



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 05/12/2015

Title: Co7-11-01 FARMERS INVESTMENT COMPANY (FICO) – E. CONTINENTAL ROAD PLAN AMENDMENT

Introduction/Background:

The Board of Supervisors' approved the request for a Comprehensive Plan Amendment on April 17, 2012.

Discussion:

This Resolution reflects the Board of Supervisors' approval of the Comprehensive Plan Amendment.

Conclusion:

The Pima County Comprehensive Plan was amended from RT/Resource Transition, NAC/Neighborhood Activity Center, LIR/Low Intensity Rural; MIU/Medium Intensity Urban; and LIU-1.2/Low Intensity Urban 1.2 to CAC/Community Activity Center; MIU/Medium Intensity Urban; MHIU/Medium-High Intensity Urban; and NAC/Neighborhood Activity Center.

Recommendation:

Staff recommends that the Board of Supervisors' approve this Resolution.

Fiscal Impact:

0

Board of Supervisor District:

1 2 3 4 5 All

Department: Pima County Development Services Telephone: 724-9000

Department Director Signature/Date: *[Signature]* 4/20/2015

Deputy County Administrator Signature/Date: *[Signature]* 4/21/15

County Administrator Signature/Date: *[Signature]* 4/21/15



Subject: Co7-11-01

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FOR MAY 12, 2015 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Arlan M. Colton, Planning Director
Public Works-Development Services Department-Planning Division
AMC
DATE: April 15, 2015

RESOLUTION FOR ADOPTION

**Co7-11-01 FARMERS INVESTMENT COMPANY (FICO)– E. CONTINENTAL ROAD
PLAN AMENDMENT**
Owner: Farmer's Investment Company (FICO)
(District 4)

If approved, adopt RESOLUTION NO. 2015 - _____

OWNERS: Farmer's Investment Company (FICO)
PO Box 7
Sahuarita, Arizona 85629

AGENT: Mark Reddie
LVA Urban Design Studio, LLC
120 S. Ash Avenue
Tempe, Arizona 85281

DISTRICT: 4

STAFF CONTACT: Mark Holden

CP/MH/ar
Attachments

cc: Chris Poirier, Assistant Planning Director
Co7-11-01 File

RESOLUTION 2015-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 287 ACRES, LOCATED SOUTH OF THE TOWN OF SAHUARITA, NORTH AND SOUTH OF E. CONTINENTAL ROAD AND EAST OF S. ABREGO DRIVE ON BOTH SIDES OF THE SANTA CRUZ RIVER IN THE CAMINO DE LA CANOA LAND GRANT, IN SECTIONS 14, 23 AND 24 OF TOWNSHIP 18 SOUTH, RANGE 13 EAST, IN THE UPPER SANTA CRUZ SUBREGION.

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Upper Santa Cruz Subregion, is hereby amended to change the planned land use intensity category for approximately 287 acres, as referenced in Co7-11-01 Farmers Investment Company (FICO) – E. Continental Road Plan Amendment, located south of the Town of Sahuarita, north and south of E. Continental Road and east of S. Abrego Drive on both sides of the Santa Cruz River in the Camino de la Canoa Land Grant, in Sections 14, 23 and 24 of Township 18 South, Range 13 East, shown on the map attached hereto as Exhibit A and incorporated herein by this reference, from Resource Transition (RT), Low Intensity Rural (LIR), Low Intensity Urban 1.2 (LIU-1.2), Medium Intensity Urban (MIU), and Neighborhood Activity Center (NAC) to Medium Intensity Urban (MIU) for approximately 100 acres, Medium-High Intensity Urban (MHIU) for approximately 36 acres, Neighborhood Activity Center (NAC) for approximately 1 acre, and Community Activity Center (CAC) for approximately 150 acres.

Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Policies are hereby amended to include the subject site with the following Rezoning Policies:

A. Development Services Department

A rezoning or specific plan application and companion River Management Plan will reflect commitments made during the comprehensive plan amendment process, as evidenced by application materials and the record of public hearings, to implement an integrated, holistic planning approach which promotes compact, sustainable development and recognizes the many values of the Santa Cruz River corridor as the central design element for future development.

B. Regional Flood Control District

Development shall conform to and be consistent with floodplain and drainage improvements and habitat preservation efforts identified in the River Management Plan to be approved as part of the specific plan process.

C. Office of Sustainability and Conservation

1. Development occurring within areas affected by designations of the Maeveen Marie Behan Conservation Lands System shall be mitigated on-site, off-site, or combination thereof in a manner consistent with the Board of Supervisors' application of the applicable Conservation Guideline(s).
2. Any subsequent Management Plan for the Santa Cruz River shall include, but not be limited to, design and management elements that provide for a holistic, integrated approach to perpetuating the river's wildlife habitat, riparian and wetland resources, and value as a biological landscape corridor.

D. Cultural Resources Office

1. The entire 287-acre property shall be surveyed for cultural resources (Class III inventory survey) and any standing structures over 50 years old shall be recorded, and all identified historic properties shall be evaluated regarding their significance in consultation with the Arizona State Historic Preservation Officer.
2. Any significant historic properties shall be treated through mitigation of impact (effect) to these historic properties prior to construction.

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 4. This Resolution shall become effective on the date of adoption.

