



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: February 7, 2017

Title: P16CA00004 Stewart Title and Trust TR 3698 - West Valencia Road Comprehensive Plan Amendment

Introduction/Background:

Applicant requests to amend Pima County Comprehensive Land Use designation from Medium Intensity Urban (MIU) to Community Activity Center (CAC) and waive Special Area Policy S-35, Retail Enhancement Contribution Area, for the 7.72 acre site located on the south side of Valencia Road, 700 feet west of the Valencia-Wade Road intersection.

Discussion:

Applicant proposes commercial development on the site. This a designated growth area per Pima Prospers and Pima County's Southwest Infrastructure Plan and meets the criteria for Arizona Growing Smarter Act. Valencia Road is an arterial corridor with recent and proposed future Regional Transportation Plan improvements. Along the site frontage, Valencia Road is a completed 4-lane divided arterial with utilities available. The site is outside the Conservation Land System and not an RFCD riparian area.

Conclusion:

Site is appropriate for commercial. CB-1 zoning is immediately east of the site; a school is south of the site. Neighborhood Activity Center (NAC) is the current land use designation on the southeast, southwest and northwest corners of the Valencia - Wade Road intersection.

Recommendation:

Staff Recommends: Modified approval to NAC subject to rezoning policies

P&Z Recommends: Modified approval to NAC subject to amended rezoning policies

Fiscal Impact:

N/A

Board of Supervisor District:

1 2 3 4 5 All

Department: Pima County Development Services - Planning Telephone: 520-724-9000

Department Director Signature/Date: [Signature] 1-17-17

Deputy County Administrator Signature/Date: [Signature] 1/23/17

County Administrator Signature/Date: [Signature] 1/23/17



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Sharon Bronson, Supervisor, District 3

FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division

DATE: January 13, 2017

SUBJECT: **P16CA00004 STEWART TITLE & TRUST TR 3698 – WEST VALENCIA ROAD PLAN AMENDMENT**

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, FEBRUARY 7, 2017** hearing.

REQUEST: To amend the Pima County Comprehensive Plan from Medium Intensity Urban (MIU) to Community Activity Center (CAC) for approximately 7.72 acres located on the south side of West Valencia Road, approximately 700 feet west of South Wade Road.

OWNER: Stewart Title and Trust TR 3698
3939 East Broadway Boulevard
Tucson, AZ 85711

AGENT: Gordon Thomas Alley, III
Broadway Realty and Trust
4855 East Broadway Boulevard/Suite 103
Tucson, AZ 85711

DISTRICT: 3

STAFF CONTACT: Sue Morman

PUBLIC COMMENT TO DATE: As of January 13, 2017, staff has not received any written comments.

PLANNING & ZONING COMMISSION RECOMMENDATION: MODIFIED APPROVAL OF AMENDING THE SITE TO NEIGHBORHOOD ACTIVITY CENTER (NAC) SUBJECT TO AMENDED REZONING POLICIES (6-0; Commissioners Bain, Cook, Gavin, and Gungle were absent).

STAFF RECOMMENDATION: MODIFIED APPROVAL FOR NEIGHBORHOOD ACTIVITY CENTER (NAC) SUBJECT TO REZONING POLICIES.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside of the Maeveen Marie Behan Conservation Land System (MMBCLS).

MH/SM/ar
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P16CA00004

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FOR FEBRUARY 7, 2017 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division

DATE: January 17, 2017

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

P16CA00004 STEWART TITLE & TRUST TR 3698 – WEST VALENCIA ROAD PLAN AMENDMENT

Request of **Stewart Title & Trust TR 3698**, represented by **Gordon Thomas Alley III**, to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU) to Community Activity Center (CAC)** for approximately 7.72 acres located on the south side of West Valencia Road, approximately 700 feet west of South Wade Road in Section 16, Township 15 South, Range 12 East, in the Southwest Planning Area. On motion, the Planning and Zoning Commission voted 6-0 to recommend **MODIFIED APPROVAL OF AMENDING THE SITE TO NEIGHBORHOOD ACTIVITY CENTER (NAC) SUBJECT TO AMENDED REZONING POLICIES** (Commissioners Bain, Cook, Gavin, and Gungler were absent). Staff recommends **MODIFIED APPROVAL FOR NEIGHBORHOOD ACTIVITY CENTER (NAC) SUBJECT TO REZONING POLICIES.**

(District 3)

PLANNING AND ZONING COMMISSION HEARING SUMMARY (November 30, 2016)

Staff presented information on the requested amendment to the Comprehensive Plan. The following points were clarifications for the record:

1. The applicant requested Community Activity Center (CAC) land use designation, however staff has recommended NAC;
2. The staff report shows that there is a notch in the west boundary line of the site. The applicant has requested that the west boundary include the notch area thereby making the west boundary flush as one line along the natural open space;

3. The applicant asked staff to clarify that if the shopping center is to be planned as one contiguous, integrated site that it be made clear that development may be built in phases. Staff has no objection to phasing the project as long as the site design, layout, and architectural style are consistent between the CB-1 commercial parcels and the plan amendment request site.
4. Staff noted that the project site is located within the Kitt Peak National Observatory protected area and will need to meet the dark sky requirements of the City of Tucson/Pima County Outdoor Lighting Code.

The applicant representing the owner addressed the Commission. The applicant stated that they are definitely looking at a national grocery store as a tenant for the shopping center. The neighbors have expressed that they would like the convenience of a grocery store in the area because right now the closest grocery store/shopping center is six miles away. The applicant is making it a goal to implement these goods and services for the residents. Pima County has a growth vision for the southwest corridor which is evidenced by the newly completed and the future proposed improvements on West Valencia Road in this area. It is a disservice not to address the resident's needs and requests for goods and services in the area. The economy has bounced back and the applicant would like to make this a prominent commercial center. In 2007, the applicant requested a larger plan amendment area which included this site and it was recommended for approval by staff and the Commission. The applicant withdrew the request because of the Retail Enhancement Fee (Special Area Policy S-35). The Retail Enhancement Fee is cost prohibitive for a grocery store of 40,000 square feet and greater. The Retail Enhancement Fee costs would have been passed on to the consumer and this was not practical. Therefore, the applicant is requesting that the Retail Enhancement Fee be waived. The applicant will meet all drainage regulations in the later stages of development.

