



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District # 1

FROM: Arlan M. Colton, Planning Director 

DATE: October 8, 2014

SUBJECT: Co7-14-01 PRF 3, LLC – W. FREER DRIVE PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, OCTOBER 21, 2014** hearing.

REQUEST: To amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) and Resource Transition (RT) for approximately 9.79 acres located on the north side of the W. Freer Drive alignment, approximately 1,200 feet east of N. Thornydale Road and 400 feet south of W. Linda Vista Boulevard, in Section 20, Township 12 South, Range 13 East, in the Northwest Subregion.

OWNERS: PRF 3, LLC
5760 E. Territorial Avenue
Tucson, AZ 85750

AGENT: MJM Consulting, Inc.
Attn: Michael Marks, AICP
7002 E. 4th Street
Tucson, AZ 85710

DISTRICT: 1

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of October 8, 2014, staff has received 12 letters in opposition to the plan amendment. Five people spoke in opposition at the Planning and Zoning Commission hearing. The Coalition for Sonoran Desert Protection submitted a letter recommending full compliance with CLS natural area set-aside guidelines and stating support for the applicant's proposal for on-site conservation and off-site mitigation with policies pertaining to off-site mitigation.

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO REZONING POLICIES (5-2, Commissioners Membrila and Johns voted **NAY**, Commissioners Neeley, Bain and Cook were absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO REZONING POLICIES.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property contains Important Riparian Area and Multiple Use Management Area overlaid entirely by Special Species Management Area.

CP/DP/ar
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: Co7-14-01

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FOR OCTOBER 21, 2014 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: October 8, 2014

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

Co7-14-01 PRF 3, LLC - W. FREER DRIVE ALIGNMENT PLAN AMENDMENT

Request of **PRF 3, LLC**, represented by **MJM Consulting, Inc.**, to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) and Resource Transition (RT) for approximately 9.79 acres located on the north side of the W. Freer Drive alignment, approximately 1,200 feet east of N. Thornydale Road and 400 feet south of W. Linda Vista Boulevard, in Section 20, Township 12 South, Range 13 East, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 7-0 to recommend **APPROVAL SUBJECT TO REZONING POLICIES** (Commissioners Bain, Cook and Neeley were absent). Staff recommends **APPROVAL SUBJECT TO REZONING POLICIES**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (August 27, 2014)

Staff presented information from the staff report to the commission. Staff indicated that 11 letters in opposition had been received. The objections included traffic congestion related to Ironwood Elementary School which can be accessed via Crestone Drive within the Las Lindas subdivision to the east of the plan amendment site and by which the plan amendment site will also take access from Linda Vista Road. The applicant has provided additional information in this regard in which he concludes that the traffic to be generated by development of the plan amendment site for potentially 36 lots would be within the capacity of Crestone Drive.

A commissioner asked at what point would the location of the CLS off-site set-aside mitigation land be known and whether it could be any land. Staff indicated that it would be known closer to the time of rezoning and that it would have to be comparable land. The guidance the County gives is detailed in the Coalition's letter. These policies are proposed in the Pima Prospers Comprehensive Plan Update draft. The applicant must find land in the same general area which can serve the same types of species as the subject property.

The applicant's representative stated agreement with the staff report and recommendation. He also stated general agreement with the Coalition's recommended policies. He noted that the site is a remnant portion of a previous rezoning that was not platted prior to the rezoning expiration. He stated that surrounding property is designated MIU with CR-4, CR-5, and TR zoning. The exception is RT designated floodplain to the south. All but a small portion of the RT on the site has been found not to be within the floodplain and is requested for MIU along with the remainder of the property. He indicated having met with neighbors and has responded to their concerns. A 36-lot preliminary site plan has been produced representing 3.86 residences per acre (RAC) that is within the density range (2.96 to 4.21 RAC) of surrounding subdivisions. He stated that a policy limiting the site to a maximum of four RAC would be acceptable. He noted that all of the Important Riparian Area (1.32 acres) would be preserved and that the remaining preservation to meet CLS requirements would be off-site set-aside mitigation. The project could not be done without this approach. He noted that the policies recommended by the Coalition for off-site mitigation need to recognize availability of land is presumed affordable, and if not, some leeway to the strict policy should be provided.

Five area residents spoke in opposition to the plan amendment request. They stated concerns including the site being a wildlife corridor with protected ironwood trees, the lack of capacity at the local elementary school, the delay of planned improvements for Thornydale Road, the potential for future water shortages, the negative effect on property values, mistrust of floodplain research, extreme congestion in the neighborhood related to the elementary school, hazardous substandard wedge curb design with no sidewalk separation within the existing neighborhood, desire for a three-way stop at Briar Rose Lane and Crestone Drive, and too much additional density. An additional opposition letter was submitted.

A representative for the Coalition for Sonoran Desert Protection spoke. She alluded to the letter submitted from the Coalition. She noted that the Coalition has met with the applicant who has been working hard to find suitable off-site mitigation property. She was pleased with the proposed preservation of Important Riparian Area. She noted that the parcel was identified as a high priority for purchase for preservation which indicates its importance as habitat despite its smaller size than most priority lands. She stated support for the plan amendment subject to full CLS compliance and the recommended mitigation policies. She showed a map of habitat priority areas that could potentially be purchased for mitigation. She acknowledged the applicant's concern with affordability of suitable mitigation lands and noted that the policies have flexibility which the Coalition may or may not support.

The applicant's representative indicated that the County has no plans to purchase the subject property. The property could be developed with uses other than residential with existing SR zoning. The Westland biological analysis concludes the site has less value for wildlife connection compared to property north of Linda Vista Drive. The wash has culverts to the west which do not serve wildlife movement. The vegetation value was determined to not be substantial. As a result, off-site mitigation would better serve the purpose of the CLS. He also stated that the principal of Ironwood Elementary School has indicated that the school has sufficient capacity, and if not, attendance boundaries can be adjusted as done previously to exclude some of the Dove Mountain area to the north. The letter from the County Transportation Department indicates that the subdivision roads have adequate capacity. His traffic observations over four days indicate a peak traffic period from 7:15 to 7:50 AM and then much less traffic. There is an alternate route that does not go through the neighborhood that the elementary school principal advocates and there is potential for a better alternate if a new road is built to the west. He stated no objection to the three-way stop suggested by an area resident. He showed the preliminary site plan.

A motion to close the hearing was made and given second.

A commissioner asked about the wedge curb. Staff indicated that it was the standard at the time the subdivisions were built to allow the sidewalk to be adjacent. The curb can be driven over easily. Now sidewalks must have distance separation. Staff noted that the stop sign suggestion could be a rezoning condition. The commissioner noted that the school district indicates adequate school capacities in the staff report.

A commissioner asked how many homes could be developed under the existing SR zoning. Staff stated three and that the CLS would not apply.

A commissioner noted the CLS was based on science and that that the site's infill potential does not necessarily justify rezoning.

In response to a commissioner's question, staff indicated that the policy for off-site CLS mitigation is a four to one ratio.

Upon a vote, the public hearing was closed.

In response to a commissioner's question, staff indicated that it was hard to determine how many homes could be built on the site with full CLS set-aside within it. With 80 percent set-aside, less than two acres would be left and multi-family development may be a potential option at 10 RAC. Other SR options include a church or charter school without CLS compliance.

A commissioner noted the degraded quality of the site, with use by area residents, cleared areas, and dumping.

Commissioner Johns made a motion to approve the plan amendment as recommended by staff. Commissioner Membrilla gave second.

Commissioner Poulos made a substitute motion to approve the plan amendment as recommended by staff and including the policies recommended in the Coalition's letter. Commissioner Matter gave second.

The commission voted to **APPROVE** the plan amendment (5–2, Commissioners Membrilla and Johns voted **NAY**, Commissioners Neeley, Bain and Cook were absent) with the following policies:

- A. Native riparian vegetation shall be used to enhance drainage improvements.
- B. The location of off-site mitigation properties should be within the same general geographic region of the original project site.
- C. Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 - 1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - 2. Vegetation community type(s);
 - 3. Habitat values for applicable CLS Special Species (e.g. breeding and dispersal);
 - 4. Surface water or unique landforms such as rock outcrops; and
 - 5. Contribution to landscape connectivity.
- D. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.

CP/DP/ar
Attachments

c: PRF 3, LLC, 5760 E. Territorial Avenue, Tucson, AZ 85750
MJM Consulting, Inc., Attn: Michael Marks, AICP, 7002 E. 4th Street
Tucson, AZ 85710
Chris Poirier, Assistant Planning Director
Co7-14-01 File



2014 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION
STAFF REPORT



HEARING DATE	August 27, 2014
CASE	Co7-14-01 PRF 3, LLC – W. FREER DRIVE PLAN AMENDMENT
SUBREGION	Northwest
DISTRICT	1
LOCATION	On the north side of W. Freer Drive alignment, approximately 1,200 feet east of N. Thornydale Road and 400 feet south of Linda Vista Boulevard
REQUEST	Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) and RT 9.79 acres
OWNERS	PRF 3, LLC
AGENT	Michael Marks, AICP, MJM Consulting, Inc.

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

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

- "The property is surrounded by MIU."
- "The existing LIU 0.3 designation is inappropriate given the developed conditions of the area."
- "The portion of the RT property outside of the 100-year floodplain should be treated as the rest of the LIU 0.3 to MIU property."
- "The property is well suited for an up-planning due to favorable access and traffic conditions."
- "The property is well served by existing public and private utilities."
- "The property is well served by existing public facilities."
- "The environmental conditions of the property do not warrant the property being preserved as natural area."
- "The development type proposed for the subject property is the same as that already built on adjacent subdivisions."
- "There are no known archaeological resources."
- For these reasons, MIU is appropriate on this infill property so that it can be developed at an appropriate density which reduces the pressure to develop further out. The low density allowance of the LIU 0.3 plan designation and SR zoning is not the type of land use that should be assigned to property surrounded by urban residential development.

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

SURROUNDING LAND USE DESIGNATIONS	
North	Medium Intensity Urban (MIU)
South	MIU, Resource Transition (RT)
East	MIU
West	MIU

SURROUNDING ZONING/EXISTING LAND USE	
North	CR-5 (Multiple Residence) / Wash, Residential Subdivision
South	CR-4 (Mixed-Dwelling Type) / Wash, Residential Subdivision
East	CR-4 / Residential Subdivision
West	TR (Transitional) / Residential Subdivision

STAFF REPORT:

Staff recommends **APPROVAL** of the plan amendment from Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) and Resource Transition (RT) for the 9.79-acre site subject to the following rezoning policy:

Native riparian vegetation shall be used to enhance drainage improvements.

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

A plan amendment to MIU for the majority of the site is justified, in part, per elements of the Growing Smarter Acts (compact development and rational use of existing and planned infrastructure). Relative to the Acts, there will also be conservation of natural resources pertaining to the applicant's presumption that "probably all" of the Important Riparian Area will be left natural with the remainder of the site (under Multiple Use Management and Special Species Management Areas) achieving CLS policy compliance by off-site mitigation. Also, the subject site is an infill site with respect to adjacent CR-4, CR-5, and TR subdivision developments surrounding the site with commensurate MIU plan designations. Additionally, a plan amendment for MIU and Neighborhood Activity Center (NAC) designations on 18 undeveloped acres at the southeast corner of Linda Vista Boulevard and Thornydale Road (600 feet west of the subject property) was approved by the Board of Supervisors on February 18, 2014.

The applicant requests to reduce the RT portion of the site from 1.62 acres to .07 acres based on hydraulic analyses that indicate a much smaller 100-year floodplain than is currently mapped by FEMA. The Regional Flood Control District has accepted these reports, and Planning staff supports the proposed reduction of RT because the current RT designation is based on the current FEMA-mapped floodplain. Also, the applicant's recent biological investigation of the property, by Westland Resources Inc., indicates that in terms of vegetation density, the RT area, "...does not appear to provide more value than the adjacent undesignated property." Comprehensive Plan Regional Plan Policy 1A1c3 allows the processing of Minor Revisions to the RT plan designation with public

hearing where the map boundary for RT designations is based upon approved floodplain limits and a FEMA LOMR (Letter of Map Revision) application has been made or other detailed hydrologic study has been accepted by Pima County.

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

The site is relatively flat and consists of natural vegetation that has significant disturbance (more than 18 percent of the site per the biological investigation). A watercourse along the northwest boundary is associated with Pima County Regulated Riparian Habitat that is designated as Xeroriparian C. The CLS designations are Important Riparian Area and Multiple Use Management Area overlaid entirely by Special Species Management Area. With preservation of the watercourse and the stated intent of additional preservation of land off-site to satisfy CLS policy requirements, staff supports up-planning the site to allow infill development similar to surrounding residential development.

The site is served by paved roads, sewer, and utilities. Access to the site is via Linda Vista Boulevard to the north and then through the Las Lindas subdivision to the east. A "stub-out" (W. Briar Rose Lane) was included as part of the subdivision to provide access to the site. Linda Vista Boulevard dead-ends one-half mile east of Thornydale Road. Thornydale Road located a quarter-mile west of the site has been improved south of Cortaro Farms Road and is operating below capacity in that direction. Thornydale Road, north of Cortaro Farms Road is operating over capacity (capacity 16,700 average daily trips / current count 18,300 ADT). However, capacity improvements extending to Linda Vista Boulevard are scheduled for the 2018-19 time period. Cortaro Farms Road, 1.25 miles south of the site, has been improved east of Thornydale Road and is operating below capacity in that direction. Cortaro Farms Road, west of Thornydale Road is operating over capacity for the mile-long two-lane segment before returning to a divided four-lane cross section at Camino de Oeste (capacity 16,700 ADT / current count 20,721 ADT). However, capacity improvements are likely to begin in 2016 with a late 2017 completion date. These roadways have or will be receiving sidewalk and bike lane improvements; however, unimproved arterial and major collector streets in the area typically do not have sidewalks. A Sun Tran shuttle route exists along Thornydale Road and is available to current and future residents of the area.

The subject property is within the Pima County Regional Wastewater Reclamation Department service area and is tributary to the Tres Rios (Ina Road) Water Reclamation Facility via the Canada del Oro Interceptor (CDO). Information from Tucson Water submitted by the applicant indicates that it will serve the site.

Commercial services are located within a quarter-mile to the west at the intersection of Linda Vista Boulevard and Thornydale Road. With these services and some other uses within a mile that include offices, a plant nursery, and schools, there is limited potential for nearby employment. Marana Unified School District has schools in the vicinity including a neighborhood elementary school. A high school is located a quarter-mile west, as is Arthur Pack Regional Park with many amenities.

The current SR zoning conforms to the LIU 0.3 and RT plan designations. LIU 0.3 designates areas for low density residential and other compatible uses at a maximum density of 0.3 residences per acre (RAC) (or 1.2 RAC under the cluster subdivision option with 30 percent cluster open space plus 40 percent natural open space). RT designates areas with environmentally sensitive characteristics that include wildlife corridors, natural washes, floodplains, and other environmentally sensitive areas.

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

Plan Amendment Criteria

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

1. The plan amendment would promote:
 - a. Implementation of the ***Growing Smarter Acts***, with particular emphasis given to the principles of smart growth, such as: (i) mixed use planning, (ii) compact development, (iii) multi-modal transportation opportunities, (iv) rational infrastructure expansion/improvements, (v) conservation of natural resources, and (vi) the growth area element (where applicable);
 - b. The implementation of other Comprehensive Plan policies set forth in the Regional Plan Policies, Special Area Policies, and Rezoning Policies.
 - c. Compatibility with the ***Maeveen Marie Behan Conservation Lands System***;
2. Fulfillment of the purpose of the Annual Plan Amendment Program as stated in the Pima County Zoning Code, 18.89.040(A) (2) & (3):

The annual plan amendment program provides an opportunity to address oversights, inconsistencies, or land use related inequities in the plan, or to acknowledge significant changes in a particular area since the adoption of the plan or plan updates. Annual amendments are reviewed concurrently in order to analyze potential cumulative impacts.

Growing Smarter Acts

The plan amendment to the recommended higher intensity MIU plan designation (leaving in place a remnant of RT) can promote Growing Smarter principles of compact development leading to rational use of existing and planned infrastructure. MIU also provides limited mixed use opportunity with the TR (Transitional) zoning option that allows office, health, and lodging-related uses; however, the applicant has indicated that residential development similar to adjacent detached residential subdivisions will be sought.

There are CR-4, CR-5, and TR residential subdivisions adjacent to the site with densities ranging from 3.0 to 3.2 residences per acre (RAC). Higher density infill over an expanded area would potentially enable better bus service, which is currently limited to service along Thornydale Road by Sun Shuttle Route 412. The shuttle currently provides very limited service with stops at Cortaro Farms Road and Linda Vista Boulevard. *Land Use Element Regional Plan Policy 1.A.4.a calls for residential rezonings in MIU to be a minimum of five RAC, which is generally recognized as sufficient to support bus service. The site's potential density could be reduced if significant undisturbed natural open space set-aside is required on-site related to the CLS and Flood Control regulated Important Riparian Area.)*

However, this development site location and the pattern of most of the residential and commercial development in the area are primarily auto-oriented. Commercial services are mostly segregated, located at major intersections, and low-to medium density individual subdivision developments have limited or no internal road linkages between neighborhoods. There will be road linkage of this site to the Las Lindas subdivision to the east which also links to an elementary school. Most employment opportunity is outside the area and accessed by personal vehicles. Noted services, schools, and park attractions are located within an approximate quarter-mile walking distance however.

As noted, some arterial road segments in the site's vicinity are operating at or above capacity but are scheduled for improvement. *Ideally, the development of the subject site would be timed with the scheduled road capacity improvements.*

Regional Plan Policies, Special Area Policies, and Rezoning Policies

Relative to Regional Plan Policies, the site it is not within a Growth Area as designated by the comprehensive plan (Growth Area Element). Designated Growth Areas include the Flowing Wells area, the area in the vicinity of Tucson International Airport, and the City of Tucson. However growth continues in many areas outside of Growth Areas, including the area of the subject plan amendment. The amendment site is arguably an "infill site" relative to the development pattern of subdivisions that have emerged in the vicinity, including adjacent to the site. There is a stark contrast between the undeveloped site's low density plan designation and zoning and the surrounding medium density subdivisions. Although, there are still large SR parcels and CR-1 lots in the vicinity that maintain natural desert area.

Requested annual plan amendments that result in greater land use intensity potential do not, in and of themselves, promote comprehensive plan policies. Applicable policies are applied at the rezoning stage in the form of the applicant's proposal and as rezoning conditions. The applicant does not explicitly reference "Regional Plan Policies" that may be promoted with the planned rezoning and subsequent residential development of the site; however, the proposal to set-aside the Important Riparian Area, combined with the recommended Rezoning Policy to utilize native riparian vegetation to enhance drainage improvements promotes various Regional Plan Policies including those related to: Site Planning and creation of sense of place in the Sonoran Desert, Flood Control and maintenance of natural conditions and preservation of existing riparian habitat, Subdivision Design and preservation of natural open space to reduce heat trapping surfaces, Natural Waterbody Quality and maintenance of function and quality of watercourses, and Conservation Lands System and preserving the contiguity of habitat [the wash is preserved to an extent (with some erosion control) within adjacent subdivision developments]. Also, the applicant notes intent to satisfy policies pertaining to the Conservation Lands System which is a Regional Plan Policy.

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

Conservation Lands System

The site contains Conservation Lands System Important Riparian Area and Multiple Use Management Area overlaid entirely by Special Species Management. Comprehensive Plan policies call for at least 95 percent of the total acreage of lands within this designation to be conserved in a natural or undisturbed condition to include restoration and/or enhancement. At least 66⅔ percent and 80 percent of the total acreage of lands within the respective Multiple Use Management Area and Special Species Management Area designations are to be conserved as undisturbed natural open space. The policy guidelines for the latter two CLS categories may be met through a combination of on- and off-site conservation. In line with these policies, in reference to both the CLS and Flood Control Regulated Important Riparian Area, the applicant states, "At this point, it is expected that the IRA area will be left natural, probably all of it, and the remainder of the property will achieve compliance by offsite mitigation."

The site has natural vegetation with substantial disturbance and a watercourse that has Pima County Regulated Riparian Habitat that is designated as Xeroriparian C. However, it is surrounded by CR-4, CR-5, and TR subdivision development. As noted, the natural watercourse proposed for preservation is also (mostly) natural in adjacent subdivisions. Additional information is provided in the Environmental Planning comments below. It is notable that the U.S. Fish and Wildlife comments indicate "no concerns".

Fulfillment of the Purpose of the Annual Plan Amendment Program

This site was down-planned from Medium-High Intensity Urban (MHIU) as part of the 2001 Comprehensive Plan Update. Other undeveloped or lesser developed parcels in the vicinity were down-planned from MIU. The down-planning of the sites pertained to the area's importance as natural habitat. The site was included in the Conservation Lands System. There were various appeals of the down-planning including Co7-05-26 (application withdrawn) and Co7-06-22 (denied by the Board of Supervisors in 2007). The commission recommended denial; staff recommended

approval of MIU for the LIU 0.3 portion. Up-planning of four other sites in the vicinity (Co7-13-03, Co7-13-04, Co7-13-05, and Co7-13-06), were approved by the Board of Supervisors on February 18, 2014 (Board minutes attached). It is notable that the site was conditionally rezoned to CR-5 in 1983 (Co9-83-130), but a time extension request was denied by the Board of Supervisors in 1998. The adjacent subdivided area to the north and west was a part of and resulted from the rezoning.

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

Regarding significant changes to the area since the 2001 Comprehensive Plan Update, there has been incremental development and road improvements in the vicinity. An office complex has been constructed a mile to the south at the intersection of Thornydale Road and Hardy Road. Another quarter mile south of that, a charter school has been established on the north side of Cortaro Farms Road and 135 casitas have been constructed on the south side of Cortaro Farms Road, west of Thornydale Road; additional subdivision development has occurred on the south side of Cortaro Farms Road, east of Thornydale Road; Thornydale Road has been improved south of Cortaro Farms Road; and Cortaro Farms Road has been improved east of Thornydale Road. Pertaining to the larger area, the cactus ferruginous pygmy owl has been delisted as an endangered species.

AGENCY/DEPARTMENT COMMENTS:

Environmental Planning Comments (Office of Sustainability and Conservation):

The following summarizes the arrangement between OSC and DSD regarding environmental review of comprehensive plan amendments within the Conservation Lands System (CLS):

A property specific environmental review will only be provided for any proposed amendment lying within the CLS where the applicant disputes the application of CLS conservation guidelines. Otherwise, all details of how the guidelines will be specifically applied to the site, including identification of CLS set-aside areas, will be determined as part of the rezoning process when information on the presence/absence and condition of natural resources as well as definitive information on anticipated land uses is available.

As Co7-14-01 is within CLS Important Riparian Area, Multiple Use and Special Species Management Areas and the applicant is not disputing application of CLS conservation guideline, it fits the above-described circumstances. Therefore, detailed review and comment regarding how CLS guidelines will be applied and determination of appropriate set-asides will not be provided at this time and will be deferred to such time as when the amendment is approved and a subsequent rezoning application is submitted.

Notwithstanding the above, the following would likely be useful in consideration of the proposed amendment:

- The approximately 9.8-acre amendment site is in an area of Northwest Tucson that is transitioning from low density residential uses (LIU 0.3, RT, SR zoning) to (MIU, CR-4 & CR-5 zoning); immediately surrounding properties are designated MIU and RT with CR-4 and TR zoning.
- The amendment site does not occur within any CLS Critical Landscape Connection or any wildlife linkage identified by Arizona Dept. of Transportation or Arizona Game and Fish Dept.
- No cactus ferruginous pygmy-owl (CFPO) have been detected in Northwest Tucson since 2006 when the last known CFPO was captured and placed in a captive breeding program.
- The amendment site lies outside the range of Pima pineapple cactus and needle-spined pineapple cactus.

- Lesser long-nosed bats (a federally-endangered species) are known to forage in the general area and use this area of Northwest Tucson to move between roosts and other foraging areas.
- The amendment site is considered medium value as potential habitat for the Western burrowing owl, but lies outside the Priority Conservation Area for this species.
- Disturbances to saguaro and ironwood trees are regulated by DSD according to the *Native Plant Preservation Ordinance* of Pima County Code Title 18.
- By definition, compliance with CLS conservation guidelines allows for set-asides to occur either entirely on-site, entirely off-site, or a combination of on- and off-site.
- There are two County-maintained conservation open space properties within a one-mile radius of the amendment site; both west of the site. Arthur Pack Park, at approximately 1,200ft., is the closest.

Regional Flood Control District (Planning and Development):

The Regional Flood Control District (District) has reviewed the subject request and has the following comments:

- Two regulatory watercourses impact the site's edges.
- On the north, there is Important Riparian Area with an underlying designation of Xeroriparian C associated with the wash. The application states that 95% of the IRA will "most likely" be preserved in place. The biologic assessment submitted with the application suggests purchase of lands off-site to mitigate for CLS disturbance including Important Riparian Area. The District does not object to the purchase of Important Riparian Area (IRA) off-site to mitigate IRA disturbance. However this is dependent upon identification of an appropriate parcel. Furthermore as the stated intention of the application itself is to avoid as is preferred, vegetative enhancements associated with drainage improvements are also appropriate.
- In the south the FEMA floodplain has been designated RT under the Comprehensive Plan. This floodplain is designated as Zone A by FEMA meaning it is an approximate boundary. The applicant has submitted a preliminary drainage report to the District indicating that the floodplain is smaller. While the District agrees with the conclusion of the report as indicated in the attached letter the change is not effective until approved by FEMA. There is also IRA associated with this wash however due to prior disturbance very little was mapped on-site.

As required by Resolution 2008-72, the following Water Supply Impact Review (WSIR) has been prepared:

- The site is within the Tucson Water Company service area and the applicant has submitted a letter indicating service is available.
- Per the ADWR Well Registry the on-site well had water at 375 feet when drilled in June of 2008. Per "Mason, Dale, 2014, Technical Memo to the Tucson Groundwater Users Advisory Committee, Modeling results of the 2010 Supply and Demand Assessment model projection, Arizona Department of Water Resources" between the years 2010 and 2025 groundwater depth is predicted to decline between 10 to 30 feet and be 404-650 feet below the surface by 2025. It should be noted that the scale and resolution of these maps makes accurate assessment difficult.
- The site is within the area of 1 inch or less of subsidence as mapped by Pima County.
- The nearest Groundwater-Dependent Ecosystem is the perennial section of the Santa Cruz River 3.29 miles away.

- The site is within the Tucson Hydrogeological Basin, and the depth to bedrock is 1,600-3,200 feet.
- The WSIR finds that the project, with the information available at this time, is not expected to have adverse impacts.

In conclusion because the floodplain is to be reduced we have no objection to the change from RT subject to the following recommended policy:

Native riparian vegetation shall be used to enhance drainage improvements.

Department of Transportation:

This parcel is bounded on the north and west by the Linda Vista Ridge subdivision, on the east by the Las Lindas subdivision and on the south by the Overton Heights and Kachina Meadows subdivisions. The site is landlocked except for legal access provided by way of Briar Rose Lane, a public street platted with the Las Lindas subdivision. Briar Rose Lane was platted with the specific intent of providing access to this subject site. There is an existing 30 foot utility easement that extends across the southern boundary of the site and continues west to Thornydale Road and east to Crestone Drive. This easement is referred to as Freer Drive. This easement was never intended to provide access to the subject site, and could not because it is recorded as common area in the adjacent plat to the west and as common area and parts of individual lots in the subdivision to the east. Additionally, the minimum width for a subdivision street is 45 feet per the Subdivision and Development Street Standards.

Linda Vista Boulevard is a paved, two-lane county maintained urban collector with approximately 75 feet of existing right-of-way between Thornydale and 400 feet east of Highline Avenue where the street terminates. Linda Vista is designated as a scenic major route on the Pima County Major Streets and Scenic Routes plan with a future right-of-way of 150 feet.

The most recent traffic count for Thornydale Road is 18,300 ADT. Thornydale Road is a scenic major route with an existing and proposed right-of-way of 150 feet per the Major Streets and Scenic Routes Plan. Thornydale has been improved to a four-lane divided roadway south of Cortaro Farms Road. Thornydale in the vicinity of this project has a current capacity of 16,700 ADT and a posted speed limit of 45 mph. Thornydale Road is currently served by SunShuttle Route 412, a neighborhood transit service that provides service approximately every 80 minutes between 6 AM and 6 PM Monday thru Friday and between 9 AM and 2 PM on Saturday.

The Department of Transportation is aware of the concern of the neighbors with pass through traffic to Ironwood Elementary school. A traffic study would be able to quantify the amount of traffic passing through the subdivision to the school. Speed humps, or other diversionary traffic calming methods could alleviate this situation, and the residents in this area can work with the DOT Neighborhood Traffic Management Program to determine the best strategy to address this situation. The streets in the Las Lindas subdivision are designed in conformance with the Subdivision and Development Street Standards and as such are able to comfortably accommodate the proposed additional home sites.

Regional Wastewater Reclamation Department:

The plan amendment area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the Canada del Oro Interceptor. Type I Capacity Response Letter states that capacity for this development is currently available in the 8-inch public sewer (G-84-024, downstream from manhole 4201-20-3) located along the south boundary of the plan amendment area.

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has no objection to the proposed comprehensive plan amendment.

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

Environmental Quality Department:

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

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

Cultural Resources & Historic Preservation:

The property is within a low sensitivity archaeological zone (SDCP) and no archaeological sites have been previously identified on these parcels or within a one-mile radius. Although the subject property has not been systematically surveyed, it is unlikely that development would impact significant cultural resources.

The following will be a condition of any rezoning:

In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

Natural Resources, Parks and Recreation Department:

NRPR has no objection to the proposed plan amendment.

United States Fish and Wildlife Service:

The USF&WS reports "no concerns related to the subject property".

Tucson Water:

Tucson Water did not provide a direct response to a request for comments pertaining to the plan amendment request; however, the application materials contain a "will serve" letter "based on the subject zoning" (referenced as SR, CR-4, and TR) of the parcel project. The letter, dated March 7, 2014, is attached.

Marana Unified School District:

The school district responded as follows, "Our schools are still positioned to handle the growth that could be caused by the plan amendments being considered."

Mountain Vista Fire District:

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

Sun Tran:

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

Tucson Electric Power Company:

TEP did not provide a direct response to a request for comments pertaining to the plan amendment request; however, the applicant has provided a TEP "will serve" letter for the site dated June 17, 2014. The letter is attached.

PUBLIC COMMENTS:

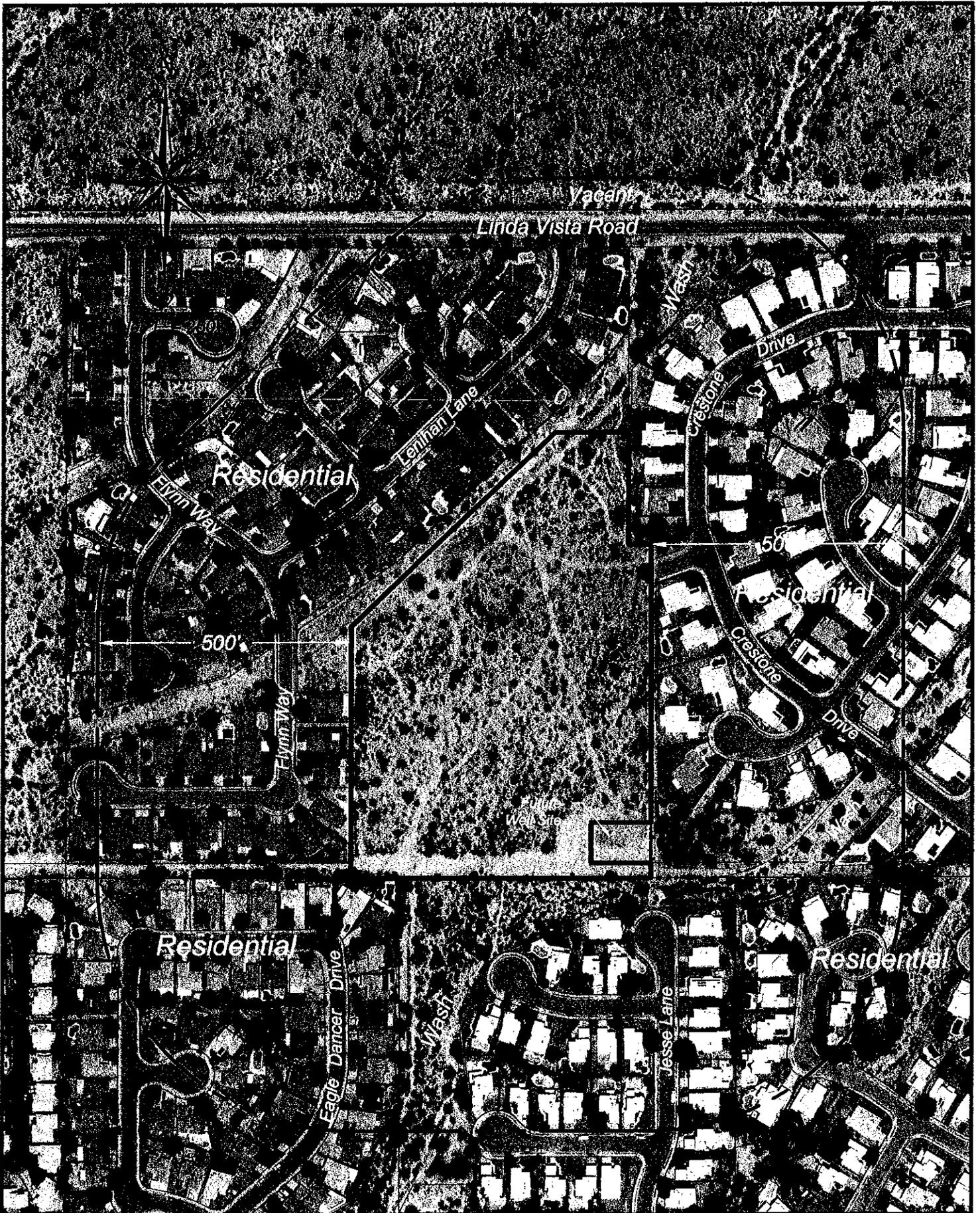
A notice of the hearings for this amendment request has been sent to property owners of record within 300 feet of the amendment site. As of the writing of this report, staff has received eight opposition letters from area residents. The letters include expressions of concern with increased traffic congestion, including related to Ironwood Elementary School, lack of school capacities, speeding traffic, traffic safety, destruction of wildlife habitat, excess density and limited emergency vehicle access, reduced quality of life, reduced property values, increased pollution and noise, and substandard design of existing wedge curb adjacency with sidewalk within subdivision.

