



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 18, 2016

Title: P16CA00002 Wong Family LP - W. Sumter Drive Plan Amendment

Introduction/Background:

Applicant requests to amend the Comprehensive Plan from Low Intensity Urban 0.3 (LIU-0.3) to Medium Low Intensity Urban (MLIU) on 76.74 acres located south of W. Sumter Drive, between N. Thornydale Road and N. Shannon Road in the Tortolita Planning Area.

Discussion:

The applicant proposes to promote compact development and provide for suitable on-site and off-site mitigation lands per the guidelines of Conservation Lands System (CLS). This plan amendment request would allow for a rezoning for higher density residential infill on the site.

Conclusion:

Site is an appropriate infill property. The property is served by utilities and public facilities. Two sites south of Linda Vista Boulevard have been amended to MLIU, Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC); subsequently rezoned to CR-4 and CR-5 residential zones.

Recommendation:

Staff recommends APPROVAL of the Comprehensive Plan amendment to MLIU.

Fiscal Impact:

N/A

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services Department, Planning Telephone: 520-724-9000

Department Director Signature/Date: _____

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: _____

[Handwritten signatures and dates]
9/29/16
9/30/16



PIMA COUNTY

DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

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

DATE: September 26, 2016

SUBJECT: P16CA00002 WONG FAMILY LP - W. SUMTER DRIVE PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, OCTOBER 18, 2016** hearing.

REQUEST: To amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU-0.3) to Medium Low Intensity Urban (MLIU) for approximately 76.74 acres located on the south side of W. Sumter Drive, between N. Thornydale Road and N. Shannon Road.

OWNER: Wong Family LP
3855 N. Camino Blanco
Tucson, AZ 85718

AGENT: Michael Marks
MJM Consulting
7002 E. 4th St.
Tucson, AZ 85710

DISTRICT: 1

STAFF CONTACT: Donna Spicola

PUBLIC COMMENT TO DATE: As of September 26, 2016, staff has received three written comments (see attached) concerning the amendment request. Two property owners are protesting the comprehensive plan amendment. The stated concerns are on traffic, infrastructure, and water.

The letter received from the Coalition for Sonoran Desert Protection commented on the importance to comply with CLS guidelines by using on-site conservation and off-site mitigation.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL OF AMENDING THE SITE TO MEDIUM LOW INTENSITY URBAN (MLIU) (7-1;** Commissioner Becker voted nay, Commissioners Bain and Gungl were absent).

STAFF RECOMMENDATION: **APPROVAL.**

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

MH/DS/ar
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P16CA00002

Page 1 of 2

FOR OCTOBER 18, 2016 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: September 26, 2016

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENTS

P16CA00002 WONG FAMILY LP - W. SUMTER DRIVE PLAN AMENDMENT

Request of **Wong Family LP**, represented by **MJM Consulting, Inc.**, to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU-0.3) to Medium Low Intensity Urban (MLIU) for approximately 76.74 acres located on the south side of W. Sumter Drive, between N. Thornydale Road and N. Shannon Road, in Section 17, Township 12 South, Range 13 East, in the Tortolita Planning Area. On motion, the Planning and Zoning Commission voted 7-1 to recommend **APPROVAL** (Commissioner Becker voted nay, Commissioners Bain and Gungle were absent). Staff recommends **APPROVAL**.
(District 1)

PLANNING AND ZONING COMMISSION HEARING SUMMARY (August 31, 2016)

Staff presented information on the requested amendment to the Comprehensive Plan.

The applicant representing the owner addressed the commission. He stated that the amendment request to MLIU is to allow in an area that has become more urbanized and an infill property to be developed with a plan designation that is similar to nearby properties. Services and utilities are nearby to support a development of this nature. A concept plan was provided showing a density of 3.7 RAC, preserving 99% of Important Riparian Areas. One FEMA floodplain on western edge of the site provides open space. Some of the Multiple Use Management Area and Special Species Management Area is preserved in place. The request is justified on the basis that it should be treated similarly as nearby properties and upon approval of the amendment, the applicant would move forward to the rezoning phase.

The Commission opened the public hearing. A representative for the Coalition for Sonoran Desert Protection spoke about the concerns of the loss of the Ironwood habitat in this area. This property was designated suitable for acquisition under the Conservation Bond Program as the highest priority private. No additional rezoning policies requested. The applicant has agreed to work with the Coalition on appropriate off-site mitigation.

An owner located south of the subject site spoke about her concerns of the additional traffic and safety issues this site would impose with the addition of 300 homes. An access to Ironwood Elementary School is through the Las Linda Subdivision and is causing significant traffic issues.

A commissioner asked when and if this site gets to the rezoning stage will the traffic issues be dealt with. Staff responded that the traffic issues are valid concerns and will need to be worked out during the rezoning stage. The traffic issue for Ironwood Elementary needs to be fixed.

Applicant rebuttal: He is aware of the traffic through the subdivision that provides access to the elementary school. The traffic issue for the school is an existing problem and a possible solution is being explored independently from this project. Access directly off of Linda Vista Boulevard, east of the subdivision can be achieved through a couple of steps. First, Linda Vista Boulevard has to be extended to Shannon Road which this project is going to complete. Secondly, the property owner north of the elementary school would need to provide access. There have been discussions with the property owner to allow for access from the Linda Vista Boulevard extension to the school. If everything falls into place there should be no reason why anybody would take the route through Las Linda Subdivision.

Pima Prospers allows for 100% off-site mitigation and to the extent that it is needed it will be used off-site. Some property has already been identified and the Coalition is satisfied with the land presented. Additional land will need to be presented and agreed upon.

A commissioner asked how many lots would be allowed under the current plan designation. The applicant stated that the current plan designation allows for 0.3 RAC. Applicant stated that you may get 20 units on the 78 acres under the existing designation.

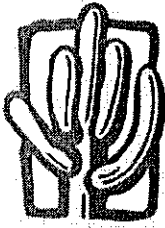
The Commission closed the public hearing.

Commissioner Johns made a motion to recommend **APPROVAL** of the requested Comprehensive Plan amendment to Medium Low Intensity Urban (MLIU); Commissioner Gavin seconded the motion.

Upon a voice vote, the Commission voted to recommend **APPROVAL** of the requested Comprehensive Plan amendment to **Medium Low Intensity Urban (MLIU)** land use designation (7-1; Commissioner Becker voted nay, Commissioners Bain and Gungle were absent).

MH/DS/ar
Attachments

cc: Wong Family LP, 3855 N. Camino Blanco, Tucson, AZ 85718
Michael Marks, MJM Consulting, 7002 E. 4th St., Tucson, AZ 85710
Mark Holden, Principal Planner
P16CA00002 File



Coalition for Sonoran Desert Protection

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Tucson, Arizona 85705
p (520) 388-9925 • f (520) 791-7709
www.sonorandesert.org

August 31, 2016

Arizona Center for Law
in the Public Interest
Arizona League of Conservation
Voters Education Fund
Arizona Native Plant Society
Bat Conservation International
Cactusland Conservation
Association
Center for Biological Diversity
Center for Environmental
Connections
Center for Environmental Ethics
Defenders of Wildlife
Desert Watch
Drylands Institute
Empire Organ 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/SPARCS
Neighborhood Coalition of
Greater Tucson
Northwest Neighborhoods
Alliance
Protect Land and
Neighborhoods
Safford Peak Watershed
Education Team
Save the Scenic Santa Rita
Sierra Club-Grand Canyon
Chapter
Sierra Club-Biscayan 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

Eddie Peabody Jr., Chair, and Commissioners
Pima County Planning & Zoning Commission
130 W. Congress St.
Tucson, AZ 85701

RE: P16CA00002 Wong Family LP – W. Sumter Drive Plan Amendment

Dear Chair Peabody & Commissioners,

Thank you for the opportunity to provide comments on the proposed W. Sumter Dr. Comprehensive Plan Amendment (P16CA00001 Wong Family LP – W. Sumter Drive Plan Amendment).

This 76.74-acre 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.

This parcel is also 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, in this case ironwood “special element.”

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
Director

3300 W. Sumter Dr.
Tucson, AZ 85742
August 24, 2016

Pima County Development Services Dept. Planning Division
201 North Stone Ave.
Tucson, Arizona 85701

Re: P16CA00002 Wong Family LP - W. Sumter Drive Plan Amendment

Dear Ms. Spicola,

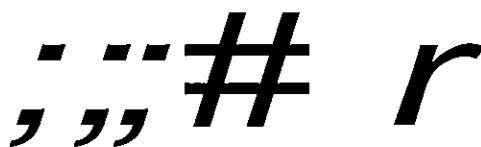
I would like to object to the change of the use designation on the agenda for P16CA00002 Wong Family LP- W. Sumter Dr Plan Amendment. The change is from LIU-0.3 to MLIU. If MLIU allows up to 5 RAC, that is what the developer will put in. After all, why not build as many houses as possible to make his profit as much as possible? This matter was decided just last year and the change was denied.

The roads adjacent to the property won't handle the traffic caused by the development as proposed (I believe the number of houses proposed is 221). Thornydale Road (west of the referenced property), even if widened as planned to Linda Vista, won't handle the traffic because the main entrance will be past the intersection on Linda Vista. In addition, Thornydale is already overloaded and not maintained, so that would just be much worse. According to the sample lot layout we were shown by MJM Consulting, there will be three exits from the development onto Sumter Dr. (north of the referenced property) and there are no plans to improve Sumter ever. Sumter is already badly maintained and it has terrible traffic problems. Shannon (east of the referenced property) already has three developments that empty onto it with no plans to widen it ever. In the mornings traffic on Shannon is backed up from Overton to Sumter. Linda Vista (south of the referenced property) has three streets from existing developments opening onto it plus the traffic from the grammar school. So, all roads that border the property in question are already overloaded and under maintained, and these are all two lane roads with no plans to widen or improve them. MJM said this development will take five years to happen, but none of the roads will be upgraded within that five year time frame.

There is no reason to change the use to MLIU because the area has plenty of houses in similar developments for sale now. Just check the real estate listings. What the area doesn't have (except on Sumter) is houses on larger lots so the houses aren't right next to each other and the kids have room to play.

Again I'm asking that the use change to MLIU be denied and the LIU-0.3 be retained, unless there is another designation for one house per acre.

Sincerely,



Jim and Judy Livings

IE@IEfHWI&J J
AUG ;JI II J

Donna Spicola

From: Donna Spicola
Sent: Friday, August 26, 2016 1:20 PM
To: Donna Spicola
Subject: FW: Feedback Form 2016-08-26 10:25 AM Submission Notification

Forwed P/Z - P16CA00002

From: notification@pima.gov [<mailto:notification@pima.gov>]
Sent: Friday, August 26, 2016 10:25 AM
To: Director <Director@pima.gov>
Subject: Feedback Form 2016-08-26 10:25 AM Submission Notification

Feedback Form 2016-08-26 10:25 AM was submitted by Guest on 8/26/2016 10:25:01 AM (GMT-07:00)
US/Arizona

Name	Value
First Name	Stacia
Last Name	Ringer
Email	danishgal57@gmail.com
Address	9448 N. Elan Lane
City	Tucson
State	AZ
Zipcode	85742

Message **Subject** P16CA00002 WONG FAMILY LP - W. SUMTER DRIVE PLAN AMENDMENT

I live in the the Las Lindas/Huntington Ridge Neighborhood that is South of Linda Vista, North of Overton and East of Thornydale--right in the firing line of this development and I am against this change in density. We already have construction 34 homes going on in the middle of the neighborhood that was approved by you last year. The current traffic burden through our neighborhood, which is unsafe for us and the Ironwood Elementary school, was presented to the Board of Supervisors during the approval process last year and we received no help from them. We knew that this parcel would be next for amendment process. Our neighborhood needs help with traffic control. We have met with Richmond American, the home builder of the construction in our neighborhood currently, and they are willing to help us gate our neighborhood to control the huge amount of present and potential traffic but the inital footwork would need to be completed by Huntington Ridge. We need a larger turn around area for emergency equipment on Linda Vista and this could be done with P16CA00002 builders. We received approval in 2007 from the BOS to privatize our roads (Crestone,Elan Lane, etc) and we need an updated approval from the County. My concerns are the same as always: Water shortage is near. We are served in this area by Tucson Water and they use CAP water which is from Lake Mead, a dying water source. I researched this and know that it is a true statement. Where are all of the home buyers supposed to come from? There are hundreds of apartments and homes being built in this area already. Thornydale Road is overloaded and unsafe as it stands now. Ironwood elementary school is full---yes a new school will be built for Dove

Mountain in 2018 or so but with the apartments (hundreds) being built on Shannon Road that will have students attending Ironwood as well as the countless other neighborhoods being built in the immediate area, this new parcel with hundreds of homes will create an overload of students. I believe that we are overbuilding this area and will have an economic problem because of it. The flood gates are opening but not with people, just a bunch of homes without the infrastructure to support it. Environmental impact is horrible--I don't care WHAT Carolyn Campbell says. I am experiencing it first hand with new construction in my neighborhood on a parcel of land that was once a high priority conservation area and has now been TOTALLY razed flat, void of any vegetation and it was loaded with Ironwood trees. Please consider what I am saying--I normally speak in person at these meetings and am not able to attend this one. Make a wise decision and delay approval of this amendment until we see what the future brings both with water and infrastructure. Please help us with gating our neighborhood for the safety of the school children and those that live there. This is something that we are hoping to do regardless of what happens with this amendment request. Thank you.

