BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 17, 2017

Title: P17CA00002 PIMA COUNTY-SOUTH HOUGHTON ROAD MAJOR PLAN AMENDMENT

Introduction/Background:

Business site selectors have inquired about the availability of larger sites (100-400+ acres) in Pima County for manufacturing and employment centers. Vacant county-owned lands around the fairgrounds have been identified for possible future industrial and commercial development, but would first require amending the Comprehensive Plan land use designation and rezoning the properties.

Discussion:

This Comprehensive Plan amendment would change the land use designation on about 1,817 acres from Resource Sensitive (RS) and Resource Conservation (RC) to Industrial (I) to allow for future rezoning from large-lot rural residential to commercial and industrial zoning.

Conclusion:

The Comprehensive Plan amendment supports goals and policies in the plan, by changing land use to facilitate industrial and commercial development near the Tucson International Airport / Interstate 10 Economic Development Area; and, the Economic Plan Update Through 2018, which identifies lands adjacent to the fairgrounds as the Southeast Employment and Logistics Center, to be master planned for future infrastructure expansion.

Recommendation:

Staff and Planning and Zoning Commission recommend approval of the Comprehensive Plan amendment

Fiscal Impact:

n/a

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Development Services, Planning Division Telephone: 724-8800

Contact: Mark Holden Telephone: 724-6619

Department Director Signature/Date: 9-26-17

Deputy County Administrator Signature/Date:

County Administrator Signature/Date:

PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Board of Supervisors

FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division

DATE: September 25, 2017

SUBJECT: **P17CA00002 PIMA COUNTY – SOUTH HOUGHTON ROAD MAJOR PLAN AMENDMENT**

The above referenced Major Comprehensive Plan Amendment is scheduled for the Board of Supervisors' **TUESDAY, OCTOBER 17, 2017** hearing.

REQUEST: Request of Pima County to amend the Pima County Comprehensive Plan from Resource Sensitive (RS) and Resource Conservation (RC) to Industrial (I) for approximately 1817 acres located northwest, southwest and southeast of the intersection of S. Harrison Road and E. Dawn Road, in the Southeast Planning Area

OWNER: Pima County

APPLICANT: Pima County Development Services Department

DISTRICTS: ALL

STAFF CONTACT: Mark Holden

PUBLIC COMMENT TO DATE: As of September 25, 2017, staff has received no public comments. Review and comment was solicited from various county departments (Development Services, Transportation, Environmental Quality, Office of Sustainability and Conservation, Wastewater Reclamation, and Flood Control); and, State and federal agencies including US Fish and Wildlife, Davis Monthan AFB, Arizona Department of Transportation, Arizona State Land Department and relevant utility providers..

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL (4-1; Commissioners Gavin, Becker, and Johns voted 'Yes'; Gungle voted 'No'; Membrila Abstained (abstention counts as a 'yes' vote); Bain, Cook, Mangold and Matter were absent).

STAFF RECOMMENDATION: APPROVAL.

TD/MH/ar
Attachments

PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

FOR OCTOBER 17, 2017 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division

DATE: **September 25, 2017**

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

P17CA00002 PIMA COUNTY – SOUTH HOUGHTON ROAD MAJOR PLAN AMENDMENT
Request of Pima County to amend the Pima County Comprehensive Plan from Resource Sensitive (RS) and Resource Conservation (RC) to Industrial (I) for approximately 1817 acres located northwest, southwest and southeast of the intersection of S. Harrison Road and E. Dawn Road, in Sections 15, 22 and 23, Township 16 South, Range 15 East, in the Southeast Planning Area. On motion, the Planning and Zoning Commission voted 4-1 to recommend **APPROVAL** (Commissioners Gavin, Becker, and Johns voted 'Yes'; Gungle voted 'No'; Membrila Abstained (abstention counts as a 'yes' vote); Bain, Cook, Mangold and Matter were absent). Staff recommends **APPROVAL**.
(District 4)

Planning and Zoning Commission Public Hearing Summary (August 30, 2017)

Staff presented information relative to the Pima County request to redesignate approximately 1,800 acres from Resource Sensitive and Resource Conservation to Industrial land use designation. Staff stated that the proposed land use amendment is consistent with the goals and objectives of the Pima County Economic Development Plan to enhance job creation and economic opportunities in the region for large scale site users. It was also noted that rezoning would be required prior to development on the subject property.

The Chair opened the public hearing and asked for comments. Hearing none, the public hearing was closed.

A commissioner asked about the current use of the fairgrounds and area designated Southeast Regional Park, and the need for future recreational activities. Specifically, the matter of motorsports facility availability was identified, along with the future potential recreational needs. In response, it was identified that development of Esmond Station (at Houghton Rd. and Mary Ann Cleveland Way) could address regional recreational needs. Another commissioner questioned if an industrial user had identified these properties for development. In response, staff indicated that general interest had been communicated for development in Pima County, but that parcel specific interest had not been expressed.

Commissioner Gavin made a motion to recommend **APPROVAL** of the comprehensive plan amendment; Commissioner Becker seconded.

