



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 1, 2018

Title: P18RZ00001 Wong Family Limited Partnership - N. Thornydale Road Rezoning

Introduction/Background:

The applicant requests a 18.3-acre rezoning from SR (Suburban Ranch) to the CB-1 (Local Business)(3.0 acres) and CR-5 (Multiple Residence)(15.3 acres) for a single tenant 18,000 square feet commercial building and a 52-lot single-family residential subdivision.

Discussion:

Current SR zoning allows for 5 single-family residential units to be developed. The comprehensive plan designation of Neighborhood Activity Center (NAC) (3.0 acres) plans for low-intensity uses designed to provide services and goods to nearby residential neighborhoods. The Medium Low Intensity Urban (MLIU) comprehensive plan designation on 15.3 acres requires a minimum density of 2.5 up to 5.0 residences per acre (RAC).

Conclusion:

The requested rezoning conforms to the Comprehensive Plan designation of NAC by providing additional services and goods to the nearby residents and MLIU with a density of 3.66 RAC.

Recommendation:

Staff recommends approval of the rezoning subject to standard and special conditions. The Planning and Zoning Commission also recommends approval subject to standard and special conditions.

Fiscal Impact:

Board of Supervisor District:

1 2 3 4 5 All

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

Contact: Terrill L. Tillman - Principal Planner Telephone: 520-724-6921

Department Director Signature/Date: *[Signature]* 4/12/18



Deputy County Administrator Signature/Date: *[Signature]* 4/16/18

County Administrator Signature/Date: *C. DeMott* 4/16/18



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

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

DATE: April 9, 2018

SUBJECT: P18RZ00001 WONG FAMILY LIMITED PARTNERSHIP - N. THORNYDALE ROAD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, MAY 1, 2018** hearing.

REQUEST: For a **rezoning** of approximately 18.3 acres from the SR (Suburban Ranch) to the CB-1(Local Business)(3.0 acres) and CR-5 (Multiple Residence)(15.3 acres) zones on property (Parcel codes 225-02-027F, 225-02-027G and 225-02-027J) located at the southeast corner of N. Thornydale Road and W. Overton Road.

OWNERS: Wong Family Limited Partnership
Attn: Dan Wong
3855 N. Camino Blanco
Tucson, AZ 85718-7237

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

DISTRICT: 1

STAFF CONTACT: Terrill Tillman

PUBLIC COMMENT TO DATE: As of April 9, 2018, staff has received one written letter in favor of the rezoning from the Coalition for Sonoran Desert Conservation.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (8 – 0, Commissioners Becker and Cook were absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located within the Maeveen Marie Behan Conservation Lands System (CLS) classified as Important Riparian Area (3.51 acres), Multiple Use Management Area (14.5 acres), and the site is covered by Special Species Management Area.

TD/TT/ar
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P18RZ00001

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FOR MAY 1, 2018 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: April 9, 2018

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P18RZ00001 WONG FAMILY LIMITED PARTNERSHIP - N. THORNYDALE ROAD REZONING

Request of Wong Family Limited Partnership, represented by Projects International, Inc., for a rezoning of approximately 18.3 acres from the SR (Suburban Ranch) to the CB-1(Local Business)(3.0 acres) and CR-5 (Multiple Residence)(15.3 acres) zones on property (Parcel codes 225-02-027F, 225-02-027G and 225-02-027J) located at the southeast corner of N. Thornydale Road and W. Overton Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Neighborhood Activity Center and Medium Low Intensity Urban designations. On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Becker and Cook were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (March 28, 2018)

Staff presented information from the staff report to the commission with a recommendation of approval with conditions.

A commissioner asked about the Maeveen Marie Behan Conservation Lands System natural open space and the calculation for on-site and off-site preservation. Staff discussed that Important Riparian area enforced at 95% set-aside by Regional Flood Control will be obtained by keeping the tributary to the Hardy Wash undisturbed. The MMBCLS designation of the Special Species Management Area, which requires mitigation of a 4:1 ratio for 13 acres disturbed, will set aside 52 acres of which 3 acres will be provided on-site.

The applicant's representative presented additional information for the proposed development and discussed the pedestrian/emergency access between the subdivisions of this proposal and Ironwood Meadows. The Ironwood Meadows home owners do not want connectivity to the proposed subdivision, so the applicant and home owners have discussed that the pedestrian/emergency access will be landscaped with pavers and ground cover or other materials that are aesthetically pleasing. The representative will continue to work with the neighbors on the location of the pedestrian/emergency access. The representative agreed with the neighbors to place voluntary height limitations and presented a new preliminary development plan (pdp) that limits the heights to one story in perimeter areas of the subdivision along the south and east boundaries that adjacent property owners were most affected. The revised pdp will be presented to the Board of Supervisors. The representative discussed the significant repaving improvements and timing planned for Thornydale Road.

A commissioner asked about the height and location of the building for the commercial corner and any plans for the area that doesn't show proposed development or label as natural open space. The applicant expressed that the plan is preliminary and will meet the height requirements in the code. There may be additional on-site natural open space depending upon the end user.

Speaker #1 is concerned about the connectivity to the adjacent neighborhood and stated that safety is an issue.

Speaker #2 is concerned about the wildlife and whether a study had been done. She questioned the 20-foot barrier between their houses and the proposed development and what will be inside that area and discussed the pedestrian/emergency access and what that means because we are not interested in additional traffic. She further stated that there have been six eagles spotted on-site.

The representative addressed the speakers' concerns by discussing that safety has been an ongoing discussion with the neighbors and wanted to clarify that the negotiation with Department of Transportation on the pedestrian/emergency access has allowed landscaping and design to eliminate vehicular through traffic to the site. The representative stated that there has not been a wildlife study, but the site's vegetation has been tagged and inventoried and no eagle nesting was found on site. The riparian area of the site will allow for wildlife connectivity. The area in between the neighbors and the subdivision will be landscaped and maintained by the home owner's association created within the proposed subdivision.

The public hearing was closed.

Commissioner Matter made a motion to **APPROVE** the rezoning subject to standard and special conditions with a revised pdp as presented by the applicant.

Commissioner Bain gave second to the motion.

The commission voted to **APPROVE** the rezoning (8 – 0, Commissioners Becker and Cook were absent) with the following conditions:

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

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.

2. Transportation conditions:
 - A. The property owner shall dedicate 45 feet of right-of-way for Thornydale Road, the right-of-way shall be dedicated to Pima County within 45 days of Board of Supervisors approval of the rezoning.
 - B. The property owner shall dedicate 15 feet of right-of-way for Overton Road.
 - C. The property is limited to two access points on Thornydale Road, and one access point on Overton Road.
 - D. An emergency access/pedestrian crossing shall be located between the rezoning site and Ironwood Meadows Drive.
 - E. The subdivision shall be designed to the greatest extent possible to create cohesive pedestrian access. The proposed detention basin on the eastern boundary of the property shall not be walled off from the neighboring subdivision.
3. Regional Flood Control District conditions:
 - A. The Tentative Plat shall show on-site habitat mitigation and first flush retention in the overbank floodplain area and shall be designed to utilize on-site drainage that is proposed to be received from the northern residential watershed shown on the PDP.
 - B. At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points including water harvesting to support the riparian habitat mitigation area.
4. Regional Wastewater Reclamation Department conditions:
 - A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

5. Environmental Planning conditions:

A. The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System (CLS) Conservation Guidelines by providing a total of 52 acres as Natural Open Space (NOS). Should the developed area be reduced from that which is reflected in the Preliminary Development Plan (PDP), the property owner shall provide a minimum of four (4) acres of natural open space for every acre developed in order to achieve full compliance with the CLS Conservation Guidelines. No less than 3 acres of NOS will be provided on-site and will conform to the approximate location and configuration shown on the approved PDP. The difference between the total 52 acres of NOS and NOS provided on-site will be provided off-site. Off-site NOS must conform to the CLS Off-site Mitigation Policies found in Pima Prosper, Pima County's 2015 Comprehensive Land Use Plan (Section 3.4 Environmental Element, Policy 11: "Conservation Lands System Mitigation Lands") and must comply with all of the following:

- 1) Off-site NOS is acceptable to the Pima County Planning Official or their designee; and
- 2) Prior to the approval of the final plat, off-site NOS will be permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or their designee.

B. Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

6. Cultural Resources condition: 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.
7. Adherence to the preliminary development plan as approved at public hearing.
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
9. The property owner shall execute the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning, or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

TD/TT/ar
Attachments

cc: Wong Family Limited Partnership, Attn: Dan Wong, 3855 N. Camino Blanco
Tucson, AZ 85718-7237
Projects International, Inc., Attn: Jim Portner, Principal, 10836 E. Armada Lane
Tucson, AZ 85749-9460
Tom Drzazgowski, Chief Zoning Inspector
P18RZ00001 File

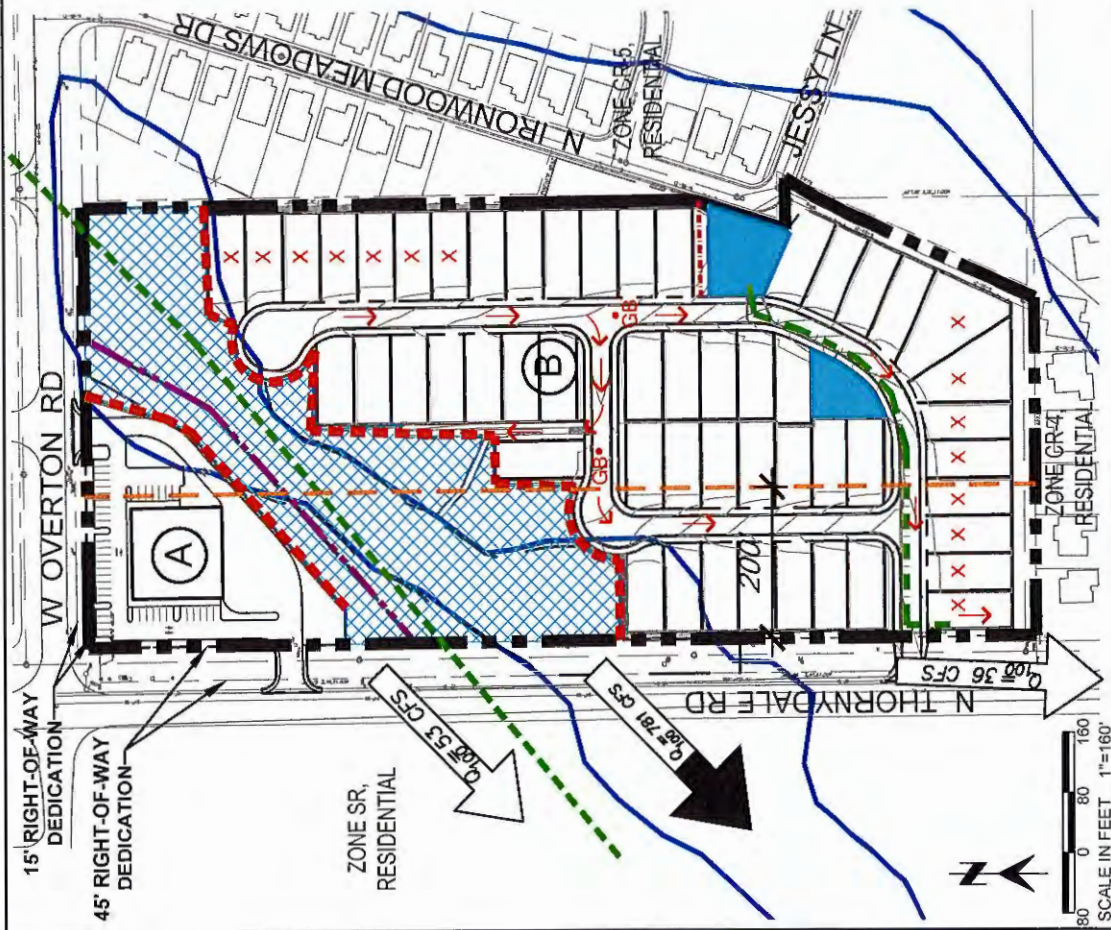
P18RZ00001 WONG FAMILY LIMITED PARTNERSHIP - N.
THORNYDALE ROAD REZONING

Revised Preliminary Development Plan due to neighborhood agreements for one-story dwellings presented to the Planning and Zoning Commission on March 28, 2018.

