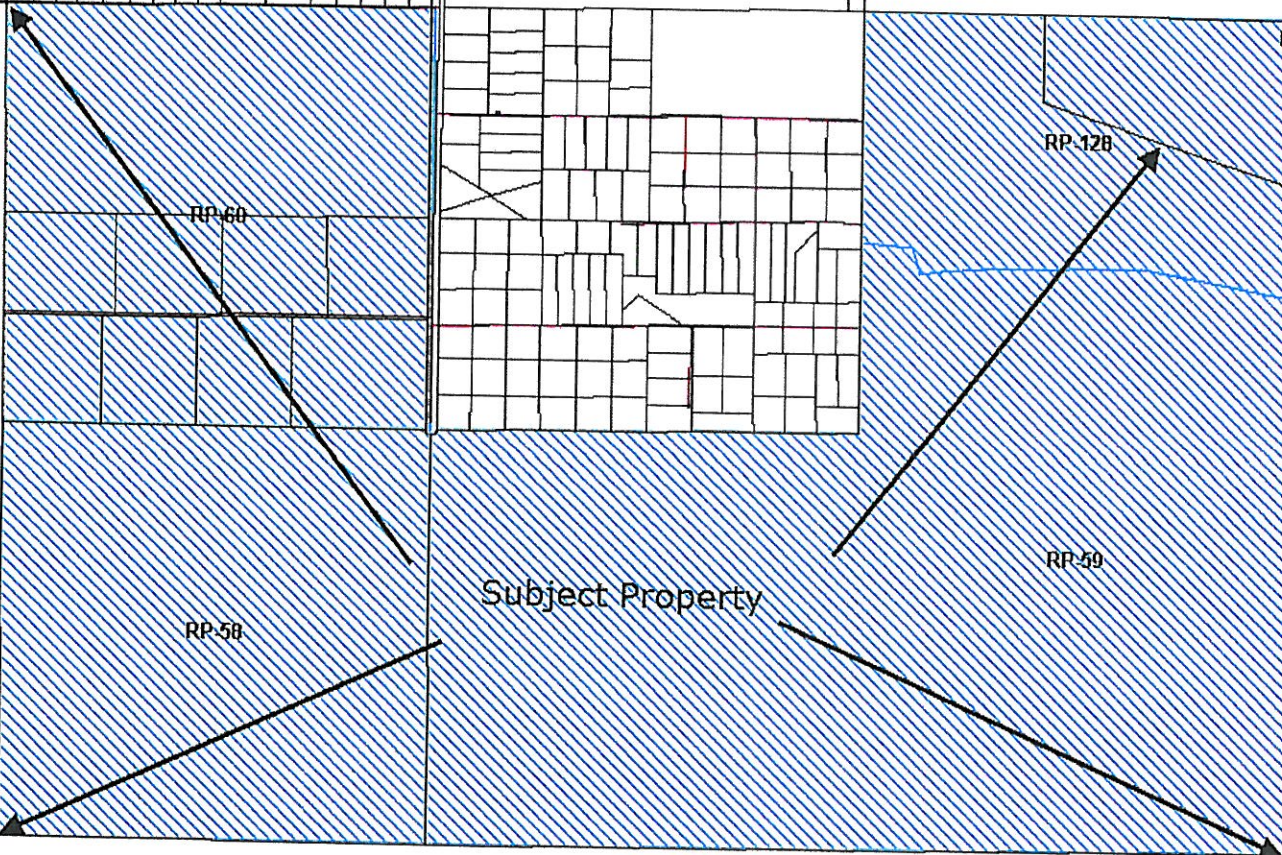


Rezoning Policies Map



S WILLMONT RD

Rezoning Policies RP-58, 59, & 60

RP-58 Swan Road / Section 15 (SE)

RP-59 S. Wilmot Road / Sections 12, 13, 14 (SE)

RP-60 Swan Road / Section 10 (SE)

***See bolded note on specific plans on page 9.19**

General location (RP-58)

West side of S. Swan Road two miles south of Old Vail Connection Road, in Section 15 of Township 16 South, Range 14 East (Ref. Co7-03-07).

General location (RP-59)

Between S. Swan Road and S. Wilmot Road approximately one mile south of Old Vail Connection Road, in Sections 12, 13, and 14 of Township 16 South, Range 14 East (Ref. Co7-03-09 – partly superseded by Co7-10-01 and RP-128).

General location (RP-60)

On the west side of S. Swan Road one mile south of Old Vail Connection Road, in Section 10 of Township 16 South, Range 14 East (Ref Co7-03-09).

Description

Medium Intensity Urban with rezoning policies.

Policies

A. The planning and development of the approximately 3,200 acres represented by Co7-03-07, Co7-03-09, and Co7-03-10 shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas are integrated and coordinated. Coordination will include the promotion of mixed use development for viable multi-modal transportation opportunities. A single rezoning or specific plan shall be submitted for the amendment sites of Co7-03-09 and Co7-03-10 and shall include the property affected by Co7-03-07 if approval is granted by Pima County or a subsequent property owner.

B. At least 95 percent of all Important Riparian Areas as delineated by the Conservation Lands System, and all washes with 100-year flow events that are greater than or equal to 250 cubic feet per second (cfs) shall be retained in their natural or undisturbed condition. If any riparian area with flows equal to or greater than 250 cfs are not already mapped for the Conservation Lands System, then the boundaries shall be determined by a combination of the limits of the 100-year floodplain or riparian vegetation, whichever is greatest for any given point along the wash. For example, parts of the boundary may represent the limits of the riparian vegetation while others will be delineated by the 100-year floodplain. If intrusions, for any applicable individual wash, exceed the five percent threshold, Pima County may sanction impacts at levels greater than five percent, if other aspects of the proposed development demonstrate that the project, overall, will result in a greater environmental benefit. There shall also be adequate demonstration that intrusions into any applicable wash that exceed five percent will not

significantly interrupt or otherwise obstruct the upstream or downstream continuity of hydrologic and geomorphologic processes. All areas to be conserved, shall at the time of rezoning and subsequent platting requirements, be identified as perpetual set-aside and protected as designated natural open space.

C. The developer shall prepare a hydrology study for Franco and Flato Wash systems, for approval by Pima County Regional Flood Control District.

Limits of encroachment and any other proposed modifications of the floodplains shall be determined through analysis of hydrology, hydraulics, and floodplain mapping. No adverse impacts to flood or erosion risk shall occur upon adjacent properties as measured by flood peaks, flood stage, flood velocity, overbank storage, erosion, and sedimentation. Any proposed modifications shall maintain or restore the connection between interdependent components of river systems on the property: channel, overbank floodplain, distributary flow zones, and riparian vegetation.

Roadway crossings, including those along Swan Road and Wilmot Road, should maintain flow across the width of the existing 100-year floodplain.

D. The purpose of this policy is to demonstrate an acknowledgment of adjacent single family residences that abut project property boundaries and to create a 300-foot transition area. This policy shall apply to the western boundary of T16S, R14E, Section 12 and the northern boundary of Section 14. The project shall have a 300-foot transition area between the planned development and the existing abutting residents in Section 11. This 300-foot transition area shall consist of some combination of open space, landscaping, detention and retention features, parks, trails, roads, easements, schools, mixed-use consistent with neighborhood centers, and residences. In addition, constructed elements may be designed to mitigate visual impacts and create an attractive interface. The 300-foot transition area will be designated as a Study Area, with the uses within the Study Area addressed as part of the rezoning and further defined at the time of platting. Informational meetings with residents will be held during the refinement of land uses within the Study Area. No two-story homes shall be constructed within the 300-foot transition area on lots abutting existing single-story residential development in Section 11. The density of development within the transition area shall not exceed three residences per acre on average on the net developable acreage.