A Commissioner asked that the applicant meet the dark sky ordinance and plan this project with Kitt Peak staff to protect the nearby night sky observatory.

The applicant noted that they intended to work with Kitt Peak staff to make certain agreements.

The Commission opened the public hearing.

A representative for Kitt Peak National Observatory spoke about the importance of keeping the observatory viable and discussed the upcoming and existing projects underway. The speaker asked the Commission to ensure that developers implement the latest and most up-to-date lighting technology available. Good lighting for astronomy is also safer and more cost effective lighting on the ground. Astronomers want to work with the community to keep our skies dark and streets safe.

A resident of Star Valley addressed the Commission to support the project and the need for commercial goods and services in the area.

A neighbor residing west of the site spoke against the NAC proposal. Since the CB-1 area has been graded, there has been a neighborhood problem with mosquitos. The speaker requested a delay in order to obtain more information and opportunity for more public involvement.

A speaker whose property backs up onto the proposed site raised concern about the sale of liquor being so close to the school. The speaker noted that the school has definitely increased traffic on Wade Road and house construction is still slow in the area.

She emphasized the importance of the dark skies ordinance and noted that the neighbors' past history of working with the developer on this property was a negative experience.

A Commissioner suggested that the speaker talk to the staff about what regulations need to be followed.

Applicant rebuttal: The applicant clarified that the previous comprehensive plan amendment was in 2007 not 2009. In 2009, the developer prepared and approved a combined grading/development plan. For the record, the applicant has been very conscientious about meeting all County requirements. The market at that time hit a lull point. Now there is new homebuilding in the area. There is quite a bit of neighborhood support for commercial and that is a priority in assessing our development goals. He hopes that the Commission will agree and see neighborhood interest for commercial as a positive driving factor and will vote to move this project forward.

A Commissioner asked when was the property was graded.

The applicant explained that it was graded in 2014 and they have an approved development plan which is good for another three years.

A Commissioner asked that when you graded the site was it because you were going to start developing?

The applicant responded that there was a potential user in place at the time but agreements could not be worked out.

A Commissioner continued, so the site was graded and left as dirt and blowing dust. Are there any current plans for the site?

The applicant responded that hopefully current negotiations with an anchor store will come to fruition this time around.

A Commissioner asked staff if once the grading permit is issued is there a timeline by when the developer has to build on the site or a requirement as to when the developer has to put a surface cover treatment in place.

Staff responded that the understanding is that the grading permit and development plan may be renewed possibly every three years at which time conditions may be added. What has happened here in our failing economy is a standard situation across the County.

A Commissioner asked once the site is graded how are dust pollution regulations met?

Staff responded that the property owner is responsible for dust control. Dust pollution control measures are regulated by Pima County Department of Environmental Quality. The Commission closed the public hearing.

A Commissioner noted that it is clear that the developer may move forward with development on the graded CB-1 zoned parcels, but the long term strategy should be to integrate site design and architecture for the subject parcel with the CB-1 parcels for uniformity.

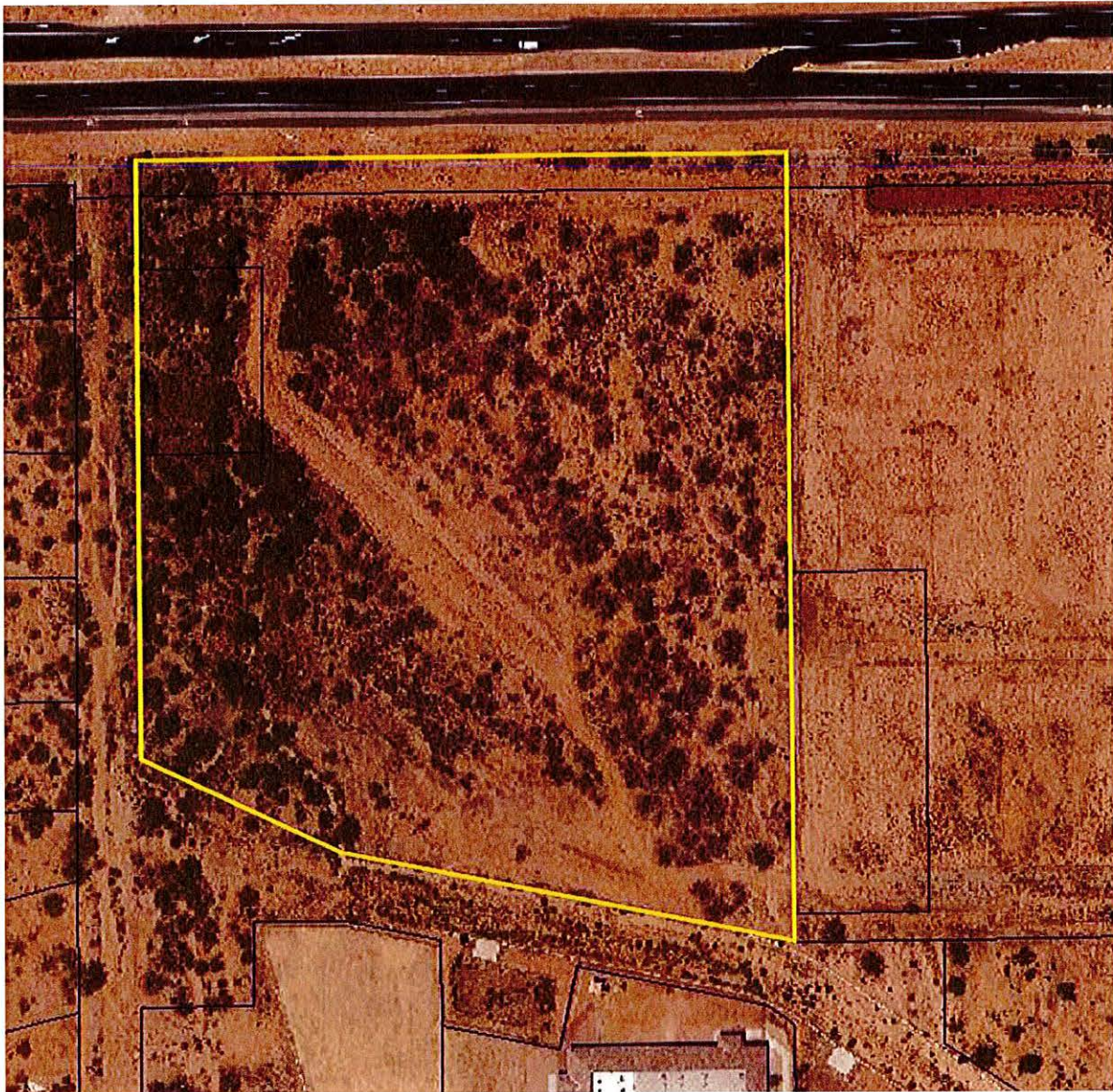
Commissioner Johns made a motion to **APPROVE** staff's recommendation to Neighborhood Activity Center (NAC) subject to rezoning polices and Commissioner Becker seconded the motion adding a rezoning policy that the developer will work with Kitt Peak National Observatory regarding outdoor lighting.

