

BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/5/2023

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

*Title:

P23CA00002 SBH SENDERO LP - REPEAL OF REZONING POLICY RP-110 PLAN AMENDMENT

*Introduction/Background:

SBH Sendero LP, represented by Lazarus & Silvyn, PC, requests a comprehensive plan amendment to repeal Rezoning Policy RP-110 Ajo Highway / Valencia Road. The policy covers approximately 883.30 acres on parcels 209-15-006J, 209-15-006L, 209-15-006M, 209-15-006P, 209-16-006H and 209-16-006J located south and west of the intersection of W. Ajo Highway and W. Valencia Road, in Sections 13 and 14, Township 15 South, Range 11 East, in the Southwest Planning Area.

*Discussion:

In 2010, the Sendero Pass Specific Plan was adopted, which included the RP-110 policies. Through this comprehensive plan amendment, the applicant proposes the repeal of RP-110 as these policies have been included the Sendero Pass Specific Plan. The repeal will grant the property owner the ability to follow-up with a Specific Plan amendment that will allow light industrial/employment uses or to update the current uses to better address market demands.

*Conclusion:

No changes are requested for the current land use designation, Planned Development Community (PDC). RP-110 still contains references to policies that may not be/are not consistent with a proposed specific plan amendment. Repealing RP-110 will remove this inconsistency.

*Recommendation:

Staff and the Planning and Zoning Commission recommend APPROVAL of the Repeal of Rezoning Policy RP-110 Ajo Highway / Valencia Road.

*Fiscal Impact:

*Board of Supervisor District:

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None

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Department: Development Services	Telephone: (520) 724-6675	
Contact: Anita McNamara, AICP, Senior Planner	Telephone: (520) 724-6692	
Department Director Signature:	h/	Date: 2-18-7-
Deputy County Administrator Signature:	> > > > > > > > > > > > > > > > > > > >	Date: 8/18/2023
County Administrator Signature:	gur	Date: O 12 ZUCB



TO:

Adelita Grijalva, Board Chair, Supervisor, District

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning Division

DATE:

August 15, 2023

SUBJECT:

P23CA00002 SBH SENDERO LP - REPEAL OF REZONING POLICY RP-110

PLAN AMENDMENT

The above referenced Comprehensive Plan amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY**, **SEPTEMBER 5**, **2023** hearing.

REQUEST:

For a Comprehensive Plan amendment to repeal Rezoning Policy RP-110 Ajo

Highway / Valencia Road, on approximately 883.30 acres (parcel numbers 209-15-006J, 209-15-006L, 209-15-006M, 209-15-006P, 209-16-006H and 209-16-006J) located south and west of the intersection of W. Ajo Highway and W. Valencia Road, in Sections 13 and 14, Township 15 South, Range 11 East, in the

Southwest Planning Area.

OWNER/

SBH Sendero LP

6720 N. Scottsdale Road, Suite 250

Paradise Valley, AZ 85253

AGENT:

Lazarus & Silvyn, P.C.

c/o Keri Silvyn & Robin Large 5983 E. Grant Road, Suite 290

Tucson, AZ 85712

DISTRICT:

5

STAFF CONTACT: Anita McNamara, AICP, Senior Planner

PUBLIC COMMENT TO DATE: As of August 15, 2023, staff has received no public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL TO REPEAL REZONING POLICY RP-110 AJO HIGHWAY / VALENCIA ROAD 8-1 (Commissioner Membrila voted Nay; Commissioner Maese was absent)

STAFF RECOMMENDATION: APPROVAL TO REPEAL REZONING POLICY RP-110 AJO HIGHWAY / VALENCIA ROAD

<u>MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS</u>: The subject site is located outside of the Maeveen Marie Behan Conservation Lands System.

TD/AM/ds Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P23CA00002 Page 1 of 2

FOR SEPTEMBER 5, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning Division

DATE:

August 15, 2023

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

<u>P23CA00002</u> <u>SBH SENDERO LP – REPEAL OF REZONING POLICY RP-110 PLAN</u> AMENDMENT

SBH Sendero LP, represented by Lazarus & Silvyn, PC, requests a comprehensive plan amendment to repeal Rezoning Policy RP-110 Ajo Highway / Valencia Road. The policy covers approximately 883.30 acres on parcels 209-15-006J, 209-15-006L, 209-15-006M, 209-15-006P, 209-16-006H and 209-16-006J located south and west of the intersection of W. Ajo Highway and W. Valencia Road, in Sections 13 and 14, Township 15 South, Range 11 East, in the Southwest Planning Area. On motion, the Planning and Zoning Commission voted to recommend APPROVAL TO REPEAL REZONING POLICY RP-110 AJO HIGHWAY / VALENCIA ROAD 8-1 (Commissioner Membrila voted Nay; Commissioner Maese was absent). Staff recommends APPROVAL.

(District 5)

Planning and Zoning Commission Public Hearing Summary (June 28, 2023)

Staff presented information on the plan amendment request and stated that the recommendation was to repeal the rezoning policies that will allow the applicant to follow-up with a Specific Plan amendment.

The applicant gave an overview of the amendment site and spoke regarding the repeal of the RP-110 rezoning policies, which will allow the owner to pursue a Specific Plan Amendment. The comprehensive plan amendment will allow for industrial/employment type uses or will allow for an update to the current uses to meet market demands. The RP-110 policies were rolled into the specific plan when the Sendero Pass Specific Plan was adopted in 2010. The policies are outdated, and the 2015 Comprehensive Plan provides that once a specific plan is adopted, the Rezoning Policies are no longer applicable.

The commission opened the public hearing. No one requested to speak.

A commissioner asked the applicant if the amendment site is adjacent to the Pomegranate

P23CA00002 Page 2 of 2

Specific Plan. The applicant replied that yes, the Pomegranate Farms aka Wildflower development is directly east of the amendment site.

The commission closed the public hearing.

Commissioner Gungle made a motion to recommend APPROVAL of the plan amendment to repeal Rezoning Policy RP-110 Ajo Highway / Valencia Road; Commissioner Cook gave second.

Upon a roll call vote, the motion to recommend **APPROVAL** passed 8-1 (Commissioner Membrila voted Nay; Commissioner Maese was absent).

TD/AM/ds Attachments

c: SBH Sendero LP Keri Silvyn & Robin Large



C. Department of Transportation:

- Rezoning and specific plan application submittals are discouraged, but not prohibited, prior to completion of the Southwest Infrastructure Plan (SWIP) and acceptance of the SWIP by the Board of Supervisors. It is intended that the SWIP will guide development in the amendment area, including the provision of a funding mechanism to provide the required transportation infrastructure; therefore, prior rezoning and specific plan application submittals shall be recommended by staff for continuance.
- 2. All public and private developments shall submit a Traffic Impact Study (TIS) along with the site analysis at the time of application for rezoning or specific plan request, or with the first submittal of a tentative plat or development plan if no rezoning is sought. The purpose of the TIS is to evaluate the impact of the development-generated traffic on the transportation system. The TIS shall be prepared in conformance with Pima County Department of Transportation requirements.
- All projects shall be designed in such a way as to promote both internal and external
 vehicular circulation and to more evenly distribute traffic throughout the area and on the
 major transportation facilities.
- 4. Right-of-way necessary for public transportation facilities within the property shall be dedicated to Pima County at no cost.
- D. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

BP-109 Reserved

RP-110 Ajo Highway / Valencia Road (SW)

*See bolded note on specific plans on page 9.19

General location

On the south side of W. Ajo Highway, east of the S. Postvale Road Alignment and south of the intersection of Ajo Highway and Valencia Road in Sections 13 and 14 of Township 15 South, Range 11 East (Ref. Co7-06-14).