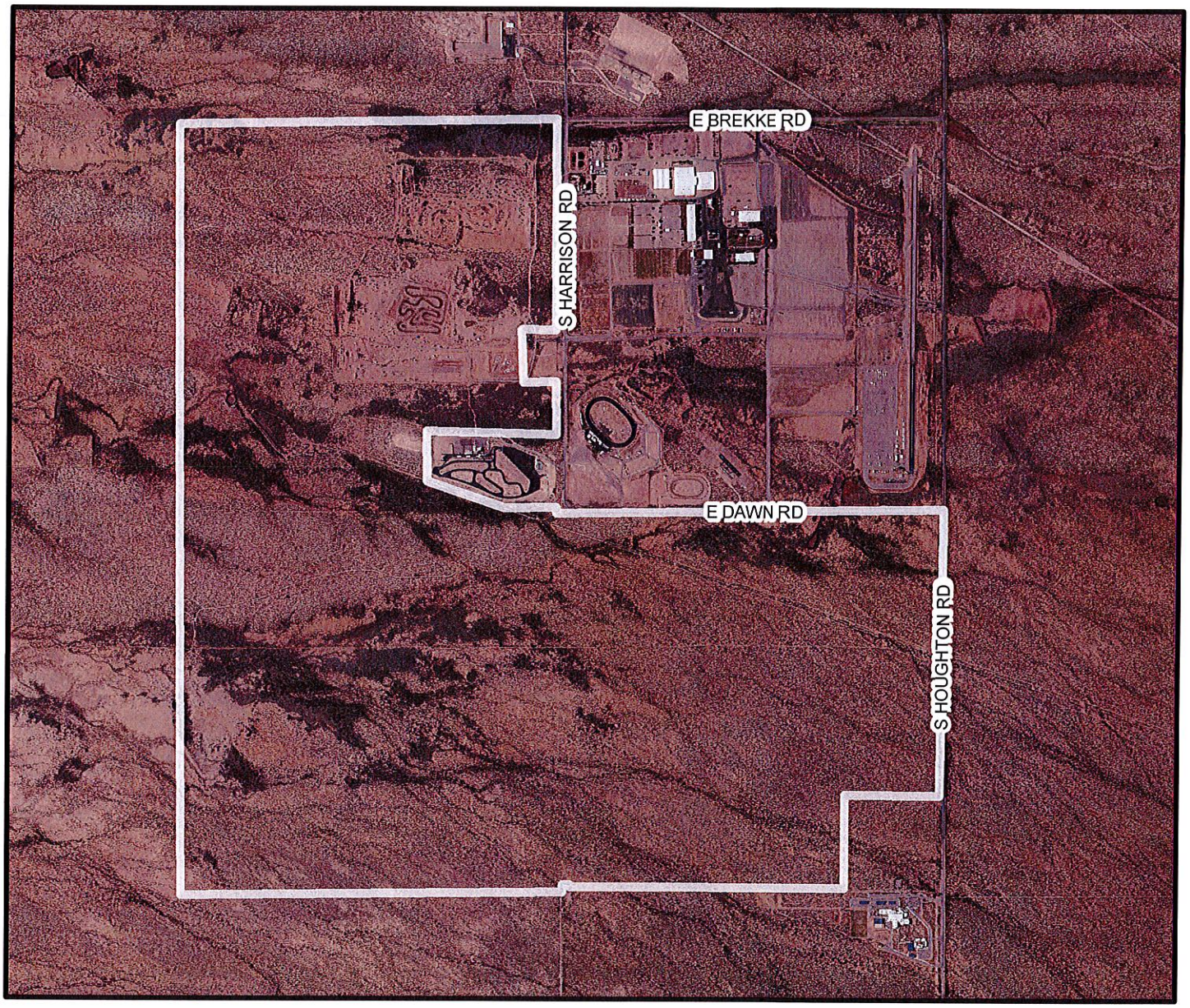
Upon a roll call vote, the motion to recommend **APPROVAL** passed (4-1; Commissioners Gavin, Becker, and Johns voted 'Yes'; Gungle voted 'No'; Membrila Abstained (abstention counts as a 'yes' vote); Commissioners Bain, Cook, Mangold and Matter were absent).

TD/MH/ar
Attachments

cc: Tom Drzazgowski, Principal Planner
P17CA00002 File

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



0 900 1,800 3,600 Feet

Taxcode: 305-01-014F, 305-01-013A, Ptn of 305-01-0120	**P17CA00002 PIMA COUNTY - S. HOUGHTON ROAD MAJOR PLAN AMENDMENT** Request: Resource Sensitive (RS) & Resource Conservation (RC) to Industrial (I) 1817.0 Acres +/-	District 4 Location: Northwest, southwest, and southeast of the intersection of S. Harrison Road & E. Dawn Road

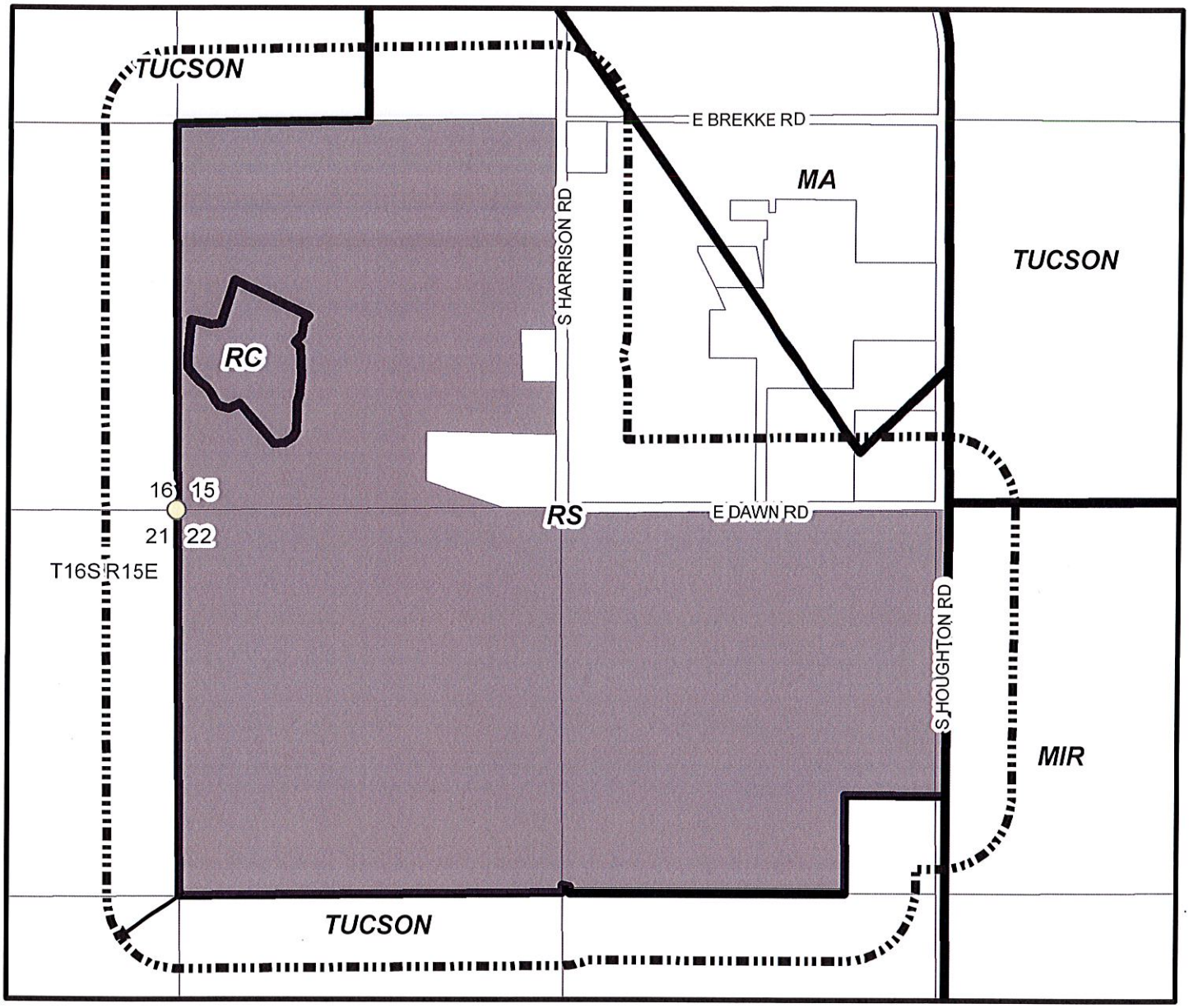
Southeast Planning Area under Pima Prospers
Sections 15, 22, 23, Township 16 South, Range 15 East

Planning and Zoning Commission Hearing: August 30, 2017	Map Scale: 1:26,000
Board of Supervisors Hearing: October 17, 2017 (projected)	Map Date: August 2, 2017 / dms

