




MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ally Miller, Supervisor, District # 1

FROM: Arlan M. Colton, Planning Director 

DATE: November 6, 2013

SUBJECT: Co7-13-04 PACIFIC INTERNATIONAL PROPERTIES, LLP – N.
THORNYDALE ROAD PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, NOVEMBER 19, 2013** hearing.

REQUEST: To amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU-0.3)** to **Neighborhood Activity Center (NAC)** and **Medium Intensity Urban (MIU)** for approximately **54.95 acres** located on the northwest corner of N. Thornydale Road and W. Cortaro Farms Road, in Section 30, Township 12 South, Range 13 East, in the Northwest Subregion.

OWNER: Pacific International Properties, LLC
c/o Larry Kreis, General Mgr., Red Pointe Development, Inc.
8710 N. Thornydale Road, Suite 120
Tucson, AZ 85742

AGENT: Projects International, Inc.
Attn: Jim Portner
10836 E. Armada Lane
Tucson, AZ 85749-9460

DISTRICT: 1

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of November 6, 2013, staff has received two written comments in opposition to the proposed plan amendment and one in support.

PLANNING AND ZONING COMMISSION RECOMMENDATION: DENIAL (4 – 3; Commissioners Richey, Bain, and Johns voted **NAY**, Commissioners Poulos, Holdridge, and Membrila were absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO REZONING POLICIES.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The site contains Multiple Use Management Area overlaid by Special Species Management Area within the Maeveen Marie Behan Conservation Lands System (MMBCLS).

CP/DP/ar
Attachments



Board of Supervisors Memorandum

Subject: Co7-13-04

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FOR NOVEMBER 19, 2013 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director *me*
Public Works-Development Services Department-Planning Division

DATE: November 6, 2013

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

Co7-13-04 **PACIFIC INTERNATIONAL PROPERTIES, LLP – N. THORNYDALE ROAD PLAN AMENDMENT**

Request of Pacific International Properties, LLP, represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU-0.3)** to **Neighborhood Activity Center (NAC)** and **Medium Intensity Urban (MIU)** for approximately **54.95 acres** located on the northwest corner of N. Thornydale Road and W. Cortaro Farms Road, in Section 30, Township 12 South, Range 13 East, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 4-3 to recommend **DENIAL**. (Commissioners Richey, Bain, and Johns voted **NAY**, Commissioners Poulos, Holdridge, and Membrila were absent). Staff recommends **APPROVAL SUBJECT TO REZONING POLICIES**. (District 1)

Planning and Zoning Commission Public Hearing Summary (September 25, 2013)

The following Public Hearing Summary is for comprehensive plan amendment cases Co7-13-04, Co7-13-05, and Co7-13-06 that were heard together, but voted on separately, by the Planning and Zoning Commission. This particular case being Co7-13-04, all references specific to this case number have been underlined

The Commission Chair stated that since all of the materials in the plan amendment cases (in the vicinity of Thornydale Road) are related, even though they are separate cases, there was an idea to present them all together as a way of saving time and so that the members

of the audience would not need to address each individually. Each person speaking could identify which case they were addressing, if not all. There was no objection to combining the staff presentation and hearing for the remaining three cases.

Staff identified the locations of each of the three remaining cases. Staff indicated that all of the cases had similar dynamics. All were down-planned and all are being sought for up-planning to at least Medium Intensity Urban (MIU), with the Co7-13-04 case including a request for Neighborhood Activity Center (NAC). The Co7-13-04 and 05 case are currently designated Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT). The Co7-13-0-06 case does not include RT.

The Co7-13-04 case is requested for 42.95 acres of MIU and 12.0 acres of NAC. Because of what appeared to be a substantial amount of developed and undeveloped commercial zoning in the area, staff is advocating for a true mixed-use development within the proposed NAC area if possible. This case contains the property that the bulk of which is sought for preservation per the County Administrator's memo. The preservation would be from the diagonal wash, which runs through the property, to the west property boundary. This is the site south of the Tucson Audubon Society. Two written comments in opposition have been received.

The Co7-13-05 case is 17.77 acres sought for MIU at Magee and Thornydale. It's much the same as the other sites being highly vegetated with a variety of species. Three written objections to the request have been received, with one additional comment that the maximum 10 residences per acre density of MIU not be achieved and that there be substantial natural area buffering from the adjacent subdivision. (One additional written comment in opposition was received after the Planning and Zoning Commission hearing.)

The Co7-13-06 case along Hardy Road is 30 acres being sought for MIU. As with the other cases, this site has washes that will mostly be preserved. Staff has received six written comments in opposition and a petition with 69 signatures in opposition.

Staff recommended approval for all cases.

The applicant spoke. He concurred with staff's technical evaluation of the requests and recommendations for approval subject to rezoning policies. He showed and described the mostly medium density residential and commercial land uses and zoning surrounding the three plan amendment sites. He noted the wash areas would be mostly preserved and that their status as either or both Important Riparian Area and Xeroriparian Area "C". For the Co7-13-06 case, he noted that Hardy Road is not a through street east of the site and that he has no objection with it remaining that way as resident's desire. He noted that proposed development of the sites would be similar in nature and density as development in the area.

A commissioner asked if the applicant was willing to drop the request for MIU in the broad area west of the wash for the Co7-13-04 case which the County Administrator seeks for preservation. The applicant indicated that would be a problem and does not want to isolate elements of the County Administrator's memo that appear to satisfy CLS policies while rejecting other elements. He wished to apply the holistic approach that the memo entails. He noted that whether it's MIU or LIU 0.3, if it's set aside for preservation, the underlying plan designation would not matter.

A commissioner reiterated that if the CLS set-aside percentages were met for the four cases in the aggregate, some more, some less, then the applicant would likely receive positive recommendations from the Commission. The applicant indicated that they cannot make a commitment for full compliance with the CLS because they do not know how it would ultimately be applied, potentially locking in 80 percent set-aside on each site. He again stated that they have done projects that did not meet the full set-aside ratios that were otherwise effective in preserving habitat.

A commissioner noted that, if anything, the bar should be raised, not lowered.

Speaker #1 spoke in opposition. She said because of the lack of sidewalks in her area, she likes to walk on the Co7-13-04 site. She indicated that the site supports many animals and that her neighbors also use the property as an amenity to walk their dogs and that kids ride their bikes. She considered the site to be a "natural oasis". She stated that development of the site will cause rodents and reptiles to be killed or to migrate to the neighborhood where some people will poison them and hawks will eat them and they will die. Other animals that are nature's rodent pest control will also die. There are centuries-old tall saguaros on the site that cannot be moved. She also noted road congestion that will be made worse and that there are ample commercial services in the area.

Speaker #2 stated that he was the executive director of the Tucson Audubon Society. He indicated a desire that the majority of the Co7-13-04 site be preserved. He stated that his organization was not opposed to the amendment, but wanted a minimum of 80 percent preservation. He noted that the site supports diverse wildlife. He stated that the ironwood forest cover that is left needs to be preserved. He noted that individual parcels have habitat significance, but that connectivity enhances habitat value. This property features connectivity. He disagreed with the notions that that three of the four sites have little habitat value. He said that the pygmy owl was still a special species in the CLS despite being de-listed as an endangered species.

Speaker #3 stated that she represented the Coalition for Sonoran Desert Protection. She indicated that the down-planning in the 2001 cycle was not done because SR zoning is particularly a better land use, but because of the importance of the habitat and that if up-planned, the CLS would apply as this is often a better "land use" than SR zoning for natural resources. She stated that the County did an assessment prior to 2008 that found that open space set-asides and acquisitions were doing mostly well pertaining to the goals of

the SDCP with exception of the Tortollita fan that is a bit behind. The Co7-13-04 site is an important parcel that has been sought for acquisition or protection as a Habitat Protection Priority. Within Arthur Pack Regional Park to the north of the Audubon Society site (which is adjacent to the subject site) planned capital improvements were relocated away from natural area nearest to the Audubon Society site. She proposed plan amendment approval with 90 percent open space set-aside (allowing for some open space leeway on the other plan amendment sites) and allowing the remaining 10 percent in the southeast corner for “whatever kind of development”.

Speaker #4 spoke in opposition to Co7-13-06 citing concern with traffic on Hardy Road which provides the only access to three subdivisions. He questioned whether the CLS would be complied with by citing a narrow bufferyard and the salvage of one saguaro cactus that has died for the vacant commercial development at Hardy and Thornydale.

Speaker #5 had concerns with increased crime and traffic with added houses, and also with flooding across the road pertaining to the Magee Road site (Co7-13-05). He wanted the site preserved.

Speaker #6 spoke in opposition to Co7-13-06. He wanted preservation of the site with existing SR zoning. He had concerns with property values, density, destruction of natural vegetation, and increased traffic.

Speaker #7 spoke in opposition to Co7-13-06. He agreed with the previous speaker. He noted that there is a continuous SR zoning corridor in the site's vicinity. He had concerns with too much density (up to 300 homes) that would cause flooding.

Speaker #8 spoke in opposition to Co7-13-06. She concurred with the previous speakers.

Speaker #9 spoke in opposition to Co7-13-06. He agreed with the other speakers. He noted that there were many species on the site and that he would be satisfied with a total of nine homes under SR zoning.

Speaker #10 spoke in opposition to Co7-13-06. He stated that he represented the homeowners of the 28-lot adjacent subdivision to the east. He stated concern with traffic, views, and property values. He was also concerned about homes in close proximity to each other.

Speaker #11 spoke in opposition to Co7-13-06. She was concerned with harm to wildlife, flooding. She stated that there is matching open space in the vicinity of the site.

Speaker #12 spoke in opposition to Co7-13-06. He stated concern with what MIU would allow, such as apartments that would interfere with his privacy. He indicated that Pima County wants development for tax money.

Speaker #13 spoke in opposition to Co7-13-06. He stated he lives on an SR lot via Hardy Road. He had concerns with too much density, property values, and traffic on Hardy Road. He preferred 3.3 acre or even one acre development.

Speaker #14 spoke in opposition to Co7-13-06. She agreed with the other speakers. She stated she was a nature lover and was concerned with privacy within her adjacent subdivision lot. She also stated concern with preservation of her views, too much commercial vacancy, crowding, wildlife preservation, and heat generation from additional development.

The applicant indicated that he had no further comments.

The public hearing was closed.

Co7-13-04 Action

The commissioners briefly discussed the idea of a policy for greater open space set-aside than the CLS policy guidelines on the Co7-13-04 site.

Commissioner Neeley moved to deny the Co7-13-04 plan amendment. Commission Cook seconded the motion. Commissioner Neeley said that the site had significant biological value and connectivity. She noted the glut of commercial zoning in the area. She questioned the idea that the site is infill. She cited the lack of infrastructure such as sidewalks. She saw no reason to up-plan the site again.

A commissioner noted that the plan amendment sites are fundamentally different. Some are not pristine. However development of one site entails neighborhood impacts.

A commissioner stated that the County needs to consider acquiring the whole Co7-13-04 site. He saw no reason to up-plan any of the sites.

A commissioner noted that the County Administrator did look at the Co7-13-04 site for significant preservation and that the request at hand is not a rezoning. A commissioner agreed, saying that the rezoning is the time to make decisions on the particulars of the development.

Upon a vote, the motion to **DENY** passed (4 – 3, Commissioners Richey, Bain, and Johns voted **NAY**, Commissioners Poulos, Holdridge, and Membrilla were absent).

Co7-13-05 Action

Commissioner Neeley moved to deny the Co7-13-05 plan amendment. Commission Cook seconded the motion.

A commissioner noted that this site is located at a major intersection that is planned for improvements and reiterated that the particulars of the development are best discussed at the time of rezoning.

Upon a vote, the motion to **DENY** passed (4 – 3, Commissioners Richey, Bain, and Johns voted **NAY**, Commissioners Poulos, Holdridge, and Membrila were absent).

Co7-13-06 Action

Commissioner Neeley moved to deny the Co7-13-06 plan amendment. Commission Matter seconded the motion.

Upon a vote, the motion to **DENY** passed (6 – 1, Commissioner Richey voted **NAY**, Commissioners Poulos, Holdridge, and Membrila were absent).

CP/DP/ar
Attachments

c: Pacific International Properties, LLC, c/o Larry Kreis, General Mgr., Red Pointe Development, Inc., 8710 N. Thornydale Road, Suite 120, Tucson, AZ 85742
Projects International, Inc., Attn: Jim Portner, 10836 E. Armada Lane
Tucson, AZ 85749-9460
Chris Poirier, Assistant Planning Director
Co7-13-04 File



2013 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	September 25, 2013
CASE	Co7-13-04 PACIFIC INTERNATIONAL PROPERTIES, LLP – N. THORNYDALE ROAD PLAN AMENDMENT
SUBREGION	Northwest
DISTRICT	1
LOCATION	Northwest corner of N. Thornydale Road and W. Cortaro Farms Road
REQUEST	Low Intensity Urban 0.3 (LIU 0.3) to Neighborhood Activity Center (NAC) and Medium Intensity Urban (MIU) 54.95 acres
OWNER	Pacific International Properties, LLP
AGENT	Jim Portner, Projects International, Inc.

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

The following summarizes the applicant's justification of the proposed plan amendment based upon the attached narrative (Section IV of the plan amendment application Reasons for Proposed Amendment):

- The subject property is a future infill development site by virtue of being "located within an emerging urbanized, developed context" with a CR-4-zoned residential subdivision to the west, a middle school beyond, a convenience store and a CR-5-zoned rental project to the south across Cortaro Farms Road, another convenience store, vacant CB-2 zoning, and a CR-5 residential subdivision to the east across Thornydale Road, and a shopping center to the southeast. The exception to the described development context is the Tucson Audubon Society's headquarters and preserve to the north and Arthur Pack Regional Park and Golf Course beyond. Other residential subdivisions and commercial and non-residential developments are in the area, along with some undeveloped and low-density residential properties. Additionally, a network of public and utility infrastructure is largely in place for utilization.
- "The project is envisioned as containing neighborhood-scale commercial corner, together with a higher density single-family or multi-family component."
- The project is consistent with, or furthers, several Smart Growth Principles including mix of land uses, use of compact building designs and spatial arrangements providing efficient on-site infrastructure and creating open space elements valuable in size and continuity, multi-modal transportation opportunity, rational infrastructure expansion and improvements, and conservation of natural resources.
- Regional Plan policies will be complied with or furthered including those related to Land Use Element (Cultural Heritage, Site Design and Housing), Public Services and Facilities

(Wastewater, Flood Control), Solar Energy Systems (Structure and Site Design, Subdivision/Development Design), Circulation Element (Timing/Concurrency, Neighborhoods, Density and Use, Bikeways), Water Resources Element, Open Space Element, Growth Area Element (increase mix of land uses), and Environmental Element (Natural Resources/Conservation Lands System).

- The mitigation of the site's Conservation Lands System designations of Multiple Use Management, together with the Special Species Management Overlay, "... will be accomplished by on-site set-asides, off-site mitigation, or a suitable combination of the two."
- The proposed development of a mix of commercial and higher-density residential uses will be consistent with the character of development in the area and the trend toward urbanization. Adjacent property uses and character will be given appropriate consideration in design of proposed development.

EXISTING ZONING/LAND USE	
SR (Suburban Ranch) / Undeveloped	

SURROUNDING LAND USE DESIGNATIONS	
North	Low Intensity Urban 0.3 (LIU 0.3)
South	Community Activity Center (CAC), Medium Intensity Urban (MIU), LIU 0.3
East	MIU, LIU 0.3
West	MIU

SURROUNDING ZONING/EXISTING LAND USE	
North	SR (Suburban Ranch) / Tucson Audubon Society Headquarters and Preserve
South	CR-5 (Multiple Residence) / Cortaro Farms Road, Residential (Attached), CB-1 (Local Business) / Convenience Store, SR / Undeveloped
East	Thornsdale Road, CB-1 / Convenience Store & Offices, CR-5 / Residential Subdivision (Detached), SR / Undeveloped
West	CR-4 (Mixed-Dwelling Type) / Residential Subdivision (Detached)

STAFF REPORT:

Staff recommends **APPROVAL** of the plan amendment from Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) (42.95 acres) and Neighborhood Activity Center (NAC) (12.0 acres), subject to the following rezoning policy:

Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.