Policies

A. Comprehensive Planning



- 1. The "floating" portion of the Community Activity Center (CAC) planned land use designation shall constitute, at a minimum, 50 acres of the amendment site, shall be located outside of RT planned land use designations, and shall accommodate residential and non-residential uses in a mixed use configuration. In recognition that commercial uses typically follow residential development, an appropriate amount of CAC area shall be reserved for non-residential uses. At a minimum, 30 acres of the floating CAC planned land use acreage shall be located in proximity to the south half of the east section line and an arterial or collector road to sustain transit and mixed use, compact development including, but not limited to retail, office, and residential uses. However, the specific locations and designations of the floating CAC planned land use area(s) shall be determined at the time of rezoning.
- Higher residential densities, promoting compact development, shall be concentrated in the vicinity of arterial and collector roads and in and around Community Activity Centers to promote and take advantage of alternate transportation modes and nearby services and employment.
- Use of specific plans is encouraged to establish versatile, cost-effective, and environmentally sound development regulations which result in sustainable community development.
- 4. In order to promote land use compatibility with the operations of Ryan Airfield: (1) residential development shall not be located within the (non-floating) Community Activity Center planned land use designation at the northeast corner of the plan amendment area; (2) within the Low Intensity Urban 3.0 (LIU 3.0) planned land use designation adjacent to Ajo Highway, residential development shall not exceed a gross density of three residences per acre (RAC) and shall be grouped in clusters with open space in between groups; (3) within the Low Intensity Urban 3.0 (LIU 3.0) planned land use designation aligned with the cross-wind runway, residential development shall comply with density restrictions of the Airport Environs and Facilities Zone, if applicable, and shall not otherwise exceed a gross density of three residences per acre (RAC), shall transition from lower density in the north to higher-density in the south, and shall be grouped in clusters with open space in between groups; and (4) the Resource Transition (RT) planned land use designation aligned with the cross-wind runway shall be open space, with no residential development or uses which result in the congregation of large numbers of people. However, the specific locations and types of any proposed recreational uses within the RT planned land use designation shall be determined at the time of rezoning. No recreational uses shall be permitted within the Runway Safety Zone of the Airport Environs and Facilities Zone. [Note: Land Use notations refer to 2001 Pima County Comprehensive Plan, as amended].



- 5. The developers shall include disclosure statements regarding Ryan Airfield in all sales contracts, public reports, and the recorded covenants. The developers shall also establish aviation easements relative to Ryan Airfield. The specific language for inclusion in the disclosure statements and the enactment of the aviation easements shall be coordinated with the Tucson Airport Authority. Land use restrictions shall be coordinated with Ryan Airfield operations to ensure compatibility of proposed land uses with current and projected future airport operations.
- A landscaped pedestrian and bikeway system, physically separated from roadways and highways, shall link residential areas, activity centers, recreation areas, transit nodes, major employment centers, and other amenities.

B. Regional Flood Control District

- All public and private developments shall submit a Master Watershed and Drainage Study along with the site analysis for review and approval by the Pima County Regional Flood Control District at the time of application for rezoning or specific plan request or with the submittal of a tentative plat or development plan if no rezoning is sought. This report shall address: [Note: Land Use notations refer to 2001 Pima County Comprehensive Plan, as amended].
 - Proposed uses.
 - Design flows, floodplains, erosion hazard setbacks, 100-year water surface elevations for all lots, and detention/retention requirements.
 - The design of onsite and offsite improvements identified in the Southwest Infrastructure Plan and any others identified by the applicant and/or the Flood Control District including at a minimum channels, basins, and wash crossings.
 - Evaluation of offsite improvements based upon feasibility including acquisition of State land, which has been difficult in the past.
 - Financing of proposed improvements.
 - Project phasing that demonstrates that each phase will be flood free and be served by all-weather access, which shall be based upon the fact that flood control improvement as-built drawings must be approved by FEMA prior to occupancy.
 - All-weather access.
 - Riparian areas and mitigation.
 - The need for FEMA and Army Corps of Engineers permit requirements.
- 2. A complete Drainage Report shall be required for proposed rezonings and specific plans and subsequent submittals which identify proposed uses, any necessary offsite



improvements including structural flood control facilities, wash crossings, and riparian habitat mitigation and restoration plans.

- Flood control facility and riparian mitigation and restoration plans shall consider multiuse recreational opportunities and be developed in cooperation with the Natural Resources, Parks and Recreation Department.
- 4. Due to the proposed land use intensities and severe flood and erosion hazards, flood control improvements shall be constructed with concrete, gunite, soil cement, or other structural methods. Earthen channels shall not be allowed unless approved by the Chief Engineer.
- 5. A preliminary development plan showing proposed uses for proposed rezonings and specific plans and a site plan showing proposed uses for proposed subdivision plats, development plans, and building permits shall be submitted to the Pima County Regional Flood Control District to determine if any uses are prohibited or require a special design, and to determine whether additional engineering information or offsite drainage improvements are necessary.

C. Department of Transportation

- Rezoning and specific plan application submittals are discouraged, but not prohibited, prior to completion of the Southwest Infrastructure Plan (SWIP) and acceptance of the SWIP by the Board of Supervisors. It is intended that the SWIP will guide development in the amendment area, including the provision of a funding mechanism to provide the required transportation infrastructure; therefore, prior rezoning and specific plan application submittals shall be recommended by staff for continuance.
- 2. All public and private developments shall submit a Traffic Impact Study (TIS) along with the site analysis at the time of application for rezoning or specific plan request, or with the first submittal of a tentative plat or development plan if no rezoning is sought. The purpose of the TIS is to evaluate the impact of the development-generated traffic on the transportation system. The TIS shall be prepared in conformance with Pima County Department of Transportation requirements.
- All projects shall be designed in such a way as to promote both internal and external
 vehicular circulation and to more evenly distribute traffic throughout the area and on the
 major transportation facilities.
- Right-of-way necessary for public transportation facilities within the property shall be dedicated to Pima County at no cost.



D. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

RP-111 Reserved

RP-112 Ryan Airfield-area Mixed-Use Employment Center (SW)

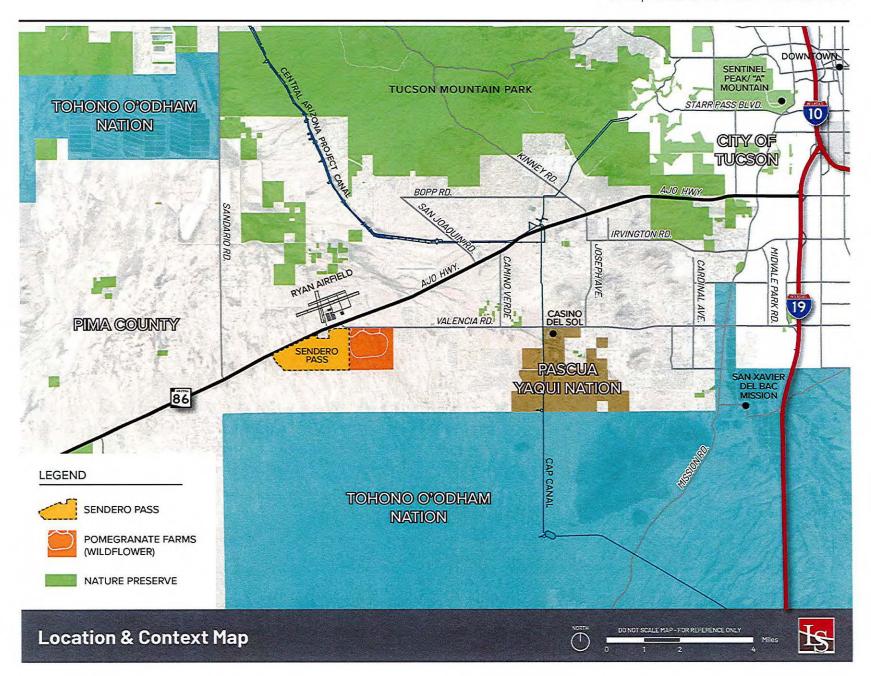
General location

North and south of Ajo Highway, west of Spencer Avenue and east of Sandario Road, in Sections 12, 14, 15, 22, 23, and 24 of Township 15 South, Range 11 East; Sections 3, 4, 5, 7, 8, 9, 17, 19, and 20 of Township 15 South, Range 12 East; and Section 35 of Township 14 South, Range 12 East (Ref. Co7-07-32, Resolution 2009-60).