North

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



0 900 1,800 3,600 Feet

Subject Property

Taxcode: 305-01-014F, 305-01-013A, Ptn of 305-01-0120	**P17CA00002 PIMA COUNTY - S. HOUGHTON ROAD MAJOR PLAN AMENDMENT** Request: Resource Sensitive (RS) & Resource Conservation (RC) to Industrial (I) 1817.0 Acres +/-	District 4 Location: Northwest, southwest, and southeast of the intersection of S. Harrison Road & E. Dawn Road

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Planning and Zoning Commission Hearing: August 30, 2017	Map Scale: 1:26,000
Board of Supervisors Hearing: October 17, 2017	Map Date: August 2, 2017 / dms

North

2017 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION
STAFF REPORT

Pima County Development Services

HEARING DATE	**30 August 2017**
CASE	**P17CA00002 Pima County – South Houghton Road Major Plan Amendment**
PLANNING AREA	Southeast
DISTRICT	4
LOCATION	Northwest, southwest and southeast of the intersection of S. Harrison Road and E. Dawn Road
REQUEST	Resource Sensitive (RS) and Resource Conservation (RC) to Industrial (I) for approx. 1,817 acres
OWNERS	Pima County
AGENT	None

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

The County acquired about 3,000 acres of State Trust Lands located south of the Interstate 10 and S. Houghton Road interchange as part of a land exchange in the 1970s – this is identified as the Southeast Regional Park. The property is mainly being used for recreation purposes, including Pima County Fairgrounds. In addition, a portion of the property is within the Davis-Monthan Air Force Base (DMAFB) Approach-Departure Corridor. The undeveloped lands south and west of the fairgrounds should now be planned for possible economic development purposes.

Site selectors have inquired regarding the availability of land for large job or manufacturing centers (from 100 acres to 400 acres and larger). The Aerospace, Defense and Technology Business and Research Park has a number of existing and planned aerospace and defense employers and space is no longer available for large company relocations or expansions. It is appropriate to develop options for these job opportunities on the surplus lands in the Southeast Regional Park.

The first step would be to change the existing land use designations on the property to facilitate converting the residential zoning (RH Rural Homestead) to an appropriate zone for manufacturing (CI-2 General Industrial). This would be viewed positively by DMAFB for compatible long-term land uses on properties near the Approach-Departure Corridor. It is also necessary to plan these lands in context of larger regional scale infrastructure development, including the Sonoran Corridor and Union Pacific Railroad's Nogales Line realignment.

The approx. 1,800-acre Comprehensive Plan amendment site has been identified as the Southeast Employment and Logistics Center (SELC). Conceptual planning has begun to identify utility and infrastructure capacity and needs to make the site a functional commercial and industrial center.

(Excerpted from County Administrator memo on Planning Refinement of the Southeast Regional Park for Economic Development, December 12, 2016)

EXISTING ZONING/LAND USE
RH Rural Homestead / vacant, with some developed areas (motorsports parks)

SURROUNDING LAND USE DESIGNATIONS	
North	Resource Sensitive (RS), Military Airport (MA)
South	Resource Sensitive (RS)
East	Resource Sensitive (RS), Medium Intensity Urban (MIU)
West	Resource Sensitive (RS), Resource Conservation (RC)

SURROUNDING ZONING/EXISTING LAND USE	
North	RH Rural Homestead, City of Tucson / shooting range, vacant
South	RH Rural Homestead, City of Tucson / vacant
East	RH Rural Homestead, GR-1 Rural Residential / Pima Co. Fairgrounds, vacant
West	RH Rural Homestead, City of Tucson / vacant

STAFF REPORT:
Staff recommends **approval** of the proposed Comprehensive Plan amendment. Amending the Comprehensive Plan land use designations on these lands is the necessary first step for creating potential shovel-ready commercial and industrial sites in proximity to an identified economic development growth area. Amending the land use designation to Industrial (I) provides flexibility to allow commercial or industrial rezoning. No Rezoning or Special Area Policies are recommended.

Existing Conditions
The entire Southeast Regional Park area owned by Pima County is approx. 3,000 acres in size, zoned RH Rural Homestead, with Resource Sensitive (2,380 ac.), Military Airport (587 ac.), and Resource Conservation (52 ac.) land use designations. The Comprehensive Plan amendment site (SELC) is about 1,817 acres located on the northwest, southwest, and southeast of the intersection of S. Harrison Road and E. Dawn Road, south and west of the Pima Co. Fairgrounds. The site is undeveloped, with the exception of motorsports tracks located west of the fairgrounds. The site is just outside of DMAFB Approach-Departure Corridor-3, which covers about half the fairgrounds.

Background
The Comprehensive Plan amendment site is surrounded by undeveloped Arizona State Trust Land, but is in a region of existing and planned development. Pima Prospers, the 2015 Comprehensive Plan update, identified the region around Tucson International Airport (TIA) and Interstate 10 (I-10) as an Economic Development (growth) Area. This area includes the University of Arizona Tech Park at S. Rita Road and I-10 (about 2½ miles N), Port of Tucson (about 6 miles NW), and the proposed Sonoran Corridor connection to I-10 (about 2½ miles N on S. Harrison Road).

The county's Economic Development Plan Update Through 2018 lists the larger Southeast Regional Park as an area for primary job center development. The plan identifies the challenges associated with developing the SELC for commercial and industrial uses (two-lane rural roads, lack of public sewer and water infrastructure) but states that the site is undergoing master planning to address these issues for economic development expansion, primarily for attracting export-based employers.

Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1. The plan amendment would promote:
   a. Implementation of the ***Growing Smarter Acts***, with particular emphasis given to the principles of smart growth, such as: (i) mixed use planning, (ii) compact development, (iii) multi-modal transportation opportunities, (iv) rational infrastructure expansion/improvements, (v) conservation of natural resources, and (vi) the growth area element (where applicable);
   b. The implementation of other Comprehensive Plan Policies, Special Area Policies, and Rezoning Polices.
   c. Compatibility with the ***Maeveen Marie Behan Conservation Lands System***;
2. Fulfillment of the purpose of the Annual Plan Amendment Program as stated in the Pima County Zoning Code, 18.89.040(A) (2) & (3):

   The annual plan amendment program provides an opportunity to address oversights, inconsistencies, or land use related inequities in the plan, or to acknowledge significant changes in a particular area since the adoption of the plan or plan updates. Annual amendments are reviewed concurrently in order to analyze potential cumulative impacts.

1a. Growing Smarter Acts

The location of the SELC would take advantage of proximity to existing commercial and industrial development in the Pima Prospers TIA / I-10 Economic Development Area (DMAFB, UA Tech Park, Port of Tucson), as well as other regional economic development initiatives (Sonoran Corridor, Union Pacific Railroad expansion, protecting the mission and preserving flight corridors at DMAFB, fairgrounds capital investments). The site has close access to I-10, paved roads that may be improved into major transportation corridors (Houghton Road, Harrison Road), and a number of larger residential developments (Rita Ranch, Corona de Tucson, Rocking K, Vail, Verano) from between 3 to 10 miles away.