Response requested Yes

Referred Page <http://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=63690>

Thank you, Pima County, Arizona



2016 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION
STAFF REPORT



HEARING DATE	August 31, 2016
CASE	P16CA00002 Wong Family LP - W. Sumter Drive Plan Amendment
PLANNING AREA	Tortolita Planning Area
DISTRICT	1
LOCATION	South side of W. Sumter Drive, east of N. Thornydale Road
REQUEST	Low Intensity Urban 0.3 (LIU-0.3) to Medium Low Intensity Urban (MLIU) on 76.74 acres
OWNERS	Wong Family Limited Partnership
AGENT	Michael Marks, MJM Consulting, Inc.

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

The following summarizes the applicant's justification of the proposed plan amendment:

- Growing Smarter promotes compact development which this amendment would promote.
- The Comprehensive Plan Land Use Element contains policies that the amendment's proposed land uses would support.
- The project will preserve the Important Riparian Area (IRA) on-site, per the standards & goals of Conservation Lands System (CLS). The remainder of the property, which is designated Multiple Use Management and Special Species Management Areas, will be mitigated by the provision of suitable off-site land, which is consistent with the CLS.
- The plan amendment request would make up for an inconsistency and/or oversight and/or inequity in Pima Prospers.
- For these reasons, MLIU is appropriate on this infill property so that it can be developed at an appropriate density. The property is adjacent to Thornydale Road and is well served by utilities and public facilities such as schools, parks, churches, sheriff's substation, fire stations, library and post office.

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

SURROUNDING LAND USE DESIGNATIONS	
North	Medium Intensity Urban (MIU), Low Intensity Urban 0.3 (LIU-0.3)
South	Medium Low Intensity Urban (MLIU), Low Intensity Urban 0.3 (LIU-0.3), Neighborhood Activity Center (NAC), Medium Intensity Urban (MIU)
East	Medium Intensity Urban (MIU)

West	Neighborhood Activity Center (NAC), High Intensity Urban (HIU)
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SURROUNDING ZONING/EXISTING LAND USE	
North	SR (Suburban Ranch) / residential large lots, church, vacant CR-1 (Single Residence) / subdivision, residential
South	SR (Suburban Ranch) / school, vacant CR-4 (Mixed-Dwelling Type) / subdivision, vacant CR-5 (Multiple Residence) / subdivision, vacant TR (Transitional Zone) / subdivision
East	CR-5 (Multiple Residence) / subdivision
West	CB-1 (Local Business) / shopping center

STAFF REPORT:

Staff recommends **APPROVAL** of this request to amend the Comprehensive Plan from Low Intensity Urban 0.3 (LIU-0.3) to Medium Low Intensity Urban (MLIU) for the 76.74-acre site located south of W. Sumter Drive, between N. Thornydale Road and N. Shannon Road in the Tortolita Planning Area. Staff's recommendation is based on certain principles of the Growing Smarter Acts, urban infill, plan designation consistency, infrastructure and commercial availability and a proposed strategy for compliance with the Conservation Lands System (CLS) policies. While not in a specifically designated Focused Development & Investment Area, the subject site is an infill site.

The current land use 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 0.7 RAC with 50 percent open space; or 1.2 RAC with 65 percent open space. The requested MLIU designates areas for a mix of medium density single-family and lower density attached dwelling units. MLIU consists of a residential minimum density of 2.5 RAC and a maximum density of 5 RAC. The applicant's concept plan proposes a residential development with approximately 290 lots, a density of 3.7 RAC.

Setting:

The 76.74-acre subject site consisting of two contiguous parcels (224-44-060A and 224-44-0710), are relatively flat and are characterized by mostly undisturbed natural vegetation and several washes that have Pima County Regulated Riparian Habitat designation Xeroriparian C. The site is served by utilities, sewer and paved roads – Thornydale Road and Linda Vista Boulevard are shown as medium volume arterials on the designated Scenic, Major Routes. 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).

Surrounding conditions:

Thornydale Road represents a north-south transportation corridor serving the northwest side of the Tucson metropolitan area. Thornydale Road has historically served as a suburban to rural corridor from higher-density residential and commercial that occurs from Orange Grove and Ina Roads to the lower-density large-acre rural homes towards Tangerine Road. The site is located in a region of mixed land uses and zoning. Residential development ranges from single low-density home sites to medium-density single family homes, high-density apartments, schools, and a nearby park. On the northwest corner of Thornydale Road and Linda Vista Boulevard exists a neighborhood shopping center with a grocery store and other retail services. Additionally, on Thornydale Road, approximately one-half mile south there is an existing drug store; one mile south is an office complex.

Major improvements are scheduled within the next two years for Thornydale Road between Overton Road and Linda Vista Boulevard. The roadway currently provides one-lane of traffic in each direction with a continuous center turn lane. There are no curbs, bike lanes, or sidewalks. Thornydale Road is over-capacity in the vicinity of the amendment site. A widening to four lanes with potential sidewalks and bike lanes is proposed.

Sun Shuttle Route 412 primarily traverses the Thornydale Road corridor up to Tangerine Road and along River Road with key stops at commercial and service centers, the Tucson Mall, and the Tohono Transit Center. There are opportunities along the route to connect to Sun Tran bus routes to reach key destination points throughout the region.

History:

Since 2005, there have been two approved comprehensive plan amendments within one-half mile of the proposed amendment site, both of which are located south of Linda Vista Boulevard. These amendments were approved with Rezoning Policies that cover the protection of floodplain and riparian areas on-site, and meeting CLS off-site mitigation requirements. There currently is an amendment request (P16CA00001) at the southeast corner of Thornydale Road and Overton Road located one-half mile south of this amendment request. The 18.3 acre site request is from LIU-0.3 to MLIU and NAC.

In addition, in the same area within the last ten years there have been two rezonings from SR to CR-4 and CR-5 zones; both sites remain undeveloped.

Plan Amendment Criteria

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

1. The plan amendment would promote:
 - a. Implementation of the ***Growing Smarter Acts***, with particular emphasis given to the principles of smart growth, such as: (i) mixed use planning, (ii) compact development, (iii) multi-modal transportation opportunities, (iv) rational infrastructure expansion/improvements, (v) conservation of natural resources, and (vi) the growth area element (where applicable);
 - b. The implementation of other Comprehensive Plan Policies, Special Area Policies, and Rezoning 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 higher intensity MLIU land use designation meets the mixed use planning, compact development, multi-modal transportation, and rational infrastructure improvements principles of the Growing Smarter Acts. The proposed residential lots for the site compliments existing mixed-use development along the Thornydale Road corridor. The applicant proposes a compact configuration of infill development preserving the entire Important Riparian Areas.

The necessary infrastructure and utilities required for infill development are available. Additionally, this site could be considered part of a walkable neighborhood due to the nearby commercial

services, school, and park but there is a lack of pedestrian infrastructure. Multi-modal transportation is currently in service along Thornydale Road (Sun Shuttle Route 412). This limited service stops at Cortaro Farms Road and Linda Vista Boulevard. The expansion of Thornydale Road could provide optimum passage for the additional traffic, a safer walkable neighborhood and the higher density infill could potentially enable additional bus service along Thornydale Road. Ideally, the development of the subject site would be timed with the scheduled road capacity improvements

Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

Long-range viability of the region is a key goal of the Land Use Element within the 2015 Comprehensive Plan Update (Pima Prospers). The proposed amendment supports a number of the goal's policies, including:

- providing an appropriate mix of land uses that supports a balance of housing, employment, shopping, recreation, and civic uses;
- promoting a compact form of development in urban and suburban areas where infrastructure is in place;
- supporting land uses, densities and intensities appropriate for urban and suburban areas, and;
- providing an appropriate mix of land uses that integrate and efficiently use infrastructure and services.

The site is not currently covered by Special Area or Rezoning policies.

Maeveen Marie Behan Conservation Lands System

The site contains Conservation Lands System Important Riparian Area (IRA) and Multiple Use Management Area overlaid entirely by Special Species Management Area. See Environmental Planning and United States Fish and Wildlife comments for additional information.

The policy guidelines for the CLS categories may be met through a combination of on- and off-site conservation, subject to the CLS Mitigation Policies established in the Comprehensive Plan. The applicant expects on-site preservation of the IRA and use of off-site land to mitigate for the Multiple Use Area and Special Species Management Area. The CLS set aside requirements will be provided during the time of rezoning.

Fulfillment of the Purpose of the Annual Plan Amendment Program

The site's current SR zoning conforms to the LIU-0.3 use designation; LIU-0.3 is not appropriate for an urban infill development which is consistent with nearby plan designations.

The objective of MLIU allocates areas for a mix of medium density single family and lower density attached dwelling units. Amending the land use to MLIU with a subsequent rezoning would provide for an infill subdivision and would match residential development in the area.

The property is served by all utilities needed to support urban infill development and is located in an area with established public services such as schools, parks, churches, fire station and nearby commercial development on Thornydale Road. With the expansion of Thornydale Road in 2018, an up-planning to an urban residential designation adjacent to a main roadway would be appropriate for the increase of traffic that this site will produce.

AGENCY/DEPARTMENT COMMENTS:

Environmental Planning Comments:

- The amendment site is identified for acquisition under the 2004 Open Space Bond Program as High Priority Private.

3200 feet.

The distance to groundwater and proximity to the Tucson Water Service area suggests the project is not likely to have adverse impacts on groundwater dependent ecosystems. At the time of rezoning the applicant must identify their provider and proposed yield in order to confirm that there will be no impact on shallow groundwater dependent ecosystems.

The District has no objection or policy recommendations.

Department of Transportation:

The proposed comprehensive plan amendment has direct access to Thornydale Road, Sumter Drive, Linda Vista Boulevard and Shannon Road. The site has approximately 640 feet of frontage on Thornydale Road and Shannon Road, and approximately one mile of frontage on Sumter Drive. Linda Vista Boulevard does not continue along the entire southern property line. Right-of-way dedications will be requested for Thornydale Road, Shannon Road, and Linda Vista Boulevard at the time of rezoning. Linda Vista Boulevard is shown as a medium volume arterial on the major streets and routes plan with a planned future right-of-way of 150 feet. It is not completely constructed and terminates about 400 feet east of this site. It is a two-lane road with dirt shoulders, and no curbs, bike lanes, or sidewalks. The posted speed is 35 mph and the capacity is approximately 13,200 ADT. There are no current traffic counts for this segment of Linda Vista Boulevard.

Thornydale Road is a medium volume arterial on the major streets and routes plan with 150 feet of planned future right-of-way. Some portions are built to the full right-of-way south of the rezoning site. The segment between Linda Vista Boulevard and Overton Road is funded and scheduled for improvements including a four-lane cross section with raised median and paved shoulders. Post construction, the capacity will be approximately 34,000 ADT. The posted speed is 45 mph. The current traffic count is 18,193 ADT. Construction should commence in 2018.

Shannon Road is shown on the major streets and routes plan as a low volume arterial with a planned future right-of-way of 90 feet. It is a paved two-lane county maintained road with a posted speed of 40 mph. The capacity is 15,930 ADT and the most recent traffic count is 7,637 ADT.

At this time, DOT has no objection to the above referenced amendment.

Department of Environmental Quality:

Department reviewed the proposed amendment and has no objections.

Regional Wastewater Reclamation Department:

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the proposed amendment. The plan amendment is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the Canada del Oro Interceptor. The existing public sewer consist of the 8- to 15-inch sewer line G-84-024 located along the area's southern boundary and between the parcels.

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

Cultural Resources & Historic Preservation:

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/or ARS 41-844 require that the Arizona State Museum be notified of the discovery so that appropriate arrangements

can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. 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:

The Department reviewed the proposed amendment and has no objections.