Policies

- A. Comprehensive Planning [Note: Land Use notations refer to 2001 Pima County Comprehensive Plan, as amended].
 - 1. The inventory of the Urban Industrial (I) planned land use designations shall be maintained to enhance the potential for an employment center. Residential uses are incompatible with the Urban Industrial planned land use designations.
 - Higher residential densities shall be concentrated in the vicinity of arterial and collector roads and in and around Community Activity Centers to promote and take advantage of alternate transportation modes and nearby services and employment.
 - 3. Special Area Policy S-17 Tonono O'odham Boundary (San Xavier District) shall be extended west to Sandario Road within the proposed Medium Intensity Urban (MIU) planned land use designations of Sections 22 and 23, Township 15 South, Range 11 East, consistent with the provisions of Policy Subsection "C" which states, "Expansion of Special Area Designation: If the event future land use plan amendments designate additional urban land use intensities along the boundary, this special area will be extended to include those areas and all provisions of this special area shall apply."
 - 4. "Floating" Community Activity Center (CAC) planned land use designations shall constitute, at a minimum, a total of 240 acres of the amendment site and shall be located outside of Resource Sensitive (RS) planned land use designations south of Valencia Road and Ajo Highway. The floating CAC areas shall accommodate residential and non-residential uses in a mixed use configuration. In recognition that commercial uses typically follow residential development, an appropriate amount of CAC area shall be reserved for non-residential uses. A minimum of 50 acres of the floating CAC shall be

Sendero Pass Comprehensive Plan Amendment





2023 PLAN AMENDMENT PROGRAM



PLANNING AND ZONING COMMISSION STAFF REPORT

HEARING DATE	June 28, 2023	
CASE	P23CA00002 SBH SENDERO LP – REPEAL OF REZONING POLICY RP-110 PLAN AMENDMENT	
PLANNING AREA	Southwest	
DISTRICT	5	
LOCATION	South and west of the intersection of W. Ajo Highway and W. Valencia Road, addressed as 10585 and 10895 W. Ajo Highway; and 9441 and 9551 W. Valencia Road	
REQUEST	QUEST Repeal Rezoning Policy RP-110 Ajo Highway/Valencia Road, on approximately 883.30 acres	
OWNER	SBH Sendero LP	
AGENT	DEIH Architecture, c/o Lazarus & Silvyn, P.C., Robin Large, AICP	

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

"In 2010 when the (Sendero Pass) Specific Plan was adopted, Comprehensive Plan policies (Rezoning Policy 110 or "RP-110") applied to the Property, and those policies were required to be incorporated into the Specific Plan. In 2015, the County updated its Comprehensive Plan, and the Comprehensive Plan land use designation was changed to Planned Development Community ("PDC") to reflect the Specific Plan. While RP-110 policies continued to exist, the Specific Plan had already adopted those policies within its regulatory framework."

STAFF REPORT:

Staff recommends **APPROVAL** of the comprehensive plan amendment to repeal Rezoning Policy 110 (RP-110) Ajo Highway/Valencia Road. No change to the Planned Development Community (PDC) land use designation is proposed.

Background

The 833.33-acre amendment site is located south and west of the intersection of W. Ajo Highway and W. Valencia Road and is currently undeveloped. The subject property's current comprehensive plan land use designation is Planned Development Community (PDC), which was adopted in 2015 in the current Comprehensive Plan Pima Prospers. Previously, under comprehensive plan amendment Co7-06-14 Arizona Board of Regents/Tucson 738 LLC – West Ajo Highway Major Plan Amendment, the property's land use designation was changed to Community Activity Center (CAC), Low Intensity Urban 3.0 (LIU-3.0 – 3 residences per acre (RAC) maximum), Medium Intensity Urban (MIU – 10 RAC maximum) and Resource Transition (RT). In 2010, the Sendero Pass Specific Plan was adopted, which included the RP-110 policies. Through this comprehensive plan amendment, the applicant proposes the repeal of RP-110 as these policies have been included the Sendero Pass Specific Plan. The repeal will grant the property owner the ability to follow-up with a Specific Plan amendment that will allow light

industrial/employment uses or to update the current uses to better address current market demands.

Rezoning Policy 110 (RP-110) Ajo Highway/Valencia Road includes comprehensive planning strategies such as establishing a minimum area sizes for both a residential area and a commercial area, promoting compact development near existing and planned arterials and the established and "floating" Community Activity Centers, encouraging the adoption of specific plans, addressing land use compatibility with Ryan Airfield, requiring disclosure of proximity to Ryan Airfield and establishment of avigation easements, and linkages for modes of transportation. Additional policies address flood and drainage issues and transportation infrastructure improvements.

However, since the adoption of the Specific Plan, FEMA has issued a Letter of Map Revision to update the Flood Zone from A (no Base Flood Elevations established) to Zone X Shaded (minimal risk area outside the 1% and 0.2% flood area) for most of the property with a small portion along W. Ajo Highway remaining in Flood Zone A. In addition, the Board of Supervisors approved the Southwest Infrastructure Plan in 2009.

Plan Amendment Criteria

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

Growing Smarter Acts

N/A

Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

The site is covered under aforementioned Rezoning Policy RP-110. Special Area Policy S-29, Southwest Infrastructure Plan (SWIP) Area (SW), applies to the property. The Southwest Infrastructure Plan (SWIP) is used to guide needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities and requires the use of sustainable principles for all new development.

Maeveen Marie Behan Conservation Lands System (CLS)

The amendment site is located outside the CLS.

Oversights, Inconsistencies, or Land Use Related Inequities/Changes

The Rezoning Policies were originally enacted under comprehensive plan amendment case Co7-06-14, to address land use compatibility, infrastructures challenges and to encourage compact, mixed-use development patterns. In 2010, the Sendero Pass Specific Plan was adopted. The Specific Plan incorporated the entirety of RP-110.

When the Comprehensive Plan was updated in 2015 (Pima Prospers), the land use designation on the subject property was changed to Planned Development Community (PDC) to reflect that a Specific Plan applied to the property. RP-110 still contains references to policies that may not be/are not consistent with a proposed specific plan amendment. Repealing RP-110 will remove this inconsistency.

DEPARTMENT/AGENCY COMMENTS:

Department of Transportation

This comprehensive plan amendment request is to repeal in its entirety rezoning policies (RP) 110 Ajo Highway / Valencia Road (SW) applicable to the Sendero Pass Specific Plan, located south of the Ajo highway and Valencia Road intersection. The applicant seeks to allow for light

industrial uses or to reconfigure the current Specific Plan for a mix of housing and commercial uses through a Specific Plan amendment.