1b. Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

Special Area Policy S-18E: Lee Moore Wash Basin Study Area Policy states that development shall be regulated per the Lee Moore Wash Basin Management Study, which provides hydrology to ensure consistency between land use and permanent natural flow corridors, and establishes development criteria. The Regional Flood Control District provides comment, below.

1c. Maeveen Marie Behan Conservation Lands System (MMBCLS)

The amendment site has approx. 735 acres designated as Multiple Use Management Area, and approx. 135 acres designated as of Important Riparian Area – these are concentrated in the southern portion of the site. The Environmental Planning Division provides comments regarding MMBCLS, below.

2. Oversights, Inconsistencies, or Land Use Related Inequities/Changes

Planning and development of the proposed Sonoran Corridor has received increased emphasis since the approval of Pima Prospers 2 years ago. More than just a connector between I-10 and I-19, the corridor is a 50-square-mile area that includes some of the county's largest employers, is a nexus for air, highway and rail freight transport, and an important hub between Mexico and the Sun Corridor. The SELC would serve as an important contribution to the Sonoran Corridor and TIA / I-10 Economic Development area, providing lands for possible larger-scale commercial and industrial development with associated employment.

AGENCY/DEPARTMENT COMMENTS:

Planning Division: the bulk of the SELC lands are designated Resource Sensitive (RS) – these are larger parcels and land holdings with environmentally sensitive characteristics close to public preserves or environmentally sensitive areas. There are also approx. 50 acres of Resource Conservation (RC) designated land in the SELC. RC areas are publically-owned lands that protect sensitive and high-value biological, cultural, recreational and other sensitive resources lands – this area was set aside as Mitigation Area for Pima Pineapple Cactus (see Environmental Planning Division comments, below). The proposed Industrial (I) land use designation is to designate adequate area for industrial uses and certain compatible commercial activities. The designation only permits Local and General Business (CB-1, CB-2), Campus Park Industrial (CPI), Light Industrial/Warehousing (CI-1), General Industrial (CI-2), and Specific Plan (SP) zones.

The SELC and larger Southeast Regional Park are zoned RH Rural Homestead. The zone is intended to preserve the character and encourage orderly growth of the county's rural areas; fairgrounds and carnivals are permitted under the zone as a conditional use. The site is at about 3,000' in elevation, mainly vegetated with mesquite, ocotillo and mixed cacti and shrubs; there are few saguaros across the site.

Rezoning for commercial and industrial use across the SELC would be constrained by certain conditions (MMBCLS, hydrology, cultural resources, infrastructure, etc.) but specific sites would be given more detailed analysis during rezoning and subsequent review processes. The Planning Division is not recommending rezoning or special area policies for this amendment.

Environmental Planning Division: the approximately 1,817-acre amendment site is located south and west of the Pima County Fairgrounds in southeast Tucson, in a very sparsely populated area; property to the east is designated as Medium Intensity Rural, property to the north is designated as Military Airport, and properties to the west and south are Arizona State Trust Lands.

Portions of the amendment site occur within the following Maeveen Marie Behan Conservation Lands System (MMBCLS) categories: Multiple Use Management Area (MUMA) and Important Riparian Area (IRA). The site does not occur within any MMBCLS Critical Landscape Connection or any wildlife linkage or movement area identified by the Arizona Dept. of Transportation or Arizona Game and Fish Dept. The site is owned by Pima County and was not identified for acquisition under the 2004 Open Space Bond Program.

The numerous un-named washes that cross the amendment site are a resource feature that have both on- and off-site importance; they support and are tributaries to the Franco and Flato wash systems.

The amendment site lies within the Priority Conservation Area for the Pima Pineapple Cactus (PPC), and includes the Southeast Regional Park PPC Mitigation Area, approximately 53 acres that currently has a land use designation of Resource Conservation (RC). The Mitigation Area was established in 1998 when, in advance of developing the Pima Motorsports Park, a small population of PPC (47 individual cacti) was discovered on the property during surveys. No federal nexus motivated the establishment of the PPC Mitigation Area and no federal permitting obligations exist requiring its perpetual in-place preservation.

The amendment site lies outside the Priority Conservation Areas for the cactus ferruginous pygmy-owl, western burrowing owl, and the needle-spined pineapple cactus.

Cienega Creek Natural Preserve, the closest county-owned preserve other than the PPC Mitigation Bank, is located approximately 4-5 miles east of the amendment site.

No Special Area or Rezoning Policies are recommended at this time.

Any potential impacts to the PPC Mitigation Area will be addressed at subsequent development approval stages. However, depending on the configuration of rezoning site plans, relocating the PPC Mitigation Area to another appropriate location could achieve equal or greater conservation value verses maintaining the PPC Mitigation Area on-site.

Potential impacts to the MMBCLS will be addressed at subsequent development approval stages; any required mitigation will conform to the MMBCLS Conservation Guidelines established in Pima Prospers (Pima County Comprehensive Plan 2015, Chapter 3 Use of Land Goals and Policies, Section 3.4 Environmental Element, Policies 1-12).

Regional Flood Control District: the District has reviewed the request and have the following comments:

1. The site is impacted by floodplains and the District will be providing a floodplain study for this site for planning purposes and for use at the time of development.

2. The Water Resource Impacts Analysis is as follows:
   a. The site is not within an Obligated Service Area.
   b. Per the ADWR Well Inventory, the well at the fairgrounds had depth to groundwater of 459 feet in 2011.
   c. The site is not located within a covered subsidence zone.
   d. There are no Groundwater Dependent Ecosystems within 5 miles.
   e. The site is within the Tucson Hydrogeologic Basin and the depth to bedrock is 6400-9600 feet.

With the information available at this time, the project is not expected to have adverse impacts on groundwater dependent ecosystems.

In conclusion, the District has no objection or recommended rezoning policies.

Department of Transportation: understanding the regional push for economic development opportunities, as well the objectives of the Pima Prospers comprehensive plan, the Department of Transportation has the following comments on the proposed amendment:

Access is limited to this site. Major infrastructure improvements will need to be made prior to developing this site. These improvements should be planned in conjunction with the long range transportation plan and all future roadway planning. This will ensure the infrastructure is planned and funded prior to the demand for development on this site.

Houghton Road has significant drainage and pavement issues that are currently being addressed; however, funding for all necessary improvements has not been secured. Moving forward with this site, those improvements should be planned for and funding should be identified. This will ensure site development coincides with funding.

Foreseeing future updates to the impact fee ordinance, impact fee revenues cannot be estimated. Should impact fees not be collected, alternative funding streams should be identified in advance. This will result in the site being ready to handle the demand for industrial development. Roadway development impact fees are limited to capacity building projects; thus, they cannot be used only to address pavement and drainage issues. This may not be a pressing issue at the comprehensive plan stage, but should be noted moving forward. Public and private partnerships may be one option.

Industrial development of this site will pull traffic to the area as jobs increase. Improvements to the I-10 interchange will be necessary to accommodate construction, freight, and commuters. Improvements will need to be coordinated with ADOT, PAG and Federal Highways.