United States Fish and Wildlife Service:

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

With regard to the pygmy-owl, this parcel occurs in an area where various design elements have been incorporated into existing roadways and developments to reduce impacts to and facilitate movement by pygmy-owls. This parcel has significant ironwood and saguaro resources that not only have value to the pygmy-owl, but is also a sensitive and valuable vegetation community. Without on-site or off-site natural open space set asides as required by the CLS guidelines, the proposed rezoning has the potential to render these actions ineffective. It appears, that the owner does intend to acquire and provide off-site mitigation. The pygmy-owl is a proposed covered species under Pima County's MSCP and this area is a Special Species Management Area for the pygmy-owl under the existing Comprehensive Plan. We strongly recommend that the guidelines outlined within the CLS and Comprehensive Plan be applied to this parcel if this Comprehensive Plan amendment is approved, with no more than 20% of the parcel developed and the remaining 80% configured as natural open space in a way that maintains habitat connectivity as anticipated through existing development and transportation facilities. We recommend that this parcel complies with the CLS guidelines for the special species management designation through either on-site or off-site natural open space set asides. Given the proposed configuration of potential development on this site, it appears that off-site natural open space set asides will need to be included.

Mountain Vista Fire District: No comments were received.

Tucson Electric Power Company: No comments were received.

Metropolitan Water District: No comments were received.

SunTran: No comments were received.

Oro Valley: This site is located in the "planning area" for The Town of Oro Valley but does not have a land use designation. Currently, Oro Valley is processing a General Plan update and if approved on the November ballot, it could propose a land use designation to Medium Density Residential (MDR). Related definitions:

- Planning Area – Geographic area cover by the General Plan. For a municipality, the planning area typically includes the municipality's limits (incorporated boundary) as well as areas that influence the growth and development of the municipality.
- Medium Density Residential (2.1 – 5.0 dwellings units per acre) – This land use designation represents areas where single-family home, townhouse or patio home development is appropriate. The lot sizes in this land use designation allow for setbacks between individual homes (detached) or common walls between individual homes (attached). These areas should be located close to schools, shopping and employment.

Town of Marana: No comments were received.

Marana Unified School District: Marana Schools has capacity for students this development will produce; therefore, no objections to this plan amendment.

PUBLIC COMMENTS:

A notice of the hearings for this amendment request has been sent to property owners of record within 1000 feet of the amendment site. As of the writing of this report, staff has not received any comments for the proposed amendment.

Respectfully Submitted,

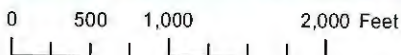
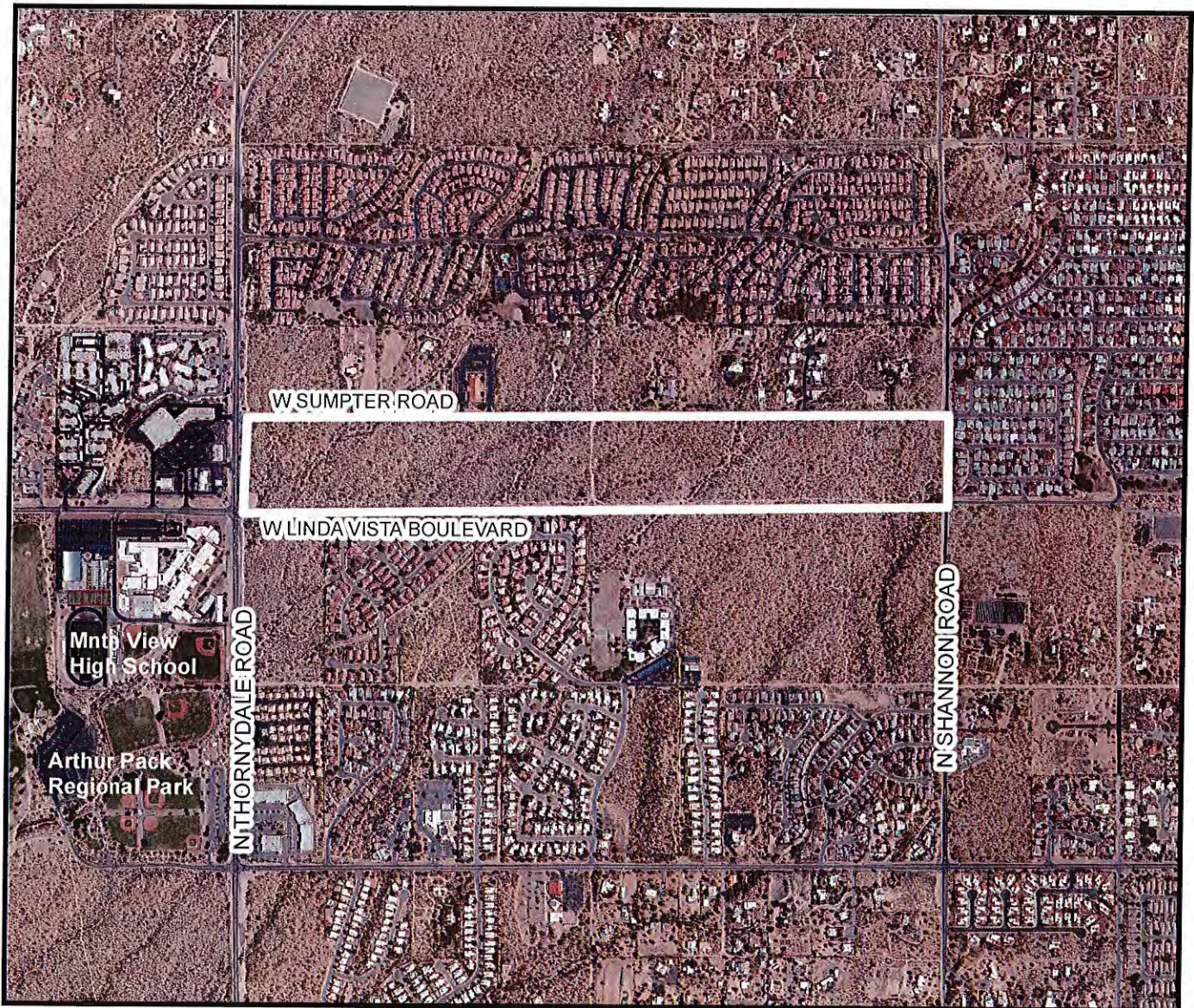



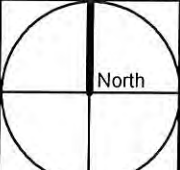
Donna Spicola
Planner

cc: Mike Marks, MJM Consulting, Inc.

COMPREHENSIVE PLAN AMENDMENT

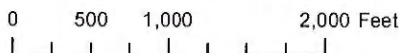
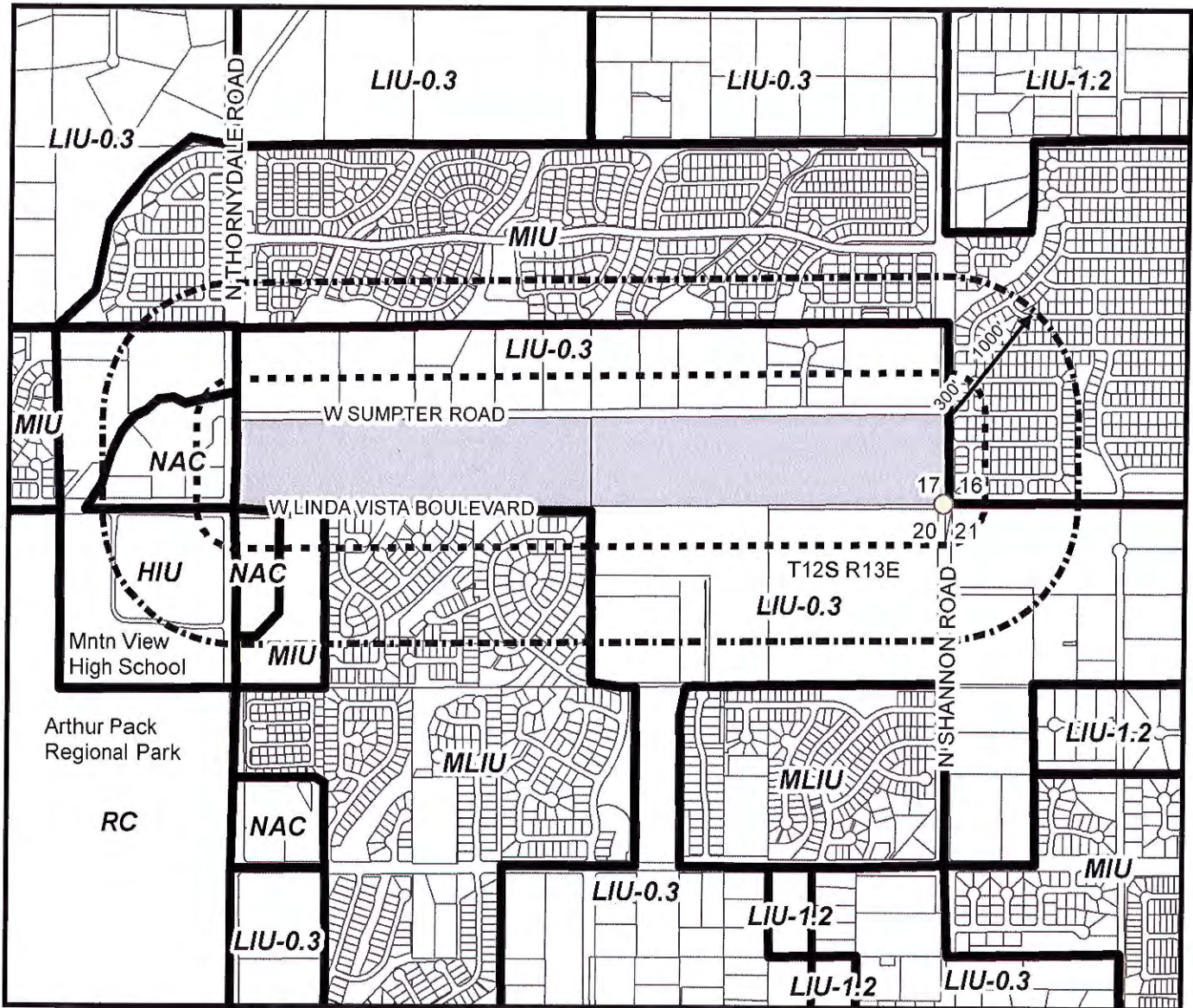
Planned Land Use and Notice Area




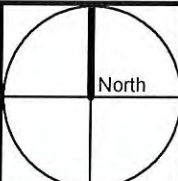
Taxcode: 224-44-060A, 224-44-0710	P16CA00002 WONG FAMILY LP - W. SUMTER DRIVE PLAN AMENDMENT	District 1 Location: South side of W. Sumter Drive, between N. Thornydale Road & N. Shannon Road
Request: Low Intensity Urban 0.3 (LIU-0.3) to Medium Low Intensity Urban (MLIU) 77.92 Acres +/-		
	Tortolita Planning Area under Pima Prospers Section 17, Township 12 South, Range 13 East	
Planning and Zoning Commission Hearing: August 31, 2016 Board of Supervisors Hearing: Octoberr 18, 2016 (projected).	Map Scale: 1:14,000 Map Date: August 1, 2016 / dms	

