



Pima Prospers – Pima County 2025 Comprehensive Plan Update Board of Supervisors Final Draft, October 14, 2025

2025 Comprehensive Plan Update – Special Area Policy Revision **S-38 Catalina Foothills Estates**

On September 30, 2025, District 1 Supervisor Rex Scott's staff and Development Services Department staff met with representatives of the Catalina Foothills Estates to discuss and make minor revisions to Special Area Policy S-38 Catalina Foothills Estates (additions are shown in green, ~~deletions~~ are in red):

Name: S-38 Catalina Foothills Estates (CF)

General location: the Catalina Foothills Estates platted subdivisions, located east of N. 1st Ave., north of E. River Rd., south of E. Skyline Dr., and west of N. Hacienda del Sol, in Sections 5, 8, 16, 17, 18, 19, 20, and 21, Township 13 South, Range 14 East

Description:

Incorporated in 1956, the Catalina Foothills Association (CFA) represents over 1,700 homes within Catalina Foothills Estates numbers 1-9, with the primary mission of preserving the historic and cultural properties in the area and maintaining the highest standards of quality of life for its residents. The area was initially developed as a residential community beginning in the 1920's and designed in a romantic Spanish colonial Revival Style by renowned architect Josias Joesler. Not only were these large traditional southwestern residences constructed with a wealth of handcrafted details, but included large parcels, careful sighting of structures and retention of the natural landscape. These factors all define the historic characteristics in the area.

These elements are to be included in a Special Area Policy to govern land use in the CFA catch area as ~~potential~~ conditions of approval if a rezoning application is processed.

The Catalina Foothills Association geography includes a high density of washes and a low ratio of building to open desert landscape, with primarily single-family homes. There are also a number of properties with National and State historic designation status. The area is distinguished by rugged terrain, highly diverse vegetation, significant wildlife habitat, and many riparian areas with many varieties of birds.

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Intermittent flowing arroyos and sandy washes provide safe corridors that facilitate wildlife integration with the Pusch Ridge Wilderness area to the North as well as with the entire National Forest protected front range of the Santa Catalina mountains. The forest boundary is contiguous with residential communities in the foothills.

The purpose of the Catalina Foothills Association Special Area is to protect this special environment while planning for expected growth. To achieve this purpose, planning strategies include: 1) Careful stewardship of wildlife corridors, landscape and waterways; 2) preservation of the predominately residential and low density development pattern along major transportation corridors within our area: Campbell Ave. Skyline Dr. and River Rd.; 3) preservation of the architectural character of the area; 4) and to maximize clear viewsheds for all homes.

Policies:

A. General Objectives:

1. Maintain scenic residential byways along major transportation corridors: particularly the Campbell Ave. corridor, River Rd. corridor, Hacienda Del Sol, Camino Real and Skyline/Sunrise corridor in our area.
2. Protect washes and waterways from degradation and construction.
3. Identify and protect natural landmarks as well as wildlife and desert landscape habitat.
4. Maintenance of distinct architectural and design features of the area.
5. Identify and protect historic landmarks.

B. Design

1. [See S-38 Catalina Foothills Estates Special Area Policy Architectural Guidelines](#)

C. Visual Impacts

Important viewsheds, especially as seen from the vicinity of Campbell Ave. and River Rd. corridors, need to be protected through low profile development, clustering, and height restrictions.

1. Development shall be designed to be visually harmonious in form, line, color, and texture with its natural surroundings.
2. Development, including infrastructure, shall apply appropriate mitigation techniques such as desert varnish, innovative grading methods, and boulder and rock replacement, in addition to implementing required re-vegetation policies.
3. Development within the viewshed area along Campbell Ave., River Rd. and Hacienda Del Sol corridors shall be screened with landscape buffers which utilize native plant

materials and earth berms. Land uses and buffers shall be positioned to allow for views of the Catalina Mountains through the intervening developed areas.

4. Cell towers and other installations greater than 30 ft in height will be subject to all regulations current within Pima County with special consideration to viewsheds of historic properties and scenic corridors.

D. Public Improvements

For floodplain management and safety purposes the following standards shall apply:

1. When addressing flood control, low impact design green infrastructure and building techniques will be utilized to minimize the use of concrete, and/or soil cement armoring and employ self-healing gabions (gabions = large wire mesh baskets filled with rocks for soil stabilization), as well as riprap wherever possible.
2. Development shall avoid the Flood Resource Areas, previously adopted in Pima Prospects Comprehensive Plan.
3. Post development Flood Control Resource Areas to be avoided including developer mapped floodplains shall be identified at the time of rezoning.
4. Onsite set asides are strongly encouraged (what is developed in the CFA catch area should be mitigated on-site).
5. Regulated Riparian Habitat areas as shown in the Regulated Riparian Habitat map shall be protected.
6. Erosion Hazard Setbacks reductions are strongly discouraged.