Respectfully Submitted,



David Petersen, AICP
Senior Planner

c: PRF 3, LLC, 5760 E. Territorial Avenue, Tucson, AZ 85750
MJM Consulting, Inc., Attn: Michael Marks, AICP, 7002 E. 4th Street, Tucson, AZ 85710



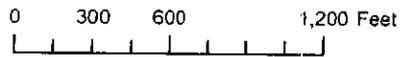
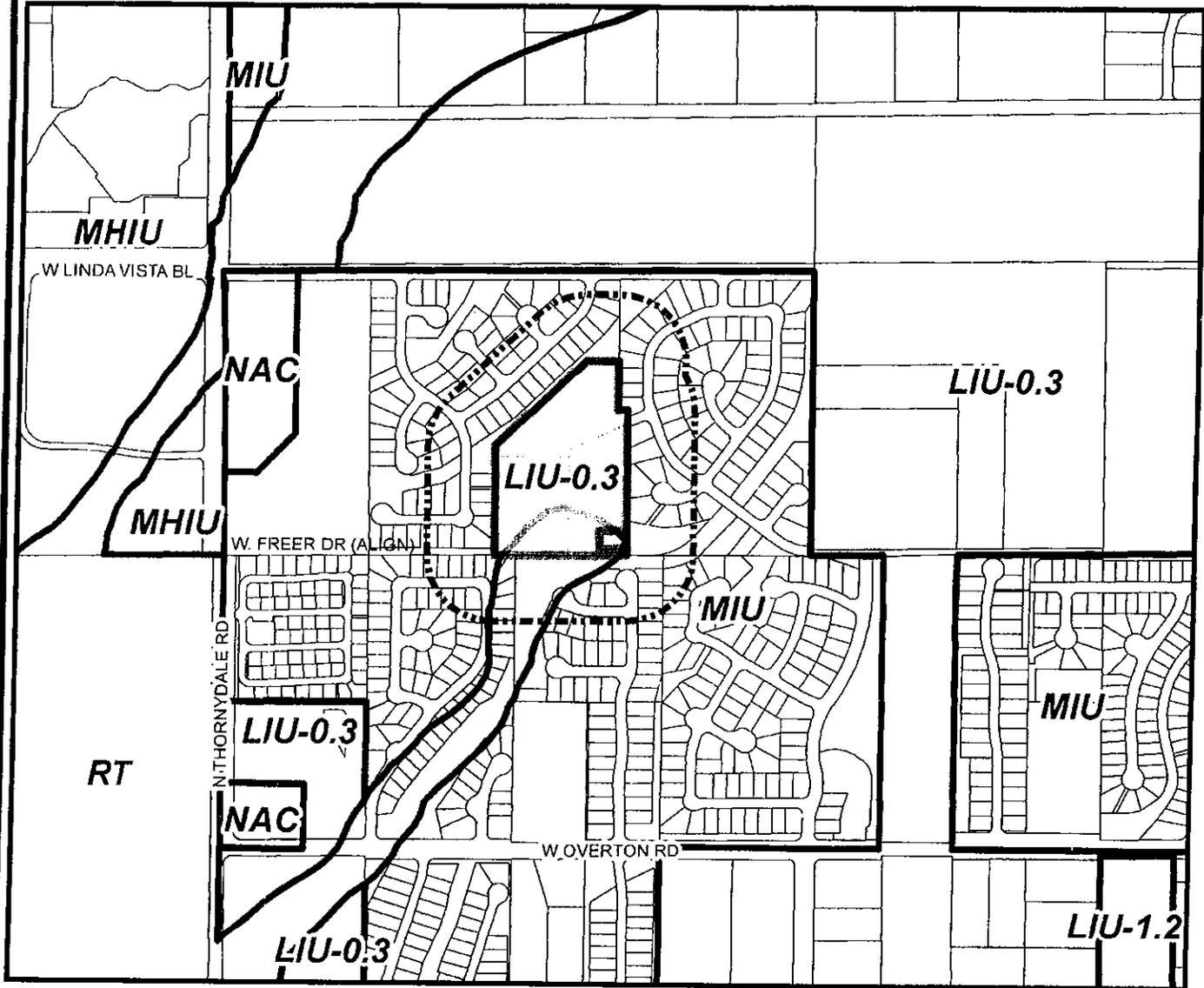
MJMM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

PRF3 LLC- Plan Amendment
 APN: 225-02-004P, 225-02-004Q, 225-02-004V
 Section 20, Township 12 South, Range 13 S,
 Pima County, Arizona

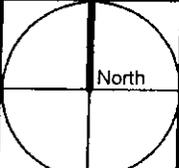
Exhibit 7
 Surrounding Properties
 Land Use

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



 Amendment Area  300' Notice Area

Taxcode: 225-02-004Q 225-02-004P 225-02-004V	Co7-14-01 PRF 3, LLC - W. FREER DRIVE ALIGNMENT PLAN AMENDMENT	Location: North side of W Freer Drive alignment, approximately 1,200 feet east of N. Thornydale Road and 400 feet south of W Linda Vista Boulevard	
Request: Low Intensity Urban 0.3 (LIU-0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) and Resource Transition (RT) 9.79 Acres +/-			
	Northwest Subregion Section 20, Township 12 South, Range 13 East		
	Planning and Zoning Commission Hearing: August 27, 2014 (projected) Board of Supervisors Hearing: October 21, 2014 (projected)	Map Scale: 1:8,000 Map Date: June 2, 2014	

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

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

Low Intensity Urban

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

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

Low Intensity Urban 0.3

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

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

Resource Transition

'RT' on the Land Use Plan Maps

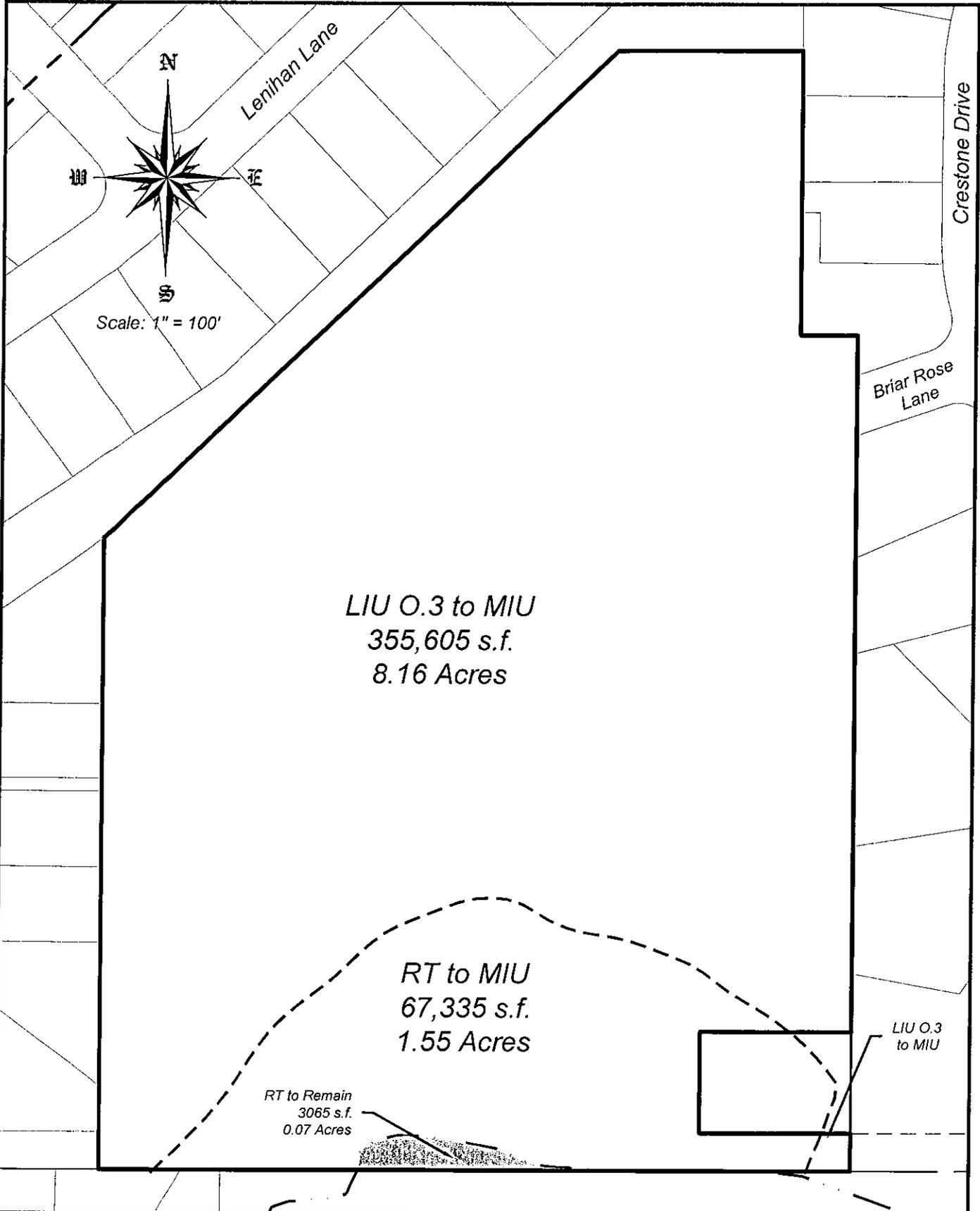
- a. Purpose: Private land with environmentally sensitive characteristics that include wildlife corridors, natural washes, floodplains, peaks and ridges, buffers to public preserves, and other environmentally sensitive areas. Development of such land shall emphasize design that blends with the natural landscape and supports environmentally sensitive linkages in developing areas.

- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 0.3 RAC

- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - 1) Minimum – none
 - 2) Maximum – 0.3 RAC

- d. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) RH Rural Homestead Zone
 - 2) SR Suburban Ranch Zone
 - 3) MR Major Resort

- e. Open Space Standard for MR Major Resort Zone: In Resource Transition a minimum of 30 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space.



LIU O.3 to MIU
 355,605 s.f.
 8.16 Acres

RT to MIU
 67,335 s.f.
 1.55 Acres

RT to Remain
 3065 s.f.
 0.07 Acres

LIU O.3
 to MIU



DATE: August 19, 2014

TO: David Petersen, DSD
Senior Planner

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

SUBJECT: Co7-14-01 PRF 3, LLC – W Freer Drive Alignment Plan Amendment

The Regional Flood Control District (District) has reviewed the subject request and has the following comments:

1. Two regulatory watercourses impact the sites edges.
2. On the north, there is Important Riparian Area with an underlying designation of Xeroriparian C associated with the wash. The application states that 95% of IRA will “most likely” be preserved in place. The biologic assessment submitted with the application suggests that purchase lands off-site to mitigate for CLS disturbance including Important Riparian Area. The District does not object to the purchase off-site Important Riparian Area (IRA) to mitigate IRA disturbance. However this is dependent upon identification of an appropriate parcel. Furthermore as the stated intention of the application itself is to avoid as is preferred, vegetative enhancements associated with drainage improvements are also appropriate.
3. In the south the FEMA floodplain has been designated RT under the Comprehensive Plan. This floodplain is designated as Zone A by FEMA meaning it is an approximate boundary. The applicant has submitted a preliminary drainage report to the District indicating that the floodplain is smaller. While the District agrees with the conclusion of the report as indicated in the attached letter the change is not effective until approved by FEMA. There is also IRA associated with this wash however due to prior disturbance very little was mapped on-site.
4. As required by Resolution 2008-72, I have prepared the following Water Supply Impact Review (WSIR):
 - a. The site is within the Tucson Water Company service area and the applicant has submitted a letter indicating service is available.
 - b. Per the ADWR Well Registry the on-site well had water at 375 feet when drilled in June of 2008. Per “Mason, Dale, 2014, Technical memo to the Tucson Groundwater Users Advisory Committee, Modeling results of the 2010 Supply and Demand Assessment model projection, Arizona Department of Water Resources” between the years 2010 and 2025 groundwater depth is predicted to decline between 10 to 30 feet and be 404-650 feet below the surface by 2025. It should be noted that the scale and resolution of these maps makes accurate assessment difficult
 - c. The site is within the area of 1 inch or less of subsidence as mapped by Pima County.
 - d. The nearest Groundwater-Dependent Ecosystem is the perennial section of the Santa Cruz River 3.29 miles away.
 - e. The site is within the Tucson Hydrogeological Basin, and the depth to bedrock is 1600-3200 feet.

The WSIR finds that the project, with the information available at this time, is not expected to have adverse impacts.

In conclusion because the floodplain is to be reduced and remaining floodplain and PCRRH to be avoided we have no objection to the change from RT subject to the following recommended policy.

- a. Native riparian vegetation shall be used to enhance drainage improvements.

If you have any questions about these comments, please contact our office at 724-4600.

David Petersen – July 11, 2014

Co7-14-02 Signature Homes by Miramonte - Hardy Road Plan Amendment

Page 2 of 2

cc: File



June 9, 2014

Clint Glass
CMG Drainage Engineering, Inc.
P.O Box 64880
Tucson, AZ 85729

Subject: Report on 3500 E. Freer Road

Dear Mr. Glass:

Thank you for your May 12, 2014 report regarding 3500 W. Freer Road sent via email.

The floodplain limits for the southern floodplain as shown in the report are acceptable. Please be advised that only an approved Letter of Map Revision (LOMR) from FEMA will modify the floodplain as shown on Flood Insurance Rate Map (FIRM) 04019C1070L. Development in the FEMA Zone A floodplain will require a Floodplain Use Permit until such time the FIRM panel is revised. Your report could be used to establish the water surface elevations for any proposed structures in that Zone A floodplain.

If you have any question, please feel free to call me at (520) 724-6400.

Sincerely,

"Terry" Hendricks CFM, Chief Hydrologist
Planning and Development Division

RTH/tj

Enclosure

c: Ann Moynihan, P.E., Civil Engineering Manager
Greg Saxe, Ph.D., Environmental Planning Manager
Eric Shepp, P.E., Floodplain Administrator

JUN 19 2014



**CMG DRAINAGE
ENGINEERING, INC.**

CLINTON M. GLASS, P.E., PRESIDENT

clint@cmgdrainage.com

3555 N. MOUNTAIN AVE. P.O. BOX 64880 (MAIL) TUCSON, AZ 85728 PHONE (520) 882-4244 FAX (520) 888-1421

May 12, 2014

Terry Hendricks
Pima County Regional Flood Control District
91 E. Congress St.
Tucson, Arizona 85701

JUN 19 2014

Re: 3500 W. Freer Drive

Dear Terry,

The owner of the above referenced property has asked CMG Drainage Engineering, Inc. (CMG) to verify the existing conditions floodplain analysis results submitted to you by Jeff Stanley P.E. on February 26, 2007 and your subsequent concurrence letter dated March 30, 2007. As you may recall, Mr. Stanley's study included a redelineation of the 100-year floodplain area for the wash along the south boundary of the property using the normal depth equation. His calculations included five cross-sections of the wash in the vicinity of the southeast property corner.

To confirm Mr. Stanley's results, CMG prepared a HEC-RAS model for the wash that includes five cross-sections at the exact same locations as Mr. Stanley. That information was submitted to you along with a letter report on March 24, 2014, after which you responded to me with comments on April 3, 2014. A response to those comments along with the requested information (if applicable) is provided herein.

Response to Comment #1 – Updated hydrologic computations using NOAA 14 rainfall values have been completed by CMG. PAG aerial mapping was used to determine the boundaries of the contributing watershed (see Figure 1). The one hour duration storm point rainfall depth was determined from NOAA 14 to be 2.72 inches. The watershed delineated on Figure 1 has an area of 631 acres and extends approximately 4.4 miles north of the project site. The primary wash flows through one of the North Ranch detention basins, however, peak flow attenuation within this basin was not considered in the hydrologic analyses.

Soils types within the watershed include types B, C and D, however, Type B is predominant. A soils map is included with the hydrologic computation support data in Appendix A of his report. Basin factors for each reach were derived from Table 4.1 of the PC-Hydro Users Manual. Maximum Nb values for each watershed type were used because overland flow lengths are generally parallel to the primary channels thus increasing overland flow lengths.

Hydrologic computations using PC-Hydro determined the 100-year peak discharge rate adjoining the south boundary of the property to be 781 cubic feet per second (cfs). A hydrologic design data sheet for the discharge determination is provided in Appendix A.

HEC-RAS version 4.1 was used to determine water surface elevations and 100-year floodplain limits. A copy of the HEC-RAS model and a map showing the CMG 100-year floodplain results are attached. The CMG results are substantially the same as Mr. Stanley's delineation.

Letter to Terry Hendricks
Page 2
May 12, 2014

Response to Comment #2 – We are aware that a LOMR and possibly a CLOMR will be needed but again, that will be prepared in conjunction with the final drainage report and tentative plat submittal. At present, we do not expect that a CLOMR will be required since the proposed project does not require new structures to remove the project from the FEMA floodplain. More detailed analysis of existing conditions via a LOMR application should be sufficient.

Response to Comment #3 – We agree that the study limits of the LOMR application will need to extend beyond the immediate area of the project. That will be coordinated with the RFCD if and when the LOMR is prepared as noted in comment 2 above.

Response to Comment #4 – Erosion setbacks or erosion protection will be addressed in conjunction with preparation of the drainage report.

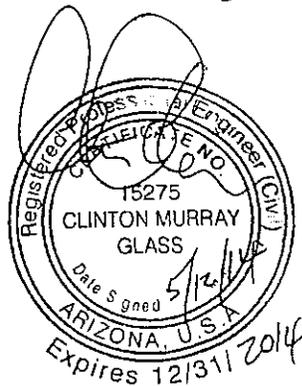
Response to Comment #5 – We are well aware of the rezoning, platting and FEMA requirements. Again, those will all be addressed at the appropriate time.

The owner has requested the RFCD to review the CMG results and to issue a letter confirming your continued support for using these results as a basis for updating the Resource Transition boundary in the upcoming Plan Amendment application. The CMG results will be further used at the time of platting to support the final subdivision drainage report and as the basis of filing a Conditional Letter of Map Revision (CLOMR), if necessary.

Please confirm your concurrence with these findings via a written response.

Sincerely,

Clinton M. Glass P.E.



David Petersen

From: Richardson, Scott <scott_richardson@fws.gov>
Sent: Wednesday, July 09, 2014 2:26 PM
To: David Petersen
Subject: Co7-14-01 PRF 3 LLC - W. Freer Drive Alignment Plan Amendment
Attachments: pimacodsform.07-14-01.dp.sr.wfreerdrive.doc

Dear Mr. Petersen,

Attached is the U.S. Fish and Wildlife Service's response to your request for review of the referenced action. Please do not hesitate to contact me if you have any questions.

Thanks,
Scott Richardson
U.S. Fish and Wildlife Service
Tucson Suboffice
(520) 670-6150 x 242



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: June 23, 2014

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

FROM: David Peterson, Senior Planner

SUBJECT: Comprehensive Plan Amendment request for your review and comments
Case: Co7-14-01 PRF 3, LLC – W. Freer Drive Alignment Plan Amendment

USFWS

Reviewer: Scott Richardson

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

Phone: (520) 670-6144 x 242

E-mail: scott_Richardson@fws.gov

- No Concerns relating to the subject property
- Yes Concerns relating to the subject property

Description of species impacted, concerns and suggested mitigation measures:

None.

TRANSMITTAL

RECEIVED
APR 25 2014

D.P. 207-14-01

To: Arlan Colton, Planning Director
From: Michael Marks, AICP
Re: Property about 365 feet south of Linda Vista Blvd and about 1200 feet east of Thornydale Rd
Date: April 24, 2014

Submitted herewith is the **Plan Amendment Application** for 9.78 acres of property labeled by the Assessor's Office as Parcels 225-02-004P, 4Q & 4V. This property lies within Section 20 of T12S, R13E. The request is to change the designation from LIU 0.3 & RT to MIU, leaving a portion of the existing RT as is. Along with the Application this submittal includes the following:

- Attachment A, supporting Application Sections I-IV
- Attachment B, with responses to Application Section V, the Biological Section.
- Attachment C, the Pima County Assessor's Office Map and Ownership Printout.
- Attachment D, the Authorization Letter from the ownership
- Attachment E, a document listing the members of the PRF 3 LLC
- Map Exhibits 1 – 10.
 1. Boundary Map
 2. Location Map
 3. Land Use Map
 4. Current Comp Plan Map
 5. Requested Plan Designation Map
 6. Surrounding Properties Comp Plan Map
 7. Surrounding Properties Land Use Map
 8. Surrounding Properties Zoning Map
 9. Hydrology Map
 10. Utility Map
 11. Public Facilities Map
 12. Conservation Lands System
 13. Surrounding Properties CLS
- Document Attachments
 - AA: Letter from Jeff Stanley, P.E. dated February 26, 2007
 - BB: Letter from the PCRFCB dated March 30, 2007
 - CC: Letter from Clint Glass, P.E. dated April 4, 2014
 - DD: Letter from the Regional Wastewater Reclamation Dept dated March 18, 2014
 - EE: Letter from the Tucson Water Department dated March 7, 2014
 - FF: Letter from the Southwest Gas Company dated March 31, 2014
 - GG: Email from the Marana Unified School District dated December 9, 2013
 - HH: Report by Westland Resources, Inc. dated April 16, 2014
 - II: Letter from the Arizona State Museum dated March 7, 2014
- A CD with all the submittal material in PDF format
- The submittal fee of \$4282

Please call me if you have any questions or comments. Thank you.

RECEIVED
APR 25 2014



PIMA COUNTY COMPREHENSIVE PLAN
2014 PLAN AMENDMENT PROGRAM
Application

SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): PRF 3 LLC, an Arizona limited liability company
DAYTIME PHONE: 320-1300 FAX: 320-0777
ADDRESS: 5760 E. Territory Ave., Tucson AZ 85750
E-MAIL: fafassjo@gabroylaw.com
APPLICANT (if other than owner): Michael Marks, AICP of MJM Consulting, Inc
DAYTIME PHONE: 241-8876 FAX: _____
ADDRESS: 1002 E. 4th. St., Tucson AZ 85710
E-MAIL: mjmconsulting@cox.net

SECTION II. AMENDMENT REQUEST INFORMATION

TAX CODE NO(S): 225-02-0040, 004P & 004V *
TOTAL ACRES: 9.78 acres *
GENERAL PROPERTY LOCATION: 365+- feet south of Linda Vista Blvd. and 1200+- feet east of Thornydale Rd. *
COMPREHENSIVE PLAN SUBREGION(S): Northwest
ZONING BASEMAP(S): 161 BOARD OF SUPERVISORS DISTRICT(S): 1
CURRENT/CONDITIONAL ZONING: SR
EXISTING LAND USE: vacant *
CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): L1U0, 3 = 8.16 acres & RT = 1.62 acres *
REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): See Attachment A

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

None

* See Attachment A

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

None

SECTION III. SURROUNDING PROPERTIES INFORMATION

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

NORTH: MIU & LIU 0.3 SOUTH: RT & MIU
EAST: MIU WEST: MIU

* EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: Residential to Linda Vista Bl & then vacant
SOUTH: Residential and open space/wash
EAST: Residential
WEST: Residential

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

NORTH: CR-5, CR-4 & SR SOUTH: CR-4 & CR-5
EAST: CR-4 WEST: TR

SECTION IV. REASONS FOR PROPOSED AMENDMENT

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

See Attachment A

Section V - Biological Resources - See Attach B.

* See Attachment A

SECTION VI. SUBMITTALS

THE FOLLOWING ITEMS MUST BE INCLUDED IN THE APPLICATION:

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

SECTION VII.

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



SIGNATURE OF APPLICANT



DATE



NAME OF APPLICANT - PRINTED

ATTACHMENT A

To The PRF 3 LLC – Briar Rose Lane Comprehensive Plan Amendment Application Sections I-IV

RECEIVED
APR 25 2014

Co 7-14-01 Replaced 5-1-14

SECTION I

Property Owner: The Members of the PRF 3 LLC are divulged in the document attached to the application and labeled as Attachment E.

SECTION II

Tax Code Numbers: See the attached Assessor Map (i.e. Attachment C) for clarification.

Total Acreage: See Exhibit #1, the 'Boundary Map'.

General Property Location: See Exhibit #2, the 'Location Map'.

Existing Land Use: See Exhibit #3, the 'Land Use Map'.

Current Plan Designation(s) and Acreage(s): See Exhibit #4, the 'Current Comp Plan Map'

Requested Plan Designations and Acreages: See Exhibit #5, the 'Requested Plan Designation Map'. The designations and corresponding acreages are as follows: 1) LIU 0.3 to MIU (8.16 acres), 2) RT to MIU (1.55 acres), and 3) RT to remain (0.07 acres).

SECTION III

Current Planned Land Uses within 500 Feet: See Ex. #6, the 'Surrounding Properties Comp Plan Map'.

Existing Land Use within 500 Feet: See Exhibit #7, 'The Surrounding Properties Land Use Map'.

Existing Zoning within 500 Feet: See Exhibit #8, 'The Surrounding Properties Zoning Map'.

SECTION IV: Reasons for Proposed Amendment

Reason #1: The property is surrounded by MIU. Exhibit #6 shows the surrounding Comprehensive Plan designations, which are essentially all MIU. There is no compelling reason why the subject property should be classified any differently. This designation is appropriate on these surrounding properties, which have been developed accordingly, and it is likewise appropriate for the subject property. The region that the subject property and surrounding properties lie within is an urbanized area, and so all properties, including the subject property, should be recognized as urban.

Reason #2: The existing LIU 0.3 designation is inappropriate given the developed conditions of the area. The LIU 0.3 designation essentially allows SR zoning and corresponding development. With limited exceptions that is one house per 144,000 square feet. This is rural development in an urban environment, a situation not synchronized with the reality of 2014. None of the surrounding property is developed consistent with the LIU 0.3 land use type.

Reason #3: That portion of the RT property outside of the 100 year floodplain should be treated as the rest of the LIU 0.3 to MIU property. The existing RT line is consistent with the official FEMA floodplain line. There is no reason for the RT line to be where it is other than for consistency with the floodplain line. We know now that the FEMA floodplain line is incorrect, that the hydrologic conditions relative to the wash in question have been evaluated and the results support the revision to the 100 year floodplain line. In 2006/2007 this floodplain line was evaluated by Jeff Stanley, P.E. with a determination that the floodplain line lies south of the 30 foot easement lying along the south boundary of the property (See Attachment AA). Mr. Stanley presented his findings to the Pima County Regional Flood Control District (RFCD) which wrote a letter on March 30, 2007 indicating that "The HEC analysis demonstrates that the 100-year floodplain for the drainage located near the southeast corner of the property does not extend north of the southern 30-foot utility and access easement (See Attachment BB). Recently at the request of

ATTACHMENT A

To The PRF 3 LLC – Briar Rose Lane Comprehensive Plan Amendment Application Sections I-IV

APR 25 2014

the owner, Clint Glass, P.E. of CMG Drainage Engineering reexamined this floodplain condition and arrived at substantially the same conclusion regarding the location of this line. See the letter and map from Mr. Glass labeled Attachment CC. Exhibit #9, the Hydrology Map, shows the lines that CMG Drainage Engineering calculated (and which is shown on the CMG Map). Of course more detailed analysis and agency review will be needed for the formal LOMR or CLOMR work to officially change the FEMA maps, but the work done so far is more than sufficient to find that the 100 year floodplain line is located where this Hydrology Map shows it to be. This hydrologic analysis shows that only a minor portion of the existing RT area is within the modified 100 year floodplain and this area is designated to remain as RT in the request.

Reason #4: The property is well suited for an up-planning due to favorable access and traffic conditions. Access to this property is by way of Briar Rose Lane, which is already built. This one access point will suffice since the development will have less than 100 lots, according to an official of the Pima County Department of Transportation. However, if emergency services needs a secondary access, and it is acceptable to Pima County, the use of Freer Drive from Thornydale Road to the site would work. Briar Rose Lane connects to Crestone Drive which connects to Highline Ave which connects to Linda Vista Road which provides paved all-weather access from the subject property to Thornydale Road. All of these streets are fully built. The traffic conditions from the subject property and from within the adjacent Las Lindas subdivision, through that Las Lindas subdivision, given a projected total of 112 lots (with a projected total of 36 from the subject property and 76 from the Las Lindas subdivision) would generate a maximum of 1120 ADT which is a fraction of the capacity that these typical two-lane residential streets have, according to an official of the Department of Transportation.

Reason #5: The property is well served by existing public and private utilities. Exhibit #10 shows that there is an 8 inch public sewer line along the south boundary of the property. The Pima County Regional Wastewater Reclamation Department has determined that this line has sufficient unused capacity to serve the subject property (See Attachment DD). The City of Tucson Water Department serves the area surrounding the subject property. It has an 8 inch main along the south boundary as well as another 8" main in Briar Rose Lane. A 'will serve' letter from that department is attached (See Attachment EE). SW Gas has gas lines in all of the surrounding streets and will serve the project (See Attachment FF). TEP has power below ground in the surrounding streets. Any letter from TEP, which I have been expecting for some time, will be submitted under separate cover. MJM Consulting has obtained a map showing the location of Comcast and Century Link Internet & Phone cable, which shows there is cable under the adjacent streets. All of these conditions make the Plan Amendment proposal consistent with the Growing Smarter Act goal of 'rational infrastructure expansion and improvements', and further support the conclusion that this project should be classified as 'infill'.

Reason #6: The property is well served by existing public facilities. The schools that would serve the property are the Ironwood Elementary which is less than a quarter mile to the east, the Tortolita Middle which is about a mile to the south, and the Mountain View High School which is close by at the southwest corner of Linda Vista Blvd & Thornydale Road. All three have unused capacity according to a December 9, 2013 email written by Russell Federico of the Marana Unified School District (See Attachment GG). The nearest fire station is the Mountain Vista Fire District Station #620, at 9310 N. Shannon Road, about ¼ mile to the east of the subject property. The nearest Pima County Sheriff's Substation is the Foothills District Office at 7300 N. Shannon Road, about a half mile south of Magee Road. Located next to that Sheriff's Station is a Public Library. Also nearby is the Pima Community College and the YMCA. The subject property is located about a quarter mile away from the Arthur Pack Regional Park, providing substantial recreational opportunities. The closest Post Office is located at the

ATTACHMENT A

To The PRF 3 LLC – Briar Rose Lane Comprehensive Plan Amendment Application Sections I-IV

southwest corner of Thornydale and Magee Roads. With all of these facilities urban land development nearby should be encouraged and not discouraged.

Reason #7: The environmental conditions of the property do not warrant the property being preserved as natural area. A preliminary vegetative assessment has been performed by WestLand Resources, Inc., which prepared a report of its findings in a report which is enclosed as Attachment HH. Those findings shows the IRA portion of the property, along the north boundary, to have a total vegetation volume of only a Xeroriparian D, which is greater than that within the RT area and the 'remaining area' (i.e. outside the IRA and the RT, and referred to in the WestLand report as the 'undesigned property'). In fact the 'remaining area' has a greater total vegetation volume than that of the area within the RT. One could conclude that the RT designation, from the standpoint of vegetation, is not warranted. The WestLand report indicates that the boundary of the RT, relative to the conditions just outside of the RT area, does not show any relevance to the conditions on the site. The Conservation Lands System, depicted on Exhibit #12 for the subject property and on Exhibit #13 for the surrounding area, shows IRA along the north and southeast boundaries, with the majority balance of the property as both Multiple Use Management and Special Species Management. The WestLand report indicates that the site, and surrounding area, is absent two of three species that justify a Special Species designation, and the third one, i.e. the pygmy owl, is "extremely unlikely... (to) occupy this parcel", according to the USFWS. Nonetheless, the IRA and other designations will require onsite or offsite mitigation, which will be achieved during the rezoning & platting process. At this point it is expected that the IRA area will be left natural, probably all of it, and the remainder of the property will achieve compliance by offsite mitigation.

Reason #8: The development type proposed for the subject property is the same as that already built on the adjacent subdivisions. The development on the surrounding properties is residential at suburban densities. The surrounding residential subdivisions are fully developed and have densities ranging from 2.96 to 4.21 Residences Per Acre (RAC). The developer of the subject property anticipates a development no greater in density than that of the upper end number of the range. The lot sizes in these adjacent subdivisions are also of a urban nature. The subject development will be the same.

Reason #9: There are no known archaeological resources. An Archaeological Site Records Search was conducted by the Arizona State Museum, resulting in a letter report which indicated that the property was inspected in 1981 (See Attachment II). It went on to say, in part, "No historic properties are identified in the project area."

Summary:

All of the above points to why an MIU designation is appropriate on the subject property. All of these reasons also point out why the current LIU 0.3 designation is not appropriate and does not serve the needs of a growing region. Given the surrounding development and existence of utilities and other infrastructure the property should be classified as 'infill', and good planning would dictate that 'infill' properties be developed so the pressure to build further and further 'out' is reduced. The current LIU 3.0 designation essentially reduces the property to SR development which typically would result in a total of three residences on the property. That is not the type of land use that should be assigned to property that is surrounded by urban residential development.

ATTACHMENT B

APR 25 2014

To The PRF 3 LLC – Briar Rose Lane Comprehensive Plan Amendment Application: Section V: Biological Resources & Compatibility with the Conservation Land System

A. Landscape Resource

1. The property is within the Conservation Land System. Exhibit #12 depicts the location of the different designations. There is a corridor along the north boundary and a small area at the southeast corner of the property that are both designated as Important Riparian Area (IRA). The remainder and bulk of the property is designated as both Multiple Use and Special Species Management.
2. The property is within, although apparently near the easterly edge of, the broad Critical Landscape Linkage #1.
3. The property is designated as a 'Habitat Protection Priority – Private (Highest Priority Private)', under the 2004 Conservation Bond Program on the SDCP MapGuide. It is not designated as a Community Open Space property.

B. Species Specific Resources

1. Cactus Ferruginous Pygmy-owl
 - a. The property is within a Survey Zone 1. Also, it is within a Priority Conservation Area 1.
 - b. The Arizona Game & Fish Department (AGF) does indicate that the pygmy-owl exists within a 3 mile radius.
 - c. No, there has not been a survey.
2. Pima Pineapple Cactus
 - a. No
 - b. AGF does not indicate that this species exists within a 3 mile radius.
 - c. No survey has been conducted.
 - d. No.
3. Needle-spined Pineapple Cactus
 - a. No
 - b. No
 - c. No
 - d. No
4. Western Burrowing Owl
 - a. No
 - b. No
 - c. No
 - d. No, there has not been a survey.

Attachment C.3/5

Book-Map-Parcel: 225-02-004V

Oblique Image

- Tax Year:

Tax Area:0673

Property Address:

Taxpayer Information:

PRF 3 LLC
5760 E TERRITORY AVE
TUCSON AZ

Property Description:

PTN S605.28' E265' W1813.29' N2 NW¼ 3.09 AC
SEC 20-12-13

85750- 1801

Valuation Data:

	LEGAL CLASS	2014		ASSESSED VALUE	LEGAL CLASS	2015		ASSESSED VALUE
		VALUE	ASMT RATIO			VALUE	ASMT RATIO	
LAND FCV	Vacant/Ag/Golf (2)	\$61,803	16.0	\$9,888	Vacant/Ag/Golf (2)	\$61,803	16.0	\$9,888
IMPR FCV		\$0				\$0		
TOTAL FCV	Vacant/Ag/Golf (2)	\$61,803	16.0	\$9,888	Vacant/Ag/Golf (2)	\$61,803	16.0	\$9,888
LIMITED VALUE	Vacant/Ag/Golf (2)	\$61,803	16.0	\$9,888	Vacant/Ag/Golf (2)	\$61,803	16.0	\$9,888

Property Information:

Section: 20
Town: 12.0
Range: 13.0E
Map & Plat: /
Block:
Tract:
Rule B District: 2
Land Measure: 3.09A
Group Code:
Census Tract: 4611
Use Code: 0012 (VACANT RESIDENTIAL URBAN NON-SUBDIVIDED)
File Id: 1
Date of Last Change: 4/3/2013

Valuation Area:

Condo Market: 11
DOR Market: 43
MFR Neighborhood: Undefined
SFR Neighborhood: 30300006
SFR District:

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20121520056	0	0	2012-05-31	SCRIVENORS ERROR
20121220521	0	0	2012-05-01	AFFIDAVIT
20121220520	0	0	2012-05-01	DEED
20100140751	13730	2790	2010-01-22	
20051710468	12630	3114	2005-09-01	
20051710471	12630	3129	2005-09-01	
20121210774	0	0	1753-01-01	

Parcel Note:

ParcelNote SPLIT/COMBO BACK FROM SECTIONS 2010 SPLIT/COMBO:VACANT LAND NO CHANGE

Attachment C.4/5

Book-Map-Parcel: 225-02-004C

Oblique Image

Tax Year:

Tax Area:0673

Property Address:

Taxpayer Information:

PRF 3 LLC
5760 E TERRITORY AVE
TUCSON AZ

Property Description:

CNTRL PTN N2 NW4 3.37 AC SEC 20-12-13

85750- 1801

Valuation Data:

	2014				2015			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	Vacant/Ag/Golf (2)	\$67,403	16.0	\$10,784	Vacant/Ag/Golf (2)	\$67,403	16.0	\$10,784
IMPR FCV		\$0				\$0		
TOTAL FCV	Vacant/Ag/Golf (2)	\$67,403	16.0	\$10,784	Vacant/Ag/Golf (2)	\$67,403	16.0	\$10,784
LIMITED VALUE	Vacant/Ag/Golf (2)	\$67,403	16.0	\$10,784	Vacant/Ag/Golf (2)	\$67,403	16.0	\$10,784

Property Information:

Section: 20
Town: 12.0
Range: 13.0E
Map & Plat: /
Block:
Tract:
Rule B District: 2
Land Measure: 3.37A
Group Code:
Census Tract: 4611
Use Code: 0012 (VACANT RESIDENTIAL URBAN NON-SUBDIVDED)
File Id: 1
Date of Last Change: 4/3/2013

Valuation Area:

Condo Market: 11
DOR Market: 43
MFR Neighborhood: Undefined
SFR Neighborhood: 30300006
SFR District:

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20121520056	0	0	2012-05-31	SCRIVENORS ERROR
20121220521	0	0	2012-05-01	AFFIDAVIT
20121220520	0	0	2012-05-01	DEED
20051710469	12630	3119	2005-09-01	
20051710470	12630	3124	2005-09-01	
20121210774	0	0	1753-01-01	

Parcel Note:

ParcelNote PETITION AUDIT REVIEW 2009 SBOE LEVEL: REVIEWED & ADJUSTED .