E. A mix of housing types shall be provided to ensure a diverse community. Residential densities shall support multi-modal transportation opportunities including public transit even if such transit facilities are not currently in close proximity. The range of minimum residential densities for the development shall be four (4) to eight (8) residences per acre (RAC) on the net developable residential acreage.

F. **(RP-58 Only)** Notwithstanding the Medium Intensity Urban (MIU) designation, rezoning requests shall allow a mix of uses to include residential, commercial, and office uses on a maximum of 40 acres. These uses may include those permitted in the Community Activity Center (CAC) and Higher Intensity Urban (HIU) land use designations. The mixed-use development is intended to help accommodate the retail and employment needs of the residents within the development project and in the nearby area. The specific location and designation of the mixed use areas shall be determined at the time of rezoning. This mixed-use designation shall not apply to the 300-foot transition area except limited encroachment if found acceptable in the rezoning process. The mixed-use designation shall not apply to

the ultimately defined riparian and floodplain areas. Mixed-use development shall include the conservation of cultural resources, as applicable.

(RP-59 Only) Notwithstanding the Medium Intensity Urban (MIU) designation, rezoning requests shall allow a mix of uses to include residential, multi-family, commercial, campus park industrial, and office uses on a maximum of 240 acres. These uses may include those permitted in the Community Activity Center (CAC) and Higher Intensity Urban (HIU) land use designations. The mixed-use development is intended to help accommodate the retail and employment needs of the residents within the development project and in the nearby area. The specific location and designation of the mixed use areas shall be determined at the time of rezoning. This mixed-use designation shall not apply to the 300-foot transition area except limited encroachment if found acceptable in the rezoning process. The mixed-use designation shall not apply to the ultimately defined riparian and floodplain areas. Mixed-use development shall include the conservation of cultural resources, as applicable.

(RP-60 Only) Notwithstanding the Medium Intensity Urban (MIU) designation, rezoning requests shall allow a mix of uses to include residential, multi-family, commercial, campus park industrial, and office uses on a maximum of 80 acres. These uses may include those permitted in the Community Activity Center (CAC) and Higher Intensity Urban (HIU) land use designations. The mixed-use development is intended to help accommodate the retail and employment needs of the residents within the development project and in the nearby area. The specific location and designation of the mixed use areas shall be determined at the time of rezoning. This mixed-use designation shall not apply to the 300-foot transition area except limited encroachment if found acceptable in the rezoning process. The mixed-use designation shall not apply to the ultimately defined riparian and floodplain areas. Mixed-use development shall include the conservation of cultural resources, as applicable.

G. DELETED

H. A comprehensive sanitary sewerage system basin plan for the whole basin that encompasses the area from Old Nogales Highway on the west to Sonoita Highway on the east and from just south of Hughes Access on the north to the Town of Sahuarita and the Coronado National Forest on the south must be developed and approved. The plan must encompass the existing facilities at Corona de Tucson and the County's fairgrounds. Any conveyance or treatment facilities constructed by individual developers would then be done in accordance with the basin's approved comprehensive sanitary sewerage facility plan. Developers would fund, design and construct the required collection, conveyance, and treatment facilities according to Pima County Regional Wastewater Reclamation Department (RWRD) policies after appropriate review and approval by RWRD and Arizona Department of Environmental Quality (ADEQ) as is currently required. If appropriate, a 208 Plan Amendment would be prepared and submitted to the Pima Association of Governments.

I. In connection with the rezoning, a Master Transportation, Utilities and Improvements Report, including a "Master Traffic Impact Analysis and Financing Report," shall be submitted identifying the then existing conditions and capacities of all systems, the needed expansion of those systems, and the funding mechanisms to achieve the necessary improvements. The report shall address the regional impacts of this development, and shall develop a phasing plan for the implementation of the improvements. The "Master Traffic Impact Analysis and Financing Report," the scope and content of which shall be pre-determined and approved by the Pima County Department of Transportation, shall

be submitted to and approved by the Department of Transportation prior to the approval of any rezoning.

J. Prior to approval of a rezoning or specific plan, a Recreation Area Plan, sensitive to the anticipated project-wide demographics and to the phasing of development, shall be developed and submitted to the Pima County Natural Resources, Parks, and Recreation Department, which shall be reviewed by the same department to determine what recreation and trail facilities are necessary, and the developer(s) shall provide the necessary recreation and trail facilities.

K. **(RP-58 Only)** The developers shall provide disclosure statements in all sales contracts, public reports, and the recorded covenants. The specific language of the disclosure statements shall be coordinated with the Tucson Airport Authority (TAA). Provisions for additional notification and disclosure mechanisms, including potential acknowledgment of airspace rights, shall be defined and coordinated with TAA. The applicant will work with TAA to ensure that the plans for the proposed development area compatible with the operations and master plan for Tucson International Airport.

(RP-59 Only) The developers shall provide disclosure statements in all sales contracts, public reports, and the recorded covenants. The specific language for inclusion in the disclosure statements shall be coordinated with the Tucson Airport Authority (TAA). Provisions for additional notification and disclosure mechanisms, including potential acknowledgment of airspace rights, shall be defined and coordinated with TAA. In Section 12, Noise attenuation measures will be provided for all construction as stipulated in the Uniform Building Code, Chapter 35, Section 3501, Sound Transmission Control. The Northwest quarter of Section 12 will be the subject of a special study to determine land uses and densities that are compatible with airport operations. The applicant will work with TAA to ensure the plans for the proposed development are compatible with the operations and master plan for Tucson International Airport.

L. Prior to approval of a rezoning or specific plan, the developer(s) shall provide evidence of sufficient school sites as determined necessary by the Sunnyside School District.

M. The location and design of all community services and residential areas shall facilitate accessibility by alternative forms of transportation.

N. Development within the plan amendment area will potentially affect cultural resources, especially archaeological sites. Standard cultural resources requirements for rezoning and grading are the minimum required. Where significant cultural resources are found, avoidance through development design, open space set-asides, and conservation easements may be warranted. Cultural resources conservation is included as part of the mixed land use strategy.

O. All suitable habitat areas for the Pima pineapple cactus (PPC) shall be inventoried according to U.S. Fish and Wildlife Service (USFWS) survey protocol prior to the development of a Preliminary Development Plan (PDP) or equivalent land use planning map submitted in support of rezoning activity. If Pima pineapple cacti are found on the property, the PDP lot configuration should impact as few individual PPCs as possible. The results of this inventory are to be included in the Biological Impact Report required by Pima County Zoning Code, Chapter 18.91.

P. **(RP-58 Only)** Pima County shall have a designated location for a mitigation bank for the Pima pineapple cactus (PPC), that is equal to or greater than the existing mitigation bank on the subject property, prior to the selling or trading of this property.

Q. Pima County and any rezoning applicants shall work with the Sunnyside Neighborhood Area Associations and the other neighborhood associations in the Sunnyside area to address any of the residents' concerns regarding the impact on the school district and other issues surrounding the residents, resulting from any proposed development on the subject property, so that the residents are included in the process.