The site analysis has been updated with the revised PDP.

LEGEND

- PDP Boundary
- New Zoning / Property Boundary
- On-Site CLS Set-Aside Area (Natural Open Space)
- Proposed Bank Protection (Post-Development 100-year Floodplain)
- Proposed Detention Basin
- Mapped Riparian Habitat Important Riparian Areas (CLS-IRA) with underlying Xeroriparian "C"
- Hardy Wash Trail #160 Proposed Alignment
- 20' wide Pedestrian/Emergency Access
- Area A (3.0 AC); Proposed CB-1 zoning (See Proposed Uses; this page right)
- Area B (15.3 AC); Proposed CR-5 zoning (See Proposed Uses; this page right)
- Post-Development Flows / Concentration Points Exiting the Site
- Storm Drain
- Surface Flow Direction
- Grade Break
- Limit of Scenic Route Setback and Color / Height Limitations
- Lots limited to single-story residences



PROJECT AREA
 Overall Rezoning Site Area: 18.30 AC
 Site Area After R.O.W. Dedications: 16.80 AC

PROJECT PARTICULARS
 Existing Zoning: SR
 Comprehensive Plan Designations: NAC & MLIU
 Proposed Zoning: CB-1 & CR-5

PROPOSED USES
AREA A: Commercial/Retail Use with an approximate gross floor area of 18,000 sf. The PDP layout presented here is conceptual in nature and subject to change and refinement at the time the final End-User/Tenant is identified. The intent of this rezoning and PDP is to depict a typical single-tenant commercial development.
AREA B: A single-family detached residential subdivision containing approximately fifty-two (52) lots. Typical lot size is 50'x118'.

BUILDING HEIGHT
AREA A: Maximum commercial building height is thirty-nine (39').
AREA B: Maximum residential height is thirty-four (34'). Project will contain both 1-story and 2-story residences per market needs.

PARKING & LOADING
 Parking and loading will be in accordance with Section 18.75 (Parking & Loading Standards). Final design and compliance with same will be demonstrated at the time of future site development package (for commercial area) and residential subdivision plat review.

RESIDENTIAL SUBDIVISION PUBLIC STREETS
 Proposed Right-of-Way Width: 45'
 Travel Lanes: Minimum Two (2) 12' Lanes
 Curbing: 2' Wedge Curbs on both sides
 Sidewalks: 5' Sidewalks on both sides
 On-Street Parking: Allowed both sides

CONSERVATION LANDS SYSTEM (CLS) PARTICULARS
 Total Natural Open Space provided on-site: Minimum 3.0 AC

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

EXHIBIT II-B
 PRELIMINARY DEVELOPMENT
 PLAN
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Thornydale/Overton
 SEC THORNYDALE ROAD at OVERTON ROAD
 (Ownership Entity: Wong Family Limited Partnership)
 REZONING: SR to CR-5 & CB-1

PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL

GRS
 LANDSCAPE ARCHITECTS, LLC

ALLIANCE
 ENGINEERING, PC
 CIVIL ENGINEERING

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

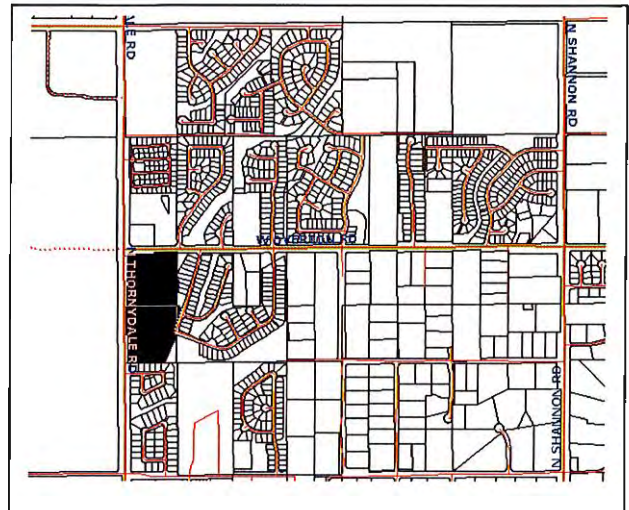
HEARING March 28, 2018

DISTRICT 1

CASE P18RZ00001 Wong Family Limited Partnership - N. Thornydale Road Rezoning

REQUEST Rezone from SR (Suburban Ranch) to CB-1 (Local Business)(3 acres) and CR-5 (Multiple Residence) (15.3 acres) Zone

OWNER Wong Family Limited Partnership
Attn: Dan Wong
3855 N. Camino Blanco
Tucson, AZ 85718-7237



APPLICANT Projects International, Inc.
Attn: Jim Portner, Principal
10836 E. Armada Lane
Tucson, AZ 85749

APPLICANT'S PROPOSED USE

The three parcel, 18.3-acre site will be developed with an 18,000 square feet building for a single tenant commercial use and a 52-lot, single-family residential subdivision.

APPLICANT'S STATED REASON

"The proposed rezoning is a quintessential infill development that wholly fits within an emerging urbanizing context comprised of both older and more recent residential subdivisions, together with substantial areas of commercial and non-residential growth. It will make efficient use of the existing public and private utility infrastructure that is already in-place adjacent to the property."

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the CB-1 (Local Business) (3.0 acres) zone for an 18,000 square feet commercial building and CR-5 (Multiple Residence)(15.3 acres) zone for a 52-lot residential subdivision. Approximately 3 acres of on-site natural open space and approximately 49 acres of off-site natural open space will be provided to meet the conservation guidelines of the Maeveen Marie Behan Conservation Lands System. The site is an infill project and consistent with the density of the nearby and surrounding neighborhoods.

PUBLIC COMMENT

As of March 15, 2018, no public comments have been received.

COMPREHENSIVE PLAN

A comprehensive plan amendment from Low Intensity Urban 0.3 (LIU 0.3) to Neighborhood Activity Center (NAC) for approximately 3 acres and Medium Low Intensity Urban (MLIU) for approximately 15.3 acres was approved by the Board of Supervisors in 2017 by case P16CA00001 with no rezoning policies.

The objective of the NAC land use designation is to provide convenience goods and services within or near suburban residential neighborhoods for day-to-day living needs without attracting vehicle trips from outside the immediate service area. Neighborhood Activity Centers may include a mix of medium density housing types and commercial uses, but do not require a mixed residential and commercial component.

The objective of the MLIU land use designation is to provide a mix of medium density single-family and lower density attached dwelling units and opportunities for a mix of housing types throughout the region. The proposed 3.66 residences per acre (RAC) conforms to the MLIU land use density which allows a maximum of 5 RAC and a minimum of 2.5 RAC.

The NAC and MLIU land use designations further the comprehensive plan objectives by providing a commercial opportunity adjacent to residential uses without generating additional vehicular traffic.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CB-1/CR-5	Walgreens/Unoccupied Commercial/Developed Residential Subdivision
South:	CR-4	Developed Residential Subdivision
East:	CR-5	Developed Residential Subdivision
West:	SR	Arthur Pack Regional Park

North of the subject property lies a Walgreens and a mostly vacant commercial retail/service strip center. The nearest bank, retail, grocery, and shopping center providing local neighborhood services is located approximately one-half mile north of the subject property at the northwest corner of Linda Vista Boulevard and Thornydale. Mountain View High School is located at the southwest corner of Linda Vista Boulevard and Thornydale Road. Several churches are in the immediate area. Recreational opportunities exist within the Arthur Pack Regional Park across Thornydale Road. The park contains a golf course, ball fields, batting cages, basketball courts, playground, soccer fields, and hiking trails within the Maeveen Behan Desert Sanctuary Trails.

PREVIOUS REZONING CASES ON PROPERTY

A previous rezoning was requested by case Co9-79-15 in 1979 for TR (Transitional) and CR-5 (Multiple Residence) zoning that included the adjacent 20 acres to the east. The request was withdrawn by the applicant.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

Rezoning case Co9-15-02 - Briar Rose Lane for SR (Suburban Ranch) to CR-4 (Mixed-Dwelling Type) located approximately one-quarter mile northeast of the subject property. The 9.79-acre rezoning was approved by the Board of Supervisors October 15, 2015 for a 34-lot residential infill development with both on-site and off-site open space conservation.

Rezoning case P15RZ00001 – N. Thornydale Road for SR to CR-4 (5 acres) and CR-5 (Multiple Residence Zone) (13.01 acres) located approximately one-quarter mile north of the subject

property. The 18.01-acre rezoning was approved January 19, 2016 for a 36-lot single family residential infill development with both on-site and off-site open space conservation.

Rezoning case P15RZ00003 – W. Hardy Road for SR to CR-5 located on the south side of Hardy Road approximately one-third mile southeast of the subject property. The 30-acres rezoning was approved January 19, 2016 for an 84-lot single family residential infill development with both on-site and off-site open space conservation.

Rezoning case P15RZ00004 – N. Thornydale Road for SR to CR-5 located at the northwest corner of N. Thornydale Road and W. Magee Road approximately one and a quarter mile south of the subject property. The 17.77-acre rezoning was approved January 19, 2016 for a 28-lot single family residential infill development with both on-site and off-site open space conservation.

Rezoning case P15RZ00005 – N. Thornydale Road for SR to CB-1 (8.19 acres) and SR @ (46.7 acres) approximately one-third mile south of the subject property. The 55-acres rezoning was approved January 19, 2016 for a commercial shopping center (8.19 acres) and natural open space (46.7 acres) to meet the conservation requirements.

