



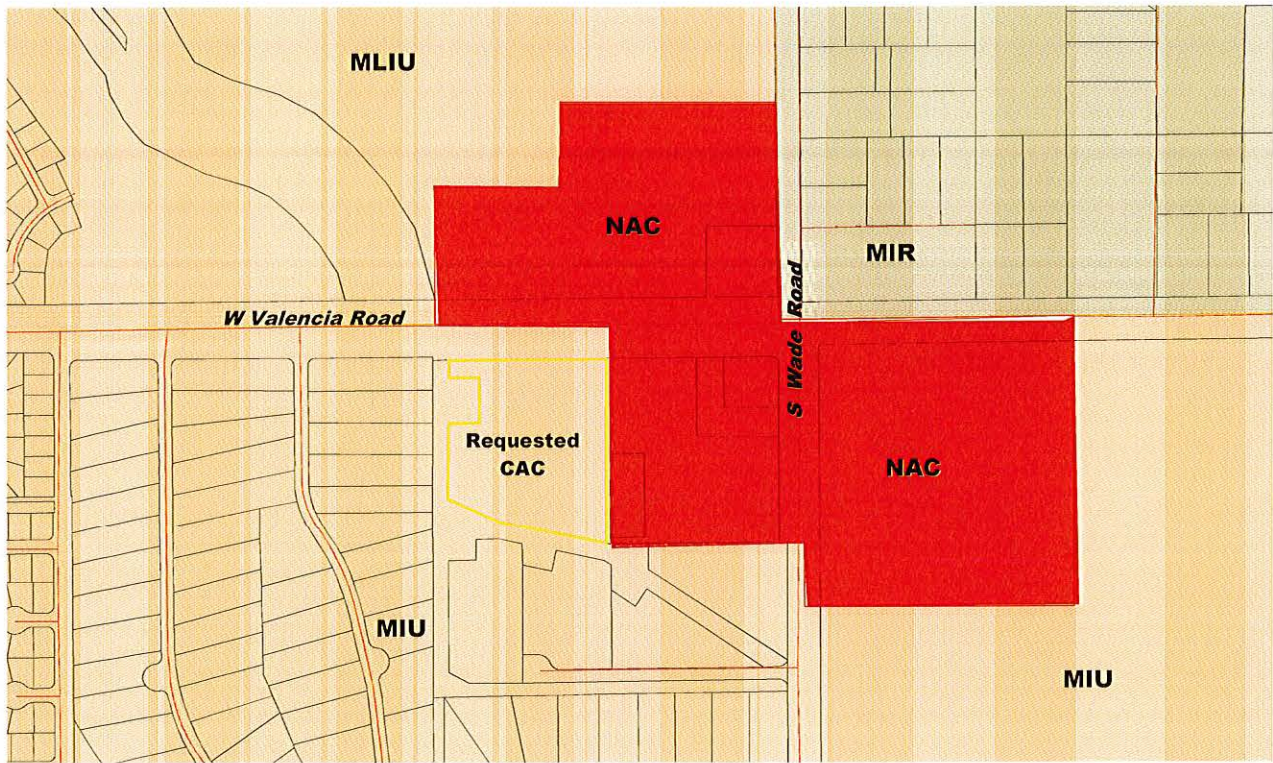
Aerial Photograph (Oblique)

P16CA00004 Stewart Title and Trust TR 3698 – W. Valencia Road Comprehensive Plan Amendment
November 2016



Aerial Photograph

P16CA00004 Stewart Title and Trust TR 3698 – W. Valencia Road Comprehensive Plan Amendment
November 2016



Comprehensive Plan Land Use Designations

P16CA00004 Stewart Title and Trust TR 3698 – W. Valencia Road Comprehensive Plan Amendment
November 2016

PIMA PROSPERS – COMPREHENSIVE PLAN 2015 UPDATE
LEGEND FOR LAND USE CATEGORIES

EXISTING MIU MEDIUM INTENSITY URBAN:

- a. Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.
- b. Residential Gross Density: Residential gross density shall conform to the following:
 1. Minimum 5 RAC
 2. Maximum 13 RAC

APPLICANT PROPOSED CAC COMMUNITY ACTIVITY CENTER:

- a. Objective: To designate medium and higher intensity mixed use districts designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educational and institutional uses; and other uses as described in the Campus Park Industrial (CPI) zoning district (Section 18.49); and compatible medium to higher density housing. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how it serves to create or enhance the mixed use character of the designated activity center as a whole.

