: 4 feet

#### IV. Development Options

Cluster, Lot Reduction, and Lot Development Options may be used in accordance with Section 18.25.050 through 18.25.070, if the proposed development meets all requirements of the Santa Rita Ranch Specific Plan.

7. Low Density Residential - 2

LDR-2

I. Permitted Uses

- A. Single family, detached dwelling units
- B. Home occupations (see Equestrian Estates)
- C. Private Club in accordance with Chapter 18.17 of the Pima County Zoning Code

II. Development Standards - General

- A. Minimum Site Area: 6,500 square feet
- B. Average Area per Dwelling Unit:
  - 1. Single Detached Dwelling: 6,500 square feet
- C. Minimum Site Setbacks:
  - 1. Front: 20 feet
  - 2. Side: 10 feet each
  - 3. Rear: 10 feet
- D. Maximum Lot Coverage: 50% for Principal Buildings
- E. Minimum Setback Requirements:
  - 1. Front: 20 feet
  - 2. Side: A total of 18 feet, with the minimum for each in accordance with the Pima County Building Code
  - 3. Rear: 15 feet
- F. Building Height Limitations:
  - 1. Maximum Height: 34 feet
  - 2. Maximum Stories: 2

III. Development Standards - Accessory Structures

A. Permitted Coverage: Maximum 20% of the lot area

B. Height Limitation: 15 feet

C. Minimum Setback Requirements:

1. From Principal Buildings: 7 feet

2. From Property Lines: In accordance with applicable Pima County Building Codes

IV. Development Options

Small Lot and Lot Development Options may be utilized in accordance with Sections 18.27.050 and 18.27.060 of the Pima County Zoning Code, if the proposed development meets the requirements of the Santa Rita Ranch Specific Plan.

### 8. Medium Density Residential

#### MDR

##### I. Permitted Uses

- A. Single family, detached dwelling units
- B. Multiple Dwellings
- C. Home occupations (see Equestrian Estates)

##### II. Development Standards - General

- A. Minimum Site Area: 10,000 square feet
- B. Minimum Site Setbacks:
  - 1. Front: 20 feet
  - 2. Side: 10 feet each
  - 3. Rear: 20 feet
- C. Minimum Setbacks for Single Detached Dwellings:
  - 1. Front: 20 feet
  - 2. Side: a total of 10 feet, with the minimum for each in accordance with the Pima County Building Code
  - 3. Rear: 15 feet
- D. Average Area per Dwelling Unit:
  - 1. Single Detached Dwelling: 5,000 square feet
  - 2. Multiple Dwellings: 3,000 square feet
  - 3. Maximum Lot Coverage: 50% by principal structures
- E. Building Height Limitations:
  - 1. Maximum Height: 34 feet
  - 2. Maximum Stories: 2

III. Development Standards - Accessory Buildings

A. Permitted Coverage: Maximum 20% of lot area

B. Height Limitation: 15 feet

C. Minimum Setback Requirements:

1. From Principal Buildings: 7 feet

2. From Property Lines: In accordance with applicable Pima County Building Codes

IV. Development Options

Small lot subdivision and lot development options may be utilized in accordance with Section 18.29.050 and 18.29.060 of the Pima County Zoning Code, if the proposed development meets the requirements of the Santa Rita Ranch Specific Plan.

9. High Density Residential

HDR

- I. Permitted uses
  - A. Multiple Dwellings
  - B. Professional and Semi-professional Offices
  
- II. Development Standards - Residential
  - A. Minimum Lot Area: 10,000 square feet
  - B. Minimum Area per Dwelling Unit: 2,000 square feet
  - C. Minimum Lot Width: 60 feet
  - D. Minimum Yard Requirements:
    - 1. Front: 20 feet
    - 2. Side: 10 feet
    - 3. Rear: 25 feet
  - E. Maximum Height: 34 feet  
Maximum Stories: 3
  - F. Minimum Distance Between Main Buildings: 14 feet
  
- III. Development Standards - Non-Residential
  - A. Minimum Site Area: 10,000 square feet
  - B. Minimum Lot Width: 60 feet
  - C. Minimum Yard Requirements:
    - 1. Front: 20 feet
    - 2. Side: 7 feet each
    - 3. Rear: 25 feet

D. Building Height Limitations

1. Maximum Height: 34 feet
2. Maximum Stories: 2

IV. Development Standards - Detached Accessory Buildings

- A. Maintenance structures not to exceed 1,200 square feet in area may be permitted with setbacks in accordance with Pima County Building Codes.
- B. Other accessory structures, such as carports, are permitted at a minimum of 7 feet from principal structures, at a maximum of 15% lot coverage, and with setbacks from lot lines in accordance with Pima County Building Codes.

## 10. Village Center

### VC

#### I. Description

The Village Center is comprised of commercial public, and semi-public uses which serve nearby neighborhoods. The Village Center differs from neighborhood commercial sites in scale with the Village Center having a pedestrian, human-scale emphasis. Outdoor uses include cafe patios and florist shops.

#### II. Permitted Uses

- A. Commercial uses as defined in Rural Village Center Zone (RVC) Section 18.41.030
- B. Multiple Dwellings

#### III. Performance Standards

- A. All permitted uses shall be conducted wholly within an enclosed building and without outside storage or display, with the following exceptions:
  - 1. Art store or gallery
  - 2. Cafe, delicatessen, or ice cream store
  - 3. Florist shop
- B. All uses are to be pedestrian oriented with sidewalk linkages to parking areas and adjacent uses. Drive-through restaurants are prohibited.

IV. Development Standards - Non-residential

A. Minimum Site Area: None

Minimum Lot Width: None

Site Coverage: Maximum Building Coverage of 25%

B. Setbacks:

1. Front: 20 feet

2. Side: 10 feet

3. Rear: 25 feet

C. Building Height Limitations:

1. Maximum Height: 30 feet

2. Maximum Stories: 2

V. Development Standards - Residential

(see HDR Standards)

Residential uses will be deemed a substantial change and shall be referred back to the Commission in accordance with Section 18.90.030-C of the Pima County Zoning Code.

VI. Development Standards - Detached Accessory Buildings

(see HDR Standards)

## 11. Neighborhood Commercial

### C

#### I. Description

Neighborhood Commercial includes large scale neighborhood uses such as grocery stores, drug stores, and other uses such as garden shops. Large parking areas are provided to serve a primarily automobile emphasis.

#### II. Permitted Uses

- A. Commercial uses as permitted in CB-2, Section 18.45.030
- B. Multiple Dwellings

#### III. Development Standards - Non-residential

- A. In accordance with CB-1, Section 18.43.050, Minimum Yard Requirements are:
  - 1. Front: 20 feet
  - 2. Side: None
  - 3. Rear: 25 feet
- B. Maximum Building Height: 30 feet
- C. Minimum Area: None
- D. Minimum Lot Width: None

#### IV. Development Standards - Residential

- A. See HDR Standards

Residential uses will be deemed a substantial change and shall be referred back to the Commission in accordance with Section 18.90.030-C of the Pima County Zoning Code.

V. Development Standards - Detached Accessory Buildings

A. See HDR Standards

## 12. Employment Campus

### EMP

- I. Permitted Uses
  - A. In accordance with Chapter 18.49.030A of the Pima County Zoning Code.
  - B. In accordance with Chapters 18.49.030B of the Pima County Zoning Code.
  
- II. Development Standards
  - A. Section 18.49.040, CPI, shall apply as General Standards.
  - B. Section 18.49.020, CPI, shall apply as Performance Standards, including the prohibition of smoke and odor emission and the regulation of liquid and solid waste discharge.
  - C. Section 18.90.050, review and adoption procedures for the CPI Zone, shall also apply to the Executive Office/Campus Employment subdivision plat and/or development plan. The Design Review Committee shall review the proposal and make a recommendation to the subdivision and Development Review Committee for a decision. Board of Supervisors ordinance adoption is not required under a Specific Plan.
  - D. An Air and Water Quality Statement must be provided to the Design Review Committee at the time of subdivision plat or development plan detailing the potential impacts and mitigation strategy, if appropriate, on the environment.
  - E. The landscape buffer between the Executive Office/Campus Employment area and adjacent residential area shall be a minimum of 35 feet wide or as required by Chapter 18.73 "Landscaping Standards", to include the open space corridor and adjacent landscaping. The perimeter shall include a mix of canopy trees and sub-canopy shrubs, cacti and ground cover.
  - F. Provide onsite and perimeter landscaping as stipulated in the Design Guidelines and Policies.