Upon a voice vote, the Commission voted (6-0) to recommend **APPROVAL** of the Comprehensive Plan amendment to **Neighborhood Activity Center (NAC)** land use designation subject to amended rezoning policies:

1. Request to waive Special Area Policy S-35, Retail Enhancement Contribution Areas, shall be considered pending review of proposed development at the time of rezoning.
2. The adjacent area zoned CB-1 at the southwest corner of West Valencia and South Wade Roads shall be included with the plan amendment site in any subsequent rezoning Preliminary Development Plan, subdivision plat or development plan. The entire site shall be planned and designed in such a manner so as to avoid any appearance of traditional "strip" commercial development, with consistent and uniform architectural design for all commercial/retail elements of the site, and landscaping and shade to reduce urban heat island effect.
3. Developer will work with Kitt Peak National Observatory to implement up-to-date lighting technology for Dark Sky policies in accordance with Pima County Outdoor Lighting Code, Section 301.1.6.

MH/SM/ar
Attachments

cc: Stewart Title and Trust TR 3698, 3939 E. Broadway Blvd, Tucson, AZ 85711
Gordon Thomas Alley, III, Broadway Realty and Trust, 4855 E. Broadway Blvd, Suite 103
Tucson, AZ 85711
Mark Holden, Principal Planner
P16CA00004 File



Aerial Photograph (Oblique)

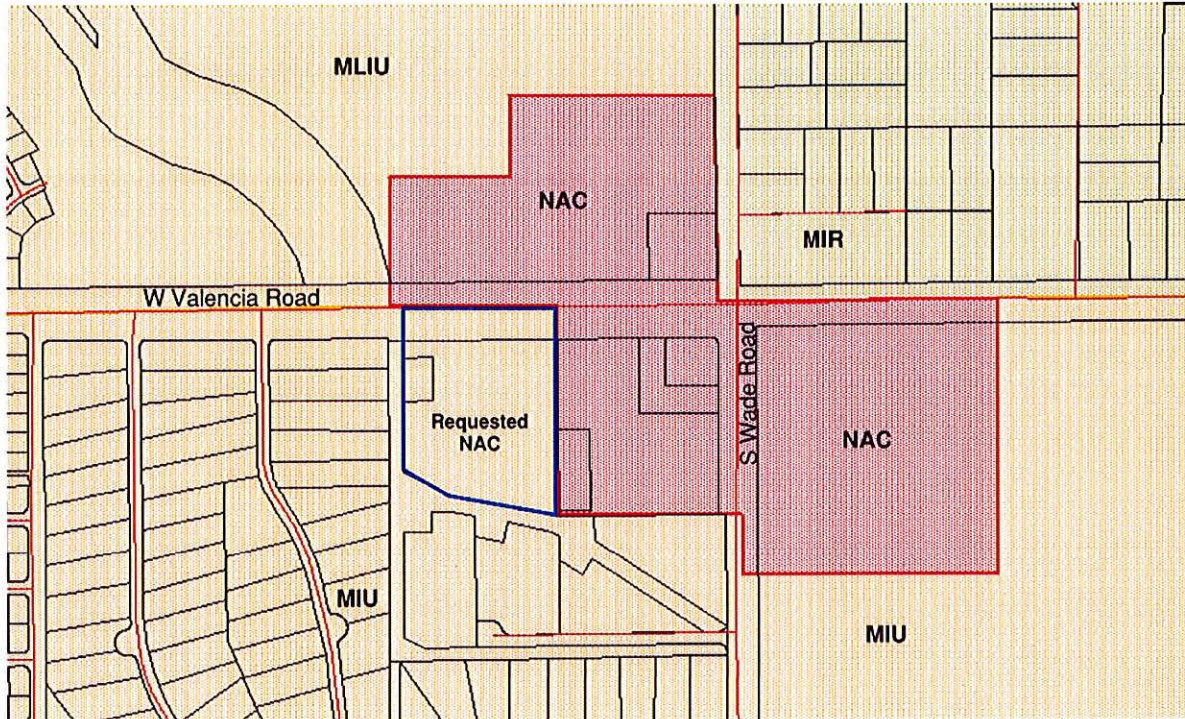
P16CA00004 Stewart Title and Trust TR 3698 – W. Valencia Road Comprehensive Plan Amendment
November 2016