Larger centers may include a regional mall. Smaller centers may provide goods and services needed on a more frequent basis. These may include major supermarket, discount department stores, large variety stores, or specialty stores such as hardware/building/home improvement stores. Community Activity Centers may range from 25 acres up to 100 acres or more in size depending on the area served and services provided

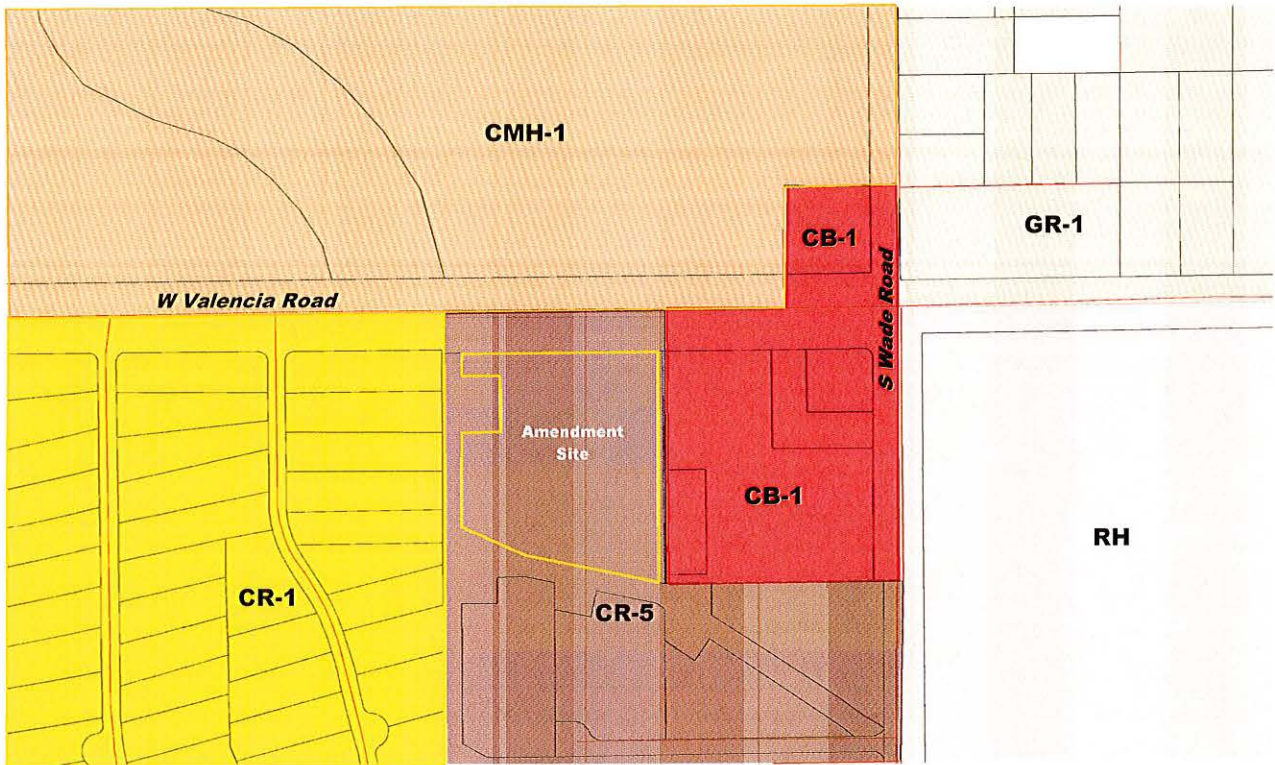
- b. Residential Gross Density: Residential gross density, if any, shall conform to the following:
 1. Minimum – 6 RAC
 2. Maximum – 12 RAC

STAFF RECOMMENDED NAC NEIGHBORHOOD ACTIVITY CENTER

- a. Objective: To designate lower intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day to day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example, a grocery market may be the principle anchor tenant along with other neighborhood services, such as drug store, variety/hardware store, self-service laundry, and bank. The center may

include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium density residential uses, and are to be located on arterials. Smaller mixed use centers may contain medium density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how the project serves to create or enhance the mixed use character of the designated activity center as a whole.

- b. Residential Gross Density: Residential gross density, if applicable, shall conform to the following:
 - 1. Minimum – 5 RAC
 - 2. Maximum – 12 RAC



Zoning Designations

P16CA00004 Stewart Title and Trust TR 3698 – W. Valencia Road Comprehensive Plan Amendment
November 2016

Pima County Comprehensive Plan

**7.72 Acres – Star Valley Village Block 6
Tax Parcel ID No. 210-32-2600**

PREPARED BY: BROADWAY REALTY & TRUST, INC.