The rezoning policy ensures preservation and maintenance responsibility of the floodplain and riparian habitat, regardless of underlying zoning.

Staff's recommendation is based on certain Growing Smarter Acts principles, suburban infill, plan designation inconsistency, infrastructure and commercial service availability, and a strategy for satisfaction of Maeveen Marie Behan Conservation Lands System policies (CLS).

A plan amendment to MIU and NAC is justified, in part, per elements of the Growing Smarter Acts (compact development, rational use of existing and planned infrastructure, and enhancement of multi-modal transportation opportunity). (Relative to the Acts, conservation of natural resources may also play a role on this site specifically, depending on the CLS solution.) Also, while not in a Growth Area, the subject site is an infill site, being mostly surrounded by commercial and residential development that is zoned CR-4, CR-5, and CB-1. There one small SR-zoned (MIU designated) parcel to the south, as well as two to the east; but the main SR adjacency is the Tucson Audubon Society preserve to the north. MIU and Community Activity Center (CAC) plan designations exist adjacent to the site, as well as LIU 0.3. However, the LIU 0.3 contains zoning or residential density that mostly does not conform, including CB-1 (Local Business) zoning to the west and CR-5 (Multiple Residence) zoning to the south that contains a 12.7 residences per acre (RAC) multi-family development. Again, the biggest exception is the LIU 0.3 designation of the Tucson Audubon Society site.

This site and other undeveloped or lesser developed parcels in the vicinity were down-planned from MIU as part of the 2001 Comprehensive Plan Update. The down-planning pertained to the area's inclusion in the (now-named) Maeveen Marie Behan Conservation Lands System (CLS). The down-planning was not an oversight, but did create an inconsistency in planned land use.

The site is relatively flat and consists of mostly undisturbed natural vegetation and a long wash that has Pima County Regulated Riparian Habitat that is designated as Xeroriparian C and a smaller area in the northwest corner that also contains Pima County Regulated Riparian Habitat. The CLS designations are Multiple Use Management Area overlaid by Special Species Management Area. An attached memo from the County Administrator refers to this plan amendment and three others being sought by the same applicant in the vicinity of Thornydale Road (Co7-13-03, 05, and 06), all to be heard by the Planning and Zoning Commission on September 25, 2013. The memo indicates that the washes on the properties will likely be required to be preserved, but that given development on three sides of each case site, with exception of this plan amendment site, strict CLS compliance requiring significant set-asides on the sites would be of little value from reserve design and overall ecosystem protection and productivity. However, the memo indicates that preservation of the long wash area and the area west of the wash is of significance, connecting to the Audubon Society property and natural area within Arthur Pack Regional Park.

As a consequence of the County Administrator's stated holistic viewpoint, should the four plan amendments be approved, the rezonings for the four sites should occur concurrently in order to apply the CLS as stated in the memo. Otherwise, the CLS will need to be applied on a per-site basis, which may result in a different CLS solution.

The site is served by paved roads, sewer, and utilities. Thornydale Road adjacent to the site has been improved and is operating below capacity south of Cortaro Farms Road. (North of Cortaro Farms Road, Thornydale Road is operating over capacity; however, capacity improvements are scheduled for the 2017-18 time period.) Cortaro Farms Road has been improved east of Thornydale Road and is operating below capacity in that direction. (West of Thornydale Road, Cortaro Farms Road is operating over capacity; however, capacity improvements are scheduled for the 2016-17 time period.) These roadways have or will be receiving sidewalk and bike lane improvements; however, arterial and major collector streets in the area typically do not have sidewalks. A Sun Tran shuttle route exists along Thornydale Road. The density allowance of MIU can further promote transit service. Tucson Water has indicated it will not serve the site, despite its service area surrounding the site. Although Metropolitan Water has not responded to a request for

comments, the site is near its service area. If Metropolitan Water ultimately serves the site, water conservation within the development will be imperative as the water supplier does not currently have a renewable supply source.

Some commercial services and potential employers are located at the immediate intersection and there are additional services and potential employers along Thornydale Road within a half-mile to the north (at Hardy Road) and south (Magee Road) where a post office and fire station are located. Even more commercial services and potential employers are located about a mile to the north at Linda Vista Boulevard and 1.5 miles to the south along Ina Road. The applicant also owns 12.01 undeveloped acres zoned CB-1 across the street from the site at the northeast corner of Thornydale Road and Cortaro Farms Road. Marana Unified School District has schools in the vicinity (a middle school being within an eighth-mile) and a charter school is also located within an eighth-mile. Arthur Pack Regional Park is also located nearby.

At the time of rezoning, the applicant will need to justify the need for additional exclusive commercial use if that is what is ultimately proposed. The area does not appear to lack commercial service potential. A true mixed-used proposal, if possible, may be more justified. Staff has done a quick tally of commercial acreage along Thornydale Road from the intersection of Linda Vista Boulevard to the intersection of Magee Road and finds about 54 acres of commercially developed business-zoned property (including an acre of TR used for a day-care center) and another 22 acres that are undeveloped and under ownership entities of the applicant.

The current SR zoning conforms to the LIU 0.3 plan designation. LIU 0.3 designates areas for low density residential and other compatible uses at a maximum density of 0.3 RAC (or 1.2 RAC under the cluster subdivision option with 30 percent cluster open space plus 40 percent natural open space).

The requested MIU designates areas for a mix of medium density housing types and other compatible uses. The maximum residential density is 10 RAC.

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 set forth in the Regional Plan Policies, Special Area Policies, and Rezoning Policies.
 - 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.

Growing Smarter Acts

Compared to LIU 0.3, the plan amendment to the recommended higher intensity MIU and NAC plan designations can promote Growing Smarter principles of more efficient compact development

leading to rational use of existing and planned infrastructure and to multi-modal transportation opportunities. NAC provides opportunity for mixed commercial and residential uses; and MIU also provides limited mixed use opportunity with the TR (Transitional) zoning option that allows office, health, and lodging-related uses. However, the applicant indicates that that the NAC will consist of a "commercial corner" and the MIU "higher density single-family or multi-family residential development".

The potential multi-family component would provide housing type and cost variety. There are MIU designated CR-4 and CR-5 residential subdivision developments adjacent to or across streets from the site. The density of the 214-lot CR-4 subdivision to the west is 4.1 residences per acre (RAC). The density of the 287-lot CR-4 subdivision to the southwest is 3.6 RAC. The density of the 145-lot CR-5 subdivision to the east is 4.37 RAC.

Higher density infill over an expanded area would potentially enable better bus service, which is currently limited to shuttle service along Thornydale Road, including a stop at Cortaro Farms Road. The shuttle provides very limited service as noted in the Transportation comments below. *Land Use Element Regional Plan Policy 1.A.4.a calls for residential rezonings in MIU to be a minimum of five RAC, which is generally recognized as sufficient to support bus service. (The site's potential density could be reduced if significant undisturbed natural open space set-aside is required on-site related to the CLS.)*

Although the general pattern and intensity of most of the residential and commercial development in the area is auto-oriented, there is some opportunity for walking or biking to nearby destinations. While most employment opportunity is outside the area and accessed by personal vehicles, there are existing commercial services at the immediate intersection, including a fully-occupied neighborhood shopping center with a grocery store that can be accessed by walking or bicycling. There is also the potential for commercial service development on the subject site. (Low density residential use near such services is inefficient from a planning standpoint.)

The nearest Marana Unified School District middle school is within an eighth-mile and access appears to be available directly through the neighborhood to the west via a subdivision street stub connection. A charter school is located within a quarter-mile walking distance to the east on the north side of Cortaro Farms Road. Recently completed improvements to Cortaro Farms Road east of Thornydale Road include bike lanes and sidewalks at the intersection area and continuous on the south side. However, the nearest Marana U.S.D. elementary school is located about three-quarters of a mile to the west of the site on the north side of Cortaro Farms Road where there is currently no sidewalk. The high school is located about a mile north on Thornydale Road with no sidewalk most of that way. Arthur Pack Regional Park is located within an eighth-mile where trails begin.

The site is served by existing infrastructure including paved roads, sewer, and utilities. Thornydale Road has been improved to a four-lane divided roadway south of Cortaro Farms Road (which is located a half mile north of the site). This segment of Thornydale Road is operating below capacity. But north of Cortaro Farms Road, Thornydale Road tapers to a two-lane cross section. This segment of Thornydale Road is operating above capacity by about 6,000 vehicles per day. However, the 1.5-mile segment of Thornydale Road between Cortaro Farms Road and Linda Vista Boulevard is scheduled to be widened to four lanes in 2017-18. The situation with Cortaro Farms Road is similar. As noted, east of Thornydale Road it has been improved and operates below capacity. West of Thornydale Road it tapers to a two-lane cross section for about a mile before it widens to a four-lane divided roadway. However, Cortaro Farms Road between Camino de Oeste and Thornydale Road is scheduled to be widened to four lanes in 2016-17. *Ideally, the development of the subject site would be timed with the scheduled road capacity improvements.*

A sewer service agreement will be required along with adequate sewage conveyance and treatment capacity (or arrangement for such capacity by the owner/developer or other affected parties) to be determined at the time of development.

The site is surrounded by, but not included, in the Tucson Water service area. An attached letter from Tucson Water indicates that it will not serve the "area". The Metropolitan Domestic Water Improvement District service area is near the site and may be an alternative water provider.

Regional Plan Policies, Special Area Policies, and Rezoning Policies

Relative to Regional Plan Policies, the site it is not within a Growth Area as designated by the comprehensive plan (Growth Area Element). Designated Growth Areas include the Flowing Wells area, the area in the vicinity of Tucson International Airport, and the City of Tucson. However growth continues in many areas outside of Growth Areas, including the area of the subject plan amendment. However, the site is arguably an "infill site" relative to the development pattern of subdivisions and commercial sites that have emerged in the vicinity, including adjacent to the site. There is a stark contrast between the undeveloped site's low density plan designation and zoning and the adjacent medium density residential developments to the east, south, and west along with non-residential development at the other corners of the street intersection. Despite the LIU 0.3 plan designation of the undeveloped parcels beyond the convenience store at the northeast corner of the intersection, commercial development can be expected under CB-1 zoning. The major exception to the intensive development or potential development is the Tucson Audubon Society site adjacent to the north of the subject site. It contains mostly preserved natural desert area. Save for Hardy Road, this area connects to natural desert area within Arthur Pack Regional Park. This factor has led to the County Administrator's direction to seek preservation of the wash area and the area west of the wash on the subject site under CLS policies.

Requested annual plan amendments that result in greater land use intensity do not, in and of themselves, promote comprehensive plan policies. Applicable policies are applied at the rezoning stage in the form of the applicant's proposal and as rezoning conditions. On pages 4-7 of the plan amendment application, the applicant cites Regional Plan Policies that will be complied with or furthered with the planned rezoning and subsequent residential and commercial development of the site. Staff makes particular note of the applicant's citation for Land Use Element policies for Site Design and Housing and Solar Energy Systems.

Land Use Element policies for Site Design and Housing, in part, are designed to protect existing neighborhoods and lower intensity uses through use of adequate buffering and sensitive design. The applicant states, "...the project will provide appropriate on-site buffering and screening and will be of a human scale that visually integrates well into both the near-by low intensity, non-residential uses to the north, as well as the established residential neighborhoods to the west and northeast." The applicant also indicates that compact development will be achieved by placing higher-density residential use in proximity to the intersection and existing and proposed NAC.

The potential for CLS undisturbed natural open space set-aside notwithstanding, the rezoning preliminary development plan should show only nodes of development to the west of the diagonal wash area and to the southeast toward the intersection, leaving a large swath of natural desert connection to the north. There should also be less intensity and natural area buffering near the Audubon Society site, including near the northwest corner of the site where additional Regulated Riparian Habitat area exists. There should be no road crossing of the wash, meaning separate vehicular access to the west and southeast areas.

These policies also note that, *where possible*, new development shall be designed at the human scale, i.e. development with multi-modal opportunities and mixed uses, rather than a solely auto-oriented land use pattern. As noted above, the land use pattern that has emerged in the area is

primarily auto-oriented, but the potential increase in density will promote better bus service; and there is some potential to walk or bike to destinations in the area. The improved segment of Thornydale Road has a sidewalk in the area of the intersection which is continuous on the west side, south of the intersection, and bike lanes, but there is currently no sidewalk for approximately a mile along Cortaro Farms Road west of the intersection. *Moreover, the applicant indicates intent to place highest density near the proposed NAC area. Given the above-noted significant amount existing and undeveloped business-zoned properties in the vicinity, the rezoning application should include justification of the need for additional exclusive commercial use area. Higher density uses should be proposed and shown as located nearest to the NAC as stated, or ideally a mix of uses within the NAC area should be proposed.*

Finally, these policies also encourage linkage of natural resources. The applicant indicates that "as-is preservation" of existing Xeroriparian C area will be emphasized wherever feasible. This area is shown on the Framework Plan exhibit. Although the watercourse is natural within the site, it has been channelized within development beyond both Thornydale Road and Cortaro Farms Road.

There are no Special Area or Rezoning policies applicable to the site.

Conservation Lands System

The site is located within Multiple Use Management Area and Special Species Management Area of the Maeveen Marie Behan Conservation Lands System (CLS). Comprehensive Plan policies call for at least 66⅔ percent and 80 percent of the total acreage of lands within the respective designations to be conserved as undisturbed natural open space. The policies may be met through a combination of on- and off-site conservation. In line with these policies, the applicant states, "CLS-related mitigation for impacted areas will be accomplished by on-site set-asides, off-site mitigation areas, or a suitable combination of the two."

The site has mostly undisturbed natural vegetation and a watercourse that has Pima County Regulated Riparian Habitat (PCRRH) that is designated as Xeroriparian C. Another area in the northwest corner has PCRRH. Despite having development on most of three sides, including major street adjacency, the Tucson Audubon Society site is a natural desert linkage to the north which then essentially links to natural desert area within Arthur Pack Regional Park. The above-noted County Administrator's memo dated August 27, 2013 provides direction for a strategic solution for CLS undisturbed natural open space set-aside relative to this plan amendment and three others being sought by the applicant. The letter indicates that preservation of the larger wash area and the area west of the wash is the desired CLS solution for this site and the sites of the applicant's other three nearby plan amendment requests.

Fulfillment of the Purpose of the Annual Plan Amendment Program

This site and other undeveloped or lesser developed parcels in the vicinity were down-planned from MIU as part of the 2001 Comprehensive Plan Update. The down-planning pertained to the area's importance as natural habitat. It was included in the Conservation Lands System. Appeals of the down-planning, Co7-02-10 (west of wash) and Co7-02-11 (east of wash) were denied by the Board of Supervisors in 2002. Staff and the commission also recommended denial.

The down-planning was not an oversight, but did create an inconsistency in planned land use compared to most of the surrounding development and zoning. Development under the existing low-density SR zoning would likely result in retention of natural open space, but this is not guaranteed, especially, for instance, if portions of the property were to contain horses or be developed as a church. An up-planning of the site leading to a rezoning would be necessary in order to potentially implement CLS policies.

Regarding significant changes to the area since the 2001 Comprehensive Plan Update, there has been incremental development and road improvements in the vicinity. A 12.7 RAC CR-5 multi-family residential project (135 casitas) has been developed to the south of the site across Cortaro Farms Road. A CB-1 (Local Business) office complex has been developed just northwest of the site across Thornydale Road. Additional subdivision development has occurred within a quarter mile on the south side of Cortaro Farms Road. Self-storage facilities and additional TR (Transitional) subdivisions have been developed on Magee Road about a half-mile south of the site. Thornydale Road has been improved south of Cortaro Farms Road; and Cortaro Farms Road has been improved east of Thornydale Road. Pertaining to the larger area, the cactus ferruginous pygmy owl has been delisted as an endangered species.