Technical studies for specific transportation related conditions will identify more detailed improvements. This can be done once end users are identified. Timing and funding for technical studies can be planned for prior to development plans or once development plans are submitted. Examples of such studies include, traffic studies, drainage studies, connectivity studies and master plans.

If proper infrastructure planning and funding are in place, development of this site could be accomplished. Should funding for infrastructure improvements be postponed, development may choose to locate at a more shovel-ready location.

Regional Wastewater Reclamation Department: the Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has received and reviewed the proposed major plan amendment. The plan amendment would allow the subject property comprised of 1,817 acres to be planned for industrial and other compatible uses subject to obtaining the proper zoning. The applicant is requesting the Industrial (I) designation to support the proposed uses, over the current designation of Resource Sensitive (RS) and Resource Conservation (RC).

The plan amendment area is located northwest, southwest and southeast of the Harrison Road and Dawn Road intersection. The plan amendment area is within the boundaries of the Pima County Fairgrounds Water Reclamation Facility service area. The treatment plant currently has limited capacity for additional flows and therefore would require expansion to serve new development. The PCRWRD's long-term plan for the service area is to construct a gravity line that would convey flows to the Southeast Interceptor in the downstream system, provided that the necessary base flow from new development occurs.

The PCRWRD has no objection to the proposed comprehensive plan amendment. A no objection shall not construe any action by Pima County as a commitment to provide sewer to any new development within the plan amendment area, and does not ensure that there is adequate treatment and conveyance capacity to accommodate this plan amendment area in the downstream public sewerage system.

Cultural Resources & Historic Preservation Division: archaeological survey of parcel 305-01-014F will be required.

Department of Environmental Quality: department has no objections

Natural Resources, Parks and Recreation Department: department has no comments

United States Fish and Wildlife Service: reviewed request but has no comment

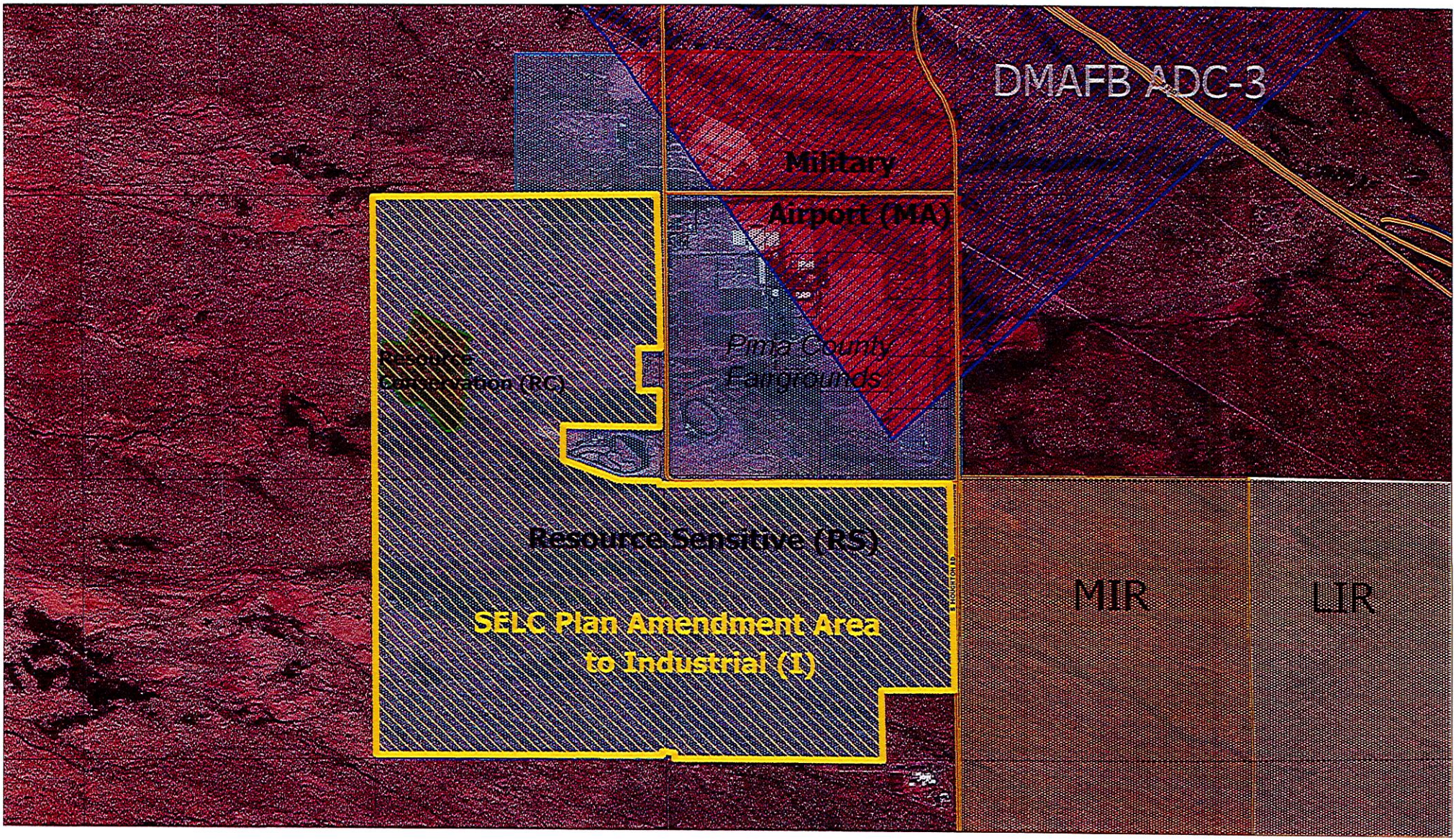
Tucson Water: Tucson Water has no comments. At this time the parcels that comprise this Comprehensive Plan amendment area are in what is classified as an "expansion area." Thus, Tucson Water cannot serve these properties unless and until the owner(s) of these parcels sign a Pre-Annexation Development Agreement (PADA).

PUBLIC COMMENTS:
As of the drafting of this Staff Report (17 August 2017), no public comments have been received regarding the proposed Comprehensive Plan amendment.

Respectfully submitted,

Mark Holden, AICP
Principal Planner

P17CA00002 Pima County - South Houghton Road Plan Amendment
Southeast Employment and Logistics Center (SELC)



P17CA00002 Pima County – S. Houghton Road Major Plan Amendment

Current Land Use Designations

Resource Sensitive (RS)
To designate key larger parcels and land holdings with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in developing areas.

Resource Conservation (RC)
To designate publically-owned lands that are public resource lands and preserves that protect sensitive and high-value biological, resource value cultural, recreational and other sensitive resources lands. These do not include private or State Trust lands, whether or not they are leased by the County for open space purposes. If these lands become privately held during the lifespan of this plan, they will be treated as Resource Sensitive unless otherwise designated through a plan amendment process.