Rezoning Policy RP-128

RP-128 South Wilmot Road - Revision (SE)

***See bolded note on specific plans on page 9.19**

General location

West side of S. Wilmot Road one mile south of Old Vail Connection Road, in Section 12 of Township 16 South, Range 14 East. (Ref Co7-10-01 – replaces part of RP-59, Resolution 2010-30)

Policies

- A. Notwithstanding the requirements of the Urban Industrial (I) land use intensity category, an approved modification of the existing specific plan or new rezoning to allow the use of a correctional facility would be deemed in conformance with the comprehensive plan.
- B. The planning and development of the approximately 3,200 acres represented by Co7-10-01, Co7-03-07, Co7-03-09, and Co7-03-10 shall occur such that transportation, wastewater, recreational, and other major infrastructure, and the protection of riparian areas are integrated and coordinated. Coordination will include the promotion of mixed use development for viable multi-modal transportation opportunities.
- C. At least 95 percent of all Important Riparian Areas as delineated by the Conservation Lands System shall be retained in their natural or undisturbed condition. If intrusions for any applicable individual Important Riparian Area exceed the five percent threshold, Pima County may sanction impacts at levels greater than five percent, if other aspects of the proposed development demonstrate that the project, overall, will result in a greater environmental benefit. There shall also be adequate demonstration that intrusions into any applicable Important Riparian Area that exceed five percent will not significantly interrupt or otherwise obstruct the upstream or downstream continuity of hydrologic and geomorphologic processes. All areas to be conserved, shall at the time of rezoning and subsequent platting requirements, be identified as perpetual set-aside and protected as designated natural open space.
- D. The developer shall prepare a hydrology study for Franco and Flato Wash systems, for approval by Pima County Regional Flood Control District. Limits of encroachment and any other proposed modifications of the floodplains shall be determined through analysis of hydrology, hydraulics, and floodplain mapping. No adverse impacts to flood or erosion risk shall occur upon adjacent properties as measured by flood peaks, flood stage, flood velocity, overbank storage, erosion, and sedimentation. Any proposed modifications shall maintain or restore the connection between interdependent components of river systems on the property: channel, overbank floodplain, distributary flow zones, and riparian vegetation. Roadway Drainage improvements to Wilmot Road shall be addressed during this phase of the development.
- E. A land use buffer or transition area along the west boundary of the plan amendment site where adjacent to residential development shall be established as a rezoning condition of a modification of the existing specific plan or a new rezoning.

F1. For the 120 acres proposed for the private prison facilities: No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

F2. For the 270 acres proposed for other industrial uses: A comprehensive sanitary sewerage system basin plan for the whole basin that encompasses the area from Old Nogales Highway on the west to Sonoita Highway on the east and from just south of Hughes Access on the north to the Town of Sahuarita and the Coronado National Forest on the south must be developed and approved. The plan must encompass the existing facilities at Corona de Tucson and the County's fairgrounds. Any conveyance or treatment facilities constructed by individual developers would then be done in accordance with the basin's approved comprehensive sanitary sewerage facility plan. Developers would fund, design and construct the required collection, conveyance and treatment facilities according to Pima County Regional Wastewater Reclamation Department (PCRWRD) policies after appropriate review and approval by PCRWRD and Arizona Department of Environmental Quality (ADEQ) as is currently required. If appropriate, a 208 Plan Amendment would be prepared and submitted to the Pima Association of Governments.

G. A revised or updated Master Transportation and Financing Plan shall be submitted to the Department of Transportation for review and approval. Changes to regional issues, drainage, and phasing shall be addressed.

H. The developers of any residential development shall provide disclosure statements in all sales contracts, public reports, and the recorded covenants. The specific language for inclusion in the disclosure statements shall be coordinated with the Tucson Airport Authority (TAA). Provisions for additional notification and disclosure mechanisms, including potential acknowledgment of airspace rights, shall be defined and coordinated with TAA. In Section 12, noise attenuation measures for any residential development will be provided for all construction as stipulated in the Uniform Building Code, Chapter 35, Section 3501, Sound Transmission Control or the building code adopted by Pima County at the time of site plan or tentative plat approval, whichever provides the greater level of noise attenuation. The Northwest quarter of Section 12 will be the subject of a special study to determine land uses and densities that are compatible with airport operations only if residential development is proposed. The applicant will work with TAA to ensure the plans for the proposed development are compatible with the operations and master plan for Tucson International Airport.

Any non-residential development of the northern 391-acres of Section 12 (more specifically identified by Co7-10-01) shall meet the following two requirements: 1) That prior to the County's approval of the first development plan, site plan or plat for any portion of the subject area, the property owner shall record an avigation easement; 2) That the sponsor of any development or construction activity within 20,000 feet of Tucson International Airport, that exceeds a 100:1 surface from any point on any of TIA's runways, shall send one executed form set of FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the Manager, Air Traffic Division, FAA Regional Office. Copies of the form and electronic submittal are available at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp/>

- I. The location and design of all community services and residential areas shall facilitate accessibility by alternative forms of transportation.
- J. Development within the plan amendment area will potentially affect cultural resources, especially archaeological sites. Standard cultural resources requirements for rezoning and grading are the minimum required. Where significant cultural resources are found, avoidance through development design, open space set-asides, and conservation easements may be warranted. Cultural resources conservation is included as part of the mixed land use strategy.
- K. All suitable habitat areas for the Pima pineapple cactus (PPC) shall be inventoried according to U.S. Fish and Wildlife Service (USFWS) survey protocol prior to the development of a Preliminary Development Plan (PDP) or equivalent land use planning map submitted in support of rezoning activity. If Pima pineapple cacti are found on the property, the PDP lot configuration should impact as few individual PPCs as possible. The results of this inventory are to be included in the Biological Impact Report required by Pima County Zoning Code, Chapter 18.91.
- L. Developers shall work with the Sunnyside Neighborhood Area Associations and the other neighborhood associations in the Sunnyside area to address any of the residents' concerns regarding proposed industrial uses so that the residents are included in the process.
- M. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning or modification of an existing rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service. A Preliminary Integrated Water Management Plan (PIWMP) emphasizing on-site low intensity development (LID) and other water conservation methods to reduce overall water use for the site and capture on-site runoff for landscaping use shall be submitted as part of any subsequent rezoning or modification of an existing rezoning. The applicant is encouraged to review the LEED Certification section for Water Efficiency or begin certification under Pima County's Green Building Program.
- N. The operations of a prison facility and the security level of inmates housed therein shall adhere to the restrictions and prohibitions on prisons included in Title 41, Arizona Revised Statutes. The security level of inmates housed at the prison facility shall be less than Maximum level (based on the Arizona Department of Correction's Custody Levels, or equivalent). The facility shall be accredited by the American Correctional Association (ACA) within 2 years of it receiving its first inmates and shall house inmates in those facilities in a manner determined appropriate by ACA.

Chapter 9: Rezoning Policies – General Location and Policy

Rezoning Policies (RP) apply to discrete areas composed of one parcel or a limited number of parcels and frequently reflect either an approved, individual plan amendment or a policy carried forward from a previous (rescinded) area, community, or neighborhood plan.

Rezoning policies are labeled “RP” and are numbered individually on the plan maps. In parentheses next to the policy title is the referenced map in which the rezoning policy lies.

Key to abbreviations

Comprehensive Plan Planning Areas

Abbreviation	Planning Area Maps
ALV	Altar Valley
AV	Avra Valley
CF	Catalina Foothills
C	Central
MV	Mountain View
RV	Rincon Valley
SE	Southeast
SP	San Pedro
SW	Southwest
T	Tortolita
TM	Tucson Mountains
USC	Upper Santa Cruz
WPC	Western Pima County

Rezoning policies for properties for which a specific plan has been adopted but that have not been completely developed continue to be included in this chapter. These particular rezoning policies are referenced solely for historical background for the specific plan, if there ever should be a question as to the source of either the language in the specific plan, the conditions of a specific plan (where they exist) or a development agreement. They also may be referenced by staff or applicant should a change in the content of a specific plan, requiring public hearing, be sought. However, once a specific plan is adopted, they have been supplanted by the specific plan or conditions thereof.