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area

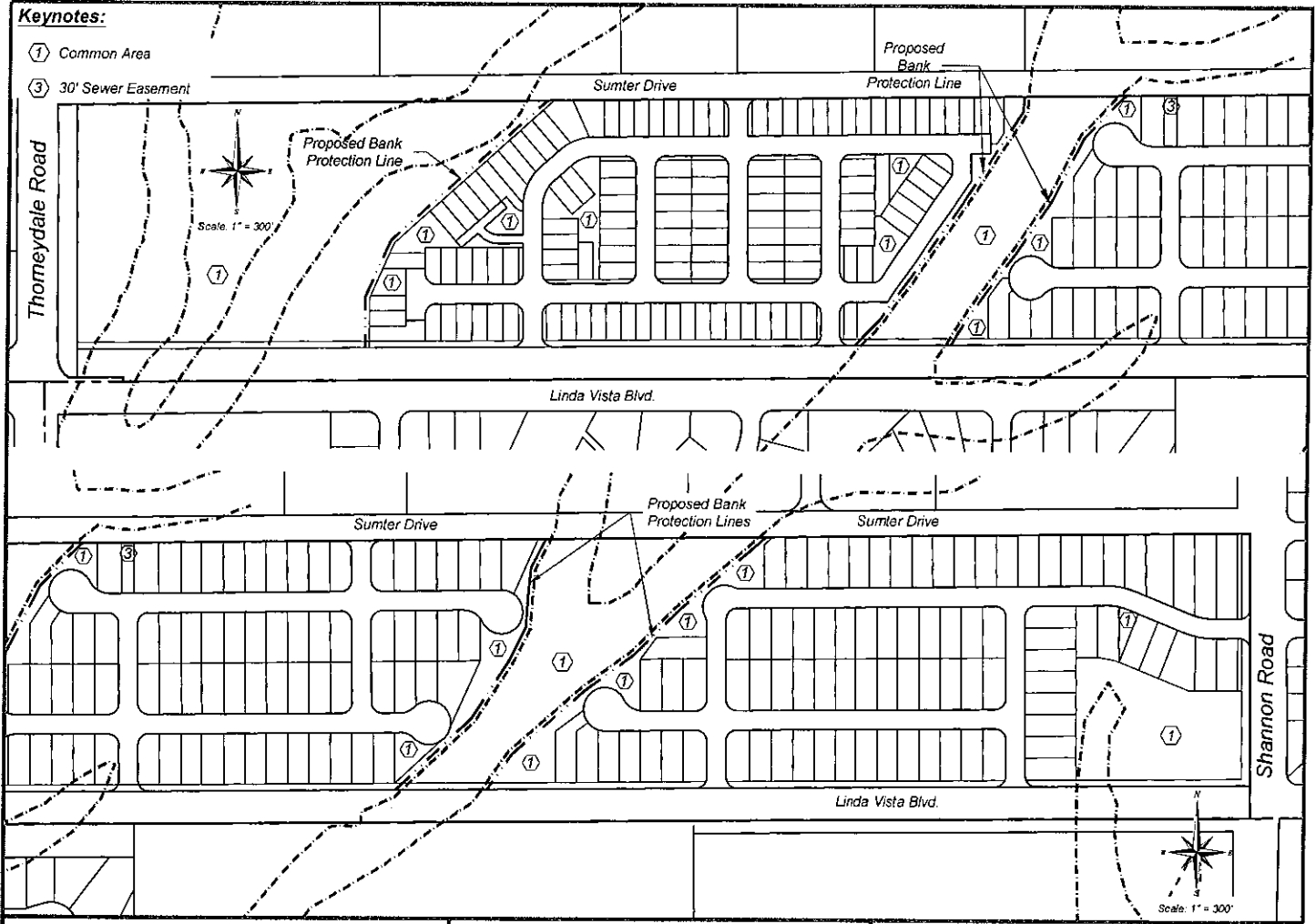


 1000' Notification Area
  300' Notification Area
  Subject Property

Taxcode: 224-44-060A, 224-44-0710	P16CA00002 WONG FAMILY LP - W. SUMTER DRIVE PLAN AMENDMENT	District 1 Location: South side of W. Sumter Drive, between N. Thornydale Road & N. Shannon Road
Request: Low Intensity Urban 0.3 (LIU-0.3) to Medium Low Intensity Urban (MLIU) 77.92 Acres +/-		
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Planning and Zoning Commission Hearing: August 31, 2016 Board of Supervisors Hearing: October 18, 2016 (projected).	Map Scale: 1:14,000 Map Date: August 1, 2016 / dms	

Keynotes:

- ① Common Area
- ③ 30' Sewer Easement



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

Wong- Sumter Drive
APN: 224-44-060A and 224-44-0710
Section 17, T 12S, R 13E, G&SRM
Pima County, Arizona

Concept Plan

COMPREHENSIVE PLAN DESIGNATIONS

FROM:

Low Intensity Urban 0.3 (LIU-0.3)

Objective: To designate areas for a low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

- Residential Gross Density: Minimum- none; Maximum- 0.3 RAC;
0.7 RAC with 50 percent open space; or 1.2 RAC with 65 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.3 RAC;
0.7 RAC with 60 percent open space

TO:

Medium Low Intensity Urban (MLIU)

Objective: To designate areas for a mix of medium density single-family and lower density attached dwelling units; to provide opportunities for a mix of housing types throughout the region.

- Residential Gross Density: Minimum- 2.5 RAC; Maximum- 5 RAC;
- Residential Gross Densities for TDR Receiving Areas: Minimum- 2.5 RAC; Maximum- 4 RAC;

July 21, 2016

Mark Holden, AICP
Principal Planner
Pima County Department of Development Services -
Planning Division
201 N. Stone, 2nd Floor
Tucson, AZ 85710

Re: Wong – Sumter Drive Plan Amendment Request

Mr. Holden:

After further analysis of the anticipated residential density relative to the MIU and MLIU allowable maximums and minimums I would like to officially amend the application so the proposed Plan designation is MLIU rather than MIU, as originally requested. Please let me know if there is anything else you need in regards to this modification of this Plan Amendment Application. Thank you.

Sincerely,



Michael Marks, AICP
President

TRANSMITTAL

To: Mark Holden, AICP; Principal Planner
From: Michael Marks, AICP
Re: Property at the southeast corner of Thornydale Road & Sumter Drive
Date: April 26, 2016

Submitted herewith is the **Plan Amendment Application** for 78 (see Note #1) acres of property labeled by the Assessor's Office as Parcels 224-44-060A & 224-44-0710. This property lies within Section 17 of T12S, R13E. The request is to change the designation from LIU 0.3 to MIU.

Along with the Application this submittal includes the following:

- Attachment A, supporting Application Section II (Proposed Special Area Policies)
- Attachment B, supporting Application Section IV
- The Pima County Assessor's Office Maps and Ownership Printouts.
- An Authorization Letter
- A document listing the members of the Wong Family Limited Partnership
- Map Exhibits 1 – 8.
 1. Location Map
 2. Area Plan Map
 3. Zoning Map
 4. Land Use Map
 5. Boundary Map
 6. Assessor Map
 7. Special Features Map
 8. Facilities Map
- A CD of the Application PDF files
- The submittal fee of \$13,666.

Note #1: The total of the two affected parcels is 76.74 acres according to the Assessor's Office and 77.93 acres according to the PimaMaps 'Additional Parcel Information' layer. The drafter/surveyor who worked on the project calculated the area, based on record information and AutoCad, to be 77.92 acres. This is the number that is used in the Application. Based on information from staff, though, it is the Assessor's acreage number that is to be used in the submittal fee calculation.

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



PIMA COUNTY COMPREHENSIVE PLAN
2016 PLAN AMENDMENT PROGRAM

Application

SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): Wong Family limited Partnership *

DAYTIME PHONE: 870-5872 FAX: _____

ADDRESS: 5975 E. Speedway Blvd, Tucson AZ 85712

E-MAIL: dantepro@aol.com

APPLICANT (if other than owner): MJM Consulting, Inc /o Michael Marks, AICP

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): 224-44-0710 + 224-44-060A

TOTAL ACRES: 77.92 ac.

GENERAL PROPERTY LOCATION: SE Corner of Thornydale Rd & Sumter Dr. (also NE Corner of Thornydale Rd & Linda Vista Blvd)

COMPREHENSIVE PLAN PLANNING AREA(S): II - Tortolita

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): LIV 0.3 (77.92 ac)

REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): MIV (77.92 ac)

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

None

* See Attached documents

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

See Attachment A

SECTION III. SURROUNDING PROPERTIES INFORMATION

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

NORTH: LIO 0.3 SOUTH: MLIU & LIO 0.3
EAST: MIU WEST: NAC

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: Residential, Vacant
SOUTH: Residential & Vacant
EAST: Residential
WEST: Commercial

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

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

SECTION IV. REASONS FOR PROPOSED AMENDMENT

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

See Attachment B

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

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

A. Landscape Resources

1. Identify whether the proposed project site occurs wholly or partially within any Maeveen Marie Behan Conservation Lands System (CLS) Category including Important Riparian Areas and Special Species Management Areas.
No ___ Yes Designation(s) SS & IRA & MU
2. Identify whether the proposed project occurs in the vicinity of any of the six general areas identified as Critical Landscape Linkages identified on the CLS map (p.9, below).
No Yes ___ Area _____
3. If the property is a Habitat Protection or Community Open Space priority acquisition property, as displayed on SDCP MapGuide, identify which designation applies to the site and comment on the status of communications, if any, between the owner and Pima County regarding the County's potential acquisition of the property.
No Yes ___ Designation(s) Highest Priority Private

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

1. Cactus Ferruginous Pygmy-Owl:
 - a. Does the proposed amendment site occur within Survey Zone 1 or a Priority Conservation Area for the cactus ferruginous pygmy-owl? If so, please specify which designation applies to the site.
No ___ Yes Designation(s) Zone 1
 - b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location(s) of the cactus ferruginous pygmy-owl within a three-mile radius of the proposed amendment site? (<http://www.azgfd.gov/hgis>)
No ___ Yes
 - c. Has the proposed amendment site been surveyed for the pygmy-owl? If yes, provide the date(s) when surveys were done and a summary of the results.
No ___ Yes Survey date(s) Approx. 12 years ago according to the client. He recalls that the survey results were negative.

2. Pima Pineapple Cactus:
- a. Does the proposed amendment site occur within the Priority Conservation Area for the Pima pineapple cactus? This information is viewable on the SDCP MapGuide.
No Yes
 - b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location(s) of Pima pineapple cactus within a three-mile radius of the proposed amendment site?
No Yes
 - c. Have Pima pineapple cactus been found on the proposed amendment site?
No Yes Unknown
 - d. Has the proposed project amendment site been surveyed for Pima pineapple cactus? If yes, provide the date(s) when surveys were done and a summary of the results.
No Yes Survey date(s) _____
3. Needle-Spined Pineapple Cactus:
- a. Does the proposed amendment site occur within the Priority Conservation Area for the Needle-spined pineapple cactus? This information is viewable on the SDCP MapGuide.
No Yes
 - b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location(s) of Needle-spined pineapple cactus within a three-mile radius of the proposed amendment site?
No Yes
 - c. Have Needle-spined pineapple cactus been found on the proposed amendment site?
No Yes Unknown
 - d. Has the proposed project amendment site been surveyed for Needle-spined pineapple cactus? If yes, provide the date(s) when surveys were done and a summary of the results.
No Yes Survey date(s) _____
4. Western Burrowing Owl:
- a. Does the proposed amendment site occur within a Priority Conservation Area for the western burrowing owl? This information is viewable on SDCP MapGuide.
No Yes
 - b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location or locations of the western burrowing owl within a three-mile radius of the proposed amendment site?
No Yes
 - c. Have western burrowing owls been found on the proposed amendment site?
No Yes Unknown
 - d. Has the proposed amendment site been surveyed or investigated for the presence of western burrowing owls? If yes, provide the date(s) when surveys or investigations were done and a summary of the results.
No Yes Survey date(s) _____

SECTION VI. SUBMITTALS

THE FOLLOWING ITEMS MUST BE INCLUDED IN THE APPLICATION:

- Site map - refer to Section 1(E) of this application form for requirements
- Ownership verification:
 - o Assessor's map and property inquiry (APIQ) printout
 - o Original letter(s) of authorization (if applicant is not the property owner)
 - o If a trust, original signature of trust officer and list of beneficiaries (if applicable)
 - o If a corporation, original signature with person's title and the list of corporate officers (if applicable)
- PDF or similar electronic version of files of application and additional materials
- Processing Fee (See *Summary, 2016 Comprehensive Plan Amendment Application Fees* p.11, below)

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.

Michael Marks
SIGNATURE OF APPLICANT

April 13, 2016
DATE

Michael Marks
NAME OF APPLICANT - PRINTED

ATTACHMENT A

To The Wong Family Limited Partnership – Sumter Drive Plan Amendment Application: Section II: SPECIAL AREA OR REZONING POLICIES PROPOSED

Policy #1 relating to the MIU Minimum Density

The minimum density in MIU is 5 RAC. While we want the option of having an overall gross density greater than 5 RAC, which explains why the request is for MIU and not MLIU, we also don't want to be restricted by the MIU minimum density. So we would want a Special Area Policy attached to this request which would eliminate the minimum density of the MIU plan designation.

Policy #2 relating to the MIU Maximum Density

The maximum density in MIU is 13 RAC. While we want the option of having an overall gross density greater than 5 RAC, there is no expectation that there will be a need for a density of 13 RAC, or one even close to that. We would be open to lowering the maximum density formally if that would make sense for all involved in this process.

Policy #3 relating to the Gross Density Calculation

It is our understanding that the density calculation for the subject property would be based on the gross acreage as the property exists today (i.e. before any right-of-way dedication) and should the property be developed in phases that densities could be transferred from one phase to another. We would be amenable to a Special Area or Rezoning Policy that would formalize this understanding.