The Department of Transportation has no objection to the request to repeal RP-110 and recommends approval given that those policies are already incorporated into the Specific Plan that was approved by the Board of Supervisors in 2010. When the specific plan is amended and submitted to Pima County, the Department of Transportation will evaluate the proposed uses and revise or add any conditions necessary to address the impacts of the new specific plan.

Regional Flood Control District

The District reviewed the comprehensive plan amendment and had no comments.

Regional Wastewater Reclamation Department

The Planning Unit of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the request and offers the following comments for your use.

Sewer service is available in the existing jointly constructed 18-inch and 24-inch gravity sewer that runs across the eastern portion of Ryan AFB and is tributary to the Avra Valley Water Reclamation Facility.

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

Environmental Planning Division

OSC-Environmental Planning has no comments to offer as the subject property lies outside the Maeveen Marie Behan Conservation Lands System (CLS).

Cultural Resources & Historic Preservation Division

The division reviewed the comprehensive plan amendment request and has no comments.

Natural Resources, Parks and Recreation

NRPR has no comments on this plan (this development does not link to any current or planned NRPR managed lands/parks/trails).

U.S. Fish and Wildlife Service

Habitat on this property may support federally listed or sensitive species such as, but not limited to, the Pima pineapple cactus (Coryphantha scheeri var. robustispina), the cactus ferruginous pygmy owl (Glaucidium brasilianum cactorum), lesser long-nosed bats (Leptonycteris curasoae yerbabuena), the Sonoran desert tortoise (Gopherus morafkai), or the Tucson shovel-nosed snake (Chionactis annulata klauberi). Other species of potential conservation concern in this region are identified in the Pima County Multi-Species Conservation Plan at: https://www.pima.gov/635/Multi-Species-Conservation-Plan, by clicking on the "Species" tab. Contact USFWS for any future rezoning/specific plan action.

Tucson Airport Authority (Ryan Field)

This site lies within the Ryan Airfield Avigation Easement and Airport Public Disclosure zone, Federal Aviation Administration (FAA) traffic pattern airspace, and within FAA Part 77 airspace. The current Master Plan for Ryan Airfield, adopted in December 2020, has identified future projects to extend the main runway (6R/24L) from its current length of 5,500 feet to a new length

of 6,300 feet (likely within the next five years), with the goal of further extending and widening the runway to a total length of 8,300 feet within 20+ years. The Tucson Airport Authority anticipates extending the runway to a length of 6,300 feet will result in additional and larger jet aircraft deciding to regularly operate out of Ryan Airfield. This change in aircraft fleet mix, from small general aviation aircraft and into larger jet aircraft, has the potential for the existing sound contours to dramatically increase in area, to potentially increase the associated sound levels in the vicinity of Ryan Airfield, to potentially change the current aircraft flight patterns, and to potentially increase the frequency that aircraft viewed in the vicinity.

Below are the responses that the Federal Aviation Administration (FAA) Notice Criteria Tool provided for this proposed project:

- 1) Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.
- 2) 77.9(b) by 26 ft. The nearest airport is RYN, and the nearest runway is 6R/24L.
- 3) The FAA requests that you file

Please note that the Tucson Airport Authority used a structure height of 25 feet for the Notice Criteria Tool.

The Tucson Airport Authority has no objections to the subject request contingent upon the Tucson Airport Authority being contacted for any future rezoning/specific plan action. Items to be addressed at the time of rezoning/specific plan include execution and recording of an Avigation Easement, filing FAA form 7460 if required, inclusion in HOA CC&Rs of requirements for noise attenuation, acknowledgement of aircraft operations, and disclosures.

Metropolitan Water District

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

The original specific plan contemplated an average daily water demand of 1,275,998 gal, or roughly 1,429 acre-feet per year. The District's Designation of Assured Water Supply (DAWS) for the Metro Southwest – Diablo Village service area includes a modeled demand of 1,474.18 acrefeet per year for Sendero Pass.

Should the proposed water demands increase with the proposed land uses, an additional, permanent water supply would need to be transferred to Metro Water along with the associated infrastructure to convey such water to the service area. "Permanent water" is water transferred in ownership to the District. Additionally, the demonstration of physical availability and the DAWS would need to be amended to reflect the increased water resources available for development in accordance with Arizona Department of Water Resources requirements.

Type 2 rights or credits are not acceptable forms of permanent water supplies. Similarly, as noted in the attached memorandum dated July 30, 2018, due to the temporal nature, restrictions on use, and uncertainties, wheeling agreements and associated facilities cannot be used as the water supply for development. Metro Water considers wheeled water as deploying our renewable water resources in a sustainable manner and to prevent future aquifer declines in the Metro Water - Diablo Village service area.

SunTran

SunTran had no comments.

Western Area Power Administration

WAPA had no comments.

ADOT

The Department had no comments.

TRICO

The utility had no comments.

Three Points Fire District

The district had no comments.

Kitt Peak

The observatory had no comments.

Pascua Yaqui Tribe

The tribe had no comments.

San Xavier Indian Reservation

The reservation had no comments.

PUBLIC COMMENT:

As of June 13, 2023, staff has received no public comments regarding this amendment request.

Published and mailed notice of the proposal along with the website posting of this staff report will occur a minimum of fifteen (15) days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

Respectfully submitted,

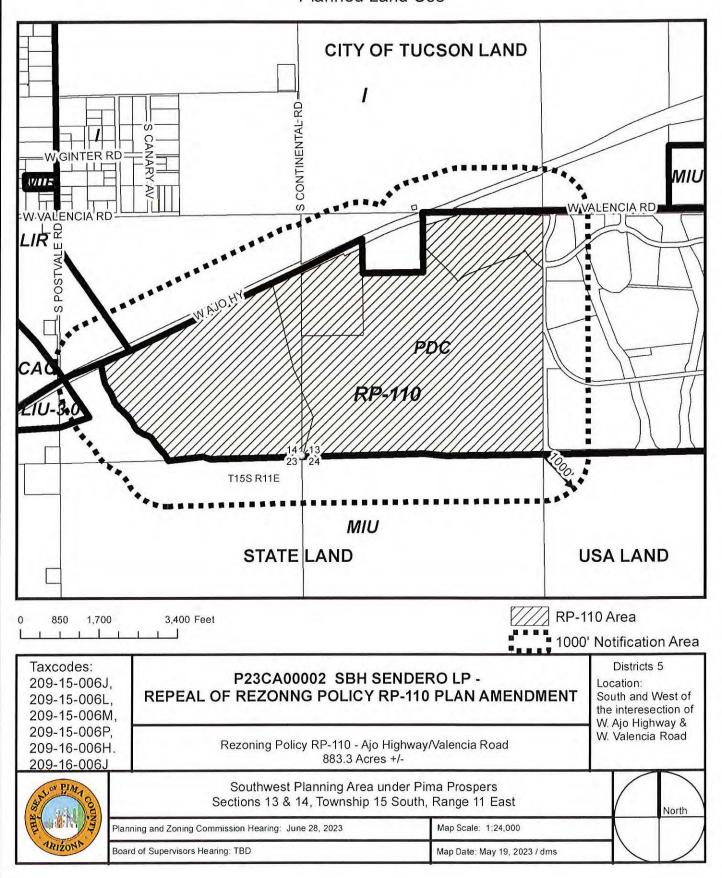
Anita McNamara, AICP

Senior Planner

c: Lazarus & Silvyn, c/o Keri Silvyn and Robin Large

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use





Planned Development Community (PDC)

Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.