Owner's Estimate:

Tax Year	Estimate
2009	\$115,928.00

Attachment C.5/5

Book-Map-Parcel: 225-02-004P Oblique Image Tax Year: Tax Area:0673

Property Address:

Street No 3500 Street Direction W Street Name FREER DR Location Pima County

Taxpayer Information:

PRF 3 LLC
5760 E TERRITORY AVE
TUCSON AZ

Property Description:

S443.29' E95' W/L NW4 NW4 & S443.28' W232' M/L
NW4 NE4 3.33 AC SEC 20-12-13

85750- 1801

Valuation Data:

	2014				2015			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	Vacant/Ag/Golf (2)	\$66,003	16.0	\$10,560	Vacant/Ag/Golf (2)	\$66,003	16.0	\$10,560
IMPR FCV		\$0				\$0		
TOTAL FCV	Vacant/Ag/Golf (2)	\$66,003	16.0	\$10,560	Vacant/Ag/Golf (2)	\$66,003	16.0	\$10,560
LIMITED VALUE	Vacant/Ag/Golf (2)	\$66,003	16.0	\$10,560	Vacant/Ag/Golf (2)	\$66,003	16.0	\$10,560

Property Information:

Section: 20
Town: 12.0
Range: 13.0E
Map & Plat: /
Block:
Tract:
Rule B District: 2
Land Measure: 3.30A
Group Code:
Census Tract: 4611
Use Code: 0012 (VACANT RESIDENTIAL URBAN NON-SUBDIVIDED)
File id: 1
Date of Last Change: 4/3/2013

Valuation Area:

Condo Market: 11
DOR Market: 43
MFR Neighborhood: Undefined
SFR Neighborhood: 30300006
SFR District:

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20121520056	0	0	2012-05-31	SCRIVENORS ERROR
20121220521	0	0	2012-05-01	AFFIDAVIT
20121220520	0	0	2012-05-01	DEED
20121210774	0	0	2012-04-30	WARRANTY DEED
20051710467	12630	3109	2005-09-01	WARRANTY DEED
20051710472	12630	3134	2005-09-01	WARRANTY DEED
20051041319	12563	9823	2005-05-31	WARRANTY DEED
20051041324	12563	9843	2005-05-31	WARRANTY DEED

Parcel Note:

ParcelNote PETITION AUDIT REVIEW 2009 SBOE LEVEL: REVIEWED & ADJUSTED .

Owner's Estimate:

Tax Year 2009 Estimate \$115,928.00

RECEIVED
APR 25 2014

March 6, 2014

Arlan Colton, AICP
Planning Director
Pima County Department of Development Services -
Planning Division
201 N. Stone, 2nd Floor
Tucson, AZ 85710

Re: Property located 365 +/- feet south of Linda Vista Boulevard and 1200 +/- feet east of Thornydale Road

Mr. Colton:

Please consider Michael Marks, AICP of MJM Consulting, Inc. as duly authorized to act on behalf of the ownership in processing a plan amendment application for Pima County Assessor Parcels 225-02-04P, 225-02-04Q & 225-02-04V. If you have any questions please do not hesitate to call. Thanks.

Sincerely,



Raymond F. Predenkiewicz
Manager of the PRF 3 LLC

APR 25 2014

MEMBERS OF PRF3, L.L.C.

The following are the members of PRF3, L.L.C., an Arizona limited liability company:

The Predenkiewicz Revocable Trust
Dated August 25, 1998, as amended
March 24, 2004
Raymond F. Predenkiewicz and Mary
Ann Predenkiewicz, Trustees

Ronna L. Fickbohm

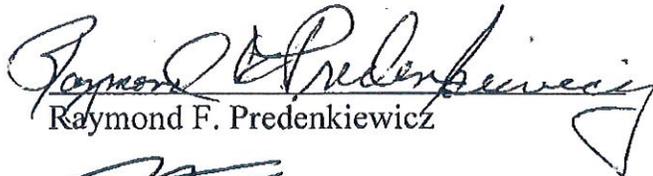
The Rollman Revocable Trust
dated August 9, 2012
Richard M. Rollman and Elizabeth
M. Rollman, Trustees

1st National Bank of Onaga, as
custodian of Fred A. Farsjo
IRA Account

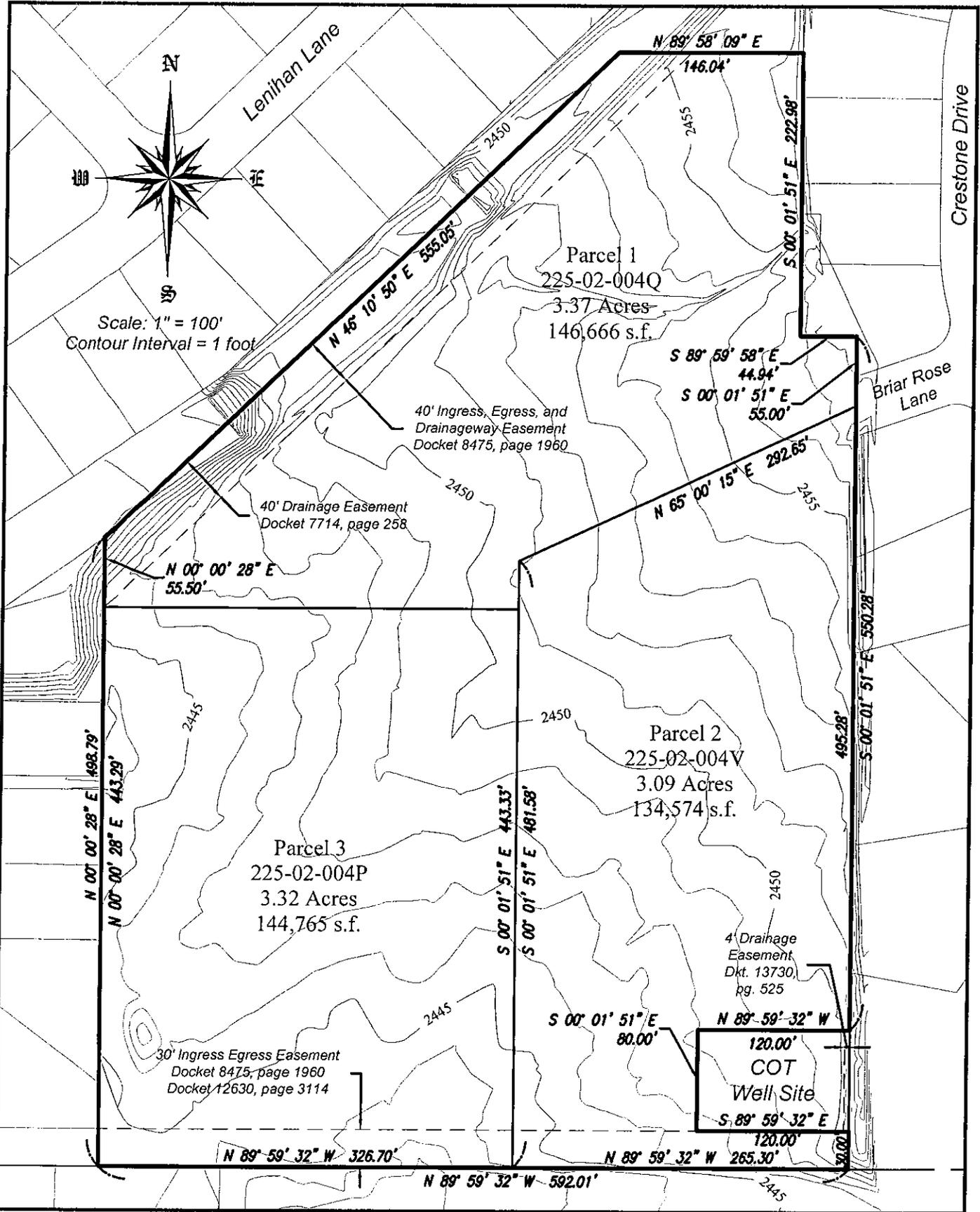
1st National Bank of Onaga, as
custodian of Patricia L. Payne
IRA Account

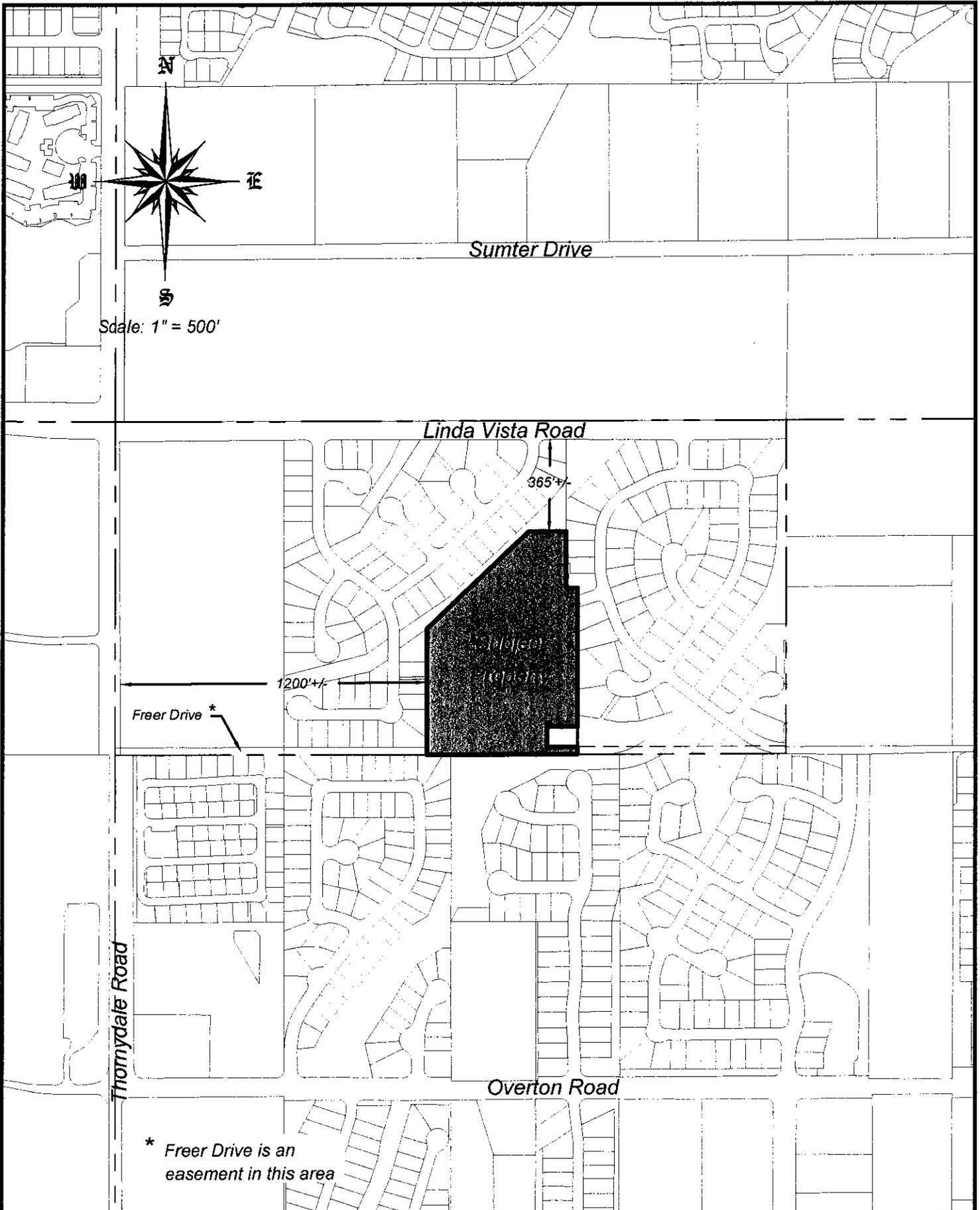
Dated this 16 day of April, 2014.

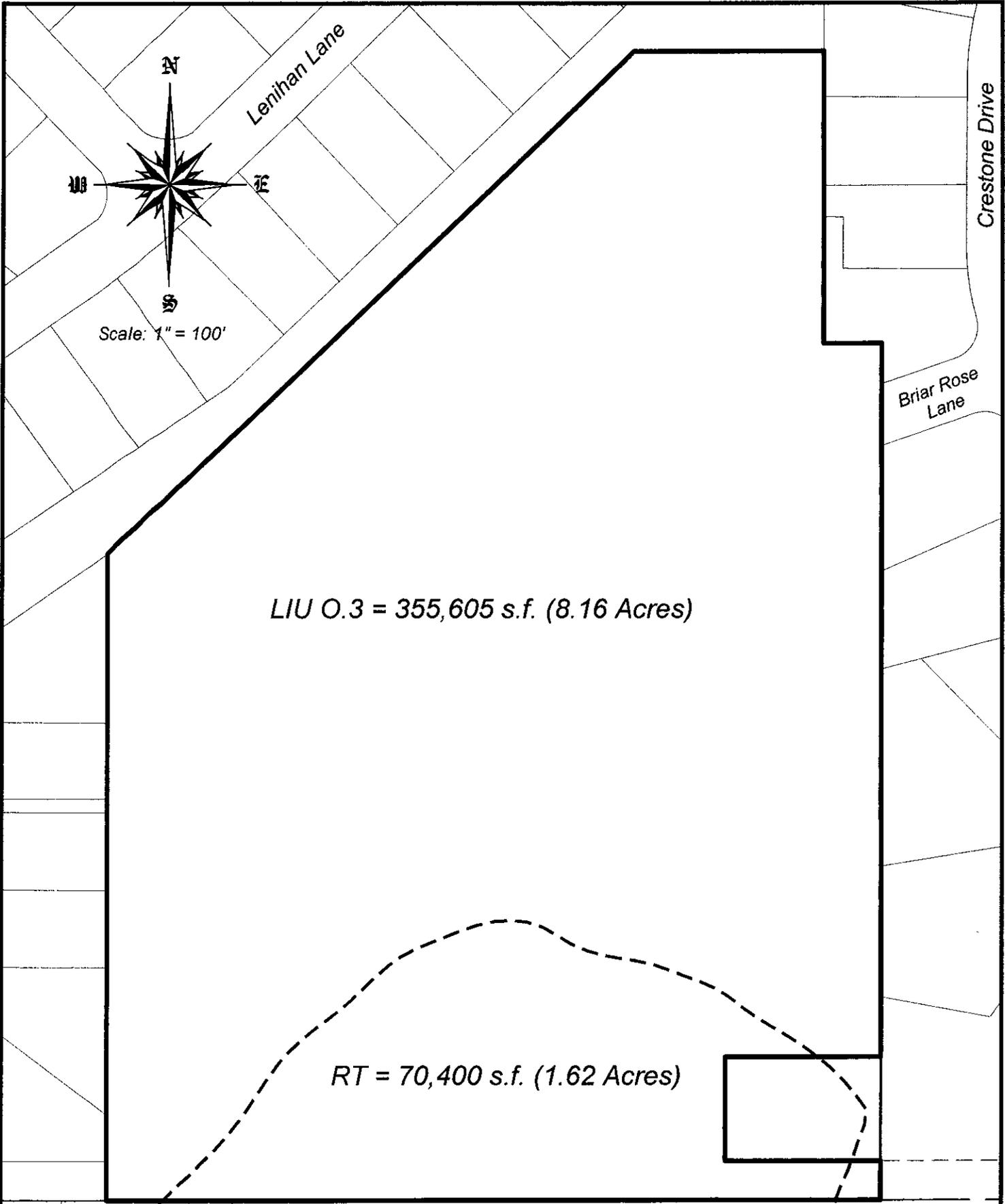
MANAGER:

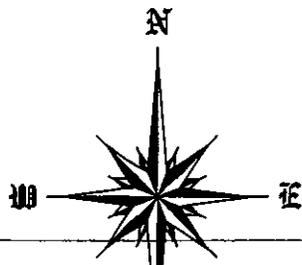

Raymond F. Predenkiewicz


Ronna L. Fickbohm









LIU 0.3

Linda Vista Road

Scale: 1" = 250'

MIU

Lenihan Lane

Flynn Way

Crestone Drive

MIU

500'

LIU 0.3

500'

Flynn Way

Crestone Drive

Drive

RT

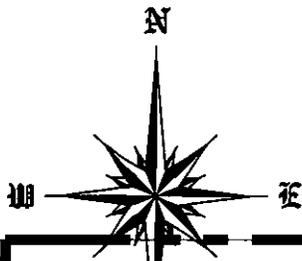
RT

MIU

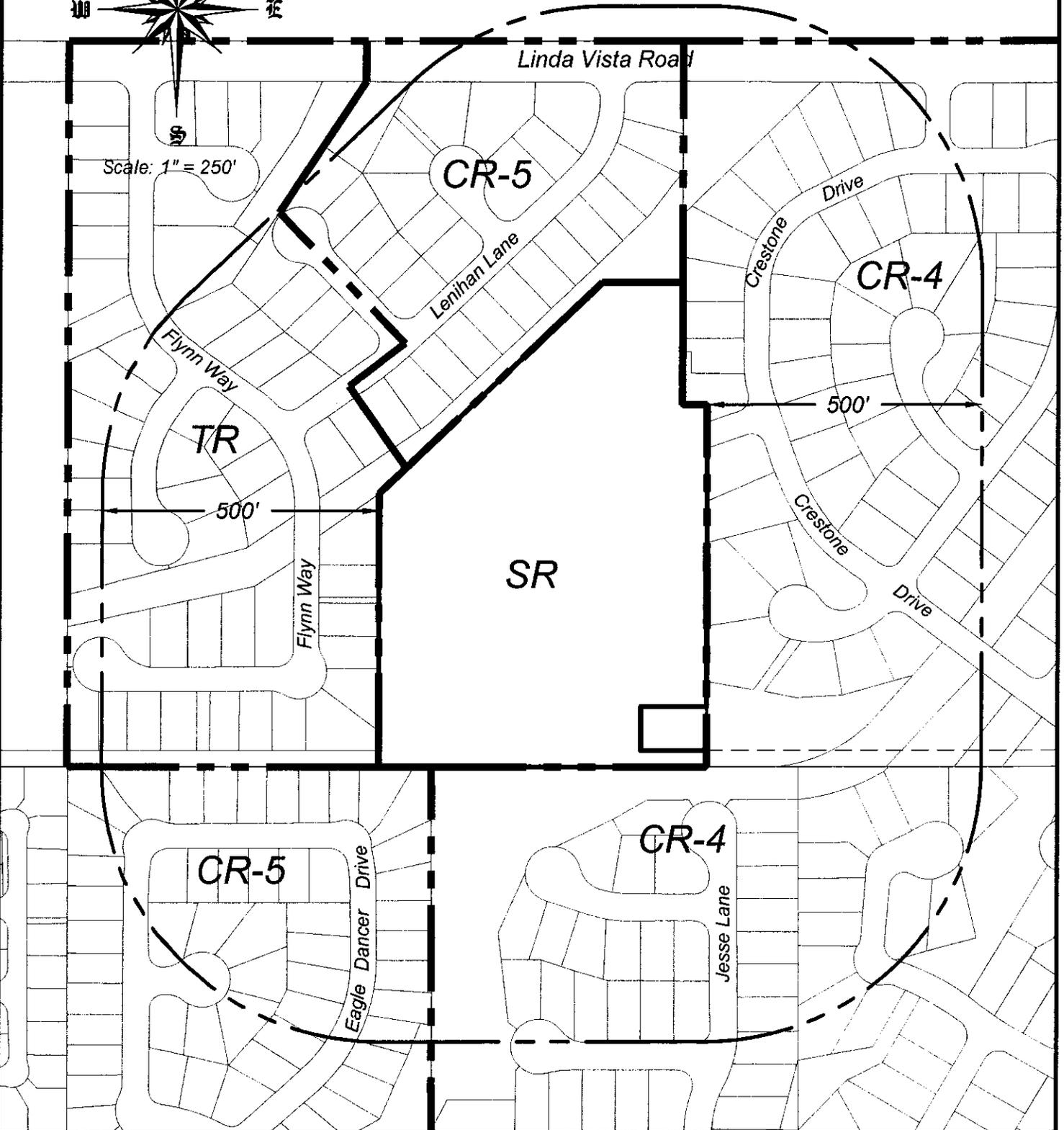
Eagle Dancer Drive

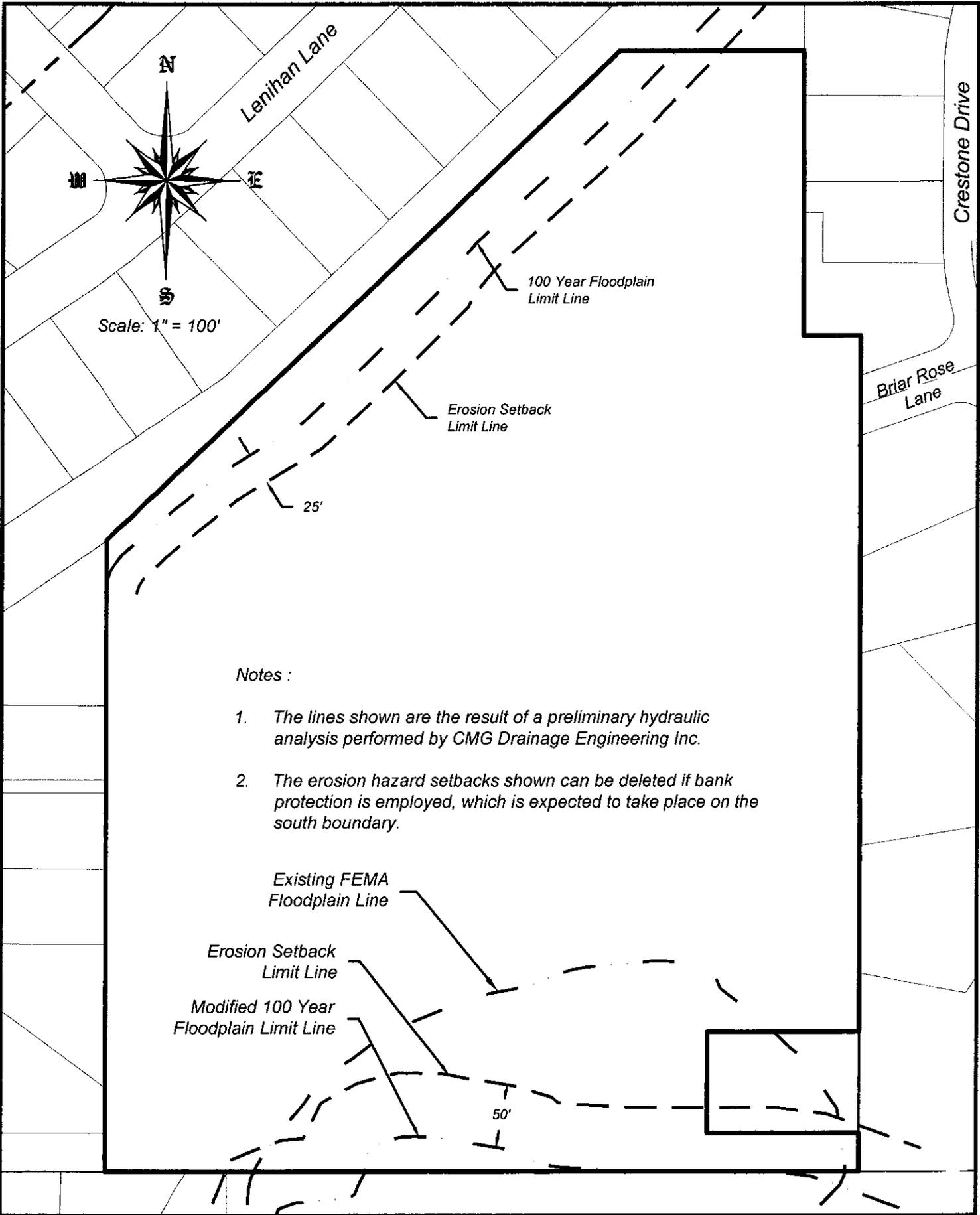
Jesse Lane

MIU



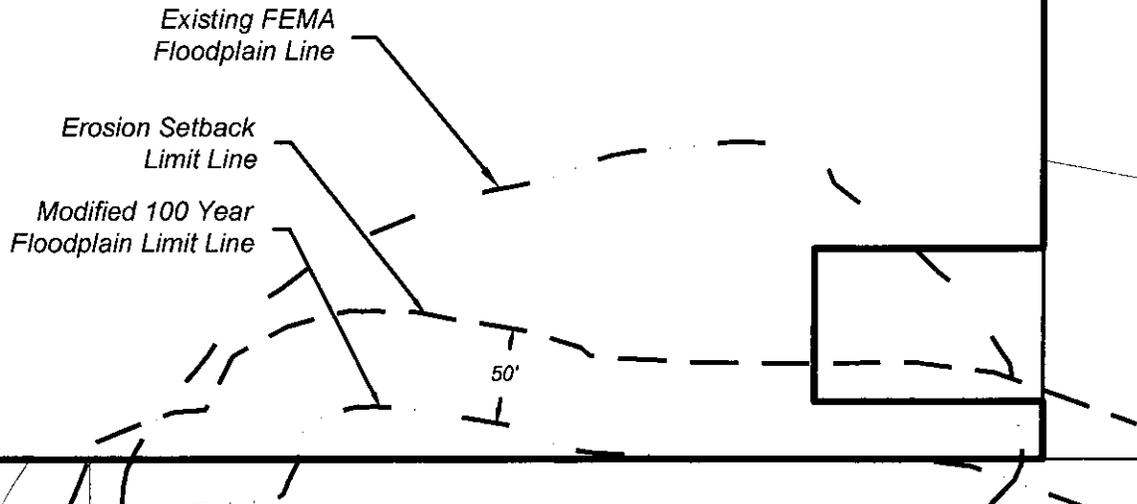
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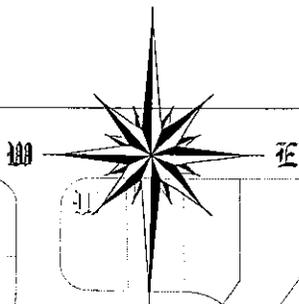


Notes :

1. The lines shown are the result of a preliminary hydraulic analysis performed by CMG Drainage Engineering Inc.
2. The erosion hazard setbacks shown can be deleted if bank protection is employed, which is expected to take place on the south boundary.



N



Scale: 1" = 200'

Linda Vista Road

Electric Transformer (typical)

Crestone Drive

2" PE Gas

Lenihan Lane

Flynn Way

Briar Rose Lane

Crestone Drive

8" PVC Waterline
PN 135-1995

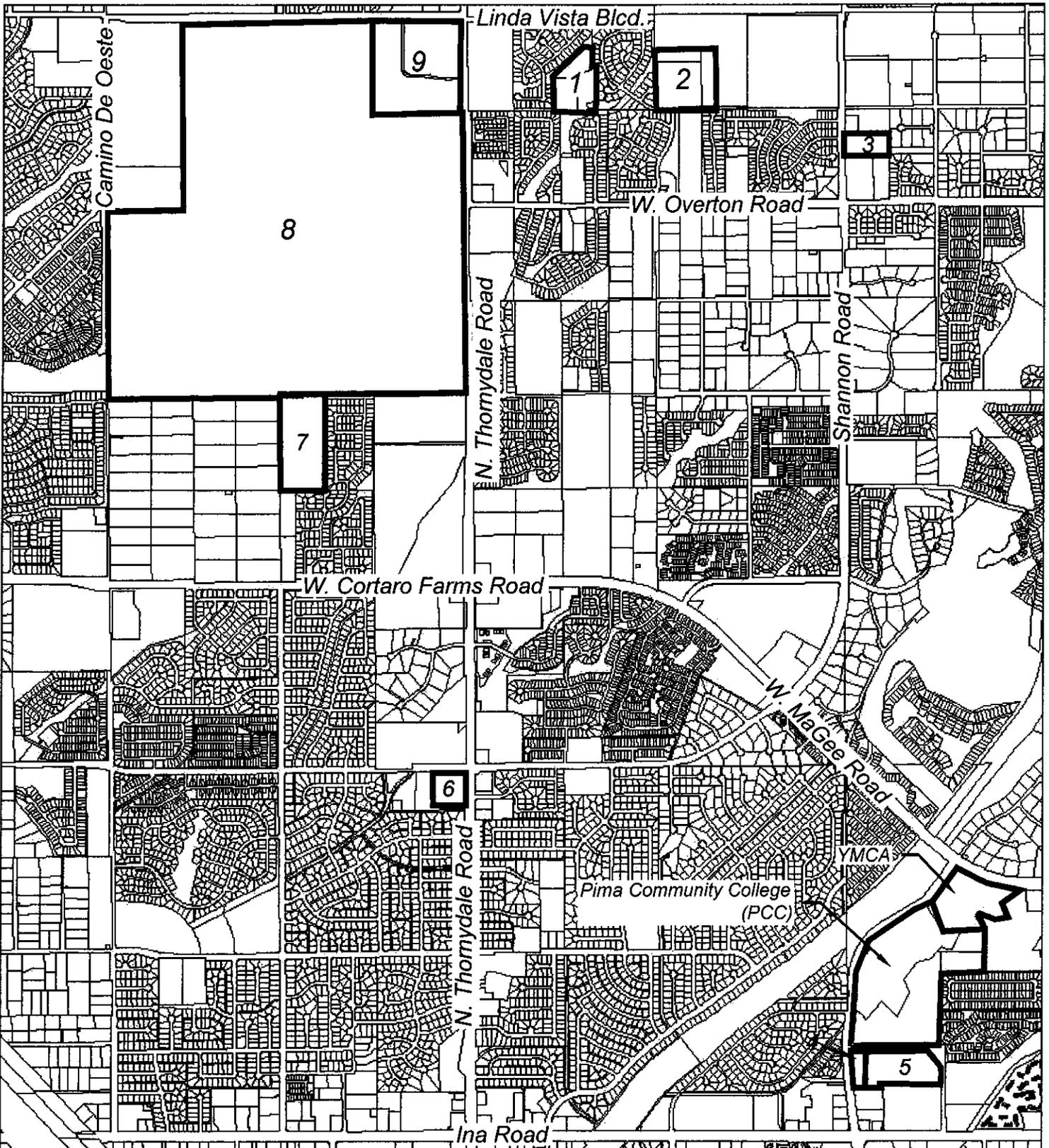
8" Sewer
G-84-024

MH#
4201-20-3

① - Fire Hydrant

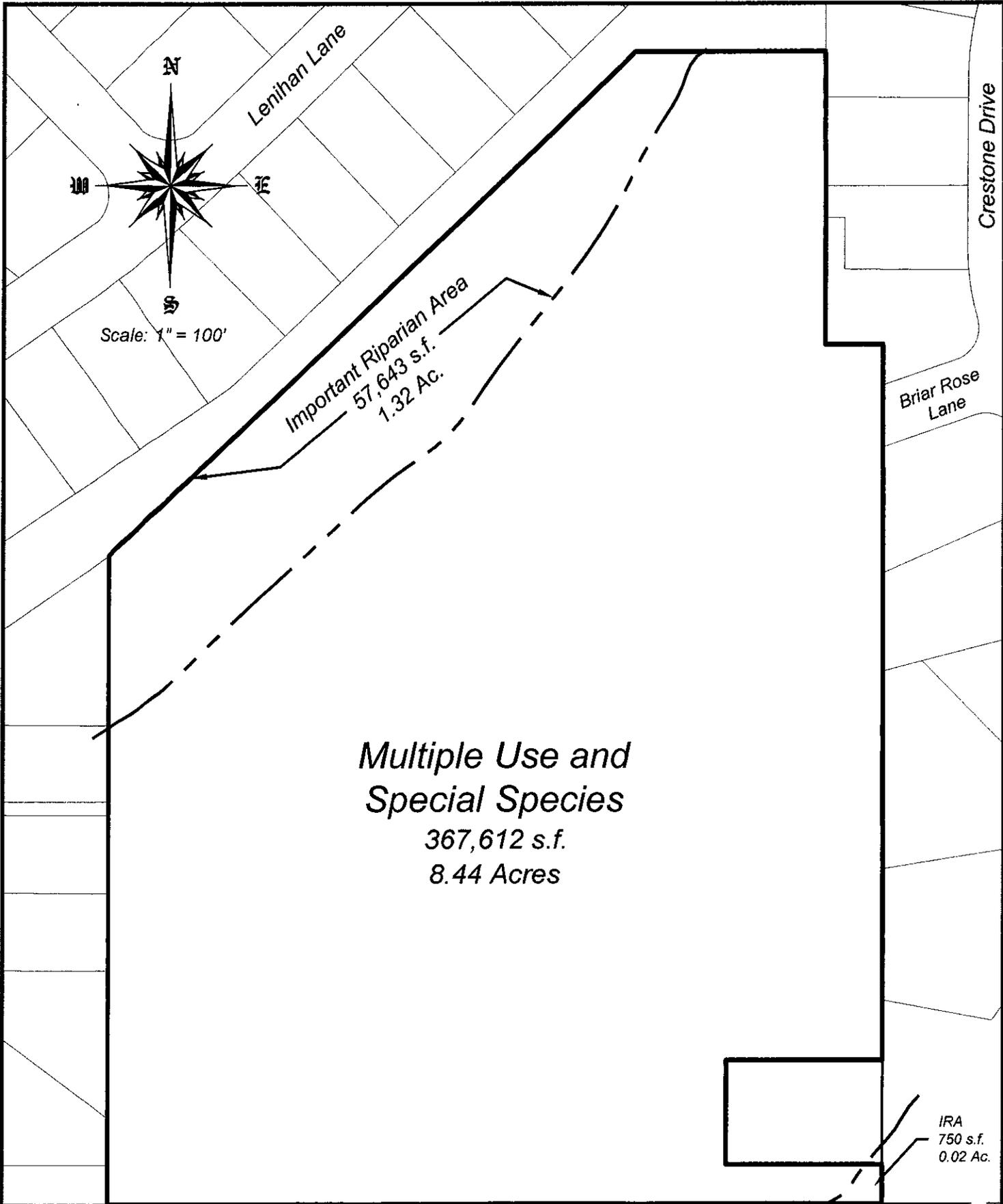
Eagle Dancer Drive

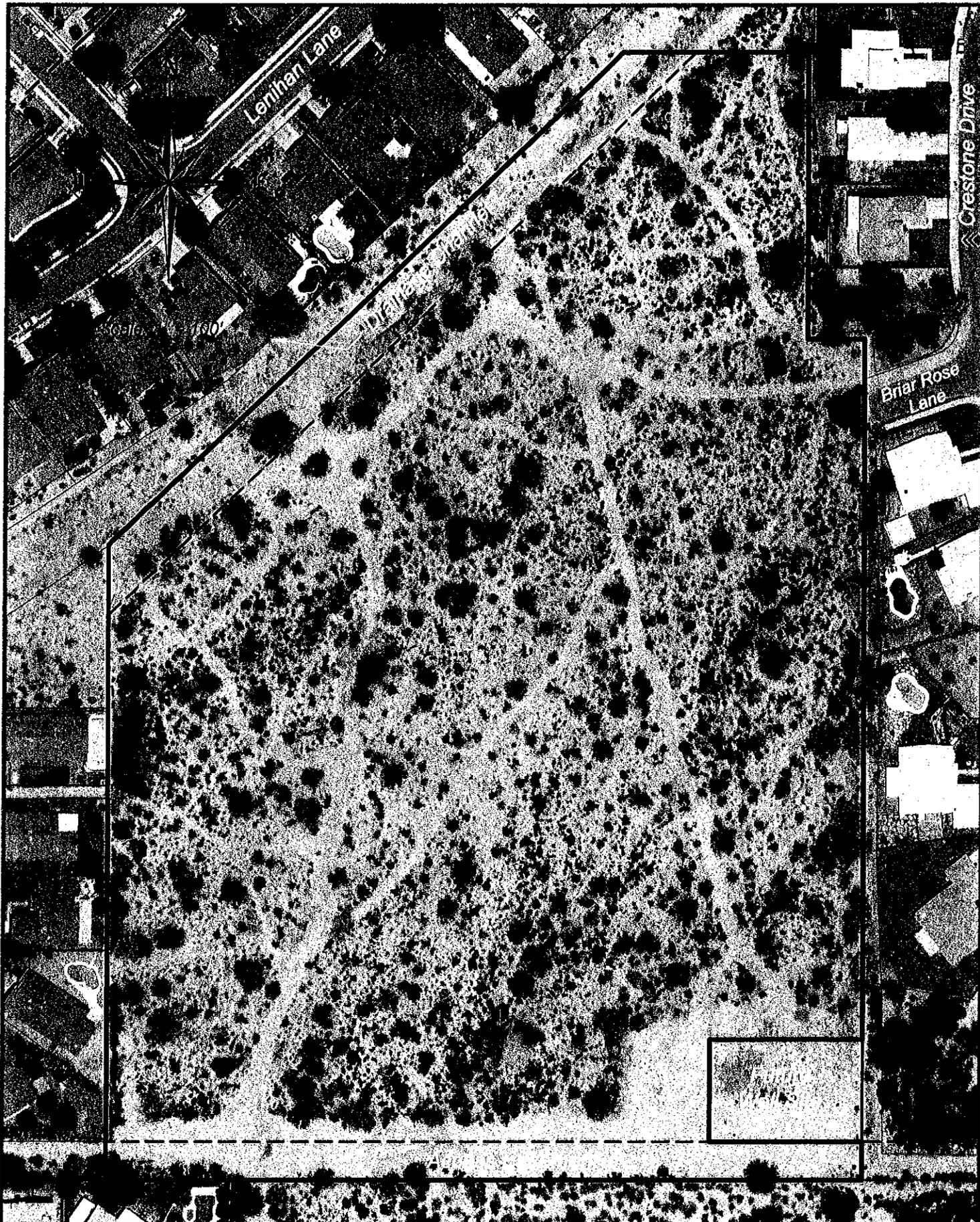
Jesse Lane



Legend:

- | | |
|--------------------------------|--|
| 1. Subject Property | 5. Sheriff Substation and Public Library |
| 2. Ironwood Elementary School | 6. Post Office |
| 3. Mountain Vista Fire Station | 7. Tortolita Middle School |
| 4. ADOT MVD | 8. Arthur Pack Regional Park |
| | 9. Mountain View High School |





MJMJ CONSULTING, INC.
Land Planning and Development Services
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

PRF3 LLC- Plan Amendment
APN: 225-02-004P, 225-02-004Q, 225-02-004V
Section 20, Township 12 South, Range 13 S,
Pima County, Arizona

Exhibit 3
Land Use

STANLEY ENGINEERING & DRAINAGE, INC.