AGENCY/DEPARTMENT COMMENTS:

Environmental Planning Comments:

In accordance with the Environmental Element - Regional Plan Policy, comprehensive plan amendments and rezoning requests are subject to the Maeveen Marie Behan Conservation Lands System (CLS). As part of this application for a comprehensive plan amendment, the applicant is not disputing the fact that CLS designations apply to the amendment area; they are likewise aware that any future request for rezoning that implements this plan amendment (should it be approved) is obligated to demonstrate, in detail, compliance with the CLS. There is, therefore, no compelling reason to debate the specifics of how this comprehensive plan amendment will arrive at CLS compliance at this stage of the development process. In this case, staff and the applicant concur that it is appropriate to defer the determination of CLS compliance to any future rezoning application(s). At that time, information on the presence/absence and condition of natural resources that occur on-site as well as more definitive information on the anticipated land uses will be available – all of which is absent at the comprehensive plan amendment stage but which are all essential in specifying those measures necessary to achieve compliance with the CLS.

Regional Flood Control District (Planning and Development):

Staff has reviewed the request and has the following comments:

1. One mapped regulatory watercourse impacts the site and it has Pima County Regulated Riparian Habitat (PCRRH) that is designated as Xeroriparian C associated with it; however, no floodplains have been mapped. Another area of PCRRH also exists on the site associated with an unmapped drainage.
2. One drainage complaint has been filed regarding flooding of the adjacent road and the dip section construction. This same floodplain impacts the subject property and development will require coordination with both PCDOT and PCRFC.
3. Typically post development floodplains and habitat are preserved within open space. While not addressed within the application or clearly depicted on the “framework plan”, in follow up correspondence the applicant’s representative has stated their intent to avoid floodplains and habitat. Furthermore the plan notes the requirement to work with the District on these designs.

In conclusion, PCRFC has **no objection** to this request subject to the recommended rezoning policy below.

Post development floodplains and riparian habitat shall be preserved in open space and be identified on the rezoning preliminary development plan and subdivision plat or development plan. This open space shall be protected by covenant and management responsibility identified on the subdivision plat or development plan.

Regional Flood Control District (Water Resources):

A Water Supply Impact Analysis has been conducted on proposed Comprehensive Plan Amendment Co7-13-04 Pacific International Properties, LLP - N. Thornydale Road Plan Amendment for Pima County. Pima County conducts a Water Supply Impact Analysis on Comprehensive Plan Amendments four acres or greater regarding how the proposal would affect five critical issues.

PIMA COUNTY'S WATER SUPPLY IMPACT ANALYSIS		
	CRITICAL ISSUE	RESPONSE
1	Water Service and Renewable Water Supply Options	No water supply options are mentioned in the application. The proposed plan amendment area is immediately adjacent to the Tucson Water (TW) service area and is in close proximity to Metropolitan Domestic Water Improvement District (MDWID). Presently, TW does have access to a renewable and potable water supply (a blend of CAP and Avra Valley groundwater). MDWID does not currently have access to a renewable and potable water supply in the area of well recovery. If, in the future, TW is able to provide water for the intended project, the project will have access to a renewable and potable water source.
2	Current and Projected Depth to Groundwater and Groundwater Trend Data	The average depth to groundwater in this area is approximately 280 feet. Groundwater at this depth is not likely to support vegetation or aquatic ecosystems. Groundwater levels have declined in the area between 1992 and 2012 as much as 2 feet/yr. Groundwater levels are projected to decline by 10-20 feet over the next 15 years.
3	Proximity to Areas of Known or Potential Ground Subsidence	The proposed plan amendment is in an area of moderate subsidence.
4	Proximity to Known Groundwater-Dependent Ecosystems	The proposed plan amendment area is not within 5-miles of a groundwater dependent ecosystem.
5	Location within a Hydrogeologic Basin, including Depth to Bedrock	The proposed plan amendment is located in the Tucson Hydrogeologic Basin area. This sub-basin has not been identified as being sensitive to groundwater removal. Depth to bedrock in this area is estimated at greater than 1,000 feet.

Although TW Service area is immediately adjacent and surrounding the subject site, TW in an August 1, 2013 letter has indicated they have "no current plans" to serve the site. The TW infrastructure may be adjacent to the site, but apparently because of current TW policy, service has been denied. The MDWID service area is approximately 700 feet east of the site but east of the TW service area.

TW may serve this site if the net developable mixed land use threshold is 50 acres and if the residential portion of the development is less than 20 net developable acres (City of Tucson Resolution No. 22080, July 9, 2013).

Pima County's Water Supply Impact Analysis finds that this **Comprehensive Plan Amendment does not appear to meet City of Tucson new service policy and therefore does not presently appear to have access to renewable and potable water.**

Based on this analysis, we recommend the following as a Rezoning Policy should the Board of Supervisors approve this plan amendment:

A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider other than Tucson Water, the applicant will provide documentation as to why Tucson Water is not able to provide service.

Department of Transportation:

The Department of Transportation has no objection to the proposed comprehensive plan amendment.

The amendment area is located at the northwest corner of Thornydale Road and Cortaro Farms Road. The property has approximately 1,900 feet of frontage along Thornydale Road, a scenic major street with a proposed right-of-way of 150 feet per the Major Streets and Scenic Routes Plan. The existing right-of-way is 150 feet except for the north 200 feet of the property which has a 30-foot half right-of-way, so a 45-foot dedication will be required with any future rezoning. Thornydale Road has been improved to a four-lane divided roadway south of Cortaro Farms Road but north of Cortaro Farms it tapers to a two-lane cross section which extends to Tangerine Road. Thornydale Road adjacent to this project is four lanes divided tapering to two lanes and bike lanes with a current average daily traffic (ADT) volume of approximately 21,000 vehicles per day and a speed limit of 45 mph. The current capacity is approximately 15,000 vehicles per day. Thornydale Road between Cortaro Farms Road and Linda Vista Boulevard is scheduled to be widened to four lanes in 2017-18. Thornydale Road is currently served by Sun Shuttle Route 412, a neighborhood transit service that provides service approximately every 80 minutes between 6 AM and 6 PM Monday through Friday and between 9 AM and 2 PM on Saturday.

The site also has approximately 1,200 feet of frontage along Cortaro Farms Road. Cortaro Farms Road is also a scenic major route with a planned right-of-way of 150 feet per the Major Streets and Scenic Routes Plan. The existing right-of-way is 150 feet except for the west 300 feet of the property which has a 30-foot half right-of-way, so a 45-foot dedication will be required with any future rezoning. East of Thornydale Road, Cortaro Farms Road has recently been widened to four lanes divided, but it tapers to two lanes west of Thornydale Road. Cortaro Farms Road adjacent to this project is a county-maintained four-lane divided road tapering to two lanes with a current ADT volume of approximately 19,000 vehicles per day and a speed limit of 45 mph. Cortaro Farms Road between Camino de Oeste and Thornydale Road is scheduled to be widened to four lanes in 2016-17.

Regional Wastewater Reclamation Department:

The subject property is within the PCRWRD service area and tributary to the Ina Road Wastewater Reclamation Facility via the Canada del Oro Interceptor (CDO).

The Plan Amendment would allow approximately 55 acres to be developed as a mixed-use development including commercial and single or multi-family residential uses. The applicant is requesting the Neighborhood Activity Center (NAC) and Medium Intensity Urban (MIU) designations to support the proposed uses, over the current designation of Low Intensity Urban 0.3 (LIU-0.3).

The PCRWRD has no objection to the proposed comprehensive plan amendment but recommends the following policy be adopted for this area:

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

Environmental Quality Department:

The department has no objection to the proposed Plan Amendment request provided the property is served by public or private sewer. On-site wastewater disposal shall not be allowed.

The Department's Air Quality Control District requires that air quality activity permits be secured by the developer or prime contractor before constructing, operating or engaging in an activity, which may cause or contribute to air pollution.

Cultural Resources & Historic Preservation:

Pima County records indicate that no archaeological or historic sites have been previously identified on the 54.49-acre property. One large archaeological survey, 1981-174.ASM, included the subject parcel, however it was not accomplished using systematic field methods matching current standards. The subject parcel is not within any historic district or historic site that is listed in or eligible for listing in the National Register of Historic Places. The property is located within a zone of low archaeological sensitivity as defined in the Sonoran Desert Conservation Plan (SDCP).

Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

Natural Resources, Parks and Recreation Department:

NRPR has no objection to the proposed plan amendment.

United States Fish and Wildlife Service:

To date, staff has not received a response to a request for comments.

Tucson Water:

Tucson Water indicates that it has no plans to serve this area per the attached letter.

Metropolitan Water:

To date, staff has not received a response to a request for comments.

Town of Marana:

Staff has reviewed the Comprehensive Plan Amendment and has no comment. The proposed amendment site does not fall within Marana's Planning Area.

Town of Oro Valley:

To date, staff has not received a response to a request for comments.

Marana Unified School District:

To date, staff has not received a response to a request for comments.

Northwest Fire District:

To date, staff has not received a response to a request for comments.

Sun Tran:

To date, staff has not received a response to a request for comments.

Tucson Electric Power:

To date, staff has not received a response to a request for comments.

PUBLIC COMMENTS:

As of the writing of this report, staff has not received any written public comment based on the public notice of the hearings for this amendment request. The applicant's representative has provided one letter in support based on his outreach to area property owners.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "David Petersen", with a stylized, cursive script.

David Petersen, AICP
Senior Planner

c: Pacific International Properties, LLP, c/o Larry Kreis, General Mgr., Red Pointe Development, Inc., 8710 N. Thornydale Road, Suite 120, Tucson, AZ 85742
Projects International, Inc., Attn: Jim Portner, 10836 E. Armada Lane, Tucson, AZ 85749-9460



MEMORANDUM

Date: August 27, 2013

To: Arlan Colton, Planning Director
Development Services Department

From: C.H. Huckelberry
County Administrator

A handwritten signature in dark ink, appearing to be "CHH", is written over the printed name "C.H. Huckelberry".

Re: **Comprehensive Plan Amendments Along Thornydale Road within the Northwest Area of Unincorporated Pima County**

I recently met with Mr. Jim Portner, representing the property owners who are pursuing Comprehensive Plan amendments, three of which are along Thornydale Road and the fourth slightly removed from Thornydale Road. The properties are identified on the attached aerial photograph.

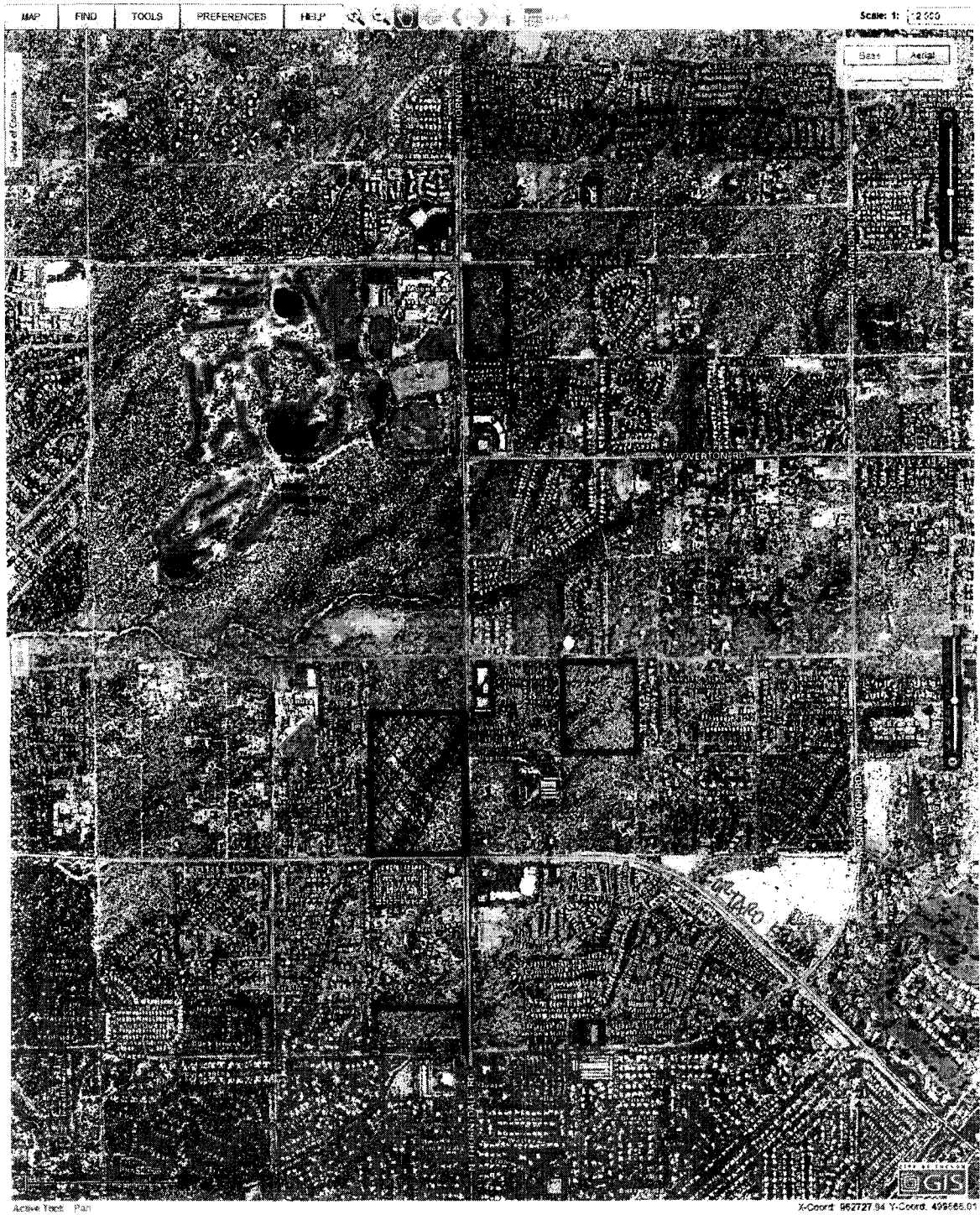
In my discussions with Mr. Portner, the applicability of the Conservation Land System (CLS) arose; specifically regarding the application of special species management, which is somewhat confusing given the delisting of the cactus ferruginous pygmy-owl.

Strict compliance with the CLS would require significant set-asides on all the properties. Such would be of little value, based on reserve design that clearly indicates the properties are surrounded on three sides by already dense urban development with no set-asides.