May 2, 2023

Dear Neighbor:

SBH Sendero LP ("SBH") owns 833.3 acres of vacant land known as Sendero Pass (the "Property") located south of Ryan Airfield on Ajo Highway, west of Valencia Road within unincorporated Pima County (the "County"). (See enclosed Location & Context Map.) The Property is subject to the Sendero Pass Specific Plan ("Specific Plan").

The County adopted the Specific Plan in 2010 when the real estate market was struggling to recover from the Great Recession. After more than 13 years with no development activity, the original Sendero Pass vision has not come to fruition. SBH acquired the Property after the Specific Plan was approved and has watched the market in hopes that it would shift to support development once again in this area in alignment with the Specific Plan. Over the last year, SBH has been working in cooperation with its neighbors to extend sewer infrastructure to this area, making the cost of infrastructure more feasible, and signaling the time is ripe for development.

In 2010 when the Specific Plan was adopted, Comprehensive Plan policies (Rezoning Policy 110 or "RP-110") applied to the Property, and those policies were required to be incorporated into the Specific Plan. In 2015, the County updated its Comprehensive Plan, and the Comprehensive Plan land use designation was changed to Planned Development Community ("PDC") to reflect the Specific Plan. While RP-110 policies continued to exist, the Specific Plan had already adopted those policies within its regulatory framework.

SBH has an opportunity to either bring forward a significant economic development/light industrial opportunity or reconfigure the current Specific Plan to still provide a mix of housing and commercial in a manner that would be responsive to the market. SBH is now requesting a minor amendment to the Comprehensive Plan ("CPA") to repeal RP-110 in its entirety, which will provide the flexibility SBH needs to move forward with a subsequent rezoning/specific plan amendment for those future development opportunities.

As a nearby property owner, we invite you to join us for a virtual meeting at 6:00pm on Tuesday, May 16, 2023, to learn more about the CPA proposal. (See reverse for meeting details.) The meeting will include an explanation for this CPA, a review of the County's CPA process and plenty of time for questions.

We look forward to answering any questions you might have at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the Project, please contact Keri Silvyn or Robin Large at (520) 207-4464 or via email at KSilvyn@LSLawAZ.com or RLarge@LSLawAZ.com.

Sincerely, Keri Silvyn and Robin Large Lazarus & Silvyn, P.C

The meeting will be held virtually using the Microsoft Teams platform:

Tuesday, May 16, 2023, at 6:00pm

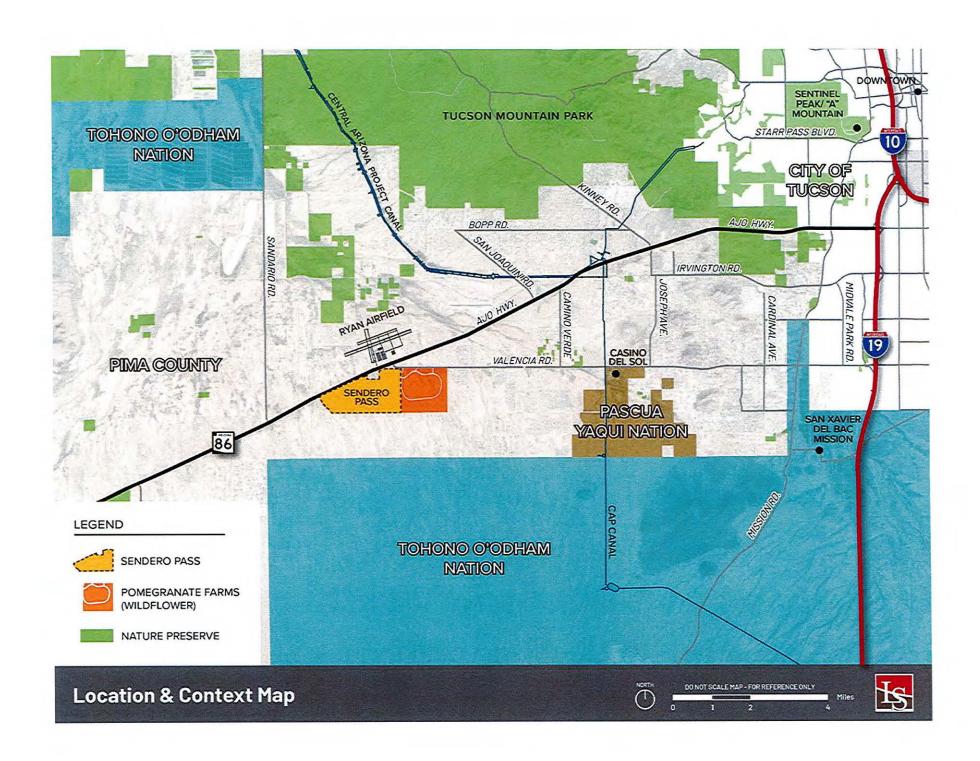
Join on your computer, mobile app or room device: https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting

Meeting ID: 268 518 747 174

Passcode: DVgq59

+1 646-838-1582,,438521096# United States, New York City Phone Conference ID: 438 521 096#

If you have any trouble accessing the meeting that evening, feel free to call our office at (520) 207-4464, and one of our team members will assist you.





201 N. Stone Avenue, Tucson, AZ 85701 (520) 724-9000 www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. If you fill out the form before you download it, the info you entered will not be saved.

Project ID (case no., APN no., address, or other identifying info):

Sendero Pass Specific Plan; Ajo Highway and Valencia Road (9441 W. Valencia Rd. & 10895 W. Ajo Wy.)

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

 Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA

> Important Riparian Area Biological Core Multi-Use Management Area

- 2. Is the project within a CLS Special Species Management Area? No
- 3. Is the project in the vicinity of any of the six Critical Landscape Linkages? SELECT
- 4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
- 5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: No
 - b. Western burrowing owl: No
 - c. Pima pineapple cactus: Yes
 - d. Needle-spined pineapple cactus: No

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

- Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
 If yes, provide a summary of those communications:
- 2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	Yes	June 2007; Aug 2022	No
Needle-spined pineapple cactus	No		No

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.

From: DSD Planning

Sent: Friday, April 21, 2023 7:20 AM

To: Mark Holden

Subject: FW: Comprehensive Plan Amendment Application form submission

Attachments: Site Analysis Document - Sendero_CPA_narrative.pdf; Letter of Authorization Document - S Walters

Auth Letter to PC 4.17.2023.pdf

From: Comprehensive Plan Amendment Application <no-reply@formbackend.com>

Sent: Thursday, April 20, 2023 2:51 PM
To: DSD Planning < DSDPlanning@pima.gov>

Subject: Comprehensive Plan Amendment Application form submission

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

New submission

You received a new submission.

OwnerName

SBH Sendero LP

Owner Address

6720 N. Scottsdale Rd., Ste. 250

Owner City

Paradise Valley

Owner State

ΑZ

Owner Zipcode

85253

Owner Phone

5204292700

email

LHoskin@SunbeltHoldings.com

Applicant Name

Keri Silvyn & Robin Large (Lazarus & Silvyn, P.C.)