However, because specific plans have no expiration date, development may occur over a lengthy period of time and changes may also be requested long into the future, the original policy intent may prove informative so the policy remains in the chapter. **For denoted specific plan related rezoning policies, the specific plan documents, conditions of zoning if any, and development agreements as they exist or may be amended govern the land use of the property, not the applicable rezoning policy.**

Bolded Note

Special Area Policy S-18E



S-18E

Subject Property

S-18E

S WILLMOT RD

Special Area Policy S-18E Floodplain Management

General Location

There are several sites within eastern Pima County designated as Floodplain Management Special Areas by the Pima County Regional Flood Control District. They are: Upper Santa Cruz River; Rillito Creek Overbank Storage; Cienega Creek; Wakefield and Anderson Washes and Lee Moore Wash, including eight tributaries: Gunnery Range Wash, Sycamore Canyon Wash, Fagan Wash, Cuprite Wash, Petty Ranch Wash, Franco Wash, Flato Wash and Summit Wash.

Policies

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- E. Lee Moore Wash Basin Special Area Policy: Development shall be regulated per the Lee Moore Wash Basin Management Study. This study provides hydrology and hydraulics to ensure consistency between land uses, identifies permanent natural flow corridors, and establishes Development Criteria in addition to those contained within Floodplain and Erosion Hazard Management Ordinances. This policy adopts by reference the entire Study including floodplain maps, flow corridor maps, flood hazard data, and development criteria as described in Development Criteria for the Lee Moore Wash Basin Management Study, as adopted by the Pima County Regional Flood Control District Board of Directors on June 1, 2010 (Resolution 2010-FC6).

Pima County Comprehensive Plan: Chapter 3 Use of Land (Conservation Lands System Important Riparian Area)

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3.4 Environmental Element

Natural Resources, Pima County, Arizona

The Environmental Planning Element calls for analysis, policies and strategies to address anticipated effects of implementation of plan elements on natural resources. Policies and strategies under this plan element are designed to have countywide applicability. Conservation actions are to be encouraged, and protection of biological resources is considered an essential component of land-use planning.

The Maeveen Marie Behan Conservation Lands System (CLS) is designed to protect biodiversity and provide land use guidelines consistent with the conservation goal of the Sonoran Desert Conservation Plan (SDCP).

The CLS identifies areas important to the conservation of our natural resources heritage and embodies the biological goal of the SDCP which is to “ensure the long-term survival of the full spectrum of plants and animals that are indigenous to Pima County through maintaining or improving the habitat conditions and ecosystem functions necessary for their survival.”

Exhibits 3.4.1 and 3.4.2 show the CLS for eastern and western Pima County and are located at the end of this section.

Goal 1: Conserve and protect natural resources

Policy 1: CLS category designations and CLS Conservation Guidelines apply to land uses and activities undertaken by or under the jurisdiction of Pima County or Pima County Regional Flood Control District (Flood Control District) as follows:

- a) Pima County and the Flood Control District will seek consistency with the CLS for federal and state land-use decision plans and processes;
- b) Application of CLS designations or guidelines shall not alter, modify, decrease or limit existing and legal land uses, zoning, permitted activities, or management of lands;
- c) When applied to development of land subject to county or Flood Control District authority, CLS designations and guidelines will be applied to:
 1. New rezoning and specific plan requests;
 2. Time extension requests for rezoning cases;
 3. Requests for modifications or waivers of rezoning or specific plan conditions, including substantial changes;
 4. Requests for Comprehensive Plan amendments;
 5. Type II and Type III conditional use permit requests; and

6. Requests for waivers of subdivision platting requirement of a zoning plan.

d) Implementation of these policies shall achieve the level of conservation necessary to protect a site's conservation values, preserve landscape integrity, and provide for the movement of native fauna and pollination of native flora across and through the landscape; and

e) Projects subject to these designations and guidelines will be evaluated against the Conservation Guidelines for the CLS categories provided in conservation guideline policies, where applicable, to determine their appropriateness.

Conservation Guidelines

Policy 2: The Conservation Guidelines for the associated CLS designation apply to the total acreage of the site that lies within the boundaries of that designation:

a) If a CLS designation applies to a portion of a site, Conservation Guidelines for that designation will apply only to that portion of the site affected by that category;

b) For purposes of this policy, site is defined as a single lot or combination of contiguous lots; and

c) Where more than one CLS categories overlap, the more protective Conservation Guideline will apply to the affected portion.

Policy 3: The following Conservation Guidelines apply to Important Riparian Areas (IRA):

a) Across the entirety of the CLS landscape, at least 95 percent of the total acreage of lands within this designation shall be conserved in a natural or undisturbed condition;

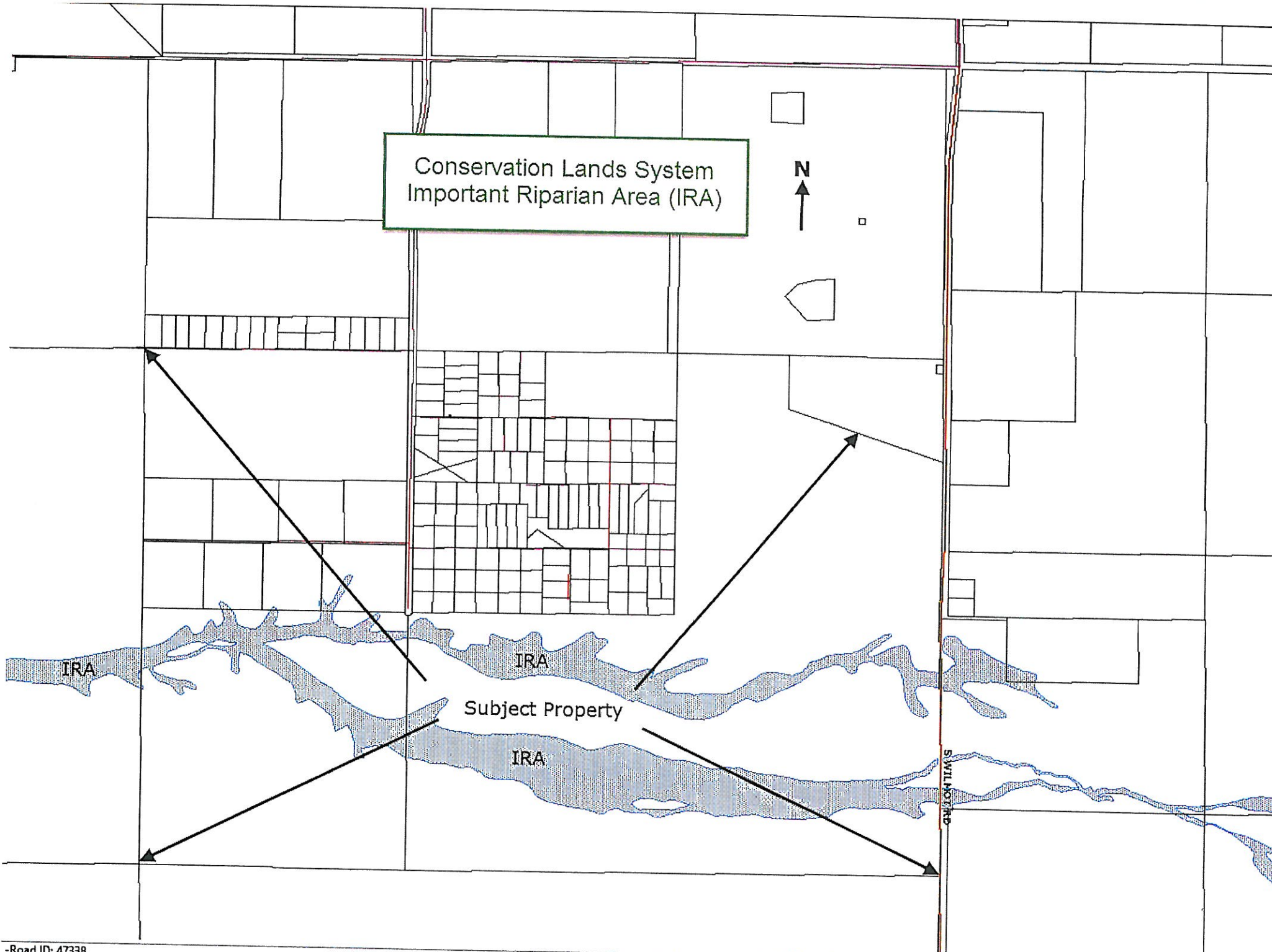
b) Every effort should be made to protect, restore and enhance the structure and functions of IRA, including their hydrological, geomorphological and biological functions;

c) Areas within an IRA that have been previously degraded or otherwise compromised may be restored and/or enhanced;

d) Such restored and/or enhanced areas may contribute to achieving the 95 percent conservation guideline for IRA;

e) Restoration and/or enhancement of degraded IRA may become a condition or requirement of approval of a comprehensive plan amendment and/or rezoning; and

f) On-site mitigation is preferable, however mitigation may be provided on-site, off-site, or in combination.