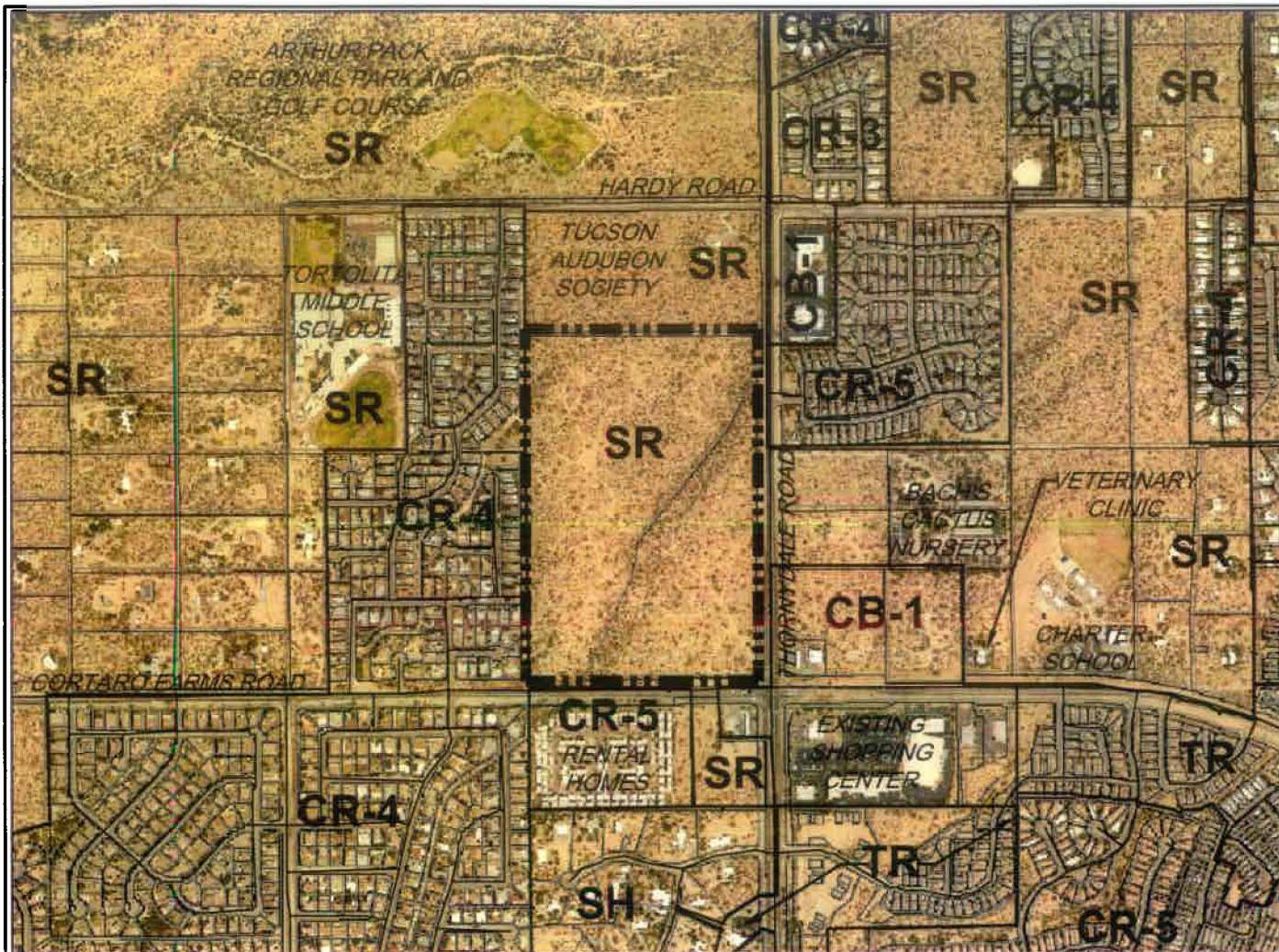
I believe we should look at these four properties strategically and request a significant open space contribution for the one parcel adjacent to Thornydale Road and the Tucson Audubon Society. I have cross-hatched the property in question. I believe it would be appropriate to keep much of this property as open space, attaching to an already large reserve of open space adjacent to Arthur Pack Regional Park and the Nature Conservancy property.

It is likely, given Clean Water Act Section 404 issues, that most of the washes on other parcels will be preserved and protected, requiring each individual property to conform to the CLS, which makes little sense from reserve design and overall ecosystem protection and productivity.

CHH/dph







LEGEND



Boundary of Subject Plan
Amendment Request

CR-4

Existing Zoning, typ.

NOTES:

1. The Subject Property is a vacant, undeveloped site located within an urbanized area that is a mix of developed residential and commercial uses. Also in the vicinity is an established regional park and golf course, a private preserve, and other privately held vacant properties.

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917



11047 N. Cloud View Place
Tucson, AZ 85737
(520) 877-8037

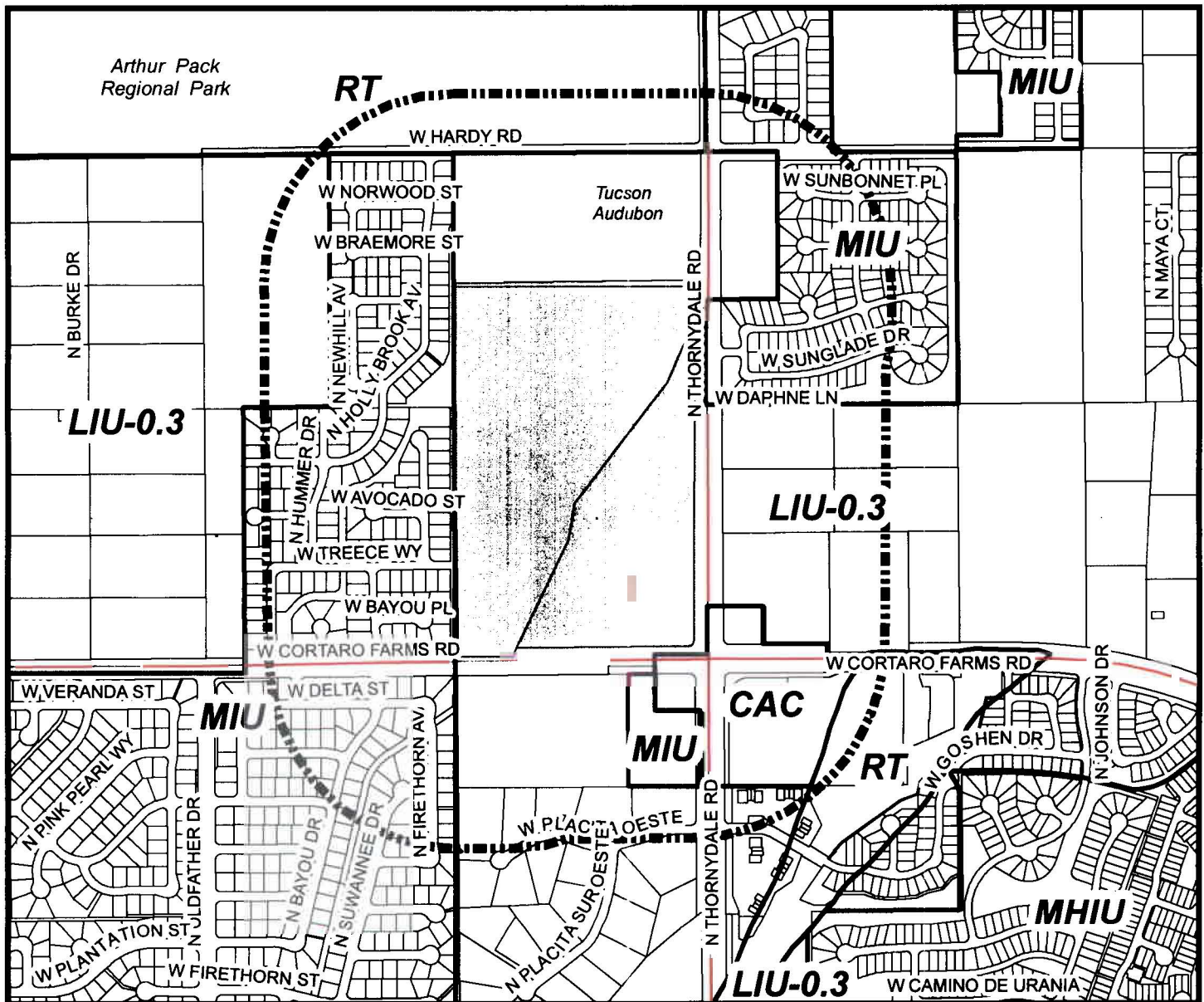
Red Point Development, Inc.

(Ownership Entity: Pacific International Properties, LLP)
COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU & NAC

AERIAL PHOTOGRAPH
SURROUNDING LAND-USE
CONTEXT

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



0 360 720 1,440 Feet



Amendment Area



1,000' Notice Area



LIU-0.3 Planned Land Use

Taxcodes:
225-33-032A
225-33-032D

Co7-13-04 PACIFIC INTERNATIONAL PROPERTIES, LLP – N. THORNYDALE ROAD PLAN AMENDMENT

Request: Low Intensity Urban 0.3 (LIU-0.3) to
Neighborhood Activity Center (NAC) and Medium Intensity Urban (MIU)
54.95 Acres +/-

Location:
Northwest corner of
N. Thornydale Road and
W. Cortaro Farms Road



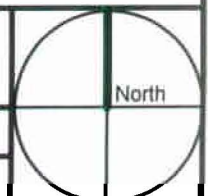
Northwest Subregion
T12S, R13E, Section 30

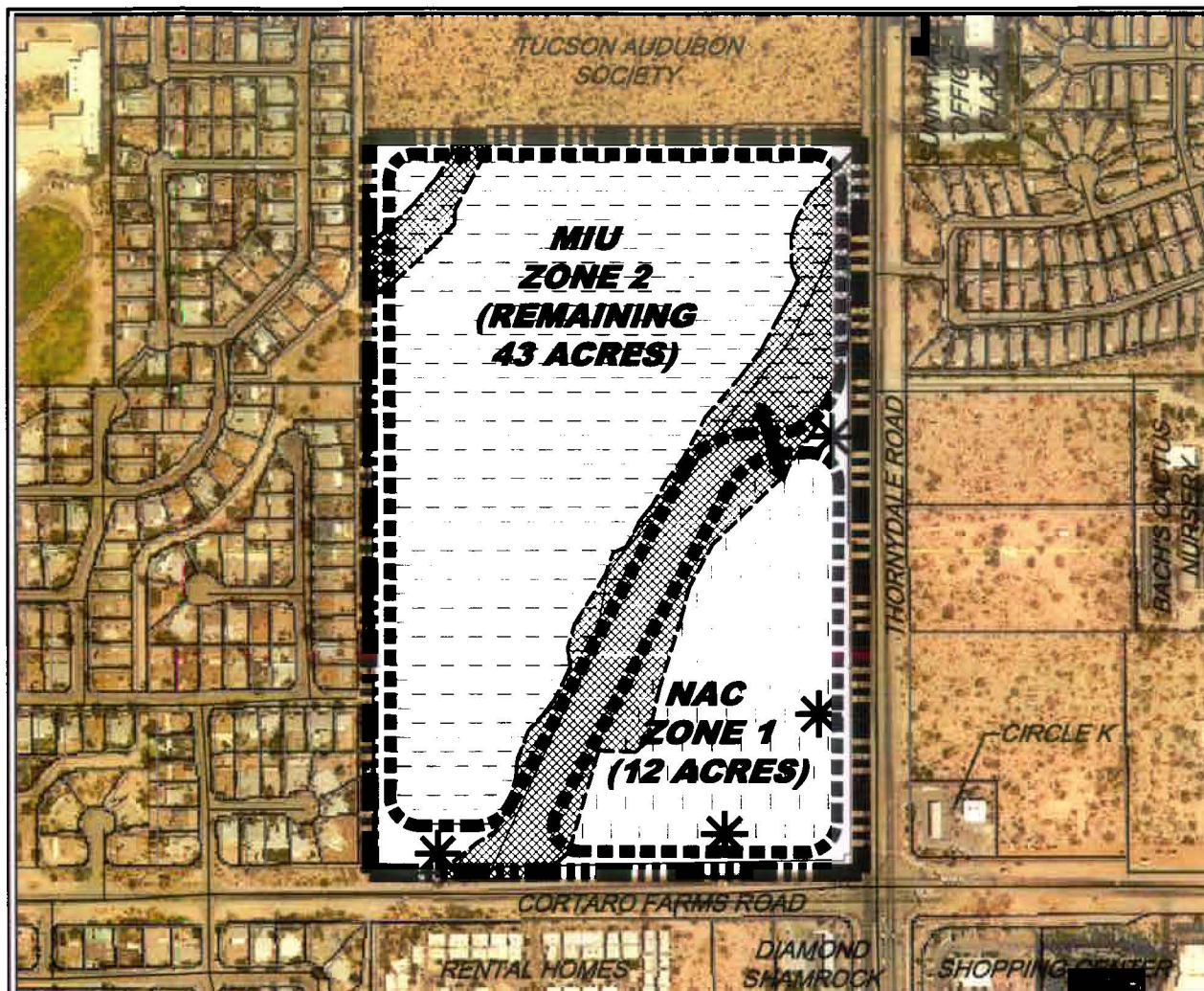
Planning and Zoning Commission Hearing: September 25, 2013

Board of Supervisors Hearing: November 19, 2013

Map Scale: 10,000

Map Date: August 20, 2013





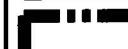
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NOTE:
Subject Property and several surrounding properties are located with a FEMA designated sheet flow area (0.5' Depth).

NOTE:
Final delineation of regulatory floodplains will occur at time of rezoning.

LEGEND



Boundary of Subject Plan Amendment Request



Limits of Xeroriparian "C" - conservation measures to be established in site analysis during the rezoning process in coordination with the Pima County Regional Flood Control District (RFCD). See Note #5 below.



Access to Public Street (Conceptual Location)



Vehicular and Pedestrian Connection between Zones

ZONE DESCRIPTIONS

Zone 1: Commercial Component with Neighborhood Activity Center (NAC) Designation. Area dedicated to non-residential use; this component represents a neighborhood-level, anchored shopping center (potentially a national grocer), together with complimentary retail goods and services, restaurants, shop spaces, and personal-service offices.

Zone 2: Residential Component with Medium Intensity Urban (MIU) Designation. Area dedicated to higher-density residential uses. Final form and product to be market-reflective at the time of rezoning and development, but will potentially include clustered single-family residences, rental single-family residences in a subdivision design framework, or multi-family units/apartments.

GENERAL NOTES

1. Building heights, perimeter setbacks, and perimeter landscape buffers will achieve an appropriate transition to established residential structures on adjacent developed properties.
2. Perimeter buffers along the west and north boundaries of the site will be in excess of Zoning Code requirements so as to appropriately protect the adjacent residential uses to the west and the Tucson Audubon Society site to the north. Details of buffering and mitigation to be determined at final design and detailed in the Site Analysis provided at time of future rezoning.
3. Four-sided architecture to be utilized on all commercial buildings.
4. All mechanical equipment on commercial buildings to be screened by rooftop parapets or appropriate architectural/aesthetic means.
5. Final design will incorporate Xeroriparian "C" drainage courses as natural to the greatest extent possible. Any modification and/or alteration to same will be done in conjunction with an approved riparian habitat mitigation plan in accordance with RFCD's "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines."
6. Salvaged native-desert tree and shrub specimens will be transplanted primarily into project perimeter buffers so as to achieve a mature character in project edges as rapidly as possible.
7. Xeroriparian "C" corridor to be incorporated as an amenity element, with specific conservation measures to be detailed in the Site Analysis accompanying the future rezoning process.
8. Conservation Lands System (CLS) mitigation to be accomplished on-site, off-site, or through a combination of the two in coordination with the Pima County Office of Sustainability & Conservation.