Applicant Address

5983 E. Grant Rd., Ste. 290

Applicant City

Tucson

Applicant State

AZ

Applicant Zipcode

85712

Applicant Phone

5202074464

Applicant_Email

RLarge@LSLawAZ.com

Property Address

9441 W. Valencia Rd. & 10895 W. Ajo Wy.

Property Parcel Number

209-15-006J, 209-15-006L, 209-15-006M, 209-15-006P, 209-16-006J

Property Acreage

833.3

Current Land Use Designation

PDC/833.3 acres

Proposed Land Use Designation

PDC/833.3 acres (no change)

Policies

Southwest Planning Area/RP-110/S-29

Concurrent Property Acreage

Property Present Zone

Property Proposed Zone

Letter of Authorization Document

S Walters Auth Letter to PC 4.17.2023.pdf

Site Analysis Document

Sendero CPA narrative.pdf

FTP-Link

Signature

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been

authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Application Date 2023-04-20

Sendero Pass

Comprehensive Plan Amendment

Prepared by: Lazarus & Silvyn, P.C. 5983 East Grant Road, Suite 290 Tucson, Arizona 85712

April 2023

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Appendix

RP-110

A. Background

SBH Sendero LP ("SBH") owns 833.3 acres of vacant land known as Sendero Pass (the "Property")¹ located south of Ryan Airfield on Ajo Highway, west of Valencia Road within unincorporated Pima County (the "County"). (See *Location & Context Map*.) The Property is subject to the Sendero Pass Specific Plan ("Specific Plan").

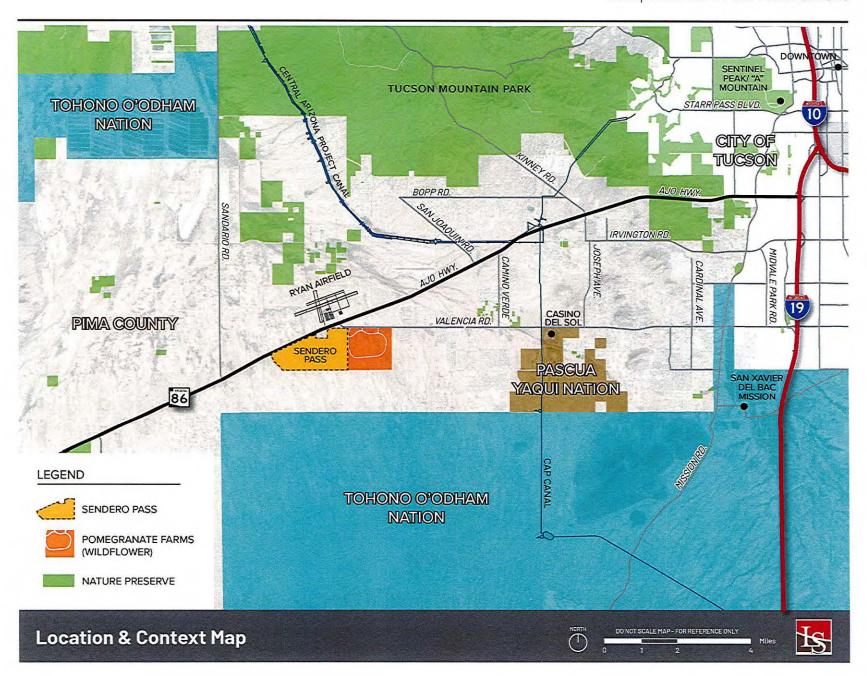
The County adopted the Specific Plan in 2010 when the real estate market was struggling to recover from the Great Recession. After more than 13 years with no development activity, the original Sendero Pass vision has not come to fruition. SBH acquired the Property after the Specific Plan was approved and has watched the market in hopes that it would shift to support development once again in this area in alignment with the Specific Plan. Over the last year, SBH has been working in cooperation with its neighbors, Ryan Airfield and the owners of Wildflower (i.e., Pomegranate Farms Specific Plan) to the east, to extend sewer infrastructure to the properties, making the cost of infrastructure more feasible, and signaling the time is ripe for development.

In 2010 when the Specific Plan was adopted, Comprehensive Plan policies (Rezoning Policy 110 or "RP-110") applied to the Property, and those policies were required to be incorporated into the Specific Plan. In 2015, the County updated its Comprehensive Plan, and the Comprehensive Plan land use designation was changed to Planned Development Community ("PDC") to reflect the Specific Plan. While RP-110 policies continued to exist, the Specific Plan had already adopted those policies within its regulatory framework.

This is a request for a minor amendment to the Comprehensive Plan. This amendment request (the "CPA") is to repeal RP-110 in its entirety. (RP-110 is included as *Appendix 1* of this document.) No change to the Property's Land Use Intensity Category, PDC, is proposed.

 $^{^{\}rm 1}$ Assessor Parcel Numbers 209-15-006J, -006L, -006M & -006P; and 209-16-006H & -006J.

Sendero Pass Comprehensive Plan Amendment



B. Proposal

At this time, SBH has an opportunity to either bring forward a significant economic development/light industrial opportunity or reconfigure the current Specific Plan to still provide a mix of housing and commercial in a manner that would be responsive to the market. The goal with this CPA is to remove the RP-110 policies to provide an opportunity for a Specific Plan Amendment ("SPA") for either opportunity, both of which are in conformance with other relevant Comprehensive Plan policies, as discussed in Subsection C, below.

- 1. Opportunity 1: Light Industrial/Employment Use There is a regional economic opportunity to locate a light industrial use that will provide additional employment at annual salaries that are higher than the average. That project is interested in the Property and is working with the regional economic authorities and local jurisdictions to identify and implement zoning for the use. In order to utilize the Property for this light-industrial employment use, the Specific Plan would need to be amended, and the RP-110 policies need to be repealed.
- 2. Opportunity 2: Update Current Permitted Land Uses Prior to the light industrial opportunity presenting itself, SBH had been working with the County on a potential SPA to realign the commercial and residential opportunities on the Property to better reflect market demands. The repeal of the RP-110 policies provides the flexibility to plan the Property in accordance with the PDC designation, and since those policies are reflected within the Specific Plan regulatory framework, any changes would be addressed during the SPA process. If for any reason the light industrial opportunity does not come to fruition, SBH will be prepared to submit an SPA that brings forward a mix of commercial and residential opportunities that reflect today's market.

C. Pima Prospers

With the County's 2015 Comprehensive Plan update, the Property's land use designation was changed to Planned Development Community ("PDC") acknowledging the approved Specific Plan, which had to demonstrate compliance with RP-110 policies prior to its adoption. Per the 2015 Comprehensive Plan,

"...These particular rezoning policies are referenced solely for historical background for the specific plan, if there ever should be a question as to the source of either the language in the specific plan, the conditions of a specific plan (where they exist) or a development agreement. They also may be referenced by staff or applicant should a change in the content of a specific plan, requiring public hearing, be sought. However, once a specific plan is adopted, they have been supplanted by the specific plan or conditions thereof [emphasis added]...For denoted specific plan related rezoning policies, the specific plan documents, conditions of zoning if any, and development agreements as they exist or maybe amended govern the land use of the property, not the applicable rezoning policy."

Based on this excerpt from *Pima Prospers*, the Specific Plan (and not RP-110) governs the use of the Property. As such, SBH is requesting a CPA to repeal RP-110 in its entirety. The policies, which are included in the *Appendix*, reference outdated Comprehensive Plan land use designations, the Southwest Infrastructure Plan ("SWIP") prior to its adoption, and standard Regional Flood Control District and Transportation requirements that have been (or can be) incorporated into the Specific Plan.

Deletion of these outdated policies provides the flexibility to plan the Property in accordance with the PDC designation. This will allow SBH to pursue an SPA request to support the light industrial use on the Property. If for any reason that user does not pursue the light industrial development, SBH will be prepared to submit the SPA originally contemplated last year, subject to additional modifications.