Conservation Lands System
Important Riparian Area (IRA)



IRA

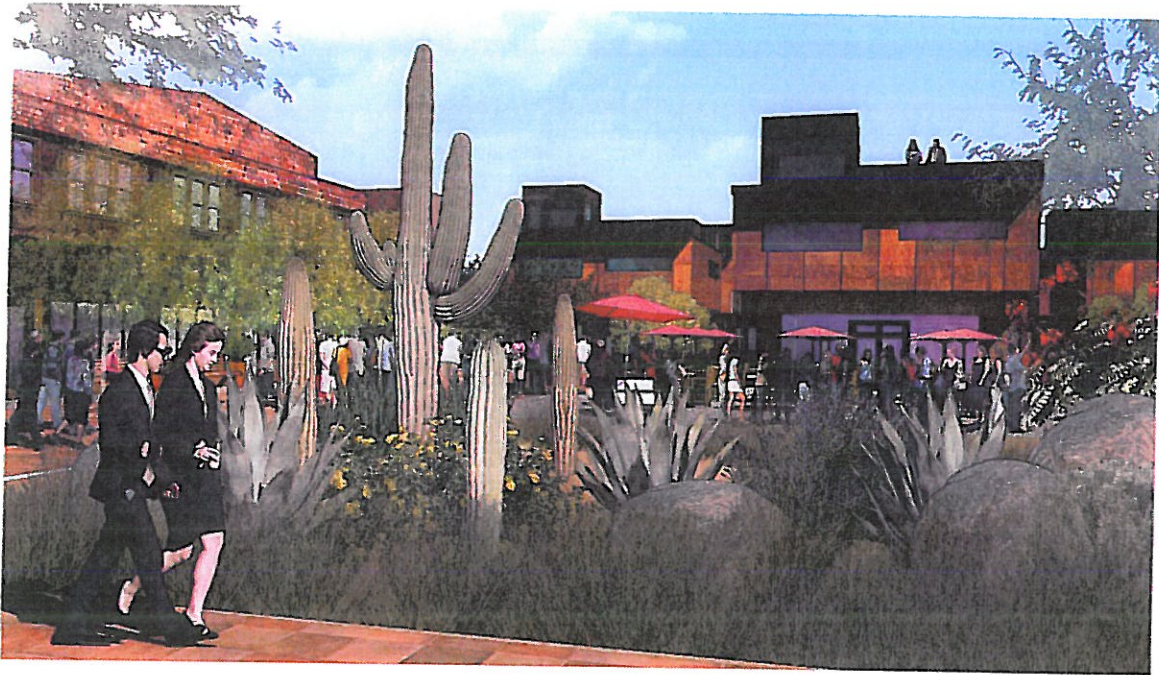
IRA

Subject Property

IRA

SMITH RD

3.2 Focused Development Investment Areas Element



Focus Development Investment Areas Concept

State statutes require planning for growth areas, specifically identifying those areas that are particularly suitable for multimodal transportation and infrastructure expansion and improvements designed to support a concentration of a variety of uses, such as residential, office, commercial, tourism, and industrial uses. In unincorporated Pima County, Focused Development Investment Areas fulfill these functions.

Pima Prospers has identified the following portions of the county, identified on Exhibit 3.2.1, as falling under this element of the comprehensive plan:

1. Each of the incorporated jurisdictions of the County;
2. The Tucson International Airport-I-10 economic development corridor;
3. The bulk of the Southwest planning area within the unincorporated county;
4. Community Development Target areas;
5. Specific Revitalization Corridors; and
6. The “Loop” recreational trail (within the urban area).

In accordance with state requirements, policies and implementation strategies in this element are designed to: “(a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development; (b) Conserve significant natural resources and open areas in the growth area and coordinate their location to similar areas outside the growth area’s boundaries; (c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity” (ARS §11-804C2).

The Focused Development Investment Areas also include the County’s revitalization efforts both in terms of Community Development Target Areas and Revitalization Opportunity Development Corridors. The former are designated to receive priority for available U.S. Housing and Urban Development (HUD) entitlement grant funding for community revitalization and economic development activities. The latter are other specific corridors identified for a public-private collaboration toward revitalization, redevelopment and sustaining of surrounding residential uses.

Municipal entities are governed by their own general plans, and this element of Pima Prospers assumes just that. Reference is made to Plan Tucson’s Future Growth Scenario Map.

Goal 1: Balance growth management strategies, economic development, conservation, community integrity and efficient use of services and infrastructure

- Policy 1: Promote efficient growth in urban, suburban and rural areas compatible with each area’s specific scale, character and identity in areas where infrastructure is planned or in place.
- Policy 2: Coordinate public and private investments in capital infrastructure and services within Focused Development Investment Areas through efficient use of land and public/private funding partnerships.
- Policy 3: Recognize the link between urban form, infrastructure availability, resource efficiency and economic development to create a healthy and climate-resilient region.

Goal 1 Implementation Measures:

- a. In conjunction with stakeholders, update guidelines, standards and regulations to eliminate barriers and:
 - 1) Incentivize compact, energy efficient development;
 - 2) Connect housing to jobs, services and amenities locationally or through multimodal transportation linkages;
 - 3) Promote emerging clean industries and technology;

- 4) Incentivize job creation;
- 5) Support healthy lifestyles (healthcare, healthy foods, walkability and bikeability);
- 6) Encourage local food distribution and community gardens;
- 7) Establish lifestyle, entertainment and art districts that are revenue generators;
- 8) Support multigenerational housing and neighborhood opportunities;
- 9) Incorporate, where feasible and cost-effective, complete streets principles and best practices;
- 10) Support the unique regional identity, Sonoran Desert setting and the diverse arts, cultural, ethnic, geographic and historic characteristics that make Pima County a world destination;
- 11) Support urban development within evolving mixed use areas; and
- 12) Provide a variety of housing tenures, types, and price ranges.

Goal 2: Improve the quality of life of County residents through revitalization and redevelopment efforts

- Policy 1: Utilize infill development to strengthen existing neighborhoods, create the higher density necessary to support desirable services, increase the tax base, and make our communities more efficient without being disruptive to existing neighborhoods.
- Policy 2: Encourage the reuse of historic or otherwise unique or significant buildings.
- Policy 3: Support efforts to identify and secure funding for Pima County Community Development Target Areas.
- Policy 4: Support redevelopment efforts in areas that include densifying neighborhoods, vacant or non-performing shopping centers, or blighted or unsafe housing.
- Policy 5: Invest in local public service facilities to support and complement revitalization.
- Policy 6: Integrate parks, plazas, and other gathering places with shade - providing trees, and comprehensive landscaping into neighborhood centers to provide places for community activity and interaction and to reduce the urban heat island effect.