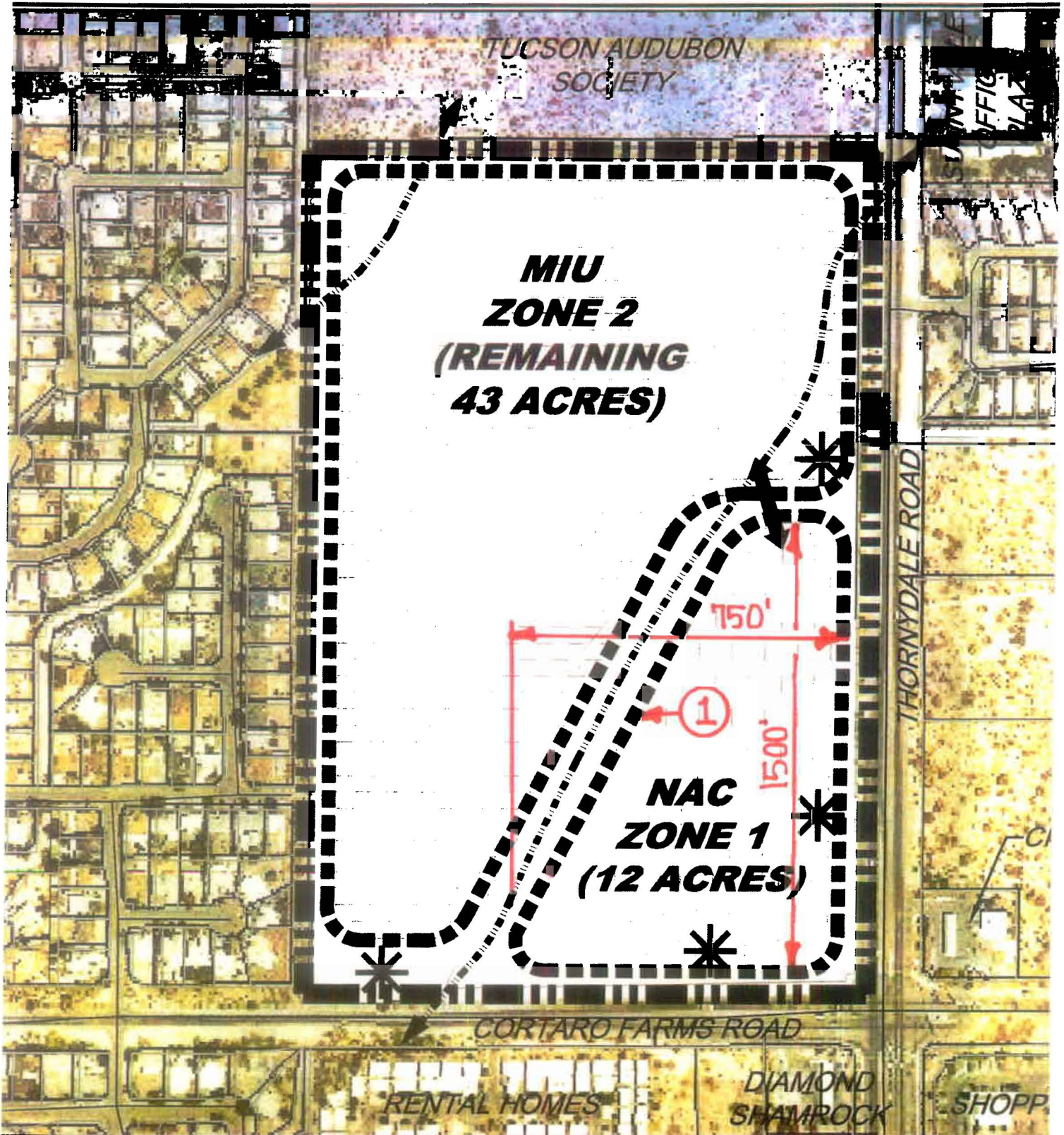
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Red Point Development, Inc.
(Ownership Entity: Pacific International Properties, LLP)
COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU & NAC

FRAMEWORK PLAN

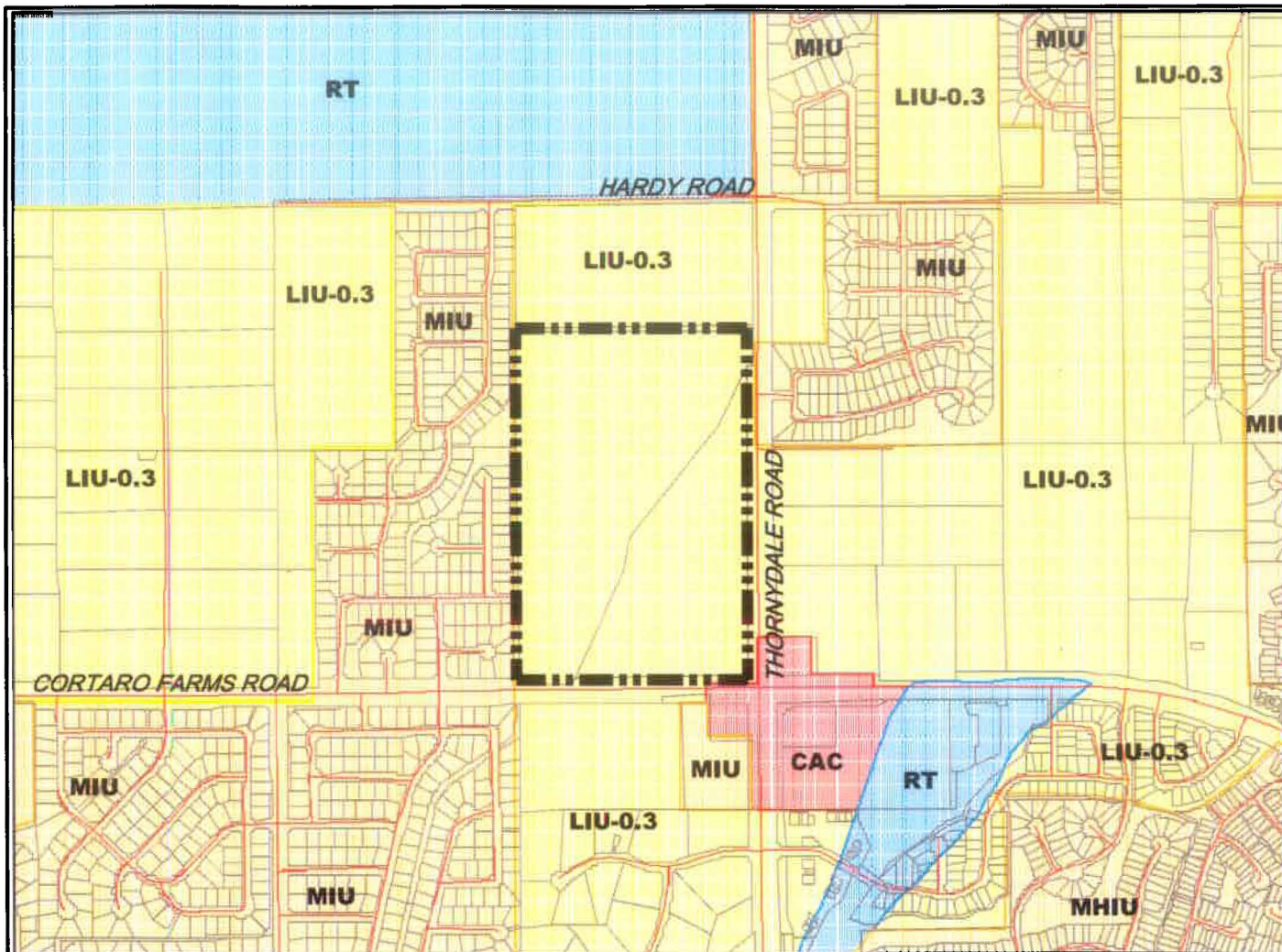


1

This NAC Boundary to Approximate the south/east limits of Xeroriparian "C" corridor per the Pima County GIS

Dimensional Guidelines

Proposed NAC Designation
NWC Thornydale Rd. @ Cortaro Farms Rd.



LEGEND

- Boundary of Subject Plan Amendment Request
- CAC – Community Activity Center
- NAC – Neighborhood Activity Center
- MHIU – Medium High Intensity Urban
- MIU – Medium Intensity Urban
- LIU-1.2 – Low Intensity Urban 1.2
- LIU-0.3 – Low Intensity Urban 0.3
- RT – Resource Transition

NOTES:

1. Subject Property Existing Comprehensive Plan Designation: LIU-0.3
2. Requested Designation: NAC (12 acres) and MIU (43 acres)
3. See Framework Plan for delineation of NAC and MIU areas.

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Red Point Development, Inc.

(Ownership Entity: Pacific International Properties, LLP)
COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU & NAC

COMPREHENSIVE PLAN
DESIGNATIONS

Low Intensity Urban

(Low Intensity Urban 3.0, 1.2, 0.5, and 0.3)

- a. Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:

Low Intensity Urban 0.3

'LIU-0.3' or 'C-0.3' on the Land Use Plan Maps

- (a) Minimum - (none)
 - (b) Maximum - 0.3 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 0.7 RAC with 30 percent cluster open space, plus 20 percent natural open space, or
 - (ii) Gross density of 1.2 RAC with 30 percent cluster open space, plus 40 percent natural open space.
 - (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - (i) Minimum (none)
 - (ii) Maximum 0.3 RAC.
 - (iii) The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 0.7 RAC with 30 percent cluster open space plus 30 percent natural open space.
- c. Zoning Districts
- 2) Within **Low Intensity Urban 0.5 and Low Intensity Urban 0.3**, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - (a) GC Golf Course Zone
 - (b) SR Suburban Ranch Zone
 - (c) SR-2 Suburban Ranch Estate Zone
 - (d) SH Suburban Homestead Zone
 - (e) CR-1 Single Residence Zone
 - (f) CR-2 Single Residence Zone
 - (g) CR-3 Single Residence Zone
 - (h) MR Major Resort Zone
 - (3) Open Space Standards for MR Major Resort Zone: In **Low Intensity Urban 1.2, 0.5, and 0.3**, the following minimum open space requirements shall apply within areas rezoned MR Major Resort Zone. Open space for purposes of these requirements shall be natural open space.
 - (a) Low Intensity Urban 1.2 - 15 percent.
 - (b) Low Intensity Urban 0.5 - 20 percent.
 - (c) Low Intensity Urban 0.3 - 30 percent.

Resource Transition

'RT' on the Land Use Plan Maps

- a. Purpose: Private land with environmentally sensitive characteristics that include wildlife corridors, natural washes, floodplains, peaks and ridges, buffers to public preserves, and other environmentally sensitive areas. Development of such land shall emphasize design that blends with the natural landscape and supports environmentally sensitive linkages in developing areas.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 0.3 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - 1) Minimum – none
 - 2) Maximum – 0.3 RAC
- d. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) RH Rural Homestead Zone
 - 2) SR Suburban Ranch Zone
 - 3) MR Major Resort
- e. Open Space Standard for MR Major Resort Zone: In Resource Transition a minimum of 30 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space.

**Medium Intensity Urban
'MIU' or 'D' on the Land Use Plan Maps**

- a. Purpose: To designate areas for a mix of medium density housing types and other compatible uses.
- b. Objective: These areas provide an opportunity for a variety of residential types, including cluster option developments, and single family attached dwellings. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 3 RAC
 - 2) Maximum – 5 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) GC Golf Course Zone
 - 2) CR-1 Single Residence Zone
 - 3) CR-2 Single Residence Zone
 - 4) CR-3 Single Residence Zone
 - 5) SH Suburban Homestead Zone
 - 6) CR-4 Mixed-Dwelling Type Zone
 - 7) CR-5 Multiple Residence Zone
 - 8) CMH-1 County Manufactured and Mobile Home-1 Zone
 - 9) CMH-2 County Manufactured and Mobile Home-2 Zone
 - 10) MR Major Resort Zone
 - 11) TR Transitional Zone

Neighborhood Activity Center

'NAC' on the Land Use Plan Maps

- a. Purpose: To designate low intensity mixed-use areas designed to provide convenience goods and services within or near suburban residential neighborhoods for day-to-day living needs.
- b. Objective: The center provides commercial services that do not attract vehicle trips from outside the immediate service area. A grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, church, and bank. The center may include a mix of medium density housing types. Neighborhood Activity Centers are generally less than fifteen acres in size.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements; however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - 1) Minimum – 3 RAC
 - 2) Maximum – 5 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) CR-2 Single Residence Zone
 - 2) CR-3 Single Residence Zone
 - 3) CR-4 Mixed-Dwelling Type Zone
 - 4) CMH-1 County Manufactured and Mobile Home-1 Zone
 - 5) CMH-2 County Manufactured and Mobile Home-2 Zone
 - 6) TR Transitional Zone
 - 7) RVC Rural Village Center Zone
 - 8) CB-1 Local Business Zone
 - 9) CB-2 General Business Zone, provided however that the uses in such zone shall be limited to those set forth in Section 18.45.030B through 18.45.030C.

CLS Multiple Use Management Area



E121319

THORNDALE RD

E121320

Site

E121330

W CORTARO FARMS RD

W CORTARO FARMS RD

E121331

N THORNDALE RD

E121331

E121332

CLC Special Species Inquit Area

E121319

E121320

Site

W CORTARO FARMS RD

W CORTARO FARMS RD

E121330

E121330

N FERRISDALE RD

E121331

E121332

286



CITY OF
TUCSON
TUCSON WATER
DEPARTMENT

August 1, 2013

Pacific International Properties LLP
8710 N Thornydale Road, Ste 120
Tucson, AZ 85742

Attn: C/O Larry Kreis, General Manager

**SUBJECT: Water Availability for project: NWC Thornydale Road & Cortaro Farms Road,
APN: 22533032A, 22533032D, Pima County Plan Co7-13-04, Case #: WA1325, T-12, R-13,
SEC-30, Lots: 99999999, Location Code: UNI, Total Area: 54.5ac**

Tucson Water has no current plans to provide water service to this area. Please contact the Arizona Corporation Commission at 628-6550 to determine if another water provider is close to the subject property.

If you have any questions, please call me at New Development at 791-4718.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Schladweiler".

Scott Schladweiler, P.E.
Engineering Manager
Tucson Water Department

SS:mg
CC: File



NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TTY (520) 791-2639 • www.cityoftucson.org





MEMORANDUM

Planning & Development
Regional Flood Control District



DATE: September 6, 2013

TO: David Peterson, DSD
Senior Planner

FROM: 
Greg Saxe, M.R.P. Ph.D.
Environmental Planning Manager

SUBJECT: Co7-13-04 (2) Pacific International Properties, LLP – N. Thornydale Road -
Comprehensive Plan Amendment

I have reviewed the request and have the following comments:

1. One mapped regulatory watercourse impacts the site and it has Pima County Regulated Riparian Habitat (PCRRH) that is designated as Xeroriparian C associated with it, however no floodplains have been mapped. Another area of PCRRH also exists on the site associated with an unmapped drainage.
2. One drainage complaint has been filed regarding flooding of the adjacent road and the dip section construction. This same floodplain impacts the subject property and development will require coordination with both PCDOT and PCRFCF.
3. Typically post development floodplains and habitat are preserved within open space. While not addressed within the application or clearly depicted on the "framework plan" in follow up correspondence the applicant's representative has stated their intent to avoid floodplains and habitat. Furthermore the plan notes the requirement to work with the District on these designs.

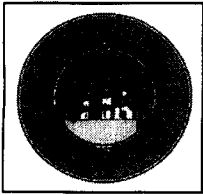
In conclusion, PCRFCF has **no objection** to this request subject to the recommended rezoning policy below.

- a. Post development floodplains and riparian habitat shall be preserved in open space and be identified on the PDP and Plat. This open space shall be protected by covenant and management responsibility identified on the Plat.

Please feel free to contact me with any questions or concerns on these comments.

GS/sm

cc: File



PIMA COUNTY COMPREHENSIVE PLAN

2013 PLAN AMENDMENT PROGRAM

Application Form



SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): Pacific International Properties, LLP c/o Larry Kreis, General Mgr.
Red Point Development, Inc.

DAYTIME PHONE: 520.408.2300 **FAX:** 520.408.2600

ADDRESS: 8710 N. Thornydale Road Suite 120

Tucson, AZ 85742 **E-MAIL:** lkreis@redpointdevelopment.com

APPLICANT (if other than owner): Jim Portner, Projects International, Inc.

DAYTIME PHONE: 520.850.0917 **FAX:** 520.760.1950

ADDRESS: 10836 E. Armada Lane

Tucson, AZ 85749-9460 **E-MAIL:** jportner@projectsintl.com

SECTION II. AMENDMENT REQUEST INFORMATION

TAX CODE NO(S): 225-33-032a & 225-33-032d

TOTAL ACRES: 54.95

GENERAL PROPERTY LOCATION: NWC of Thornydale Road @ Cortaro Farms Road

COMPREHENSIVE PLAN SUBREGION(S): Northwest

ZONING BASEMAP(S): 114 **BOARD OF SUPERVISORS DISTRICT:** 1

CURRENT/CONDITIONAL ZONING: SR

EXISTING LAND USE: Vacant Land

CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): LIU 0.3

REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): 12.0 AC of NAC at immediate northwest corner of the street intersection; MIU for remainder of property

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

None apply to this specific property.

None proposed at this point in the process.