ATTACHMENT B

To The Wong Family Limited Partnership – Sumter Drive Plan Amendment Application: Section IV: REASONS FOR PROPOSED AMENDMENT

Reason #1 related to Section F-1a, the Arizona Growing Smarter Acts

Growing Smarter promotes compact development which this project represents given the proposed urban level of residential density. Growing Smarter promotes multi-modal transportation opportunities which the project satisfies given that there is a transit line along Thornydale Road (i.e. Route 412) which has flag stop service. Growing Smarter promotes rational infrastructure expansion and improvements since all the necessary infrastructure and utilities are nearby. Growing Smarter promotes conservation of natural resources which this project satisfies by the preservation of the Important Riparian Area (IRA) to CLS standards and which will mitigate against the Multiple Use Area by the use of offsite land. Growing Smarter promotes growth areas which the project satisfies by virtue of it lying in one of the most vibrant parts of the Tucson metropolitan areas, along and near Thornydale Road in the 'Northwest'.

Reason #2 related to Section F-1b, the Pima Prosper Policies

The Land Use Element contains policies that the proposed land uses would support. Those include:

- Policy 2a which calls for “an appropriate mix of land uses that Supports a balance of housing, employment, shopping, recreation, and civic uses:”
- Policy 2c which calls for “an appropriate mix of land uses that Recognizes in the unincorporated County the dominant suburban growth pattern within the metropolitan area and the dominant rural growth pattern outside of the metropolitan area”
- Policy 2d which calls for “an appropriate mix of land uses that Promotes the integrated and efficient use of infrastructure and services,
- Policy 4 which says “Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County”.
- Policy 6 which says “Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place and the market is receptive”.

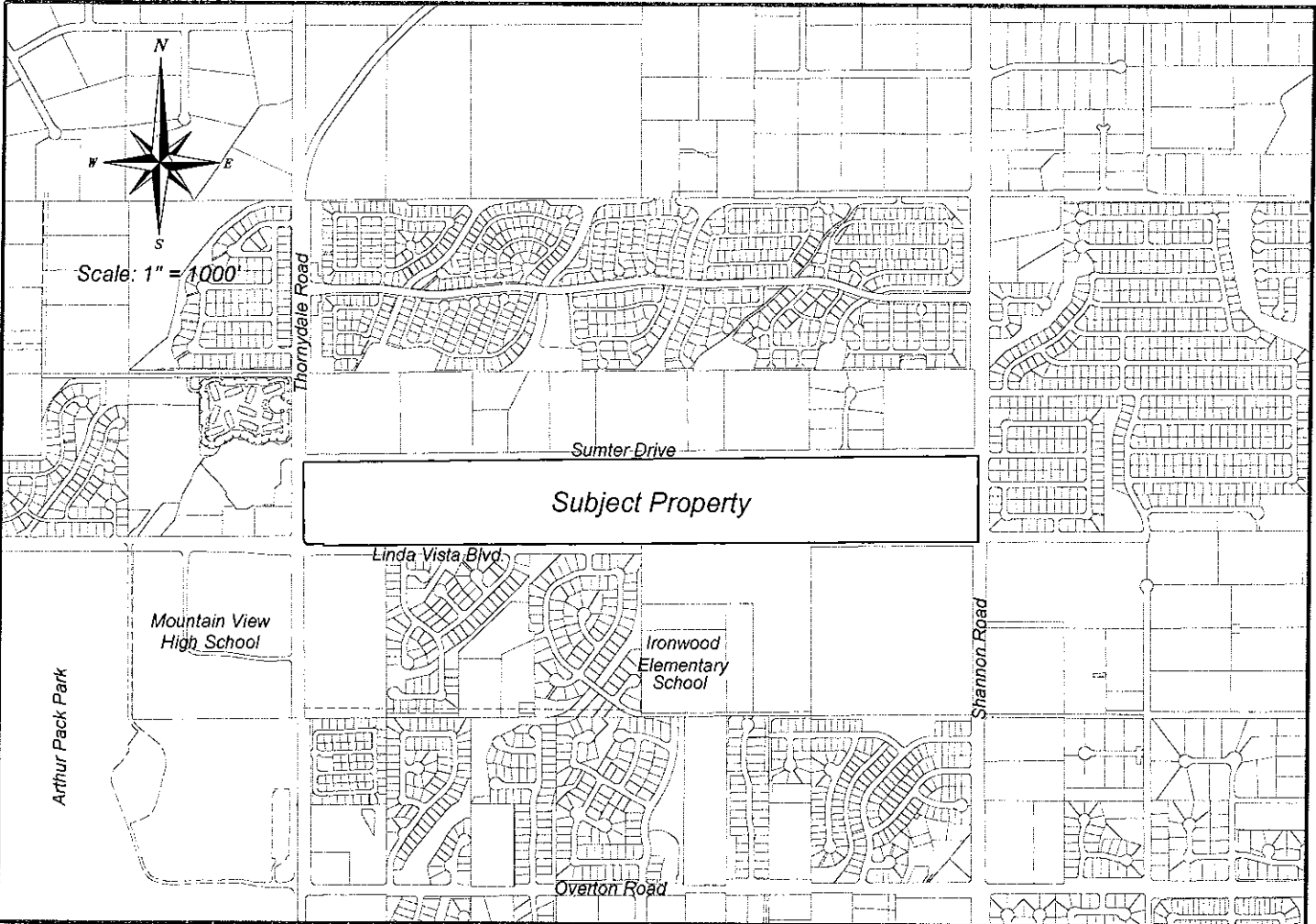
Reason #3 related to Section F-1c, the Maeveen Marie Behan Conservation Lands System

The project will preserve the Important Riparian Area (IRA) onsite, per the standards & goals of the CLS. The remainder of the property, which is designated Multiple Use Management and Special Species Management, will be mitigated by the provision of suitable offsite land, which is consistent with the CLS. An effort by the property owner and a real estate agent has already begun in terms of identifying that suitable land, and when such a property is identified it will be the subject of conversations with staff.

Reason #4 related to Section F-2, the Annual Plan Amendment Program’s “Purpose”

The Plan Amendment request would make up for an inconsistency and/or oversight and/or inequity in the Pima Prosper, with the following explanations:

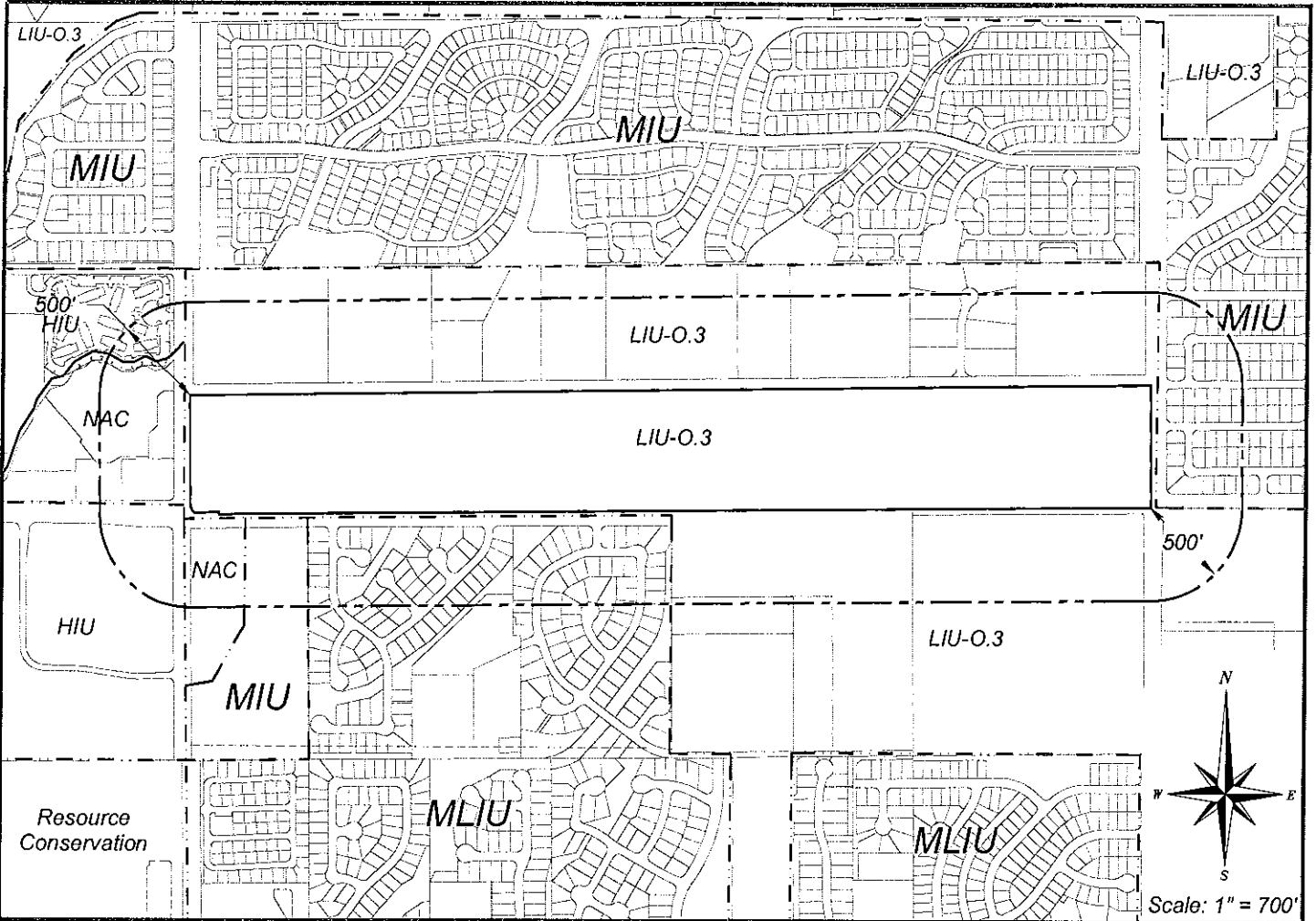
- The current LIU 0.3 designation is not appropriate given the nearby Plan Designations & Zoning Categories & urban development, and given that the property is adjacent to an arterial roadway like Thornydale Road.
- An up-planning is appropriate given the MIU & HIU & NAC & MLIU Plan Designations on close by properties.
- An up-planning to an urban level residential designation for property adjacent to Thornydale Road would be appropriate given the significance of and traffic on this roadway.
- The property is well served by all of the utilities needed to support urban development.
- The property is located in a region with sufficient public facilities, such as schools & parks & churches & sheriff's substation & fire stations & library & Post Office.
- The property, being surrounded by development, should be classified as 'infill'. The Area Plan should recognize this condition and plan for the property accordingly.



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

Wong - Sumter Drive
 APN: 224-44-060A and 224-44-0710
 Section 17, T 12S, R 13E, G&SRM
 Pima County, Arizona

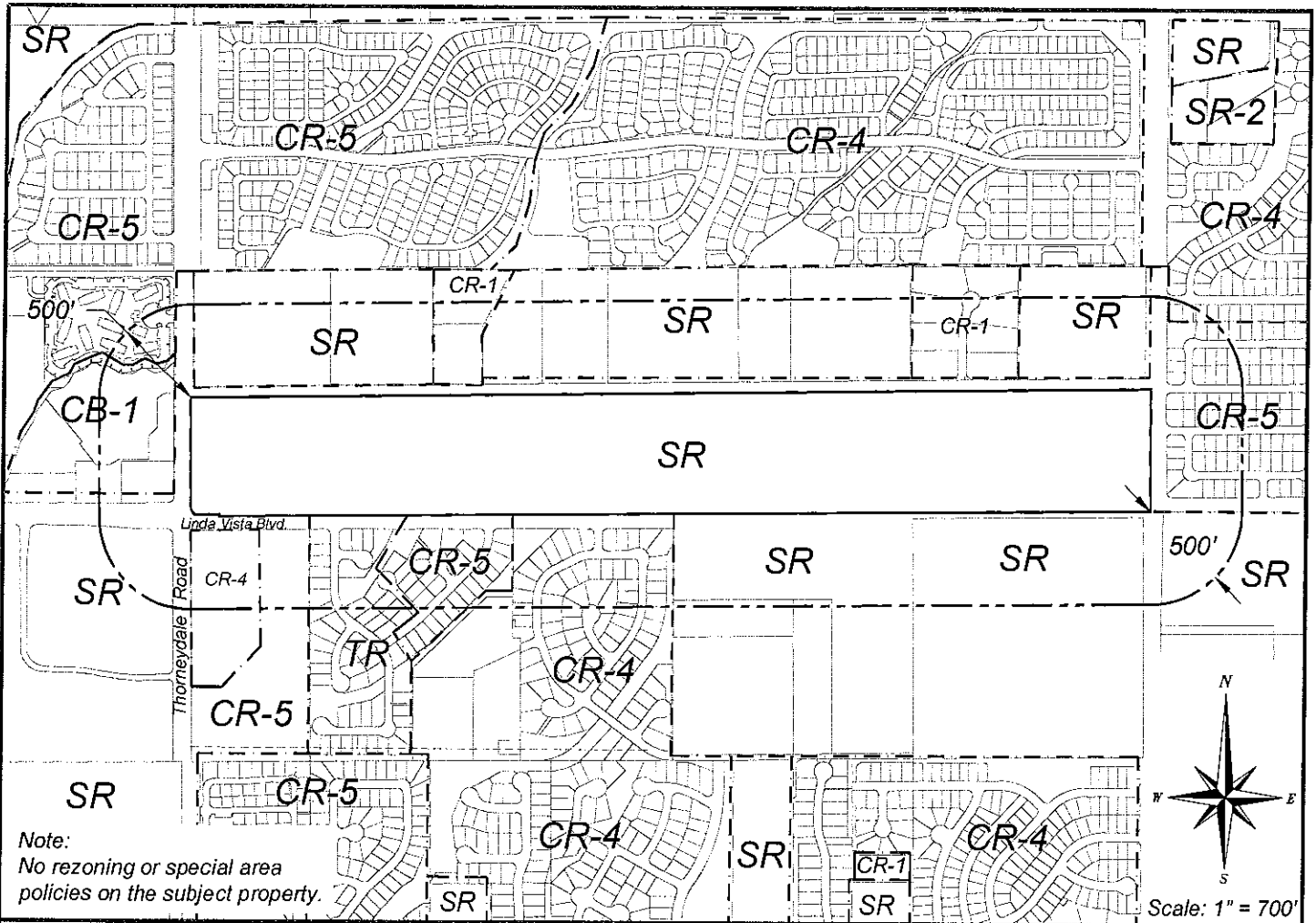
Exhibit #1
Location Map



MJM CONSULTING, INC.
 Land Planning and Development Services
 7022 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-8021

Wong- Sumter Drive
 APN: 224-44-060A and 224-44-0710
 Section 17, T 12S, R 13E, G&SRM
 Pima County, Arizona

Exhibit #2
Area Plan Map



Note:
No rezoning or special area
policies on the subject property.