Goal 2 Implementation Measures:

- a. Identify strategies to incentivize infill development such as streamlining the development review process and reduction of processing fees.
- b. Identify non-traditional funding sources (in addition to Community Development Block Grant (CDBG) program grants and Brownfields program grants, etc.) for redevelopment, revitalization, infill, historic preservation, and climate adaptation.

Goal 3: Develop, implement and adopt effective infill, redevelopment and revitalization in Community Development Target Areas

- Policy 1: Support a public-private partnership approach to accelerate infill, redevelopment, and revitalization efforts.
- Policy 2: Encourage locating of affordable housing in mixed-use development areas.
- Policy 3: Remediate deteriorated and blighted conditions.
- Policy 4: Support the creation of tools and programs to facilitate the revitalization efforts.
- Policy 5: Support and align local, state and federal resources to facilitate revitalization.
- Policy 6: Support the integration of climate adaptation features in revitalization and affordable housing efforts.

Goal 3 Implementation Measures:

- a. Appoint a Revitalization Task Force comprised of development professionals, commercial brokers, lenders, and area community stakeholders to identify barriers and support creation of tools and programs to facilitate the revitalization efforts.
- b. Identify existing conditions, barriers and opportunities to attract and sustain public and private investment in the redevelopment and reuse of vacant or distressed properties.
- c. Propose amendments to existing Arizona Revised Statute (ARS) 11-254.06. to remove or reduce process barriers to more effectively establish County Infill Incentive Districts.
- d. Develop incentives, including innovative zoning codes, streamlined approval processes, and public investments in street designs and open space.
- e. Focus efforts in Revitalization Opportunity Corridors and commercial corridors in Community Development Target Areas.
- f. Work with the Arizona State Land Department (ASLD) to prepare statutorily required conceptual plans for lands owned by the State Land Department.
- g. Utilize demolition and clearance resources (e.g. CDBGfunds) to secure unsafe property conditions.
- h. Facilitate acquisition of underutilized and blighted properties for redevelopment compatible with adjacent neighborhood character.
- i. Develop a viable Commercial Façade Program.
- j. Develop a Streetscape Enhancements Program for public projects utilizing the Pima County plant nursery and design team.
- k. Establish County Infill Incentive District in Revitalization Opportunity Corridors.
- l. Explore Revitalization Districts per A.R.S. 48-6808.

- m. Consider Government Property Lease Excise Tax (GPLET) for County use and propose amendments to ARS as appropriate.
- n. Explore incentives to provide connectivity to open spaces, parks and river parks.
- o. Document and support existing capacity building efforts to promote community and ultimately economic development in stressed areas.
- p. Utilize General Obligation Bond Funds, CDBG and Brownfields grants to facilitate revitalization.
- q. Coordinate with other local jurisdictions when planning Community Development Target Areas.
- r. Support the creation of an online region-specific climate adaptation resource site.
- s. Create incentives to the extent possible for energy efficiency and climate adaptation design features in redevelopment projects.
- t. Create opportunities, awareness of, and incentives for low-income residents to improve existing structures with energy and water efficiency improvements.

Community Development and Neighborhood Capacity

Goal 4: Build capacity and spur community driven change in low-income neighborhoods and in unincorporated communities to plan, implement and sustain climate-resilient revitalization efforts

- Policy 1: Support and expand existing County efforts to develop the knowledge, skills, relationships, opportunities and organizational resources that enable residents, civic leaders, public and private sectors and local organizations to create community plans:
- a) Support and expand the Neighborhood Reinvestment Program’s mission to incorporate community and neighborhood capacity building;
 - b) Allocate sufficient resources to fully integrate, staff and enhance the Neighborhood Reinvestment Program’s Neighborhood Leadership Institute; and
 - c) Prioritize capacity building efforts and resources in identified unincorporated Community Development Target Areas and distressed neighborhoods adjacent to Revitalization Opportunity Corridors.
- Policy 2: Support the interdepartmental adoption of community area plans for distressed areas to provide a strategic and coordinated approach to foster healthy and vibrant residential and commercial opportunities. (Concurrent with Land of Use Element 4.1; Goal 1; Policy 14)
- Policy 3: Provide, to the extent possible, low-cost climate adaptation resources and education opportunities as part of low-income neighborhood revitalization projects.

Goal 4 Implementation Measures:

- a. Identify community stakeholders, historic and integral community/business assistance, working partnerships, and issues to attract and leverage available resources.
- b. Develop specific community goals, policies and implementation strategies to supplement but not supplant County-wide goals.
- c. Prioritize Community Development Target Areas in unincorporated Pima County.
- d. Consider utilizing HUD Neighborhood Revitalization Strategy Area methodology.
- e. Integrate community area plans by reference into the Comprehensive Plan.

Land Use Corridors

Certain existing and proposed major corridors in Pima County provide significant opportunities to focus commercial, research, industrial and other types of development where these uses are the most effective and mutually beneficial.

Goal 5: Strategically plan economic development corridors to build new opportunities for job growth, housing, commerce and services

- Policy 1: Promote a mix of compatible land uses along economic development corridors that:
- a) Support emerging employment centers for biosciences, medical services, innovation and technology;
 - b) Promote and leverage the region's economic strengths and emerging industry clusters;
 - c) Identify and promote revitalization opportunity corridors;
 - d) Incorporate opportunities for support services, job training, and commerce;
 - e) Support small and local businesses;
 - f) Provide community gathering areas (courtyards, plazas, river walks, etc.) and other amenities that help attract, support, encourage and retain a healthy workforce and appeal to multigenerational family members as well;
 - g) Where appropriate, incorporate a diversity of housing types including workforce housing and a conveniently located mix of residential neighborhoods;
 - h) Include activity centers appropriate in scale and location; and
 - i) Support, as short and long term funding allows, a regional transportation network that includes multimodal opportunities including bike paths, electric vehicle recharging stations and electric street car public transportation routes and features.

Goal 6: Foster sound logistics-based industry along the Aerospace Parkway, contributing to the long-term viability of the region

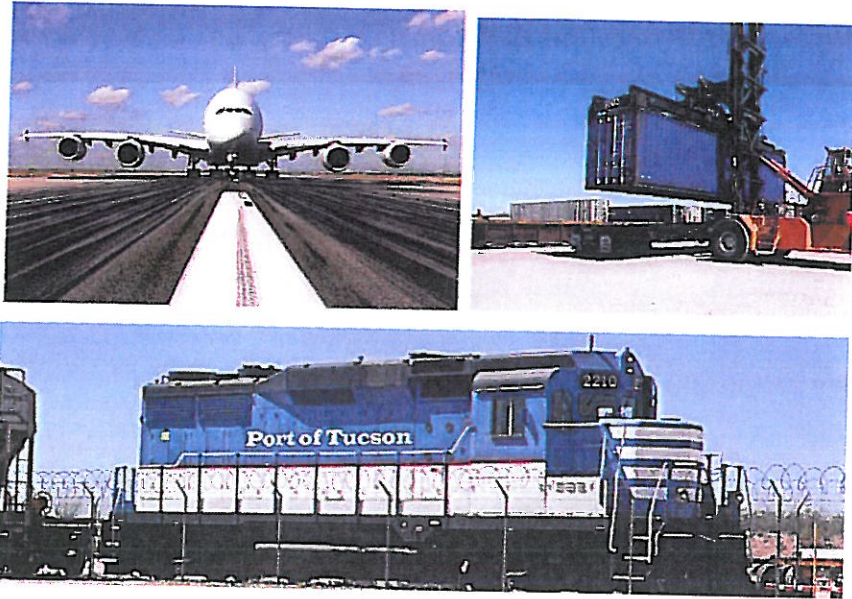
Policy 1: Collaborate with the private sector; local, state, and federal governments; the University of Arizona (UA); U.S. Department of Defense; and Tucson Airport Authority (TAA) in master planning the Aerospace Parkway Industrial Park.