SECTION III. SURROUNDING PROPERTIES INFORMATION

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

NORTH:	LIU	SOUTH:	CAC, MIU, LIU
EAST:	CAC, MIU, LIU	WEST:	MIU

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH:	Tucson Audubon Society headquarters and preserve
SOUTH:	Rental homes"subdivision", Diamond Shamrock convenience store
EAST:	Circle K, vacant commercial land, Basha's shopping center, bank
WEST:	CR-4 residential subdivision

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

NORTH:	SR	SOUTH:	CR-5, SR, CB-1
EAST:	CB-1, CR-5, SR	WEST:	CR-4

SECTION IV. REASONS FOR PROPOSED AMENDMENT

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

See attached narrative for discussion.

SECTION IV.

REASONS FOR PROPOSED AMENDMENT

1. Location and General Nature of Request

Red Point Development, Inc. through its Pacific International Properties, LLP entity, is seeking a comprehensive plan amendment for its 55-acre property located at the northwest corner of Thornydale Road and Cortaro Farms Road. The site is located at the fully-improved intersection of two major arterials, with Thornydale Road being a 4-lane, divided improvement (with bike lanes) south of Cortaro Farms Road and a three-lane roadway (with continuous center turn lane) north of the Cortaro Farms Road intersection. Cortaro Farms Road is presently being improved to a full 4-lane, divided roadway cross-section (with bike lanes) from Thornydale Road eastward to La Canada Drive; it is a transition segment (returning to two travel lanes) along the project frontage.

From a land use perspective, the site is located within an emerging urbanized, developed context. The property to the west is an established CR-4 residential



subdivision; beyond that is Tortolita Middle School. To the south (across Cortaro Farms Road) is an existing Diamond Shamrock convenience store and a CR-5 zoned rental home project. To the east (across Thornydale Road) is a Circle K store, vacant CB-2 zoned property, and CR-5 zoned

subdivision. To the southeast is a Wells Fargo bank and, behind it, an established Basha's grocery store and shopping center that has essentially no vacancy in its attendant pad and shop spaces. The primary exception to this developed context is the properties directly to the north, specifically Tucson Audubon Society's local headquarters and preserve and, beyond it, Arthur Pack Regional Park and Golf Course. This developed land use mix is clearly seen on the aerial photo and context exhibit provided with this comprehensive plan application.

Further out from this immediate context, the trend towards urbanization throughout the general area is well established, as the surrounding area is characterized by a mix of residential subdivisions, together with other established commercial uses (e.g. Bach's Cactus Nursery, Cortaro Farms veterinary hospital, Quik Mart), office development (Sunnyvale Office Plaza), and other non-residential uses (Legacy Traditional Charter School, Cortaro Dental). Some undeveloped

parcels and older, low-density residential properties still remain and have been in place for decades while the aforementioned trend towards urbanization has proceeded.

With all of the above in mind, the subject property is viewed as a future infill development that will fit within a network of public and utility infrastructure that is already largely in-place. The project is envisioned as containing a neighborhood-scale commercial corner, together with a higher density single-family or multi-family residential component.

2. Requested Comprehensive Plan Designation

The requested comprehensive plan designation for this property is a mix of Neighborhood Activity Center (NAC), near the immediate intersection of Thornydale and Cortaro Farms Road, together with a Medium Intensity Urban (MIU) designation on the balance of the property. The NAC portion is envisioned as twelve (12) acres in area, with the remaining forty-three (43) acres of the site being MIU. This mix is compatible with the surrounding comprehensive plan districts already established in the immediate vicinity and the larger surrounding area.

3. Reasons for Plan Amendment Request

As mentioned above, the site is envisioned as ultimately being developed as a mixed-use project containing a commercial corner, together with a mix of higher-density single-family and/or multi-family residences. This land use mix is justified in light of the emerging urbanized context and conforms with a variety of land planning principles, as discussed below.

a. Implementation of Growing Smarter Act

The proposed plan amendment is consistent with, or furthers, several of the Smart Growth Principles as identified by the Smart Growth Network (SGN). These are individually discussed below:

Mix of Land Uses

Given the emerging urbanization trend in the area and taking into account the property's immediate context, the site is best developed in a mixed-use fashion featuring both commercial and higher-density residential components. This principle will form the basis of its future rezoning proposal and formal development plan. With proper design, this land-use mix can coexist well with the lower-intensity uses (i.e. the Tucson Audubon Society and Arthur Pack Regional Park and Golf Course) to the north.

Take Advantage of Compact Building Designs

The project will promote higher density and intensity, both in its commercial and residential components, and endeavor to locate them in clustered, compact spatial arrangements that afford opportunities for efficient on-site infrastructure while, at the same time, creating open space elements that are appreciable in size and continuity.

Multi-Modal Transportation Opportunities

Higher density development is an important contributor toward justifying regional opportunities for multi-modal transportation. The Thornydale Road and Cortaro Farms Road corridors are already functioning as important bicycle routes, especially to the south and the east. As urbanization continues, public transit service will logically expand to further capture the region.

Rational Infrastructure Expansion and Improvements

The proposed plan amendment clearly adheres to this principle. Intelligent and efficient growth demands the intelligent and efficient use of established infrastructure. The proposed plan amendment site represents an important infill opportunity that will utilize existing public utility and transportation infrastructure, while contributing its fair share cost to the upgrading or expansion of same as needed to serve the development.

Conservation of Natural Resources

The plan amendment site falls within the *Multiple Use Management Area (MUMA)* classification of the Conservation Lands System (CLS). In addition, the Special-Species Management aspect of the CLS also applies, thereby increasing the CLS's established conservation and mitigation guidelines. The site also contains Xeroriparian "C" areas.

Going forward, the site's final development program will be promulgated in consultation with Pima County Office of Sustainability & Conservation staff, as well as key private stakeholders, so as to achieve a development concept that satisfies the property owner's objectives while also recognizing applicable CLS policies, the latter of which will be addressed through on-site set-asides or a combination of on-site and off-site mitigation.

Red Point Development, Inc. has significant past experience in balancing development objectives with habitat concerns and in working closely with stakeholders from the environmental community to promulgate mutually acceptable solutions. These efforts have resulted in the establishment of

important wildlife corridors as part of large masterplanned projects. We will bring this same commitment and good-faith approach to the present project in working with Pima County staff and private environmental interests.

The CLS topic is discussed further below in Section 3.b (Open Space Element, Environmental Element) and Section 3.f (Compatibility with Conservation Lands System).

b. Implementation of Comprehensive Plan Policies, etc.

This proposed plan amendment complies with or furthers the County's Regional Plan ("RP") policies as discussed below. The pertinent RP policies are contained in the following elements: Land Use, Public Services and Facilities, Solar Energy Systems, Circulation, Water Resources, Growth Area, and Environmental. All discussed below.

Land Use Element

Cultural Heritage (RP 1.B; p. 4). While the trend toward urbanization throughout the surrounding area is clear and well-established, the proposed plan amendment site will be conceived and developed recognizing important public and private cultural elements in the immediate area. These would include the Tucson Audubon Society and Arthur Pack Regional Park and Golf Course. Appropriate buffering, mitigation requirements, and operational parameters as necessary to create a compatible development will be identified and incorporated as appropriate in the property's future final design, detailed site analysis, and rezoning application.

All future on-the-ground development and construction activity will also, of course, proceed in full accordance with all applicable cultural resource procedures, inventory requirements, and mitigation parameters in force at the time of future rezoning activity and subsequent site disturbance.

Site Design and Housing. With respect to site planning, the Project will provide appropriate on-site buffering and screening and be of a human scale that visually integrates well into both the nearby low-intensity, non-residential uses to the north, as well as the established residential neighborhoods to the west and northeast (*RP 1.C.1.a, b & c, p.15*). With respect to compact development, the Project will promote higher-density residential infill in proximity to the intersection of two major arterials and in close relationship to the existing nearby neighborhood activity center (NAC) node and the proposed NAC area on the subject property (*RP 1.C.2, p.15*).

Public Services and Facilities

Wastewater Policies. With respect to sewer line infrastructure, the Project will connect to existing wastewater conveyance infrastructure already in place. Extensions of the public system onto and through the subject property will be funded exclusively on a private basis and meet all applicable design, access, and construction parameters of the Pima County Regional Wastewater Reclamation Department. Concurrency and capacity will be suitably verified at the time of future rezonings (*RP 1.D.1, p.16*).

Flood Control Policies. All surface drainage and hydrologic design will proceed in full conformance and coordination with the Pima County Regional Flood Control District (PCRFCDD). Any disturbance to natural drainages (e.g. Xeroriparian "C" areas) for vehicular and pedestrian crossings, etc. will proceed in close coordination with RFCD staff and be suitably mitigated. Emphasis will be placed on as-is preservation wherever feasible (*RP 1.D.2, p.17*).

Solar Energy Systems

Structure and Site Design. East-west building orientation will be a priority objective, together with the placement of long-axis building frontages in arrangements that will optimize their beneficial solar exposure during winter months and limit their summertime exposure. Alternative, cost-effective roof treatments and coatings will be evaluated to maximize reflectance, temperature control, and interior energy efficiency (*RP 1.E.1, p.19*).

Subdivision/Development Design. Commercial and residential components will be design in compact units so as to minimize large parking and other open paved areas. Parking lot landscape elements will be clustered into grouped tree plantings, as opposed to systematically rowed in "orchard" fashion, so as to enhance pavement shading and reduce surface heating. Landscape and pedestrian amenity areas will emphasize the provision of shaded areas to create usable outdoor spaces, and the existing Xeroriparian "C" corridor on the site will represent a priority preservation element and open space amenity so as to counter-balance newly introduced paved surfaces (*RP 1.E.2, p.20*).

Circulation Element

Timing/Concurrency. Much of the regional transportation infrastructure necessary to serve the plan amendment is in place. Thornydale Road is fully developed up to the Cortaro Farms Road intersection, while Cortaro Farms Road is presently under construction as a full, 4-lane divided roadway from Thornydale Road eastward to La Canada Drive. Concurrency requirements

for the segments of Thornydale Road and Cortaro Farms Road along the project's frontage will be evaluated in detail at the time of rezoning. Off-site improvements to either of these arterial streets as necessary to serve the specific needs of the proposed development will be completed at developer expense (*RP 2.A, p.22*). Any such project-specific improvements will be coordinated with the Pima County Department of Transportation and any improvements resulting in capacity enhancements to the regional transportation system will be evaluated for potential impact fee credits.

Neighborhoods and Neighborhood Protection. New traffic generated by the proposed plan amendment site will be routed directly to established/ adjacent public arterial streets and not through any adjacent neighborhoods (*RP 2.C, p.22*). The proper development of the subject property is also seen as one solution to alleviate the numerous unauthorized commercial vendors that commonly populate the Thornydale Road corridor and the illegal parking of large trucks and semi-tractor trailers which frequent the area. These issues have been especially noticeable adjacent to undeveloped properties and have sometimes often to nearby residential frontages along Thornydale Road.

Density and Land Use. The project will promote a high-density, mixed-use development along established transportation arterials (*RP 2.F, p.22*).

Bikeways. Public bikeways will provided along Thornydale Road and Cortaro Farms Road in conjunction with whatever public street improvements are deemed necessary by the Pima County Department of Transportation (PCDOT) along the project frontages. (*RP 2.K, p.23*).

Water Resources Element

The proposed plan amendment site will be suitably evaluated by PCRFCFCD staff for current and projected groundwater depth and other pertinent factors (*RP 3.B, p.22*). A Preliminary Integrated Water Management Plan (PIWMP) will be developed in conjunction with PCRFCFCD staff at the time of rezoning, which will be developed into a Final Integrated Water Management Plan (FIWMP) at the time of Development Plan or subdivision plat submittal. Both plans will detail the project's water demand and specific conservation measures being employed on the project, including water-harvesting and run-off containment, grey-water systems, and specific site-planning and building construction measures (*RP 3.C, p.26*).

Open Space Element

The proposed plan amendment site will be evaluated for its value within the larger regional open space equation for Pima County (*RP 4, p.32*). This evaluation, in conjunction with the application of the Maeveen Marie Behan

Conservation Lands System (CLS) policies, will ultimately lead to an appropriate treatment of the site in terms of suitable open space set-aside areas. The final particulars of this treatment will not be finalized until a specific, detailed development plan for the site is presented at the time of future rezoning submittal and formally documented in the attendant Site Analysis document. The ultimate open space and CLS equation for this site will be promulgated in coordination with the Pima County Office of Sustainability and Conservation and other key private stakeholders from the environmental community.

Growth Area Element

Increase Mix of Land Uses. The project will further increase the mix of uses in the surrounding area by providing both commercial and residential elements, and thereby contribute to enhanced opportunities for regional multimodal transportation options. The residential component will seek high-density uses, potentially including multi-family products as well as higher-density single-family housing (*RP 5.C & F, p.33*).

Environmental Element

Natural Resources. The project will recognize and help implement the goals and intent of the Maeveen Marie Behan Conservation Lands System (MMBCLS). The site is designated as *Multiple Use Management Area (MUMA)* and is also subject to the CLS Special-Species Management overlay.

The final particulars of the ultimate CLS solution for this plan amendment site will not be finalized until a specific, detailed development plan for the site is presented at the time of future rezoning submittal and formally documented in the attendant Site Analysis document. The ultimate open space and CLS equation for the property will be promulgated in coordination with the Pima County Office of Sustainability and Conservation and other key private stakeholders from the environmental community. CLS-related mitigation for impacted areas will be accomplished by on-site set-asides, off-site mitigation areas, or a suitable combination of the two.

As mentioned earlier, Red Point Development, Inc. has significant past experience in balancing development objectives with habitat concerns and in working closely with stakeholders from the environmental community to promulgate mutually acceptable solutions. These efforts have resulted in the establishment of important wildlife corridors as part of large masterplanned projects. We will bring this same commitment and good-faith approach to the present project in working with Pima County staff and private environmental interests.

c. Existing Relevant/Applicable Special-Area Policies.

At the time of this submittal, no Special-Area or Rezoning Policies are proposed for the subject plan amendment. On-going discussions with staff and stakeholders will occur throughout the amendment process, which may result in such Policies be promulgated and refined as conditions of any approved comprehensive plan amendment that may be granted by the Board of Supervisors.

d. Existing Relevant/Applicable Rezoning Policies.

There are no adopted rezoning policies that apply to this specific plan-amendment site. However, Rezoning Policy *RP-84 (N. Thornydale Road)* was adopted by the Board of Supervisors for a plan amendment approval to the immediate south (i.e. across Cortaro Farms Road). *RP-84* includes the following stipulations for any future rezoning application:

- A rezoning for the property shall fully comply with Conservation Lands System (CLS) Conservation Guidelines.
- The property owner shall consult with the environmental community, specifically including Tucson Audubon Society at the Mason Audubon Center on N. Thornydale Road, during development of a rezoning for the property.

e. Potential/Proposed Special-Area or Rezoning Policies

At the time of this submittal, no Special-Area or Rezoning Policies are proposed for the subject plan amendment. On-going discussions with staff and stakeholders will occur throughout the amendment process, which may result in such Policies be promulgated and refined as conditions of any approved comprehensive plan amendment that may be granted by the Board of Supervisors.

f. Compatibility with Conservation Lands System (CLS)

The site is designated as *Multiple Use Management Area (MUMA)* and is also subject to the CLS's Special-Species Management overlay. The final particulars of the ultimate CLS solution for this plan amendment site will not be finalized until a specific, detailed development plan for the site is presented at the time of future rezoning submittal and formally documented in the attendant Site Analysis document. The ultimate open space and CLS equation for the property will be promulgated in coordination with the Pima County Office of Sustainability and Conservation and other key private stakeholders from the environmental community. CLS-related mitigation

for impacted areas will be accomplished by on-site set-asides, off-site mitigation areas, or a suitable combination of the two.