P.O. Box 1888
Tucson, Arizona 85702
Telephone (520) 623-3945
Fax (520) 792-0318

February 26, 2007

Terry Hendricks, CFM, Chief Hydrologist
Planning and Development Division
Pima County Regional Flood Control District
97 East Congress Street, Third Floor
Tucson, Arizona 85701

Re: 3500 West Freer Drive
10-acre parcel east of Thornydale Road and south of Linda Vista Boulevard

Dear Terry:

This letter was written as a follow-up to your January 30, 2007 correspondence which was a response to my January 23, 2006 submittal. The data presented on January 23 addressed the flood water elevation in the wash after some maintenance occurred. The data presented was based on a Manning's analysis. In your correspondence you mentioned that a step backwater analysis could produce different results than the Manning's Equation analysis.

The purpose of this letter is to present the results of a HEC-2 analysis. The same cross-sections that were used in the Manning's analysis were input into the HEC-2 model. The cross-sections were renumbered so that the HEC-2 model used sections 1 through 6 starting at the downstream end of the analyzed area. Accompanying this letter are plotted cross-sections that are labeled with both the HEC-2 and Manning's rated cross-section number identified (For instance HEC-2 section 1 is the same as Manning's Section 4). The plotted cross-sections include the water surface elevations as determined from each analysis.

Two HEC-2 analyses were performed. The first is the existing (maintained) condition. The second was for the eroded (pre-maintained) situation. Results show that the water surface is 0.01' higher in the existing than in the eroded condition.

Results show some difference between the analyses. Half of the HEC-2 results show higher water surface elevations and half lower. What the results do show is that the flood

limits do not extend across the 30 foot ingress-egress and utility easement that borders the south boundary of the subject property.

If you have any questions or need additional information please call me at my office at 623-3945 or by cell phone at 390-7920. I can also be reached by email at stanley19263@msn.com

Sincerely,



Jeffrey A Stanley, P.E.
President

cc: Bill Zimmerman, Manger, Planning and Development Division
Greg Saxe, PhD, MRP, Environmental Planning Manager, Planning and Development Division
Eric Shepp, Bill Zimmerman, Manager, Floodplain Management Division





**PIMA COUNTY
REGIONAL FLOOD CONTROL DISTRICT
97 EAST CONGRESS STREET, THIRD FLOOR
TUCSON, ARIZONA 85701-1797**

**SUZANNE SHIELDS, P.E.
DIRECTOR**

**(520) 243-1800
FAX (520) 243-1821**

March 30, 2007

Mr. Jeff Stanley
C/o Stanley Drainage and Engineering
PO Box 1888
Tucson, AZ 85702

Re: HEC-2 Analysis for a portion of 3500 West Freer Drive

Dear Mr. Stanley:

This letter is written in response to the information you submitted on February 26, 2007. This included a HEC-2 analysis of the drainage along the southern portion of 3500 West Freer Drive. The HEC analysis demonstrates that the 100-year floodplain for the drainage located near the southeast corner of the property does not extend north of the southern 30-foot utility and access easement.

Please remember this same area is also impacted by a floodplain as shown on Flood Insurance Rate Map 04019C1020 K. In order to revise this floodplain, a Letter of Map Revision application must be submitted to, and approved by, the Federal Emergency Management Agency (FEMA).

Your report could be used as a supplement to grading plans and/or development in subdivision plans. Until such time that the federal floodplain has been remapped through FEMA, those floodplain limits must be indicated on development plans and subdivision plats.

Please note that until the Federal floodplain limits have been officially revised, any building permits located within those floodplain limits will require a Floodplain Use Permit. It will be possible to use your HEC analysis to establish the elevation requirements that would be associated with the Floodplain Use Permits.

Please feel free to contact me at 243-1800, should you have any questions.

Sincerely,

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

**R. "Terry" Hendricks, CFM, Chief Hydrologist
Planning and Development Division**

**Cc: Bill Zimmerman, Manager, Planning and Development Division
Ann Moynihan, Civil Engineer, Planning and Development Division
Eric Shepp, Manager, Floodplain Management Division
Greg Saxe, Environmental Planning Manager, Planning and Development Division**



**CMG DRAINAGE
ENGINEERING, INC.**

CLINTON M. GLASS, P.E., PRESIDENT

clint@cmgdrainage.com

3555 N. MOUNTAIN AVE. P.O. BOX 64880 (MAIL) TUCSON, AZ 85728 PHONE (520) 882-4244 FAX (520) 888-1421

April 4, 2014

Michael Marks, AICP
MJM Consulting, Inc.
7002 E. 4th Street
Tucson, Arizona 85710

Re: Farsjo Property

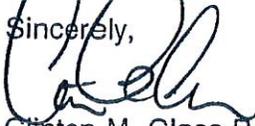
Dear Mike,

CMG Drainage Engineering, Inc. (CMG) has completed a hydraulic analysis to map the 100-year floodplain limits for the regulatory wash that flows along the south boundary of the Farsjo property located at 3500 W. Freer Road. The purpose of this analysis was to update the floodplain mapping developed by FEMA. The FEMA mapping is outdated and was conducted by approximate methods so I do not believe it is an accurate representation of existing conditions. The method of analysis used by CMG for this floodplain delineation was the U.S. Army Corps of Engineers computer program HEC-RAS. This methodology is consistent with the procedures used to delineate floodplains throughout Pima County and is accepted by FEMA for mapping Federally regulated flood hazard areas.

The scope of the study was limited to the area along the south boundary of the property because our objective was to update the 100-year floodplain limits on the Farsjo property. In my opinion, the level of detail meets or exceeds that required by the Pima County Regional Flood Control District (RFCD) and by FEMA. When the owner applies for a Letter of Map Revision (LOMR), the limits of the study will need to be extended upstream and downstream in order to properly tie into existing FEMA flood hazard boundaries. However, such extensions will not alter the results obtained during my recent study.

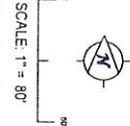
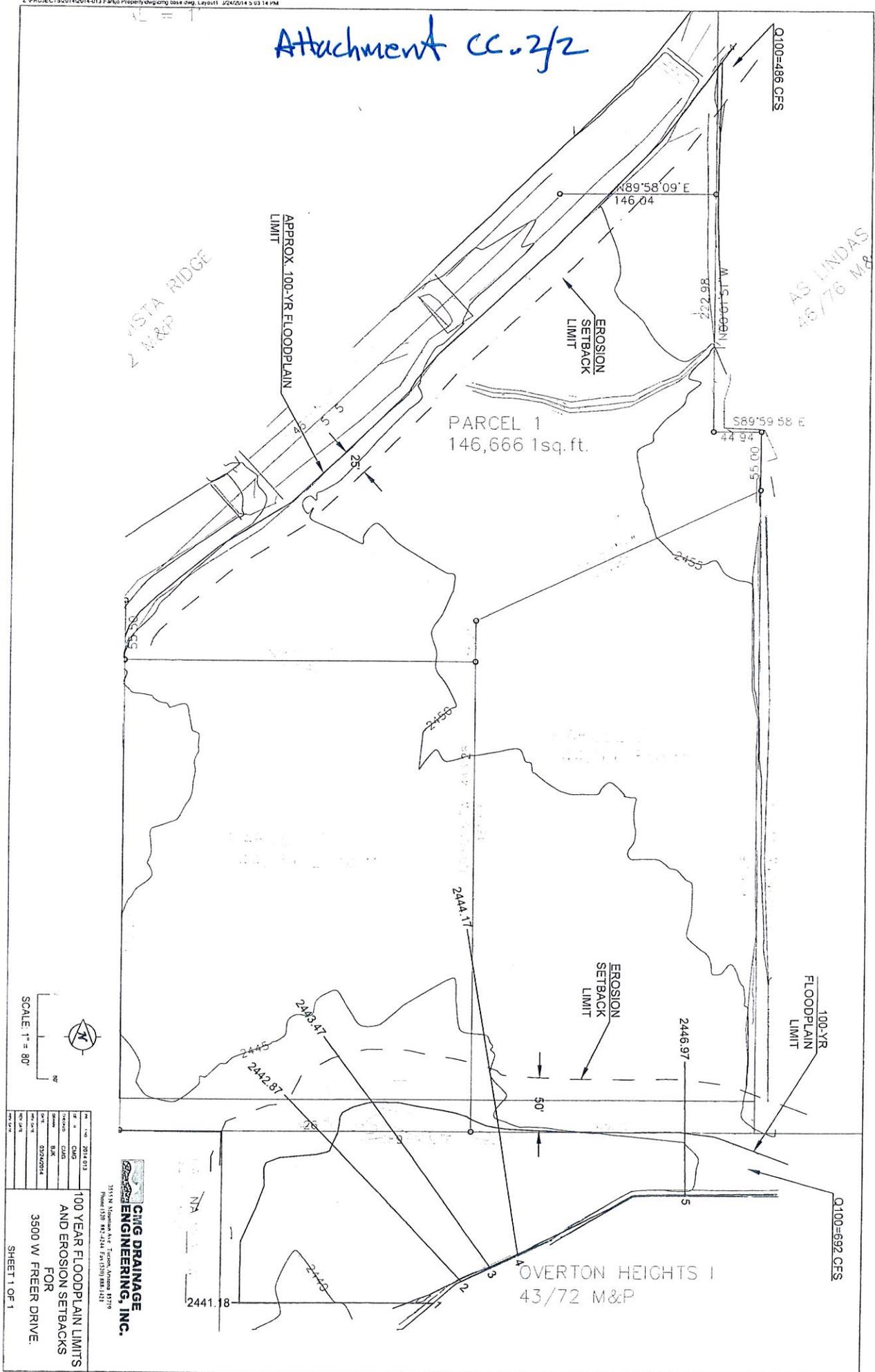
Attached is a map showing the results of the hydraulic analyses complete by CMG in conjunction with the recent study. The 100-year floodplain limit shown on this map conforms closely with that delineated by Jeff Stanley P.E. in 2007. His report was submitted to and concurred with by the RFCD. The floodplain delineation arrived at by both studies remains south of the 30-foot easement line.

Sincerely,



Clinton M. Glass P.E.

Attachment CC.2/2



NO.	DATE	BY	DESCRIPTION
1	2014.01.13	CMG	100 YEAR FLOODPLAIN LIMITS AND EROSION SETBACKS FOR 3500 W. FREER DRIVE.
2	2014.01.13	CMG	
3	2014.01.13	CMG	
4	2014.01.13	CMG	
5	2014.01.13	CMG	
6	2014.01.13	CMG	
7	2014.01.13	CMG	
8	2014.01.13	CMG	
9	2014.01.13	CMG	
10	2014.01.13	CMG	

100 YEAR FLOODPLAIN LIMITS AND EROSION SETBACKS FOR 3500 W. FREER DRIVE.

SHEET 1 OF 1

CMG DRAINAGE ENGINEERING, INC.
 3555 N. Mountain Ave., Tucson, Arizona 85719
 Phone: (520) 882-2124 Fax: (520) 882-1232



PIMA COUNTY

REGIONAL WASTEWATER RECLAMATION DEPARTMENT

201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

March 18, 2014

Michael Marks
MJM Consulting, Inc.
7002 E. 4th Street
Tucson, Arizona 85710

Sewerage Capacity Investigation No. 2014-45 Type I

**RE: PRF3 Property, Parcels 22502004Q, 22502004P & 22502004V
Estimated Flow 7,776 gpd (ADWF).**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Canada Del Oro Interceptor.

Capacity is currently available for this project in the public sewer G-84-24, downstream from manhole 4201-20-3.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm



CITY OF
TUCSON
TUCSON WATER
DEPARTMENT

March 7, 2014

MJM Consulting, Inc.
7002 E 4th Street
Tucson, AZ 85710

Attn: Michael Marks, AICP

SUBJECT: Water Availability for project: Linda Vista & Thornydale, APN: 22502004Q, 22502004V, 22502004P, Case #: WA1437, T-12, R-13, SEC-20, Lots: 9999, Location Code: UNI, Total Area: 9.7ac Zoning: SR, TR, CR-4

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

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

Sincerely,

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

SS:ka

CC:File





SOUTHWEST GAS CORPORATION

March 31, 2014

Michael Marks
MJM Consulting, Inc
7002 E 4th St
Tucson, AZ 85710

Dear Mr. Marks:

Thank you for your inquiry concerning the availability of natural gas to the proposed Residential Subdivision, located at Linda Vista and Thornydale Rd. Southwest Gas Corporation currently has a 2" natural gas main located on Crestone Dr.

Natural gas is available to serve your project in accordance with our Rule Six as filed with the Arizona Corporation Commission. However, without reviewing a preliminary engineering plan, we cannot determine if existing Southwest Gas facilities will be adequate to serve the needs of the development.

If you have any questions, please feel free to contact me. I can be reached at (520)247-0593 or e-mail: Matt.Minder@swgas.com.

Sincerely,

A handwritten signature in blue ink that reads "Matt Minder / jbs".

Matt Minder
Energy Advisor
Southern Arizona Division

Enclosure

jbs

Arlan Colton

From: David Petersen
Sent: Monday, December 09, 2013 2:04 PM
To: Federico, Russell
Cc: Contorno, Dan; Arlan Colton
Subject: RE: Comprehensive Plan Amendments

Thank you Russ. This information is very helpful. The planning collaboration sounds interesting and I'm sure the Department would be willing to discuss the map process and provide information that will help Marana USD in determining future capacity needs.

David

From: Federico, Russell [mailto:R.A.Federico@maranausd.org]
Sent: Monday, December 09, 2013 1:21 PM
To: David Petersen
Cc: Contorno, Dan
Subject: RE: Comprehensive Plan Amendments

David,

I am sorry for the delays I may have caused your team. There is no opposition from us regarding these proposed changes; **Co7-13-03, Co7-13-04, Co7-13-05, and Co7-13-06**. I am attaching a school capacity report that can answer specific capacity questions. The schools that currently serve the area are Mountain View High School, Tortolita Middle School and Ironwood or DeGrazia Elementary Schools. All schools have capacity to absorb the growth caused by the proposed changes. We use the following multipliers per new household to determine growth impact on schools: .25 for elementary and .1 for secondary schools. Based on our calculations our schools will be able to provide the needed capacities.

Current capacities for the specific sites are as follows:

Mountain View High School capacity 2257, current enrollment is 1782.

Tortolita Middle School capacity 1234, current enrollment is 945.

DeGrazia capacity 789, current enrollment is 515.

Ironwood capacity 766, current enrollment is 675.

Thank you very much for including us in this process. We will provide your team feedback on future proposals regardless of the need for comment from our district.

I am copying this message to Dan Contorno our district's CFO, he is the point of contact you can refer developers to if they have questions regarding any impact fees that may be in place for the district.

Dan may also want to talk to your team about a map process we have set up with the Town of Marana sometime. We may want to see about collaborating with Pima County on the project as well, in order to help us track development numbers and growth patterns so we can plan new school construction and current school expansions.

Thanks again David.

Russ

Russell Federico
Executive Director of Operational Support
Marana Unified School District

**FREER DRIVE PROPERTY
COMPREHENSIVE PLAN AMENDMENT
ENVIRONMENTAL SUPPORT**

PRF3 LLC

Prepared for:

PRF3 LLC

2913 E. Hawthorne Street
Tucson, Arizona 85716

Prepared by:

WestLand Resources, Inc.
Engineering and Environmental Consultants

4001 E. Paradise Falls Drive
Tucson, Arizona 85712

April 24, 2014
Project No. 1279.02

**FREER DRIVE PROPERTY COMPREHENSIVE PLAN AMENDMENT
ENVIRONMENTAL SUPPORT**

Prepared for: PRF3 LLC
Prepared by: WestLand Resources, Inc.
Date: April 24, 2014
Project No.: 1279.02

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FIGURES

(follow text)

Figure 1.	Vicinity Map
Figure 2.	Regional Overview
Figure 3.	Aerial of Property

ATTACHMENTS

Attachment A.	US Fish and Wildlife Service Email
Attachment B.	Ground Photographs

EXECUTIVE SUMMARY

WestLand Resources, Inc. (WestLand) conducted biological investigations in support of a Comprehensive Plan Amendment that PRF3 LLC is proposing for an approximately 9.38-acre project area located on Freer Drive east of Thornydale Road in unincorporated Pima County, Arizona. Pima County's Comprehensive Plan includes the property in the Low Intensity Use 0.3 (0.3 RAC) zone, and identifies a portion of the property as Resource Transition (RT). The entire property is within area designated under the Pima County Conservation Lands System (CLS) as Special Species Management Area (SSMA) with 80 percent minimum open space requirement, with additional Multiple Use Management Area designation (66–2/3 percent minimum open space requirement), and Important Riparian Area (IRA; 95 percent minimum open space requirement) with underlying Xeroriparian C designation on portions. Development limits are governed by the most restrictive of the multiple designations.

The SSMA designation was based on management of the property for the cactus ferruginous pygmy-owl, although the US Fish and Wildlife Service has concurred that survey for the species is not warranted on the property due to the fragmented nature of habitat around the property. This suggests the SSMA designation is not warranted.

Human impacts on the property are extensive on the property, including trails that have denuded more than 18 percent of the property of vegetation. Observed trespass and human impacts indicate a relative high rate of use of the property—including pedestrian, bicycle, and motor vehicle use. Damaged vegetation, dumped vegetation clippings and household materials, and other disturbance have led to deterioration of the vegetation condition on the property. This deterioration is likely to continue unless access is restricted.

Total Vegetation Volume (TVV) sampling indicate that while the IRA has a mean vegetation density higher than that of the rest of the property, the IRA vegetation density is lower than that for Xeroriparian C habitat, as defined by the County. In addition, the TVV measurements—including that for the IRA on the property—did not take into account the existing disturbance within that area, which includes a significant portion of the IRA as well as the RT and undesignated property.

The TVV value for the IRA was higher than for the undesignated property, which was in turn higher than the RT. Although RT is not designated based on TVV, it is designated due to perceived higher biological value than undesignated area. In terms of vegetation density, the RT on the property does not appear to provide more value than the adjacent undesignated property. Furthermore, the lines defining IRA and RT on the property do not appear to closely match any distinct lines in change of vegetation on the property.

There are connections for wildlife movement between the property and other undeveloped lands, but the much larger tract of open lands north of the property appears to provide a more viable path for wildlife that bypasses the property.

The above vegetation values and observations provide argument that development of this property at a higher level than is currently allowed will not result in the nearby undeveloped lands losing functionality for wildlife.

For project mitigation, the purchase of offsite lands by PRF3 to set aside as open space would provide protection of lands that would be expected to be of greater environmental benefit than and mitigation efforts on the Freer Drive property.

1. INTRODUCTION

PRF3 LLC is seeking a Comprehensive Plan Amendment to increase lot yield on approximately 9.38 acres of undeveloped land, not including 0.40 acres of utility easement at the south end of the property, located on Freer Drive approximately 0.25 mile east of Thornydale Road in unincorporated Pima County, Arizona (*Figure 1*). The density of development of the property is largely restricted because of the biological value that Pima County has placed on the region that includes the property. WestLand Resources, Inc. (WestLand) was retained to conduct investigations that address these biological values. The investigations included a site visit on March 11, 2014 to conduct Total Vegetation Volume (TVV) sampling; inspect the connections of the property to other undeveloped lands; and inspect the general condition of the natural resources on the property.

2. PROPERTY SETTING AND LAND DESIGNATIONS OVERVIEW

The property is located on the alluvial fan of the Tortolita Mountains, approximately midway between the mountains and the Santa Cruz River. Vegetation in the region typically is a relatively dense and diverse vegetation association of leguminous trees and mixed cacti and shrubs. The area within a mile or so of the property is a patchwork of high- to low-density residential development (approximately 10 residences per acre [RAC] to less than 0.25 RAC), commercial, and community facilities, and tracts of undeveloped lands (*Figure 2*).

The property is within the Low Intensity Use 0.3 (0.3 RAC) zone on Pima County's Comprehensive Plan. The Comprehensive Plan further identifies approximately 1.28 acres at the south end of the property as Resource Transition (*Figure 3*), with a maximum RAC of 0.3 and a requirement for development to emphasize design that blends with the natural landscape and supports environmentally sensitive linkages. Pima County Conservation Lands System (CLS) designates the entire property as Special Species Management Area (SSMA; 80 percent minimum open space requirement). In addition to the SSMA designation, the property also includes the CLS designations of Multiple Use Management Area (MUMA; 66-2/3 percent minimum open space requirement) on 6.78 acres and Important Riparian Area (IRA) on the remaining 1.32 acres along the northwest property boundary. IRA has a 95 percent minimum open space requirement. Pima County's underlying classification for the IRA areas is Xeroriparian C (TVV of 0.500 to 0.675 m³/m²).

When land has multiple CLS designations, the more restrictive designation applies; therefore, the SSMA restriction of 80 percent minimum open space requirement applies to all of the property except the IRA, where the 95 percent minimum open space requirement applies.

SSMA is defined as areas crucial for the conservation of specific native floral and faunal species of special concern to Pima County. Pima County's 2005 Regional Plan Policy 6 Environmental Element identifies three species that are designated as Special Species: cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*), Mexican spotted owl (*Strix occidentalis lucida*), and southwestern willow flycatcher (*Empidonax traillii extimus*). The latter two species are found in montane and riparian habitats, respectively, and have no potential to use the property. The cactus ferruginous pygmy-owl was associated with the type of habitat found in the region of the property, and was known to inhabit the Tortolita Fan. However, on April 27, 2005, Scott Richardson, the US Fish and Wildlife Service lead for

the cactus ferruginous pygmy-owl, which was listed endangered at the time, granted an exemption from the need to survey the property for the species, based upon the “*fragmented and isolated nature of this parcel... the extent and intensity of the surrounding land uses make it extremely unlikely that a pygmy-owl occupies or would occupy this parcel.*” (*Attachment A*). This statement suggests that the SSMA designation is not warranted, because the property does not need to be managed for any of the three special species.

3. METHODS

Thirteen TVV transects were conducted on the property: three each in the IRA and the RT, and seven on the property outside of the IRA and RT (“undesigned property”) (*Figure 3*). A computer program was used to generate random points for TVV transect origins within the areas. The UTM coordinates of the points were used to find the points in the field. At each point, a pen was spun in the air, and the transect was laid out in the direction it pointed when it landed. If the direction of the transect either caused the transect to leave the sampled unit (IRA, RT, or undesigned) or if it crossed denuded area, a new direction randomly chosen in the same way. Due to the imprecision of mapping, two of the transects extended outside of their sampled units by approximately 4–5 meters. The UTM coordinate of the other endpoint was then recorded. TVV data were collected according to the approved Pima County methodology¹.

Connections between the property and surrounding undeveloped land, and conditions on the property, were documented by taking photographs of the areas and recording the general vegetation condition and human impacts of the areas. Denuded portions of the property were digitized electronically on an aerial image of the property, to quantify surface disturbance on the property.

4. RESULTS

4.1. GENERAL PROPERTY OVERVIEW

Vegetation on the property is typical of undeveloped areas in the immediate vicinity, which as noted above is a relatively dense and diverse vegetation association of leguminous trees and mixed cacti and shrubs. Health of vegetation on the property appeared to be good, despite the human impacts discussed below in this section. In the interior of the property, vegetation generally dominates the view, but the view looking off the property from near property edges is dominated by surrounding residences.

Foothill paloverde (*Parkinsonia microphylla*) and desert ironwood (*Olneya tesota*) are dominant trees on the property. Whitethorn acacia (*Vachellia constricta*) is common and blue paloverde (*Parkinsonia florida*) and velvet mesquite (*Prosopis velutina*) are present in smaller numbers. Paloverde trees were generally the largest on the property.

Shrubs are generally not at particularly high density on the property. Creosotebush (*Larrea tridentata*) was the most commonly noted shrub, but more concentrated on the southern half. Other shrubs noted were desert hackberry (*Celtis pallida*), greythorn (*Ziziphus obtusifolia*), limberbush (*Jatropha cardiophylla*), and along the IRA wash on the northwest side of the property, desert broom (*Baccharis*

¹ RECON Environmental, Inc. 2009. Standard Operating Procedure: Quantitative Methods for Regulated Riparian Habitat Boundary Modifications and Onsite Vegetation Surveys. RECON Number 5074, prepared for Pima County Regional Flood Control District.

sarothroides) and desert ragweed (*Ambrosia ambrosioides*). Triangle-leaf bursage (*Ambrosia deltoidea*) was by far the dominant sub-shrub.

Buckhorn cholla (*Cylindropuntia acanthocarpa*) was the most common large cactus, and especially abundant in the middle portion of the property. Saguaros were also abundant, and are considered in more detail below. Christmas cholla (*C. leptocaulis*) was common in patches mostly in the south and southwest, and chainfruit cholla (*C. fulgida*) was present but less common. Prickly pear (*Opuntia engelmannii*) was also common in patches, and barrel cactus (*Ferocactus wislizenii*) was observed throughout the property. Smaller cacti included pincushion cactus (*Mammillaria grahamii*), which was very common, and hedgehog cactus (*Echinocereus fendleri*).

While vegetation appeared fairly uniform in distribution, a northeast-southwest oriented band across the middle of the property appeared to have a lower abundance of trees, and a higher abundance of cholla, although our sampling was not designed to measure for this difference.

Human trespass on the property appears to be regular. There is an extensive network of trails throughout the property. Some of the trails are approximately 10feet wide and were likely created or modified by motor vehicles. Road access to the property is still possible along a utility easement from Thornydale Road to the southwest corner of the property. Disturbance associated with the trails (*Figure 3*) totals 1.72 acres (18.3%) of the property, 0.48 acres (36.4%) of the IRA, 0.34 acres (26.6%) of the RT, and 0.90 acres (13.3%) of the undesignated area (*Table 1*). In addition, there is a 30-foot-wide utility easement entirely denuded of vegetation between the RT on the south end of the property and the other RT south of the property, creating an island of RT on the property.

Table 1. Disturbance in the IRA, RT, and undesignated portions of the property.

Area	Undisturbed Acres	Disturbed Acres	Total Acres
IRA	0.84 (63.6 %)	0.48 (36.4 %)	1.32
RT	0.94 (73.4 %)	0.34 (26.6 %)	1.28
Undesignated	5.88 (86.7 %)	0.90 (13.3 %)	6.78
Total	7.66 (81.7%)	1.72 (18.3%)	9.38

During the morning of the site visit, numerous people walked through the property. Many of the people were single and walking dogs, some leashed and some not, while other people appeared to be using the property as a travel corridor. Dog feces were commonly found. Bicycle tracks, car tracks, and small jumps were noted on the trails. Off the trails, rope tied to branches, cleared area, and other items were evidence that the property is likely used as a play area for children. Several saguaros and prickly pear cacti had faces or other painting on them. Although not widespread, other plants had damage that was consistent with human abuse, and a few several-foot-tall saguaros were laying on the ground, possibly naturally but more probably having been knocked over. Numerous holes indicative of plant salvage were also found. A limited amount of dumping was also noted on the property, including more than one pile of pruned vegetation and separate piles of dumped ceramic tiles, cement chunks, gravel, and dirt. Smaller, scattered trash was common but generally not a dominant visual feature. Various human-related impacts are depicted on *Photos 17-24, Attachment B*.

4.2. TOTAL VEGETATION VOLUME

TVV ranked highest within the IRA (0.461 m³/m²) and lowest in the RT (0.308 m³/m²), with the undesignated property between (0.365 m³/m²) (*Table 2*). The three transects in the IRA also had the greatest range in TVV measurement (0.092–0.840 m³/m²), with both the lowest and highest individual transect values of any of the 13 transects. The TVV range for the seven transects on the undesignated property was intermediate (0.148–0.536 m³/m²), and the mean TVV value for both the IRA and RT fell within this range. The three transects in the RT had the lowest range in value (0.256–0.384 m³/m²), with the highest value only slightly higher than the mean value for the undesignated property, and considerably lower than the mean value for the IRA.

Based on the TVV sampling, the IRA (*Photos 1–3, Attachment B*) appears distinguishable from and of higher vegetation density than the undesignated (*Photos 7–13, Attachment B*) and RT (*Photos 5–6, Attachment B*) areas. To a lesser degree, the undesignated property also appears distinguishable from and of higher vegetation density than the RT.

It is worth noting that the underlying classification of the IRA is Xeroriparian C, which Pima County defines as areas with a mean TVV of 0.500 to 0.675 m³/m². The mean TVV measured for the IRA on the property was 0.461 m³/m², which under Pima County definition would be Xeroriparian D habitat.

Table 2. Total Vegetation Volume values for the IRA, RT, and undesignated property.

Area	Acres	TVV	Range
IRA	1.32	0.461 m ³ /m ²	0.092–0.840 m ³ /m ²
RT	1.28	0.308 m ³ /m ²	0.256–0.384 m ³ /m ²
Undesignated	6.78	0.365 m ³ /m ²	0.148–0.536 m ³ /m ²

^a TVV values were determined by sampling only the vegetated areas of the property. The IRA, RT, and undesignated property all include area denuded of vegetation. Addition of the denuded areas to the sampling would lower the TVV values for each of these areas.

Vegetation transects excluded the denuded portions of the property. The values above represent the TVV of only the vegetated portions of the IRA, RT, and undesignated property. The denuded areas include 36.4 percent (0.48 acre) of the IRA, 26.6 percent (0.34 acre) of the RT, and 13.3 percent (0.90 acre) of the undesignated property. The weighted mean TVV values for the three areas, calculating in the denuded areas proportionally to their occurrence, are presented in *Table 3*. This weighted mean only reflects the vertical vegetation structure of the respective areas if the existing vegetation was spread out to cover the denuded areas as well as the presently vegetated areas.

Table 3. Weighted mean Total Vegetation Volume values for the IRA, RT, and undesignated property, with TVV value reduced by the percentage of the area denude of vegetation.

Area	Acres	Percent Denuded Area	Weighted TVV
IRA	1.32	36.4 %	0.293 m ³ /m ²
RT	1.28	26.6 %	0.226 m ³ /m ²
Undesignated	6.78	13.3 %	0.316 m ³ /m ²

Although vegetation in the IRA, RT, and undesignated property appear distinguishable from each other based on TVV values, and variation in plant density and distribution across the property appears evident on an aerial of the property (*Figure 3*); based on aerial inspection, the lines defining the IRA and RT from the undesignated property do not appear to follow a distinguishable line of change in vegetation.

4.3. CONNECTIONS TO UNDEVELOPED LANDS

There are five potential connections between the property and other undeveloped land: north from the north end of the property, southwest from the west-central boundary of the property, west from the southwest corner of the property, and both northeast and south from the southeast corner of the property (*Figures 2* and *3*). The property is surrounded by high-density residential development, so these connections all pass between residential subdivisions.

The connection from both the north and the west-central property boundary are along the IRA wash on the northwest edge of the property. The north connection (*Photo 4, Attachment B*) is approximately 500 feet long from the north end of the property until it is not between subdivisions. From the north end of the property, the connection constricts to 60 feet wide before opening up to cross Linda Vista Boulevard and connecting to a large block (approximately 200 acres) of undeveloped land that stretches east to west for 1.25 miles. However, southwest from the property this IRA connection is essentially non-functional for terrestrial wildlife (*Photo 2, Attachment B*). A road crossing breaks the connection. The road is approximately eight feet above the wash, and the space between the road and wash is a solid wall in which seven 36- to 42-inch diameter corrugated metal pipe (CMP) culverts are embedded. The central CMP is at wash grade, but the three CMPs on either side are elevated two feet above the wash. For terrestrial wildlife entering from the north, the outlets from the property are either back to the north or at the south end of the property.

The connection at the southwest corner of the property is an unpaved utility easement to Thornydale Road (*Photo 14, Attachment B*). It is relatively narrow (30 feet) and about 550 feet long between subdivision walls, after which it opens to the north but remains along a subdivision wall on the south for more than 600 feet to Thornydale Road. The open land north of the easement between Thornydale Road and the subdivision to the east connects north to the same block of land as the north connection discussed above. Across Thornydale Road to the west is to Mountain View High School and Arthur Pack Park.

The southeast corner of the property is near the edge of an IRA corridor that extends to the northeast. This also connects back to the same block of open land as the north connection, and connects to Arthur Pack Park to the southwest. The connection northeast from the property is between subdivisions for approximately 1,200 feet and is 80 feet wide, with a moderate amount of vegetation cover and one road dip crossing (*Photo 16, Attachment B*). To the south, the connection is between subdivisions for approximately 1,600 feet, ranging from about 80 to more than 150 feet wide, and is well vegetated (*Photo 15, Attachment B*). The property does not extend into the IRA or any vegetated area along this corridor, so any project on the property would not impact the vegetation in this connection.

In a wider view of wildlife movement through the region (*Figure 2*), an open land corridor north of the property extends 1.25 miles in an east-west direction, turning southwest to Arthur Pack Park at the west end. At the east end, this block of land ends at relatively low-density development. The most viable wildlife movement corridor through this area is the block of undeveloped land north of the property, not through the property itself.