REVISED AERIAL BOUNDARY
AS APPLICANT PROVIDED AT
NOVEMBER 30, 2016 P&Z HEARING



Aerial Photograph

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

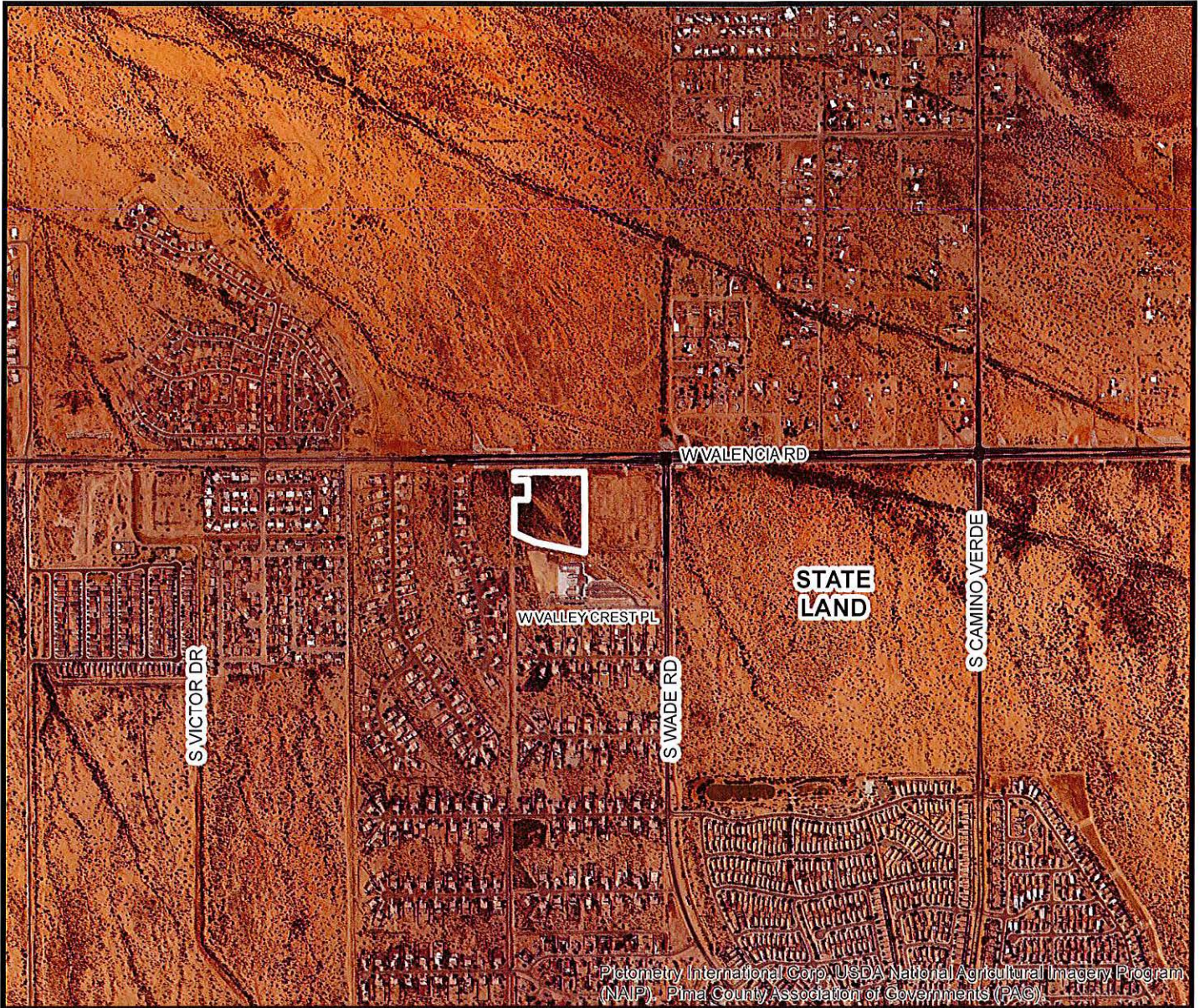


Comprehensive Plan Land Use Designations

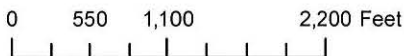
P16CA00004 Stewart Title and Trust TR 3698 – W. Valencia Road Comprehensive Plan Amendment
November 2016

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



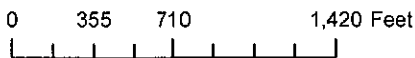
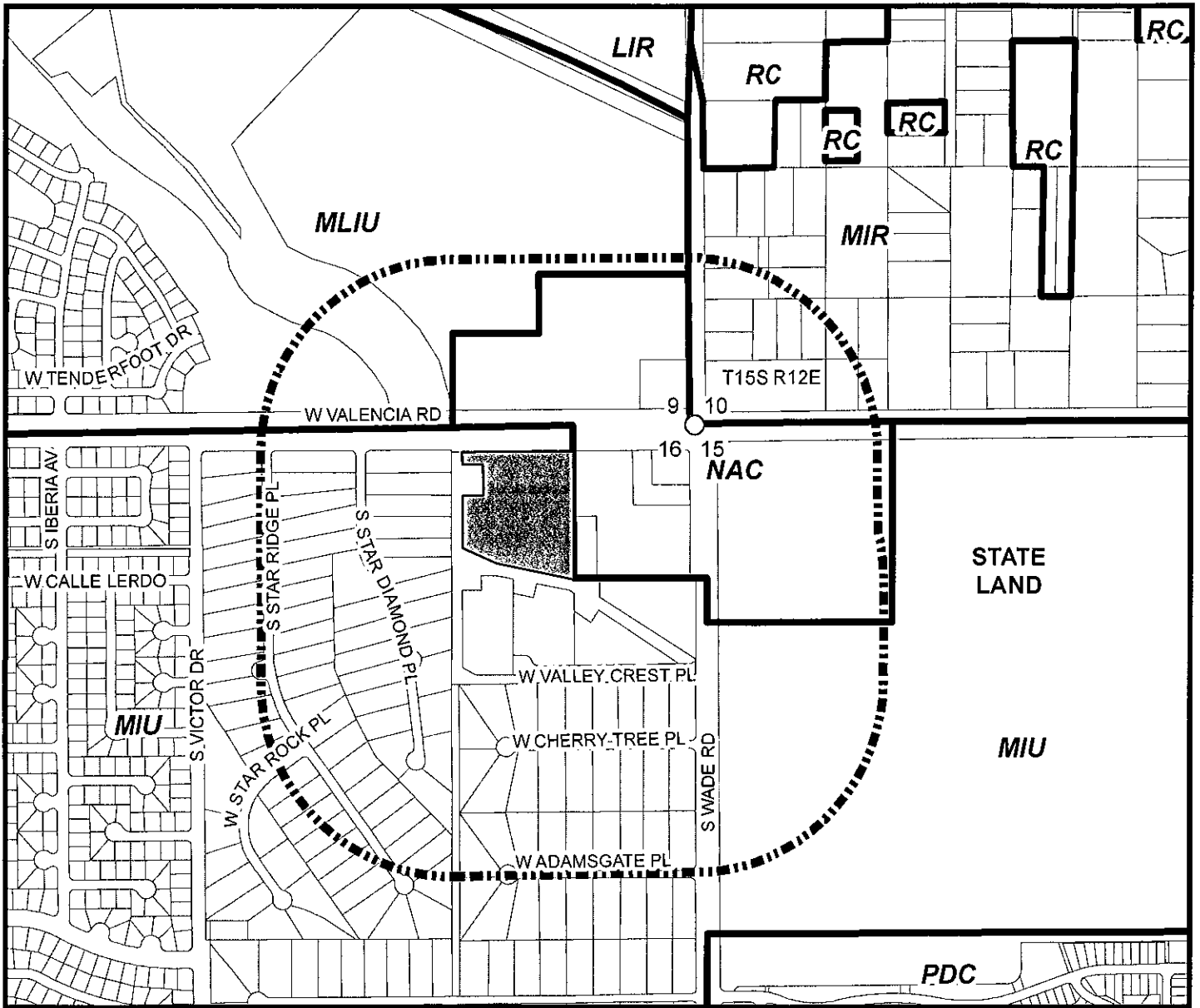
Pictometry International Corp, USDA National Agricultural Imagery Program (NAIP), Pima County Association of Governments (PAC)