September 1, 2016

1	Memo to Comprehensive Plan Administrator
2	Pima County Comprehensive Plan Amendment Application
3	Stewart Title & Trust of Tucson Authorization Letter & Affidavit of Disclosure
4	Section IV - Reason for Proposed Amendment
5	Preliminary Development Plan
6	Tax Parcel ID No. 210-32-2600 Assessor's Information
7	Comprehensive Plan Designation Vicinity Map
8	Land Use/ Zoning Vicinity Map

BROADWAY REALTY & TRUST, INC.

4855 E. Broadway, Suite 103, Tucson, Arizona 85711 (Street Address)
PO Box 12863, Tucson, Arizona 85732 (Mailing Address)
Telephone (520) 747-5700
FAX (520) 577-8555

MEMORANDUM

September 29, 2016

TO: Mr. Susan Morman/Mr. Mark Holden
Comprehensive Plan Administrator
Pima County Development Services
201 N. Stone, 2nd Floor
Tucson, Arizona, 85701

FROM: Gordon Thomas (G.T.) Alley, III
Senior Vice President



RE: Comprehensive Plan Amendment –
A Portion of the Southwest Corner of Valencia and Wade Roads
Star Valley Village Block 6
Stewart Title and Trust of Tucson TRT 3698

Our firm represents the owners of approximately 7.72 acres of a portion of the Southwest Corner of Valencia and Wade Roads, formally referred as Star Valley Village Block 6.

We are requesting a Comprehensive Plan Amendment and subsequent Re-Zoning to allow the subject site to be developed into a high-density retail and mixed-use development. As discussed, please find enclosed a complete Pima County Comprehensive Plan Amendment Application with Exhibits for your review.

Upon your review, kindly let me know if there is any additional information that I can provide you.

Thank you


G.T. Alley, III
Senior Vice President 



**PIMA COUNTY COMPREHENSIVE PLAN
FALL 2016 PLAN AMENDMENT PROGRAM
Application**

SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): Stewart Title & Trust of Tucson TRT 3698 Doris Clark Trust Officer
DAYTIME PHONE: (520)327-7373 **FAX:** (520)322-3582
ADDRESS: 3939 E Broadway Blvd, Tucson, AZ 85711
E-MAIL: Doris.Clark@Stewart.com
APPLICANT (if other than owner): Joseph R. Cesare, Beneficiary
DAYTIME PHONE: (520)747-5700 **FAX:** (520)577-8555
ADDRESS: 4855 E Broadway Blvd, Suite 103, Tucson, AZ 85711
E-MAIL: BRATJRC@aol.com and BRATGTA@aol.com

SECTION II. AMENDMENT REQUEST INFORMATION

TAX CODE NO(S): 210-32-2600
TOTAL ACRES: Approximately 7.72 Acres
GENERAL PROPERTY LOCATION: A portion of the Southwest corner of Valencia and Wade Road
A portion of the Northeast quarter of the Northeast quarter sec.16,T-15-S, R-12-E
COMPREHENSIVE PLAN PLANNING AREA(S): SW - Southwest
ZONING BASEMAP(S): N/A **BOARD OF SUPERVISORS DISTRICT(S):** 3
CURRENT/CONDITIONAL ZONING: CR-5 Multiple Residence Zone
EXISTING LAND USE: Vacant Land
CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): MIU Medium Intensity Urban Approximately
7.72 Acres
REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): CAC Community Activity Center -
Approximately 7.72 Acres

SPECIAL AREA OR REZONING POLICIES BY POLICY #, WHICH CURRENTLY APPLY TO THE PROPERTY:

- * S-29 - Southwest Infrastructure Plan
- * S-35 - Retail Enhancement Fee

SPECIAL AREA OR REZONING POLICIES PROPOSED AS PART OF THE AMENDMENT REQUEST:

To have the S-35 (Retail Enhancement Fee) waived

SECTION III. SURROUNDING PROPERTIES INFORMATION

CURRENT PLANNED LAND USE DESIGNATIONS OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: NAC(Neighborhood Activity Center) **SOUTH:** MIU(Medium Intensity Urban)
EAST: NAC(Neighborhood Activity Center) **WEST:** MIU(Medium Intensity Urban)

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: Vacant Land
SOUTH: Academy Del Sol Charter School
EAST: Vacant Land - Commercial
WEST: Single-Family Subdivision

EXISTING AND CONDITIONAL ZONING OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: CMH-1, CB-1 and SH **SOUTH:** CR-5, CR-4, and SP
EAST: RH **WEST:** CR-1 and CR-3

SECTION IV. REASONS FOR PROPOSED AMENDMENT

Please refer to Section 1(F) of the Application Process Requirements document. Explain why you think one or more of the reasons described in Section1(F) support your Plan Amendment request. Attach additional page(s), if necessary.