Rezoning case P16RZ00005 - W. Hardy Road for SR to CR-5 for 19.81 acres located approximately 100 feet to the southeast across Hardy Road for a 55-lot single family residential infill development with both on-site and off-site open space conservation was approved by the Board of Supervisors on September 6, 2016.

Past activity:

There has been a substantial amount of land in the vicinity of the site that has been rezoned from original SR. An attached map shows properties (in blue) within approximately one mile of the site for which rezoning requests have been made from 1961 to 2006. Most rezonings were approved. Some were withdrawn or denied.

Areas adjacent to and near the site were rezoned in the 1980's and early 1990's to CR-4, CR-5, and TR with resultant single-family subdivision lot development despite some instances of original rezoning approvals for attached townhome and condominium style development. There has also been a number of lower density CR-1 (Single Residence) rezonings in the general area as shown by acre-sized parcels.

Rezonings resulting in commercial service and apartment development have also occurred, including a shopping center and apartments at, and near the northwest corner of Thornydale Road and Linda Vista Boulevard and retail and other commercial buildings at the northeast corner of Thornydale Road and Overton Road.

MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM (MMBCLS)

The subject property is located within the Maeveen Marie Behan Conservation Land System classified as Important Riparian Area (3.51 acres), Multiple Use Management Area (14.5 acres), and the site is covered by Special Species Management Area. The MMBCLS conservation guidelines allow both on-site and off-site natural open space set asides to meet the conservation policies. The natural open space provided within this project totals approximately 23% of the site after street dedications. The proposed off-site mitigation of dedicated natural open space will make up the remaining difference and be calculated during the subdivision platting process when the off-site set aside location has been formally negotiated and approved.

PLANNING REPORT

Staff supports the request because the proposed residential development is compatible with the surrounding existing residential, public recreational opportunities, public school, and commercial uses. Concurrency of infrastructure exists to serve the use. The subject property is an infill property that will contain a similar density as the surrounding area.

The property is relatively flat, is mostly undisturbed and is traversed by a tributary to the Hardy Wash, designated as an Important Riparian Area. The property contains relatively dense populations of saguaros and ironwood trees. The site analysis demonstrates that approximately thirty-two percent of the ironwood trees and approximately thirteen percent of saguaros will be preserved in place in the on-site natural open space. Much of the salvaged vegetation from on-site will be incorporated into the proposed bufferyards, detention basins and streetscapes within the subdivision. A native plant preservation plan will be submitted with the subdivision plat. A minimum 10-foot bufferyard "D" is proposed along Thornydale Road, designated as a Major Street and Scenic Route (MSSR) on the Major Streets and Scenic Routes plan. The remaining proposed bufferyards will meet the required type and width during subdivision platting. The property's southern boundary contains a sewer easement that will limit planting of canopy trees and shrubs and will be coordinated with Regional Wastewater Reclamation Department for the location and placement of the bufferyard plantings. Significant vegetation is located within the riparian area of the Hardy Wash tributary that is mostly preserved as natural area. The Pima County Hardy Wash Singletrack Trail #160 alignment is located within the wash. A trail easement will be provided with the subdivision plat for future construction of the trail.

The site will be served by three access drives, two on Thornydale Road and one onto Overton Road. The commercial property will be accessed by one driveway onto Thornydale Road and one driveway onto Overton Road. The residential subdivision will be served by a separate access drive onto Thornydale Road. Within 200 feet of Thornydale Road (MSSR), a maximum height of 24 feet is allowed and the structures are required to be earth tone in color. The commercial site will be required to meet a 20% clear view corridor if the height of the building exceeds 24 feet. The residential component of the rezoning proposal includes lots of approximately 5,900 square feet, one-story and two-story dwelling units with a maximum height of 34 feet except for the lots affected by the scenic area of applicability.

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection. Minor Concurrency Concern with Thornydale Road.
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
PARKS AND RECREATION	Yes	No objection
WATER	Yes	Will-serve letter contained in Site Analysis

CONCURRENCY CONSIDERATIONS		
SCHOOLS	Yes	Capacity response letter from Marana USD in site analysis.

TRANSPORTATION REPORT

There is a secondary transportation concurrency concern for this request due to the overcapacity nature of Thornydale Road. The proposed 52 single family homes could generate approximately 520 ADT. An additional 18,000 square feet of commercial retail is proposed at the corner. Trip generation for the commercial area could vary based on the tenant; however, it is estimated around 773 trips per day. This is a total of 1,293 trips per day.

Two access points on Thornydale Road are proposed. One would serve the commercial development and one would serve the residential subdivision. One access point on Overton Road is proposed for the commercial development. The Subdivision and Development Street Standards require two access points for the proposed residential units. To meet the connectivity standards, the Department of Transportation would prefer connecting the proposed internal street to the existing Ironwood Meadows Drive. Ironwood Meadows Drive is a public right-of-way that connects to Overton Road. The applicant states that due to neighborhood concerns, the existing residents would not want this road connected as it may cause cut through trips. This is probable should the connector road be public and a direct route (straight road) between Overton Road and Thornydale Road.

Balancing concerns of the neighborhood, while meeting the standards and policies of the county, the Department of Transportation will require an emergency access connection between the two neighborhoods. The proposed development should not be walled off from the existing development along the proposed detention basin or along the common area between the two developments. These areas should be landscaped and designed to create a more cohesive feel between the two neighborhoods. Ideally, the roadway configuration should be considered, as a connector road could be designed in a way that limits cut-through traffic, while still providing the needed connectivity. The new development could essentially be developed as a phase of the adjacent project. Should the design of this subdivision be revisited to include connection to the adjacent subdivision, the Department of Transportation would have no objection.

Overton Road is a three-lane, low-volume arterial with a planned right-of-way of 90 feet. The existing right-of-way is 75 feet. A dedication of 15 feet will be required as a condition of the rezoning request (#2B). Overton Road does not extend west of Thornydale Road. To the east, Overton Road extends past La Cholla Boulevard and merges into Hardy Road. Overton Road has a posted speed of 45 miles per hour (mph), with a capacity of 16,700 average daily trips (ADT). The current traffic count is 8,032 ADT.

Thornydale Road has an existing right-of-way of approximately 100 feet. Thornydale Road is a three-lane roadway with a continuous center, left turn lane. The future right-of-way is 150 thus a 45-foot dedication will be a condition of this rezoning (#2A). There are no curbs, sidewalks, or bike lanes. The posted speed is 45 mph, with a capacity estimated at 16,700 ADT. Improvements are schedule for Thornydale Road including repaving of the road and paved shoulders. The most recent traffic count is 19,189 ADT Cortaro Farms Road and Overton Road.

The Department of Transportation has no objection to this request subject to the addition of rezoning conditions #2A-E.

FLOOD CONTROL REPORT

Regional Flood Control District has reviewed this request and has the following comments:

1. The two most northerly lots adjacent to Thornydale Road encroach into riparian habitat and floodplain. This encroachment appears to shift the Hardy Wash flow north of the existing low point of Thornydale. Reconfiguration of lots may be required unless the drainage report shows that developed conditions will approximate existing conditions at the Thornydale right-of-way.
2. The Tentative Plat shall show on-site habitat mitigation and first flush retention in the overbank floodplain area that is proposed to receive on-site drainage from the northern residential watershed.
3. A more curvilinear alignment for the bank protection is recommended.
4. The applicant has submitted a will-serve letter from Metropolitan Water District who does deliver renewable and potable water in this location. The applicant has not included a description of the conservation measures to be used or commitment to obtain 15 points at the time of rezoning. At a minimum the latter is required.
5. As required, staff has conducted the Water Resources Impact Analysis (WRIA), including providing demand projections as follows:
 - a. The site is within the Metropolitan Water District Main Service Area wherein Renewable and Potable Water is served.
 - b. Projected demand at build-out under existing zoning is 38.11 acre feet per year. Projected demand under the proposed project is less, around 30 acre feet per year.
 - c. Per the ADWR Well Inventory the closest well, owned by Pima County Parks and Recreation, had depth to groundwater of 273 feet when drilled in 1982.
 - d. The site is within the Tucson Active Management Area modeled by the Safe Yield Task Force and is in an area wherein approximately 25' of water table decline is expected and to be over 300 feet deep by 2025.
 - e. The site is not located within a covered subsidence zone.
 - f. The nearest Groundwater Dependent Ecosystem is over a mile away.
 - g. The site is not within an Isolated Basin, and the depth to bedrock ranges from 1600 to 3200 feet.

In conclusion the District finds that the project meets concurrency requirements and has no objection subject to the recommended conditions #3A and B.

WASTEWATER RECLAMATION REPORT

The rezoning area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the Canada del Oro Interceptor. Capacity for the proposed development is currently available in the public sewer G-84-024, downstream from manhole 4201-17-01 and in the public sewer G-87-170, downstream from manhole 5079-06 (No. 2017-258 Type II, dated December 20, 2017).

The Planning Section of the Pima County Regional Wastewater Reclamation Department has no objection to the request subject to the addition of rezoning conditions #4A-F.

ENVIRONMENTAL PLANNING REPORT

Site Conservation Values

- The approximately 18-acre site lies entirely within the Maeveen Marie Beehan Conservation Land System (MMBCLS), with Important Riparian Area and Multiple Use Management Area designations. The entire site is designated as a Special Species Management Area (SSMA).
- The subject property is considered to be of low to medium value as potential habitat for the cactus ferruginous pygmy-owl (CFPO) and it lies within the Priority Conservation Area (PCA)

for this species (Priority 1); however, none have been detected in Northwest Tucson since 2006 when the last known CFPO was captured and placed in a captive breeding program.

- The subject property is considered to be of medium value as potential habitat for Lesser long-nosed bats (a federally-endangered species); however, it lies outside the PCA for this species.
- The subject property is considered low to medium value as potential habitat for the Western burrowing owl, but it lies outside the PCA for this species.
- The subject property lies outside the range of the Pima pineapple cactus and needle-spined pineapple cactus.
- There are a total of 184 saguaros on-site; 65 are 6 feet or less, and 119 are greater than 6 feet. There are 82 ironwood trees onsite.
- The un-named wash that crosses the site is a resource feature that has both on- and off-site importance; it supports and is a tributary to Hardy Wash. Disturbances to these resources are regulated by the Regional Flood Control District according to the Watercourse and Riparian Protection and Mitigation Requirements of Pima County Code Title 16.
- The subject property was not identified for acquisition under the County's Open Space Bond Program

Landscape Context

The site is in an area of Northwest Tucson that is transitioning from low density residential uses to higher-intensity residential and commercial uses. Adjacent properties to the south and east are zoned for medium and high density residential uses (CR-3 and CR-5, respectively), property to the north is zoned for commercial uses, and property to the west – County-owned Arthur Pack Park-is zoned SR.