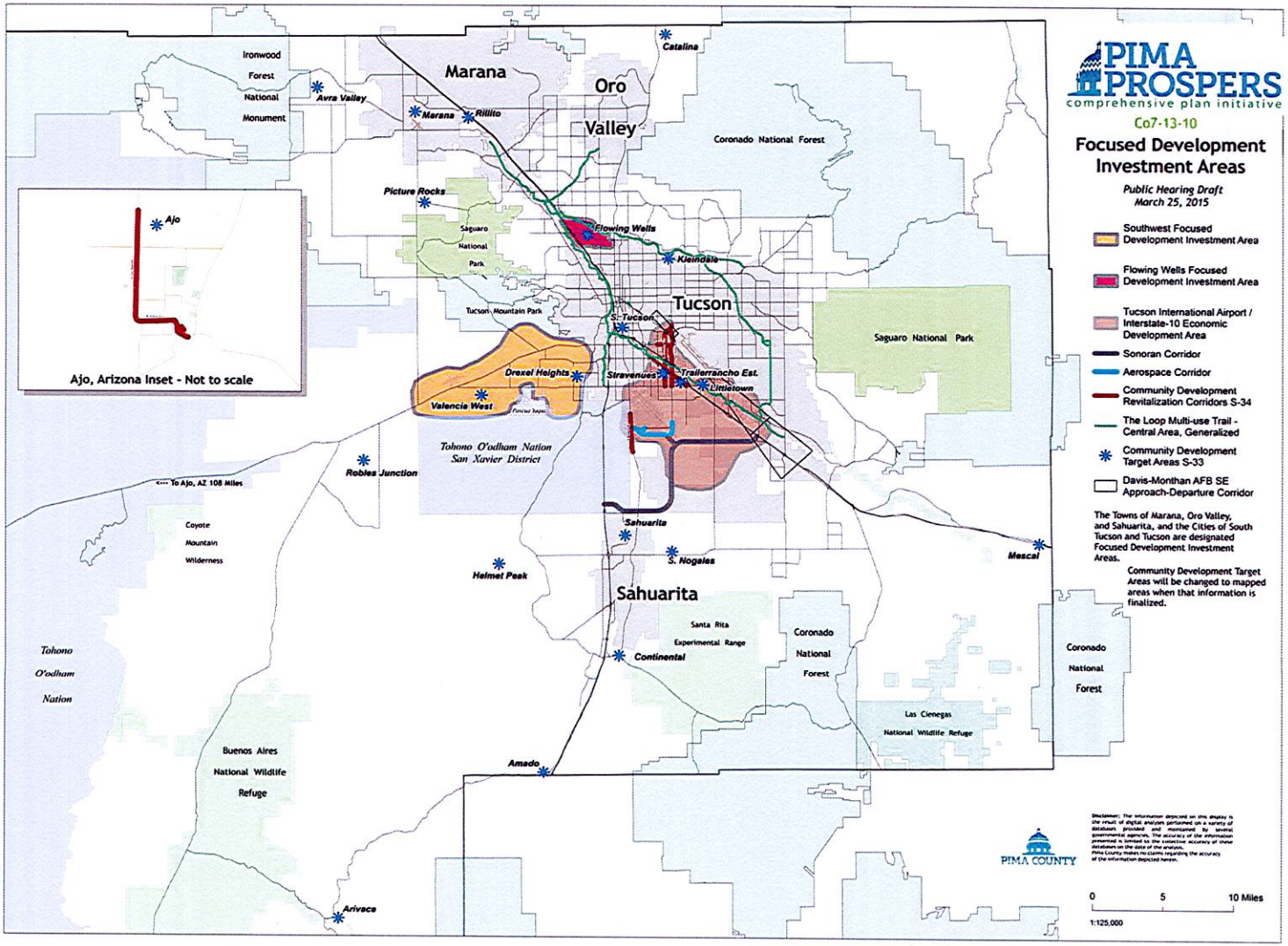
Requested Land Use Designation

Industrial (I)
To designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities. Residential development is permitted within a proposed project provided that it meets the requirements of the Mixed Use Option under the CI-1 zoning district (Section 18.51.070 of the Pima County Zoning code).

Zoning Districts: Only the following zoning districts shall be allowed:
- CB-1 Local Business Zone
- CB-2 General Business Zone
- CPI Campus Park Industrial Zone
- CI-1 Light Industrial/Warehousing Zone
- CI-2 General Industrial Zone
- SP Specific Plans

Special Area Policy S-18E

Floodplain Management- Lee Moore Wash Basin Special Area Policy
Development shall be regulated per the Lee Moore Wash Basin Management Study, which provides hydrology and hydraulics to ensure consistency between land uses, identifies permanent natural flow corridors, and establishes Development Criteria in addition to those contained within Floodplain and Erosion Hazard Management Ordinances. This policy adopts by reference the entire Study including floodplain maps, flow corridor maps, flood hazard data, and development criteria as described in Development Criteria for the Lee Moore Wash Basin Management Study, as adopted by the Pima County Regional Flood Control District Board of Directors on June 1, 2010 (Resolution 2010-FC6).


PIMA PROSPERS
comprehensive plan initiative
Co7-13-10
Focused Development Investment Areas
Public Hearing Draft
March 25, 2015
Southwest Focused Development Investment Area
Flowing Wells Focused Development Investment Area
Tucson International Airport / Interstate-10 Economic Development Area
Sonoran Corridor
Aerospace Corridor
Community Development Revitalization Corridors S-34
The Loop Multi-use Trail - Central Area, Generalized
Community Development Target Areas S-33
Davis-Monthan AFB SE Approach-Departure Corridor
The Towns of Marana, Oro Valley, and Sahuarita, and the Cities of South Tucson and Tucson are designated Focused Development Investment Areas.
Community Development Target Areas will be changed to mapped areas when that information is finalized.
Ajo, Arizona Inset - Not to scale
<--- To Ajo, AZ 108 Miles
Marana
Oro Valley
Tucson
Sahuarita
South Tucson
Catalina
Avra Valley
Marana
Rillito
Picture Rocks
Flowing Wells
Kleindale
Drexel Heights
Valencia West
Stravenues
Trailerrancho Est.
Littletown
Robles Junction
Tohono O'odham Nation
San Xavier District
Sahuarita
S. Nogales
Helmet Peak
Continental
Amado
Arivaca
Mescal
Ironwood Forest National Monument
Saguaro National Park
Tucson Mountain Park
Coronado National Forest
Coyote Mountain Wilderness
Santa Rita Experimental Range
Las Cienegas National Wildlife Refuge
Buenos Aires National Wildlife Refuge
Tohono O'odham Nation
PIMA COUNTY
0 5 10 Miles
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MEMORANDUM

Date: August 4, 2017

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

Re: **Economic Development Effort near the Pima County Fairgrounds and Southeast Regional Park**

In our continuing discussions with a number of site selectors and companies desiring to expand or relocate to Pima County, it has become abundantly clear the inventory of large parcels for significant manufacturing expansion are few within the urban region. In our adopted Economic Development Plan, we highlighted the Southeast Employment Logistics Center as a prime job center development location. In fact, Action Item 1.9 identifies the need to begin the master planning process to provide largescale (100 acres or larger) sites for manufacturing job centers.