In the 2015 Comprehensive Plan update, the County also added significant policy language that encourages and promotes economic development within the region, specifically in the area near Ryan Airfield. The Property is within the Southwest Focused Development Investment Area identified within *Pima Prospers*, which acknowledges this area as important for both housing and economic development opportunities. The following *Pima Prospers* policies support the proposed CPA and both development opportunities presented above:

3.1 Land Use Element

Goal 1: Integrate land use strategies with physical infrastructure, human infrastructure, economic development, and resource conservation to ensure the long-range viability of the region

- Policy 1: Promote land use patterns that support healthy people, a healthy environment, and a healthy economy.
- Policy 2: Provide an appropriate mix of land uses that:
 - a) Supports a balance of housing, employment, shopping, recreation, and civic uses;
 - b) Furthers expansion of economic development goals;
- Policy 4: Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County.
- Policy 5: Include regulatory floodplains and regulated riparian habitat areas as open space priorities to maintain hydrologic integrity, wildlife corridor connectivity and contiguous open space corridors.

Looking at the larger Southwest Planning Area, this Specific Plan, along with Ryan Airfield and Wildflower, will provide a mix of land uses that support the County's land use and economic development goals. SBH has an opportunity to locate an employment center on the Property that offers high-wage positions with estimated annual salaries ranging from \$80,000 to \$100,000. High-paying jobs are key to stimulating other aspects of the economy and will encourage the location of residential, retail and commercial uses nearby.

The Specific Plan set aside washes and riparian areas as open space, and through the proposed subsequent SPA, that set-aside and treatment of open space will continue to be honored.

3.2 Focused Development Investment Areas Element

- Goal 1: Balance growth management strategies, economic development, conservation, community integrity and efficient use of services and infrastructure
 - Policy 1: Promote efficient growth in urban, suburban and rural areas compatible with each area's specific scale, character and identity in areas where infrastructure is planned or in place.
 - Policy 2: Coordinate public and private investments in capital infrastructure and services within Focused Development Investment Areas through efficient use of land and public/private funding partnerships.
- Goal 5: Strategically plan economic development corridors to build new opportunities for job growth, housing, commerce and services

- Policy 1: Promote a mix of compatible land uses along economic development corridors that:
 - a) Support emerging employment centers for biosciences, medical services, innovation and technology;
 - b) Promote and leverage the region's economic strengths and emerging industry clusters.

Goal 10: Ensure that all new development and redevelopment reflects the character and sense of place of the area

- Policy 2: Encourage development in suburban areas to be integrated with its Sonoran Desert setting by:
 - b) Incorporating the site's prominent existing natural features (rock formations, etc.) as part of the design, where appropriate;
 - e) Establishing trail linkages to surrounding natural areas.

Ajo Highway and Valencia Road are major corridors within an underdeveloped portion of the County. These corridors present significant opportunities to focus commercial, research, industrial and other types of development where these uses are the most effective and mutually beneficial. Whether SBH settles on Opportunity 1 or Opportunity 2 for this Property, significant investment in the area's infrastructure is required. The installation of supporting infrastructure may be the catalyst for other development on the adjacent Wildflower or at Ryan Airfield. SBH has partnered with Tucson Airport Authority ("TAA") and the owner of Wildflower to extend sewer infrastructure to this area to encourage additional investment and the kind of economic growth Pima Prospers envisions for this Focused Development Investment Area.

The light industrial use contemplated for the Property is compatible with a variety of uses that may be located on adjacent properties. The employment use will feature high-wage jobs and may serve as the catalyst for development on both Ryan Airfield and Wildflower. The County will benefit from the synergies created through the establishment of a variety of uses on this and other properties in the Investment Area. Whether SBH pursues Opportunity 1 or Opportunity 2, all land uses contemplated on the property will be planned in coordination with TAA to ensure compatibility with Ryan Airfield and its Master Plan.

SBH will also continue to honor the commitments made within the Specific Plan to preserving open space and providing trail linkages.

4.9 Flood Control and Drainage Element

- Goal 1: Minimize flood and erosion damages for all County residents, property and infrastructure
 - Policy 3: Preserve washes with a base flood peak discharge equal to or greater than 100 cfs as well as existing riparian habitat including Pima County Regulated Riparian Habitat in their natural condition.
 - Policy 5: Require that drainage improvements are consistent with the overall character of the area and do not create nor worsen existing drainage problems.

SBH will continue to work with Regional Flood Control District to ensure flood control planning is in conformance with all County plans and policies.

6.1 Business Retention, Expansion, and Attraction

- Goal 2: Align economic development strategies, programs, initiatives, and incentives with land use, transportation, infrastructure, services, and natural resource conservation decisions to support the long-term viability of the region
 - Policy 1: Ensure that all land use, transportation, infrastructure, services, and natural resource conservation decisions take into consideration the short and long-range viability of the region.
 - Policy 2: Work with water providers to effectively promulgate sound water management and stewardship that enhances system reliability and resiliency and encourages new business and industry recruitment and investment.

Goal 4: Create new opportunities for job growth

- Policy 2: Increase and maximize employment opportunities and growth of area median income to provide for personal discretionary income as a component of quality of life.
- Goal 5: Align transportation, land use, infrastructure, and economic development goals to support Tucson International Airport as a logistics center and Ryan Airfield as a job creator

Policy 6: Recognize the importance and value of the entire length of Valencia Road as an Economic Development Corridor from Ryan Airfield to Saguaro National Park East.

Goal 7: Support Sun Corridor Inc.'s efforts to strengthen the regional economy

Policy 1: Continue to support Sun Corridor Inc.'s efforts in the identification of key industry sectors and industry attraction. Encourage Sun Corridor Inc. to engage in advocacy beneficial to its mission and purpose. Actively promote communication with Arizona Commerce Authority and with surrounding counties economic development efforts.

6.3 Positive Climate for Business

Goal 1: Create a positive climate for business and improving business

Policy 1: Create a positive climate for business that:

- a) Fosters and encourages private business initiative and entrepreneurship;
- b) Collaboratively works with business to reduce barriers to investment, growth, and expansion of quality companies and projects;
- c) Takes a regional collaborative approach by working with other jurisdictions;
- d) Strengthens public/private partnerships and networks;
- e) Encourages public-private partnerships for infrastructure and other creative projects that improve the region, including transit expansion.

The Specific Plan already acknowledges site constraints and natural resources on the Property. Washes and riparian areas will be preserved, and the remaining land within the Specific Plan is appropriate for either a single- or mixed-use development. Repeal of RP-110 will allow SBH to be responsive to market demands and take advantage of economic development opportunities that support the long-term viability of the region. SBH will work with TAA to ensure compatibility of land uses.

The Property has been identified as a potential site for locating a key light-industrial employment use. The use will support higher paying salaries, making this a particularly attractive economic development opportunity. Infrastructure extensions to this area will support Sendero Pass, Wildflower and Ryan Airfield, and approval of this CPA will signal the County's willingness to create a positive climate for business.

7.2 Cost of Development

Goal 1: Maximize the efficient use of land by planning land uses and infrastructure in Focused Development Investment Areas or Targeted Redevelopment areas

Policy 1: Encourage the development of retail, commerce, employment and mixed-use residential projects in Focused Development Investment Areas and in other planning areas where infrastructure is in place or planned.

The Property is located within a Focused Development Investment Area. Regardless of whether Opportunity 1 or Opportunity 2 comes to fruition, significant infrastructure investment will be required for development. This CPA is the first step in creating the flexibility needed to allow SBH to take advantage of development opportunities in this area that have not been present since the original Specific Plan was adopted 13 years ago.

D. Conclusion

The Property has been entitled under the Specific Plan for more than 13 years. The fact that it remains undeveloped indicates the market has changed since it was originally entitled. SBH is seeking a minor CPA that would repeal RP-110 and allow for a subsequent SPA to make way for new development opportunities that are also supported by *Pima Prospers*, as demonstrated above.