5. DISCUSSION

The following is a summary of the above findings:

- The Special Species Management Area designation for the property, and the 80 percent set-aside requirement, was based solely on management of the property for the cactus ferruginous pygmy-owl. Yet, the USFWS did not recommend a survey for the species (*Attachment A*), because of the fragmented nature of habitat around the property. This suggests the management of the property for the Special Species that Pima County has identified is not warranted.
- Human impacts on the property are very evident. The network of existing trails is extensive. The property is subject to regular trespass. Based on numerous pedestrians observed on the property during a weekday morning site visit, pedestrian traffic through the property is common. Bicycle tracks were observed on the trails. Plant clippings and gravel had been dumped on the property. Miscellaneous household objects such as ropes, blankets, and an intact lawn chair suggest that children frequent the property for play. There was also painting observed on cacti; damage on some plants consistent with human abuse, including some small saguaros uprooted and lying on the ground; and circular holes suggesting plants have been salvaged from the property. Although vegetation on the property appears to be in good health, deterioration is evident. Without restricting access to the property, deterioration of vegetation quality on the property is likely to continue due to the regular use it is subjected to from trespass.
- Our TVV measurement of the IRA ($0.461 \text{ m}^3/\text{m}^2$) falls into the Xeroriparian D category as defined by Pima County ($<0.500 \text{ m}^3/\text{m}^2$), the lowest classification of Xeroriparian habitat, and of lower TVV than the definition for the Xeroriparian C habitat ($0.500\text{--}0.675 \text{ m}^3/\text{m}^2$) that it is defined as. In addition, the TVV measurements, including that for the IRA on the property, did not take into account the existing disturbance within that area, which includes a significant portion of the IRA as well as the RT and undesignated property.
- The TVV value for the IRA was higher than for the undesignated property, which was in turn higher than the RT. In addition, the RT is an island of slightly less than one acre on the property, separated from other RT to the south by a 30-foot-wide utility easement that has been entirely denuded of vegetation. This suggests that the special RT designation is not warranted.
- The lines defining IRA and RT on the property do not appear to closely match any distinct lines in change of vegetation on the property, although qualitative observation suggests a strip of fewer trees and more cholla generally in the center of the property.
- There are connections for wildlife movement between the property and other undeveloped lands, but the much larger tract of open lands north of the property appears to provide a more viable path for wildlife that bypasses the property.

The above vegetation values and observations provide argument that development of this property at a higher level than is currently allowed will not result in the nearby-undeveloped lands losing functionality for wildlife.

PRF3 has been considering mitigation options for the proposed project. While some enhancement of vegetation in the disturbed portions of the IRA on the property could be achieved, the benefit to wildlife of such efforts is expected to be minimal. A greater benefit could be realized through the purchase of offsite lands by PRF3 to set aside as open space, with County approval of the locations of those lands.

FIGURES

Legend

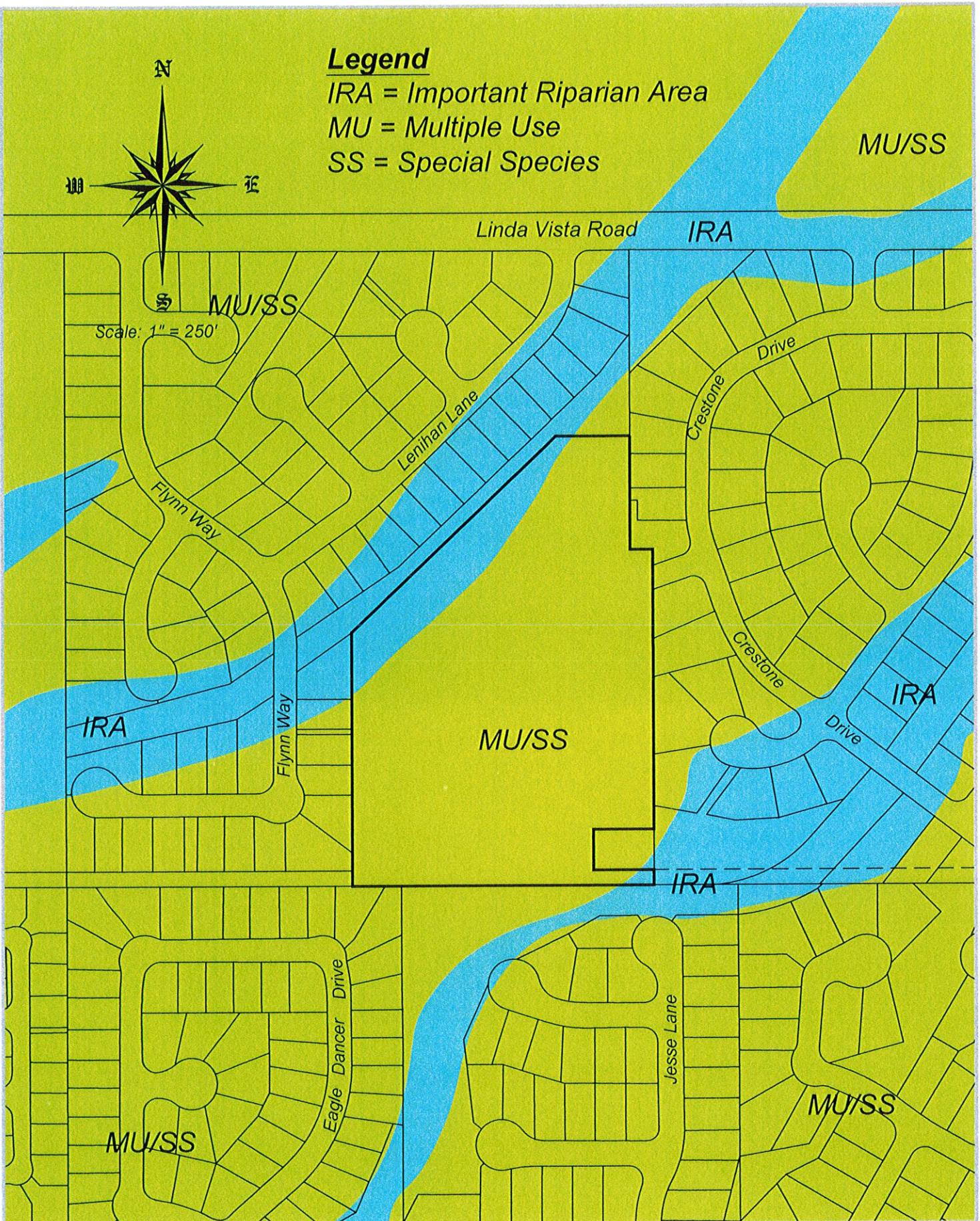
IRA = Important Riparian Area

MU = Multiple Use

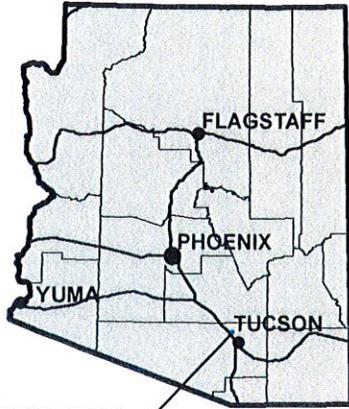
SS = Special Species



Scale: 1" = 250'

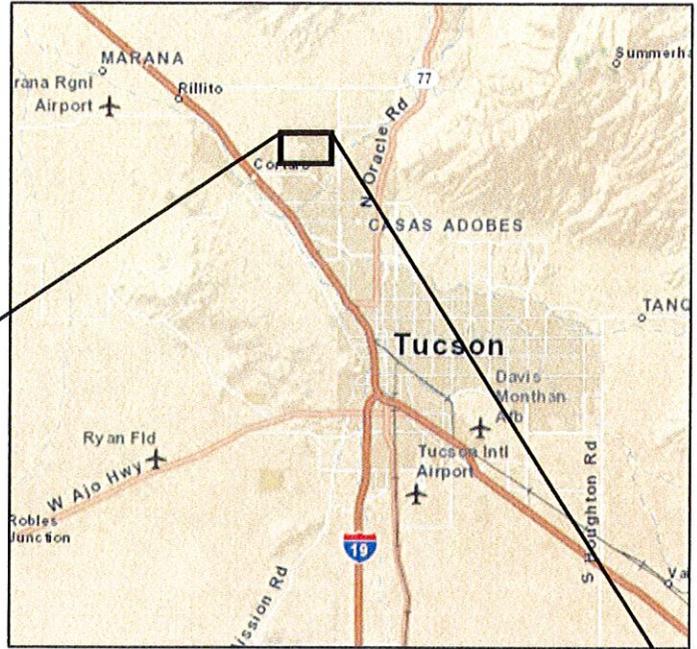


ARIZONA

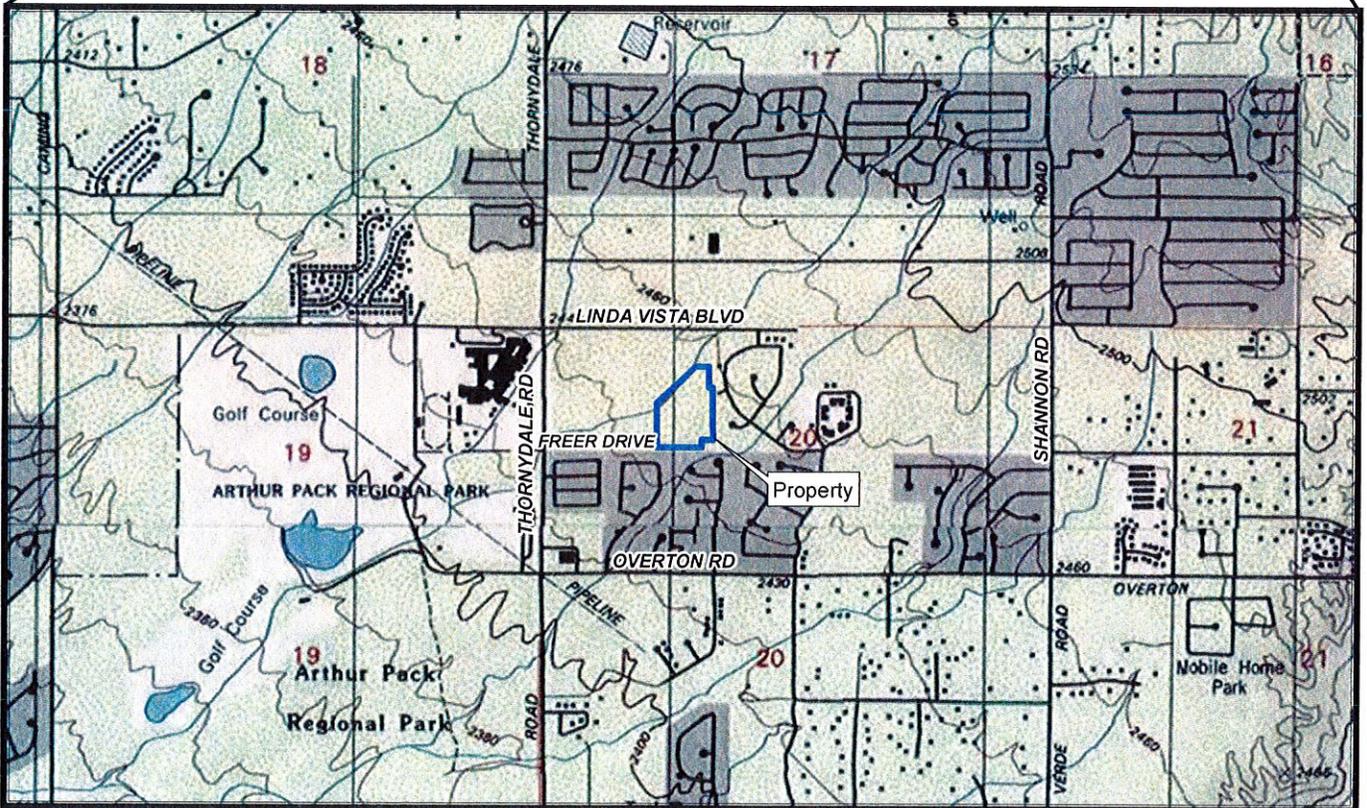


PROJECT LOCATION

TUCSON METROPOLITAN AREA



Approximate Scale 1 Inch = 10 Miles



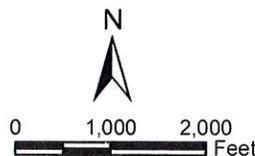
T12S, R13E, Portion of Section 20,
Pima County, Arizona,
Ruelas Canyon USGS 7.5' Quadrange
Photo Source: ESRI Online, USA Topo & World Street Map

PRF 3 LLC

Freer Drive

VICINITY MAP

Figure 1





Date: 4/16/2012

SHANNON ROAD

LINDA VISTA BOULEVARD

FREER DRIVE

THORNYDALE ROAD

Unity Easement



Legend



Project Area



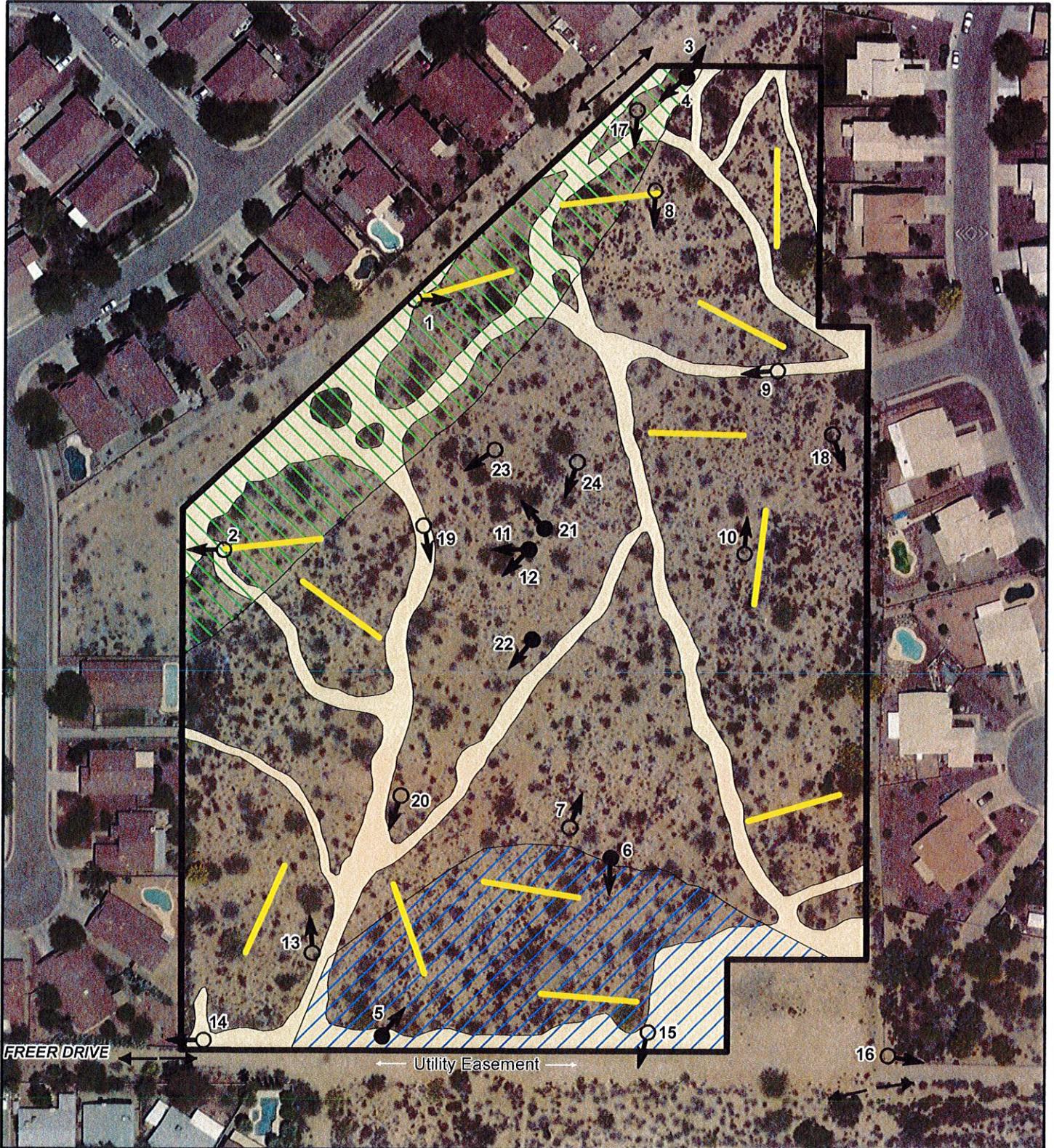
Open Space Connection

PRF 3 LLC
Freer Drive

REGIONAL OVERVIEW
Figure 2

T12S, R13E, Portion of Section 20,
Pima County, Arizona,
Ruelas Canyon USGS 7.5' Quadrangle
Image Source: Pima County, 2012

WestLand Resources, Inc.
Tucson • Phoenix • Flagstaff
4001 E. Maricopa Falls Drive
Tucson, Arizona 85712 (520) 208-5956



T12S, R13E, Portion of Section 20,
 Pima County, Arizona,
 Ruelas Canyon USGS 7.5' Quadrangle
 Image Source: Pima County, 2012

Legend

- Open Space Connection
- Photo Location
- Total Vegetation Volume Transect
- Project Area
- Resource Transition Area
- Important Riparian Area
- Disturbed Area

PRF 3 LLC

Freer Drive

AERIAL OF PROJECT AREA

Figure 3

WestLand Resources, Inc.
 Tucson • Phoenix • Flagstaff
 4001 E. Paradise Falls Drive
 Tucson, Arizona 85712 (520) 206-9585

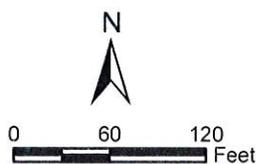




Photo Point 1: Total vegetation volume transect near center of IRA.

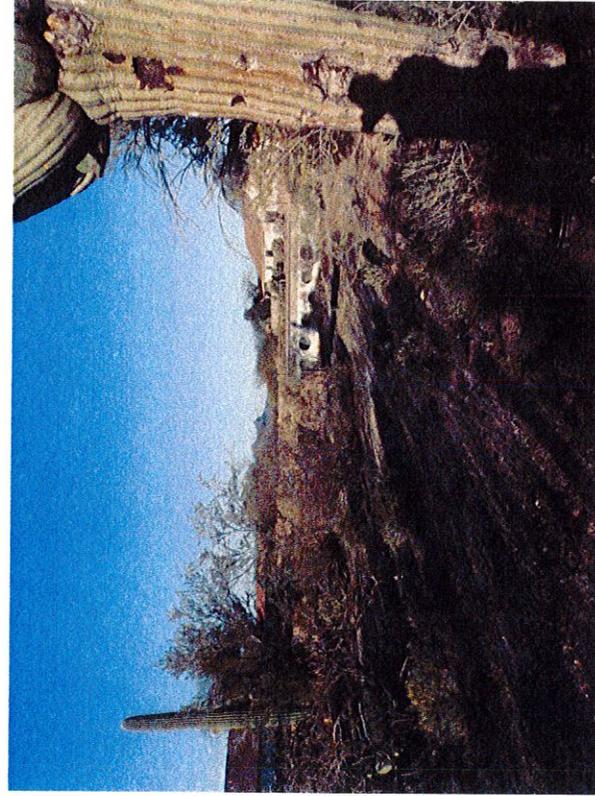


Photo Point 2: South end of IRA, road with 7 culverts embedded in wall under road in background.

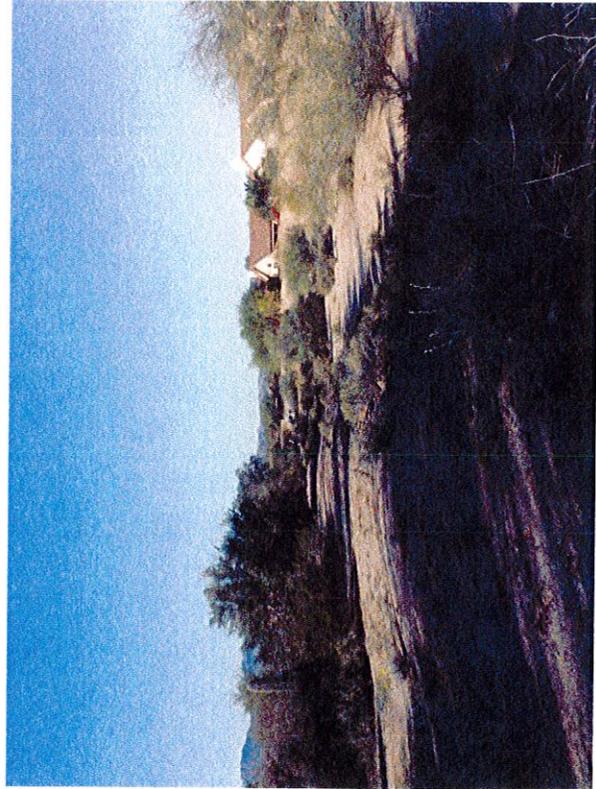


Photo Point 3: IRA looking south from north end of Project Area.

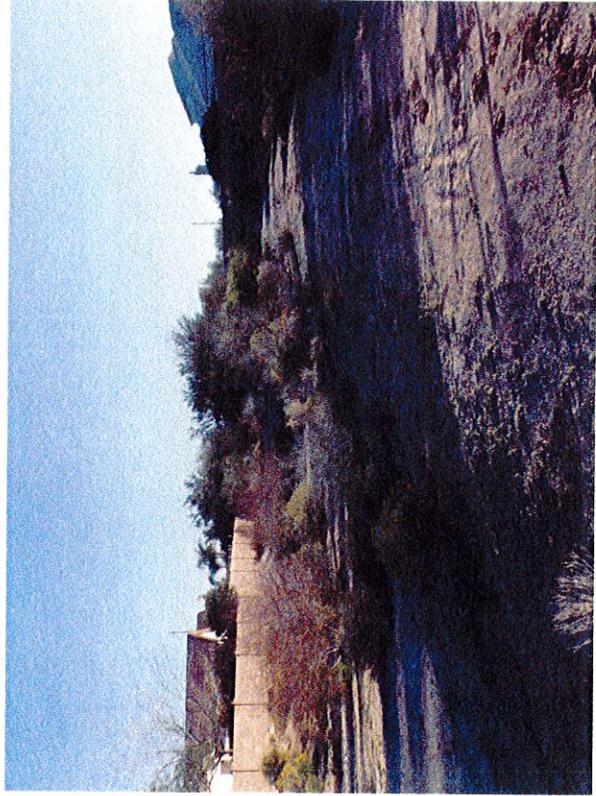


Photo Point 4: Looking northeast from north end of Project Area, at connection to other open space beyond the houses.



WestLand Resources, Inc.
Engineering and Environmental Consultants

PRF3 LLC - Freer Drive
Comprehensive Plan Amendment Environmental Support
Ground Photographs, March - April 2014

PHOTOSHEET 1

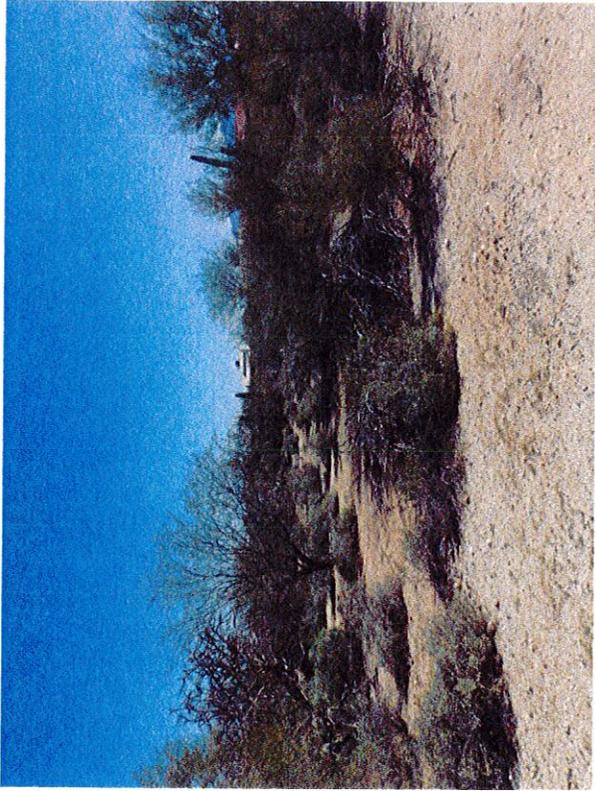


Photo Point 5: RT area, near south boundary looking northeast.

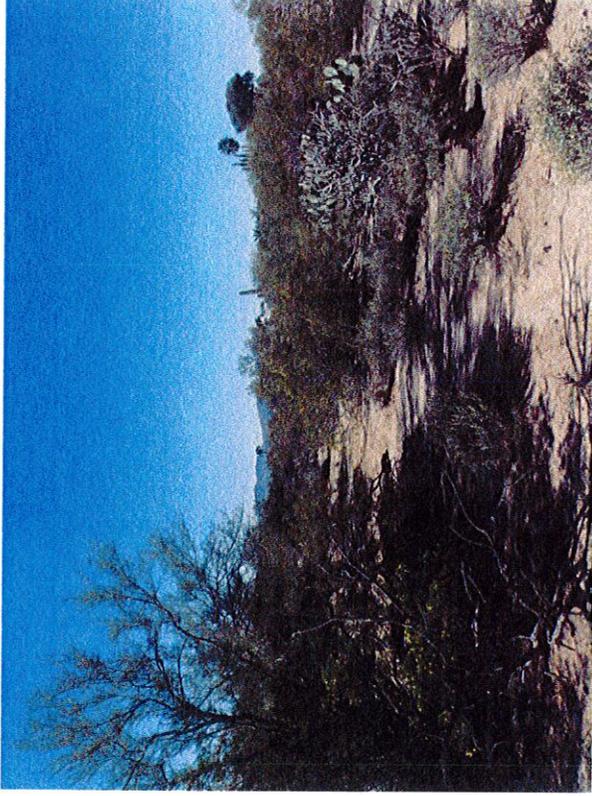


Photo Point 6: RT area, near north boundary looking south.

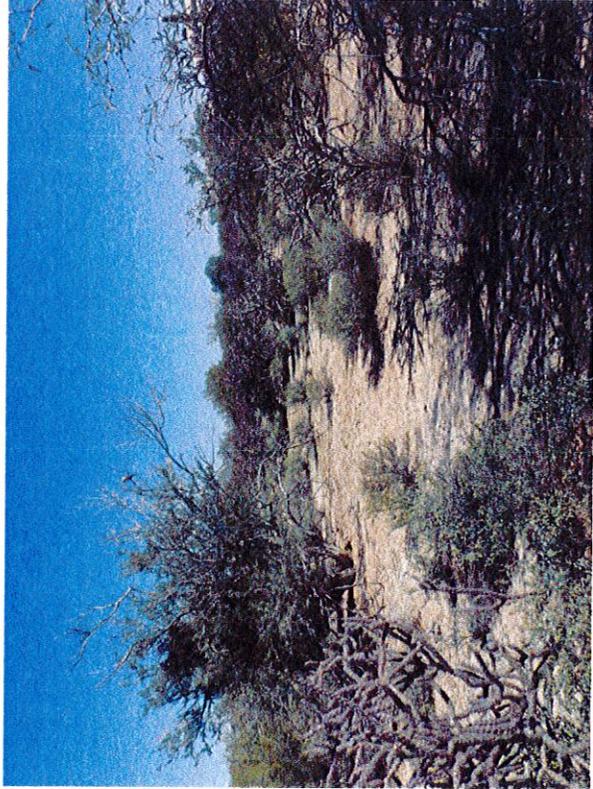


Photo Point 7: Outside of IRA and RT, north boundary of RT looking northeast.

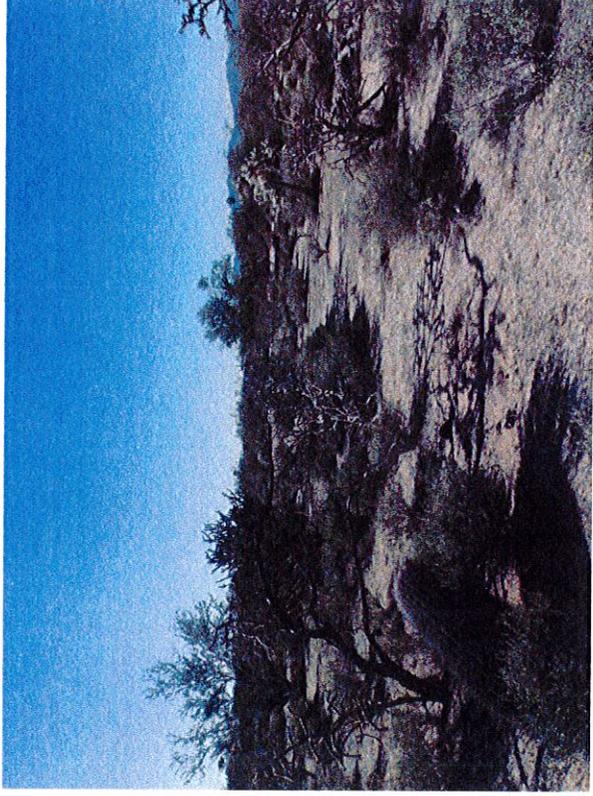


Photo Point 8: Outside of IRA and RT, north end of Project Area looking south.

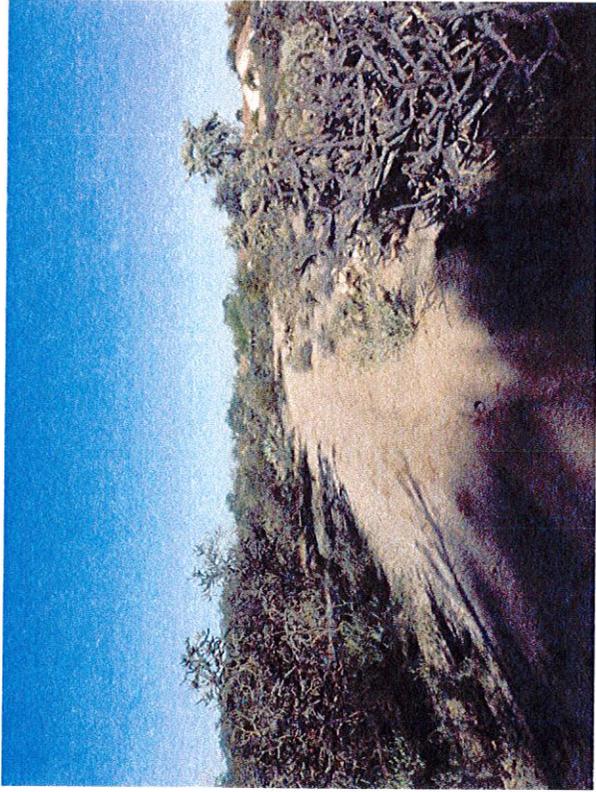


Photo Point 9: Outside of IRA and RT, east side entrance to Project Area looking west.

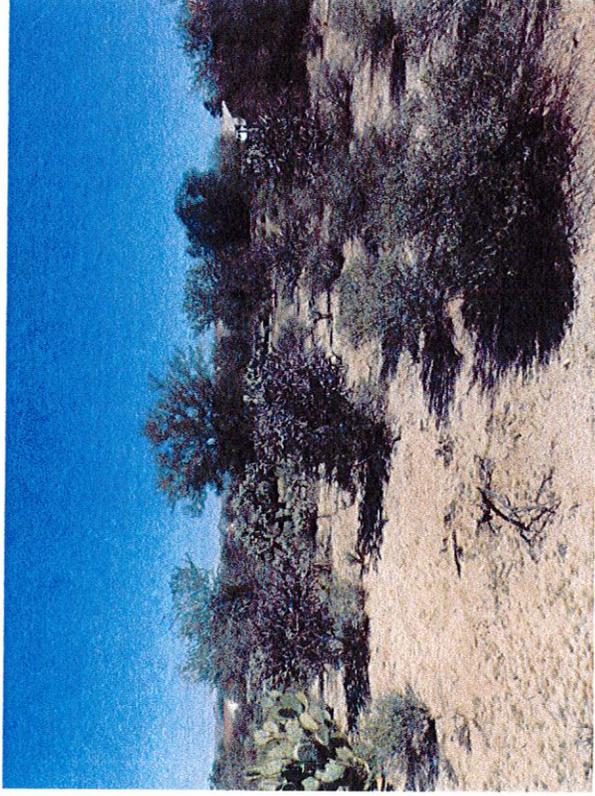


Photo Point 10: Outside of IRA and RT, west central area looking north.

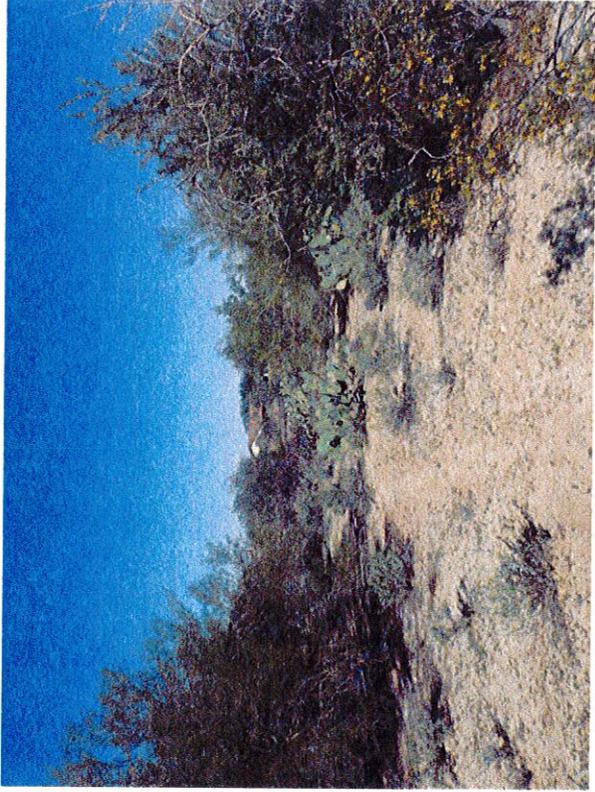


Photo Point 11: Outside of IRA and RT, central area looking west.

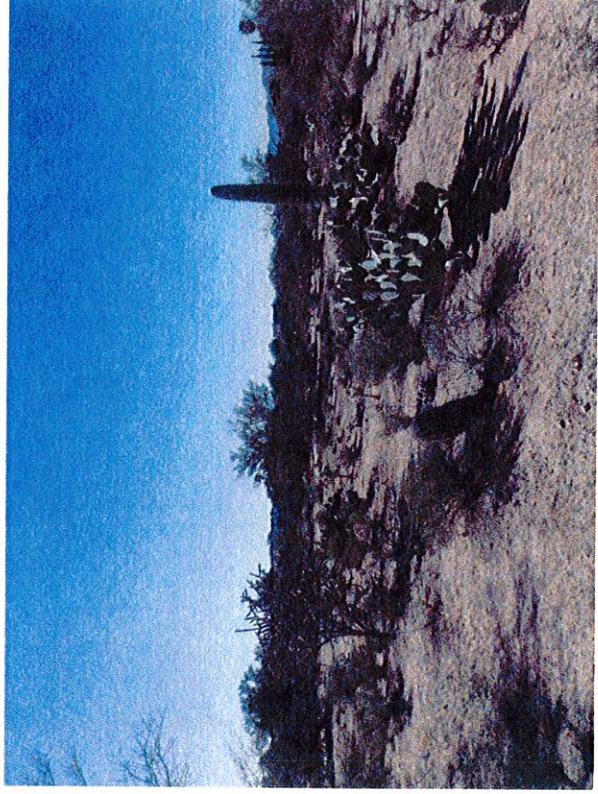


Photo Point 12: Outside of IRA and RT, central area looking south.



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PRF3 LLC - Freer Drive
Comprehensive Plan Amendment Environmental Support
Ground Photographs, March - April 2014

PHOTOSHEET 3

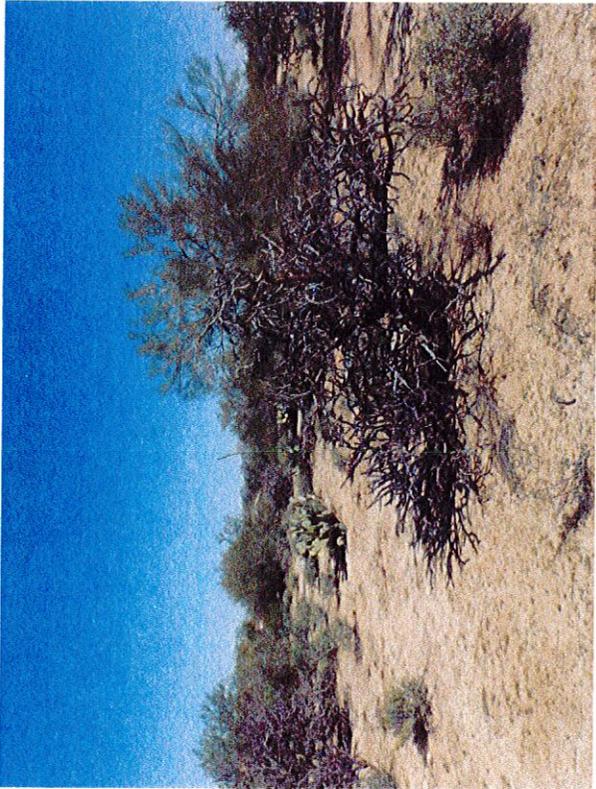


Photo Point 13: Outside of IRA and RT, southwest area looking north.