The subject property does not occur within or near any CLS Critical Landscape Connection or any wildlife linkage or movement area identified by the Arizona Department of Transportation or Arizona Game and Fish Dept. The subject property is located directly east of Arthur Pack Park, a County-owned preserve, and less than a mile southeast from the Stevens Property, another County-owned preserve acquired by the Pima County Department of Transportation as mitigation. It is also approximately one mile east of a third County-owned preserve acquired by the Regional Flood Control District under the Floodprone Lands Acquisition Program, which is located directly west of Arthur Pack Park. The subject property is also approximately 1/3 of a mile north of Tucson Audubon's Mason Center.

Landscape connectivity is generally constrained to the south, east, and north of the site due to medium and high intensity residential uses and commercial uses that are less friendly to retaining native biological resources. While there is connectivity (across Thornydale Road) to Arthur Pack Park from this property, wildlife movement opportunities beyond the Park to larger blocks of habitat such as Tortolita Mountain Park to the north or the Canada del Oro Wash to the south are limited.

Potential Impact to Biological Resources and CLS

According to the Preliminary Development Plan, the overall rezoning site area is 18.3 acres, which will be reduced to 16.8 acres after the required right-of-way designations. According to the PDP, approximately 13 acres will be disturbed. In keeping with the applicant's stated intent to fully comply with the CLS Conservation Guidelines ratio of four (4) acres of conservation for every acre of development within the SSMA designation, a total of 52 acres of Natural Open Space (NOS) will be provided, in a combination of on- and off-site areas. The PDP proposes on-site NOS of approximately 3 acres; the balance of 49 acres is, therefore, to be provided off-site.

Approximately 24 of the 184 saguaros on-site will be preserved in place (13%), including three (3)

of the 65 saguaros that measure six (6) feet or less and 21 of the 119 saguaros that measure over six (6) feet. Approximately 26 of the 82 Ironwoods on site will be preserved in place (32%). Impacts to native vegetation and specifically saguaros and ironwoods will be addressed when the proposed development is subject to the applicability of the Native Plan Preservation Ordinance (Pima County Zoning Code, Section 18.72)

Given the site's on-site resources, landscape context, and the applicant's stated intent to fully comply with the CLS Conservation Guidelines with both on-site and off-site set-aside of NOS in conjunction with the following recommended Special Conditions, this project is not expected to significantly alter the condition or integrity of biological resources in the area or the viability of the CLS.

Recommendations

Should the Board of Supervisors approve this rezoning request, staff recommends the addition of conditions #5A-B.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of condition #6.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

United States Fish and Wildlife has no comment.

WATER DISTRICT REPORT

Metro Water District has no comment. A will-serve letter is contained within the site analysis.

SCHOOL DISTRICT REPORT

The Marana Unified School District has capacity to serve the proposed development. A letter of capacity to accommodate future students is contained with the site analysis.

FIRE DISTRICT REPORT

Northwest Fire District has no objection to this request.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

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

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. The property owner shall dedicate 45 feet of right-of-way for Thornydale Road, the right-of-way shall be dedicated to Pima County within 45 days of Board of Supervisors approval of the rezoning.
 - B. The property owner shall dedicate 15 feet of right-of-way for Overton Road.
 - C. The property is limited to two access points on Thornydale Road, and one access point on Overton Road.
 - D. An emergency access/pedestrian crossing shall be located between the rezoning site and Ironwood Meadows Drive.

- E. The subdivision shall be designed to the greatest extent possible to create cohesive pedestrian access. The proposed detention basin on the eastern boundary of the property shall not be walled off from the neighboring subdivision.
3. Regional Flood Control District conditions:
- A. The Tentative Plat shall show on-site habitat mitigation and first flush retention in the overbank floodplain area and shall be designed to utilize on-site drainage that is proposed to be received from the northern residential watershed shown on the PDP.
 - B. At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points including water harvesting to support the riparian habitat mitigation area.
4. Regional Wastewater Reclamation Department conditions:
- A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning conditions:
- A. The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System (CLS) Conservation Guidelines by providing a total of 52 acres as Natural Open Space (NOS). Should the developed area be reduced from that which is reflected in the Preliminary Development Plan (PDP), the property owner shall provide a minimum of four (4) acres of natural open space for every acre developed in order to achieve full compliance with the CLS Conservation Guidelines. No less than 3 acres of NOS will be provided on-site and will conform to

the approximate location and configuration shown on the approved PDP. The difference between the total 52 acres of NOS and NOS provided on-site will be provided off-site. Off-site NOS must conform to the CLS Off-site Mitigation Policies found in Pima Prospers, Pima County's 2015 Comprehensive Land Use Plan (Section 3.4 Environmental Element, Policy 11: "Conservation Lands System Mitigation Lands") and must comply with all of the following:

- 1) Off-site NOS is acceptable to the Pima County Planning Official or their designee; and
 - 2) Prior to the approval of the final plat, off-site NOS will be permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or their designee.
- B. Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

6. Cultural Resources condition: 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.

7. Adherence to the preliminary development plan as approved at public hearing.
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
9. The property owner shall execute the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning, or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

Respectfully Submitted,



Terrill L. Tillman
Principal Planner

c: Projects International, Inc., Attn: Jim Portner, Principal, 10836 E. Armada Lane
Tucson, AZ 85749

Wong Family Limited Partnership, 3855 N. Camino Blanco, Tucson, AZ 85718-7327

Case #: P18RZ00001

Case Name: WONG FAMILY LP - N. THORNYDALE ROAD REZONING

Tax Code(s): 22502027F, 22502027J, 22502027G



0 285 570 1,140 Feet

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10



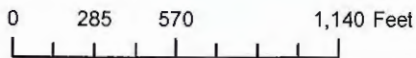
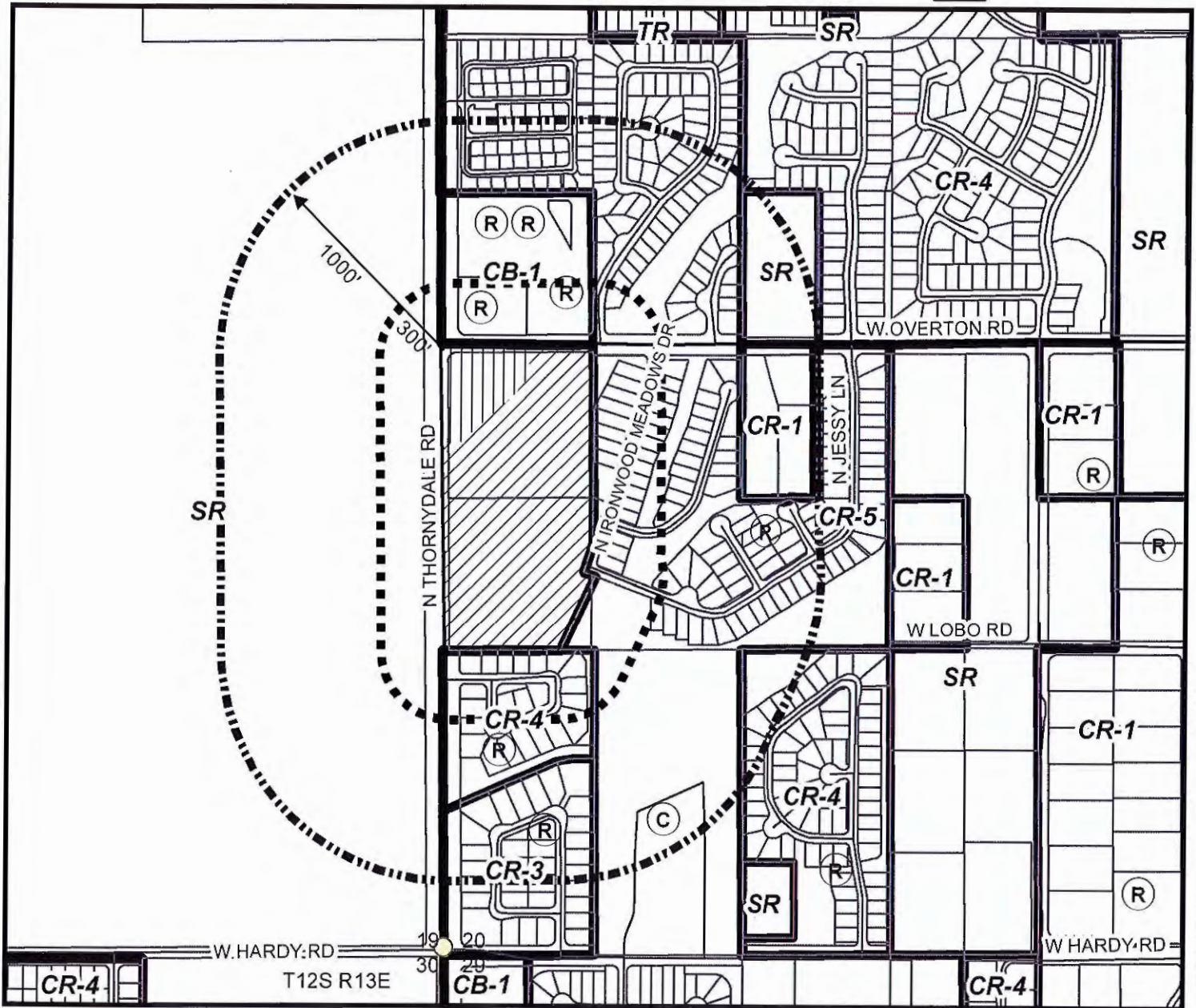
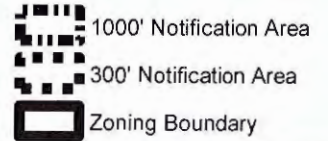
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Map Date: 3/06/2018 - ds

Case #: P18RZ00001

Case Name: WONG FAMILY LP - N. THORNYDALE ROAD REZONING

Tax Code(s): 22502027F, 22502027J, 22502027G



Area of proposed rezoning from SR to CB-1
 Area of proposed rezoning from SR to CR-5



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**



Notes:

PIMA COUNTY COMPREHENSIVE PLAN C07-13-10

Planning & Zoning Hearing: 3/28/18 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 161

Map Scale: 1:8,000

Map Date: 3/06/2018 - ds



PROJECT AREA
 Overall Rezoning Site Area: 18.30 AC
 Site Area After R.O.W. Dedications: 16.80 AC

PROJECT PARTICULARS
 Existing Zoning: SR
 Comprehensive Plan Designations: NAC & MLIU
 Proposed Zoning: CB-1 & CR-5

PROPOSED USES
 AREA A: Commercial/Retail Use with an approximate gross floor area of 18,000 sf. The PDP layout presented here is conceptual in nature and subject to change and refinement at the time the final End-User/Tenant is identified. The intent of this rezoning and PDP is to depict a typical single-tenant commercial development.
 AREA B: A single-family detached residential subdivision containing approximately fifty-two (52) lots. Typical lot size is 50'x118'.

BUILDING HEIGHT
 AREA A: Maximum commercial building height is thirty-nine (39').
 AREA B: Maximum residential height is thirty-four (34'). Project will contain both 1-story and 2-story residences per market needs.