As mentioned earlier, Red Point Development, Inc. has significant past experience in balancing development objectives with habitat concerns and in working closely with stakeholders from the environmental community to promulgate mutually acceptable solutions. These efforts have resulted in the establishment of important wildlife corridors as part of large masterplanned projects. We will bring this same commitment and good-faith approach to the present project in working with Pima County staff and private environmental interests.

g. Impact on Existing Land Uses in the Surrounding Area

Development of the proposed plan amendment site as a mix of commercial and higher-density residential uses will not be inconsistent with the developed character of the prevailing area nor its emerging trend toward urbanization. Special care must be given to the treatment of perimeters so as to appropriately buffer existing residential uses, together with sensitive treatment of the key edge between the property and the Tucson Audubon Society property to the immediate north. It is envisioned that these goals can be suitably met with intelligent, thoughtful design and in conjunction with an equation for *Conservation Lands System (CLS)* mitigation that achieves a proper balance between site development, its impacts, and natural-area set-asides.

SECTION V.

BIOLOGICAL RESOURCES & COMPATIBILITY WITH THE MAEVEEN MARIE BEHAN (MMB) CONSERVATION LANDS SYSTEM

A. Landscape Resources

1. MMBCLS Category

The site is designated as *Multiple Use Management Area (MUMA)* and is also subject to the CLS Special-Species Management overlay.

2. Critical Landscape Linkages

The subject site occurs near the southern terminus of Critical Landscape Linkage No. 2, located roughly between the Santa Catalina Mountains and the Tortolita Mountains.

3. Habitat Protection or Community Open Space Acquisition

The subject site is indicated as a "Secondary Priority – Private" property for habitat protection on Pima County's SDCP Mapguide. Pima County has tendered offers to purchase the property in the past, which have been below market value and not of further interest to the owner.

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

1. Cactus Ferruginous Pygmy-Owl (A Federally De-listed Species).

a. The site occurs within Survey Zone 1. The site is a part of Priority Conservation Area (PCA) No. 1 for this species, as is the entire surrounding region.

b. The Arizona Game and Fish HDMS report for this site indicates known locations of the cactus ferruginous pygmy-owl within three (3) miles of the site (a copy of the HDMS report is attached for reference).

c. The plan amendment site has not been surveyed for the cactus ferruginous pygmy-owl.

2. Pima Pineapple Cactus
 - a. The plan amendment site is not a Priority Conservation Area (PCA) for the Pima Pineapple Cactus.
 - b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Pima Pineapple Cactus within three (3) miles of the site (a copy of the HDMS report is attached for reference).
 - c. No (0) Pima Pineapple Cactus have been found on the property during informal site reconnaissance.
 - d. The plan amendment site has not been surveyed for the Pima Pineapple Cactus.
3. Needle-Spined Pineapple Cactus
 - a. The plan amendment site is not a Priority Conservation Area (PCA) for the Needle-Spined Pineapple Cactus.
 - b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Needle-Spined Pineapple Cactus within three (3) miles of the site (a copy of the HDMS report is attached for reference).
 - c. No (0) Needle-Spined Pineapple Cactus have been found on the property during informal site reconnaissance.
 - d. The plan amendment site has not been surveyed for the Needle-Spined Pineapple Cactus.
4. Western Burrowing Owl.
 - a. The plan amendment site is not within a Priority Conservation Area (PCA) for the Western Burrowing Owl
 - b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Western Burrowing Owl within three (3) miles of the site (a copy of the HDMS report is attached for reference).
 - c. No (0) Western Burrowing Owls have been found on the property during informal site reconnaissance.
 - d. The plan amendment site has not been surveyed for the Western Burrowing Owl.

Date: 4/19/2013 7:25:31 AM

[illegible]

Project locality is currently being scoped

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

Name	Common Name	FWS	USFS	BLM	State
Bat Colony					
<i>Dendrocygna bicolor</i>	Fulvous Whistling-Duck	SC			
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
<i>Leptonycteris curasoae yerbabuenae</i>	Lesser Long-nosed Bat	LE			WSC
<i>Myotis velifer</i>	Cave Myotis	SC		S	
<i>Tumamoca macdougallii</i>	Tumamoc Globeberry		S	S	SR

Arizona's On-line Environmental Review Tool

Search ID: 20130419020188

Project Name: Thornydale Cortaro

Date: 4/19/2013 7:25:31 AM

Please review the entire receipt for project type recommendations and/or species or location information and retain a copy for future reference. If any of the information you provided did not accurately reflect this project, or if project plans change, another review should be conducted, as this determination may not be valid.

Arizona's On-line Environmental Review Tool:

1. This On-line Environmental Review Tool inquiry has generated recommendations regarding the potential impacts of your project on Special Status Species (SSS) and other wildlife of Arizona. SSS include all U.S. Fish and Wildlife Service federally listed, U.S. Bureau of Land Management sensitive, U.S. Forest Service sensitive, and Arizona Game and Fish Department (Department) recognized species of concern.
2. These recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation). These recommendations are preliminary in scope, designed to provide early considerations for all species of wildlife, pertinent to the project type you entered.
3. This receipt, generated by the automated On-line Environmental Review Tool does not constitute an official project review by Department biologists and planners. Further coordination may be necessary as appropriate under the National Environmental Policy Act (NEPA) and/or the Endangered Species Act (ESA).

The U.S. Fish and Wildlife Service (USFWS) has regulatory authority over all federally listed species under the ESA. Contact USFWS Ecological Services Offices: <http://arizonaes.fws.gov/>.

Phoenix Main Office
2321 W. Royal Palm Road, Suite 103
Phoenix, AZ 85021
Phone 602-242-0210
Fax 602-242-2513

Tucson Sub-Office
201 North Bonita, Suite 141
Tucson, AZ 85745
Phone 520-670-6144
Fax 520-670-6154

Flagstaff Sub-Office
323 N. Leroux Street, Suite 101
Flagstaff, AZ 86001
Phone 928-226-0614
Fax 928-226-1099

Disclaimer:

1. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area.
2. The Department's Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there.
3. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HDMS data contains information about species occurrences that have actually been reported to the Department.

Arizona Game and Fish Department Mission

To conserve, enhance, and restore Arizona's diverse wildlife resources and habitats through aggressive protection and

management programs, and to provide wildlife resources and safe watercraft and off-highway vehicle recreation for the enjoyment, appreciation, and use by present and future generations.

Project Category: Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

Based on the project type entered; coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered; coordination with Arizona Department of Water Resources may be required (<http://www.water.az.gov/adwr/>)

Based on the project type entered; coordination with County Flood Control districts may be required.

Based on the project type entered; coordination with State Historic Preservation Office may be required
<http://azstateparks.com/SHPO/index.html>

Based on the project type entered; coordination with U.S. Army Corps of Engineers may be required
(<http://www.spl.usace.army.mil/regulatory/phonedir.html>)

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.

During planning and construction, minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g. microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g. livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before and after project activities to reduce the spread of invasive species. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture

Arizona's On-line Environmental Review Tool

Search ID: 20130419020188

Project Name: Thornydale Cortaro

Date: 4/19/2013 7:25:31 AM

website for restricted plants

<http://www.azda.gov/PSD/quarantine5.htm>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control:

<http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/h_f/hunting_rules.shtml.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (including spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources,

wetlands, streams, springs, and/or riparian habitats.

Planning: consider impacts of lighting intensity on mammals and birds and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefuna (snakes, lizards, tortoise) from entering ditches.

Project Location and/or Species recommendations:

Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact:

Ecological Services Office
US Fish and Wildlife Service
2321 W. Royal Palm Rd.
Phoenix, AZ 85021-4951
Phone: 602-242-0210

Arizona's On-line Environmental Review Tool
Search ID: 20130419020188
Project Name: Thornydale Cortaro
Date: 4/19/2013 7:25:31 AM

Fax: 602-242-2513

Heritage Data Management System records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area (refer to page 1 of the receipt). Please contact:
Arizona Department of Agriculture
1688 W Adams
Phoenix, AZ 85007
Phone: 602-542-4373

Recommendations Disclaimer:

1. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project.
2. These recommendations are proposed actions or guidelines to be considered during **preliminary project development**.
3. Additional site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. The Department is interested in the conservation of all fish and wildlife resources, including those Special Status Species listed on this receipt, and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
6. **Further coordination requires the submittal of this initialed and signed Environmental Review Receipt with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information**

(including site map).

7. Upon receiving information by AZGFD, please allow 30 days for completion of project reviews. Mail requests to:

**Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366**

Terms of Use

By using this site, you acknowledge that you have read and understand the terms of use. Department staff may revise these terms periodically. If you continue to use our website after we post changes to these terms, it will mean that you accept such changes. If at any time you do not wish to accept the Terms, you may choose not to use the website.

1. This Environmental Review and project planning website was developed and intended for the purpose of screening projects for potential impacts on resources of special concern. By indicating your agreement to the terms of use for this website, you warrant that you will not use this website for any other purpose.
2. Unauthorized attempts to upload information or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act .
3. The Department reserves the right at any time, without notice, to enhance, modify, alter, or suspend the website and to terminate or restrict your access to the website.
4. This Environmental Review is based on the project study area that was entered. The review must be redone if the project study area, location, or the type of project changes. If additional information becomes available, this review may need to be reconsidered.

Arizona's On-line Environmental Review Tool

Search ID: 20130419020188

Project Name: Thornydale Cortaro

Date: 4/19/2013 7:25:31 AM

5. A signed and initialed copy of the Environmental Review Receipt indicates that the entire receipt has been read by the signer of the Environmental Review Receipt.

Security:

The Environmental Review and project planning web application operates on a complex State computer system. This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system expressly consents to such monitoring and is advised that if such monitoring reveals possible evidence of criminal activity, system personnel may provide the evidence of such monitoring to law enforcement officials. Unauthorized attempts to upload or change information; to defeat or circumvent security measures; or to utilize this system for other than its intended purposes are prohibited.

This website maintains a record of each environmental review search result as well as all contact information. This information is maintained for internal tracking purposes. Information collected in this application will not be shared outside of the purposes of the Department.

If the Environmental Review Receipt and supporting material are not mailed to the Department or other appropriate agencies within six (6) months of the Project Review Receipt date, the receipt is considered to be null and void, and a new review must be initiated.

Print this Environmental Review Receipt using your Internet browser's print function and keep it for your records. Signature of this receipt indicates the signer has read and understands the information provided.

Signature: _____

Date: _____

Proposed Date of Implementation: _____

Please provide point of contact information regarding this Environmental Review.

Application or organization responsible for project implementation

Agency/organization: _____

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

Person Conducting Search (if not applicant)

Agency/organization: _____

Arizona's On-line Environmental Review Tool
Search ID: 20130419020188
Project Name: Thornydale Cortaro
Date: 4/19/2013 7:25:31 AM

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

David Petersen

From: JIM PORTNER <jportner@projectsintl.com>
Sent: Thursday, September 05, 2013 2:33 PM
To: David Petersen
Subject: Co7-13-04 Cortaro Farms Road
Attachments: Activity Log.Cortaro Farms Road.pdf; Email 1.rtf; Email 1 Response.rtf; Cover Letter.Cortaro.pdf; Fact Sheet.Cortaro.pdf; 4-24-13 Cortaro Comp Plan Set.pdf

David:

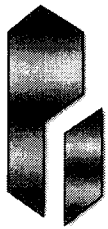
Here's the log for the Cortaro Farms Road site. Very few established HOA's and NONE of them located west of Thornydale adjacent to the property.

Here's the single email I received (it's in support), along with my response:

The general mailings contained color copies of the following items:

jp

Jim Portner, Principal
Projects International Inc.
Mailing Address:
P.O. Box 64056
Tucson, AZ 85728-4056
Street/Delivery Address:
10836 E. Armada Lane
Tucson, AZ 85749-9460
Office Phone 520.760.1976
Office Fax 520.760.1950
Cell Phone 520.850.0917



PROJECTS INTERNATIONAL, Inc.

CREATING COMMUNITIES
THROUGH DEVELOPMENT
OF HIGH-QUALITY PROJECTS

10850 N. Santa Rosa
Suite 100, Arizona, 85748-9800
Tel: 480-850-2700
Fax: 480-850-2701
www.projectsintl.com

TO: Nearby Property Owners and Neighborhood or Homeowners Associations
FROM: Jim Portner, Projects International, Inc.
DATE: July 26, 2013
RE: **Request to Amend the Pima County Comprehensive Plan**
55 Acres at the Northwest Corner of Thornydale Road @ Cortaro Farms Road

I'm sending you this packet of information because you own property, or are representative of a nearby homeowners or neighborhood association, within 1000' of a request we have filed to amend the Pima County Comprehensive Plan. This request pertains to the vacant 55-acre property located at the northwest corner of Thornydale Road and Cortaro Farms Road, kitty-corner from the Basha's grocery store and shopping center.

Please recognize that this current request to amend the Pima County Comprehensive Plan is not a specific development proposal or design and that no development is imminent. This is a conceptual exercise and a public review process that is required before we can proceed with any future detailed plans. At this time, we have only a conceptual idea that the property would include some form of commercial use at the immediate street corner and some form of residential use behind it. Such generalized thinking is appropriate at this stage, in that the focus of the Plan Amendment process is not final design, but instead the conceptual land-use category of the property in question and whether the proposed category is appropriate given the surrounding context and the trends of the area.

After this Plan Amendment process -- and before any actual development can ever occur -- an entirely separate and subsequent *Rezoning* application is required. This is another public process, wherein you will be formally notified and be allowed to offer your comments and opinions and to attend public hearings before the Planning & Zoning Commission and the Board of Supervisors. It is at this *Rezoning* stage that we must come forward with a specific plan of the development, its commercial or residential particulars, together with a specific design and all of the detailed engineering, drainage, and traffic analyses necessary to fully address the impacts of the proposed project and to insure that the developer is held accountable for whatever street improvements, drainage provisions, buffers, etc. are necessary to safeguard surrounding properties.

The purpose of this mailing is to simply provide you with an information packet on our plan amendment request and to offer you my name and contact information for any questions or comments you may have. Enclosed you will find the following informational materials:

- A Fact & Information Sheet describing the major points of the plan amendment request
- A set of three (3) exhibits illustrating the site, it's surroundings, and a conceptual framework plan of the generalized land-use components we envision for it

I am the project manager for this application to amend the comprehensive plan. The request was submitted on behalf of Red Point Development, Inc., which has its offices in the Sunnyvale Office Plaza (at the corner of Thornydale and Hardy Road) and which has developed numerous residential and commercial projects within the Thornydale Road corridor over the past twenty-five years.

I encourage you to call or email me with any questions you might have. My cell phone number is 850.0917 and my email is jportner@projectsintl.com. I am also happy to meet with you personally at your request.

Please be advised that a public hearing on this item will occur before the Planning & Zoning Commission on August 28, 2013. You will receive a separate notice about the hearing directly from Pima County. I wanted you to receive the enclosed information before the County's mailing, since it does not provide a great deal of detail.

I look forward to hearing from you.

P.S. -- This mailing has been sent to a list of surrounding property owners that was generated by Pima County using property-ownership information on file with the Pima County Assessor's Office. I apologize if the name or address information on your envelope is incorrect in any way.