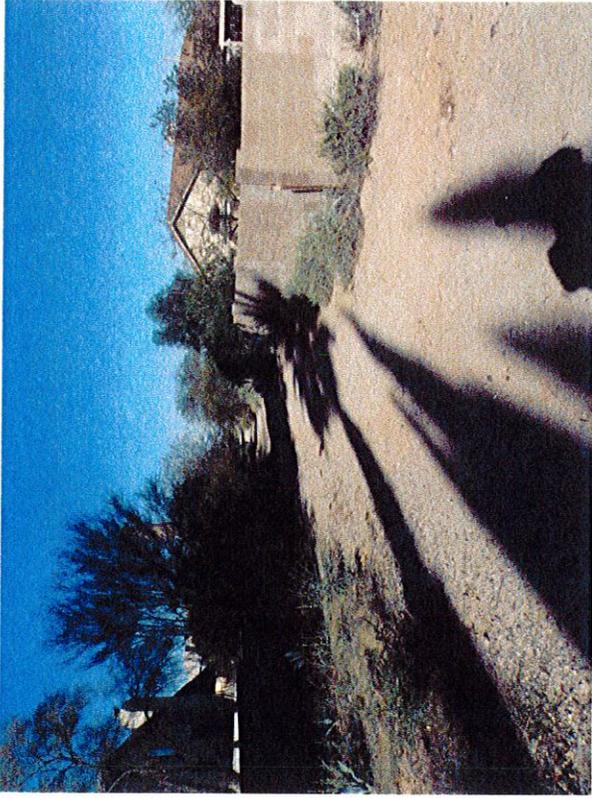


Photo Point 14: Freer Drive utility easement connection to open space from southwest corner of Project Area.

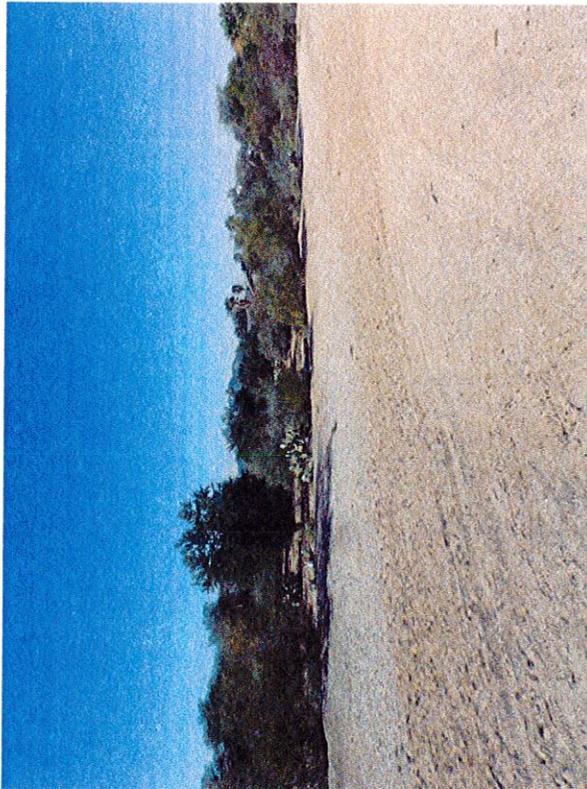


Photo Point 15: From south-central Project Area boundary looking at connection to open space to southwest.

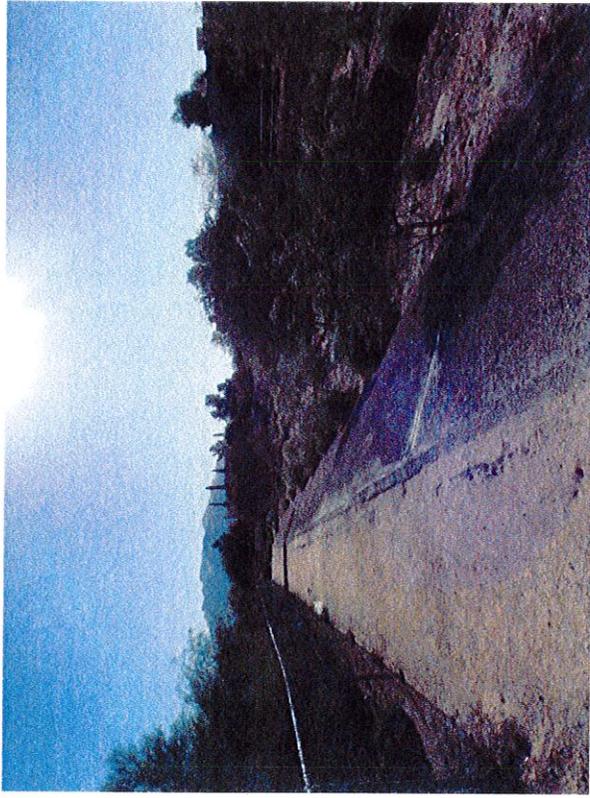


Photo Point 16: From southeast corner of Project Area boundary looking at connection to open space to northeast.

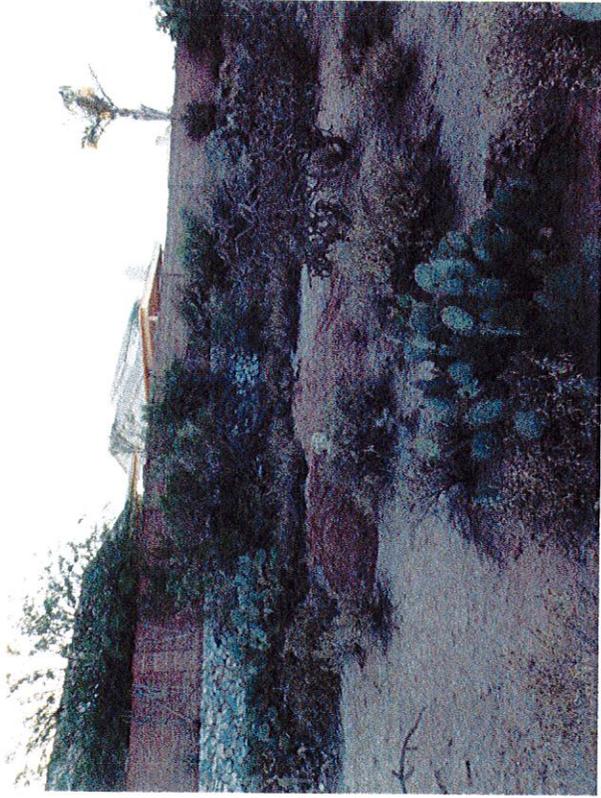


Photo Point 18: Near east entrance to Project Area, dumped soil.

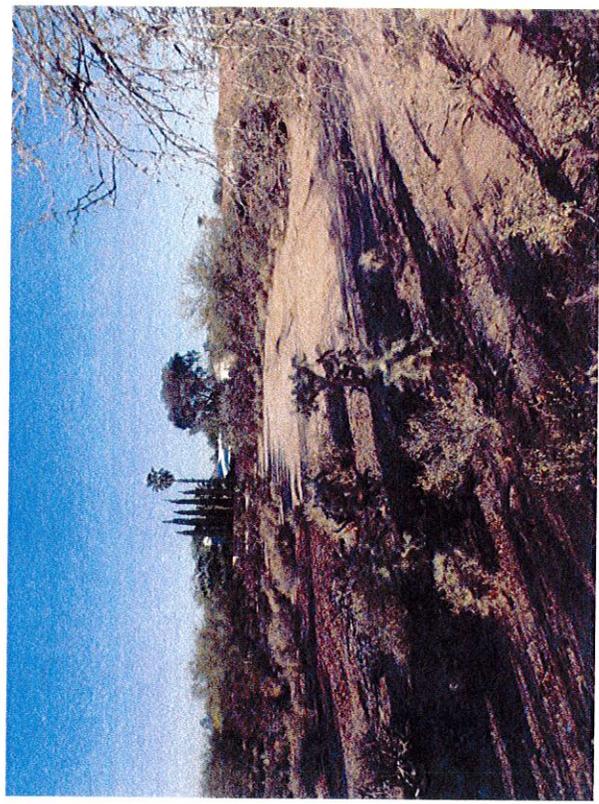


Photo Point 20: Southwest corner of Project Area, dumped gravel, bicycle jump and dug out pit.



Photo Point 17: Near north end of IRA, dumped vegetation clippings.

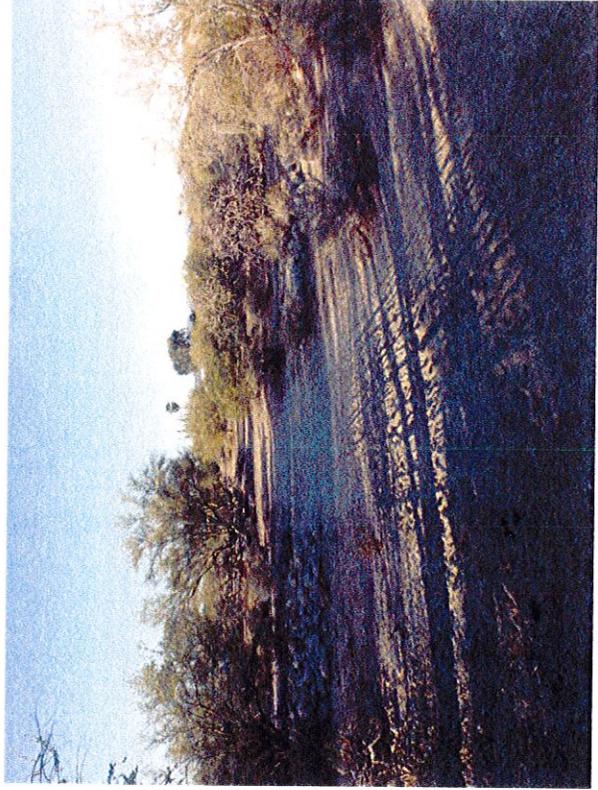


Photo Point 19: West side of Project Area, dumped cement.



Photo Point 21: Near center, area cleared likely by children.

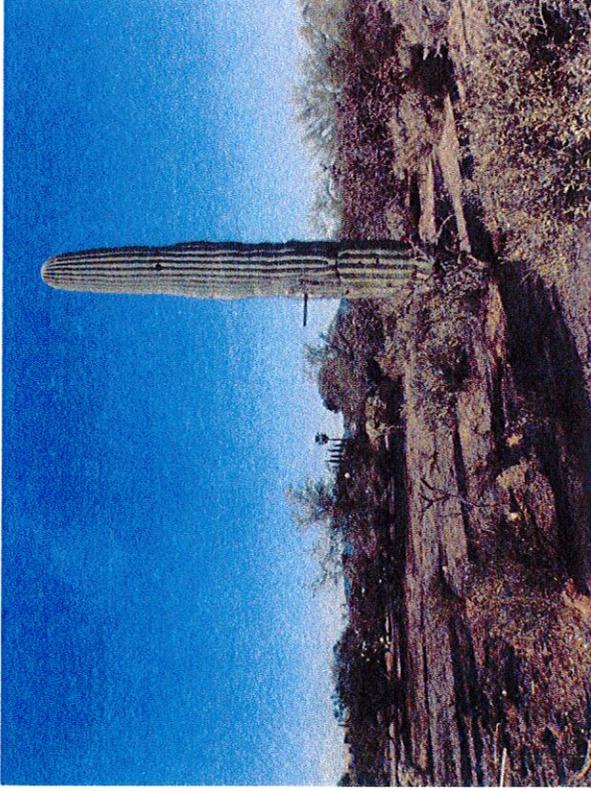


Photo Point 22: Near center, saguaro with metal rod embedded.

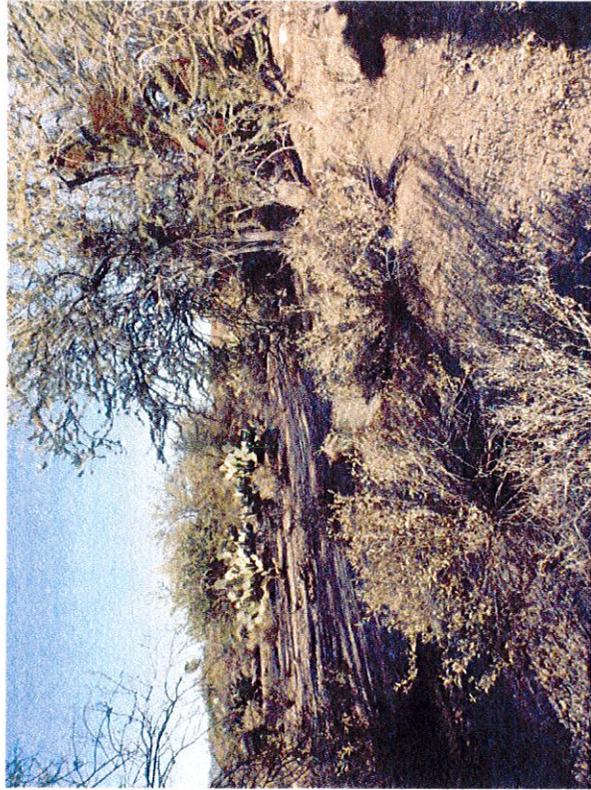


Photo Point 23: Near center, two saguaros knocked over (center foreground and center background).

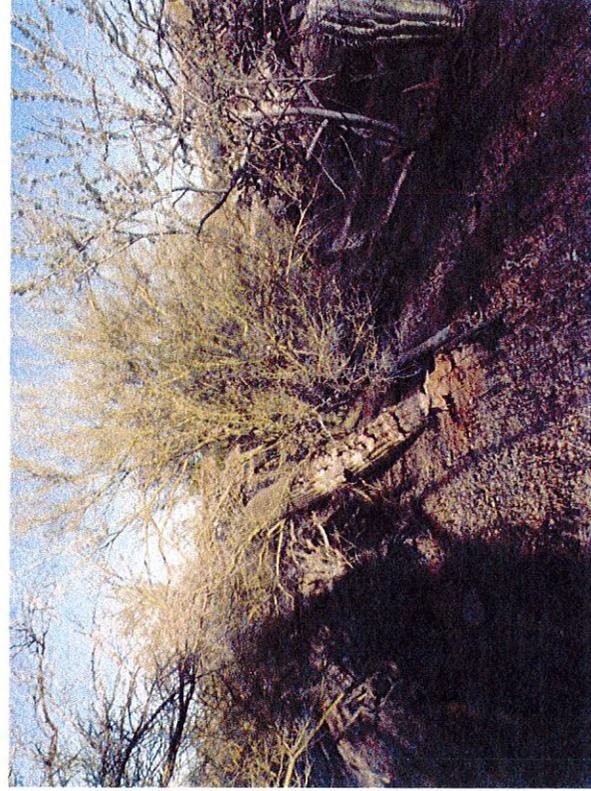


Photo Point 24: Near center, saguaro knocked over.

ATTACHMENT A

**US FISH AND
WILDLIFE SERVICE
EMAIL**

Raya Ferns

From: Raya Ferns [rayaferns@darlingltd.com]
Sent: Friday, June 10, 2006 9:52 AM
To: ccourt5151@msn.com
Subject: FW: CFPO Survey Exemption

Dear Mr. Courtney-
 Please find the following message from Scott Richardson re: pygmy owl surveys.
 Raya

-----Original Message-----

From: scott_richardson@fws.gov (mailto:scott_richardson@fws.gov)
 Sent: Wednesday, April 27, 2005 9:30 AM
 To: Raya Ferns
 Subject: Re: CFPO Survey Exemption

Dear Raya:

Thank you for your inquiry regarding the need to conduct pygmy-owl surveys on the parcel described below. Based on the information you provided and our evaluation of the site, we do not recommend pygmy-owl surveys for this parcel. This determination is based on the fragmented and isolated nature of this parcel. The extent and intensity of the surrounding land uses make it extremely unlikely that a pygmy-owl occupies or would occupy this parcel.

Thank you for your consideration of endangered species on this parcel.

Sincerely,

Scott Richardson
 U.S. Fish and Wildlife Service
 Tucson Suboffice
 (520) 670-6150 x 242

"Raya Ferns"
 <rayaferns@darlingltd.com>
 Richardson" <scott_richardson@fws.gov>
 ngltd.com>
 To: "US Fish and Wildlife-
 cc:
 Subject: CFPO Survey Exemption
 04/14/2005 01:59
 PM

Dear Mr. Richardson:

This is a request for exemption from Cactus Ferruginous Pygmy Owl surveys on the parcel #225-02-004G per our conversation today. The parcel in question is 1.6 acres near the southwest corner of Thornydale Rd. and Linda Vista Bl. The parcel is in the middle of a residential development and lacks habitat potential since surrounding parcels have been developed at a very high density.
 Thanks.

ATTACHMENT B

**GROUND
PHOTOGRAPHS**

PIMA COUNTY ARCHAEOLOGICAL SITE RECORDS SEARCH RESULTS*

**This report documents the results of an archaeological site-records check.
It does not constitute a cultural resources clearance.*

E-mail Request Received: 3/7/2014

Search Completed: 3/25/2014

Requester Name and Title: Michael Marks, AICP
Company: MJM Consulting Inc.
Address: 7002 East 4th Street
City, State, Zip Code: Tucson, AZ 85710
Phone/FAX/or E-mail: 885-5021

Project Name and/or Number	Project Description
PRF3 LLC Plan Amendment / Par. 22502-004P/-004Q/-004V	Predevelopment archaeological assessment

Project Area Location: SEC Linda Vista Bl & Thornydale Rd / 3500 W Freer Dr, Pima County, Arizona.

Legal Description: the N½, NW, 20, T12S, R13E, G&SR B&M, Pima County, Arizona.

Search Results: According to a search of the archaeological site files and records retained at the Arizona State Museum (ASM), the current project area was inspected in 1981 for historic properties. No historic properties are identified in the project area. Twenty-eight additional archaeological inspections were completed within a mile of the proposed project area between 1975 and 2012. One historic property is identified within a 1-mile radius of the project area. A color orthophotograph taken of the proposed project area in 2012, enclosed, depicts what looks to be undeveloped land with native vegetation. Dirt two-tracks and recreational trails crisscross the parcels.

Sites in Project Area: None; the project area, however, was inspected for historic properties more than 30 years ago. In that time frame, weathering and erosion can modify the ground surface to expose previously buried cultural material.

Recommendations: Because Pima County has jurisdiction in this project area, the county will make recommendations for the project using its own search results and it may use the ASM's search results and / or others. Should the county require additional archaeological work in this parcel, you will need to contact a qualified archaeological contractor whose name is maintained on a list posted on the ASM website at the following link: <http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>.

Pursuant to *Arizona Revised Statutes §41-865 et seq.*, if any human remains or funerary objects are discovered during your project work, all work will stop within the area of the remains and Dr. Todd Pitezei, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions about the results of this records search, please contact me at the letterhead address or the phone number or e-mail address as follows.

Sincerely,



Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096
nepearso@email.arizona.edu

- This project occurs within or close to the boundary of a known cultural resource. This project requires Pima County Office of Archaeology & Historic Preservation review





Tucson Electric Power
Post Office Box 711 (OH-202)
Tucson, AZ 85702

JUN 19 2014

June 17, 2014

MJM Consulting, Inc.
Attn: Michael Marks, AICP
7002 E. 4th Street
Tucson, Arizona 85710

To Whom It May Concern:

**SUBJECT: PRF3 LLC PROJECT
TRSQ 12S 13E 20 2**

Please be advised that Tucson Electric Power Company is a public utility and the certificated provider of electricity serving the subject location. The necessary facilities for the furnishing of electric service to this area are presently available under the Company's conventional line extension policies.

This is to further advise that as a public utility, Tucson Electric Power Company is ready and willing at all times to furnish adequate electric service under its conventional rules and regulations on file with the Arizona Corporation Commission.

If your company plans on proceeding with this project please send dimension site and electrical load plans to the attention of Jace Eckenrod, Project Designer, to the address listed on letterhead.

Sincerely,

A handwritten signature in cursive script that reads 'Natalie R. Nava'.

Natalie R Nava
Scheduling Coordinator

cc: Jace Eckenrod, Tucson Electric Power

The Board postponed action on this item until the end of the meeting.

This item was reopened at the end of the meeting. Andrew Smallhouse withdrew the petition for the establishment of the Redington Water Conservation District. The Board directed staff to return the bond that had been posted.

In addition, Mr. Huckelberry suggested the County begin paying an increased portion of electrical costs for the County-owned A-7 Ranch, located within the area in question and operated by the petitioner. He also recommended the Board approach the Arizona Corporation Commission to encourage the creation of a ranching category to receive special electrical rates for well pumping related to ranching, especially during drought conditions.

FRANCHISE/LICENSE/PERMIT

16. Fireworks Permit

Denese Veek, Caterpillar, Inc., Tinaja Hills Training Facility, 5000 W. Caterpillar Trail, Green Valley, March 1 through March 7, 2014, at 8:00 p.m.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing and approve the permit.

17. Extension of Premises/Patio Permit

Donald James Royer, Tucson International Airport Fly Bar, 7250 S. Tucson Boulevard, Tucson, Permanent Extension of Premises.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing, approve the permit and forward the recommendation to the Arizona Department of Liquor Licenses and Control.

DEVELOPMENT SERVICES

18. Comprehensive Plan Amendment

The Board of Supervisors on November 19, 2013 and January 21, 2014, continued the following:

Co7-13-03, LAWRENCE C. LEUNG, INC. - N. THORNYDALE ROAD PLAN AMENDMENT

Request of Lawrence C. Leung, Inc., represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Neighborhood Activity

Center (NAC) and Medium Intensity Urban (MIU) for approximately 18.01 acres located on the southeast corner of N. Thornydale Road and W. Linda Vista Boulevard, in Section 20, T12S, R13E, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 4-3 (Commissioners Richey, Bain and Johns voted "Nay," Commissioners Poulos, Holdridge and Membrila were absent) to recommend DENIAL. Staff recommends APPROVAL SUBJECT TO REZONING POLICIES. (District 1)

Recommended Rezoning Policies:

1. Notwithstanding the land use designation on the Land Use Plan, areas which will not be removed from the 100-year floodplain through implementation of plans approved by the Pima County Regional Flood Control District and areas of Pima County Regulated Riparian Habitat shall revert to Resource Transition at the next appropriate annual plan amendment program period.
2. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.
3. Due to the nearby location of Mountain View High School, uses permitted shall not include a drive-through restaurant, a restaurant without wait staff service, a convenience store, a gasoline service station combined with a convenience store, a confectionary store, an ice cream store, a refreshment stand, or uses consistent with an indoor amusement or recreational enterprise.
4. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
 - natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
 - the site areas of plan amendment cases Co7-13-04, 05, and 06 are not eligible to serve as off-site set-asides;
 - off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
 - off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
 - the approximate minimum total natural open space (NOS) set-aside is 33 acres, the approximate minimum on-site NOS set-aside is 9 acres, and the approximate minimum off-site NOS set-aside is 24 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

Arlan Colton, Planning Director, provided the staff report for Co7-13-03, Co7-13-04, Co7-13-05 and Co7-13-06. He noted the property owner and the Coalition for Sonoran Desert Protection had come to an agreement regarding all four properties and that new rezoning policies had been added to the conditions. He also conveyed the information from the Marana School District that all schools in the proposed area were currently under capacity. Mr. Colton stated that in each of the four cases numerous public comments from various property owners had been received, the majority were for Co7-13-06.

Jim Portner, Red Point Development, summarized the updated plan for set aside areas and the agreement with the Coalition for Sonoran Desert Protection.

The following speakers addressed the Board:

- Deslonde Lamb
- William Scott
- Judith Yoder
- Stacia Ringer, Huntington Ridge Linda Vista
- Carolyn Campbell, Coalition for Sonoran Desert Protection
- David Lutz
- Tom Webb
- Elizabeth Konto
- Ann Campbell
- Roy Crawford
- Pam Siebrandt
- Jed Benninghoff, Maya Court Homeowners Association
- Gilbert Williams
- Katherine Harper-Beckett
- Kenneth Fischer
- Hans Deweerdt
- Galen Deweerdt
- Rolf Ziegler

They offered the following comments:

- There were no compelling reasons to change the Comprehensive Plan.
- Current flooding issues would be exacerbated by development.
- Roads in the area were already over capacity.
- School capacity was a concern.
- The Coalition for Sonoran Desert Protection worked with the developer and was satisfied with the proposed set aside areas.
- Marana was destroying the Sonoran Desert with developments and needed to be pressured to adhere to the Sonoran Desert Conservation Plan.
- Explosive growth resulted in the need for more roads, bigger schools and more services, which had to be paid for by the taxpayer.
- The developer worked with neighbors to create an acceptable buffer area.
- A higher density population would have a negative effect on traffic, the habitat and the neighborhood.
- If Hardy Road was opened for ingress or egress, there would be an imminent domain issue.
- More housing in this area was not needed and profit was not a reason to destroy habitat.
- There was opposition to changing the Comprehensive Plan, not necessarily to development in general.
- Empty retail space was in abundance in the area and no more was needed.
- Neighborhoods were not represented in meetings between the developer and the Coalition for Sonoran Desert Protection.
- Off-site set asides would not benefit neighbors.
- The Planning and Zoning Commission voted to deny these four requests.

- People and quality of life should come before and above corporate profit and greed.
- Preservation of desert land was no longer an option but a necessity.

The following did not speak but attended in opposition:

- Will DeBoer
- Romy Phillips

The following did not speak but lent their support:

- Paul Green

It was moved by Supervisor Miller and seconded by Supervisor Elías to close the public hearing and approve Co7-13-03, subject to Rezoning Policies.

Chair Bronson offered an amendment that the motion reference and include Rezoning Policy No. 4 as recommended by staff. Supervisors Miller and Elías accepted the amendment to the motion. Upon roll call, the motion unanimously carried by a 5-0 vote.

19. **Comprehensive Plan Amendment**

The Board of Supervisors on November 19, 2013 and January 21, 2014, continued the following:

Co7-13-04, PACIFIC INTERNATIONAL PROPERTIES, L.L.P. - N. THORNYDALE ROAD PLAN AMENDMENT

Request of Pacific International Properties, L.L.P., represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Neighborhood Activity Center (NAC) and Medium Intensity Urban (MIU) for approximately 54.95 acres located on the northwest corner of N. Thornydale Road and W. Cortaro Farms Road, in Section 30, T12S, R13E, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 4-3 (Commissioners Richey, Bain and Johns voted, "Nay," Commissioners Poulos, Holdridge and Membrila were absent) to recommend DENIAL. Staff recommends APPROVAL SUBJECT TO REZONING POLICIES. (District 1)

Recommended Rezoning Policies:

1. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.
2. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
 - natural open space set-asides will be provided entirely within the amendment area;
 - the site areas of plan amendment cases Co7-13-03, 05, and 06 are not eligible to serve as off-site set-asides;

- the approximate minimum total natural open space (NOS) set-aside is 46 acres, the approximate minimum on-site NOS set-aside is 46 acres, and the approximate minimum off-site NOS set-aside is 0 acres.

(Clerk's Note: See Minute Item No. 18 for additional discussion regarding this case.)

It was moved by Supervisor Miller, seconded by Supervisor Elías and unanimously carried by a 5-0 vote, to close the public hearing and approve Co7-13-04, subject to the original Rezoning Policy No. 1 and the additional Rezoning Policy No. 2, as amended by staff.

20. Comprehensive Plan Amendment

The Board of Supervisors on November 19, 2013 and January 21, 2014, continued the following:

Co7-13-05, MANDARIN ASSOCIATES - N. THORNYDALE ROAD PLAN AMENDMENT

Request of Mandarin Associates, represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) for approximately 17.77 acres located at the northwest corner of N. Thornydale Road and W. Magee Road, in Section 30, T12S, R13E, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 4-3 (Commissioners Richey, Bain and Johns voted "Nay," Commissioners Poulos, Holdridge and Membrilla were absent) to recommend DENIAL. Staff recommends APPROVAL SUBJECT TO REZONING POLICIES. (District 1)

Recommended Rezoning Policies:

1. Notwithstanding the land use designation on the Land Use Plan, areas which will not be removed from the 100-year floodplain through implementation of plans approved by the Pima County Regional Flood Control District and areas of Pima County Regulated Riparian Habitat shall revert to Resource Transition at the next appropriate annual plan amendment program period.
2. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.
3. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
 - natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
 - the site areas of plan amendment cases Co7-13-03, 04, and 06 are not eligible to serve as off-site set-asides;
 - off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
 - off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and

- the approximate minimum total natural open space (NOS) set-aside is 38 acres, the approximate minimum on-site NOS set-aside is 7 acres, and the approximate minimum off-site NOS set-aside is 31 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

(Clerk's Note: See Minute Item No. 18 for additional discussion regarding this case.)

It was moved by Supervisor Miller, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to close the public hearing and approve Co7-13-05, subject to the original Rezoning Policy Nos. 1 and 2, and the additional Rezoning Policy No. 3.

21. Comprehensive Plan Amendment

The Board of Supervisors on November 19, 2013 and January 21, 2014, continued the following:

Co7-13-06, HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT

Request of Hardy-Thornycdale I Associates, et al., represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) for approximately 30.0 acres located on the south side of W. Hardy Road, approximately 1,300 feet east of N. Thornycdale Road, in Section 29, T12S, R13E, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 6-1 (Commissioner Richey voted "Nay," Commissioners Poulos, Holdridge and Membriia were absent) to recommend DENIAL. Staff recommends APPROVAL SUBJECT TO REZONING POLICIES. (District 1)

Recommended Rezoning Policies:

1. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan and subdivision plat or development plan. This open space shall be protected by covenant and management responsibility identified on the subdivision plat or development plan.
2. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
 - natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
 - the site areas of plan amendment cases Co7-13-03, 04, and 05 are not eligible to serve as off-site set-asides;
 - off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
 - off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
 - the approximate minimum total natural open space (NOS) set-aside is 75 acres, the approximate minimum on-site NOS set-aside is 10 acres, and the approximate minimum off-site NOS set-aside is 65 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided). Post development floodplains and riparian habitat shall be preserved as open space and be

(Clerk's Note: See Minute Item No. 18 for additional discussion regarding this case.)

It was moved by Supervisor Miller, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to close the public hearing and approve Co7-13-06, subject to the original Rezoning Policy No. 1 and the addition of Rezoning Policy No. 2.

22. ~~Rezoning~~

Co9-13-09. TITLE SECURITY OF ARIZONA TR 2055 - TANQUE VERDE ROAD REZONING

~~Request of Title Security of Arizona TR 2055, represented by The WLB Group, Inc., for a rezoning of approximately 41 acres from SR (Suburban Ranch) to CR-1 (Single Residence Zone) and for a rezoning of approximately 81.5 acres from SR (Suburban Ranch) to SR® (Suburban Ranch)(Restricted). The property is located on the north side of Tanque Verde Road approximately 2400 feet east of Houghton Road. The proposed rezoning conforms to the LIU 0.3, LIU 1.2 and RT Comprehensive Plan designations. On motion, the Planning and Zoning Commission voted 3-1 (Commissioner Membrilla voted "Nay," Commissioner Holdridge abstained (abstention counts as "Yes" vote) and Commissioner Neeley was absent) to recommend APPROVAL WITH STANDARD AND SPECIAL CONDITIONS AS AMENDED. Staff recommends APPROVAL WITH STANDARD AND SPECIAL CONDITIONS (District 4)~~

~~Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:~~

- ~~1. Submittal of a development plan if determined necessary by the appropriate County agencies.~~
- ~~2. Recording of a covenant holding Pima County harmless in the event of flooding.~~
- ~~3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.~~
- ~~4. Provision of development related assurances as required by the appropriate agencies.~~
- ~~5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.~~
- ~~6. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.~~
- ~~7. Transportation: The property is limited to one access point on Tanque Verde Road as shown on the preliminary development plan.~~
- ~~8. Regional Flood Control District:
 - ~~A. Prior to development the property owner shall submit to the Pima County Flood Regional Control District; a drainage report including Hydraulic Analysis, Conditional Letter of Map Revision, and Riparian Mitigation Plan for review and approval that addresses the impacts of development to the federally mapped floodplain and local area drainage and to determine maximum encroachment limits, building sites, elevations and setbacks.~~
 - ~~B. Maximum encroachment limits shall be shown on the plat.~~
 - ~~C. First flush retention shall be provided within previously disturbed areas.~~
 - ~~D. Post-development floodplains and flood control improvements shall be in common area.~~
 - ~~E. Post development riparian habitat including mitigation areas as shown on the Riparian Habitat Mitigation Plan associated with the plat shall be set-aside as separate common area parcels or as easements within residential parcels to the Homeowner's Association for riparian habitat preservation, mitigation and monitoring.~~~~

Co7-06-22 Comprehensive Plan Amendment Denial BOS Minutes 8-7-07

On consideration, it was moved by Supervisor Bronson, seconded by Supervisor Valadez, and unanimously carried by a five to zero vote, to approve the Pretreatment Settlement Agreement.

12. FRANCHISE/LICENSE/PERMIT: LIQUOR LICENSE

07-18-8901, Richard Dean Franks, AMVETS Post 770, 3015 S. Kinney Road, Tucson, Series 14, Private Club License, New License.

The Chairman inquired whether anyone wished to be heard. No one appeared. It was thereupon moved by Supervisor Carroll, seconded by Supervisor Day, and unanimously carried by a five to zero vote, to close the public hearing and approve the liquor license and forward the Sheriff's Report and information to the State Liquor Control Board.

13. FRANCHISE/LICENSE/PERMIT: FIREWORKS PERMIT

Troy Finley, Tucson Country Club, 2950 N. Camino Principal, Tucson, August 18, 2007 at 8:00 p.m.

The Chairman inquired whether anyone wished to be heard. No one appeared. It was thereupon moved by Supervisor Carroll, seconded by Supervisor Day, and unanimously carried by a five to zero vote, to close the public hearing and approve the fireworks permit.

14. DEVELOPMENT SERVICES: COMPREHENSIVE PLAN AMENDMENT

The Board of Supervisors on April 10, 2007, and June 19, 2007, continued the following to this date:

Co7-06-22, TITLE SECURITY AGENCY OF AZ TR. 509A – W. BRIAR ROSE LANE NO. 2 PLAN AMENDMENT

Request of Title Security Agency of AZ TR. 509A, represented by Craig Courtney, to amend the Comprehensive Plan from Low Intensity Urban 0.3 (LIU-0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) for approximately 10 acres located at the terminus of Briar Rose Lane via Crestone Drive, approximately 1,200 feet east of N. Thornydale Road and 400 feet south of W. Linda Vista Blvd. in Section 20, T12S, R13E, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 7-0 (Commissioners Cuyugan and Membrilla were absent) to recommend DENIAL. Staff recommends MODIFIED APPROVAL, SUBJECT TO REZONING POLICIES. (District 1)

Ben Changkakoti, Comprehensive Plan Administrator, stated the proposed amendment area was located within the Conservation Lands System (CLS) that has Special Area Management, Multiple Use Area and important Riparian Area CLS designations. Staff received one letter, twelve comment forms and a petition with 56 signatures in opposition. The Planning and Zoning Commission recommended denial and staff recommend modified approval with rezoning policies.

The following speakers addressed the Board:

- | | |
|---------------------|---------------------|
| 1. Stacea Ringer | 3. Carolyn Campbell |
| 2. Donna Heidinger; | 4. Michael Toney |

The speakers provided the following comments:

- A. Traffic would increase in an already high traffic area and bring traffic through neighborhoods;
- B. Schools are overcrowded and new schools are not planned for the immediate future;
- C. Development could potentially impact the existing wildlife corridor;
- D. A statement from Rita Hall was read into the record who supported the proposed amendment;
- E. The Coalition for Sonoran Desert Protection expressed their opposition because they felt development should not occur in this area until a realistic plan was developed for a preserve system and the protection of the Tortolita Fan;
- F. The Coalition requested the developer follow the CLS guidelines as adopted by the Board, as they have not yet made a commitment to follow those guidelines;
- G. The Coalition asked for adherence to the guidance criteria for evaluation of off-site mitigation as outlined in a staff memorandum to the applicant dated January 26, 2007;
- H. The developer proposed off-site mitigation far away from the proposed amendment site but it was preferred to have off-site mitigation in close proximity to the proposed development site; and,
- I. The Planning and Zoning Commission voted unanimously to recommend denial.