Please see attached sheet for this information

**SECTION V. BIOLOGICAL RESOURCES & COMPATIBILITY WITH THE
MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM**

Please answer the following questions as they relate to the amendment site. Most of the requested information can be found by accessing the on-line Sonoran Desert Conservation Plan (SDCP) MapGuide Map at <http://gis.pima.gov/maps>.

A. Landscape Resources

1. Identify whether the proposed project site occurs wholly or partially within any Maeveen Marie Behan Conservation Lands System (CLS) Category including Important Riparian Areas and Special Species Management Areas.

No Yes Designation(s) _____

2. Identify whether the proposed project occurs in the vicinity of any of the six general areas identified as Critical Landscape Linkages identified on the CLS map (p.10, below).

No Yes Area _____

3. If the property is a Habitat Protection or Community Open Space priority acquisition property, as displayed on SDCP MapGuide, identify which designation applies to the site and comment on the status of communications, if any, between the owner and Pima County regarding the County's potential acquisition of the property.

No Yes Designation(s) _____

B. Species Specific Resources – Federally Listed Threatened/Endangered Species and Pima County SDCP Species

1. Cactus Ferruginous Pygmy-Owl:

- a. Does the proposed amendment site occur within Survey Zone 1 or a Priority Conservation Area for the cactus ferruginous pygmy-owl? If so, please specify which designation applies to the site.

No Yes Designation(s) _____

- b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location(s) of the cactus ferruginous pygmy-owl within a three-mile radius of the proposed amendment site? (<http://www.azgfd.gov/hgis>)

No Yes

- c. Has the proposed amendment site been surveyed for the pygmy-owl? If yes, provide the date(s) when surveys were done and a summary of the results.

No Yes Survey date(s) _____

2. Pima Pineapple Cactus:

- a. Does the proposed amendment site occur within the Priority Conservation Area for the Pima pineapple cactus? This information is viewable on the SDCP MapGuide.

No Yes

- b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location(s) of Pima pineapple cactus within a three-mile radius of the proposed amendment site?

No Yes

- c. Have Pima pineapple cactus been found on the proposed amendment site?

No Yes Unknown

- d. Has the proposed project amendment site been surveyed for Pima pineapple cactus? If yes, provide the date(s) when surveys were done and a summary of the results.

No Yes Survey date(s) _____

3. Needle-Spined Pineapple Cactus:

- a. Does the proposed amendment site occur within the Priority Conservation Area for the Needle-spined pineapple cactus? This information is viewable on the SDCP MapGuide.

No Yes

- b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location(s) of Needle-spined pineapple cactus within a three-mile radius of the proposed amendment site?

No Yes

- c. Have Needle-spined pineapple cactus been found on the proposed amendment site?

No Yes Unknown

- d. Has the proposed project amendment site been surveyed for Needle-spined pineapple cactus? If yes, provide the date(s) when surveys were done and a summary of the results.

No Yes Survey date(s) _____

4. Western Burrowing Owl:

- a. Does the proposed amendment site occur within a Priority Conservation Area for the western burrowing owl? This information is viewable on SDCP MapGuide.

No Yes

- b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location or locations of the western burrowing owl within a three-mile radius of the proposed amendment site?

No Yes

c. Have western burrowing owls been found on the proposed amendment site?