### III. Alternative Uses

Community recreation, private and public, and low and medium density residential uses will be permitted as alternate uses in the area designated Campus Employment/Executive Office.

#### 1. Permitted Uses

A. Private club in accordance with Chapter 18.17 of the Pima County Zoning Code

B. Attached and detached dwelling units

In accordance with Section 18.90.080-C (substantial change) of the Pima County Zoning Code.

#### 2. Development Standards

A. Private Club -see Chapter 18.17 of the Pima County Zoning Code

B. Attached and detached dwelling units: see MDR classification

#### 3. Other Standards

Alternative uses shall not be permitted until at least five years has elapsed from the date of Specific Plan Ordinance Adoption.

13. Resort

MR

In accordance with Chapter 18.40 (major resort) of the County Zoning Code

## 14. Open Space

### I. Introduction

Open space includes natural open space preserves, open space corridors and associated trails along major washes, public park and recreation facilities and golf course uses. Open space preservation and parks will be implemented through a variety of ways including public ownership and operation, private ownership and operation, recorded easements to Pima County, and restrictive covenants on privately owned land.

### II. The goal is to provide visual, passive, and active recreation opportunities in the plan area. Specific objectives include:

- Project significant areas of desert and riparian vegetation, protect steep hillsides and peaks, buffer the Coronado National Forest, and provide passive recreation opportunities such as hiking, birdwatching, and equestrian uses.
- Preserve natural, unimproved drainageways which provide linear open space for trails to separate planning areas and to enhance the visual quality of the built environment.
- Provide a range of recreation opportunities to meet the needs of all segments of the population.
- Allow for the extension of the existing golf course to provide a centrally located course for residents and resort guests.

## 14A. Development Standards/Natural Open Space

### I. Purpose

All areas designated natural open space on the Specific Plan Map will be preserved in a natural and undisturbed state. The natural open space includes riparian corridors where the natural areas are defined by the 100-year floodplain. Significant slope areas are also designated as natural open space. The definition of Natural Open Space is in the Cluster Development Option Section of the Pima County Zoning Code, Chapter 13.09.040.

### II. Permitted Uses

- A. Hiking and equestrian trails
- B. Interpretive signage
- C. Stables and corrals (see Development Standard III E).

### III. Development Standards

- A. Hiking and equestrian trails shall be located along open space corridors and their extensions into open space preserves. Trails in steep slope areas shall be located in response to the natural topography and will be illustrated on topographic maps at the time of development plan and subdivision plat submittal.

B. Hiking Trails Standards

1. Hiking trails shall be either dirt, decomposed granite or other approved material.
2. Minimum width: 3 feet

C. Equestrian Trails Standards

1. Equestrian trails shall be dirt paths or in sandy streambeds.
2. Minimum width: 5 feet
3. Range of trail width: 5 to 12 feet

D. Open Space Corridors

1. Open space corridors shall be defined by the 100-year floodplain.
2. Designated open space will be flagged or temporarily fenced during construction with the limit of grading lines established 20 feet beyond construction areas. Grading lines shall be designated on plats and development plans.
3. Retention/detention basins shall not be placed within Class I or II washes.
4. A natural open space buffer of upland type vegetation shall be provided where high Ocotillo concentrations exist adjacent to natural open space corridors south of Camino Aurelia, at a minimum width of fifty feet on either side of the corridor, as measured from the top of channel banks.
5. Where high vegetative density/riparian vegetation corridors (identified on vegetation map) exceed the width of the 100-year floodplain, all salvageable trees within the riparian corridor shall be preserved. Salvageable trees are those healthy trees with a trunk diameter of at least four inches as measured three feet above the ground.
6. Floodplain encroachment shall be permitted along Watercourses B and I in the sheetflow area, as noted on the Hydrology maps, to reduce the area

impacted by the 100-year floodplain. The encroachment is to be mitigated through the use of naturally appearing flood control devices (such as landscaped berms), revegetation, and through the preservation of the riparian vegetation as identified on the vegetation map.

7. Boundaries of designated natural open space shall be identified on the final plat and may be described in either covenants running with land, conservation easement pursuant to A.R.S. 33-27, et. seq., or dedication to and acceptance by the county. The selection of the preservation mechanism shall be at the discretion of the developer with the county retaining the prerogative of accepting or not accepting proposed open space dedications.

E. Equestrian Staging Area:

1. Corrals and stables are permitted in the open space preserve adjacent to the resort, not to exceed 10% coverage of the designated open space.

F. General:

1. Rock outcrops designated on the Specific Plan map are to remain as natural open space, with buildings set back a minimum of 20 feet.
2. 100% of the salvageable Ocotillo in the areas delineated as "High Concentrations of Ocotillo" on the Vegetation map shall be preserved or relocated within the plan area.
3. 100% of all salvageable saguaros and yucca plants shall be preserved or relocated within the Specific Plan boundaries.
4. Recreational user easements are to be provided for hiking and equestrian trails in open space corridors at the time of subdivision platting in conjunction with Parks and Recreation Department requirements.

IV. Trails Access - Coronado National Forest

A. Vehicular Access

One point of vehicular access shall be maintained to Coronado National Forest. The access point is located where an existing trail exits the Specific Plan area in Section 25 as noted on the Recreation/Open Space Map.

B. Hiking/Equestrian Access

Non-motorized access shall be provided through the resort site. The resort/developer will be required to complete the NEPA process and obtain a Special Use Permit to utilize trails in the National Forest. Public hiking and horseback access shall be provided in conjunction with the resort permit. Provisions for public parking are to be provided at the resort site. Additional non-motorized access is to be provided adjacent to Mount Fagan as noted on the Recreation/Open Space Concept. An additional recreational uses easement will be required across the private property south of Section 25. If the necessary easement has not been provided at the time of subdivision platting in Section 25 (Phase III), an alternate access point must be designated within the Specific Plan Area.

V. Boundary Survey - Coronado National Forest

- A. Property surveys shall be done in conjunction with the National Forest Service staff where the Specific Plan area and the National Forest meet. The National Forest boundary is to be surveyed and staked prior to the submittal of subdivision plats.

14B. Development Standards/Active Open Space

I. Public Park

The public park shall be owned and operated by Pima County. A minimum of 20 developable acres shall be provided adjacent to the recreation/open space corridor.

II. Retention/Detention Areas

A. Retention and detention basins shall be landscaped according to the Stormwater/Retention Design Manual (and Chapter 18.73) utilized by the Pima County Department of Transportation and Flood Control District.

B. Detention/Retention basins shall be jointly used for compatible recreation facilities when feasible.

C. The question of regional basins versus "individual" onsite basins and the need for detention/retention to mitigate increased downstream flooding will be studied in phase basin studies.

### III. Private Recreation

A minimum of two privately owned, constructed, and maintained recreation centers shall be provided as indicated on the Recreation/Open Space and Specific Plan Maps. The primary developer of the Specific Plan shall provide standards and requirements for the development of private recreation areas.

14C. Development Standards/Golf Course

See Chapter 18.59 of the Pima County Zoning Code with the exception that the ordinance is provided by the adoption of the Santa Rita Ranch Specific Plan.



**SPECIFIC PLAN**

**DESIGN GUIDELINES & POLICIES**

8490 1028

## DESIGN GUIDELINES AND POLICIES

The purpose of design guidelines is to provide standards which promote high quality building and site design throughout the Santa Rita Ranch Specific Plan area. The design guidelines are a mechanism to achieve the goal of a cohesive visual environment including architectural, streetscape, and landscape elements. Standards for the use of open space areas are also provided including guidelines for the path system. This chapter of the Specific Plan is non-regulatory but complements the Development Regulations by addressing aesthetic and design considerations. The guidelines are intended to provide a flexible framework for use by builders and developers to create an attractive and unified community.

### 1. ARCHITECTURAL AND SITE DESIGN

Goal - Promote architectural or building design which:

- is compatible with the natural environment of Santa Rita Ranch,
- provides a sense of neighborhood identity within planning areas,
- ensures a cohesive visual environment throughout the Specific Plan area.

#### Residential - Single Family

##### Policies

- A. A variety of architectural styles will be promoted, especially between different planning areas. Development within a planning area shall be consistent in scale, mass, and general building style.