Craig Courtney, Title Security Agency representative, stated the developer met with area residents, Pima County Transportation and the school to address traffic and safety issues, and the developer modified the request to 30 homes rather than the original 40 that was requested. Mr. Courtney stated if the property was developed at its current SR zoning, there was no assurance regarding a wildlife corridor, but the proposed development does set aside 40% of the property for the corridor.

The Board concurred that the applicant created an atmosphere of confusion and uncertainty regarding what the development would actually be upon completion because many changes occurred and all issues were not adequately addressed.

On consideration, it was moved by Supervisor Day, seconded by Chairman Elias, and unanimously carried by a five to zero vote, to close the public hearing and deny Co7-06-22.

Upon the vote being taken, the motion failed by a two to three vote, Supervisors Carroll, Grijalva, and Chairman Boyd voting "Nay," to pass and adopt Resolution No. 1998 - 55.

Chairman Boyd upon declaring the motion failed requested a report from Dan Felix, Parks and Recreation Director, regarding a funding source for the Picture Rocks District Swimming Pool along with maintenance and operation information.

21. DEVELOPMENT SERVICES: APPEAL OF HEARING OFFICER'S DECISION

The Board of Supervisors on February 17, 1998, continued the following to this date:

Co22-96-153, Co22-96-154 and Co22-96-155, John Baker and Betty Jo Miller

In accordance with Pima County Zoning Code 18.95.030C, John Baker and Betty Jo Miller, on property located at 9160 W. Lazy Be Place, hereby appeal the decision of the Hearing Officer regarding violations to Section 18.01.030E; structure without permit and Section 18.07.030C; open storage of used materials. (District 3)

Jim Portner, Hearing Officer, reported this is an appeal of a Hearing Officer's decision regarding three citations issued for zoning violations. The defendant was found guilty of all three violations and fines were levied accordingly. It was his understanding the defendants are incarcerated and was uncertain whether legal counsel was present to represent the defendants.

On consideration, it was moved by Supervisor Bronson, seconded by Supervisor Grijalva, and unanimously carried by a five to zero vote, to uphold the Hearing Officer's decision in the appeal of John Baker and Betty Jo Miller.

→ 22. DEVELOPMENT SERVICES: REZONING TIME EXTENSION

Co9-83-130, TITLE SECURITY NO. 509 - LINDA VISTA ROAD ALIGNMENT REZONING

Request of Title Security Agency of Arizona TR No. 509, represented by The WLB Group, Inc., for a five-year time extension on 10 acres of the above referenced rezoning from SR to CR-5, located south of Linda Vista Boulevard and approximately 600 feet east of Thornydale Road. This case was approved in 1983 and expired on December 20, 1997. Four time extensions have been granted. Staff recommends **MODIFIED APPROVAL**. (District 3).

"RECOMMENDATION

Staff recommends APPROVAL of a two-year rezoning time extension to December 20, 1999, subject to the following additional condition:

18. THE SITE SHALL BE SURVEYED FOR THE PRESENCE OR ABSENCE OF THE CACTUS FERRUGINOUS PYGMY OWL BY A QUALIFIED BIOLOGICAL CONSULTANT WHO HAS A PERMIT FROM THE U.S. FISH AND WILDLIFE SERVICE. THE RESULTS OF THAT SURVEY SHALL BE SUBMITTED TO THE ARIZONA GAME AND FISH DEPARTMENT FOR EVALUATION AND THE DEVELOPMENT OF A MITIGATION PLAN, IF WARRANTED. THE SURVEY SHALL BE CONDUCTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS (OR GRADING PERMITS, IF APPLICABLE)."

Jim Mazzocco, Planning Official, reported this is a request for a rezoning time extension for five years on 10 acres. These 10 acres are the remaining portion of an original rezoning for 40 acres and for which 30 acres have already been developed and platted. This case has been open for 14 years. Staff recommends a two year time extension. Staff received no written protest.

Supervisor Bronson inquired whether there was an ordinance in place that suggests a limitation on the granting of time extensions?

Mr. Mazzocco responded yes. This is the last time extension the applicant can request.

Michael Byrne, of the WLB Group representing the petitioner, stated this 10 acre piece of land is a remnant of an earlier rezoning.

Supervisor Bronson asked why has it taken so long to develop this property? Is the property owner now at the point where they intend to do something?

Mr. Byrne responded the real estate market has stayed down for the last 4-5 years. The current owner is currently conducting market studies and looking at a range of different possibilities for actual usage of the property. Mr. Byrne related the property owners spearheaded the Thornydale Sewer Improvement District and instrumental in developing the paving of the area. There are two projects on either side of this 10 acre tract of land in various stages, however, the owner is concerned about the timing in terms of competition. The petitioner requests a three year time extension rather than a two year time extension.

Samuel Winchester Morey, citizen, stated it has been an extended period of time since the original request was approved and the petitioner has not rezoned yet. The question then becomes, have social changes occurred that would preclude a time extension request? This request should go back to the rezoning process in order to determine whether it is appropriate.

Mr. Byrne stated the original zoning was for the entire 40 acre parcel. He believed the owner was timely in that 30 acres have been developed or is in the process of being developed and built out. The owners question the fact there are some competing projects on either side of this proposed request area and wants to determine the feasibility of trying to sell more homes in this area.

On consideration, it was moved by Supervisor Bronson, seconded by Supervisor Grijalva, and carried by a four to one vote, Supervisor Carroll voting "Nay," to deny the time extension request.

23. DEVELOPMENT SERVICES: PIMA COUNTY ZONING CODE TEXT AMENDMENT

Co8-97-4, PAROCHIAL AND PRIVATE SCHOOLS
ORDINANCE NO. 1998-20, of the Board of Supervisors of Pima County, Arizona; relating to zoning; amending the Pima County Code by amending Chapters 18.03, (General Definitions - Definitions "S"), 18.09, (General Residential and Rural Zoning Provisions); 18.12 IR (Institutional Reserve), 18.13 RH (Rural Homestead), 18.14 GR-1 (Rural Residential), 18.15 ML (Mount Lemmon), 18.17 SR (Suburban Ranch), 18.18 SR-2 (Suburban Ranch Estate), 18.19 SH (Suburban Homestead), 18.21 CR-1 (Single Residence), 18.23 CR-2 (Single Residence), 18.25 CR-3 (Single Residence), 18.27 CR-4 (Mixed-dwelling Type), 18.29 CR-5 (Multiple Residence), 18.31 TR (Transitional) 18.33 CMH-1 (County Manufactured and site Mobile Home-1 Zone), 18.35 CMH-2 (County Manufactured and Mobile Home - 2 Zone), and 18.37 MU (Multiple Use), to allow parochial and private schools in all rural and residential zones; and, amending the Pima County Code by amending Chapters 18.33, CMH-1 (County Manufactured and Mobile Home-1 Zone); and Chapter 18.35, CMH-2 (County Manufactured and Mobile Home-2 Zone), by deleting the prohibition against public schools in those zones. On motion, the Planning and Zoning Commission voted 8 - 0, (Commissioners Grijalva and Gungle were absent), to recommend APPROVAL. Staff recommends APPROVAL. (All Districts)

Jim Mazzocco, Planning Official, reported this is a zoning code text amendment that addresses the issue of parochial and private schools, and their placement. The amendments would set up a special set of regulations for the placement of these specific schools. Staff would like to amend this ordinance to read "elementary," and add the word "or" rather than secondary and delete the words "higher education" in the definition of parochial school. The same

July 28, 2014

To: Pima County Planning &
Zoning Commission
201 North Stone Ave.
2nd Floor
Tucson, AZ 85701

Re: Case #CO7-14-01

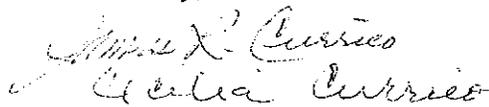
As residents of Huntington Ridge whose home is located on Crestone Drive, my family opposes the rezoning of the area under consideration in Case #CO7-14-01.

Many nonresidents now use Crestone drive as a short cut to Overton and the Ironwood Elementary school. During the school year, traffic is nearly bumper to bumper on Crestone with school buses and families from outside our community driving their children to and from school making for a congested and potentially dangerous situation on our street. With the construction of homes and new residents at the property in question and Crestone to Briar Rose the only access, our community will be totally congested.

Please consider this letter as opposition to the rezoning of this property in Case #CO7-14-01.

Thank you.

Sincerely,


James R. & Cecilia Currieo
9569 North Crestone Drive
Tucson, AZ 85742

cc. Pima County Board of Supervisors
Ally Miller, Pima County Supervisor District 1
Huntington Ridge HOA

PIMA PLANNING AND ZONING

REFERENCE CASE #Co7-14-01

My name is Richard Betts. Along with my wife, Irene, live at 9592 N. Crestone Dr.

This letter is in reference to a card I received from my Association telling me of the impending plans to build houses in back of our community.

My wife and I are against your plans for "HIGH DENSITY" housing in this area. I understand your desire to develop this area but with Iron Ridge grade school at max capacity, Mountain View at max capacity, I do NOT believe it would be in the better interest of our community to have more housing in the immediate area. We have to fight to keep our neighborhood from being run down with the traffic from parents dropping off their children at Iron Ridge as it is. There is speeding through the neighborhood etc.

I think there are other options for this land. I will say it would not be quite as bad if there were other options for the traffic than going through out neighborhood but see no options for this.

So in closing this, we are against this development.

THANK YOU

RICHARD D. and IRENE M. BETTS

[Handwritten signature]
Irene M. Betts

RECEIVED
JUL 17 2014

BY:

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 9/15/14

CC: Planning & Zoning

JUL 15 14 PM 02:08 PCC CLK OF BD

JUN 23 2014

Shannon Cardea

3581 W. Lenihan Lane
Tucson, AZ 85742
azakut@gmail.com

June 16, 2014

Pima County Services/Planning Division
201 N. Stone
2nd floor
Tucson, AZ 85701

Dear Planning Commission members:

I am writing to object to case number Co7-14-01 which requests an amendment to the Comprehensive Plan for a parcel of land located Southeast of Thornydale and Linda Vista Roads.

The land encompasses several acres which have been designated as Special Species and Important Riparian areas under the Maeveen Marie Behan Conservation Land System (MMBCLS). It is located in close proximity to Arthur Pack Park and serves as a strategic thoroughfare for a large number of animals including javelina, coyotes, and rabbits. It is also an important hunting ground for hawks and owls.

To destroy this vestige by modifying the Comprehensive Plan would effectively wipe out the birds and other wildlife who live there and completely cut-off the transit route for many other animals to more expansive wildlife areas.

As a homeowner who lives adjacent to this land, I purchased my home based on the knowledge that no more than 3 homes would be allowed in that area. In order to preserve the wildlife and the natural beauty of the land, I urge you to vote that the land remain as indicated in the existing plan.

Land speculators/developers should not have the ability to override the important MMBCLS designations in order to make a profit for themselves and destroy the habitat of so many animals and birds.

Additionally, the developer provided the incorrect case number when I inquired whether anything had been filed with the Commission which most certainly was done in an effort to preclude the homeowners from voicing their protests.

Respectfully yours,



Shannon Cardea

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, July 21, 2014 8:31 AM
To: David Petersen
Subject: FW: Case # CO7-14-01

From: CenturyLink Customer [mailto:jnbscholten@q.com]
Sent: Sunday, July 20, 2014 8:40 PM
To: DSD Planning
Cc: Amanda
Subject: Case # CO7-14-01

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

This letter is in regards to Case # CO7-14-01.

I am a home owner in the adjacent subdivision Huntington Ridge.

I am not in favor of the proposed development off Briar Rose Lane, due to the proposed housing density and limited road access into and out of this location. There is only one road into and out of this new proposed subdivision and traffic would need to cut through our adjacent subdivision to access the new subdivision. This puts an undue traffic stress on our neighborhood. We already suffer from the added congestion of the week day traffic from the Ironwood Elementary School. I would venture to guess that the intersection of Briar Rose Lane would require a stop sign. This would back log the traffic into a small space when entering our subdivision on Highline Drive.

My other concern is the density of 36 new units. This is way too many units for only one access road. With only one way in and out, this would mean these units would have limited access in case of an emergency. What would happen if a fire blocked the only way in and out? A clear danger that could be blamed on the county.

I urge you to common sense, that this proposed plan is not in the best interest of the current residents of Huntington Ridge and needs further scrutiny.

Sincerely Barbara Scholten

9598 N. Elan Lane
Tucson, AZ 85742
thomascarlsonjr@yahoo.com

June 26, 2014

Pima County Services/Planning Division
201 N. Stone
Tucson, AZ 85701

JUN 30 2014

Dear Planning Commission members:

I am writing to object to case number Co7-14-01, which requests an amendment to the Comprehensive Plan for a parcel of land located southeast of Thornydale and Linda Vista Roads.

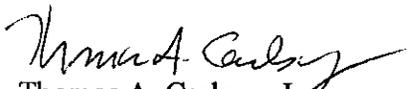
The land encompasses several acres which have been designated as Special Species and Important Riparian areas under the Maeveen Marie Behan Conservation Land System (MMBCLS). It is located in close proximity to Arthur Pack Park and serves as a strategic thoroughfare for a large number of animals including javelina, coyotes, and rabbits. It is also an important hunting ground for hawks and owls.

To destroy this vestige by modifying the Comprehensive Plan would effectively wipe out the birds and other wildlife that live there and completely cut off the transit route for many other animals.

Additionally, I am a member of the Marana Unified School District's Governing Board. Children living in the proposed area would attend Ironwood Elementary School and Tortolita Middle School, both of which are near capacity. With the planned development along Twin Peaks, Tangerine, and Thornydale Roads the schools will be pushed to capacity. The traffic in the Ironwood Elementary area is already horrific in the morning and afternoon, and adding 60-100 homes in the Briar Rose area will only make a terrible situation worse. The Board of Supervisors recently allocated a significant amount of money to improve roads on the far east side of town in order to enhance school and student safety, and the traffic there is not as bad as it is in the area in question. In my mind, safety is the primary concern and having only one route for traffic to flow to and from that development would seriously put residents' safety at risk.

Based on the above, I urge you to reject the petitioner's request.

Respectfully yours,


Thomas A. Carlson, Jr.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, July 18, 2014 11:02 AM
To: David Petersen
Subject: FW: Proposed Development Adjacent to Las Lindas Subdivision

From: Nanci Saksek [mailto:nancis@gotogps.com]
Sent: Friday, July 18, 2014 9:54 AM
To: DSD Planning
Subject: Proposed Development Adjacent to Las Lindas Subdivision

Jeff and Nanci Saksek
9580 N. Crestone Dr.
Tucson, AZ 85742

July 18, 2014

Pima County Planning & Zoning Commission
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701

Dear sir or madam,

We are longtime residents of the Las Lindas subdivision in the northwest part of Tucson. It has come to our attention that there is a proposed development off Briar Rose Lane, which is located on the west side of our development. The developer is requesting that the Comprehensive Plan designation be changed from LIU 3.0 and RT to MIU. This change would allow higher density development of the proposed area.

This is a serious problem for residents of our neighborhood, as it will dramatically change the quality of life in our subdivision. The fact that there is not access to the proposed development, other than through our neighborhood, is the major concern. There is already a lot of traffic pouring through our subdivision before and after school, due to the fact that buses and parents from Dove Mountain, who are dropping their children off and picking them up, cut through our subdivision, rather than coming in off of Overton Road. It is a very dangerous situation, if you are trying to back out of your driveway or drive down the road. If this development is approved, it will be like that all day.

In addition, we are concerned that our property values will be impacted negatively, because the quality of life in our subdivision will be greatly reduced.

We sincerely urge to vote "No" on this proposed development.

Best regards,

Jeff and Nanci Saksek

Nanci

Nanci Saksek
Expediter

Global Parts Solution LLC
520-579-5995
520-579-7160 Fax

Cathryn J. Ory
Emanuel Ory
9472 N. Elan Ln.
Tucson, AZ 85742
Ph.: 520-742-7127

July 19, 2014

Pima County Planning and Zoning Commission
201 N. Stone Ave., 2nd floor
Tucson, AZ 85701

Re: Case No. CO7-14-01

Honorable Commission Members,

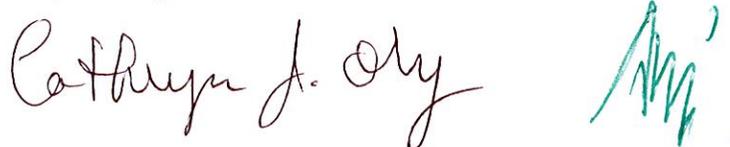
We are writing today to express our profound hope that you will deny the request for rezoning of the land identified by the case referenced above.

We believe that if this request is approved, and if the land is developed as described, significant negatives will result.

1. The plants and animals living on the land now will be destroyed despite the fact that the land is supposed to be protected under the Maeveen Marie Behan Conservation Land System.
2. Since the only access to the proposed development will be via Briar Rose, the traffic going through our neighborhood will increase substantially and pose danger to the children coming to school and playing outside.
3. Property values in the affected subdivisions will drop due to increased congestion, traffic, pollution and noise.

There are many other, less congested areas of land in Pima County which can be developed. Please allow the three small parcels of land between Las Lindas and Linda Vista Ridge to remain as open space so the quality of life for all the residents of the area, including wildlife, will continue to be high.

Respectfully,



Cathryn and Emanuel Ory

cc: Huntington Ridge HOA, c/o Copper Rose Community Management,
Pima County Board of Supervisors

RECEIVED
JUL 22 2014

BY:

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, July 29, 2014 8:05 AM
To: David Petersen
Subject: FW: Case #CO-14-01 Hazardous wedge curbs adjacent to sidewalks in neighborhood with high-volume traffic and elementary school
Attachments: attached photos.pdf; Ironwood School Boundry.pdf; Street Standards.pdf; Traffic Flow.pdf

-----Original Message-----

From: Ted Garrett [mailto:ted.garrett@premierbuilders.com]
Sent: Monday, July 28, 2014 11:26 PM
To: COB_mail; DSD Planning
Cc: Amy Autret
Subject: Case #CO-14-01 Hazardous wedge curbs adjacent to sidewalks in neighborhood with high-volume traffic and elementary school

To whom it may concern,

We built our house on lot 29 in 1998 in the Las Linda's subdivision which later became known as Huntington Ridge.

We were a young family with a baby. We expected to raise our family there and our children would attend the Ironwood Elementary School down the street.

As our children became old enough to attend school, the traffic nightmare became more apparent.

School traffic has always been a problem and clearly noticeable to the residents before school started, when school ended, and special school functions. Much of the time we could not even back out of our driveway due to the endless steam of traffic during those peak times.

Ironwood Elementary school is not situated in the center of its attendance boundary. In fact, It is in the southeast corner. This creates an inordinate amount of traffic approaching the school from the north.....buses and the numerous vehicles of parents who refuse to let their kids ride the bus. All have found Crestone Drive to be a convenient shortcut to the school. (See attached school boundary map and subdivision map)

A lot of other traffic also uses Crestone Drive as a shortcut. The nearby Mountain View High School students regularly drive fast and recklessly through our neighborhood, which prompted the HOA to install speed humps on Crestone Drive.

In my opinion, these speed humps made our residents less safe. Particularly our neighborhood children who must walk to Ironwood Elementary and Mountain View High School during the peak traffic times.

All of the sidewalks in Huntington Ridge are directly adjacent to a wedge curb. The 2005 Pima County Subdivision and Development Street Standards states in section 4.1.2.2 states that "In no case can the sidewalk be adjacent to a wedge curb." (See attached photos)

Granted Las Lindas/Huntington Ridge was built prior to 2005 and that standard may not have been in effect. However, it is clear that Pima County clearly acknowledges the pedestrian safety hazard the wedge curb adjacent to the sidewalk presents. Then when the fact that this neighborhood has a long-documented traffic problem along with a nearby elementary school where neighborhood school children must walk to and from school, intentionally adding more traffic to the situation would be a tragedy waiting to happen, morally reprehensible, and a liability for Pima County.

This traffic problem with the wedge curb adjacent to the sidewalk as well as the traffic volume problem was brought to the attention of Pima County's Department of Transportation by me in 2008. We met along with a representative of the Marana Unified School District.

The safety issue for our neighborhood pedestrians is clearly all the vehicles that swerve up onto the sidewalks to avoid the speed humps on Crestone Drive. The county's only solution was to install these flexible poles (I believe they called them "ducks") at the end of each speed hump. They are always smashed down flat or missing as is demonstrated in the attached photos I just took July 26th. These have not stopped vehicles from swerving up onto the sidewalks whatsoever.

The school district promised in 2008 to instruct their buses to not use Crestone Drive as a shortcut. The county assisted the buses by installing a left turn arrow at Thornydale and Overton so they could more efficiently approach the school from Camino de la Tierra. Of course, within weeks the buses were all cutting through on Crestone Drive again. Also, like I read as is promised this time; the principal at the time had also asked parents driving their children to school to use Camino de la Tierra and not Crestone Drive. As was expected, parents ignored that request. I don't expect this time to be any different.

Camino de la Tierra was built to accommodate the school traffic. It is significantly wider and features vertical curb on one side and the wedge curb NOT adjacent to the sidewalk. (See attached photo)

The county conducted a traffic study in 2008 and acknowledged then that our neighborhood had higher than expected traffic. So I do not believe that Pima County's Mr. Young, who was quoted by Michael Marks, as stating "streets within the Las Linda's subdivision, which includes Crestone Drive, were designed to accommodate the traffic from within the Las Linda's subdivision and the (proposed Briar Rose Lane) property, as well as traffic to and from the school," is fully knowledgeable about the scale of our traffic problem. Clearly also Mr. Young failed to notice or simply ignored that our lack of vertical curbs and hazardous wedge curb-adjacent-to-sidewalk configuration FAILS Pima County minimum standards for residential streets. Let alone one with a significant traffic volume with two schools in the vicinity where neighborhood children must walk.

We moved out of our house on Crestone Drive in 2010. The traffic and safety issues were the primary reason. I used to have to walk with my children to and from school and I would walk nearest the street so that I would be the one hit if a car came up onto the sidewalk to avoid the numerous speed humps as they often do. The entire 12 years we lived there I never could allow my kids to play in the front nor ride their bikes by themselves. It was simply too dangerous.

We still own the house and can't even imagine making this situation worse.

I ask the Pima County Supervisors and Pima County Planning and Zoning to reject this proposed amendment to increase the density of this parcel based on our residents' clear safety concerns of adding more traffic to an already out-of-control situation where current Pima County minimum street standards are not even met.

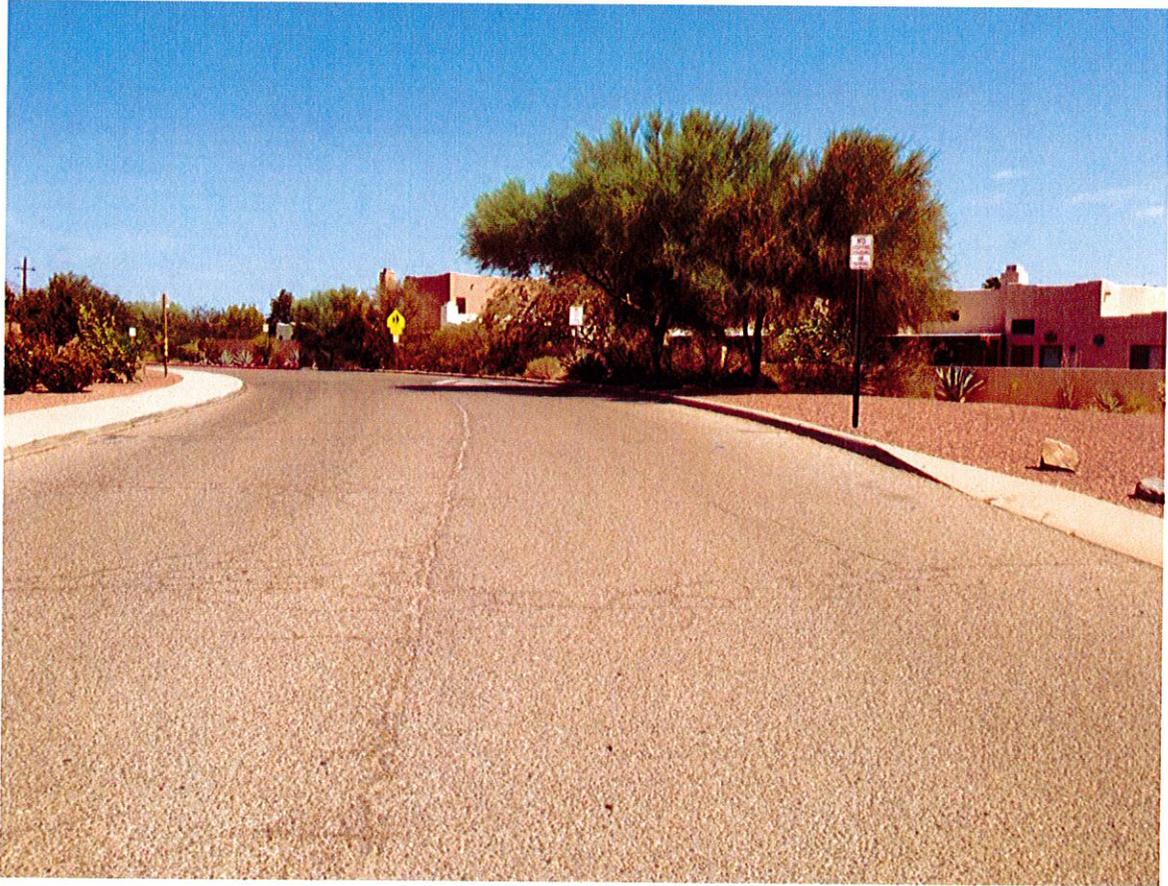
Sincerely,

Amy Autret
9557 N Crestone Drive
520-631-5131

Looking south on Camino de la Tierra just south of Ironwood Elementary School. Notice how much wider it is than Crestone Drive and the vertical curbs on the left and wedge curb NOT adjacent to the sidewalk on the right.



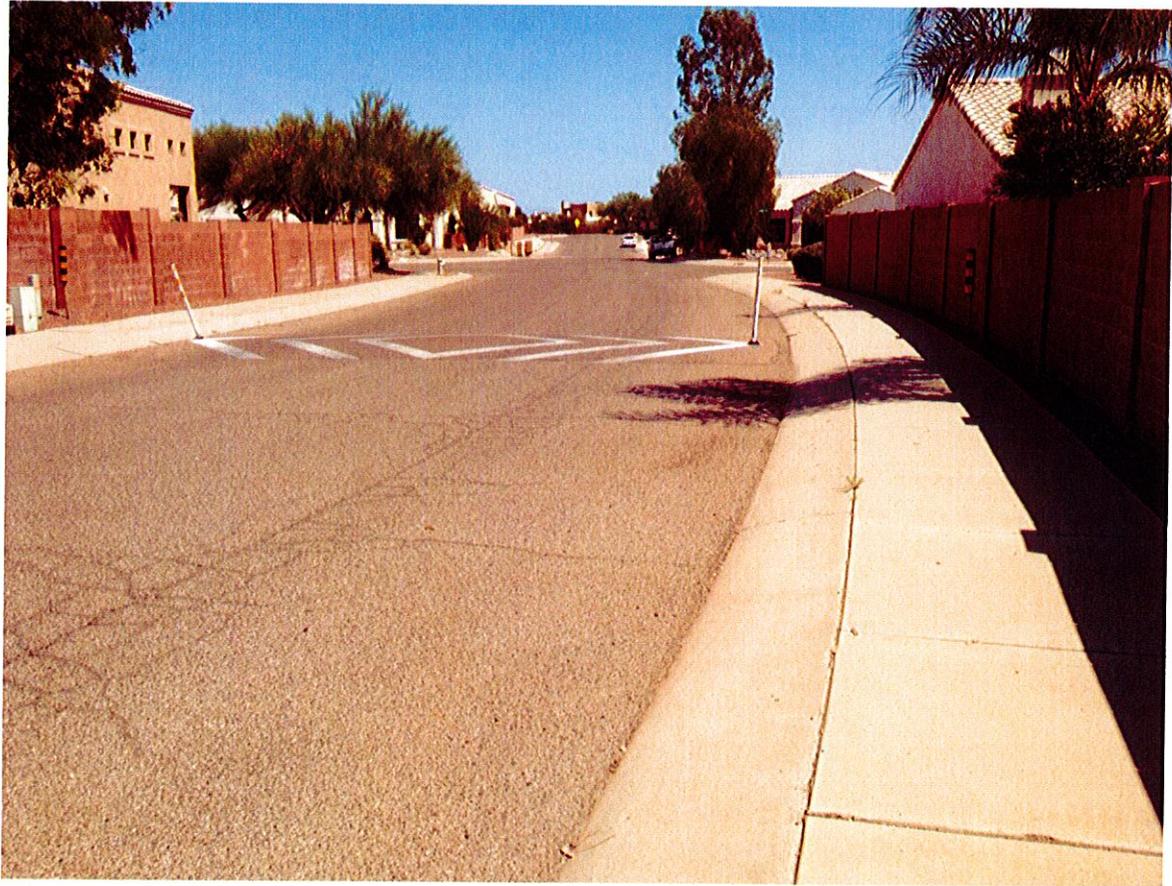
South end of Crestone Drive as it turns into Freer just to the west of Ironwood Elementary School. Notice the change to vertical curbs.



The speed hump closest to the school on Crestone Drive. Notice the missing flexible pole and the other smashed one.



The speed hump just south of Briar Rose Lane.



Notice the speed hump with smashed flexible pole.



View in front of the house at 9557 N. Crestone Drive looking westward toward Briar Rose Lane. Notice the wedge curbs adjacent to the sidewalks



crestone drive

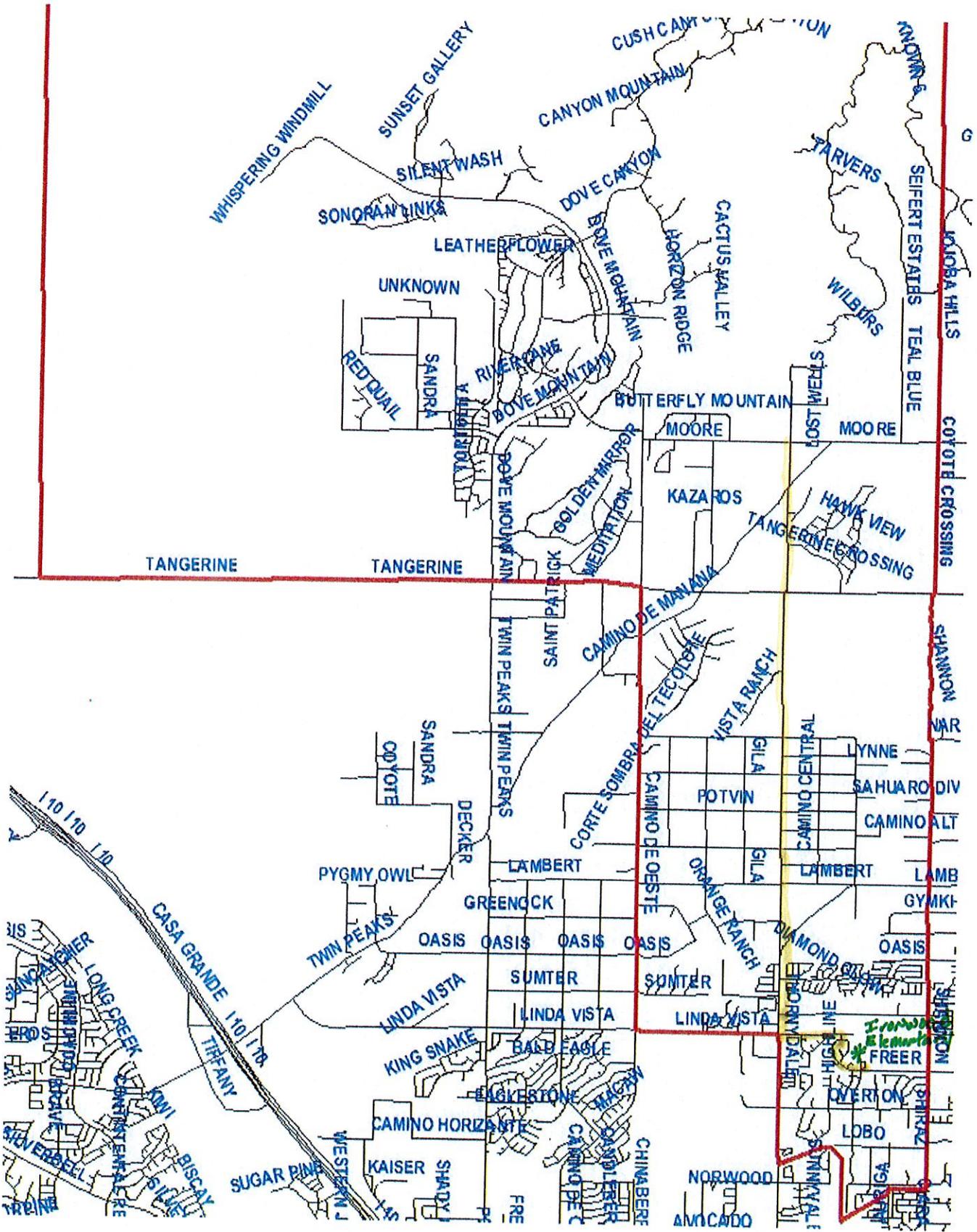
My places

1 nearby more

Maps Labs - Help

© 2014 Google - Terms of Use - Privacy

Ironwood Elementary attendance boundary



SUBDIVISION AND DEVELOPMENT

STREET STANDARDS



PIMA COUNTY

APRIL 5, 2005

4. URBAN RESIDENTIAL SUBDIVISIONS

Before using this chapter verify that the subdivision meets the requirements outlined in section 2.1.2 for urban residential subdivisions.

The design standards covered in this chapter are applicable to urban residential subdivisions only. Urban residential subdivisions must also comply with the design standards defined in Chapter 3, "Design elements common to all development types."

4.1. CROSS SECTIONAL ELEMENTS

The cross section of a street consists of several elements in the roadway and in the roadside. A discussion of these elements and their relation to each street functional class is provided in the first two parts of this section (Roadway and Roadside). The third part of the section introduces typical cross sections for each of the street functional classes defined in Chapter 3.

4.1.1. Roadway

The roadway is the portion of the cross section that is intended for vehicular use, including bike lanes and any shoulders provided. However, since all streets in urban subdivisions must be curbed, shoulders shall not be required. **The roadway elements used in urban residential subdivisions must meet the following criteria:**

- The minimum lane width for vehicular travel lanes for local streets shall be 12 feet if wedge curb is used and 14 feet if vertical curb is used. In order to control speeds in residential areas, the total pavement width of a local street shall not exceed 30 feet.

Table 4.1. Standard element dimensions for urban residential streets

	Local Street	Residential Collector	Major Collector
Travel lanes	12'	14'	12'
Two way left turn lane	Not required	Not required	12'
Turning lanes	Not required	12' (See Sect 3.1.3)	12' (See Sect 3.1.3)
Bike lanes	Not required	Not required	6'
Cross slope	1% - 3%	1% - 3%	1% - 3%

4.1.2. Roadside

The roadside includes all street elements beyond the edge of pavement. This section addresses the following roadside elements: curbs, sidewalks, side slopes, horizontal clearance to obstructions, traffic barriers, handrails, right-of-way, utilities and driveways. Design criteria for medians are discussed in Section 3.1.5.

4.1.2.1. Curb

Curbing shall be required on all urban subdivision streets. For local streets, either wedge curb or vertical curb can be used as shown in Details 4.1 and 4.2. Residential and major collectors must utilize vertical curb to emphasize the separation between vehicular and pedestrian traffic.

At the intersections of two local streets, the minimum curb radius shall be 25 feet along the face of curb. The curb radius of intersections involving at least one collector roadway (residential or major), must be designed to accommodate the turning movement of the design vehicle specified in Table 3.6.

Curb access ramps shall be provided at all curb returns and shall be designed according to Pima County's *Standard Details for Public Improvements*².