Taxcode: 210-32-2600	P16CA0004 STEWART TITLE & TRUST TR 3698 - W. VALENCIA ROAD PLAN AMENDMENT	District 3 Location: South side of W. Valencia Road, approximately 700' west of S. Wade Road	
Request: Medium Intensity Urban (MIU) to Community Activity Center (CAC) 7.72 Acres +/-			
	Southwest Planning Area Section 16, Township 15 South, Range 12 East		
Planning and Zoning Commission Hearing: November 30, 2016	Map Scale: 1:16,000		
Board of Supervisors Hearing: January 17, 2017 (projected).	Map Date: November 2, 2016 / dms		

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



1000' Notice Area Amendment Area

Taxcode: 210-32-2600	P16CA00004 STEWART TITLE & TRUST TR 3698 - W. VALENCIA ROAD PLAN AMENDMENT	District 3 Location: South side of W. Valencia Road, approximately 700' west of S. Wade Road
Request: Medium Intensity Urban (MIU) to Community Activity Center (CAC) 7.72 Acres +/-		
	Southwest Planning Area Section 16, Township 15 South, Range 12 East	
	Planning and Zoning Commission Hearing: November 30, 2016 Board of Supervisors Hearing: January 17, 2017 (projected).	Map Scale: 1:10,000 Map Date: November 2, 2016 / dms



VALENCIA ROAD
(PUBLIC ROAD)

WADE ROAD
(PUBLIC ROAD)

CR-1

RH

WEST STAR ESTATES LOTS
1-70
BK. 65 M&P, PG. 14

COMMON AREA "A"

STAR VALLEY VILLAGE
BLOCK 5 (2.92 AC)

STAR VALLEY VILLAGE
BLOCK 4 (2.70 AC)

STAR VALLEY VILLAGE
BLOCK 2 (3.11 AC)

STAR VALLEY VILLAGE LOTS 1-152
BK. 47 M&P, PG. 26

CR-4

CR-5

COMMON AREA "A"

COMMON AREA "B"

COMMON AREA "A"

COMMON AREA "A"

COMMON AREA "A"

COMMON AREA "A"

COMMON AREA "A"

SHOPS
F
10,400 SF

MAJOR
H
13,000 SF

MAJOR
J
15,750 SF

MAJOR
K
22,850 SF

PAD E
7,400

PAD D
4,000

PAD C
4,000

PAD A

PAD B

PAD D

PAD C

PAD E

PAD F

PAD G

PAD H

PSOMAS

333 E. Walmore Road, Suite 450
Tucson, AZ 85700
(520) 282-3340 (520) 292-1290 fax
www.psomas.com

STAR VALLEY VILLAGE
EXHIBIT

PROJ. NO. 20120700
DATE: SEPTEMBER 2014
SHEET 1 OF 1

THIS DOCUMENT IS UNCLASSIFIED DATE 07/24/2014 BY 60322 UCBAW/MS/STP

MEMORANDUM

To: Sue Morman
From: Regina Beem, P.E.
Cc: G.T. Alley, Broadway, Realty and Trust
Date: November 21, 2016
Subject: Star Valley Village Block 6 Drainage Approach
Job No: 7BRT140201



Sue,

The following is a summary of our intended approach to the drainage design for Star Valley Village Blocks 1, 6, 7 and 8.

Per the approved drainage report for Star Valley Commercial Blocks 1, 7, and 8, the site is neither identified as a Critical Basin or a Balanced Basin. Therefore, the project area will be treated as a Balanced Basin, providing detention as part of the proposed improvements to ensure the post-development peak discharges from the site will not exceed the pre-development conditions. The project will also provide first-flush retention.