Scale: 1" = 700'

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Wong - Sumter Drive
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Pima County, Arizona

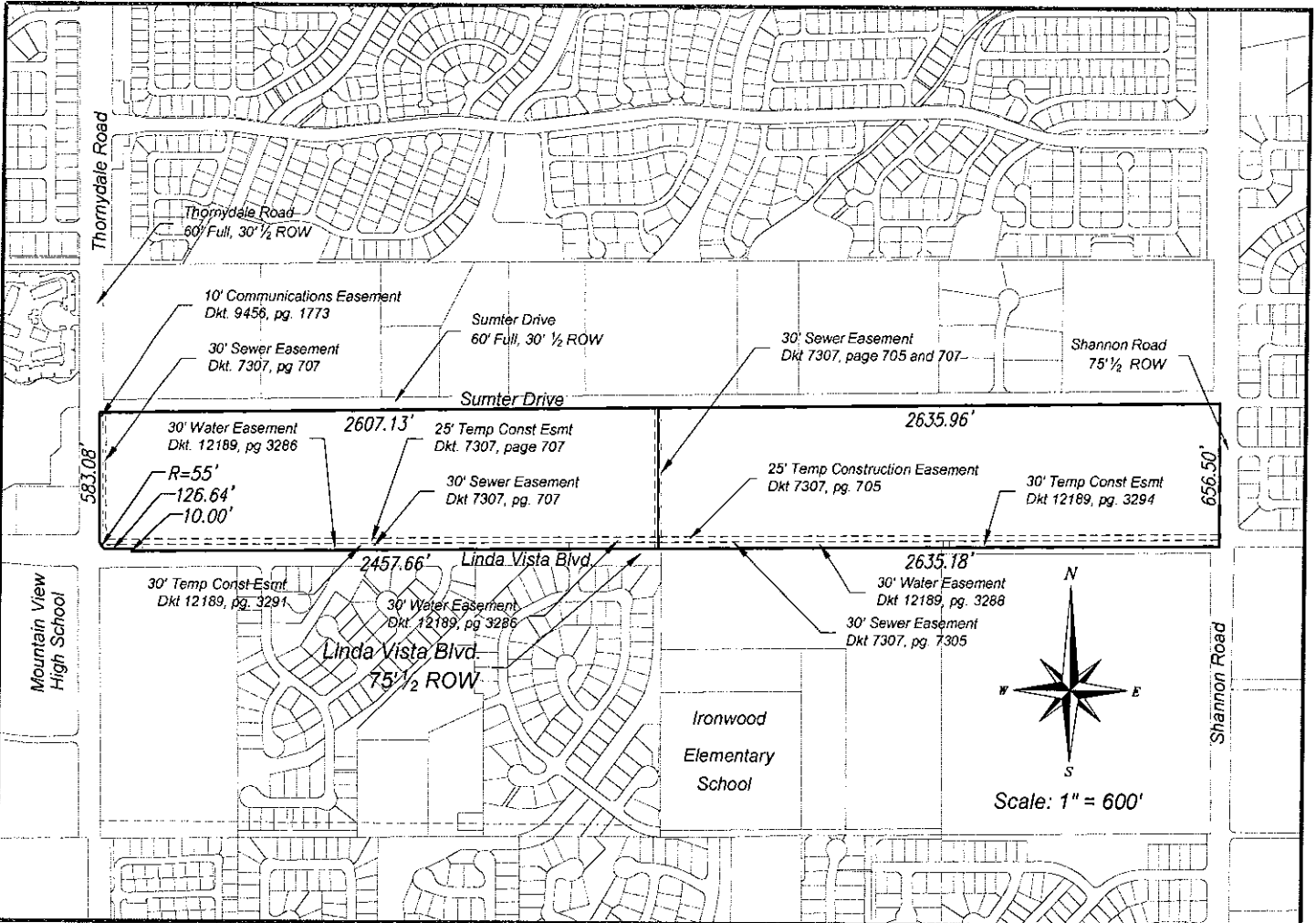
Exhibit #3
Zoning Map



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 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-865-5021

Wong- Sumter Drive
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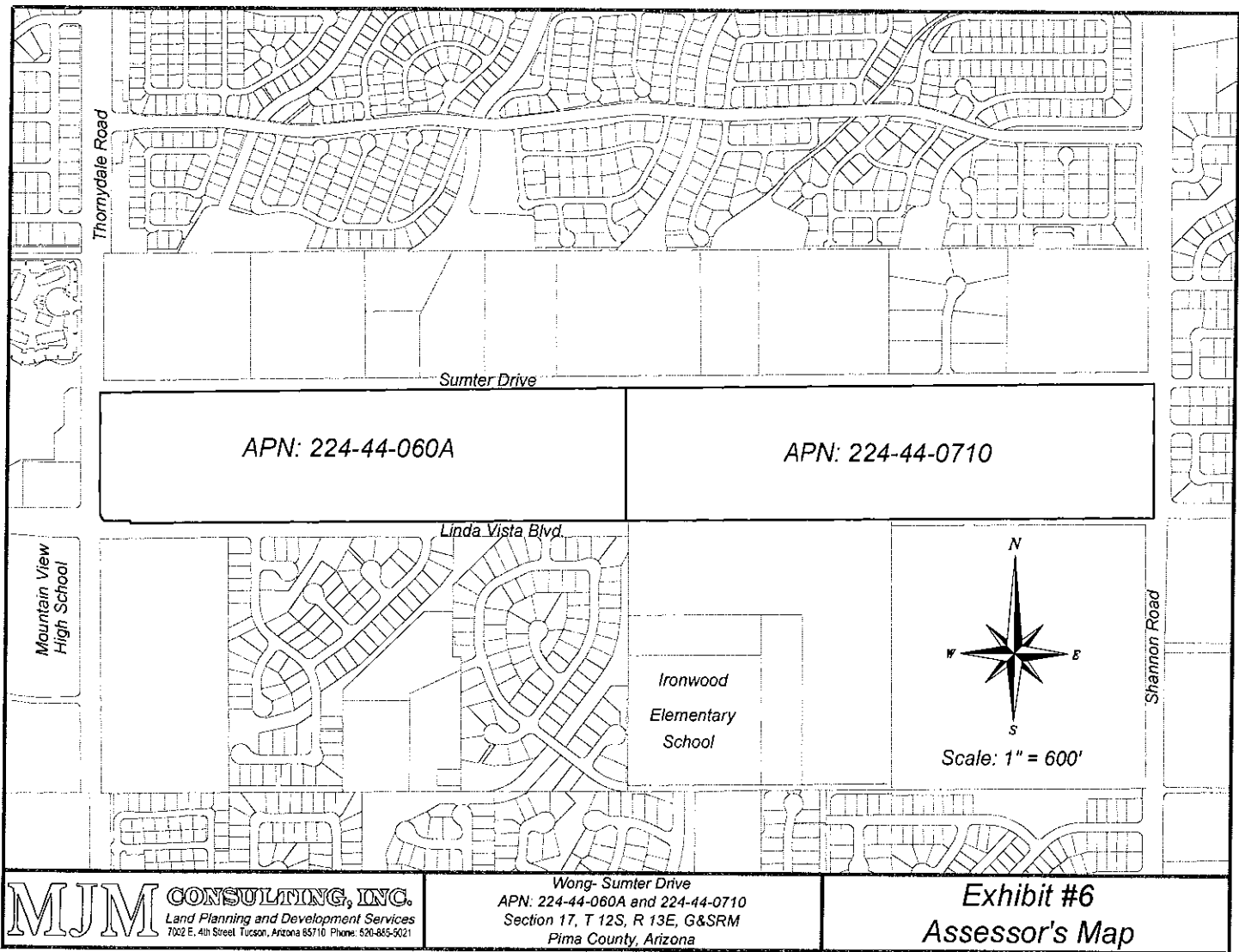
Exhibit #4
Land Use Map



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

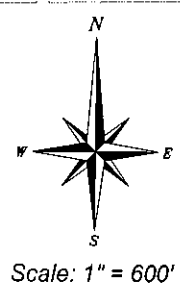
Wong- Sumter Drive
 APN: 224-44-060A and 224-44-0710
 Section 17, T 12S, R 13E, G&SRM
 Pima County, Arizona

Exhibit #5
Boundary Map



APN: 224-44-060A

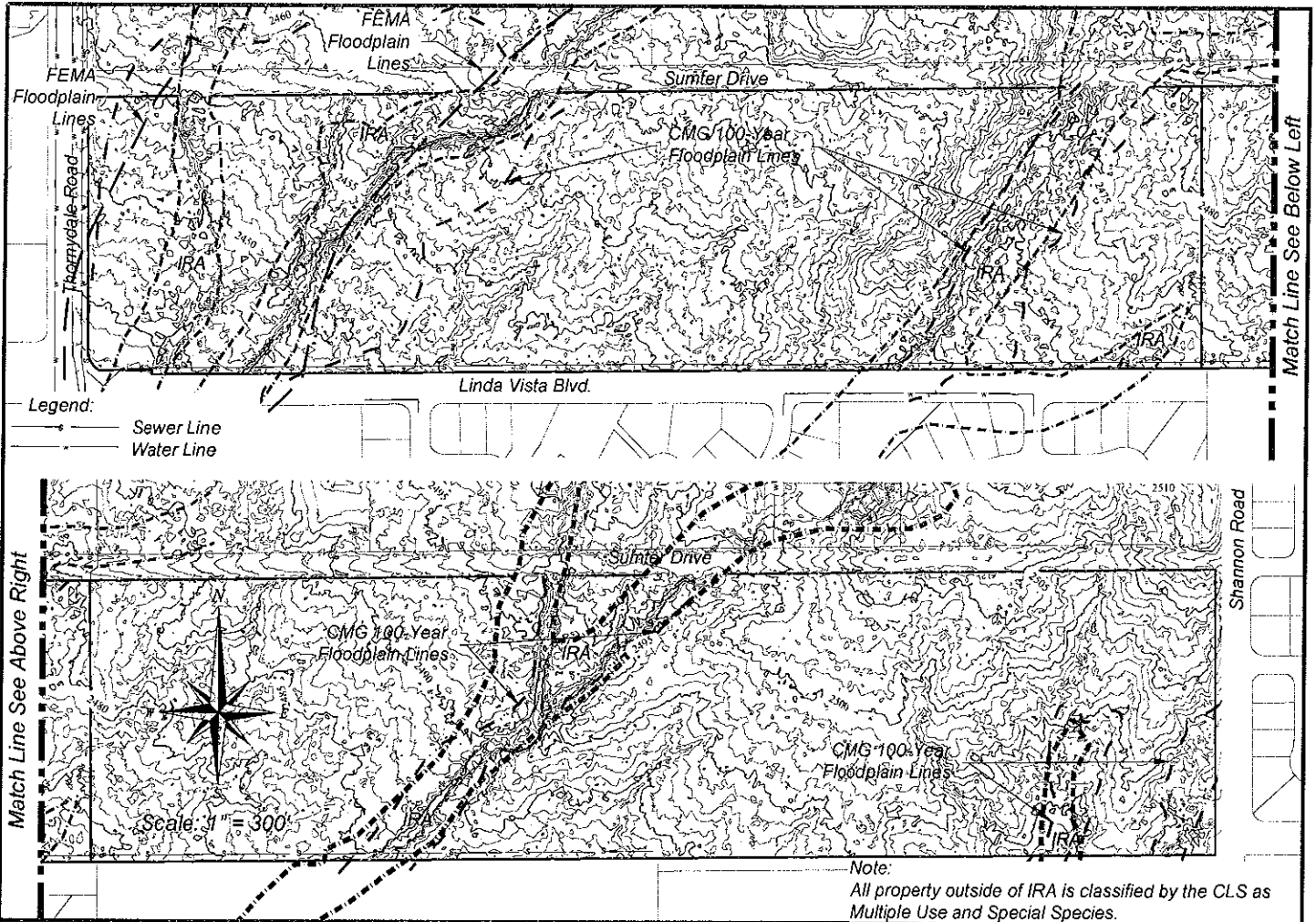
APN: 224-44-0710



MJM CONSULTING, INC.
 Land Planning and Development Services
 7022 E. 4th Street, Tucson, Arizona 85710, Phone: 520-865-9021