Fact & Information Sheet

Application & Request to Amend the Pima County Comprehensive Plan Thornydale Road @ Cortaro Farms Road

- **Property Location:** at the immediate northwest corner of the intersection of Thornydale Road and Cortaro Farms Road.
- **Property Size:** 55 acres.
- **Existing Use of the Property:** the property is vacant.
- **Existing Comprehensive Plan Designation:** *Low Intensity Urban (LIU)*.
- **Proposed/Requested Comprehensive Plan Designation:** a mixture of *Neighborhood Activity Center (NAC)* at the immediate corner of the street intersection, together with *Medium Intensity Urban (MIU)* on the remainder of the property.
- **Existing Comprehensive Plan Designation of Adjacent Properties:** *Medium Intensity Urban (MIU)* to the west (Cortaro Ridge residential subdivision), southwest (Orangewood North subdivision) and east (Sunnyvale subdivision); *MIU* is also in place to the south (vacant property across Cortaro Farms Road); *Low-Intensity Urban (LIU)* to the north (Tucson Audubon Society), east (vacant property and Bach's Nursery across Thornydale Road), and south (existing rental homes); *Community Activity Center (CAC)* to the east (Circle K), southeast (Wells Fargo Bank and Basha's Shopping Center), and south (Diamond Shamrock).
- **Consistency of Requested Designation with that of the Surrounding Properties:** the requested *Medium Intensity Urban (MIU)* designation is identical to the *MIU* of the existing residential subdivisions to the west, southwest, and east. The proposed *Neighborhood Activity Center (NAC)* component will mirror the existing concentration of *NAC* designations for the properties surrounding the intersection of Thornydale Road and Cortaro Farms Road.
- **Impact on Traffic, Drainage:** the plan-amendment process involves no specific design or plan of development for the site and no development is imminent. This is a conceptual land-use designation only. Furthermore, no development can occur on the property until a wholly separate and future *Rezoning* process is undertaken, at which time a specific plan of the development and specific project design is provided, together with all of the detailed engineering, drainage, and traffic analyses necessary to fully identify and address all impacts.
- **Public Process:** some time in early August, you will receive a separate notice in the mail from Pima County on this plan amendment request. A public hearing will be held on the matter before the Planning & Zoning Commission on August 28, 2013.
- **Contact Information:** please contact Jim Portner of Projects International, inc. with any questions or comments you might have at cell phone 520.850.0917 or by way of email at jportner@projectsintl.com. I am also glad to meet with you personally, at your convenience, to discuss this request.

This is an information/fact sheet prepared by Jim Portner of Projects International, Inc. on behalf of Red Point Development, Inc. It is intended to communicate the major points of this request to amend the Pima County Comprehensive Plan. Further detail is contained in other elements of this information packet.

Log of Neighborhood & Property Owner Outreach Activities

NWC of Cortaro Farms Road & Thornydale Road
Comprehensive Plan Amendment Request: LIU to MIU & NAC

Entry #	Date	Description of Activity
1	7/5/13	Due to absence of registered Neighborhood Associations in the vicinity, commence research as to existing/incorporated homeowners association groups. Begin identifying leadership figures for initial contact and discussions through search of available public records. Identify only the following two (2) HOA's in the area from corporation commission filings: Sunnyvale and Hardyvale I. Determine that <u>no</u> HOA's exist for the nearby Cortaro Ridge, Orangewood North, or Ranchitos Norte subdivisions.
2	7/10/13	Determine that the Sunnyvale HOA is managed by Cadden Community Management in c/o a Mr. David Phillips. No email address available, so I mail him a full packet of info and request a meeting with the HOA leadership.
	7/16/13	Call Cadden to follow-up with Mr. Phillips. Am told that Ms. Annette Gardner now manages the Sunnyvale HOA. Get her email address and send her electronic versions of all materials and, again, request a meeting with the leadership.
	7/18/13	Receive an email from Ms. Gardner saying that she's forward all info to the leadership and is waiting for a response from them regarding a meeting, etc.
	7/29/13	After inquiring again, receive an email saying no response received from the board.

Entry #	Date	Description of Activity
3	7/12/13	Determine from public records that a Mr. Richard Booth is the president of record of the Hardyvale I HOA . Obtain only his mailing address.
	7/16/13	Mail Mr. Booth a complete packet of information, along with a request to meet with him and/or his board leadership to discuss questions, concerns, etc.
	7/30/13	Receive a phone call from Mr. Booth. A very nice man. Only wanted to know the process involved and said he did not have any significant concerns. Said he would forward the information onto the other leaders and let me know if any of them desired a meeting, which he expected would not be necessary. No further response received.
4	7/26/13	<p>After the above attempts to make advanced contact with HOA leadership figures, complete a comprehensive mailing to all property owners within Pima County notification area for the plan amendment request (using the notification list as generated by County staff).</p> <p>Number of pieces mailed: 405 Contents of packets mailed: cover letter (including an explanation of the plan amendment, along with my personal cell phone number and email address, a request that they contact me with any comments or questions, and an offer to meet with them personally at their convenience); a Fact Sheet; a set of three (3) color graphic exhibits/maps (aerial photo/context map, comprehensive plan map, and proposed framework plan and conceptual description of intended development).</p> <p>The above mailing was timed so that the property owners would receive the materials approximately 30 days prior to the originally scheduled Planning & Zoning Commission public hearing on August 28, 2013.</p>

Entry #	Date	Description of Activity
5	7/29/13	As a follow-up to the general mailing, receive an email from a Francois and Debbie Dessalles, indicating their full support for our comp plan amendment and that they believe development of the area will help improve the general quality of life, increase property values, etc. They also indicate that they hope it will spur additional/needed RTA road improvements in the area.
	30/30/13	I respond via email, thank them for their support, and provide general timeframes for the development (assuming comp plan approval) and thoughts on the RTA issue.
6	8/26/13	As follow-up to the general mailing, receive a phone call from a Seymour Laver (sp?) to discuss the property. He is very cordial and wants me to know that a lot of people in that area are hoping that the property, or at least a good part of it, could be set aside as a sort of wildlife preserve. He said that there's a lot of wildlife that "come down the wash" and people would like to see that maintained. A very pleasant man. Also mentioned that development of the property might lower the water table, which was a concern years ago when the water company wanted to drill a new potable well there.

From: dessalles01@comcast.net
Date: July 29, 2013 3:50:46 PM MST
To: jportner@projectsintl.com
Cc: dessalles01@comcast.net
Subject: **amendment**

Dear Mr Portner

First of all, thanks for the heads up on your plan at Thornydale and Cortaro....As long time residents of this neighborhood, we truly believe that a new development would improve our quality of life

and increase our property values...Therefore, we fully support this amendment and hope it comes to fruition...

Our question to you is: while you stated that no construction is imminent, when do you hope and or anticipate reaching the start of an actual development, and what is the typical timeline for this type of project?

On a separate issue, we hope that your upcoming project will trigger a decision by the RTA to finally proceed with the widening of the last segment on Cortaro between Thornydale and Camino del Oeste, a project that has been "temporarily on hold" for the longest time...

In the meantime, we like to wish you best of luck on your new endeavor, as we look forward to more details in the near future....

Sincerely

Francois & Debbie Dessalles

From: JIM PORTNER <jportner@projectsintl.com>
Date: July 30, 2013 9:56:45 AM MST
To: dessalles01@comcast.net
Subject: **Re: amendment**

Francois & Debbie:

Thank you so much for your email and for your expression of support. So often in this business, I'm confronted with individuals who just don't want to see anything change in their neighborhood and who, as such, almost automatically oppose any new development. So your email was very refreshing.

As far as a typical development timeline, this comp plan amendment is the first phase of the County's required process and, if we're successful, we would be wrapped up with it sometime near the end of this calendar year or, at the latest, January of 2014. If we're successful, and if we then determine that the market timing is right and choose to proceed directly into the rezoning process, that whole ball of wax would take us another 9 months to a year, putting us at the end of 2014. If we're successful with the rezoning and we then go right into final engineering drawings and construction permits, we're looking at another 6-8 months of County process. In short, what I'm saying is this: if all went well and we went directly from one phase to the next, we'd actually commence construction around the third quarter of 2015, i.e. about 2 years from now.

Regarding the RTA, we (like you) would like to see the County finally commence their last segment of Cortaro Farms Road. A project like ours moving forward is a good impetus toward that goal and would allow us to lobby the County appropriately. It might also help trigger the Thornydale Road improvement from CF Road up to Linda Vista, which is another RTA segment that has been languishing but which is also very necessary.

I hope I've answered your questions. Please feel free to email me or call on my cell if you have any further comments or questions. And thank you again for your kind note.

jp

On Jul 29, 2013, at 3:50 PM, dessalles01@comcast.net wrote:

Dear Mr Portner

First of all, thanks for the heads up on your plan at Thornydale and Cortaro....As long time residents of this neighborhood, we truly believe that a new development would improve our quality of life

and increase our property values...Therefore, we fully support this amendment and hope it comes to fruition...

Our question to you is: while you stated that no construction is imminent, when do you hope and or anticipate reaching the start of an actual development, and what is the typical timeline for this type of project?

On a separate issue, we hope that your upcoming project will trigger a decision by the RTA to finally proceed with the widening of the last segment on Cortaro between Thornydale and Camino del Oeste, a project that has been "temporarily on hold" for the longest time...

In the meantime, we like to wish you best of luck on your new endeavor, as we look forward to more details in the near future....

Sincerely

Francois & Debbie Dessalles

Jim Portner, Principal
Projects International Inc.

Mailing Address:

P.O. Box 64056
Tucson, AZ 85728-4056

Street/Delivery Address:

10836 E. Armada Lane
Tucson, AZ 85749-9460

Office Phone 520.760.1976

Office Fax 520.760.1950

Cell Phone 520.850.0917



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: September 17, 2013

TO: Planning & Zoning Commission

FROM: David Petersen, Senior Planner *D.P.*

SUBJECT: Co7-13-04 Pacific International Properties, LLP - N. Thornydale Road Plan Amendment

Staff received the attached comments from the U.S. Fish and Wildlife Service on September 16, 2013. The comments were received too late to include in the staff report.

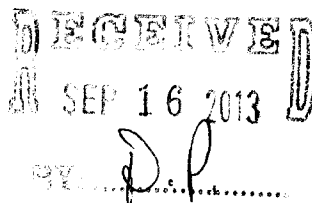


MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: July 24, 2013

TO: United States Fish and Wildlife Service
201 N. Bonita Ave., Suite 141
Tucson, AZ 85745



FROM: David Peterson, Senior Planner

SUBJECT: Comprehensive Plan Amendment request for your review and comments
Case: Co7-13-04 Pacific International Properties, LLP - N. Thornydale Road Plan Amendment

USFWS

Reviewer: Scott Richardson

Address: 201 N. Bonita Ave., Suite 141 Tucson, AZ 85745

Phone: (520) 670-6144 x 242

E-mail: scott_Richardson@fws.gov

☐ No Concerns relating to the subject property

☒ Yes Concerns relating to the subject property

Description of species impacted, concerns and suggested mitigation measures:

The species potentially impacted is the lesser long-nosed bat (*Leptonycteris curasoae yerbabuenae*), an endangered species listed under the Endangered Species Act, and the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*), a species formerly listed under the Endangered Species Act and a species covered under Pima County's Multi-Species Conservation Plan. The proposed amendment occurs in an area where lesser long-nosed bats have been documented foraging and moving between roosts and foraging areas. It is our recommendation that, if there are saguaros or agaves occurring within the parcel, that they be preserved in place or salvaged and replanted within the parcels. By so doing, there should be no net loss of lesser long-nosed bat forage resources.

With regard to the pygmy-owl, this parcel occurs in an area where various design elements have been incorporated into existing roadways and developments to reduce impacts to and facilitate movement by pygmy-owls. The proposed Comprehensive Plan amendment has the potential to render these actions ineffective. The pygmy-owl is a covered species under Pima County's MSCP and this area is a special species management area for the pygmy-owl under the existing Comprehensive Plan. We strongly recommend that the guidelines outlined within the CLS and Comprehensive Plan be applied to this parcel if the Comprehensive Plan amendment is granted, with no more than 20% of the parcel developed and the remaining 80% configured as natural open space in a way that maintains habitat connectivity as anticipated through existing development and transportation facilities. We recommend that this parcel complies with the CLS guidelines for the special species management designation.

Co7-13-04

**ADDITIONAL BACKUP MATERIAL NOT IN ORIGINAL
PLANNING AND ZONING COMMISSION PACKET**



September 24, 2013

Chairman William Matter and Commissioners
Pima County Planning and Zoning Commission
201 N. Stone Ave, 2nd Floor
Tucson, AZ 85701

Dear Chairman Matter and Commissioners:

This parcel falls into Conservation Lands System (CLS) categories of Multiple Use Management Area with Special Species Management Area overlaying the entire property. CLS guidelines call for an on-site conservation and/or off-site mitigation to occur if development commences. The property is adjacent to the Tucson Audubon Society (TAS) preserve on the northern boundary, and the TAS property borders Arthur Pack Regional Park, a large portion of which has been preserved for its important habitat to multiple species. Adhering to CLS guidelines will ensure a preservation of open space and connectivity among the property, preserve, and Regional Park.

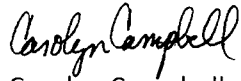
Staff has recommended approval of the plan amendment request from the applicant, and states that the CLS regulations apply. **We recommend that all CLS guidelines are committed to and fully implemented. As Special Species Management Area covers the entire property, an 80% mitigation ratio applies all 54.95 acres of the property.** The applicant states in their proposal that, they will “recogniz(e) applicable CLS

policies, the latter of which will be achieved through on-site set-asides or a combination of on-site and off-site mitigation”.

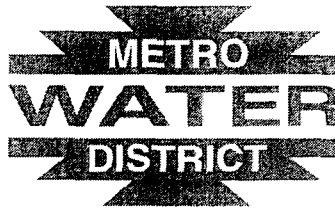
Additionally, we support the conclusions of the United States Fish & Wildlife Service that there should be no net loss of lesser long-nosed bat foraging resources as any saguaros or agaves should be preserved on the property. The USFWS also supports full implementation of the CLS guidelines.

Thank you again for the opportunity to comment on this Comprehensive Plan Amendment application. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Carolyn Campbell". The signature is fluid and cursive, with the first name "Carolyn" and last name "Campbell" clearly distinguishable.

Carolyn Campbell
Executive Director



September 23, 2013

David Petersen
Development Services Department-
Planning Division
201 North Stone Avenue, Second Floor
Tucson, AZ 85701

**Re: Pacific International Properties, LLP – N. Thornydale Road Plan Amendment
Comprehensive Plan Amendment
Co7-13-04**

Dear Mr. Petersen:

The Metropolitan Domestic Water Improvement District (MDWID) has reviewed the above-referenced comprehensive plan amendment and offers the following response.

1. The subject property is adjacent to the MDWID legal service area able to provide water. The MDWID has a 100-year assured water supply designation. It is the intent of the MDWID to supply potable water to the subject property upon demand.

Any onsite or offsite requirements deemed necessary to provide needed domestic and fire flow water supply will be determined at the time of improvement plan submittal or whenever application for water service is received. Pipe sizing and system augmentation, if necessary, will be based upon calculated demand for both domestic and fire flows as needed to adequately supply this area.

2. The MDWID has no objection to the above-referenced proposed Comprehensive Plan Amendment.

Please call me at 575-8100 should you need further assistance with regard to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Dinkel", is written over a horizontal line.

Timothy Dinkel
Development Supervisor

c: Charlie Maish, District Engineer / File
Signature File

Arlan Colton

From: Betty Stamper
Sent: Monday, September 23, 2013 12:15 PM
To: Arlan Colton
Cc: Carla Blackwell
Subject: FW: Website Feedback Form 2013-09-22 07:27 PM Submission Notification

C07-13-03

04
05
06

From: <notification@pima.gov>
Reply-To: <nancymiller007@gmail.com>
Date: Sun, 22 Sep 2013 19:27:43 -0700
To: <communicationsoffice@pima.gov>
Subject: Website Feedback Form 2013-09-22 07:27 PM Submission Notification

Website Feedback Form 2013-09-22 07:27 PM was submitted by Guest on 9/22/2013 7:27:43 PM (GMT-07:00) US/Arizona

Name	Value
First Name	Nancy
Last Name	Miller
Email	nancymiller007@gmail.com
Content graphics	Other Issue
Performance usability	Other Issue
Page_Link	https://webcms.pima.gov/website_feedback
Comments	I am a long-time resident of the Sunnyvale subdivision bordered by Hardy Road and Thornydale Road. I am writing to personally, and strongly, oppose any high-density residential or commercial development in the areas surrounding this subdivision. There is already too much. Stores that have been built remain empty. More would only add to the traffic, congestion, noise, and loss of wildlife. There are two development proposals currently being considered for just this type of development. The Tucson Audubon property is adjacent to one of them. Two schools are nearby. Please, Please voice opposition. Thank you.
Response requested	No

Thank you, Pima County, Arizona