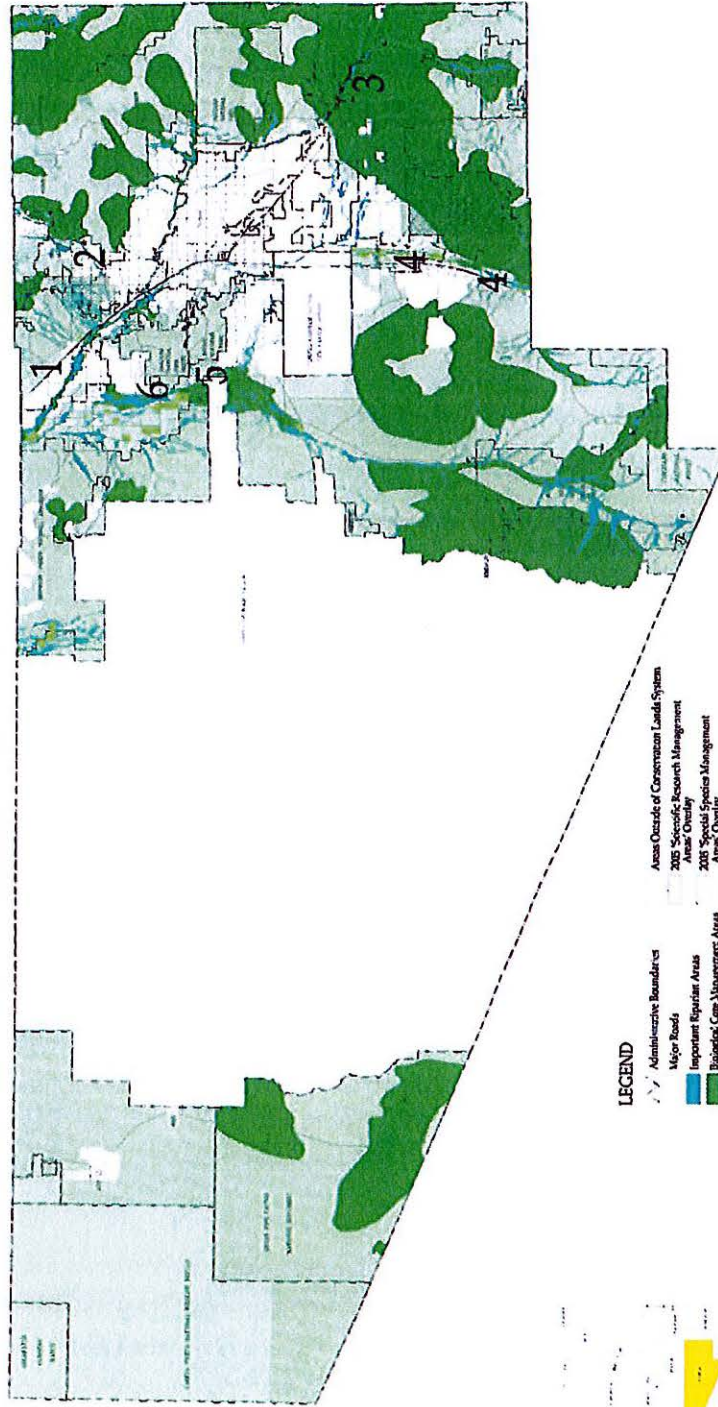
No Yes Unknown

d. Has the proposed amendment site been surveyed or investigated for the presence of western burrowing owls? If yes, provide the date(s) when surveys or investigations were done and a summary of the results.

No Yes Survey date(s) _____

PIMA COUNTY CONSERVATION LANDS SYSTEM

Adopted June 21, 2005



LEGEND

- Administrative Boundaries
- Major Roads
- Important Riparian Areas
- Biological Core Management Areas
- Multiple Use Management Areas
- Articulate Holdings Within Conservation Lands System
- Areas Outside of Conservation Lands System
- 2005 Scientific Research Management Areas' Overlay
- 2005 Special Species Management Areas' Overlay
- Critical Landscape Connections



SECTION VI. SUBMITTALS

THE FOLLOWING ITEMS MUST BE INCLUDED IN THE APPLICATION:

- Site map - refer to Section 1(E) of this application form for requirements.
- Ownership verification:
 - o Assessor's map and property inquiry (APIQ) printout.
 - o Original letter(s) of authorization (if applicant is not the property owner).
 - o If a trust, original signature of trust officer and list of beneficiaries (if applicable).
 - o If a corporation, original signature with person's title and the list of corporate officers (if applicable).
- PDF or similar electronic version of files of application materials, if applicable.
- Additional materials, if any
- Processing Fee (See attached *Comprehensive Plan Amendment Fee Schedule Summary*).

SECTION VII.

This complete application is true and correct to the best of my knowledge. I am the owner of the above-described property or have been authorized by the owner to make this application.