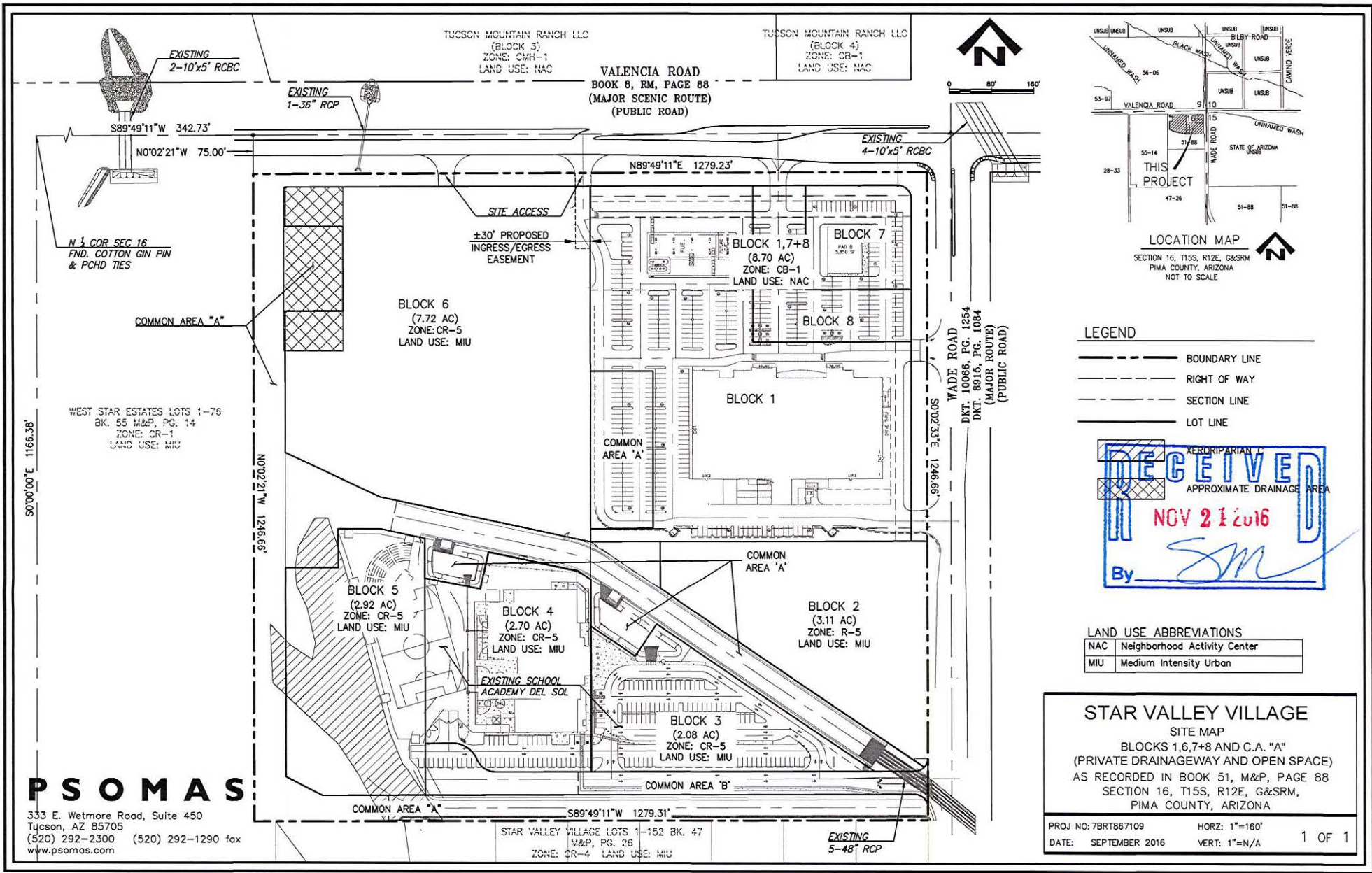
Retention and detention for Blocks 1, 6, 7 and 8 will be provided by one (1) retention/detention basin which will be located on the western edge of Block 6 just upstream of the offsite concentration point at the existing 2 cell 10'x5' box culvert crossing under Valencia Road. Drainage will flow from east to west to the basin within the future PAAL's for each development. The existing basin and weir per the approved drainage report will be utilized under interim conditions (construction of Blocks 1, 7 and 8). The size of the joint detention/retention basin on Block 6 will be determined with the drainage analysis for that Block.

From the FEMA Map Service Center, Star Valley Commercial Block 6 is located within Flood Insurance Rate Map (FIRM) Number 04019C2265L. Per the FIRM Panel legend, the majority of the site is located in a Zone A floodplain (no base flood elevations determined). The project will follow the CLOMR/LOMR process if it is decided to remove the parcel from the floodplain.

Please let me or G.T. Alley know if you have any questions.

Thanks,

Regina Beem, P.E.





2016 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION
STAFF REPORT



HEARING DATE	Wednesday, November 30, 2016
CASE	P16CA00004 Stewart Title and Trust TR 3698
PLANNING AREA	Southwest
DISTRICT	3
LOCATION	South side of West Valencia Road 700 feet west of South Wade Road
REQUEST	Medium Intensity Urban (MIU) to Community Activity Center (CAC) with an additional request to waive Special Area Policy S-35, Retail Enhancement Contribution Areas.
OWNERS	Stewart Title and Trust TR 3698
AGENT	Gordon Thomas Alley III, Broadway Realty and Trust, Inc.

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN

An amendment to the land use designation will allow the owner to develop a shopping center. The following summarizes the applicant's reasons to amend the Comprehensive Plan:

- Several policies and goals of the Pima Prospers Comprehensive Plan Land Use Element, Southwest Infrastructure Plan, Regional Transportation Plan, and the Arizona Growing Smarter Act are achieved.
- Increases vehicular safety and accessibility to shopping by providing shorter trips to existing and future residents in the area.
- Reduces fuel consumption.
- Reduces negative impacts to road infrastructure and the environment.

See Section IV, "Reason for Proposed Amendment" of the application for more details.

EXISTING ZONING/LAND USE
CR-5 Multiple Residence Zone / vacant land

SURROUNDING LAND USE DESIGNATIONS	
North	NAC Neighborhood Activity Center
South	MIU Medium Intensity Urban

East	NAC Neighborhood Activity Center
West	MIU Medium Intensity Urban

SURROUNDING ZONING/EXISTING LAND USE	
North	CMH-1 County Manufactured and Mobile Home Zone / vacant
South	CR-5 Multiple Residence Zone / Academy del Sol charter school
East	CB-1 Local Business Zone / vacant
West	CR-1 Single Family Residence / residential

STAFF REPORT

Staff recommends **APPROVAL** of this request with the recommendation of the following rezoning policies.

1. To reduce potential impacts to adjacent residential and school uses, to match the adjoining land use designation, and in keeping with similar policy adopted for other commercial areas at the Valencia and Wade intersection, staff recommends that the plan amendment site be limited to Neighborhood Activity Center (NAC), as opposed to the requested Community Activity Center (CAC). NAC areas are generally less than 25 acres in area (entire commercial area would be approx. 17 acres), for lower intensity mixed use areas to provide goods and services within or near neighborhoods for day-to-day to weekly living needs.
2. Staff has no objection to the applicant's request to waive Special Area Policy S-35, Retail Enhancement Contribution Areas.
3. The adjacent area zoned CB-1 at the corner of the intersection shall be included with the amendment site in any subsequent rezoning Preliminary Development Plan and subsequent subdivision plat or development plan. The entire site shall be planned and designed in such a manner so as to avoid any appearance of traditional "strip" commercial development, with consistent and uniform architectural design for all commercial/retail elements of the site, and landscaping and shade to reduce heat-island effect.

Staff recommends approval for the following reasons:

1. The proposal incorporates the Arizona Growing Smarter Act, Pima Prospers Comprehensive Plan, and Southwest Infrastructure Plan's policies because it is as a designated growth area. There are three adopted specific plan residential communities within a three-mile radius of the site (Sendero Pass, Pomegranate Farms, and Star Valley).
2. Recent road widening and drainage improvements to W. Valencia Road.
3. Utilities are available at the site boundary.