- B. Large expanses of building walls shall be visually broken with offsets, windows, overhangs, recessed door and window openings, etc.
- C. Local street layout and building siting shall reflect the natural topography of the site.
- D. Hillside adaptive building techniques shall be utilized in areas of higher topographic constraint (see Hillside Development Zone). These techniques may include custom foundations and minimum grading techniques which preserve and reflect the natural topography.
- E. Building materials and colors shall be derived from colors predominant in the surrounding landscape such as desert and earth tones.
- F. A variety of rooflines shall be provided within developments where building heights exceed 20 feet.
- G. Building siting should consider optimum use of passive solar energy, and building design should provide for shading of building openings with a western exposure.
- H. Provide a 25 foot natural landscape buffer along the property line between the existing residence at the section line of Section 29 and the Santa Rita East Planning Area.

- I. Provide a landscape buffer along the north and west perimeters of the Santa Rita/Bel Air Planning Area. The approximately 25 foot buffer may be comprised of natural, undisturbed vegetation, enhanced natural vegetation, or revegetation, as appropriate.
- J. Limit the first tier of new homes along the perimeter of the plan area to one story in height.
- K. Building materials and colors should be compatible with the surrounding built and natural environment. Suggested building material includes masonry, adobe, brick, rock, and stucco.
- L. Discourage the placement of street lights in new subdivisions to retain the existing character of Corona de Tucson and to protect the operation of astronomical facilities in the Tucson/Corona de Tucson area. The use of low pressure sodium luminaires is encouraged.

Non-Residential and Multi-Family  
Policies

- A. Building siting and design shall be compatible with adjacent neighborhoods and reflect the natural topography of the site.
- B. Dumpsters, outside storage areas, and loading zones will be screened.
- C. Mechanical equipment and ductwork on building roofs shall be screened.

- D. Parking lots shall be divided into smaller parking areas, whenever possible, in order to avoid large expanses of asphalt. Parking areas are encouraged to be located at the rear or side of buildings.

NOTE: Chapter 18.73, Landscaping Standards, provides the underlying regulations which must be adhered to.

## 2. EMPLOYMENT CAMPUS

Goal: Provide employment opportunities in an attractive, campus-like setting, and subject to standards which protect air and water quality and adjacent residential neighborhoods.

### Policies

- A. The development plan for the Campus Employment site shall include a community recreation facility such as a jogging/exercise course, ball fields, a sculpture garden, etc.
- B. Investigate the need for a park-and-ride lot in conjunction with the development of the Employment Campus site.

### 3. RESORT

Goal: Create a resort in a ranch like setting which emphasizes the natural environment and equestrian uses.

#### Policies

- A. The architectural design shall reflect a southwestern motif and will be compatible with the materials and colors of Mount Fagan Ranch including stucco exterior and tile roof.
- B. The site design shall minimize grading and disturbed areas will be revegetated with onsite species.
- C. An equestrian staging area is to be provided at the resort/open space site.
- D. Hiking and equestrian trails will be provided through the open space preserve and linking with the Coronado National Forest.

#### 4. STREETScape

Goal: Provide unified and attractive streetscapes which reflect the natural desert qualities of the plan area.

##### Policies

- A. In order to create a consistent visual image along major streets, the Pima County Plan List in the Landscaping Design Manual will be used in the medians of and along major streets.
- B. Walls and fences along major streets shall be visually softened through wall placement (offsets, serpentine design, etc.) and/or landscaping.
- C. Street furniture will be promoted in and near the Village Center of the intersection of Camino del Toro and Melpomene and at the neighborhood commercial center at Houghton Road and Camino Auerlia. Street design and adjacent development in the Village Center shall provide for wide sidewalks, planters, benches, and pedestrian oriented lighting. Private and public development shall coordinate to provide a village square which can be utilized for special events. The Development Plan(s) submitted for the Village Center shall incorporate and illustrate these elements.
- D. Sidewalks will be provided along all arterial and collector streets in conformance with the proposed cross-sections and along minor streets in conformance with subdivision regulations.

E. Camino Aurelia east of (the realigned) Melpomene Way shall be constructed to incorporate the parallel open space provided by the open space corridor to the south. The Transportation Improvement and Financing Plan for the Santa Rita East and Santa Rita South Planning areas shall address roadway design approximate crossings.

5. CIRCULATION POLICIES

General

- A. Arterial roadway design will reflect a 50 mile per hour design speed (45 mph posted) and collector roadways will be designed for a 40 mile per hour design speed (35 mph posted).
- B. Individual single family lots shall not be permitted to directly access onto arterial streets.
- C. Individual single family lot access is discouraged on collector roadways. Strip platting of single family lots along collector streets is prohibited.
- D. Minimum driveway and intersection spacing shall be 150 feet with median breaks at 700 foot intervals.
- E. On-street parking is prohibited on arterial and collector roadways.
- F. The subdivision circulation system in Section 25 must accommodate the designated access points to the Coronado National Forest.
- G. All street designs must conform with Pima County paving and design standards as determined applicable by the Department of Transportation and Flood Control District.

## Transportation Conservation Policies

- A. Provide preferential parking (such as close to the building, covered parking, or reserved parking) for carpool uses at areas of employment concentration (employment campus/executive office, resort, neighborhood commercial, village center, and schools).
- B. Promote flexible working hours and staggered shifts to avoid traffic congestion at peak hours.
- C. Coordinate work shifts with the Vail School District to avoid peak traffic flows at the end of the school day.
- D. Promote vanpooling at employment sites with over 75 employees and where over 50% of the employees commute from outside Corona de Tucson.
- E. Coordinate with the Pima County Parks Department and the Southwest Fair Commission (Lessee) to utilize the Pima County Fairgrounds as a park-and-ride lot for carpooling and/or vanpooling to Corona de Tucson.
- F. Encourage employers to provide physical improvements which will facilitate the use of alternative modes of transportation including bicycle racks and showers/locker rooms.

G. Residents of Corona de Tucson who commute to Tucson will be encouraged to ride-share through the provision of a park-and-ride facility onsite or developer participation in a regional facility located near the intersection of Houghton and Sahuarita Roads.

6. ENVIRONMENTAL DESIGN

The Santa Rita Ranch Specific Plan designates open space preserves to protect significant features of the natural environmental and open space corridors which provide for wildlife movement through the plan area. Environment standards are intended to guide development so that developed areas complement open space areas in sensitivity to the natural environment.

Goal - Promote development in the Santa Rita Ranch Specific Plan area which is:

- is sensitive to the natural environment,
- preserves the quality of the visitor experience within the Coronado National Forest, including views and access,
- mitigates the impact of development on area wildlife, and
- minimizes the number of vehicle miles travelled.

General Environmental Policies

- A. Place new utility lines underground wherever feasible. (Electric lines of 115 KV or greater are excluded). Underground utility lines shall be joint-trenched and located beneath or along roadways, where possible, or as determined by the Subdivision and Development Review Committee.

- B. Utilize drainage improvement designs along Class I washes under major roadways which are sufficiently large (5 foot minimum width) to allow wildlife movement including the use of span bridges, box culverts, and corrugated metal pipe arches.
- C. Post warning signs for motorists along roadways where wildlife typically cross travel lanes.
- D. Landscaping as part of development adjacent to open space corridors shall utilize plant material naturally occurring in the area.
- E. Designated equestrian corridors shall be dedicated to Pima County protected by recreational user easements at the time of subdivision platting.
- F. Walls and fences are discouraged across open space corridors. If utilized, fences must be of an approved game fence design (Department of Game and Fish).

**Buffer Policies - Coronado National Forest**

- A. No development shall be permitted within 100 feet of the Coronado National Forest boundary with the exception of driveways and roads.

- B. Walls and fences south of Camino Aurelia shall not be constructed in open space corridors or open space preserves unless proved necessary by adjacent cattle grazing.
- C. Barbed wire fences are prohibited unless proved necessary by adjacent cattle grazing. If needed, the barbed wire fence shall include no more than four strands of wire with the lowest and highest strands smooth or "barbless". The top wire shall not be higher than 48 inches from the ground surface, and the bottom wire shall be no lower than 24 inches from the ground.
- D. Buildings and other improvements shall be sited so as to minimize impacts to native trees, shrubs, and cacti.
- E. Evaluate the need for a vehicular parking site adjacent to the Coronado National Forest trailhead designated in Section 25 at the time of subdivision platting.
- F. The final designation of access points into the Coronado National Forest (at the time of subdivision platting) must be coordinated with and approved by the National Forest Service, and located to avoid potential conflicts with wildlife movement corridors.