Passed and adopted, this _____ day of _____, 2015.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED:



Executive Secretary
Planning and Zoning Commission

APPROVED AS TO FORM:

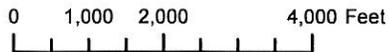
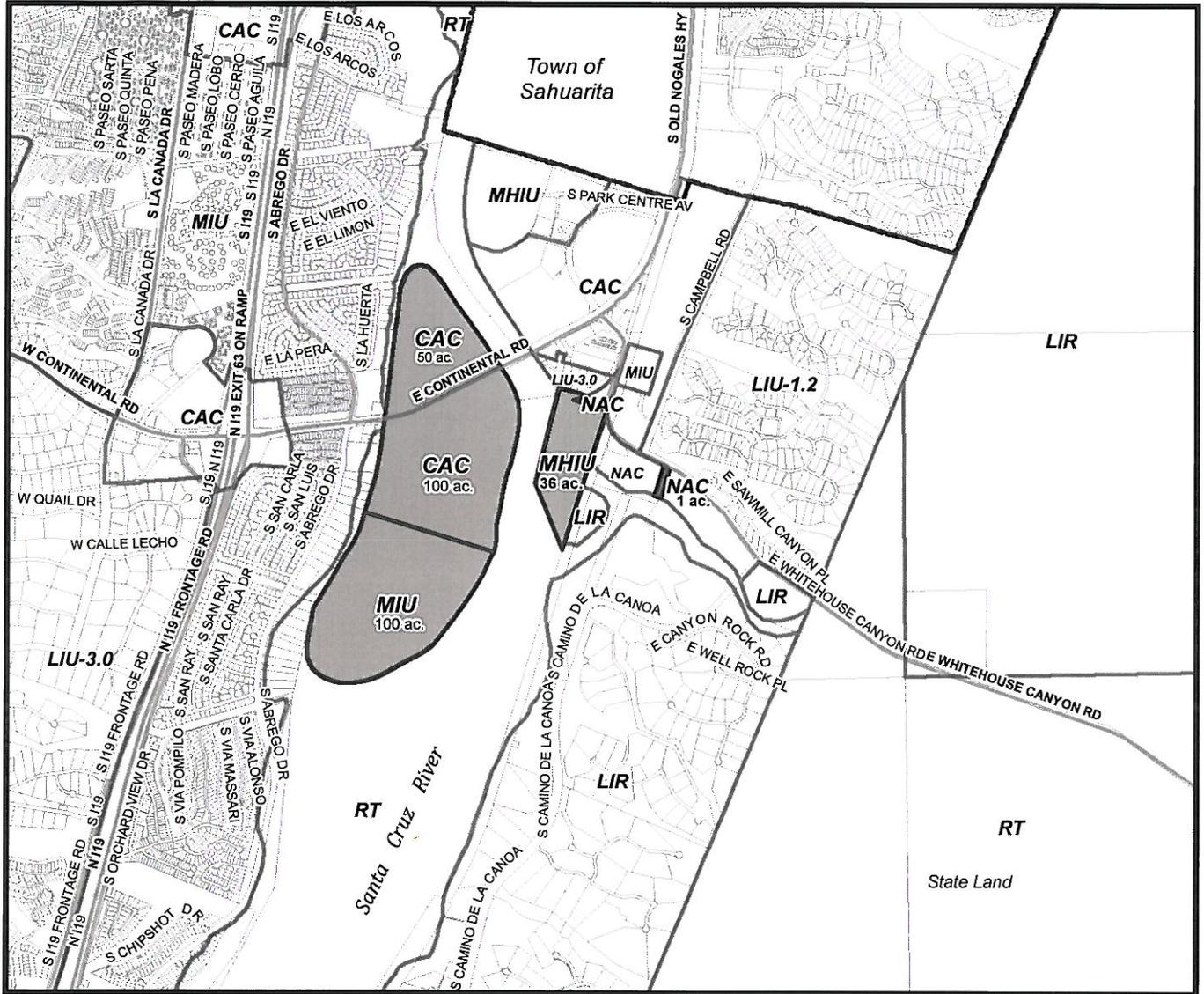


Deputy County Attorney

MICHAEL LEBLANC

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



 Amendment Area

<p>Taxcodes All or part of: 304-18-097B 304-18-097M 304-18-098A and 304-18-9740</p>	<p align="center">Co7-11-01 FARMERS INVESTMENT COMPANY (FICO) – E. CONTINENTAL ROAD PLAN AMENDMENT</p> <p align="center">From: Resource Transition (RT), Low Intensity Rural (LIR), Low Intensity Urban 1.2 (LIU-1.2), Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) To: Medium Intensity Urban (MIU), Medium-High Intensity Urban (MHIU), Neighborhood Activity Center (NAC) and Community Activity Center (CAC) - Approx. 278 Acres</p>	<p>Location: South of the Town of Sahuarita, north and south of E. Continental Road and east of S. Abrego Drive, on both sides of the Santa Cruz River</p>
	<p align="center">Upper Santa Cruz Subregion Camino de la Canoa Land Grant (Township 18 South, Range 13 East, Sections 14, 23 and 24)</p> <p>Planning and Zoning Commission Hearing Date: Wednesday, February 29, 2012 Map Scale: 1:30,000</p> <p>Board of Supervisors Hearing Date: April 17, 2012 Map Date: February 10, 2012</p>	