SIGNATURE OF APPLICANT

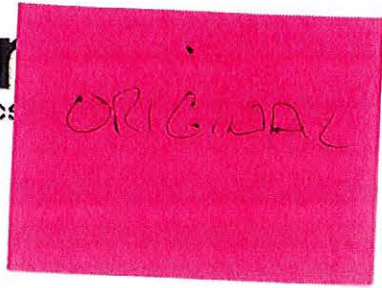
9/30/2016

DATE

Gordon Thomas Alley III

NAME OF APPLICANT - PRINTED

stewart
title & trust of tucson



Stewart Title & Trust of Tucson
3939 E. Broadway Blvd
Tucson, AZ 85711
(520) 327-7373 Phone
(520) 322-3582 Fax
Doris.Clark@stewart.com

September 27, 2016


RE: Star Valley Village, Block 6

To whom it may concern:

Please accept this letter as authorization for Gordon Thomas Alley, III, to represent Stewart Title and Trust of Tucson in the preparation of the Comprehensive Plan for Star Valley Village, Block 6.

Feel free to contact me if you have any questions or need something further.

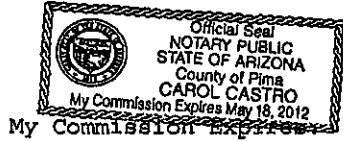
Sincerely,


Doris J. Clark
Trust Officer
Stewart Title & Trust

State of Arizona)
) ss.
County of Pima)

On the 6th day of November, 2008, before me the undersigned officer, personally appeared Janice M. Fischer, Trust Officer of STEWART TITLE & TRUST OF TUCSON, an Arizona corporation, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee, as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Carol A. Castro
Notary Public

5/18/2012

4-9747430 2-11-1003

Section IV Reason for Proposed Amendment

The southwest corridor is one of the fastest growing areas in Pima County. With the Star Valley Master Plan Community planned for approximately 4,000 additional single family units and several new communities scheduled to be developed on Valencia Road, just west and east of Wade Road in the near future, the need for goods and services, by way of commercial development, is a necessity.

The requested Comprehensive Plan Amendment is philosophically consistent with the Pima County Southwest Master Infrastructure and Regional Transportation Plan proposal to widen Valencia Road to four (4) lanes from Mark Road to Ajo Way, in which the majority of the improvements have been constructed, especially in front of the subject site. As voiced by neighboring communities in the past, many have expressed concerns over the vehicular accessibility and safety to get to commercial developments for their shopping needs due to the distances they have to travel. Currently, existing residents in the Valencia corridor are subjected to driving approximately six (6) miles to the nearest grocery store, which is located at Valencia and Cardinal Road. It is my belief that a commercial development on the subject site will reduce most, if not all of these concerns. Furthermore, with the ever increasing cost of fuel, a commercial development on the subject site would lessen the strain economically on residents in the area. Finally, I will refrain from elaborating on the environmental impacts that all of those trips have on the area's infrastructure.