## 7. SCHOOLS

The Santa Rita Ranch Specific Plan designates two school sites to meet future Vail School District needs. An additional evaluation of school attendance and projections should be made approximately half-way through the buildout process.

8490 1042

Goal

Provide the necessary elementary school sites to meet future Vail School District needs as a result of the project buildout.

Policy

Investigate the need for an additional school site of at least 10 acres, in the area south of Camino Aurelia, at the time that approximately one-half of the plan area has been built out (3,000 built units) and prior to recording a block plat for Phase III. If an additional elementary school site is needed, a site with appropriate access and sufficient area for structures, parking, and recreation shall be made available to the school district at developer cost.



**SPECIFIC PLAN**

**PLAN IMPLEMENTATION**

8490 1044

## VII. IMPLEMENTATION

### 1. INTRODUCTION

Implementation of the Santa Rita Ranch Specific Plan will occur over an estimated 25-year time period with an average of approximately 260 residential units constructed per year. The guidelines set forth in the Specific Plan will assist both County staff and builders in ensuring consistency in implementation throughout that time. The Specific plan represents the second step in a five stage process, including:

1. Area Plan (Southeast Area Plan, 1983),
2. Specific Plan (Santa Rita Ranch Specific Plan, 1987-1988),
3. Specific Plan Boundaries Map,
4. Block Plats for the appropriate phase, and
5. Tentative and Final Subdivision Plats.

The boundaries map is to be completed within four months of the adoption of the Specific Plan and is to include boundary points along the perimeter of the plan area. A map will be submitted using the information through calculations to locate the major use areas including natural open space and tentative 100-year floodplains. The resulting map will be used to prepare the final ordinance for the Specific Plan.

The second step in the implementation process will be composed of more specific studies which address floodplain and infrastructure needs. Studies will be conducted on a phased basis to identify floodplains, dedicate open space

corridors, and to locate infrastructure, including roadways. All of the components of the proposed Master Drainage Study and Transportation Implementation and Financing Plan will be included in these phased studies. The studies will be required prior to subdivision platting and will incorporate offsite impacts as appropriate. For example, upstream limits of watersheds will be incorporated into phase drainage reports as determined by the Flood Control District. Transportation improvements will consider the impacts of future development in accordance with an overall phasing and financing program.

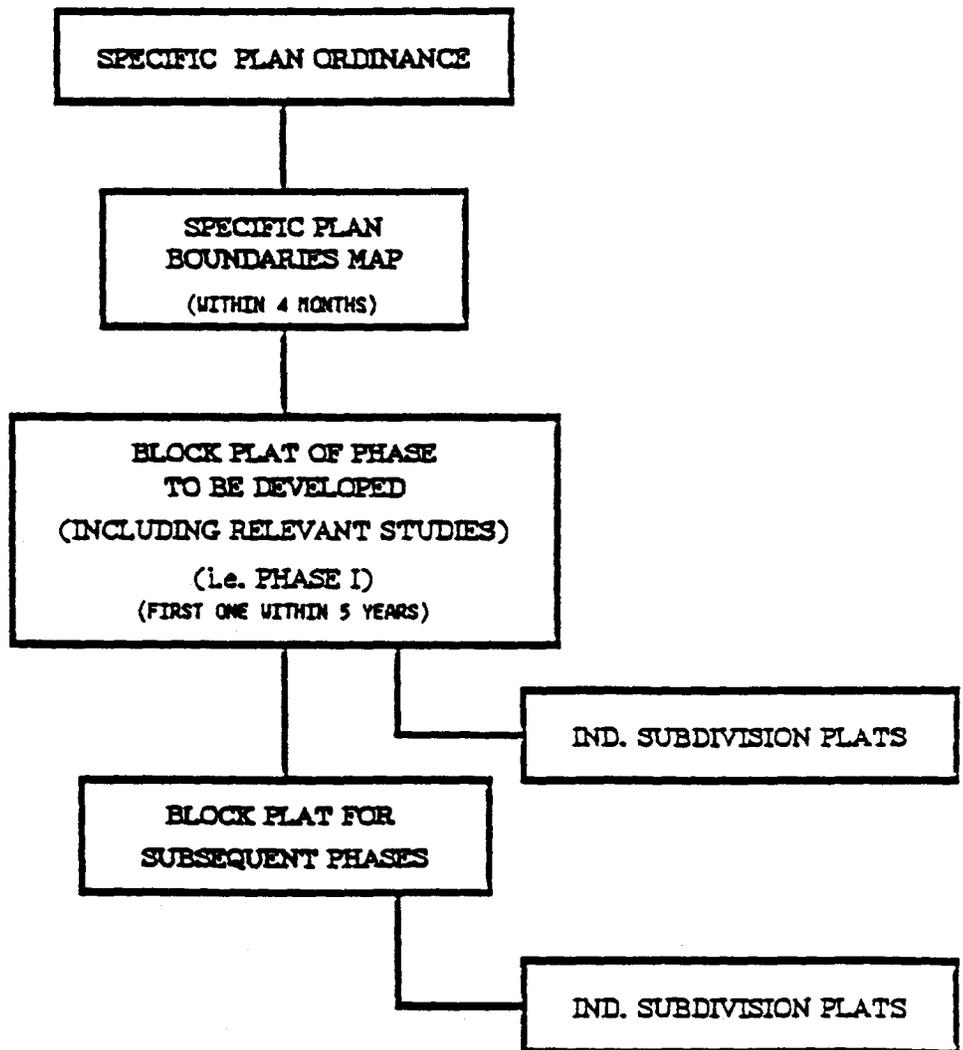
The content of the phase studies is described in this chapter with the ultimate review and acceptance subject to the appropriate agency approval. The purpose of the block plat for each phase is to ensure continuity in roadway and drainage improvements, specific definition of floodplains and open space corridors and dedication/acquisition of park and school sites. If non-contiguous phase areas develop, engineering and infrastructure design will be required for the areas between the block plats, as appropriate.

The number of units constructed annually will vary dependent upon economic and growth conditions. The phasing plan, however, provides for an orderly sequence of growth by phase.

## 2. PROJECT PHASING PLAN

The phasing plan is based on the extension and augmentation of existing infrastructure. Development is proposed to occur in the Santa Rita/Bel Air area first and continue sequentially and in a southerly direction, with the

# SANTA RITA RANCH IMPLEMENTATION PROCESS



Equestrian Resort being the last area developed. The following table identifies the four phases of development and summarizes the approximate development progress for residential units in five-year increments by planning area.

APPROXIMATE NUMBER OF UNITS BUILT  
PER FIVE-YEAR TIME PERIOD

Planning Area	1988-92	1992-97	1997-2002	2002-07	2007-12	Total
Phase I						
1. Santa Rita Bel	918					918
Phase II						
2. Village Center	138	516				654
3. Santa Rita West		838	152			990
4. Santa Rita East			1,200			1,200
5. Santa Rita Southwest				972		972
Phase III						
6. Employment Campus				360	108	468
7. Santa Rita South.					892	892
Phase IV						
8. Equestrian Resort					0	
Total	1,056	1,354	1,352	1,332	1,000	6,094

Densities and land uses are described and regulated by planning areas as described in the chapter of Land Use Summaries. Infrastructure studies for transportation, drainage, and wastewater will be conducted for the larger phase area to ensure infrastructure continuity. The boundaries of the phase studies may be modified by the appropriate agencies if necessary to ensure adequate consideration of development impacts.

### 3. IMPLEMENTATION MEASURES

The implementation of the Land Use, Circulation, and Public Services elements of the Santa Rita Specific Plan will be accommodated through the application of the Specific Plan document and additional studies. Land use development in the Specific Plan area shall be guided by the Specific Plan Map, Development Regulations, and Design Guidelines and Policies. The land use summaries by planning area establish the acreage and density limits for future development; for example, the number of developable acres and residential units per planning area cannot be exceeded without a future plan amendment. The number of acres devoted to open space and recreation uses can never be less than that specified in the land use summary.