4.1.2.2. Sidewalk

Sidewalks shall be required on both sides of all streets within urban residential subdivisions. Connectivity of pedestrian facilities is required within all subdivisions. A

4-foot or wider clear area can be used in lieu of sidewalks along the non-lot side of a single loaded street if a proper request is filed and approved in accordance with Chapter 9, "Administration of the Standards." In cases where pedestrian traffic is extremely unlikely and sidewalks will not be provided, authorization may be granted if a proper request is filed and approved in accordance with Chapter 9, "Administration of the Standards." Sidewalks shall be of Portland cement concrete and shall be constructed according to Pima County's *Standard Details for Public Improvements*².

The area between the back of curb and the roadside edge of the sidewalk is the curbway. When wedge curb is used for local streets, the minimum curbway width shall be 3 feet and the minimum sidewalk width shall be 4 feet. In no case can the sidewalk be adjacent to a wedge curb. Local streets designed with vertical curb may have the sidewalk adjacent to the curb if the sidewalk is at least 5 feet wide.

All residential and major collectors must have a minimum curbway of 3 feet with a sidewalk at least 5 feet wide.

A maintenance space between the sidewalk and the lot property line shall be provided for sidewalks maintained by Pima County and must be 1 foot or greater depending on grade differentials and available right-of-way.

No irrigation systems will be permitted within the curbway. Neighborhood postal units shall be designed and located in such a manner as not to present a hazard to the motoring public or pedestrians.

4.1.2.3. Side Slopes

All cut and fill slopes shall be constructed in accordance with the Grading Standards, chapter 18.81 of the *Pima County Code*³, and AASHTO *A Policy on Geometric Design of Highways and Streets*⁴. Cut and fill slopes over 2 feet in height shall be revegetated or stabilized as shown in Table 4.2. All revegetated areas, as well as

4.1.3.1. Local Streets

There are two alternative minimum cross sections for local streets. The first alternative (see Detail 4.1) has 12-foot travel lanes, wedge curb, 3-foot curbway and 4-foot sidewalk on each side. If vertical curb is used the lanes must be 14 feet wide and the sidewalk must be 5 feet wide (if the 3-foot curbway is not provided). This scenario corresponds to the second alternative (see Detail 4.2).

4.1.3.2. Residential Collectors

Residential collectors handle larger traffic volumes than local streets and are also allowed longer tangent sections. To ensure the safety of pedestrians it is necessary to provide clear separation between the roadway and the sidewalk. Therefore, the utilization of wedge curb is not allowed in residential collectors. Vertical curb, with a 3-foot curbway and 5-foot sidewalk must be provided in all cases.

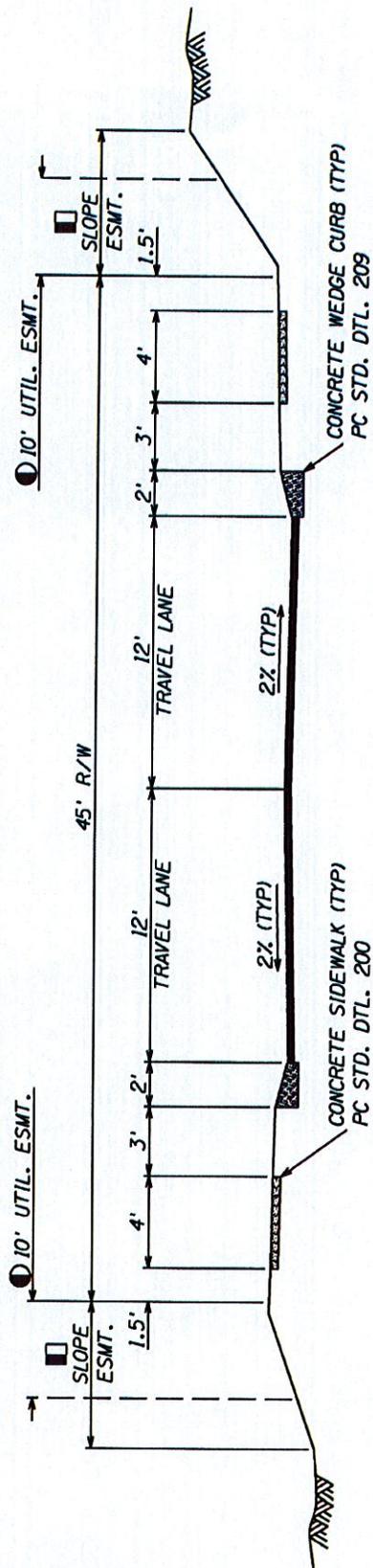
When direct access to property is allowed from residential collectors, the number of vehicular conflict points increases due to the higher access density. To improve drivers sight visibility, a 60-foot right-of-way must be provided. If direct access to property is not allowed, a 48-foot right-of-way is sufficient. The typical cross section for this street class is shown in Detail 4.3

4.1.3.3. Major Collectors

Clear separation between vehicular and pedestrian traffic is required in major collector streets because of traffic volumes and speed considerations. Therefore, vertical curb and a 3-foot curbway must be provided. Also, because of traffic volumes, a two way left turn lane must be included in the cross section. The typical section for a major collector is illustrated in Detail 4.4.

4.2. DRAINAGE

Roadways are frequently subjected to flooding either by runoff transported along the street or at drainage crossings. The following standards have been developed to



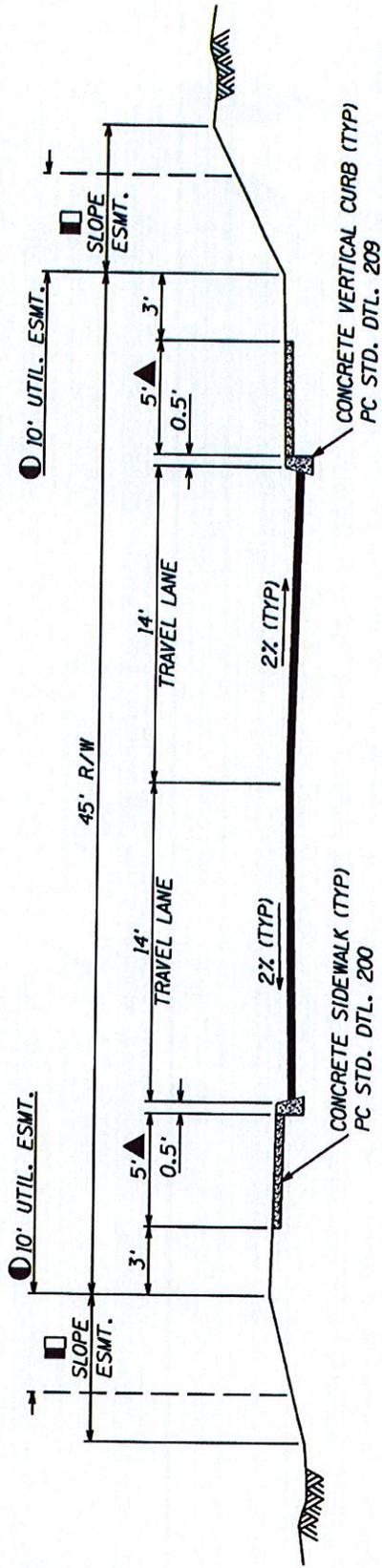
- OR AS DETERMINED BY UTILITY COMPANIES
- WHERE APPLICABLE

DETAIL 4.1

LOCAL STREET
 URBAN RESIDENTIAL SUBDIVISION
 ALTERNATIVE 1
 (See Table 3.1 for Street Classification)



PIMA COUNTY
 DEPARTMENT OF
 TRANSPORTATION



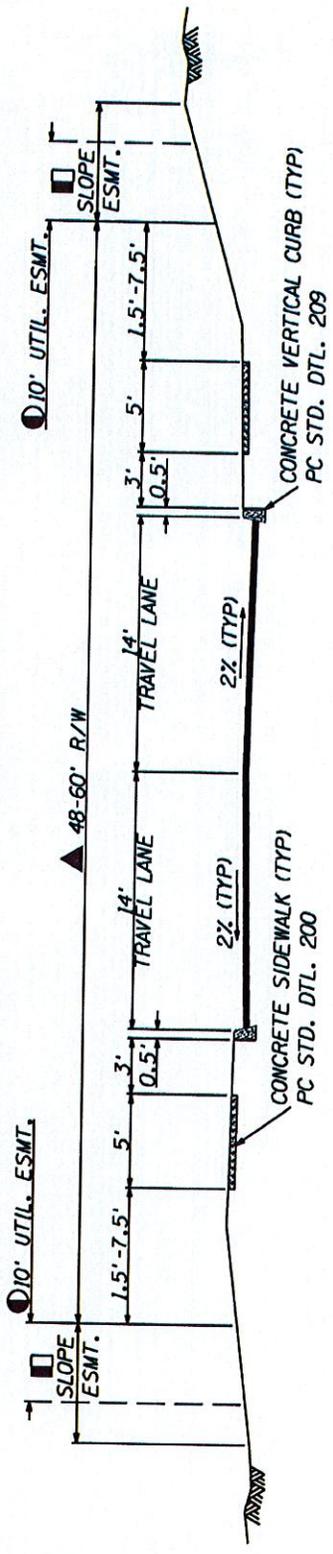
- OR AS DETERMINED BY UTILITY COMPANIES
- ▣ WHERE APPLICABLE
- ▲ THE USE OF A 4' SIDEWALK WITH A 3' CURBWAY IS ALSO ALLOWED

DETAIL 4.2

LOCAL STREET
 URBAN RESIDENTIAL SUBDIVISION
 ALTERNATIVE 2
 (See Table 3.1 for Street Classification)



PIMA COUNTY
 DEPARTMENT OF
 TRANSPORTATION



● OR AS DETERMINED BY UTILITY COMPANIES

▣ WHERE APPLICABLE

▲ 48' R/W IF DIRECT ACCESS TO INDIVIDUAL PROPERTY IS NOT PERMITTED
 ▲ 60' R/W IF DIRECT ACCESS TO INDIVIDUAL PROPERTY IS PERMITTED

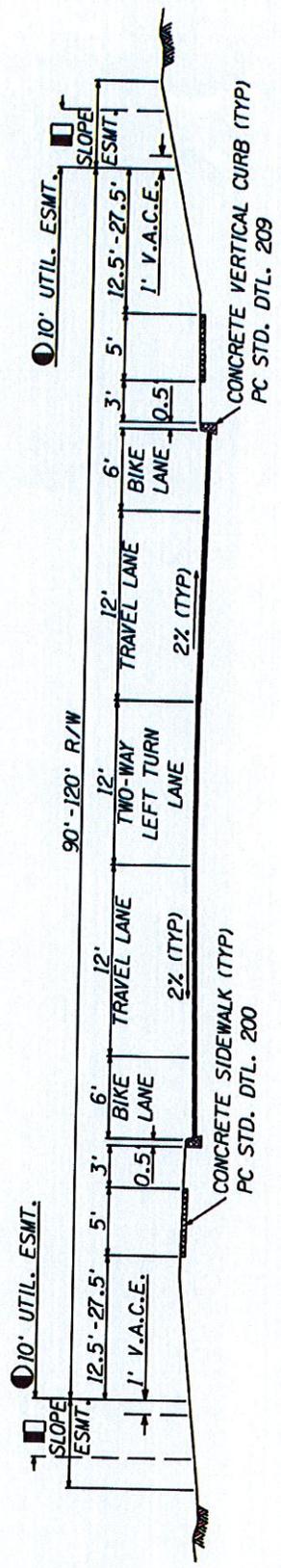
NOTE: NO PARKING ALLOWED

DETAIL 4.3

RESIDENTIAL COLLECTOR
 URBAN RESIDENTIAL SUBDIVISION
 (See Table 3.1 for Street Classification)



PIMA COUNTY
 DEPARTMENT OF
 TRANSPORTATION



- OR AS DETERMINED BY UTILITY COMPANIES
- WHERE APPLICABLE

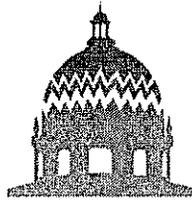
NOTE: NO PARKING ALLOWED

DETAIL 4.4



PIMA COUNTY
DEPARTMENT OF
TRANSPORTATION

MAJOR COLLECTOR
URBAN RESIDENTIAL SUBDIVISION
(See Table 3.1 for Street Classification)



PIMA COUNTY

DEVELOPMENT SERVICES

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 27, 2014**

ITEM #5

Co7-14-01 Additional Material (8/22/14)

August 22, 2014

Mr. David Petersen, AICP
Pima County Department of Development Services –
Planning Division
201 North Stone Ave, 2nd Floor
Tucson, Arizona 85701

RECEIVED
AUG 22 2014

BY:

Re: Co7-14-01 PRF3 LLC – W. Freer Drive Alignment Plan Amendment

Dear Mr. Petersen:

I want to let you know about an evaluation I have performed in regards to the traffic on Crestone Drive recently. There have been comments made by some of the neighbors that the cut-thru traffic to & from the Ironwood Elementary School on Crestone Drive is a nuisance. I thought it would be worthwhile to measure that traffic, not to dispute it being a nuisance as that is a matter of perception, but to put it in context relative to the acceptable standards of traffic capacity.

I counted traffic on four dates, all since the 2014/2015 school session started. I counted that traffic between the times of 7:20 & 7:50 am, as that is the period the principal of the Ironwood Elementary School, who I previously met with, told me is the peak drop-off period. The dates were Wednesday, August 6; Friday, August 8; Monday, August 11; and Tuesday, August 12. I or my assistance parked our car on the south side of Briar Rose Lane, facing eastward, with visibility north and south on Crestone Drive. The total number of vehicles counted both northbound and southbound was 95, 145, 137 & 150, respectively. The average of these four days is 132 vehicles for this 7:20 to 7:50 am period. We actually set up at 7:00 am and did not leave until 8:00 am, so we have the numbers for the entire hour, but what is most important is that we found that the numbers were much less between 7:00 to 7:20 and 7:50 to 8:00 am than that between 7:20 & 7:50 am. I should add that I am cognizant of the fact that the school starts at 7:45 am but I found that the higher rate of traffic between 7:20 to 7:45 remained for the following 5 minutes and then dropped off.

I should point out that I had and continue to have no basis to ascribe what portion of this average of 132 vehicles on Crestone Drive between 7:20 to 7:50 am were driven by motorists from within the Las Lindas subdivision (aka Huntington Ridge) versus those that came from outside of this subdivision. As a result I took the absolute worst case scenario and assumed that 100 percent of these vehicles came from outside of this subdivision and represented the 'cut-thru' traffic.

The next step I took was to estimate the number of trips on Crestone Drive generated by homes within Huntington Ridge. I first estimated which lots within Huntington Ridge entered and exited the subdivision by way of Crestone Drive versus Elan Lane. The map attached shows which lots use Crestone Dr and which use Elan Dr. for the trips to and from their homes to offsite, for the purposes of this evaluation by way of Highline Ave to Linda Vista Boulevard. This splitting of the lots within Huntington Ridge into two groups, one using Crestone Drive and the other using Elan Lane, is not scientific but seems reasonable for the purposes of this study. The group using Crestone Dr has 39 lots and the group using Elan Lane has 37 lots. The 'Elan Lane Group' of lots is assumed not to impact Crestone Drive, even if a small portion of that group's traffic likely does use that segment of Crestone Dr from Point C to Point D, as labeled on the attached map, to get to the elementary school or to Overton Road to continue eastward. However, this level of

Mr. David Petersen, AICP
Co7-14-01 PRF3 LLC – W. Freer Drive Alignment Plan Amendment

August 22, 2014
Page 2

traffic is assumed to be substantially less than the reduced level of traffic generated from within the 'Crestone Drive Group' of lots due to the fewer number of lots using this segment between Points C & D, as the great majority of the trips within this group is assumed to enter and exit by way of Linda Vista Blvd to the north. Consequently I will not make any adjustments for this traffic from the 'Elan Lane Group' of lots that use this segment of Crestone Drive.

Based on the Crestone Drive group of lots containing 39 lots, and using an average number of trips per house of 9.52 (provided by Jeanette DeRenne of the PCDOT), the total traffic would be 371. Then the subject property, if developed with 36 lots, would add 343 trips. These together add up to 714 trips. Then if you add the cut-thru traffic number in the morning of 132 trips and then the same number for the afternoon 'school' cut-thru traffic (assuming it is the same number) the grand total number of vehicles is 978.

This number of actual vehicles per day has to be compared with the capacity of the road. However, there is no official such capacity for a neighborhood street according to PCDT officials. There is an official capacity for a two lane undivided non-residential road with a speed limit of 35 mph or less, and that is 13,122 ADT. In a letter by PCDOT to myself on the subject they indicate that Table 3.1 of the Pima County Subdivision Street Standards should be used, which indicates a residential street should have a high end of 1000 vehicles per day, and a residential collector street should have a high end of 2500 vehicles per day. That PCDOT letter makes the assumption that Crestone Drive is a 'residential street' and therefore the capacity is 1000 vehicles a day. I think the conditions of Crestone Drive allow room for the argument that it is a 'residential collector street', with a capacity of 2500 vehicles per day. Nonetheless, the actual traffic of 978 vehicles per day falls within the 1000 vehicles per day capacity of a 'residential street', and so the argument of the 'residential' vs. 'residential collector' street classification is moot.

I hope this evaluation helps with the assessment of the 'traffic' issue. If you have any questions please let me know. Thank you.

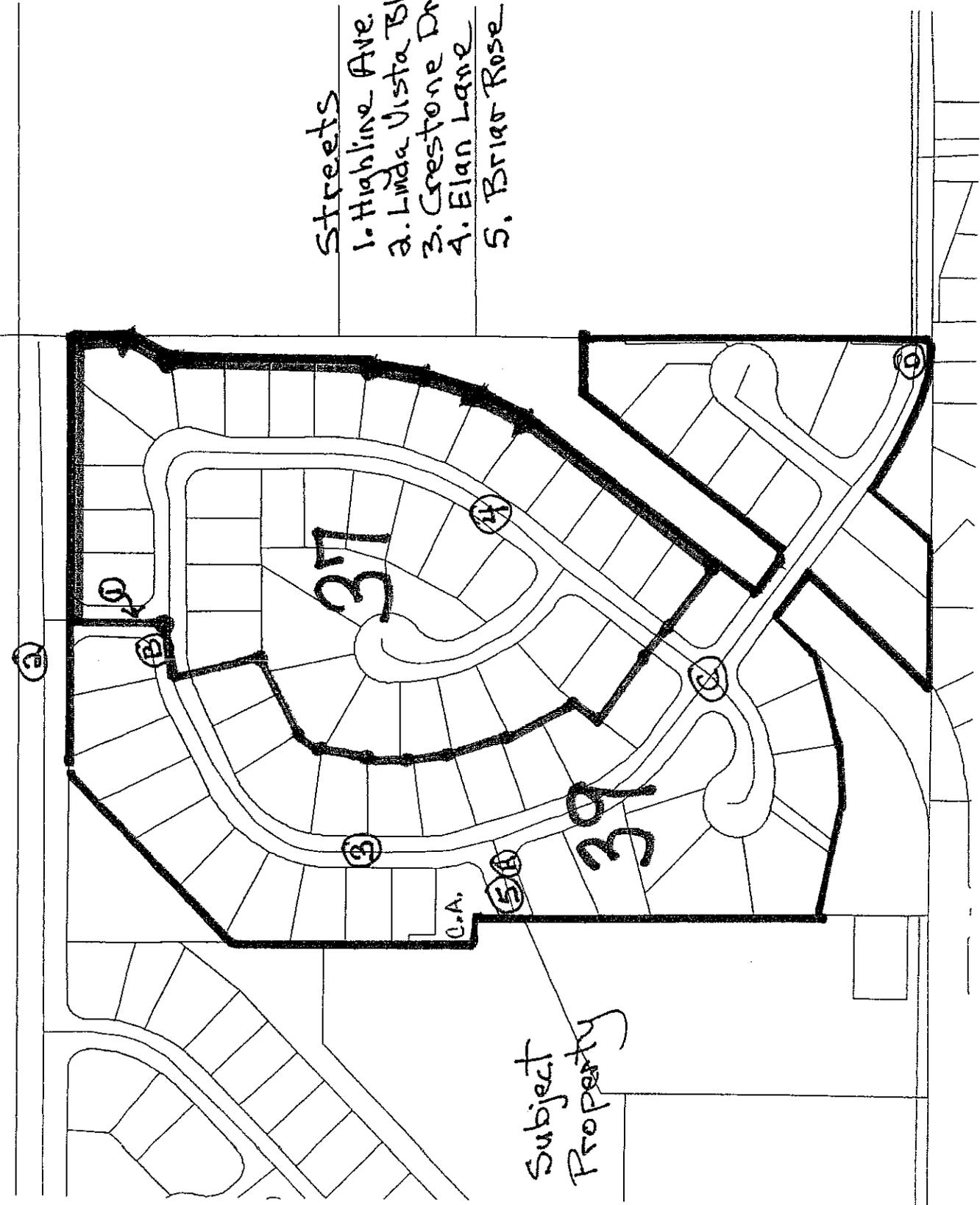
Sincerely,



Michael Marks, AICP
President

Streets

1. Highline Ave.
2. Linda Vista Blvd
3. Crestone Drive
4. Elan Lane
5. Briar Rose





PIMA COUNTY
TRANSPORTATION

201 NORTH STONE AVENUE, FOURTH FLOOR
TUCSON, ARIZONA 85701-1207

PRISCILLA S. CORNELIO, P. E.
DIRECTOR

(520) 724-6410
FAX (520) 724-6439

June 24, 2014

Mr. Michael Marks, AICP
MJM Consulting, Inc.
7002 E. 4th Street
Tucson, AZ 85710

Re: Co7-14-01 PRF3 LLC – W. Freer Drive Alignment Plan Amendment

Dear Mr. Marks:

This is in response to your letter dated June 23, 2014 in which you ask several questions regarding access to a parcel bounded on the north and west by the Linda Vista Ridge subdivision, on the east by the Las Lindas subdivision and on the south by the Overton Heights and Kachina Meadows subdivisions. The referenced parcel is landlocked except for legal access provided by way of Briar Rose Lane, a public street platted with the Las Lindas subdivision. Briar Rose Lane was platted with the specific intent of providing access to the referenced parcel and is in fact the only access to the parcel.

There is an existing 30 foot utility and access easement that extends across the southern boundary of this parcel and continues west to Thornydale Road and east to Crestone Drive and is sometimes referred to as Freer Drive. This easement was never intended to provide access to the referenced parcel and in fact could not because it is recorded as common area in the adjacent plat to the west and as common area and parts of lots in the subdivision to the east. Also, the easement is only 30 feet wide and the minimum width for a subdivision street is 45 feet per the Subdivision and Development Street Standards.

You also raised questions about the existing traffic in the Las Lindas subdivision. The streets in Las Lindas are designed in conformance with the Subdivisions Street Standards and as such, per table 3.1 of the standards, are able to comfortably accommodate in the range of 1000 vehicles per day. Since the Las Lindas Subdivision and the referenced parcel combined would total around 100 lots the total traffic on Crestone Drive will be in the acceptable range even with some additional traffic from outside the subdivision using the streets to access the school. A traffic study would be able to quantify the amount of traffic passing through the subdivision to the school. If you and the neighbors are interested in pursuing speed humps in the subdivision to help address this pass through traffic you should contact the Neighborhood Traffic Management Program in Traffic Engineering.

Please let me know if you have any question or need further information.

Sincerely,

A handwritten signature in cursive script that reads "Robert Young". The signature is written in black ink and is positioned above the printed name.

Robert Young, P.E.

Transportation Systems Division Manager

In special cases, variations to the design parameters may be requested by following the modification process defined in Chapter 9, "Administration of the Standards."

3.1.1.1. Local Streets

Local streets are generally two lane undivided roadways that provide direct access to residences, business and other abutting properties; therefore, the access density (access points per unit of distance) is high. Service to through traffic movement is discouraged in local streets. Because they are only intended to serve local traffic, the maximum segment length for local streets shall be ¼ mile. Local streets should connect to another local street or a collector at the origin, and end at another local street or at a turnaround (e.g. a cul-de-sac). The design Average Daily Traffic (ADT) shall not exceed 1,000 vehicles per day and the design speed shall be 25 mph.

3.1.1.2. Residential Collectors

Residential collectors provide a combination of mobility and land access within residential neighborhoods. In the outbound direction, residential collectors consolidate the traffic flow from the local streets and direct it to major collectors or arterials. Inbound, residential collectors help distribute the traffic to the local streets. The design ADT for local collector shall be between 1,000 and 2,500 vehicles per day. Direct access to property is not desirable because of safety considerations. If direct access to property is not allowed, the segment length shall range from ¼ mile to 1 mile and the design speed shall be 30 mph. However, if direct access to property is provided, the maximum segment length shall be limited to ¼ mile and the design speed shall be 25 mph.

3.1.1.3. Major Collectors

Major collectors provide connectivity from large subdivisions to the arterial roadway system. They are normally situated at mid-section locations and are between 1 and 3 miles in length. Major collectors are designed to serve volumes from 2,500 to 10,000 vehicles per day and shall have a minimum design speed of 40 mph. Given the level of mobility that they provide (in terms of volumes and speed), direct access to adjacent property shall not be provided and the access density must be low.

Table 3.1. Summary of Design Attributes by Functional Class

Parameter	Local Street	Residential Collector	Major Collector
MANDATORY CRITERIA			
Volume (veh/day)	< 1,000	1,000 - 2,500	2,500 - 10,000
Segment Length (mi)	< ¼	¼ - 1	1 - 3
Design Speed (mph)	25	25-30	40
Direct Access to Property	Yes	No*	No
RECOMMENDED CRITERIA			
Major Terminus	Collector or local street	Arterial or major collector	Arterial
Minor Terminus	Local street or turnaround	Residential collector or Local street	Arterial, residential or major collector
System Continuity	Low	Medium	High

* Direct access to property can be provided if the maximum segment length is limited to 1/4 mile AND the design speed is 25 mph

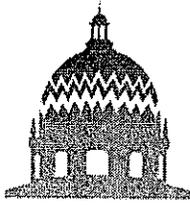
3.1.2. Traffic Impact Studies (TIS)

In order for Pima County to operate and maintain the roadway network as safely and efficiently as possible, it is necessary to evaluate the impact of development-generated traffic. Such impact can be identified by conducting a Traffic Impact Study (TIS). The objectives of this section are two-fold:

1. To establish the conditions that determine the need for a TIS.
2. To establish the minimum requirements for a TIS in terms of study area, study horizon and study contents.

3.1.2.1. Determining the need for a TIS

A TIS prepared by a registered Professional Engineer is required for any subdivision or commercial development which generates 100 or more gross trips during the morning or afternoon peak hour of the generator. Table 3.2 shows the thresholds that would trigger the need for a TIS for some of the most common uses. For uses not included in the table, the number of trips generated shall be calculated using the latest edition of *Trip Generation*⁴, from the Institute of Transportation Engineers.



PIMA COUNTY

DEVELOPMENT SERVICES

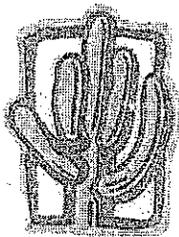
**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 27, 2014**

ITEM #5

Co7-14-01 Additional Material (8/26/14 PM) from



**Coalition for
Sonoran Desert Protection**
300 E. University Blvd., Suite 120
Tucson, Arizona 85705
P: (520) 988-9925 • F: (520) 781-7709
www.sonorandesert.org



**Coalition for
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August 26, 2014

Arizona Center for Law
in the Public Interest
Arizona League of Conservation
Veterans Education Fund
Arizona Native Plant Society
Bat Conservation International
Cascabel Conservation
Association
Center for Biological Diversity
Center for Environmental
Connections
Center for Environmental Ethics
Defenders of Wildlife
Desert Watch
Drylands Institute
Empire Fagan Coalition
Environmental and Cultural
Conservation Organization
Environmental Law Society
Friends of Cabeza Prieta
Friends of Ironwood Forest
Friends of Madera Canyon
Friends of Saguaro National
Park
Friends of Tortolita
Gates Pass Area Neighborhood
Association
Native Seeds/SEARCH
Neighborhood Coalition of
Greater Tucson
Northwest Neighborhoods
Alliance
Protect Land and
Neighborhoods
Safford Peck Watershed
Education Team
Save the Scenic Santa Ritas
Sierra Club—Grand Canyon
Chapter
Sierra Club—Tucson Group
Silverbell Mountain Alliance
Sky Island Alliance
Sky Island Watch
Society for Ecological
Restoration
Sonoran Arthropod
Studies Institute
Sonoran Permaculture Guild
Southwestern Biological
Institute
Tortolita Homeowners
Association
Tucson Audubon Society
Tucson Herpetological Society
Tucson Mountains Association
Wetlands Network
Women for Sustainable
Technologies

Jenny Neeley, Chair, and Commissioners
Pima County Planning & Zoning Commission
130 W. Congress St.
Tucson, AZ 85701

RE: Co7-14-01 PRF 3, LLC – W. Freer Drive Plan Amendment

Dear Ms. Neeley & Commissioners,

Thank you for the opportunity to provide comments on the proposed W. Freer Drive Comprehensive Plan Amendment (Co7-14-01 PRF 3, LLC – W. Freer Drive Plan Amendment).

This 9.79-acre parcel is designated as *Highest Priority Private Habitat Protection Priority* in the Conservation Bond Program, which qualifies it for acquisition and is intended to “guide implementation of the county’s Multi-Species Habitat Conservation Plan.” The Bond Implementation Ordinance states,

The objective of developing the Habitat Protection Priorities was to apply a set of biologically based goals and criteria to the Conservation Lands System to: 1) identify the most important lands to protect first; 2) provide recommendations on the sequencing of land preservation efforts; and 3) design a project so that it can be easily incorporated into an adaptive management program to be implemented over the life of the Federal Section 10 Permit using the best scientific information available.

In other words, this is an important parcel and needs to either be protected on-site or the habitat lost needs to be suitably mitigated for by protecting other, biologically-important land.

This parcel contains multiple Conservation Lands System (CLS) categories under the Comprehensive Land Use Plan. These include Important Riparian Area (IRA), an underlying Multiple Use Management Area with a Special Species Management Area (SSMA) overlay, with the entire property falling within SSMA.

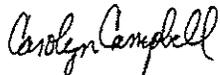
The CLS categories present on the property have associated open space guidelines: at least 95% open space in IRA and 80% open space in SSMA. CLS guidelines call for on-site conservation and/or off-site mitigation if development commences. We expect that any future request for rezoning on this property will be obligated to demonstrate, in detail, full compliance with CLS guidelines.

The Coalition for Sonoran Desert Protection supports the applicant's proposal to comply with CLS guidelines by using on-site conservation and off-site mitigation. We can support the proposal *if* guidelines for off-site mitigation are conditions for approval and are included and agreed to by the applicant at the Comprehensive Plan Amendment stage, to be applied at the time of rezoning. These guidelines have been implemented by Pima County on other projects and are included in the new draft Environment Element in *Pima Prospers*. The guidelines provide direction on how to appropriately select off-site mitigation lands and state the following:

- 1) The location of off-site mitigation properties should be within the same general geographic region of the original project site.
- 2) Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 - a. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - b. Vegetation community type (s);
 - c. Habitat values for applicable CLS Special Species (e.g., breeding, dispersal);
 - d. Surface water or unique landforms such as rock outcrops; and
 - e. Contribution to landscape connectivity.
- 3) Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.

Thank you again for the opportunity to comment. If you have any questions, please do not hesitate to contact me.

Sincerely,



Carolyn Campbell
Executive Director

Response to Co7-14-01 PRF3, LLC W. Freer Drive Alignment

From homeowners of 3589 W. Lenihan Ln : Alyon Wasik

We are opposed to the rezoning proposed by this plan.

Response to Section IV Reasons for proposed amendment -

Reason #1

"No compelling reason" not to rezone to MIU. This is not true for existing homeowners. We recently purchased our house in Linda Vista Ridge. A deciding factor in our choice was the enjoyment of the natural desert adjacent to our backyard.

Reason #2

The "urban" definition of our area is inappropriate. This is still a mainly undeveloped area with many adjacent acres untouched.

Reason #3

Even though the floodplain area may need to be reclassified, today FEMA defines the floodplain which requires flood insurance. Covering the land in concrete will impact the water flow to our neighborhood.

Reason #4

In consideration for the residents of Crestone Drive, we oppose the additional traffic to this family neighborhood caused by the use of Briar Rose as access to the proposed area. The safety and noise will negatively impact the existing homes.

Reason #5

The existing access to public and private utilities is beneficial to the builder. There are other adjacent vacant properties that could be served equally by existing utilities without impacting our neighborhoods.

Reason #7

We could not access attachment HH to review the IRA (important riparian area). Any high density building will force out existing wildlife. Our homes and those of the desert wildlife have been coexisting for many years. This balance is preferable in housing development.

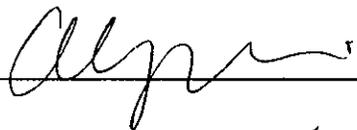
Reason #8

The builder "anticipates" no greater density than our neighborhoods, but MIU allows a maximum of 10 units per acre. The CR-4 zoning must be explicitly designated.

Summary: We oppose the rezoning from LIU 0.3 to MIU.

Another reason we purchased our home in Linda Vista Ridge is that all the homes are single story. We especially do not want 2 story homes behind our backyard. In addition, there is a wash behind our homes where monsoon rains flow. The dense building will increase the amount of water flow significantly, which could impact our back walls.

A primary goal of development of our desert lands needs to include the coexistence of homes and wildlife. We have an ideal zoning to achieve this and do not want the rezoning to change this balance that has existed for many years.

 _____ 8/24/14 _____
Alyson Wasik

Response to Co7-14-01 PRF3, LLC W. Freer Drive Alignment

From homeowners of 3597 W. Lenihan Lane: Steve Rudi, Jeffrey Rudi and Judy Rudi

We are opposed to the rezoning proposed by this plan.

Response to Section IV Reasons for proposed amendment -

Reason #1

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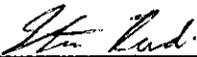
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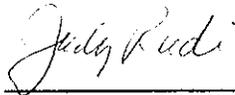
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Steve Rudi



Jeffrey Rudi



Judy Rudi

8/25/14

Response to Co7-14-01 PRF3, LLC W. Freer Drive Alignment

From homeowners of 3605 W. Lenihan : Michael Deeter

We are opposed to the rezoning proposed by this plan.

Response to Section IV Reasons for proposed amendment -

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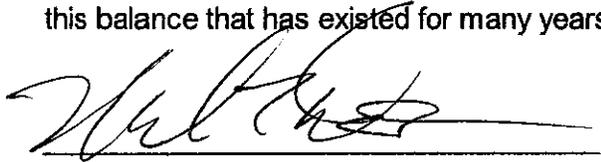
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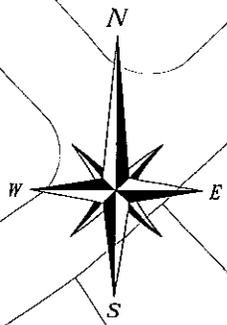
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_____ 8/24/2014 _____
Michael Deeter



Scale: 1" = 100'

Lenihan Lane

Crestone Drive

Briar Rose Lane

Detention Basin

Drainageway

Common Area

Common Area

Common Area

Street A

Street B

Street C

Lot: 36

Lot: 35

Lot: 34

Lot: 33

Lot: 32

Lot: 31

Lot: 30

Lot: 1

Lot: 2

Lot: 3

Lot: 4

45' Lot: 5

Lot: 6

Lot: 7

Lot: 8

COT Well Site

Lot: 26

Lot: 25

Lot: 27

Lot: 28

Lot: 29

Lot: 17

Lot: 18

Lot: 19

Lot: 20

Lot: 21

Lot: 22

Lot: 23

Lot: 24

Lot: 16

Lot: 15

Lot: 14

Lot: 13

Lot: 12

Lot: 11

Lot: 10

Lot: 9

Detention Basin

Roadway and Utility Easement

20'

Freer Drive Easement

MJMJ CONSULTING, INC.
Land Planning and Development Services
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

PRF3 LLC- Plan Amendment
APN: 225-02-004P, 225-02-004Q, 225-02-004V
Section 20, Township 12 South, Range 13 S,
Pima County, Arizona

Conceptual
Site Plan

Rec'd. at P+Z Hearing 8-27-14