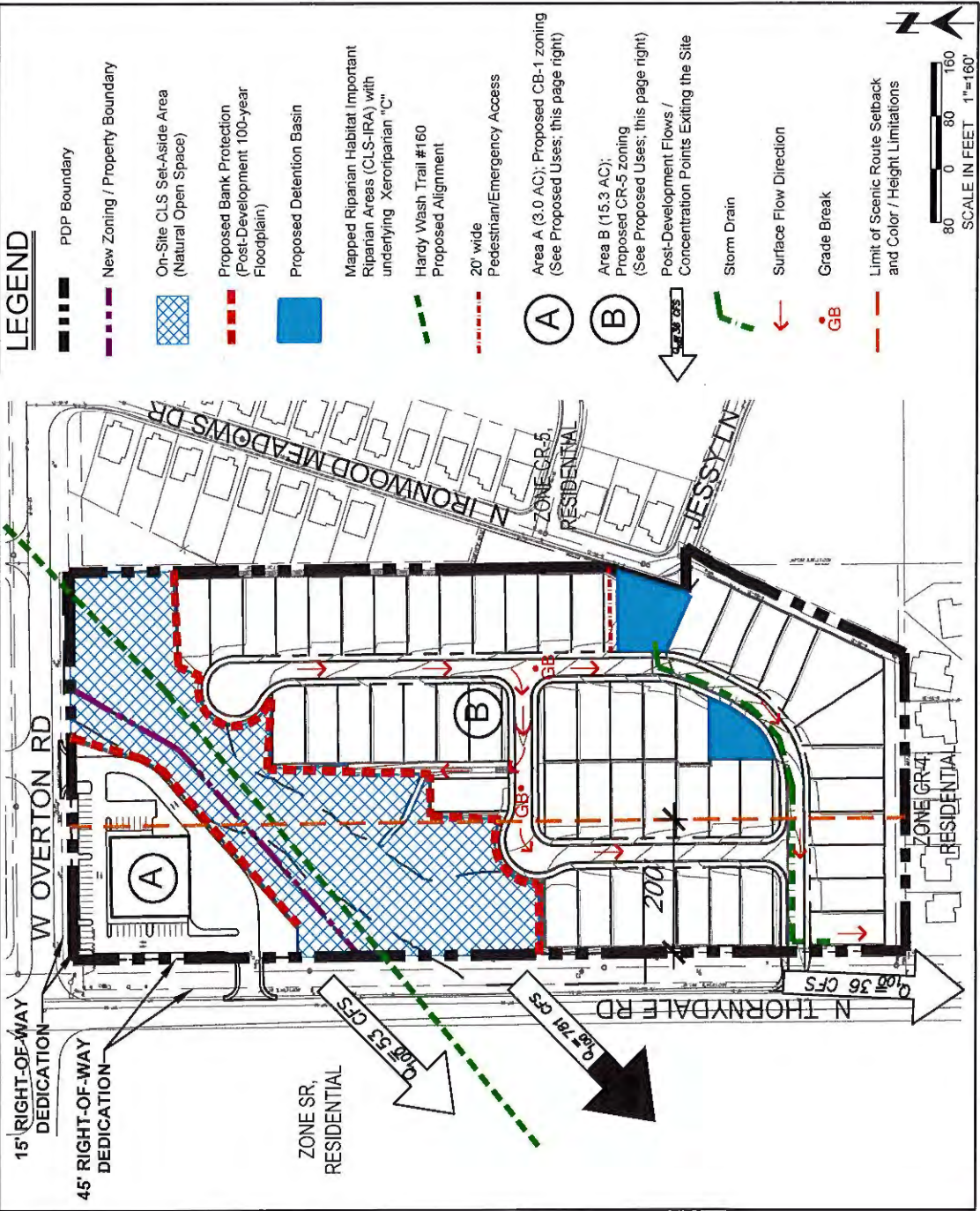
PARKING & LOADING
 Parking and loading will be in accordance with Section 18.75 (Parking & Loading Standards). Final design and compliance with same will be demonstrated at the time of future site development package (for commercial area) and residential subdivision plat review.

RESIDENTIAL SUBDIVISION PUBLIC STREETS
 Proposed Right-of-Way Width: 45'
 Travel Lanes: Minimum Two (2) 12' Lanes
 Curbing: 2' Wedge Curbs on both sides
 Sidewalks: 5' Sidewalks on both sides
 On-Street Parking: Allowed both sides

CONSERVATION LANDS SYSTEM (CLS) PARTICULARS
 Total Natural Open Space provided on-site: 3.8 AC

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

EXHIBIT II-B
 PRELIMINARY DEVELOPMENT
 PLAN
 PAGE 35

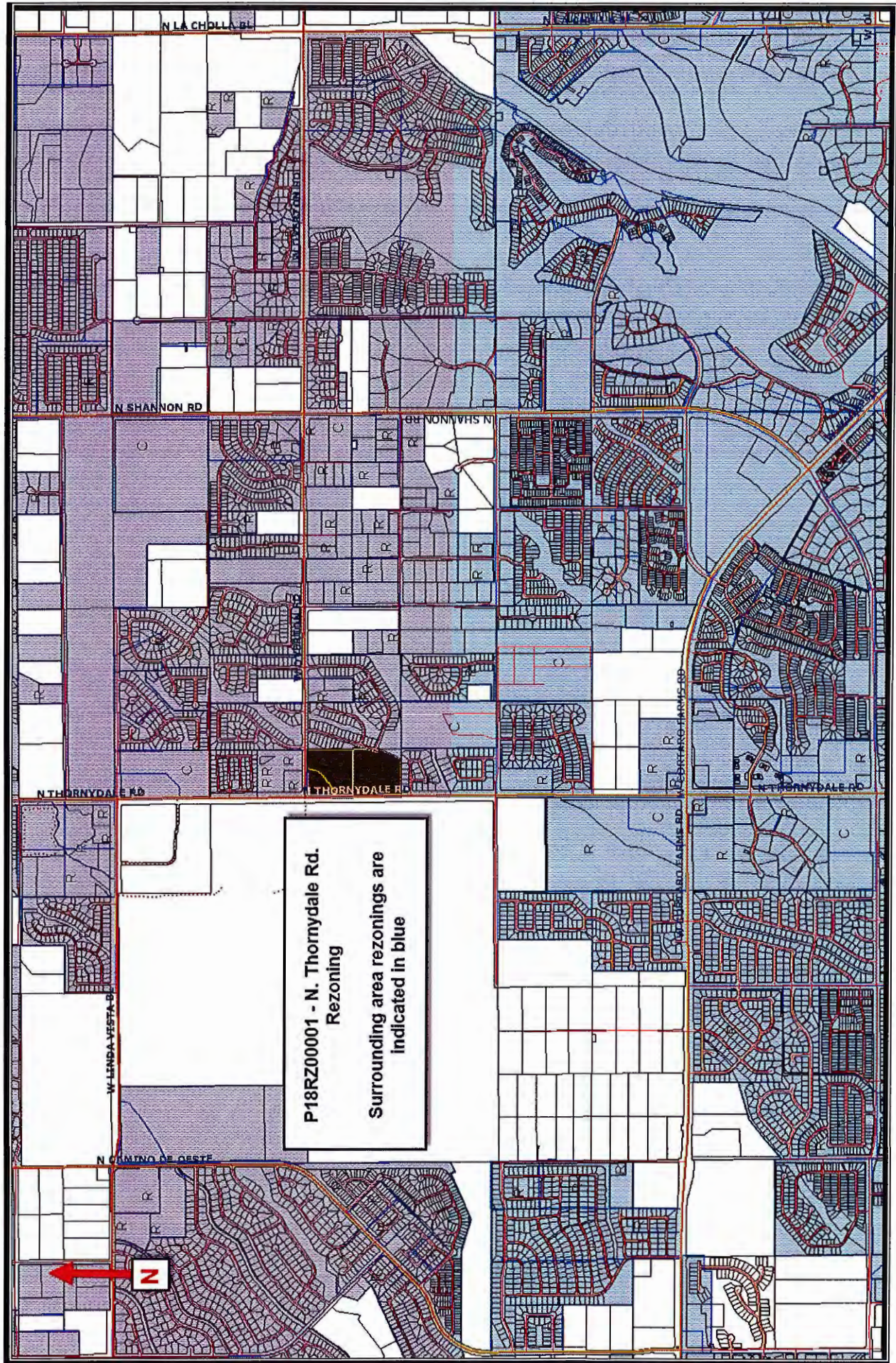


Thornydale/Overton
 SEC THORNYDALE ROAD at OVERTON ROAD
 (Ownership Entity: Wong Family Limited Partnership)
 REZONING: SR to CR-5 & CB-1

PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL

ALLIANCE
 ENGINEERING, PC
 CIVIL ENGINEERING

GRS
 LANDSCAPE ARCHITECTS, LLC





Neighborhood Activity Center (NAC)

Objective: To designate lower intensity mixed-use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium-density residential uses, and are to be located on arterials. Smaller mixed-use centers may contain medium-density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed-use project; however, the application must demonstrate how the project serves to create or enhance the mixed-use character of the designated activity center as a whole.

Residential Gross Density: Residential gross density, if applicable, shall conform to the following:

- 1) Minimum – 5 RAC
- 2) Maximum – 12 RAC.

Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:

- 1) Minimum – 5 RAC
- 2) Maximum – 8 RAC.