The key element in implementing the Specific Plan is the development of block plats for each of the four phases. The block plat for each phase area will include appropriate right-of-way dedication, floodplain delineation, school and park site dedication/acquisition, and necessary covenants. The studies which precede or accompany the block plat for each phase include transportation improvement and phasing plan, wastewater basin study, and basin/sub-basin master drainage study.

Transportation improvements will also be subject to a Transportation Improvement Financing and Implementation Study to be prepared prior to the block plat approval for each phase. The Financing and Implementation Study shall address the following items:

- Major Streets and Routes
- Internal Project Circulation Improvements
- Roadway Capacity
- Total Facility Demands and Proportionate Shares
- Park-and-Ride Facilities
- Areas of Responsibility for Pima County, the Primary/Master Developer, and Secondary Developer.

All arterials, collector, and local streets required for development shall be designed to provide sufficient capacity for ultimate development of the plan. All roadway improvements shall be constructed to the ultimate design per the approved transportation system implementation plan. All development related internal transportation improvements for the specific plan shall be provided by the developer.

The establishment of design criteria to include right-of-way widths, typical cross-sections, design speeds, utility locations, maximum design roadway slopes, access control, bike paths, and pedestrian way or sidewalks shall be subject to approval by the Department of Transportation and Flood Control District. All landscaping in rights-of-way shall conform to Department of Transportation and Flood Control District standards and must be approved by the Department.

Sewer improvements will also be subject to an additional study. A wastewater basin study is required as part of block plat approval for each phase. The study shall address the following concerns:

- Treatment Plant Capacity
- Proposed Alignments and Sizes of Offsite Sewer
- Total Flows From the Project Area and Downstream Properties
- Water Re-use.

In constructing an offsite public sewer extension to serve this area, the developer must construct the onsite sewers in a manner that will provide flow-through for upstream tributary areas at points and with capabilities as specified by Wastewater Management prior to submittal of the Tentative Plat or Development Plan.

A Sub-Basin Management Study or Master Drainage Study shall be prepared and submitted by the petitioner for review and approval by the Department of Transportation and Flood Control District as part of the submission and acceptance of a block plat for each phase. The limits of the study and scope of work shall be determined by the Flood Control District and will include a landscape mitigation plan for drainage channels and a drainage improvement phasing plan. Other topics to be addressed include 100-year floodplain limits, retention/detention requirements, runoff velocities, onsite concentration points, and peak discharges.

All internal drainage improvements and any external drainage improvements required to mitigate impacts caused by development of the plan area shall be constructed at no cost to Pima County. Obligations of the primary and secondary developers for drainage improvements will be clearly defined in the financing and implementation component of the drainage study. Detention/retention basins shall be designed in conformance with the

Stormwater Detention/Retention Manual. The question of regional basins versus "individual" onsite basins and the need for detention/retention to mitigate increased downstream flooding will be studied in phase drainage studies. A phase drainage study shall be submitted in conjunction with the block plat for the appropriate phase area.

The petitioner shall be financially responsible for constructing offsite drainage improvements necessitated by the subject plan as determined from the Sub-Basin Management or Master Drainage Study. The phasing of constructing these improvements shall be determined by the petitioner as part of the block plat for the appropriate phase.

Two school sites are identified on the Specific Plan Map. These sites are reserved for use by the Vail School District. The sites are available to the School District at developer cost. An assessment of the need for an additional school site shall be made as defined in the Design Guidelines.

Monitoring Reports described in Chapter VIII Administration will summarize the land use and infrastructure implementation on an annual basis. The Department of Planning and Development Services will maintain an ongoing implementation file on the project. All master plats, subdivision plats, and building permits will be required to conform with the Specific Plan.



**SPECIFIC PLAN**

**ADMINISTRATION**

8490 1053

## VIII. ADMINISTRATION

### I. OVERVIEW

The Santa Rita Ranch Specific Plan will be implemented through master platting and subdivision platting. The Master Plat will follow ordinance adoption and include a map and legal description of major street right-of-way dedication and zoning districts consistent with the Specific Plan. Subdivision plats will follow the Master Plat for the project phases. The subdivision plats will be developed by the builder/applicants and reviewed by the Department of Planning and Development Services in accordance with the Specific Plan Development Regulations and Design Guidelines.

There are three entities involved in the implementation of the Specific Plan: the primary developer, the secondary builder/developer, and the Pima County Department of Planning and Development Services.

The primary developer is responsible for planning and coordinating the construction of the basic infrastructure facilities to serve the planning areas within the Santa Rita Ranch Specific Plan. The Santa Rita Ranch Partnership is the primary developer. The primary developer shall be responsible for master platting and the implementation of the spine infrastructure system.

The secondary builders/developers are those individuals and firms which purchase a planning area or portions of a planning area. The builders are responsible for building on individual lots within this area of ownership.

The Department of Planning and Development Services will serve a review and monitoring function for the implementation of the Specific Plan. The Department will review annual monitoring reports, coordinate subdivision and design review and maintain a current and accurate file for public information. Obligations of the primary and secondary developer for transportation improvements will be clearly defined in the transportation implementation and financing plan.

## 2. INSUBSTANTIAL CHANGES

The Department of Planning and Development Services will administer the Santa Rita Specific Plan. Insubstantial changes to the plan may be administratively decided and coordinated by the Department Director: i.e. those changes which do not increase the number of dwelling units within a planning area. An application for insubstantial changes shall be submitted to the Pima County Planning and Department Services Department with a project status report and description of why the change is needed. The Planning Director may either grant or deny the insubstantial change. If the requested is denied on the basis that the change is substantial, an amendment to the Specific Plan may be applied for.

## 3. SPECIFIC PLAN AMENDMENT PROCEDURES

The Specific Plan may be amended by the same procedures used in its initial adoption as outlined in Section 18.09.080 of the Pima County Zoning Code.

Density transfers may occur within a planning area if the total number of approved units is not exceeded. Several subdivision plats may be submitted within a single planning area. If a transfer of density is utilized, it will be noted on each of the subdivision plats within the affected plan area. Density transfers are limited to a maximum increase in units of 10% within a subdivision and no increase in units within a planning area.

A substantial change in density, land use regulations, or design guidelines requires a plan amendment in accordance with Section 18.90.080 of the Pima County Zoning Code. Plan amendments require staff, Planning and Zoning Commission, and Board of Supervisors review.

#### 4. MONITORING PROGRAM

The Santa Rita Ranch Specific Plan Phasing Plan will guide development in the plan area over time. The Monitoring Program is designed to facilitate development plan review and to ensure continuity in plan administration over time.

The Pima County Specific Plan Ordinance requires that the principal owner or developer of the Specific Plan prepare annual Progress Reports for County staff, the Planning and Zoning Commission, and Board of Supervisors. The purpose of the report is to compare actual progress with the Phasing Plan. The progress reports shall contain the following information:

- Project Phasing and Project Development
  - Plan Area Phasing
  - Infrastructure Improvements
  - Zoning Violations (if applicable)
- Review and Approval Progress
  - Number of units authorized
  - Number of units/tentative plat
  - Number of units/final plat
  - Number of units built or under construction
- Density Transfer Summary (if applicable)

**SANTA RITA RANCH SPECIFIC PLAN  
MONITORING MATRIX**

<b>Planning Area</b>	<b>Land Use Classification</b>	<b>Acres</b>	<b>Authorized # of D.U.</b>	<b>Platted # of D.U.</b>	<b>Built # of D.U.</b>	<b>Built Square Footage of Non-Residential</b>	<b>Density Transfer</b>	<b>D.U. Gained/Lost</b>	<b>Percentage Change</b>
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**SANTA RITA RANCH  
PHASING PLAN  
25-YEAR HORIZON**

	Year	No. of Units
Phase I	1	105
	2	155
	3	220
	4	220
	5	220
Phase II	6	265
	7	265
	8	265
	9	265
	10	265
Phase III	11	265
	12	265
	13	265
	14	265
	15	265
Phase IV	16	265
	17	265
	18	265
	19	265
	20	265
Phase V	21	265
	22	265
	23	265
	24	265
	25	139



**SPECIFIC PLAN**

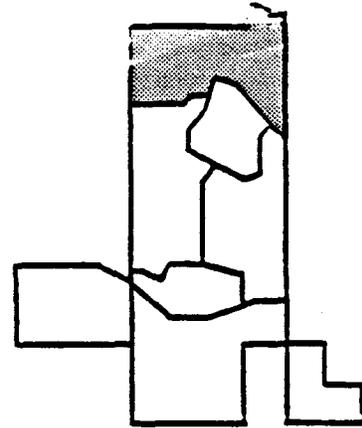
**PLANNING AREA  
LAND USE SUMMARIES**

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## IX. PLANNING AREA LAND USE SUMMARIES

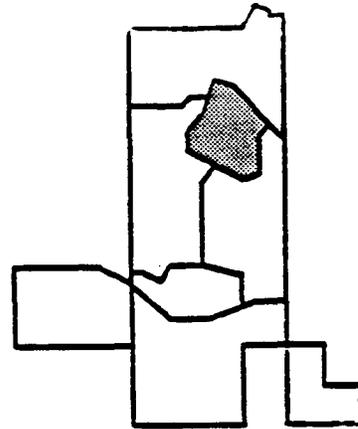
The eight planning areas within the Santa Rita Ranch Specific Plan serve to define land use patterns by dividing the project into discreet areas. The planning areas are also used to describe the phasing of the project. This chapter provides an quantitative land use summary of the planning areas, which act as a component of the Specific Plan Development Regulations. The land use summaries define the maximum number of units and minimum acreage of recreation and open space for each planning area.