The first phase of this master planning is complete, and attached are maps of the properties that could be added to the inventory of available properties for primary job center growth and development.

I have also provided a graphic showing some of the critical infrastructure concepts that also make this general area the region's largest and fastest growing job center. This graphic shows the County preliminary location of the Sonoran Corridor, the new interstate connecting Interstates 10 and 19; and the relocated, new Nogales rail connection to the Union Pacific Sunset Line integrated into the Port of Tucson.

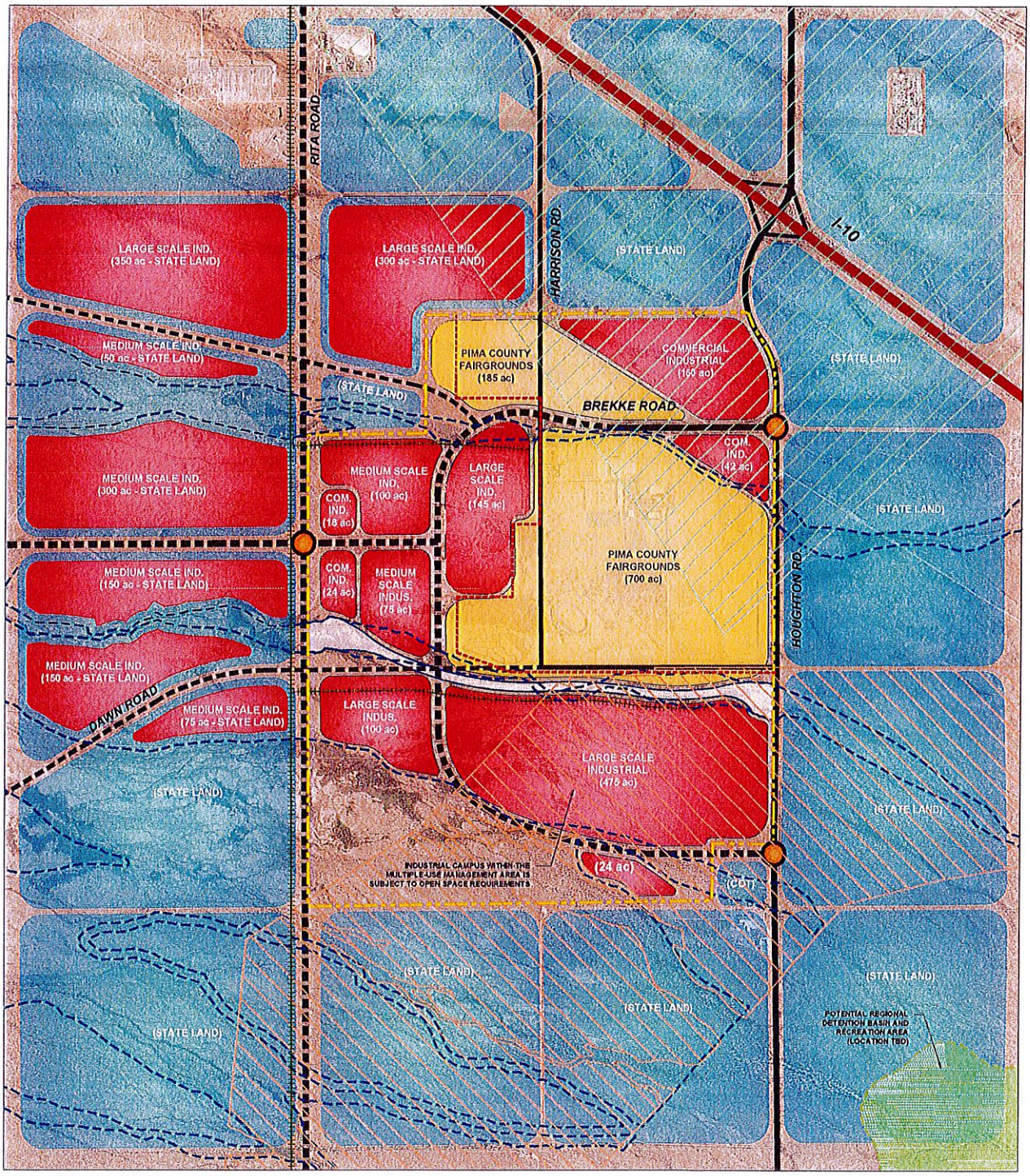
These concepts are in the very preliminary planning stages, but they demonstrate progress in achieving the action plan items in our Economic Development Plan.

CHH/anc

Attachments

c: Jan Lesher, Chief Deputy County Administrator
Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Nanette Slusser, Assistant County Administrator for Public Works
Dr. John Moffatt, Director, Economic Development Office