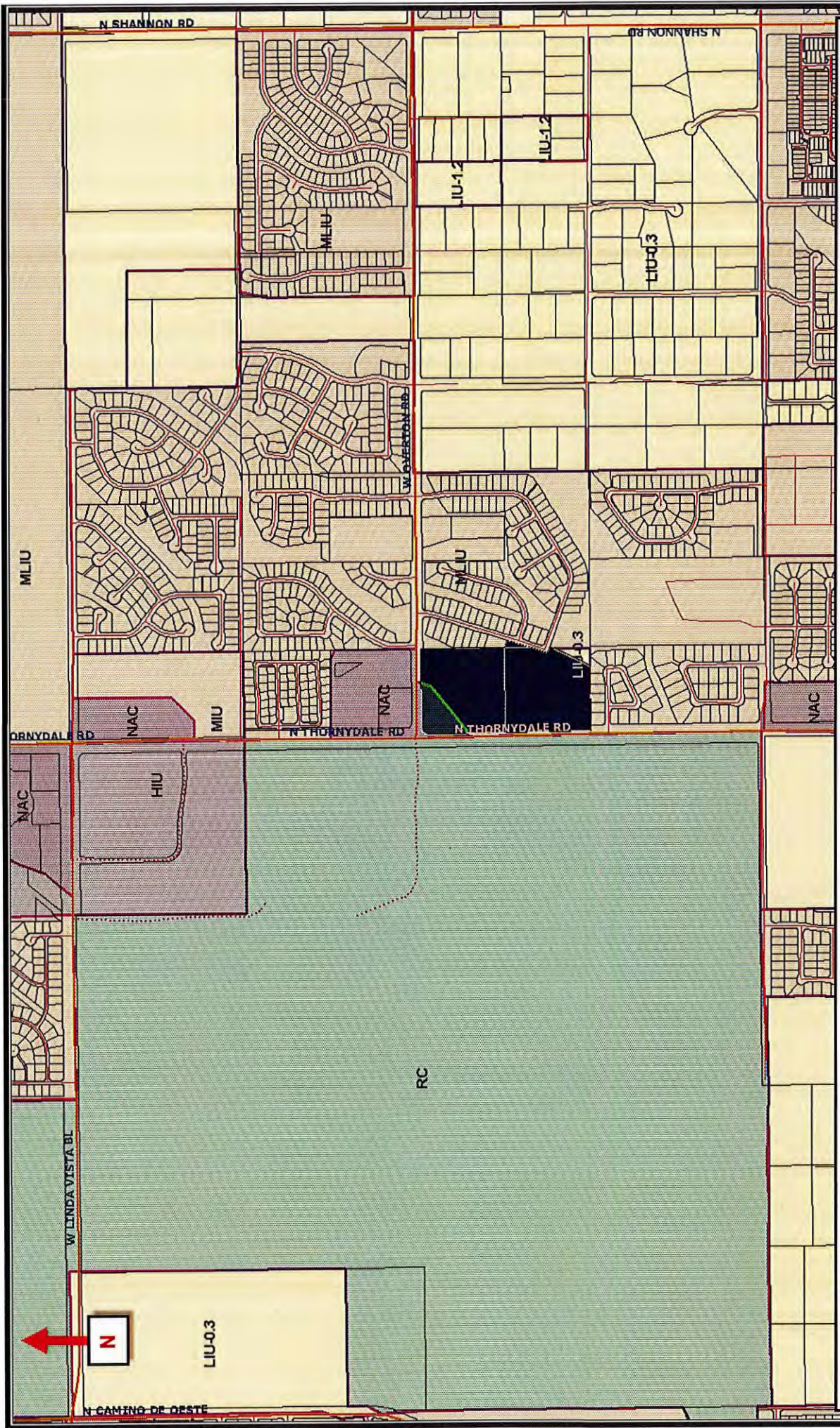


Medium Low Intensity Urban (MLIU)

- a. 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.

- b. Residential Gross Density: Residential gross density shall conform to the following:
 - 1) Minimum – 2.5 RAC
 - 2) Maximum – 5 RAC.

- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements.
 - 1) Minimum – 2.5 RAC
 - 2) Maximum – 4 RAC.



Comprehensive Planning Area: Tortolita
 Comprehensive Land Use Designation: Neighborhood Activity Center (NAC) and Medium Low Intensity Urban (MLIU)
 No Rezoning or Special Area Policies





PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

10836 E. Armada Lane
Tucson, Arizona 85749-9460
520-850-0917
jportner@projectsintl.com
www.projectsintl.com

FROM: Jim Portner, Projects International, Inc.
DATE: March 1, 2018
RE: **Invitation to Attend a Neighborhood Meeting Regarding a Proposed Rezoning
18 Acres at the Southeast Corner of Thornydale Road @ Overton Road
Pima County Rezoning Case No. P18RZ00001**

I'm sending you this information because you own property, or are a representative of a nearby homeowners or neighborhood association, within 1000' of a request we have filed with Pima County to rezone the eighteen acres of vacant land at the southeast corner of Thornydale Road at Overton Road.

I am the project manager for the rezoning effort, which is a request for CB-1 zoning at the immediate corner for a commercial building, together with a request for CR-5 zoning on the balance of the property to build fifty-two (52) single-family detached homes. The Hardy Wash channel that runs through the property will be left as it is within a larger corridor that is being maintained as natural area.

This same property was approved by the Board of Supervisors for an amendment to the Pima County Comprehensive Plan in 2017. As such, the property is designated a combination of *Neighborhood Activity Center (NAC)*, to allow for the commercial corner, and *Medium-Low Intensity Urban (MLIU)* to provide for the proposed single-family detached residences. Our rezoning application is the next step in the development process. The proposed design is fully consistent with the approved comprehensive plan amendment, as well as with the public representations that were made for the property at that time.

If our rezoning request is approved by the Board of Supervisors, it would then be followed by final subdivision platting and site engineering, which requires an additional significant amount of time. With all of the required regulatory and permitting processes involved, any physical site development or actual construction on the property would likely not begin for nearly a year. This timing would dovetail well with the repaving of Thornydale Road by the Pima County Department of Transportation (DOT), which is scheduled for completion in late 2018 or early 2019. DOT's work will include the complete milling and repaving of the current roadway surface, as well as the addition of new paved shoulders on both sides of the street.

We have scheduled a neighborhood meeting on this rezoning application to provide a forum for your comments and for answering your questions. The meeting will take place as follows:

**Thursday, March 15, 2018
6:15 PM to 7:45 PM
Mountain View Baptist Church – Main Auditorium
3500 W. Overton Road (approximately ¼ mile east of Thornydale Road)
Tucson, AZ 85742**

Enclosed you will find a *Fact Sheet*, as well as a copy of the required *Preliminary Development Plan (PDP)* that accompanies our current rezoning application. The *PDP* provides a schematic of our development program for the property and illustrates our conformance with the previously approved comprehensive plan amendment.

Please be advised that, in addition to our above neighborhood meeting, a public hearing on this item will occur before the Pima County Planning & Zoning Commission on March 28, 2018. After that, a second public hearing will be scheduled before the Board of Supervisors, who will make the ultimate decision on this rezoning application. You will receive separate notices directly from Pima County on both of these public hearings.

I encourage you to attend the above neighborhood meeting. If you cannot, please feel to call my personal cell phone (520.850.0917) with any questions you might have, or email me at: jportner@projectsintl.com.

Note: This mailing has been sent to a list of surrounding property owners that was generated using Pima County property-ownership information within its geographic information system (GIS) and on file with the Pima County Assessor's Office. I apologize if the name or address information on your envelope is incorrect in any way.

Fact & Information Sheet

Application & Request to Rezone an 18-Acre Property Southeast Corner of Thornydale Road @ Overton Road Pima County Rezoning Case No. P18RZ00001

- **Property Location:** at the immediate southeast corner of Thornydale Road at Overton Road.
- **Property Size:** approximately eighteen (18.3) acres.
- **Existing Comprehensive Plan Designation:** *Neighborhood Activity Center (NAC)* and *Medium-Low Intensity Urban (MLIU)*, as approved by the Pima County Board of Supervisors under Case No. P16CA00001 and per adopted Resolution No. 2017-04.
- **Existing Use of the Property:** the property is vacant.
- **Proposed Use of the Property:** a commercial building at the immediate corner of the street intersection, together with a residential subdivision of fifty-two (52) single-family, detached residences on the balance of the property. The proposed residential lot sizes are comparable to those in the existing residential neighborhoods that border the site.
- **Existing/Proposed Zoning:** Existing zoning is SR (Suburban Ranch). The proposed zoning is a combination of CB-1 and CR-5.
- **Zoning and Use of Surrounding/Adjacent Properties:** Developed residential subdivisions adjoin the property to the northeast (Kachina Meadows; 82 lots), east (Ironwood Hills; 103 lots), and south (Hardydale I & II; 54 lots). To the west (across Thornydale Road) is Arthur Pack Regional Park. To the north (across Overton Road) is the existing Walgreens Drug Store and adjoining shop spaces.
- **Consistency of Requested Zoning with that of the Surrounding Properties:** The existing residential subdivisions adjoining the subject property were all originally zoned SR (Suburban Ranch) and were similarly rezoned to CR-4 or CR-5 for denser development. The Walgreens property across the street is zoned CB-1.
- **Impact on Traffic, Drainage:** Thornydale Road is being prepared for a complete milling and repaving from Cortaro Farms Road to Linda Vista Drive. This repaving effort will be completed in late 2018 or early 2019. With respect to drainage, there will be no downstream impacts. The existing Hardy Wash channel through the site will be maintained within a natural area.
- **Public Process:** A public hearing will be held on the matter before the Planning & Zoning (P&Z) Commission on March 28, 2018. A Board of Supervisors (BOS) meeting will then be scheduled following the P&Z hearing; the BOS will make the final decision on this rezoning request. You will receive separate notices for these hearings directly from Pima County.
- **Contact Information:** please contact Jim Portner of Projects International, Inc. with any questions or comments you might have. My personal cell phone is 520.850.0917 and my email is jportner@projectsintl.com. If you are unable to attend our neighborhood meeting on March 28, 2018, I am glad to meet with you personally, at your convenience, to discuss this request.

This is an information/fact sheet prepared by Jim Portner of Projects International, Inc. on behalf of the property owner. It is intended to communicate the major points of this request to rezone the property. Further detail is contained in other elements of this information packet.

PROJECT AREA
 Overall Rezoning Site Area: 18.30 AC
 Site Area After R.O.W. Dedications: 16.80 AC

PROJECT PARTICULARS
 Existing Zoning: SR
 Comprehensive Plan Designations: NAC & MLIU
 Proposed Zoning: CB-1 & CR-5

PROPOSED USES
 AREA A: Commercial/Retail Use with an approximate gross floor area of 18,000 sf. The PDP layout presented here is conceptual in nature and subject to change and refinement at the time the final End-User/Tenant is identified. The intent of this rezoning and PDP is to depict a typical single-tenant commercial development.
 AREA B: A single-family detached residential subdivision containing approximately fifty-two (52) lots. Typical lot size is 50'x118'.

BUILDING HEIGHT
 AREA A: Maximum commercial building height is thirty-nine (39').
 AREA B: Maximum residential height is thirty-four (34'). Project will contain both 1-story and 2-story residences per market needs.

PARKING & LOADING
 Parking and loading will be in accordance with Section 18.75 (Parking & Loading Standards). Final design and compliance with same will be demonstrated at the time of future site development package (for commercial area) and residential subdivision plat review.