PLANNING AREA 1  
 Santa Rita/Bel Air  
 Land Use Summary



	Acres	Units
Estate		
Low Density Residential-1	9	36
Low Density Residential-2	147	882
Medium Density Residential		
High Density Residential		
Village Center		
Neighborhood Commercial		
Employment Campus		
(Equestrian) Resort		
Park		
School	10	
Natural Open Space	54	
Golf	67	
Functional Open Space	15	
Right-of-Way/Drainage/Miscellaneous	20	
Total Acres	322	
Total Units		918
RAC		2.9
	8490	1062

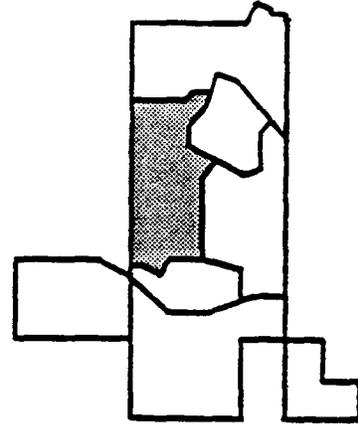
PLANNING AREA 2  
 Village Center  
 Land Use Summary



	Acres	Units
Estate		
Low Density Residential-1		
Low Density Residential-2		
Medium Density Residential	17	204
High Density Residential	25	450
Village Center	15	
Neighborhood Commercial		
Employment Campus		
(Equestrian) Resort		
Park		
School		
Natural Open Space	25	
Golf		
Functional Open Space	3	
Right-of-Way/Drainage/Miscellaneous	7	
<b>Total Acres</b>	<b>92</b>	
<b>Total Units</b>		<b>654</b>
<b>RAC</b>		<b>7.1</b>

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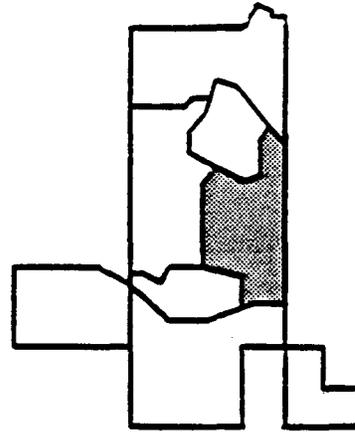
PLANNING AREA 3  
 Santa Rita West  
 Land Use Summary



	Acres	Units
Estate		
Low Density Residential-1	183	732
Low Density Residential-2	43	258
Medium Density Residential		
High Density Residential		
Village Center		
Neighborhood Commercial		
Employment Campus		
(Equestrian) Resort		
Park	20	
School		
Natural Open Space	24	
Golf		
Functional Open Space	25	
Right-of-Way/Drainage/Miscellaneous	18	
<b>Total Acres</b>	<b>313</b>	
<b>Total Units</b>		<b>990</b>
<b>RAC</b>		<b>3.2</b>

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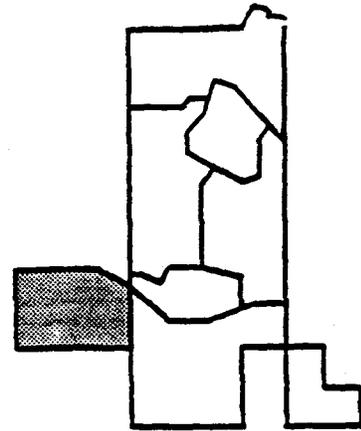
PLANNING AREA 4  
 Santa Rita East  
 Land Use Summary



	Acres	Units
Estate		
Low Density Residential-1	33	132
Low Density Residential-2	178	1,063
Medium Density Residential		
High Density Residential		
Village Center		
Neighborhood Commercial		
Employment Campus		
(Equestrian) Resort		
Park		
School	10	
Natural Open Space	35	
Golf		
Functional Open Space	20	
Right-of-Way/Drainage/Miscellaneous	18	
<b>Total Acres</b>	<b>294</b>	
<b>Total Units</b>		<b>1,200</b>
<b>RAC</b>		<b>4.1</b>

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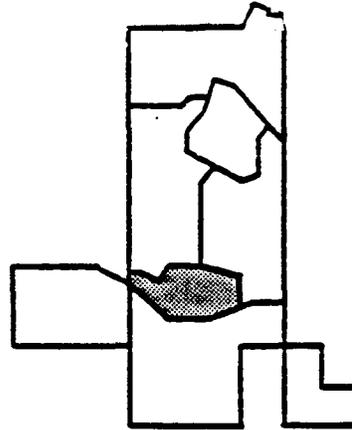
PLANNING AREA 5  
 Santa Rita Southwest  
 Land Use Summary



	Acres	Units
Estate		
Low Density Residential-1		
Low Density Residential-2	136	816
Medium Density Residential	13	156
High Density Residential		
Village Center		
Neighborhood Commercial	10	
Employment Campus		
(Equestrian) Resort		
Park		
School		
Natural Open Space	34	
Golf		
Functional Open Space	25	
Right-of-Way/Drainage/Miscellaneous	12	
Total Acres	230	
Total Units		972
RAC		4.2

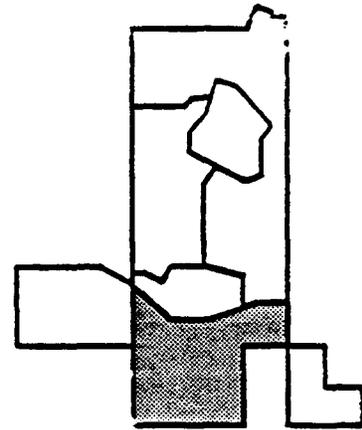
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PLANNING AREA 6  
 Employment Campus  
 Land Use Summary



	Acres	Units
Estate		
Low Density Residential-1		
Low Density Residential-2		
Medium Density Residential	39	468
High Density Residential		
Village Center		
Neighborhood Commercial		
Employment Campus (Equestrian) Resort	35	
Park		
School		
Natural Open Space	31	
Golf		
Functional Open Space	5	
Right-of-Way/Drainage/Miscellaneous	10	
<b>Total Acres</b>	<b>120</b>	
<b>Total Units</b>		<b>468</b>
<b>RAC</b>		<b>3.9</b>
		<b>8490 1067</b>

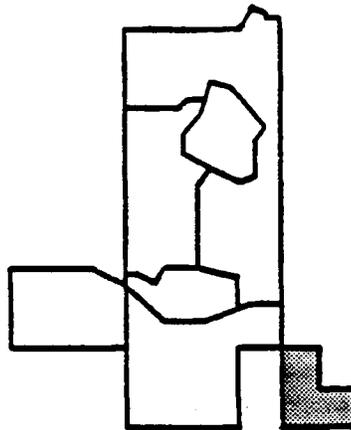
PLANNING AREA 7  
 Santa Rita South  
 Land Use Summary



	Acres	Units
Estate	110	110
Low Density Residential-1	158	632
Low Density Residential-2	25	150
Medium Density Residential		
High Density Residential		
Village Center		
Neighborhood Commercial	19	
Employment Campus (Equestrian) Resort		
Park		
School		
Natural Open Space	50	
Golf		
Functional Open Space	20	
Right-of-Way/Drainage/Miscellaneous	16	
<b>Total Acres</b>	<b>398</b>	
<b>Total Units</b>		<b>892</b>
<b>RAC</b>		<b>2.2</b>