Wong- Sumter Drive
 APN: 224-44-060A and 224-44-0710
 Section 17, T 12S, R 13E, G&SRM
 Pima County, Arizona

Exhibit #6
Assessor's Map



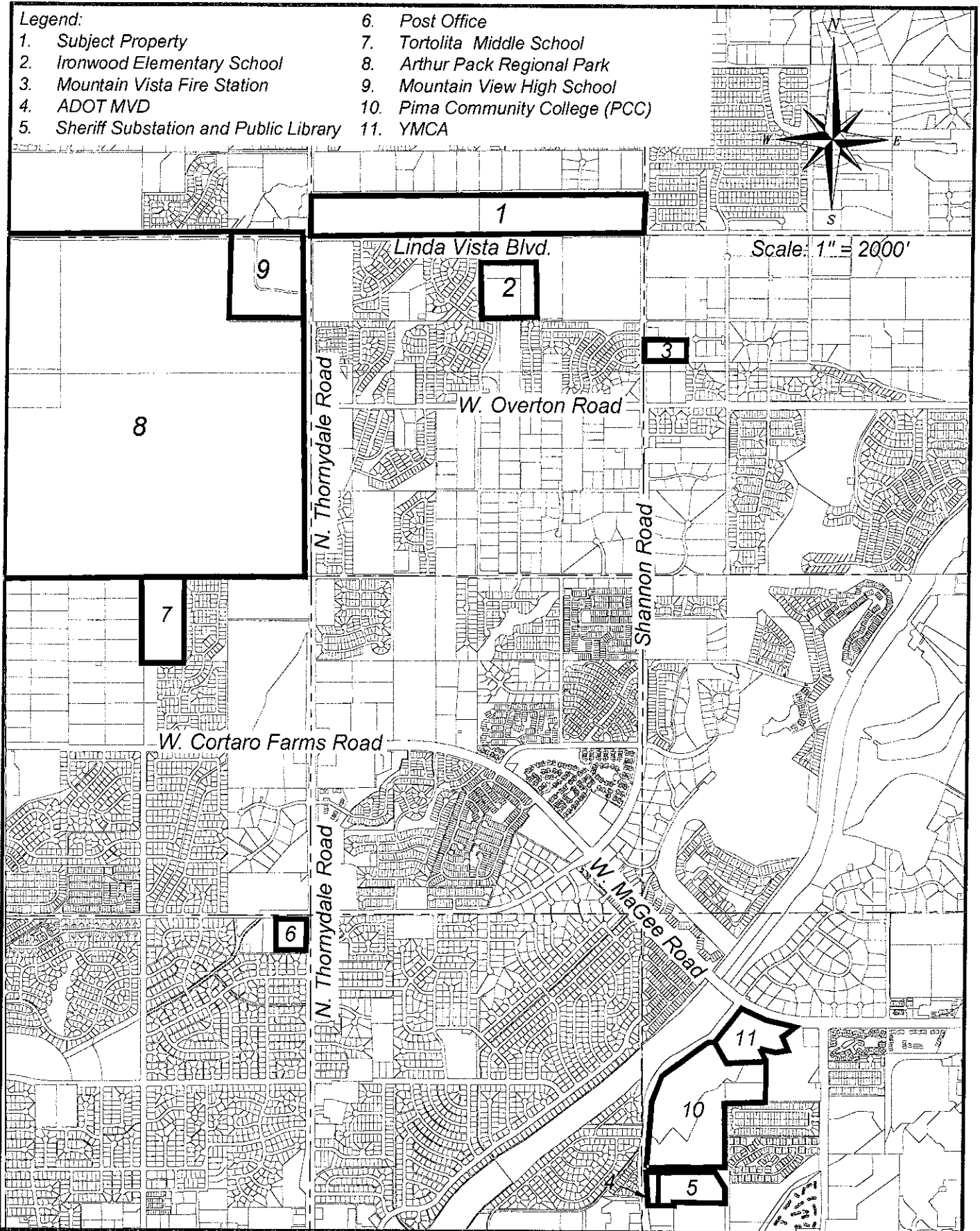
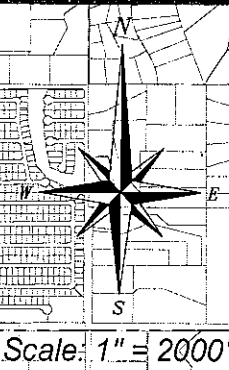
MJM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street, Tucson, Arizona 85710, Phone: 520-665-5021

Wong- Sumter Drive
 APN: 224-44-060A and 224-44-0710
 Section 17, T 12S, R 13E, G&SRM
 Pima County, Arizona

Exhibit #7
Special Features Map

Legend:

- | | |
|--|----------------------------------|
| 1. Subject Property | 6. Post Office |
| 2. Ironwood Elementary School | 7. Tortolita Middle School |
| 3. Mountain Vista Fire Station | 8. Arthur Pack Regional Park |
| 4. ADOT MVD | 9. Mountain View High School |
| 5. Sheriff Substation and Public Library | 10. Pima Community College (PCC) |
| | 11. YMCA |



Book-Map-Parcel: **224-44-060A**

[Oblique Image](#)

Tax Year:

Tax Area: **0673**

Property Address:

Taxpayer Information:
 WONG FAMILY LP
 3855 N CAMINO BLANCO
 TUCSON AZ

Property Description:
 S2 S2 SW4 EXC N30' W30' & EXC SPNDRL
 37.99 AC SEC 17-12-13

85718 7237

Valuation Data:

	2015				2016			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	Vacant/Ag/Golf (2)	\$436,885	16.0	\$69,902	Vacant/Ag/Golf (2)	\$417,928	15.0	\$62,689
IMPR FCV		\$0				\$0		
TOTAL FCV	Vacant/Ag/Golf (2)	\$436,885	16.0	\$69,902	Vacant/Ag/Golf (2)	\$417,928	15.0	\$62,689
LIMITED VALUE	Vacant/Ag/Golf (2)	\$436,885	16.0	\$69,902	Vacant/Ag/Golf (2)	\$417,928	15.0	\$62,689

Property Information:

Section: 17
 Town: 12.0
 Range: 13.0E
 Map & Plat: /
 Block:
 Tract:
 Rule B District: 2
 Land Measure: 37.99A
 Group Code:
 Census Tract: 4611
Use Code: 0012 (VACANT RESIDENTIAL URBAN NON-SUBDIVIDED)
 File Id: 1
 Date of Last Change: 12/17/2012

Valuation Area:

Condo Market: 11
 DOR Market: 43
 MFR Neighborhood: Tortoila_Foothills_Undefined
 SFR Neighborhood: 20463106
 SFR District: 3

Supervisor District:

{1} ALLY MILLER

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
96152419	10373	1717	9/5/1996	
0	8648	482	10/23/1989	

Petition Information:

Tax Year	Owner's Estimate	Petition SBOE
2016	\$500	link
2015	\$500	
2014	\$500	
2013	\$500	
2012	\$500	
2011	\$500	
2010	\$200,000	
2008	\$1,000,000	

Parcel Note: Click to see/expand 6 note(s)

Book-Map-Parcel: **224-44-0710** Oblique Image Tax Year: Tax Area: **0673**

Property Address:

Taxpayer Information: Property Description:
 WONG FAMILY LP S2 S2 SE4 EXC N30' 38.75AC SEC 17-12-13
 3855 N CAMINO BLANCO
 TUCSON AZ

85718-7237

Valuation Data:

	2015				2016			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	Vacant/Ag/Golf (2)	\$445,625	16.0	\$71,300	Vacant/Ag/Golf (2)	\$426,289	15.0	\$63,943
IMPR FCV		\$0				\$0		
TOTAL FCV	Vacant/Ag/Golf (2)	\$445,625	16.0	\$71,300	Vacant/Ag/Golf (2)	\$426,289	15.0	\$63,943
LIMITED VALUE	Vacant/Ag/Golf (2)	\$445,625	16.0	\$71,300	Vacant/Ag/Golf (2)	\$426,289	15.0	\$63,943

Property Information:

Section: 17
 Town: 12.0
 Range: 13.0E
 Map & Plat: /
 Block:
 Tract:
 Rule B District: 2
 Land Measure: 38.75A
 Group Code:
 Census Tract: 4611
Use Code: 0012 (VACANT RESIDENTIAL URBAN NON-SUBDIVIDED)
 File Id: 1
 Date of Last Change: 12/17/2012

Valuation Area:

Condo Market: 11
 DOR Market: 43
 MFR Neighborhood: Tonolita_Foothills_Undefined
 SFR Neighborhood: 20463106
 SFR District: 3

Supervisor District:

(1) ALLY MILLER

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
0	8848	482	10/23/1989	

Petition Information:

Tax Year	Owner's Estimate	Petition	SBOE
2016	\$500	link	
2015	\$500		
2014	\$500		
2013	\$500		
2012	\$500		
2011	\$500		
2010	\$200,000		
2008	\$1,000,000		

Parcel Note: Click to see/expand 6 note(s)

ASSESSOR'S RECORD MAP

SECTION 17, TOWNSHIP 12 SOUTH, RANGE 13 EAST

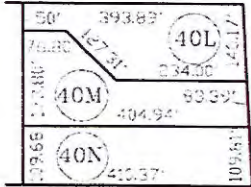
274-22
-45
MOUNTAIN VISTA F.D.

N 89° 58' W 5273.40' (G.L.D.) LAMBERT LANE

S 89° 58' W 5273.40' (G.L.D.)
S 89° 58' W 5273.40' (G.L.D.)