Appendix: RP-110

SBH is requesting to repeal RP-110 in its entirety. The complete list of RP-110 policies is provided below for ease of reference:

General Location

On the south side of W. Ajo Highway, east of the S. Postvale Road Alignment and south of the intersection of Ajo Highway and Valencia Road in Sections 13 and 14 of Township 15 South, Range 11 East (Ref. Co7-06-14).

Policies

A. Comprehensive Planning

- 1. The "floating" portion of the Community Activity Center (CAC) planned land use designation shall constitute, at a minimum, 50 acres of the amendment site, shall be located outside of RT planned land use designations, and shall accommodate residential and non-residential uses in a mixed use configuration. In recognition that commercial uses typically follow residential development, an appropriate amount of CAC area shall be reserved for non-residential uses. At a minimum, 30 acres of the floating CAC planned land use acreage shall be located in proximity to the south half of the east section line and an arterial or collector road to sustain transit and mixed use, compact development including, but not limited to retail, office, and residential uses. However, the specific locations and designations of the floating CAC planned land use area(s) shall be determined at the time of rezoning.
- 2. Higher residential densities, promoting compact development, shall be concentrated in the vicinity of arterial and collector roads and in and around Community Activity Centers to promote and take advantage of alternate transportation modes and nearby services and employment.
- 3. Use of specific plans is encouraged to establish versatile, cost-effective, and environmentally sound development regulations which result in sustainable community development.
- 4. In order to promote land use compatibility with the operations of Ryan Airfield: (1) residential development shall not be located within the (non-floating) Community Activity Center planned land use designation at the northeast corner of the plan amendment area; (2) within the Low Intensity Urban 3.0 (LIU 3.0) planned land use designation adjacent to Ajo Highway, residential development shall not exceed a gross density of three residences per acre (RAC) and shall be grouped in clusters with open space in between groups; (3) within the Low Intensity Urban 3.0 (LIU 3.0) planned land use designation aligned with the cross-wind runway, residential

Appendix: RP-110

development shall comply with density restrictions of the Airport Environs and Facilities Zone, if applicable, and shall not otherwise exceed a gross density of three residences per acre (RAC), shall transition from lower density in the north to higher-density in the south, and shall be grouped in clusters with open space in between groups; and (4) the Resource Transition (RT) planned land use designation aligned with the cross-wind runway shall be open space, with no residential development or uses which result in the congregation of large numbers of people. However, the specific locations and types of any proposed recreational uses within the RT planned land use designation shall be determined at the time of rezoning. No recreational uses shall be permitted within the Runway Safety Zone of the Airport Environs and Facilities Zone. [Note: Land Use notations refer to 2001 Pima County Comprehensive Plan, as amended].

- 5. The developers shall include disclosure statements regarding Ryan Airfield in all sales contracts, public reports, and the recorded covenants. The developers shall also establish aviation easements relative to Ryan Airfield. The specific language for inclusion in the disclosure statements and the enactment of the aviation easements shall be coordinated with the Tucson Airport Authority. Land use restrictions shall be coordinated with Ryan Airfield operations to ensure compatibility of proposed land uses with current and projected future airport operations.
- 6. A landscaped pedestrian and bikeway system, physically separated from roadways and highways, shall link residential areas, activity centers, recreation areas, transit nodes, major employment centers, and other amenities.

B. Regional Flood Control District

- All public and private developments shall submit a Master Watershed and Drainage Study along with the site analysis for review and approval by the Pima County Regional Flood Control District at the time of application for rezoning or specific plan request or with the submittal of a tentative plat or development plan if no rezoning is sought. This report shall address: [Note: Land Use notations refer to 2001 Pima County Comprehensive Plan, as amended].
 - Proposed uses.
 - Design flows, floodplains, erosion hazard setbacks, 100-year water surface elevations for all lots, and detention/retention requirements.
 - The design of onsite and offsite improvements identified in the Southwest Infrastructure Plan and any others identified by the applicant and/or the Flood Control District including at a minimum channels, basins, and wash crossings.
 - Evaluation of offsite improvements based upon feasibility including

acquisition of State land, which has been difficult in the past.

- Financing of proposed improvements.
- Project phasing that demonstrates that each phase will be flood free and be served by all-weather access, which shall be based upon the fact that flood control improvement as-built drawings must be approved by FEMA prior to occupancy.
- All-weather access.
- Riparian areas and mitigation.
- The need for FEMA and Army Corps of Engineers permit requirements.
- 2. A complete Drainage Report shall be required for proposed rezonings and specific plans and subsequent submittals which identify proposed uses, any necessary offsite improvements including structural flood control facilities, wash crossings, and riparian habitat mitigation and restoration plans.
- Flood control facility and riparian mitigation and restoration plans shall consider multi-use recreational opportunities and be developed in cooperation with the Natural Resources, Parks and Recreation Department.
- 4. Due to the proposed land use intensities and severe flood and erosion hazards, flood control improvements shall be constructed with concrete, gunite, soil cement, or other structural methods. Earthen channels shall not be allowed unless approved by the Chief Engineer.
- 5. A preliminary development plan showing proposed uses for proposed rezonings and specific plans and a site plan showing proposed uses for proposed subdivision plats, development plans, and building permits shall be submitted to the Pima County Regional Flood Control District to determine if any uses are prohibited or require a special design, and to determine whether additional engineering information or offsite drainage improvements are necessary.

C. Department of Transportation

Rezoning and specific plan application submittals are discouraged, but not
prohibited, prior to completion of the Southwest Infrastructure Plan (SWIP) and
acceptance of the SWIP by the Board of Supervisors. It is intended that the SWIP will
guide development in the amendment area, including the provision of a funding
mechanism to provide the required transportation infrastructure; therefore, prior
rezoning and specific plan application submittals shall be recommended by staff for
continuance.

Appendix: RP-110

- 2. All public and private developments shall submit a Traffic Impact Study (TIS) along with the site analysis at the time of application for rezoning or specific plan request, or with the first submittal of a tentative plat or development plan if no rezoning is sought. The purpose of the TIS is to evaluate the impact of the development-generated traffic on the transportation system. The TIS shall be prepared in conformance with Pima County Department of Transportation requirements.
- 3. All projects shall be designed in such a way as to promote both internal and external vehicular circulation and to more evenly distribute traffic throughout the area and on the major transportation facilities.
- 4. Right-of-way necessary for public transportation facilities within the property shall be dedicated to Pima County at no cost.
- D. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

Appendix: RP-110

Pima County
Development Services Department
201 N. Stone Ave., 2nd Floor
Tucson, AZ 85701

RE: Property Owner Authorization – Sendero Pass Comprehensive Plan Amendment

Dear Development Services Department:

SBH Sendero LP ("SBH") owns 833.3 acres of vacant land known as Sendero Pass (the "Property") located south of Ryan Airfield on Ajo Highway, west of Valencia Road within unincorporated Pima County (the "County"). The Property includes the following six Assessor Parcel Numbers:

- 209-15-006J, -006L, -006M & -006P; and
- 209-16-006H & -006J.

The purpose of this letter is to authorize Lazarus & Silvyn, P.C. and its respective employees and other engaged consultants to take such action they deem advisable in order to obtain zoning entitlements and related approvals for the Property, including but not limited to, filing applications for a Comprehensive Plan Amendment and a Specific Plan Amendment.

Sincerely	'·
Ву:	Selal-
Name: _	SEAN WALTERS.
lts:	AUTHORIZED REP.
Date: _	17 APR 23