8490 1068

PLANNING AREA 8  
Resort  
Land Use Summary



	Acres	Units
Estate		
Low Density Residential-1		
Low Density Residential-2		
Medium Density Residential		
High Density Residential		
Village Center		
Neighborhood Commercial		
Employment Campus		
(Equestrian) Resort	45	
Park		
School		
Natural Open Space	75	
Golf		
Total Acres	120	
Total Units		N/A
RAC		N/A

The Tucson Water Planning Department notes the following:

1. Any land which is purchased from the state must have its Central Arizona Project allocations transferred to Tucson Water.
2. Tucson Water may require that the existing Well H-1 be upgraded and/or a new well drilled and equipped at Houghton Road and Pima Mine Ranch Road (at this time a storage facility is not being requested at the new well site).
3. The South Houghton booster facility "I" to "J" booster will probably have to be upgraded.
4. The temporary booster facility "J" to "L" will have to be relocated to the zone boundary between "K" and "M" zones (elevation 3455 feet) and upgraded to a "K" to "M" booster facility including a gravity storage tank at the highwater elevation of 3737 feet. The new site will have to be dedicated to Tucson Water by the owner/developer.
5. An additional booster facility would be required at the zone boundary between zones "M" and "N". The new "M" to "N" booster facility may or may not require a storage facility. The site would have to be dedicated to Tucson Water by owner/developer.
6. Existing waterlines would most likely be upgraded between the H-1 Well and new well down to Houghton Road. Existing facilities include new 12-inch waterlines. The new waterlines south of the storage and booster facility ("I" to "J" booster) to the last booster facility "M" to "N" would be 16-inch waterlines.

7. New waterlines will be required to be either 12-inch or 16-inch.

8. Tucson Water has no capital improvement plans for this area for the next 10 years.



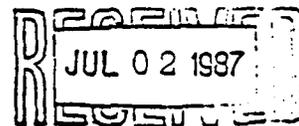
**APPENDIX**

8490 1072



ARIZONA STATE MUSEUM  
THE UNIVERSITY OF ARIZONA  
TUCSON, ARIZONA 85721

DOOLEY-JONES & ASSOC.



June 30, 1987

Ms. Mona McGuire De Leon, AICP  
Dooley-Jones & Associates, Inc.  
Post Office Box 1830  
Tucson, AZ 85702-1830

Dear Ms McGuire De Leon:

Your letter of June 24th with regards to Corona de Tucson Site Analysis DJA Job No. 87-112 has been received. Unfortunately the promise map was not enclosed (didn't need it anyway, so no big deal).

The Archaeological Site Survey Files at the Arizona State Museum have been consulted with the following results. For the first segment in T17S R15E Secs 13, 24-26, there has been one survey and that is in the center of the western half of Sec 26. Sites were not located. There are no other sites or surveys in these other sections. However there has been a 100% survey of Section 11 and a total of 14 sites were located. Two small surveys have been done in the SW corner of Section 12, however there were no sites.

With regards to the second segment of your request for T17S R16E Secs 19, 29 and 30 there have been no surveys nor have any sites been found. Based on what is known of this Corona de Tucson area, there is a high potential for the recovery of cultural remains. Therefore the Arizona State Museum recommends that an on-the-ground survey be conducted on this subject property prior to any ground modification activities.

Should you have any questions concerning this statement, please feel free to contact me at 621-4011.

Sincerely,

A handwritten signature in cursive script that reads "Shurban".

Sharon F. Urban (Miss)  
Public Archaeologist

SFU:ajc

8490 1072 A



PIMA COUNTY  
WASTEWATER MANAGEMENT DEPARTMENT  
130 WEST CONGRESS  
TUCSON, ARIZONA 85701

GEORGE A. BRINSKO  
Director

PH: 792-8676

September 18, 1987

Mona McGuire DeLeon  
Jerry Jones and Associates  
35 East Toole Avenue  
Tucson, Arizona 85702-1830

RE: CAPACITY RESPONSE NO. 677

Dear Ms. DeLeon:

We have reviewed your request of September 10, 1985 regarding the availability of sewer service for the following proposed use and property:

Approximately 5,000 residential units (primarily single family), approximately 100 acres of non-residential uses, and a resort of approximately several hundred units, on the 1,905 acre west planning area.  
Approximately 300 units on the 480 acre east planning area.

Under existing conditions (actual developments and commitments for service through approved Sewer Service Agreements), adequate capacity does not exist for this proposed development. However, if the Corona De Tucson Wastewater Treatment Plant and certain critical downstream sewer reaches were augmented, sewer service to this project could be provided.

A preliminary analysis of the drainage basin indicates that the Corona De Tucson Wastewater Treatment Facility as well as existing tributary sanitary sewer lines will have to be augmented. The cost of augmentation construction, including any additional rights-of-way that may be necessary, will be the responsibility of the owner or developer without reimbursement from Pima County.

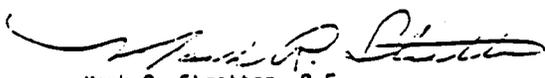
Should you desire to enter into a Sewer Service Agreement, a Development Plan or Tentative Plat, showing the preliminary sewer layout for the proposed project, must be submitted and approved.

Please note that you may be asked to prepare and submit for review a sewer basin study and that the outfall sewer required to serve your development may have to be oversized based on the results of the basin study.

To qualify as a public conveyance system, flow must be by gravity to an existing public sewer system.

Should you desire additional information regarding this subject, please contact this office (792-8676).

Very truly yours,  
Richard G. Harrington, P.E., R.L.S.,  
Chief Engineer, Engineering Division

  
Mark R. Stratton, P.E.  
Wastewater Planning Engineer

8490 1072 B

MECHAM, Governor

BAKER, Elgin, Chairman  
ADAMS, Bullhead City  
WERNER, Tucson  
WOODS, JR., Phoenix  
ASHCROFT, Esqar

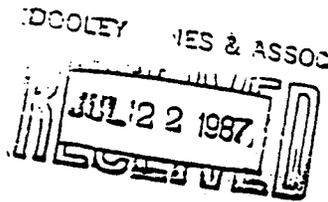
LEA REYNOLDS  
Assistant Director  
NEEL SHROUFE



## ARIZONA GAME & FISH DEPARTMENT

2222 West Greenway Road Phoenix, Arizona 85023 942-3000

July 20, 1987



Ms. Mona McGuire DeLeon  
Dooley-Jones  
P.O. Box 1830  
Tucson Arizona 85702-1830

Dear Ms. DeLeon:

The Arizona Game and Fish Department has reviewed the area in Corona de Tucson within Sections 13, 24, 25 and 26, T17S, R15E; and Sections 19, 29, and 30, T17S, R16E, and we wish to provide the following information.

The Department's Data Management System was accessed for the site, and there are no State listed special status (threatened or unique) species in the area. However, there are significant Class one and Class two drainages throughout the project area. These drainages all appear on Dr. William Shaw's map of critical wildlife habitats in eastern Pima County. Two of the drainages are major extensions of riparian habitat (Class one), and as such are significant to a wide diversity of wildlife species.

Site development should preserve all mapped washes in an undisturbed state. Those two washes which are Class one will additionally require sufficient setbacks to assure protective cover for wildlife species, including javelina and desert mule deer.

Also, Sections 19, 29 and 30 and Section 25 are all within good-excellent mule deer habitat, and as such qualify under site analysis as an area of significant concentration for big game species.

Clustering of development with maximum setbacks from the previously described washes and drainages will aid in retaining mule deer values.

We would appreciate the opportunity to review the site analysis and planning report, relative to wildlife and riparian values.

Sincerely,

Temple A. Reynolds, Director

*Vashti C. Supplee*

Vashti C. Supplee  
Habitat Evaluation Specialist  
Tucson Regional Office

VCS:nlr

8490 1072-C

## VAIL SCHOOL DISTRICT NO. 20

13299 East Colossal Cave Road  
P.O. Box 800; Vail, Arizona 85641  
Tucson 622-5734; Vail 762-5291

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March 24, 1988

Mr. Frank Thomson, AICP  
Vice-President, Urban Planning  
Jerry R. Jones & Associates, Inc.  
P. O. Box 1830  
Tucson, AZ 85702-1830

Dear Frank:

Based on our discussions and verbal agreements, I propose the wording of the school policy to be as follows:

### 7. Schools

The Santa Rita Ranch Specific Plan designates two school sites and describes the mechanism for the provision of another two sites.