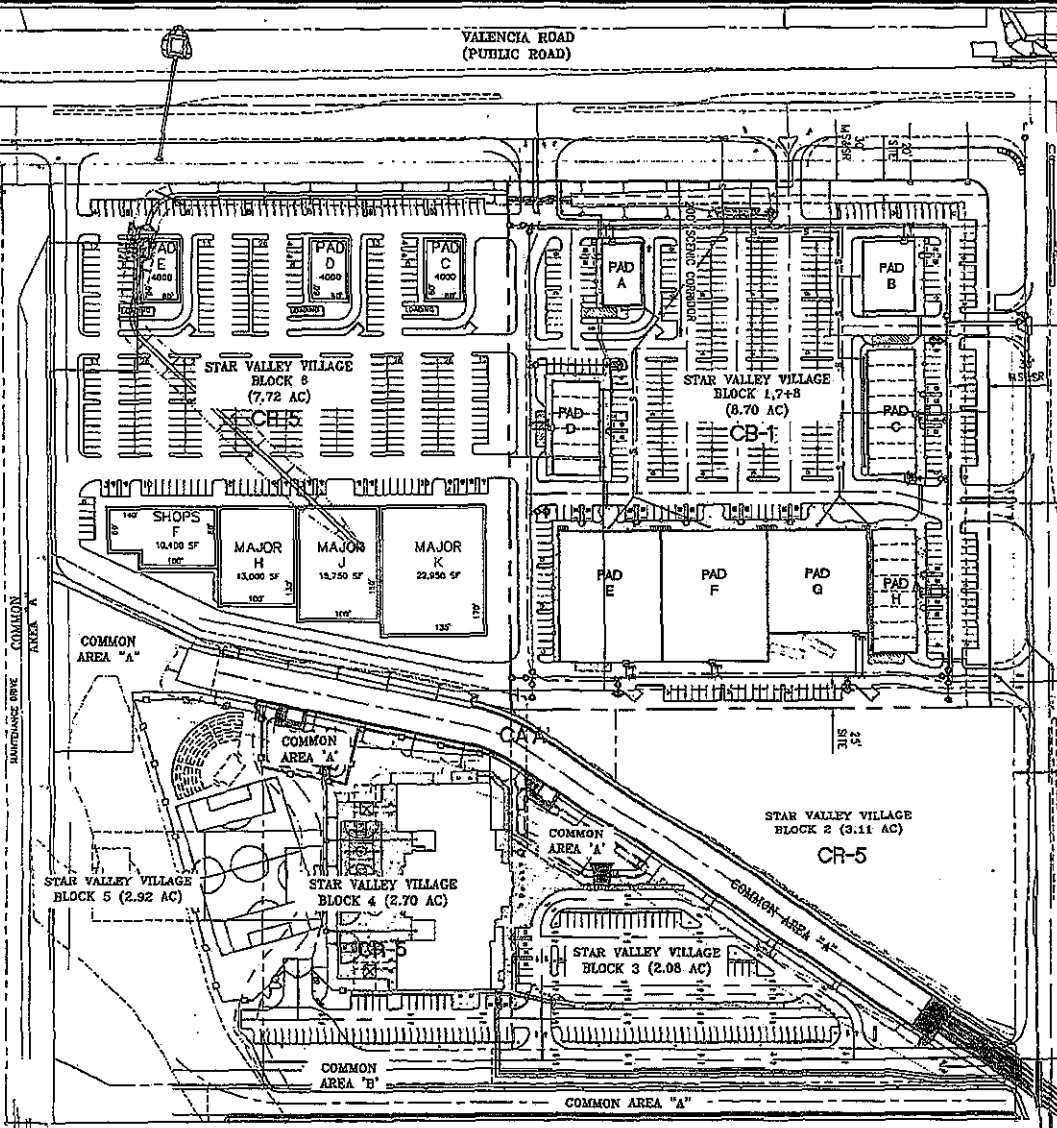


VALENCIA ROAD
(PUBLIC ROAD)

WADE ROAD
(PUBLIC ROAD)

WEST STAR ESTATES LOTS
1-78
BK. 55 M&P, PG. 14

CR-1



RH

STAR VALLEY VILLAGE LOTS 1-152
BK. 47 M&P, PG. 20

CR-4

PSOMAS

333 E. Williams Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1250 fax
www.psomas.com

STAR VALLEY VILLAGE
EXHIBIT

PSOMAS 709
DATE: 02/19/2014 2:04 PM
SHEET: 1 of 1

Book-Map-Parcel: **210-32-2600**

[Oblique Image](#)

Tax Year:

Tax Area: **0102**

Property Address:

Taxpayer Information:

STEWART TITLE & TRUST TR 3698
 PO BOX 12863
 TUCSON AZ

Property Description:

STAR VALLEY VILLAGE BLK 6

85732- 2863

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2016	Vacant/Ag/Golf (2)	15.0	\$38,558	\$0	\$38,558	\$38,558	\$5,784
2017	Vacant/Ag/Golf (2)	15.0	\$38,558	\$0	\$38,558	\$38,558	\$5,784

Property Information:

Section: 16
 Town: 15.0
 Range: 12.0E
 Map & Plat: 51/88
 Block: 6
 Tract:
 Rule B District: 12
 Land Measure: 335848.00F
 Group Code: 000
 Census Tract: 4308
Use Code: 0011 (VACANT RESIDENTIAL URBAN SUBDIVIDED)
 File Id: 1
 Date of Last Change: 3/1/2013

Valuation Area:

Condo Market: 311
 DOR Market: 51
 MFR Neighborhood: ST_EL_PUEBLO_PARK
 SFR Neighborhood: 08003101
 SFR District: 17

Supervisor District:

(3) SHARON BRONSON

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20130740820	0	0	3/15/2013	AMENDED RESTRICTION
20081960300	13408	702	10/8/2008	WARRANTY DEED
20081450842	13357	3703	7/28/2008	WARRANTY DEED
20030481058	12005	3158	3/12/2003	WARRANTY DEED
19982180291	10941	1046	12/11/1998	

Petition Information:

Tax Year	Owner's Estimate	Petition	SBOE
2012	\$500		
2011	\$500		
2010	\$50,000		

Parcel Note: Click to see/expand 3 note(s)

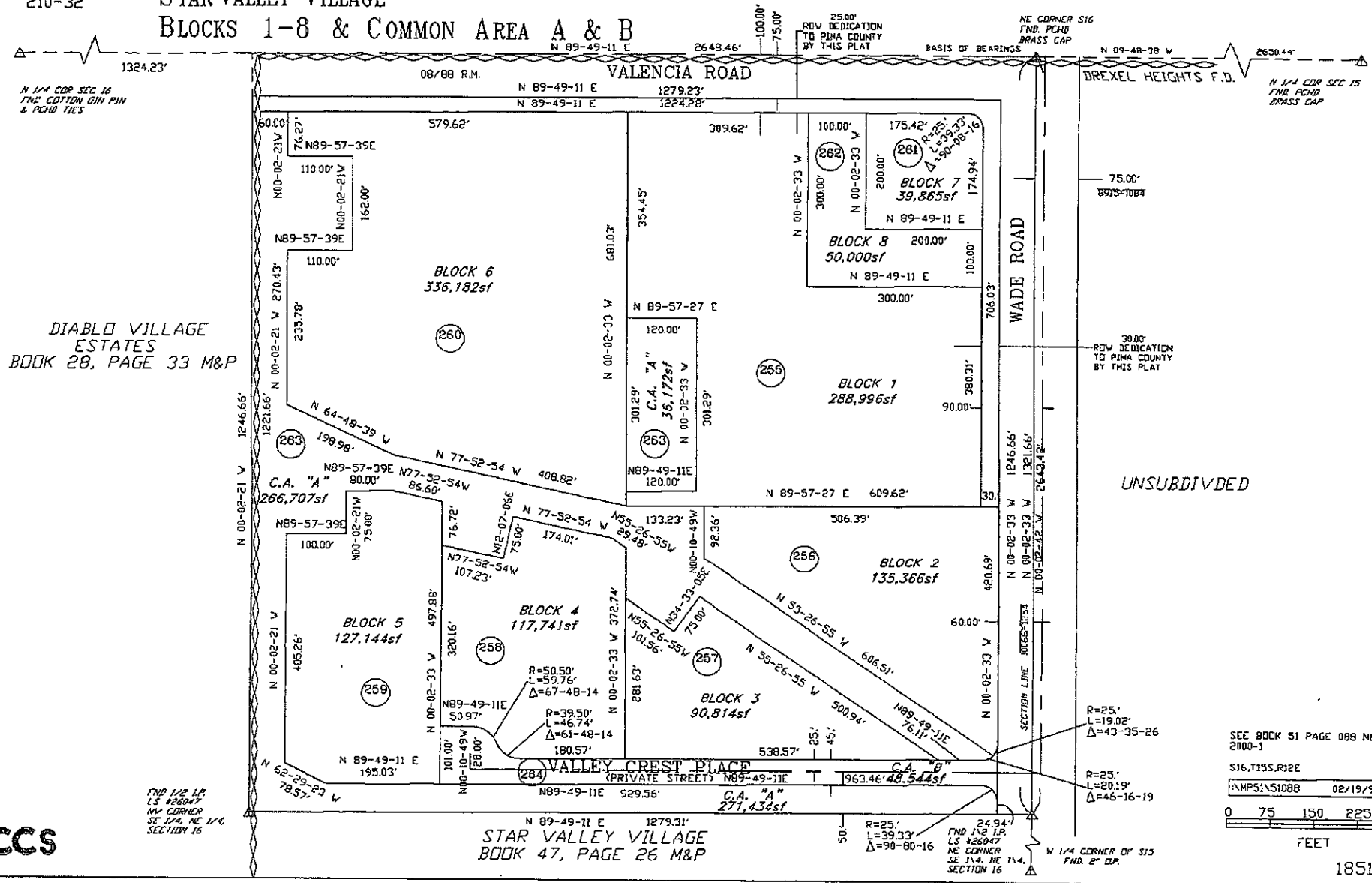
ASSESSOR'S RECORD MAP

210-32 STAR VALLEY VILLAGE

BLOCKS 1-8 & COMMON AREA A & B

UNSUBDIVDED

AREA-CODE
0102



CCS

SEE BOOK 51 PAGE 098 M&P 2000-1

S16,T15S,R12E

NMP51N1088 02/19/99

0 75 150 225 300

FEET