Setting:

The subject site is one parcel (210-32-2600) of approximately 7.72 acres. It is currently vacant open space with a temporary berm that directs water flow into two retention basins. Along the west and south site boundary is an unnamed wash and this western, one-fourth portion of the site is rich in medium – high density riparian vegetation, predominantly mesquite bosque with thick green understory that stands out against the dry grasses and desert scrub on the remainder of the site. The site is within the Tucson Water Management area.

Staff's recommendation is based on certain Growing Smarter Act principles, urban infill, plan designation consistency, infrastructure availability, and the need for commercial goods and services in the area (see plan amendment criteria, below).

Surrounding conditions:

Valencia Road is a major arterial and east-west transportation corridor in Tucson's southwest region. The area is transitioning from rural, one-acre and greater residential property to medium density residential subdivisions. There are three master planned low to medium density residential communities within a three-mile radius of the site. Each has its own designated commercial site. Sendero Pass is 837 acres, approximately 3 miles west of the site, located south of the intersection of Ajo Highway and Valencia Road. It will be a "gateway" community to the Tucson metropolitan area from the southwest and is planned for 3,150 to 4,400 homes with a target of 3,500 homes. Just east of Sendero Pass is Pomegranate Farms, a 645-acre residential community with a target of 3,500 homes. Both of these planned communities are vacant. The third residential community is Star Valley. It is located approximately one-half mile south of the site between Wade Road and Viviana Road alignments. It is 1,437 acres for potentially a total of 4,000 single family and multifamily units. Several residential subdivisions have been built out in Star Valley

Ryan Airfield is approximately 3 miles northwest of the site off of Ajo Way, Casino del Sol is 2 miles east of the site on the south side of Valencia Road and the nearest grocery store shopping center is 6 miles east of the site at the northwest corner of Valencia and Cardinal Roads. There is large acreages of vacant land around Ryan Airfield that is planned industrial.

History:

The site was originally GR zone. There is a rezoning case, Co9-81-152, that rezoned this site to CR-5. The same case rezoned the school academy to the south from GR to CR-5 and the property to the east from GR to CB-1.

The land use category has been MIU on the property since the Pima County Comprehensive Plan was adopted in 1992. In 2008, there was a plan amendment request, Co7-08-06, which included this site, to change the land use classification from MIU to CAC for the L-shaped, CR-5 portion of the property. This plan amendment request included 23 acres (aka) Star Valley Village Blocks 2-6. This request did not include the CB-1 zoned parcels at the southwest corner of Valencia and Wade Roads. The plan amendment request was later withdrawn by the applicant.

The Co7-08-06 plan amendment request was one of three plan amendments requested in 2008 by separate land owners for the northwest, southeast, and southwest corners of the Valencia - Wade Road intersection. The Board decided that NAC was the appropriate land use designation for the three corners and a rezoning policy encouraging integrated site planning and similar architectural styles was enacted for the three sites. It became part of the resolution documents for the approved NAC at the northwest and southeast corners of Valencia and Wade Roads.

There is an approved development, grading, and paving plan, P1209-025 Star Valley Commercial Center pads A-H, that includes the subject property. It showed planned commercial development on the southwest corner of Valencia and Wade Road; and showed the site in its current existing condition as a retention basin.

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, Special Area Policies, and Rezoning Polices.
 - 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

The plan amendment to NAC meets the need for commercial in support of compact development, multi-modal transportation, and rational infrastructure improvements principles of the Growing Smarter Acts. Valencia Road is a growth corridor for new development in this area. The shopping center will be commercial infill development for existing and future residents. All necessary infrastructure and utilities are established for development.

The plan amendment request will provide shopping, goods and services for nearby residents. As this area continues to develop, the shopping center will provide opportunity to extend the SunTran bus line further west down Valencia Road.

Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

The proposed amendment supports a number of the Goals and policies under the Use of Land Chapter in Pima Prospers 2015 Comprehensive Plan Update as follows:

- 3.1 Land Use Element, Goal 1, applicable policies:
 - Policy 2a: Supports a balance of housing, employment, and shopping;
 - Policy 2b: Furthers expansion of economic development goals;
 - Policy 2d: Promotes the integrated and efficient use of infrastructure and services;
 - Policy 6: Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place and the market is receptive;
 - Policy 9: Consider in all land use decisions access to work, school, services, infrastructure, and healthy foods to create healthy communities, including pedestrian and bicycle infrastructure and amenities;
 - Policy 10: Land use planning shall consider air quality; and
 - Policy 12: Support infill and revitalization efforts in approved Community Development Target Areas.

The site is discussed and identified within the Use of Land Chapter 3.2 Focused Development Investment Areas Element, Goal 1, applicable policies:

- Policy 1: Promote the 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 3: Recognize the link between urban form, infrastructure availability, resource efficiency, and economic development to create a healthy and climate-resilient region.

The project site is within the designated Retail Enhancement Contribution area under the Pima Prospers Comprehensive Land Use Plan. Staff has no objection to the applicant's request to waive

this Special Area Policy, S-35. The fees and conditions of this Retail Enhancement Contribution apply to stores greater than 40,000 square feet. The applicant does not have tenants at this time but would like the flexibility of having a grocery store without being subject to the Retail Enhancement Contribution. Currently there are no grocery stores or commercial services in the immediate area to support existing residential. However, NAC is flexible enough to allow CB-1 uses and is suitable for a grocery market anchor tenant along with other neighborhood services, such as drug store, variety hardware stores, self-service laundry, and bank. If the plan amendment were approved to NAC, this would allow a rezoning to CB-1.

However, relief from this Retail Enhancement Contribution is strictly a matter of decision by the Board of Supervisors and not by staff.

The site is not within the *Maeveen Marie Behan Conservation Lands System (CLS)*.

Fulfillment of the Purpose of the Annual Plan Amendment Program

The applicant's conceptual site plan proposes an integrated shopping center with stores, shops, and services on both the subject parcel and the adjacent CB-1 parcels for a total of 17.25 acres. This concept plan is different from the approved Star Valley Commercial Center Development Plan and should this plan amendment move forward to the rezoning stage there will most likely be a "new" preliminary development plan which will more accurately show the site layout in accordance with Pima County regulations. Build-out on the subject property as shown on the conceptual plan raises concerns about meeting regional flood control requirements and that there may be necessary improvements made to Valencia and Wade Roads regarding possible right turn lane and ingress/egress easements.