#### Goal

Provides the necessary school sites to meet future Vail School District needs as a result of the Santa Rita Ranch project.

#### Policies

School sites shall be a minimum of 10 acres with an adjustment, if portions of the site are constrained as determined by Vail School District No. 20. These sites are to be designated in the following manner:

#### (1) School No. 1

A school site shall be located in the Santa Rita Bel Aire planning area of the Santa Rita Ranch Specific Plan. The school site shall be purchased by the School District.

#### (2) School No. 2

A school site shall be located in the Santa Rita East planning area of the Santa Rita Ranch Specific Plan. The school site shall be donated.

(3) Schools Nos. 3 and 4

The third and fourth sites shall be located in Santa Rita South and Santa Rita Southwest, respectively; and shall be based on Vail School District's current historical load factor and trigger point criteria. Both sites shall be provided at developer's cost.

TRIGGER MECHANISM

Basic Assumptions

Sites are a minimum of ten acres with adjustments upward if portions of the site are constrained as determined by the Vail School District. Wherever possible, facilities on school playgrounds will be developed in cooperation with Pima County Parks and Recreation.

The first school facility built in the Santa Rita Ranch will be either the third or fourth elementary school built by the Vail School District.

Trigger Point Criteria

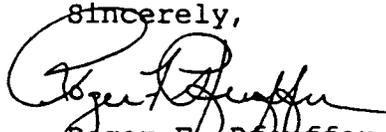
The trigger point for each school will be determined by a combination of the following conditions and the projected rate of population growth within the Santa Rita Ranch plan area, occurring after the completion of the second school in the District.

- A. A two-year design and construction period that will be completed in time to allow full occupancy and an entry population of 350 to 450 students of the new facility at the beginning of a school year.
- B. The time required for the Vail School District to fully acquire the site(s) prior to commencing the Capital Bond approval process.
- C. The combined population of the schools within the Santa Rita Ranch area will be at a level that will allow both A. and B. (above) to occur without having the population of the area schools exceed 1300 students for the third site and 1950 students for the fourth site, respectively, prior to the opening of the new facility.

Mr. Frank Thomson  
March 24, 1988  
Page 3

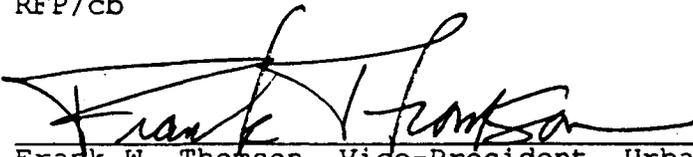
This, I believe, more closely follows the intent of the agreement reached with the developer and in my mind states clearly what is to occur regarding school facilities in the Santa Rita Ranch.

Sincerely,



Roger E. Pfeiffer  
Superintendent

RFP/cb



Frank W. Thomson, Vice-President, Urban Planning  
Jerry R. Jones & Associates, Inc.



# MEMORANDUM

PARKS & RECREATION DEPARTMENT FEB 23 P1:50

DATE: February 10, 1988 COUNTY PLANNING

TO: Bob Johnson, Director  
Planning & Development Services

FROM: Gene Laos *Gene Laos*  
Director

SUBJECT: Santa Rita Ranch Specific Plan

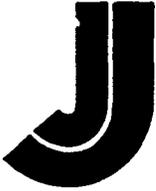
Tom and I have discussed the above concept plan with Roger Pfeuffer, Superintendent of Vail School District, and agree that a district park along with two school/neighborhood park sites will be needed in this remote community. We also feel the 25-year growth period of such a small portion of this area to be too broad a scope to predict the actual development at this time.

The letter from Frank Thompson to Tom reflects our present concerns. The association with the adjacent Corona de Tucson's community and the Coronado Forest land dictates the need of future public recreation facilities for this area, i.e. public trail access, parking, trails and parks that will need re-evaluation as development occurs.

GL:TM:gt

Attachment

cc: Tom Monahan



**JERRY R. JONES & ASSOCIATES, INC.**  
**ENGINEERS • PLANNERS • SURVEYORS**

Jerry R. Jones, P.E.  
Roger E. Beale, P.E.  
William A. Cowie, P.E.  
Suzanne J. Shields, P.E.  
Frank W. Thomson, A.I.C.P.  
Richard H. Bourque, P.E.  
Hubert A. Duncan, P.E., R.L.S.  
Mark A. Hanshaw, P.E.  
Peter S. Miller, P.E.  
Matthew W. Flick, P.E.  
Laurie K. Eder, L.A.  
Fredrick J. Mathein, P.E.  
Thomas J. Lute, R.L.S.  
Arthur C. Benintente, R.L.S.

February 10, 1988

'88 FEB 17 P1:39

RECEIVED  
PIMA COUNTY PLANNING

Mr. Tom Monahan, Director  
County Parks and Recreation  
1204 W. Silverlake Road  
Tucson, AZ 85713-2799

RE: Santa Rita Ranch Specific Plan  
JJA Job No. 87-112

Dear Tom:

I am writing to confirm our discussions regarding the Santa Rita Ranch Specific Plan. Following several meetings last month, several changes were made to the plan to reflect your concerns and ideas. Specifically, the neighborhood park site originally proposed at the northwest corner of the plan area was relocated to a point centrally located along Melpomene Way. Also, text revisions have been made to provide for appropriate trails access to the Coronado National Forest.

Two access points have been designated to the Forest. Access at the resort site will be for hiking and equestrian use. The access through Section 25 will require an additional recreational user easement in the future across the private property south of the plan area. The National Park Service personnel currently enjoys access through the private property, and have asked that we maintain the access opportunity in our plan. If a recreational user easement is not obtained for the adjacent site at the time of subdivision or through other mechanisms, an alternate access to the National Forest will be provided within the Specific Plan area.

In addition to requiring that parking be provided for the public at the resort site, a note was added requiring coordination with the Forest Service in the final siting of the access so that potential conflicts with wildlife movement corridors are avoided.

At our meeting yesterday you responded favorably to our changes with the additional stipulation that 20 acres of developable land be provided in conjunction with the open space/recreation corridor. We agree that the combination of 20 acres of active recreation and approximately 20 acres of open space will provide a district scale park site to serve the future recreation needs of the plan area.

Corporate Office: 35 E. Toole Avenue • P.O. Box 1830 • Tucson, AZ 85702-1830 • (602) 624-2391  
Anchor Centre Two: 2207 E. Camelback Rd. • Suite 302 • Phoenix, AZ 85016-3446 • (602) 956-9850  
999 E. Fry Blvd. • Suite 306 • Sierra Vista, AZ 85635-2620 • (602) 459-5425

623-87-3

\*45

Mr. Tom Monahan  
February 10, 1988  
JJA Job No. 87-112  
Page 2

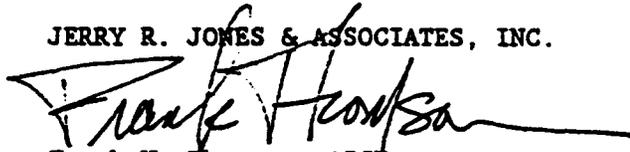
At our meeting with the Planning Staff yesterday afternoon, you confirmed and summarized our understanding that the following elements are to be provided as part of the recreation element:

1. Recreational facilities are to be included within the 10-acre school sites, including playground equipment, picnic ramadas, and restrooms as appropriate.
2. Two privately owned and maintained recreation centers as noted on the Recreation/Open Space Map.
3. A proposed district scale park facility in the center of the plan area to include a recreation/open space corridor plus a minimum 20-acre area of developable land for active recreation.

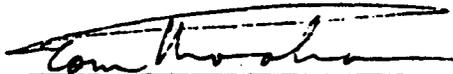
Thank you for your continued assistance with the proposed Specific Plan. We look forward to continuing to work with you on this and other JJA projects.

Sincerely,

JERRY R. JONES & ASSOCIATES, INC.



Frank W. Thomson, AICP  
Vice President



Tom Monahan, Parks & Recreation Analyst  
Pima County Parks and Recreation

FWT:dmh  
(ADM-4)

cc: Gene Laos