Policy 2: Protect, connect, and grow the regional employment base by providing a mix of land uses along the Aerospace Parkway that:

- a) Achieve multiple economic development objectives, job creation and protection;
- b) Protect the mission and future expansion needs of Raytheon;
- c) Position Tucson International Airport as a logistics center;
- d) Implement an aerospace/defense business park on property owned by the County, the TAA, and ASLD;
- e) Implement the Tucson International Airport Master Plan;
- f) Take advantage of the intermodal logistics capacity of Port of Tucson; and
- g) Provide continuous support to the UA Tech Park, including the Tech Corridor and Tech Launch Arizona initiatives.

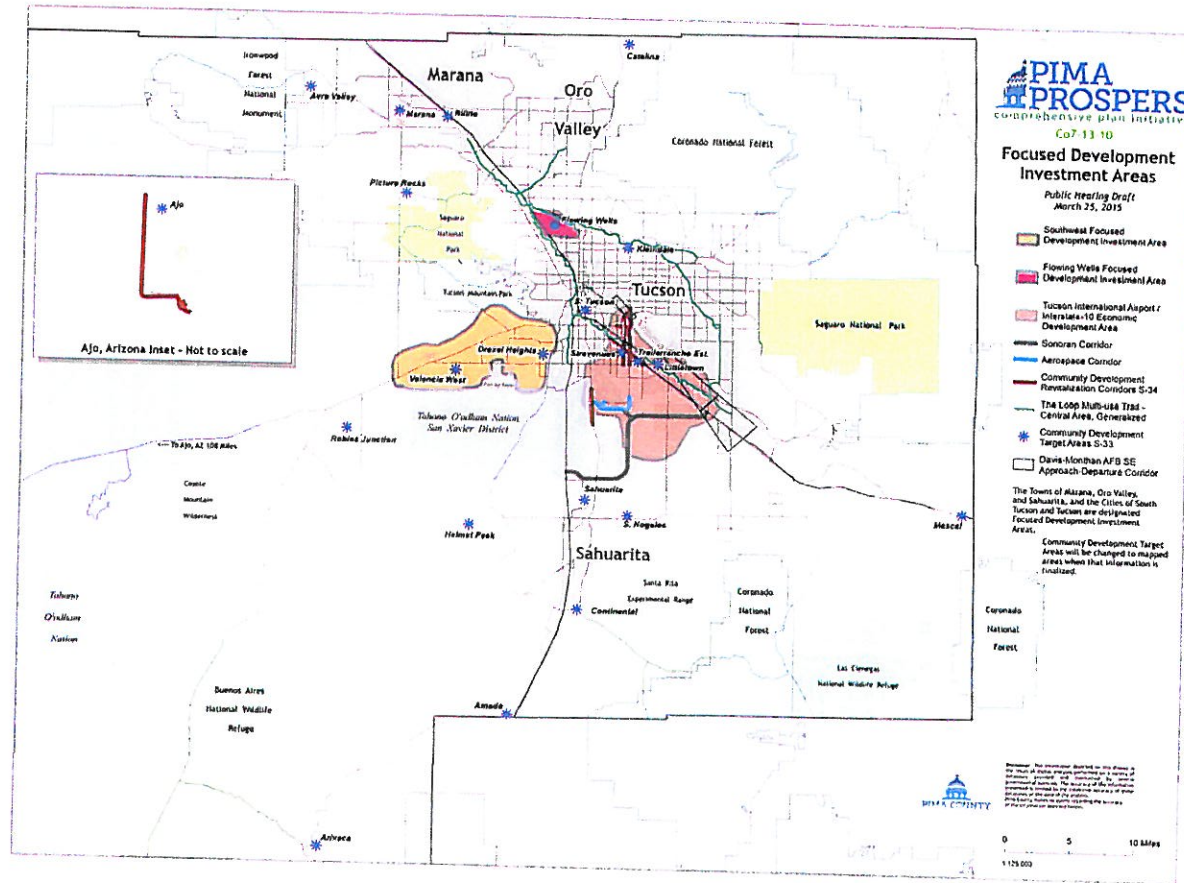
Goals 5 and 6 Implementation Measures:

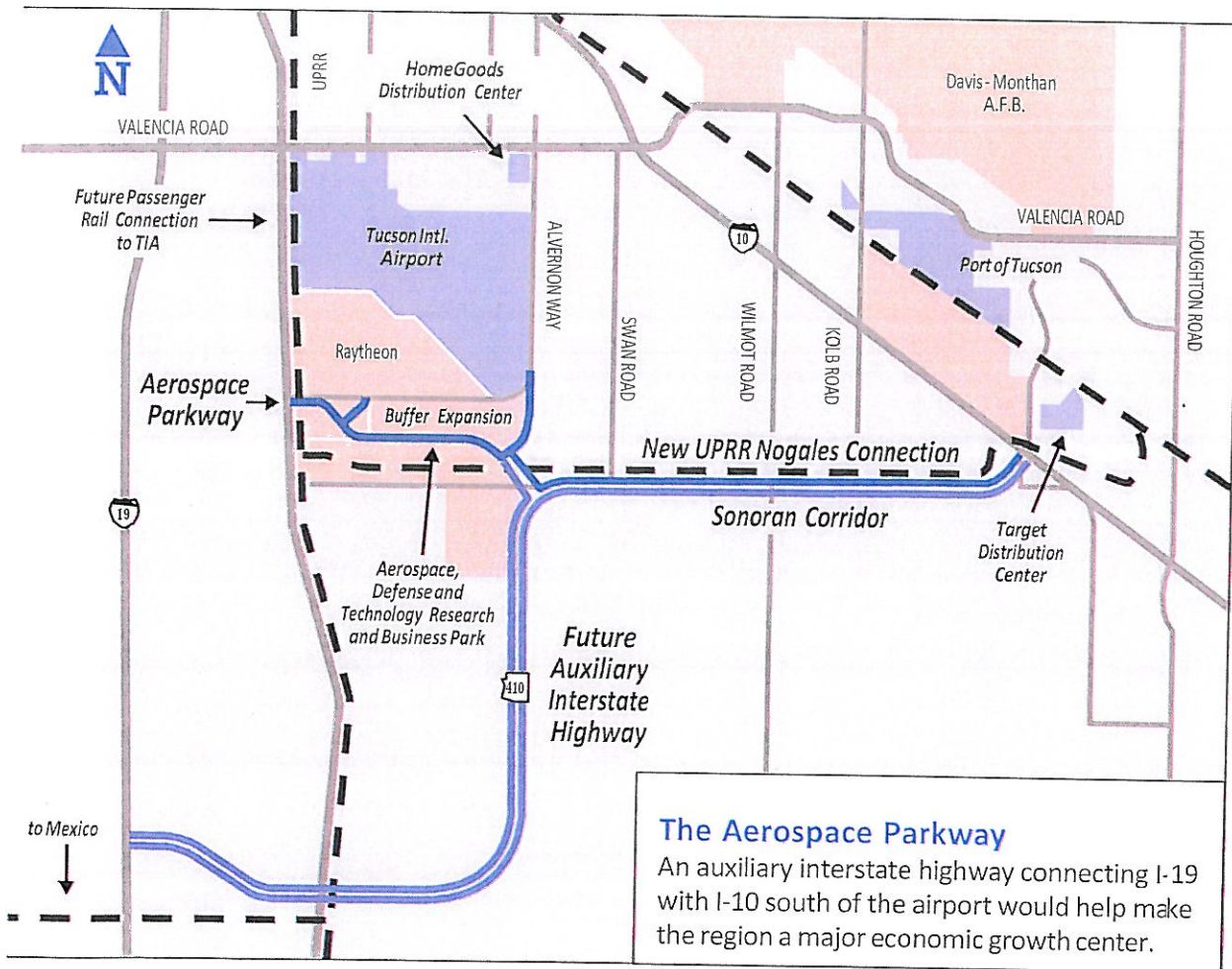
- a. Market and promote land use corridors.
- b. Invest in infrastructure to bring utilities and transportation to economically viable industrial lands to make shovel ready lands available to new industry.
- c. Prepare and adopt a master plan for the Aerospace Parkway Industrial Park.