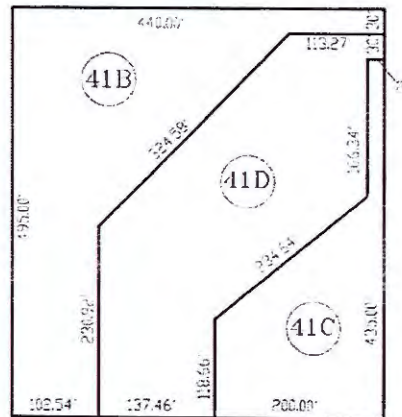
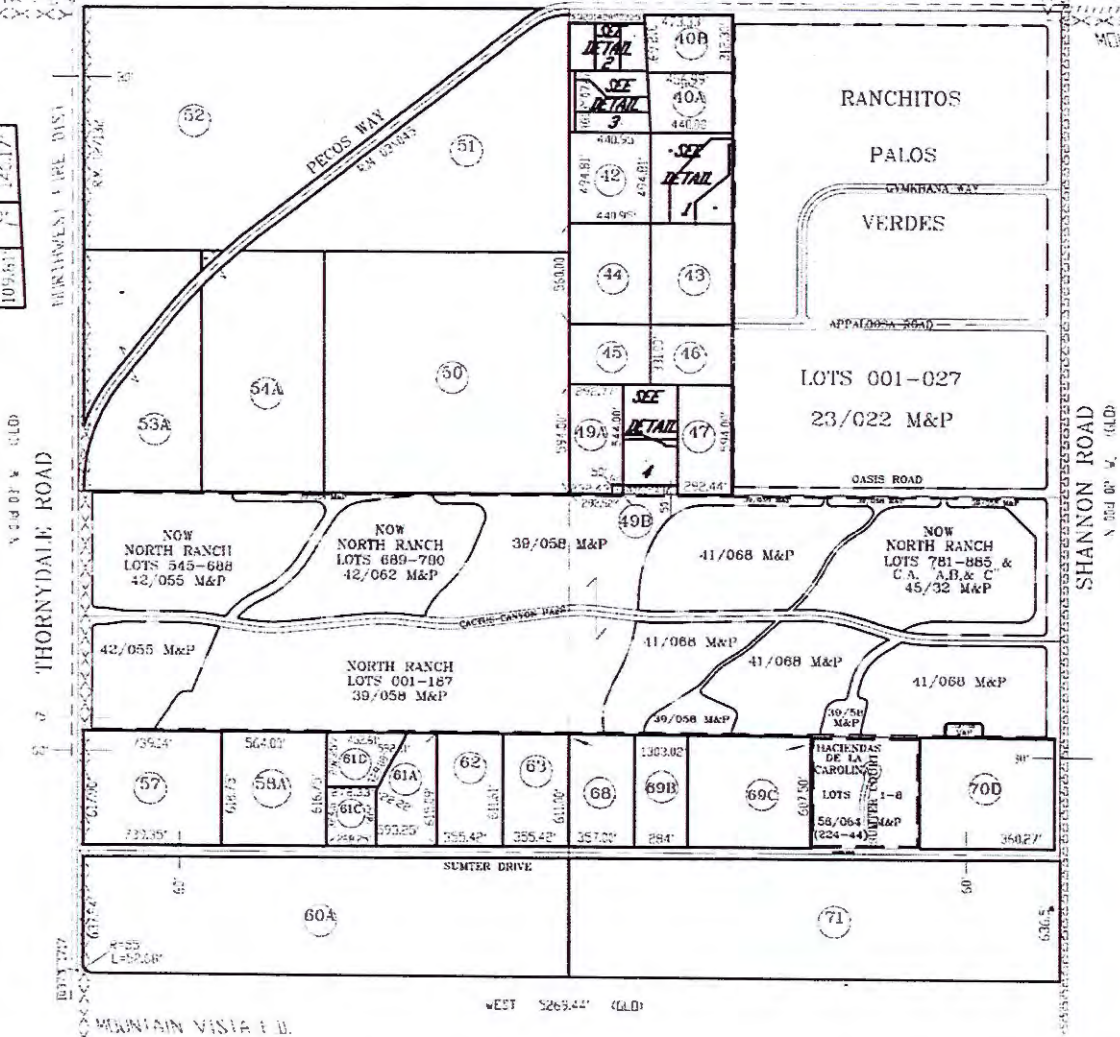
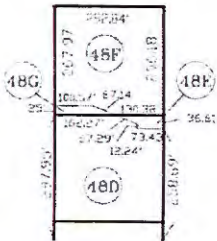
FORMERLY RANCHO F.D.
FORMERLY BLUE VALLEY
MOUNTAIN VISTA F.D.

FORMERLY
203-30

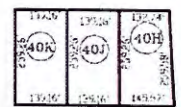


DETAIL 3

DETAIL 4



DETAIL 1



DETAIL 2

WFO
COUNTY
ASSESSOR

2015-1
NT15AR17E17-1705/14 D.M.
SEE BOOK 06 PAGE 040 R.1
SEE BOOK 10 PAGE 053 R.1
0 300 600 900 1200
FEET



April 6, 2016

Chris Poirier
Planning Official
Pima County Department of Development Services -
Planning Division
201 N. Stone, 2nd Floor
Tucson, AZ 85710

Re: Property at the southeast corner of Thornydale Road & Sumter Drive

Mr. Poirier:

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 the property southeast of Thornydale Rd & Sumter Dr. If you have any questions please do not hesitate to call. Thanks.

Sincerely,

Daniel Wong
Manager of the Wong Family Limited Partnership

RECORDING REQUESTED BY:

Fee No. _____

Recorders Stamp:

WHEN RECORDED MAIL TO:

Thomas K. Wong
3855 N. Camino Blanco
Tucson, Az. 85718

Escrow No. N/A

AFFIDAVIT EXEMPT UNDER ARS 42-1614 B-2

WARRANTY DEED

For the consideration of Ten and NO/100 Dollars, and other valuable considerations, I or we,

GRANTORS AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF: the GRANTOR

do hereby convey to

THE WONG FAMILY LIMITED PARTNERSHIP the GRANTEE
An Arizona Limited partnership

the following described real property situate in Pima County, Arizona

LEGAL DESCRIPTION ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF:

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the Grantor does warrant the title against all persons whomsoever, subject to the matters above set forth.

DATED: October 17, 1989

Daniel K. Wong
Daniel K. Wong, as Trustee of
The Daniel K. Wong Irrevocable Trust
dated 8/1/89

Darryl K. Wong
Darryl K. Wong, as Trustee of The
Darryl K. Wong Irrevocable Trust dated
8/1/89

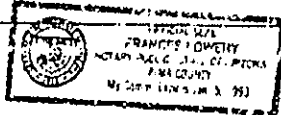
STATE OF ARIZONA)
County of Pima) ss.

Debbie M. Wong
Debbie M. Wong, as Trustee of The
Debbie M. Wong Irrevocable Trust
dated 8/1/89

This instrument was acknowledged and executed before me this 20th day
of October, 1989 by Daniel K. Wong, as Trustee of The Daniel
K. Wong Irrevocable Trust dated 8/1/89, and by Debbie M. Wong, as Trustee
of The Debbie M. Wong Irrevocable
Trust dated 8/1/89

Thomas K. Wong
Notary Public

My commission expires _____



STATE OF ARIZONA)
County of Pima) ss.

This instrument was acknowledged and executed before me this 20th day
of October, 1989 by Darryl K. Wong, as Trustee of The
Darryl K. Wong Irrevocable Trust
dated 8/1/89

Thomas K. Wong
Notary Public

My commission expires _____

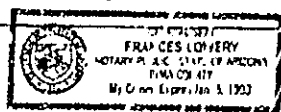


EXHIBIT "A"

GRANTORS:

DANIEL K. WONG, as Trustee of The Daniel K. Wong Irrevocable Trust dated 05/01/89, as to an undivided one third interest;

DARRYL K. WONG, as Trustee of The Darryl K. Wong Irrevocable Trust dated 03/01/89, as to an undivided one third interest;

DEBBIE M. WONG, as Trustee of The Debbie M. Wong Irrevocable Trust dated 02/01/89, as to an undivided one third interest;

ARS 33-404 DISCLOSURE:

Pursuant to the provisions of ARS 33-404, the current income beneficiaries of The Daniel K. Wong Irrevocable Trust named as a Grantee in this instrument are Thomas K. and Lillian Q. Wong, 3655 Camino Blanco, Tucson, AZ 85718. Daniel K. Wong, 3855 Camino Blanco, Tucson, AZ 85718 is the named remainderman beneficiary of the trust. Additional beneficiaries are referred to in the trust by class but not by name.

Pursuant to the provisions of ARS 33-404, the current income beneficiaries of The Darryl K. Wong Irrevocable Trust named as a Grantee in this instrument are Thomas K. and Lillian Q. Wong, 3655 Camino Blanco, Tucson, AZ 85718. Darryl K. Wong, 3855 Camino Blanco, Tucson, AZ 85718 is the remainderman beneficiary of the Trust. Additional beneficiaries are referred to in the trust by class but not by name.

Pursuant to the provisions of ARS 33-404, the current income beneficiaries of the Debbie M. Wong Irrevocable Trust named as a Grantee in this instrument are Thomas K. and Lillian Q. Wong, 3655 Camino Blanco, Tucson, AZ 85718. Debbie M. Wong, 3855 Camino Blanco, Tucson, AZ 85718 is the named remainderman beneficiary of the trust. Additional beneficiaries are referred to in the trust by class but not by name.

8648 483

Exhibit "B"

Legal descriptions:

"Sumpter Property"

The West half of the South half of the South half of the South half of Section 17, Township 12 South, Range 13 East, of the Gila and Salt River Base and Meridian, EXCEPT any portions thereof lying in Thornydale Road and Sumpter Drive.

The East half of the South half of the South half of the South half of Section 17, Township 12 South, Range 13 East, of the Gila and Salt River Base and Meridian, EXCEPT any portion thereof lying in Sumpter Drive.

Tax Parcel Nos. 224 44 07109 and 224 44 06006

"Overton Property"

The North half ~~of the South half~~ of the West half of the following described property: The Northwest quarter of the Southwest quarter of Section 20, Township 12 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

EXCEPT all coal and other minerals as reserved in Patent from the United States of America.

FURTHER excepting the West 30 feet of the Northwest quarter of the Southwest quarter of Section 20.

Tax Parcel No. 125 02 02703

"Naranja Property"

83.2% of the following described property: The West half of the Northwest quarter of Section 13, Township 12 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

Tax Parcel No. 224 28 00102

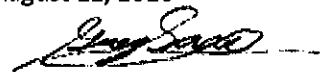
"Lotus Garden"

Lot 1, and the East 16.10 feet of lot 2 in Block 2 of CATALINA HEIGHTS, Pima County, Arizona, according to the plat thereof of record in the Office of the County Recorder of Pima County, Arizona, in Book 4 of Maps and Plats at Page 19, EXCEPT the North 20 Feet; and FURTHER EXCEPTING all that part lying within widened Speedway as shown on road map recorded in Book 4 of Road Maps at page 80.

Tax Parcel No. 121 67 0140

8648 484

DATE: August 22, 2016



TO: Donna Spicola, DSD

FROM: Greg Saxe, M.R.P. Ph.D.
Env. Plg. Mgr.

SUBJECT: P16CA00002 – Wong Family Limited Partnership – Plan Amendment

I have reviewed the request and have **no objection or policy recommendations**, and offer the following comments:

1. The FEMA and proposed floodplains, and riparian habitat designated as Important Riparian Area have been shown on the special features exhibit. Per Pima Prospers Section 4.9 Goal 1 these areas are to be avoided. The FEMA floodplain is designated as Zone A, indicating that the floodplain boundaries are approximate. The applicant has provided more accurate floodplain delineation based upon better topography and existing conditions and is planning to avoid this area. Riparian habitat boundary modifications, per District Technical Policy 104, may be allowed to adjust map accuracy but not to reduce the net area. A rezoning condition will be recommended at the time of rezoning to ensure this occurs.
2. As required, staff has conducted the Water Resources Impact Analysis (WRIA) as follows:
 - a. The site is adjacent to the Tucson Water Obligated Service Area.
 - b. Per the ADWR Well Inventory the closest Tucson Water observation well located immediately downstream of the site had depths to groundwater of 375 in 2008 and 379 feet in 2012. Other nearby wells have similar depths with the exception of one immediately upstream which had water depths of 184 feet in 1982.
 - c. The site is not located within a covered subsidence zone.
 - d. The nearest Groundwater-Dependent Ecosystem is the perennial section of the Santa Cruz River 3.7 miles away.
 - e. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 1600-3200 feet.

In conclusion, the distance to groundwater and proximity to the Tucson Water service area suggests the project is not likely to have adverse impacts on groundwater dependent ecosystems. At the time of rezoning the applicant must identify their provider and proposed yield in order to confirm that there will be no impact on shallow groundwater dependent ecosystems. Policy is in place to ensure this occurs.

cc: File



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: May 31, 2016

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

FROM: Donna Spicola, Case Planner

SUBJECT: Pima County Comprehensive Plan Transmittal for your review and comments
Case: P16CA00002 Wong Family LP -- W. Sumter Road Plan Amendment

USFWS

Reviewer: Scott Richardson

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

Phone: (520) 670-6144 x 242

E-mail: scott_richardson@fws.gov

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

Description of species impacted, concerns and suggested mitigation measures:

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

With regard to the pygmy-owl, this parcel occurs in an area where various design elements have been incorporated into existing roadways and developments to reduce impacts to and facilitate movement by pygmy-owls. This parcel has significant ironwood and saguaro resources that not only have value to the pygmy-owl, but is also a sensitive and valuable vegetation community. Without on-site or off-site natural open space set aside as required by the CLS guidelines, the proposed rezoning has the potential to render these actions ineffective. It appears, based on Attachment B, Reason 3, of the documents provided, that the owner does intend to acquire and provide off-site mitigation. The pygmy-owl is a proposed covered species under Pima County's MSCP and this area is a special species management area for the pygmy-owl under the existing Comprehensive Plan. We strongly recommend that the guidelines outlined within the CLS and Comprehensive Plan be applied to this parcel if this Comprehensive Plan

amendment is approved, with no more than 20% of the parcel developed and the remaining 80% configured as natural open space in a way that maintains habitat connectivity as anticipated through existing development and transportation facilities. We recommend that this parcel complies with the CLS guidelines for the special species management designation through either on-site or off-site natural open space set asides. Given the proposed configuration of potential development on this site, it appears that off-site natural open space set asides will need to be included.