RESIDENTIAL SUBDIVISION PUBLIC STREETS
 Proposed Right-of-Way Width: 45'
 Travel Lanes: Minimum Two (2) 12' Lanes
 Curbing: 2' Wedge Curbs on both sides
 Sidewalks: 5' Sidewalks on both sides
 On-Street Parking: Allowed both sides

CONSERVATION LANDS SYSTEM (CLS) PARTICULARS
 Total Natural Open Space provided on-site: 3.8 AC

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

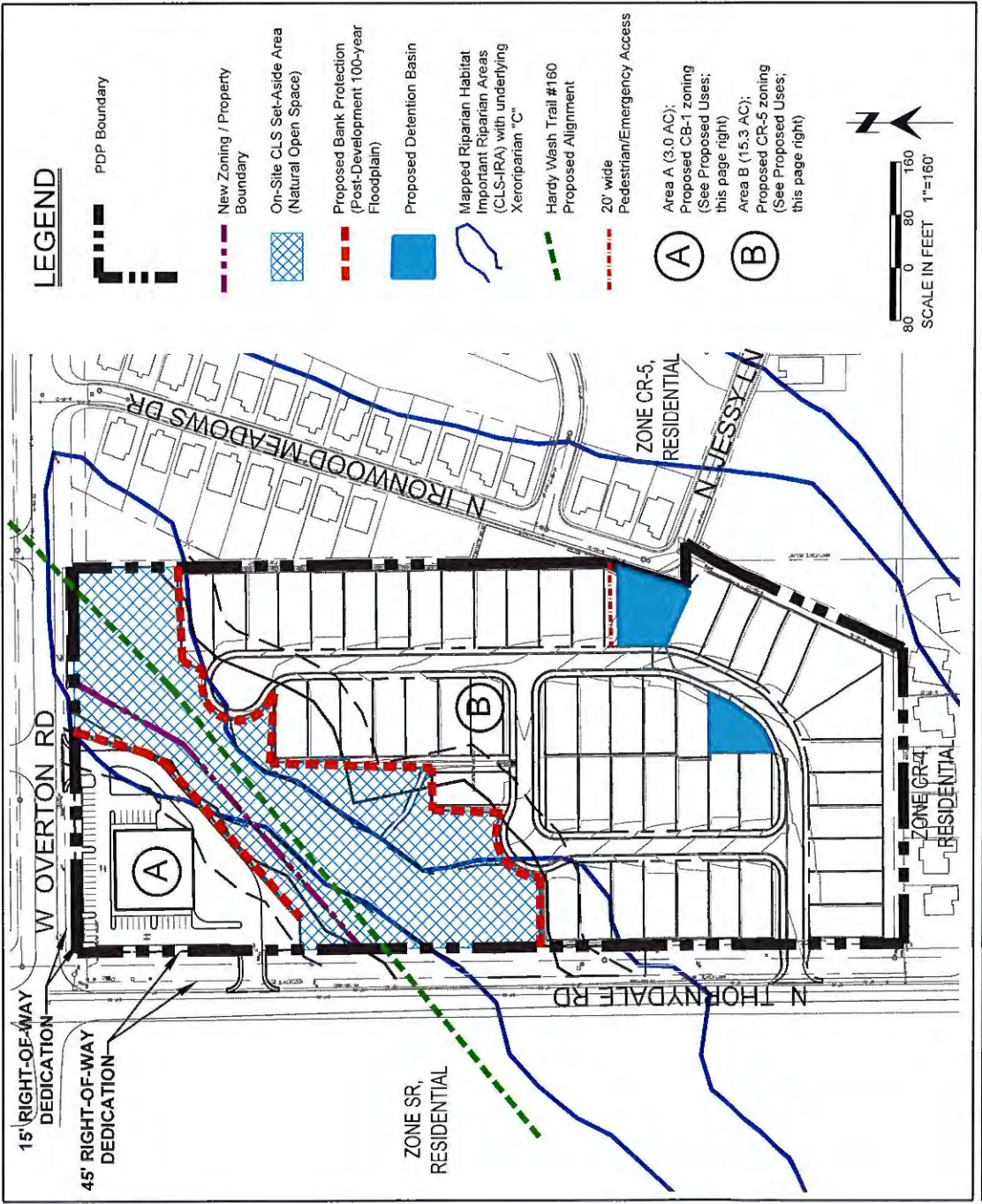


EXHIBIT II-B
 PRELIMINARY DEVELOPMENT PLAN
 PAGE 35

Thornydale/Overton
 SEC THORNYDALE ROAD at OVERTON ROAD
 (Ownership Entity: Wong Family Limited Partnership)
 REZONING: SR to CR-5 & CB-1

PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL

GRS
 LANDSCAPE ARCHITECTS, LLC

ALLIANCE
 ENGINEERING, PC
 CIVIL ENGINEERING

Sign-In Sheet

Full-Notice Neighborhood Meeting
 P18RZ00001 – Wong Family Limited Partnership – SEC Thornydale Road @ Overton Road
 March 15, 2018 -- 6:15 PM to 7:45 PM
 Mountain View Baptist Church

Name	Street Address	Phone Number	Email Address
Steve & Peggy Ottmar	9121 N JESSY LN	360-271-9299	pkottmar@gmail.com
Ron & Elma Sulek	9044 N JESSY LN	520-661-6407	Suleker@yahoo.com
Lisa Stewart	3791 Thornydale Circle 3755 N. Thornydale Circle		thestewartshouse@ymail.com
Donna Mabry	9060 N. Jessy Lane	520 579-8867	dkmabry@gmail.com
JANICE REED	9068 N JESSY LN	202 329 1612	janice.a.e.reed@gmail.com
John Carreon	3505 W Overton	NA	NA
Judi Snyder	9018 N. Jessy Lane	7447377	I AM julias child @ AOL.COM
LINDA OLIVER	9020 N. JESSY LANE	814 932 3663	Lshume 814@verizon.net

Sign-In Sheet

Full-Notice Neighborhood Meeting
 P18RZ00001 – Wong Family Limited Partnership – SEC Thornydale Road @ Overton Road
 March 15, 2018 -- 6:15 PM to 7:45 PM
 Mountain View Baptist Church

Name	Street Address	Phone Number	Email Address
Lisa J. Marcar Wilson	1932 N. IRONWOOD MEADOWS DR.	520-744-5876	lbarwil@yahoo.com
Maria Baldwin	9116 N. IRONWOOD MEADOWS DR	520-579-3689	
Candelario / Carole Espinoza	9068 N. Ironwood Meadows Dr.	928 586 9069	ccespinoza@comcast.net
JOANNE CANNON	3590 W. NESTLED DESERT PL	520 638 5861	JOANNECANNON@COMCAST.NET
ERIC HAGARDT	8076 N. IRONWOOD MD. DRIVE	520 448-1928	EHAGARDT@GMAIL.COM
Ben A. Becker	3719 N. Campbell	520-323- 359 5149	
TRUETT LABRERA	916 N JESSY LN	520 575-3509	Paul.cabrera@eggp.com
PETE CLEWY	9060 N. IRONWOOD MEADOWS	940 0775	clewyt4@ AOL.COM
Olivia Schaad	9056 N Jessy Ln	668-7320	oschaad@msn.com

Neighborhood Meeting Summary

Rezoning Case No. P18RZ00001 Wong Family Limited Partnership – Thornydale Road Rezoning SEC Thornydale Road @ Irvington Road

Meeting Date & Time: Thursday, March 15, 2018; the meeting was scheduled for a start time of 6:15 PM and commenced a few minutes thereafter to allow for late-comers to arrive.

Location: Mountain View Baptist Church, Main Auditorium, 3500 W. Overton Road

Meeting Invitation & Mailing: All properties within 1000' of the site (231 in number) were mailed the following: 1) an invitation & explanatory cover letter; 2) a Fact Sheet further detailing the rezoning application; 3) a color copy of the proposed rezoning *Preliminary Development Plan (PDP)* as contained in the project Site Analysis.

Attendance: Twenty-one (21) individuals (representing 17 properties) attended the meeting, accounting for slightly more than 7% of the properties that were noticed.

Synopsis: Jim Portner, as applicant and representative of the property owner, welcomed the attendees and made a presentation using exhibit boards showing the surrounding context of the property, the *Pima Prospers* land-use designations in force, the proposed concept plan (*Preliminary Development Plan*) accompanying the rezoning, and a larger-scale aerial photo that visually inserted the proposed subdivision and commercial projects into the existing framework of residential and commercial development already in place throughout the area. He also described the planned repaving project for Thornydale Road that is currently in process by the Department of Transportation and indicated the anticipated timeframes for its start and completion. In closing his presentation, he outlined the anticipated process and timeline for the rezoning, including the public hearings that would be held before the Planning & Zoning Commission and the Board of Supervisors. Following all of the above, the meeting was thrown open for a general discussion and questions.

Neighborhood Comments: Those in attendance were well-spoken and respectful, despite there generally being little enthusiasm that the subject property was now being developed. The following specific issues were raised and discussed over the course of the meeting:

- *Views and Buffering of Adjacent Subdivisions.* This was a primary concern of many in attendance, these individuals voicing their position that measures should be incorporated into the project design to mitigate the impacts to those homes that “backed up” to the site and which have enjoyed unobstructed views of the vacant desert property and, in some instances, the distant mountains beyond. Portner explained that such concerns were commonly raised in infill situations such as this, and he distinguished the fact that views fall into the realm of a privilege and not a perpetual legal right. He also explained that perimeter setbacks and buffers had already been incorporate into the project design that were in excess of those provided by their own subdivisions. Nonetheless, he indicated that he will discuss the matter, in good faith, with his client to determine if further reasonable modifications can be made to provide some additional measure of accommodation.
- *One-Story versus Two-Story Homes.* The question was asked as to whether or not two-story homes were planned for the subdivision and, if so, where. Portner explained that this was a market-driven phenomenon and stated that the builder would, of course, like the option to offer the two-story option to those buyers who have that preference. That being said, he

- explained that Tucson has been consistently transitioning, over the past ten years, to a one-story market, with two-story homes now rarely representing more than one-quarter to one-third of the total homes built in a typical subdivision within this particular market niche.
- *Selection of the Homebuilder.* One attendee wanted to know the name of the builder that would construct the subdivision. Portner explained that the property owners (the Wong Family) were in contractual discussions with a specific builder, but that this was proceeding under a confidentiality agreement; he was therefore not in a position to share the information while negotiations were still pending. He did state that the unnamed builder was a major national entity that has built hundreds of subdivisions in metro Tucson.
 - *Emergency/Pedestrian Connection to the Ironwood Meadows Neighborhoods.* Those in attendance from Ironwood Meadows were keenly interested in the pedestrian/emergency access connection being provided between their neighborhood and the proposed one. After a lengthy discussion, Portner stressed that the configuration shown on the PDP was schematic in nature and that, during final design, he was confident that a proper connection could be achieved that would be both aesthetic and functional, and which was acceptable to the Ironwood Meadows neighbors. He promised to interact with them during the final design and engineering stage to ensure this outcome.
 - *Additional Traffic on Thornydale Road.* Those in attendance were pleased to hear the Department of Transportation's (DOT's) project to repave Thornydale Road north of Cortaro Farms Road. Questions nonetheless arose around additional traffic on this arterial. Portner explained that DOT had evaluated the project's traffic-generation as part of the Site Analysis review. He stated that, in traffic engineering terms, the new trips resulting from the proposed project were unremarkable in their overall volume and impact upon the larger roadway system.
 - *Consistency of the Proposed Subdivision Density.* Some individuals stated that the proposed residential neighborhood looked much denser than those around it. Portner stated that density calculations for the project had been presented in the Site Analysis and that they were fully comparable to the existing surrounding neighborhoods.
 - *Price of the Proposed Homes.* Portner explained that he could not and would not give projected prices, given that it would still be more than a year before actual homes were brought to market. He indicated that they would be priced accordingly to fit into this existing market niche and that national homebuilders were adept at hitting this mark.
 - *Timing and Duration of Future Construction.* Given the rezoning and subsequent permitting processes involved, Portner indicated that it would likely be a year or slightly more before any homes were under construction. He indicated that the total build-out of the subdivision would be market-driven phenomenon based on absorption. He stressed that no speculative ("spec") homes would be built, i.e. construction of each residence would only commence when a buyer had executed a purchase contract. Portner further explained that the commercial corner would similarly not be a spec venture and would only proceed to construction once an actual tenant had been found.