The conceptual plan shows stores, shops, and pads ranging from 4,000 square feet to the largest store being approximately 23,000 square feet. It is important to note that a concept plan in the plan amendment stage is subject to changes and future rezoning conditions may be required, but for now, the objective is to review the request in terms of whether CAC is a reasonable use for the site. The plan amendment process does not grant approval of the concept plan. More engineering is required to prove that what is proposed will function as designed. For instance, changes may occur during the rezoning process in response to drainage and transportation improvements, ingress-egress easements, and land use needs.

AGENCY/DEPARTMENT COMMENTS:

Arizona Department of Transportation (ADOT): ADOT has plans to improve the Ajo Way – Valencia intersection and the new improvements can accommodate this proposed development.

Arizona Department of Water Resources (ADWR): There is a well onsite but the approved block plat and development plan note that there will be a service agreement with Tucson Water to provide water.

City of Tucson Water: Tucson Water has no objections to the proposed Comprehensive Plan Amendment and subsequent Re-Zoning of Parcel #210-32-2600.

Drexel Heights Fire District: No comments received.

Kitt Peak: Emails returned; phoned left message; no contact to date.

Pima County Community Development and Neighborhood Conservation Department: Would benefit residents in nearby Robles Junction/Three Points who have wanted more services and investment in their community.

Pima County Cultural Resources & Historic Preservation: Response is no comment.

Pima County Department of Environmental (PDEQ): Response is no comment.

Pima County Department of Transportation: The proposed comprehensive plan amendment is for an 8-acre site on the south side of Valencia Road near the Wade Road and Valencia Road Intersection. The site has approximately 590 feet of direct frontage on Valencia Road. The requested comprehensive plan amendment would change the future land use from medium density residential to commercial.

Valencia Road is designated a high volume arterial on the Major Streets and Routes Plan with a planned future right-of-way of 200 feet. Valencia Road was recently widened from Mark Road to Wade Road. The segment from Wade Road west to Ajo Highway is under design. Construction is scheduled to begin in spring of 2018. Improvements include widening the roadway from two to four lanes, installation of a raised center median, bike lanes and sidewalks, drainage improvements, landscape enhancements, and public art. The current traffic volume for Valencia Road from Ajo Highway to Camino Verde is approximately 3,000 ADT.

Wade Road is designated as a collector road on the Major Streets and Routes Plan with a future right of way of 80 feet. The current traffic volume is approximately 7,500 ADT. With the improvements to Valencia Road, roadways in the area should be able to handle the traffic generated by future commercial development in this area. The final design for access points, turn lanes, and circulation will be determined at the time of rezoning and development plan submittal.

Pima County Environmental Planning/Office of Sustainability: Response is not reviewed because it is not in the Conservation Land System (CLS).

Pima County Natural Resources, Parks, and Recreation Department (NRPR): Response is No comment.

Pima County Regional Flood Control District: No comments received.

Pima County Regional Wastewater Reclamation Department: The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has received and reviewed the proposed plan amendment. The plan amendment would allow the subject property to be developed as a mixed use development subject to obtaining the proper zoning. The applicant is requesting the Community Activity Center (CAC) designation to support the proposed use, over the current designation of Medium Intensity Urban (MIU).

The plan amendment area is located approximately 700 feet southwest of the Valencia Road and Wade Road intersection, and is a portion of subdivision formally referred as Star Valley Village Block 6. The plan amendment area is within the PCRWRD service area and is tributary to the Avra Valley Water Reclamation Facility. The existing public sewer consists of a 12-inch gravity sewer line located within the Valencia Road right-of-way.

The 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 in the downstream public sewerage system.

Tucson Unified School District 1 (TUSD1): No comments received.

Tohono O'odahm: Response is not on their land; no comment offered.

United States Fish and Wildlife Service: No comments received.

PUBLIC COMMENTS:

A notice of the hearings for this amendment request has been sent to property owners of record within 1,000 feet of the amendment site. As of the writing of this report, staff has received no comments.

Respectfully Submitted,

A handwritten signature in black ink that reads "Susan M. Morman". The signature is written in a cursive style with a long horizontal flourish at the end.

Sue Morman, Senior Planner

cc: GT Alley III, Broadway Realty & Trust.
Via email: bratgta@aol.com

DATE: November 22, 2016



TO: Sue Morman, DSD
Senior Planner

FROM: Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: P16CA00004 Star Valley Village Block 6 Plan Amendment

1. The site is almost entirely within federal floodplains as shown on the attached Flood Hazard Map. It is identified on the Development Plan P1209-025 as an improved off-site detention basin that is to remain as is. This basin is currently in place. The development it was designed to serve was only partially completed.
2. While the site maps submitted do not include the required drainage elements, at the District's request a brief statement of intent has been provided. It indicates that a new basin designed to meet balanced basin standards will be designed to serve the proposed and approved developments at a later time with drainage crossing the site within PAALs on the surface of the parking areas. The site is within a Critical Basin and flow reductions shall be required at the time of development.
3. Depending upon phasing and adjacent development a CLOMR may be required at the time of development.
4. As required by BOS Resolution 2008-72, staff has conducted the Water Supply Impact Review as follows:
 - a. The water provider is not known. The site is adjacent to the Metro Diablo Service Area which delivers renewable supplies.
 - b. The site is near the edge of the area modeled by the Tucson Active Management Area Safe Yield task Force and it appears that the depth to water is approximately 400 feet. The nearest Metropolitan District Well found on the ADWR GIS is located over a mile west of the site and had water depths of 470 feet in 2005.
 - c. The site is not located within a covered subsidence zone.
 - d. The nearest known groundwater-dependent ecosystem is the intermittent section of the Enchanted Hills Wash approximately five miles away.
 - e. The site is within the Avra Hydrogeologic Basin, and the depth to bedrock is 800-1600 feet.

The project is not expected to have adverse impacts on groundwater dependent ecosystems.

The District has determined that the design may be clarified at the rezoning phase and therefore has **no objection**.

Please feel free to contact me with any questions you may have.

GS/AM/ES