CONCEPTUAL LAND USE PLAN

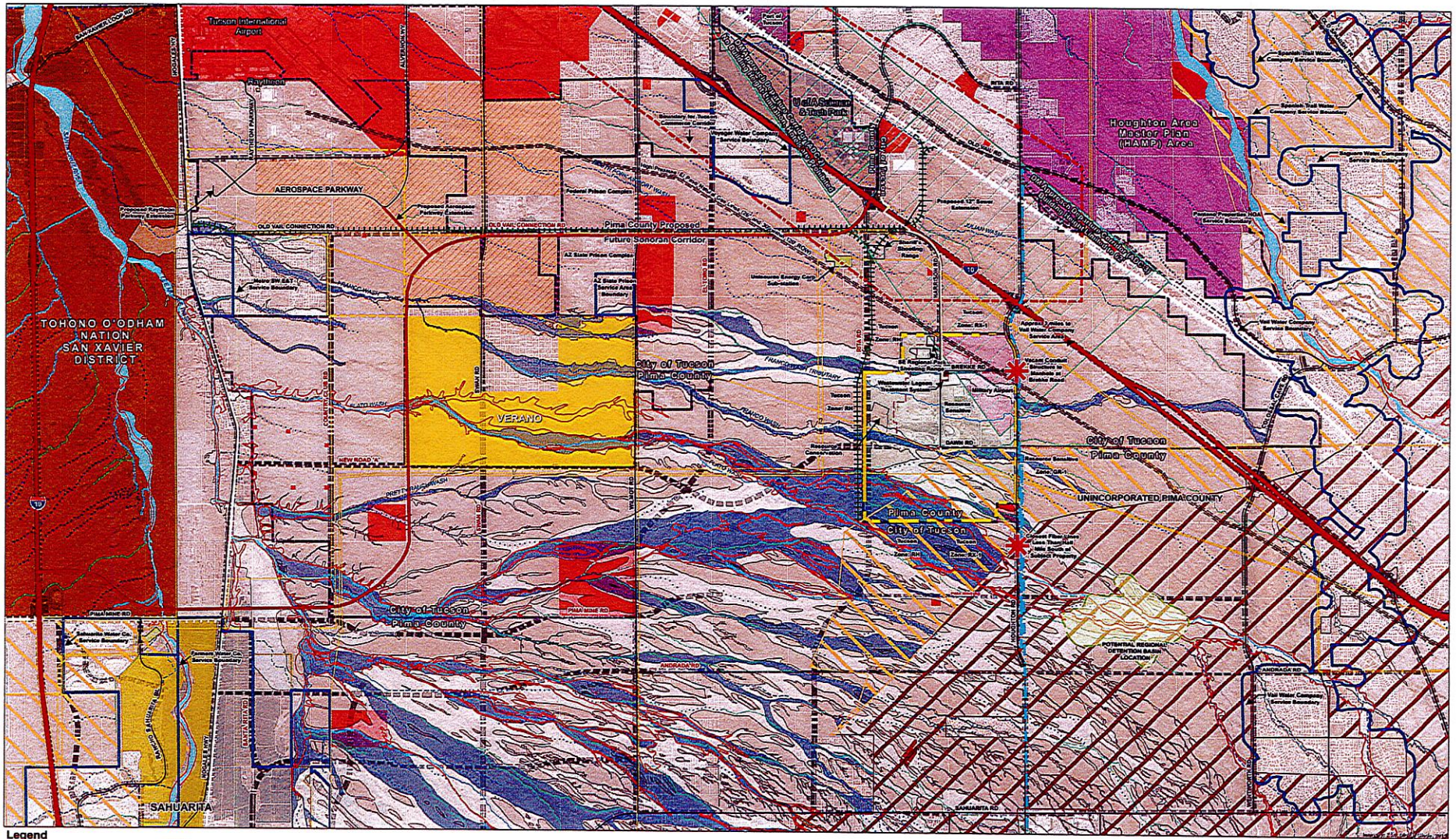


LEGEND

- PROJECT BOUNDARY
- INDUSTRIAL CAMPUS
- FAIR GROUNDS
- STATE LAND
- IND CAMPUS ON STATE LAND
- EXISTING ROADWAY
- PROPOSED ROADWAY
- RAILROAD
- FLOOD CORRIDOR
- ALTERED FLOOD CORRIDOR
- FAIRGROUNDS LIMIT
- DM CORRIDOR (ADC 3)
- MULTIPLE-USE MANAGEMENT AREA
- MAJOR CAMPUS ENTRY

PIMA COUNTY

SOUTHEAST EMPLOYMENT AND LOGISTICS CENTER (SELC)



Southeast Employment and Logistics Center (SELC)
Regional Context Map

THE PLANNING CENTER
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PIMA COUNTY
DEVELOPMENT SERVICES

MEMORANDUM

DATE: September 13, 2017

TO: Honorable Chair and Members of the Board of Supervisors

FROM: Greg Hagen, Parks Planner, Natural Resources, Parks and Recreation
Tom Coyle, Program Manager, Development Services

SUBJECT: P17CA00002 Pima County – S. Houghton Road Major Plan Amendment

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At the August 30, 2017 public hearing of the Pima County Planning and Zoning Commission, questions were posed relating to the need for recreation areas and open space related activities in the vicinity of the proposed County-sponsored Comprehensive Plan amendment. The following information is excerpted from the update to the Economic Development Plan through 2018. It provides the background of how this property was determined to be best utilized for economic development and job creation, resulting in a commensurate action item.

Southeast Regional Park – Pima County Fairgrounds Area

The County acquired 1,920 acres of State Trust Land in the Southeast area in an exchange with the Arizona State Land Department for the Rancho Romero property purchased by the County through a 1974 Open Space bond issue. The County also purchased some of the property from the State Land Department using voter authorized bonds. Catalina State Park is a result of this exchange, as well as the purchase of private land. Today, the County owns approximately 3,000 acres in the Southeast area, including the Pima County Fairgrounds, which is located on 640 acres. The property is managed and operated by the Southwestern Fair Commission to conduct the County Fair and for a variety of other uses, including equestrian events, music festivals and motor sports.

In addition, there are sub-leases for other entertainment and recreational activities, including Tucson Speedway, a NASCAR circle track, Tucson Dragway (a National Hot Rod Association sanctioned quarter-mile track), a model airplane park and a go-kart track. Additional attractions within the Southeast Regional Park include shooting and archery ranges, off-highway vehicle motorsports track and a professional go-kart raceway.

Most recently, a portion of the property was leased for the purpose of developing a three-mile Road Track. This lease fell through with the opening of a competitive facility in Pinal County. The 400 acres and other surrounding lands (approx. 1,800 acres total) is now slated for economic development uses for lease or sale to new export-based employers.

The entire property will undergo a new master planning process to finalize uses, including those that now occupy portions of the property for shooting and archery ranges, and other parks and recreational activities. The remainder of the property will be planned for economic development expansion, primarily for the attraction of new export-based employers.

A challenge for making these properties available for economic development is the lack of infrastructure; the transportation and highway network is a two-lane rural network. There is no public sewer connection to the site and water infrastructure is inadequate. The tasks in 2017 will be to plan for appropriate utility extensions to this area so the property can reach its full potential for job growth within the community.

The first priority will be the extension and provision of sanitary sewer service to the Fairgrounds and surrounding area. An Action Item for the Southeast Regional Park is discussed in the Pima County Economic Development Plan, Update Through 2018:

> 1.9 Develop a new, fully integrated Master Plan for the Southeast Regional Park and Employment Site that identifies both lands that will be permanently reserved for public recreation and those that will be used for primarily export based employment. It is likely over 1,000 acres could be reserved for an employment site, making the site ideal for a second master planned Business and Research Park. Actively plan and extend sanitary sewer service to the facility and develop an internal, County-owned water utility to service the Southeast Regional Park, Fairgrounds and Business and Research Park. Begin master planning and programming of transportation capacity improvements to provide urban transportation service to the location.

If Southeast Regional Park (SERP) is converted to an industrial campus per the proposed Houghton Road Plan Amendment, there are other parklands in the vicinity that can be used for recreational needs. The proposed Esmond Station (tournament ready site planned for 12 baseball/softball diamonds, 10 soccer fields, etc.) is within three miles of SERP, Thomas Jay Regional Park is about eight miles away (currently 3 baseball/softball diamonds with at least two more planned) near Pima Air and Space and the proposed Southwest Regional Sports Tournament Complex (Kino Sports Complex-planned for 20 new soccer fields and stadium) is within the region. If not all the land within SERP is dedicated for the Southeast Employment and Logistics Center (SELC) it could be developed for recreation purposes, if the land is in a favorable location for recreation.

The action before the Board of Supervisors on October 17, 2017 is the first step necessary to enable this master planning and development of supporting infrastructure to these parcels. The proposed amendment to the Comprehensive Plan will change the land use on the site to permit future rezoning for commercial and industrial uses.

C: Pima County Planning and Zoning Commission
Carla Blackwell, Director of Development Services
Chris Poirier, Planning Official
Mark Holden, Principal Planner