After all of the above, the main meeting essentially concluded at approximately 7:40 PM, with some individuals remaining another 10 minutes for individual and informal discussions that were completed by approximately 7:50 PM.

RESOLUTION 2017- 4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 18.30 ACRES LOCATED ON THE SOUTHEAST CORNER OF N. THORNYDALE ROAD AND W. OVERTON ROAD, IN SECTION 20 OF TOWNSHIP 12 SOUTH, RANGE 13 EAST, IN THE TORTOLITA PLANNING AREA FROM LOW INTENSITY URBAN 0.3 (LIU 0.3) TO MEDIUM INTENSITY URBAN (MLIU) AND NEIGHBORHOOD ACTIVITY CENTER (NAC).

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Tortolita Planning Area, is hereby amended to change the planned land use intensity category for approximately 18.30 acres, as referenced in P16CA00001 Wong Family LP – N. Thornydale Road Plan Amendment, located on the southeast corner of N. Thornydale Road and W. Overton Road, in Section 20, Township 12 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Low Intensity Urban 0.3 (LIU-0.3) to Medium Low Intensity Urban (MLIU) and Neighborhood Activity Center (NAC).

Section 2. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

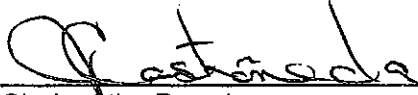
Section 3. This Resolution shall become effective on the date of adoption.

Passed and adopted, this 17th day of January, 2017.




Chair, Pima County Board of Supervisors


ATTEST:


Clerk of the Board

APPROVED:

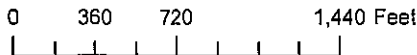
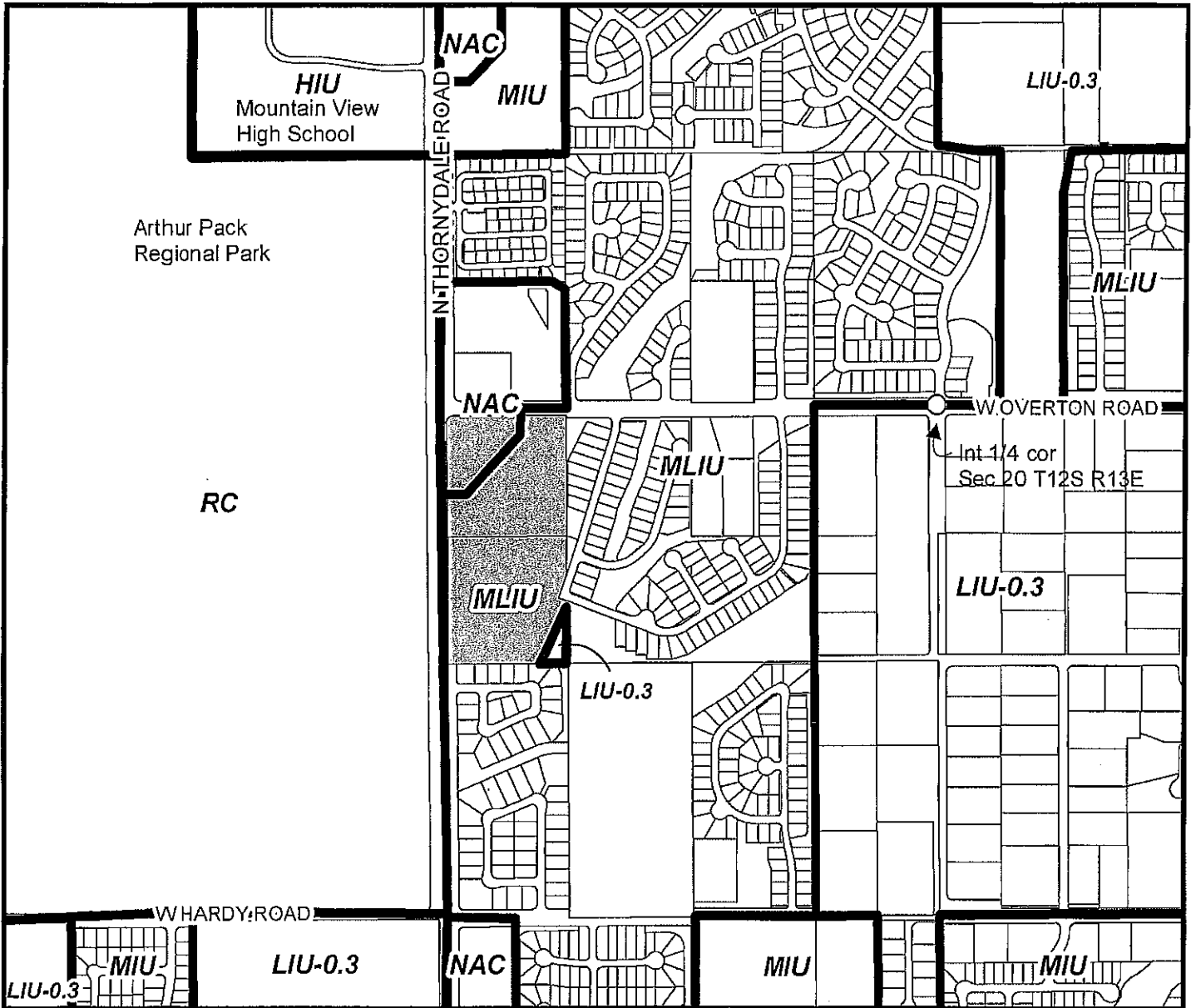

Executive Secretary
Planning and Zoning Commission

APPROVED AS TO FORM:

 12/15/16
Deputy County Attorney
Lesley M. Lukach

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



<p>Taxcode: 225-02-027F 225-02-027J</p>	<p>P16CA00001 WONG FAMILY LP - N. THORNYDALE ROAD PLAN AMENDMENT</p>	<p>District 1 Location: Southeast corner of N. Thornydale Road and W. Overton Road</p>	
<p>Amend Planned Land Use From Low Intensity Urban 0.3 (LIU-0.3) to Medium Low Intensity Urban (MLIU) 15.55 Acres and Neighborhood Activity Center (NAC) 2.75 Acres +/-</p>			
	<p>Tortolita Planning Area Section 20, Township 12 South, Range 13 East</p>		
	<p>Planning and Zoning Commission Hearing: August 31, 2016</p>	<p>Map Scale: 1:10,000</p>	
<p>Board of Supervisors Hearing: October 18, 2016</p>	<p>Map Date: December 9, 2016 / dms</p>		



Coalition for Sonoran Desert Protection

300 E. University Blvd., Suite 120
Tucson, Arizona 85705
p (520) 388-9925 • f (520) 791-7709
www.sonorandesert.org

Arizona Center for Law in the Public Interest
Arizona League of Conservation Voters 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 Peak Watershed Education Team
Save the Scenic Santa Ritas
Sierra Club - Grand Canyon Chapter
Sierra Club - Rincon 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
Wildlands Network
Women for Sustainable Technologies

March 26, 2018

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

RE: P18RZ00001 Wong Family LP – N. Thornydale Rd. Plan Amendment

Dear Chair Johns and Commissioners,

Thank you for the opportunity to provide comments on the proposed N. Thornydale Rd. Rezoning (P18RZ00001 Wong Family Limited Partnership).

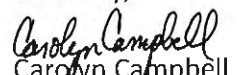
This 18.3-acre parcel contains multiple Conservation Lands System (CLS) categories under the Comprehensive Land Use Plan. These include Important Riparian Area (IRA) and an underlying Multiple Use Management Area with a Special Species Management Area (SSMA) overlay.

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.

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. These guidelines have been implemented by Pima County on other projects and are included in the Environment Element of *Pima Prospers*. The guidelines provide direction on how to appropriately select off-site mitigation lands. The staff recommends this in Condition 5A on pages 9-10 of the staff report, and we fully support the condition.

The Coalition supports the staff-recommended Standard and Special Conditions, and in particular Conditions 5A-B. 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

Mark Holden

From: noreply@server.mailjol.net on behalf of allForms <noreply@server.mailjol.net>
Sent: Tuesday, January 30, 2018 10:09 AM
To: DSD Planning
Subject: Application For Rezoning or Specific Plan
Attachments: 10732067.zip

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

Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	Wong Family Limited Partnership, c/o Dan Wong
Owner Address	5975 E. Speedway Boulevard
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85712
Owner Phone	520-870-5872
Owner_Email	dantenpro@aol.com
Applicant Name	Jim Portner, Principal, Projects International, Inc.
Applicant Address	10836 E. Armada Lane
Applicant City	Tucson
Applicant State	AZ
Applicant Zipcode	85749
Applicant Phone	520-850-0917
Applicant_Email	jportner@projectsintl.com
Property Address	None Assigned
Property Parcel Number	225-02-27F, 225-02-027G, 225-02-027J

Property Acreage	18.3 AC
Property Present Zone	SR
Property Proposed Zone	CB-1 & CR-5
Policies	Tortolita/NAC & MLIU/No Rezoning Policies Apply
FTP-Link	https://www.dropbox.com/l/scl/AAC340aesHFnu9gRNOflWn0I0V5ELQ_9sio
Signature	I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)
Application Date	30-Jan-2018
More Information about this submission and submitter	
Submission ID	10732067
Date & Time	30th Jan 2018 10:08 AM
Form Location	http://web1.pima.gov/applications/rezoning/
IP Address	174.238.5.99
Browser info	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_10_5) AppleWebKit/603.3.8 (KHTML, like Gecko) Version/10.1.2 Safari/603.3.8
Predicted Country	United States

**WONG FAMILY LIMITED PARTNERSHIP
3855 N. CAMINO BLANCO
TUCSON, AZ 85718-7237**

January 22, 2018

Mr. Chris Poirier, Planning Official
Pima County Development Services Department
Planning Division
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

**RE: LETTER OF AUTHORIZATION & OWNERSHIP DISCLOSURE
Rezoning Application – SEC Thornydale Road @ Overton Road**

Dear Mr. Poirier:

As the owner-of-record of the above referenced property (Assessor's Tax Parcel Nos. 225-02-027F, 225-02-027G and 225-02-027J), the Wong Family Limited Partnership hereby authorizes Jim Portner of Projects International, Inc. to represent us as the applicant and/or agent representative in rezoning the property.

In the interests of disclosure, the members of the Wong Family Limited Partnership are as follows:

Thomas K. Wong
Lillian Q. Wong

Sincerely,

Daniel Wong

Dan Wong
Managing Partner
The Wong Family Limited Partnership