Regional Intermodal Logistics Capacity

Exhibit 3.2.1: Focused Development Investment Areas





Project: Neighborhood Meeting – Verano

Location: Desert View High School (4101 E. Valencia Rd.)

Date and Time: Monday, October 10, 2016

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
21	Annette Gaynes / Sue Gaynes	4831 E. Whispering Sage		agaynes@gmail.com
22	JIM + NORMA HAZZARD	11245 S. SWAN RD		
23	PEARL SAVILLE	4355 E SINGING CACTUS		
24	MIGUEL + ANILU MARTINEZ	10729 S. SWAN RD		mmartinezii@hotmail.com
25	JOSE ZAMBRANO	5475 E. MOUSE TRAIL		ZAMBRANO CATHE @ G.MAIL
26	Dion + Anita Smith	Singing Cactus Ln		
27	Robert Castillo	11001 S. SWAN RD.		CHEVYMAN-39@ HOTMAIL
28				
29				
30				

Project: Neighborhood Meeting — Verano

Location: Desert View High School (4101 E. Valencia Rd.)

Date and Time: Monday, October 10, 2016

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	MIKE OBREGON JR	11125 S. SWAN RD	520-548-3574	
2	CHARLES CHEATHAM	4800 E. MOUSE TRAIL	520-266-1449	
3	DON SCHROTH	5410 E. MOUSE TRAIL	520-204-1960	
4	CHUCK HOLT	5440 E. MOUSE TRAIL	520-977-4170	
5	MARILYN CARB	5400 E Mouse Trail	520-235-0419	mlcarb@ed1.net
6	LISA ORLINO	5400 E Mouse Trail	520-954-0634	
7	HECTOR M ENCINAS	2238 E. GINTER RD	545-2220	hedre@csusd12.org
8	TIM & LISA HAMPTON	3983 E. SINGUL CACTUS LANE		
9				
10				

SOUTH WILMOT LAND INVESTORS, LLC

2200 E. River Road, Suite 115
Tucson, Az 85718
Ph. (520) 577-0200

August 2, 2016

Mr. Chris Poirier
Pima County Planning Director
201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701-1317

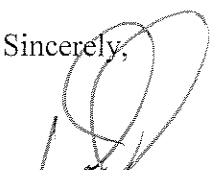
RE: South Wilmot Land Investors Rezoning Authorization

Dear Mr. Poirier;

This letter shall serve as authorization for LVA Urban Design Studio to process a specific plan amendment on behalf of South Wilmot Land Investors for the Verano Master Planned Community (aka Swan Southlands).

If you have any questions or need additional information, please call me at the number above.

Sincerely,



Mark Weinberg,
Vice President of Diamond Ventures, Inc.,
Manager of South Wilmot Land Investors, LLC

RECEIVED
AUG 05 2016

PROPERTY OWNER: SOUTH WILMOT LAND INVESTORS, LLC

OWNERSHIP:

South Wilmot Land Investors, LLC

MEMBERS:

DVI Wilmot Investors, LLC	75.00%
HOCO South Wilmot, LLC	25.00%

DVI Wilmot Investors, LLC

MEMBERS:

Diamond Ventures, Inc.	30.00%
DVI 2003 Irrevocable Trust	36.00%
Diamond Equity Pool VI, LLC	34.00%

Officers of Diamond Ventures Inc
(Manager of South Wilmot Land Investors, LLC):

David Goldstein	President
Ken Abrahams	Executive Vice President
William Kelley	CFO
Debra Parsons	Secretary

HOCO South Wilmot, LLC. It is owned 100% by Holualoa Companies, which is owned 100% by I. Michael Kasser Trust dated June 8, 2007.

Holualoa Companies is the Manager of the HOCO South Wilmot, LLC.

Holualoa Arizona, Inc. is the Manger of Holualoa Companies, LLC.

The Officers of Holualoa Arizona, Inc. are:

I. Michael Kasser, President
Aron Chinai, Chief Investment Officer
Richard B. Kauffman, Chief Financial Officer
Michael Perlman, Senior Vice President/Assistant Secretary
Lynn Taube, Vice President/Treasurer/Secretary



Item # 5

October 25, 2016

Dear Mr. Poirier,

Thank you for the opportunity to comment on Co23-04-02, Swan Southlands Specific Plan, Modification (Substantial Change) of Specific Plan. Swan Southlands is located west of South Wilmot Road and southwest from the Arizona State Prison Complex Tucson. Pima County approved the original Swan Southlands Specific Plan in 2004.

The Tucson Airport Authority supports the modifications to the Specific Plan which are being proposed. The Tucson Airport Authority is requesting the previous versions of the Avigation Easement document and Airport Disclosure Statement form be updated to the most current versions. The most up to date versions of these documents are included with this comment letter.

The Tucson Airport Authority will provide additional details on the Avigation Easement, Airport Disclosure Statement Form, and FAA Form 7460 once the Specific Plan progresses to the Master Block Plat stage. In the event the Master Block Plat requirement is waived the Tucson Airport Authority will provide comments at the next stage of the project.

Please do not hesitate to contact me if you have any questions or concerns regarding this comment letter. I can be reached by email at srobidoux@flytucson.com or by telephone at 520-573-4811.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Robidoux".

Scott Robidoux,
Airport Planner

cc MS
file

AIRPORT DISCLOSURE STATEMENT

The undersigned purchaser(s) of a lot in the subdivision known as _____, a Pima County subdivision recorded in Book _____ at Page _____ of Maps and Plats, acknowledges that the property lies in proximity to Tucson International Airport and that the property is subject to aircraft overflight and noise that may be annoying or objectionable to some persons.

Flight patterns within 5 nautical miles of Tucson International Airport (TIA) are controlled by the Federal Aviation Administration (FAA) Air Traffic Control Tower (ATCT) according to rules and guidelines for maintaining aircraft separation. The ATCT at TIA is in operation 24 hours per day. According to FAA rules, except when necessary for takeoff and landing, aircraft may not fly below 1000 ft. above ground level in populated areas.

While air traffic may be generalized into tracks, it is, by nature, dispersed. Aircraft may approach and depart the airports from any number of directions. Flight paths vary depending on a variety of factors including origin/destination, wind conditions and other aircraft in the traffic pattern. As a result, any property in the vicinity of an airport is likely to be subject to aircraft overflight and its impacts to some degree.

As traffic approaches or departs an airport it is lower to the ground, more concentrated and more frequent. The area where air traffic converges as it approaches and departs the airport is represented by the FAA Traffic Pattern Airspace. This area is shown on exhibit A, attached. Lower altitudes and more frequent activity increase the perceived impacts of aircraft on the ground within this area.

The most significant impacts occur within noise contours. Noise contours depict the area where average noise exposure over a 24 hour period is considered "significant" by FAA standards. Measures such as sound insulation of structures and land use planning to exclude noise sensitive uses are required to maintain compatibility within these areas. As explained, aircraft approach and depart the airports on dispersed paths. As a result, a property that is outside established noise contours may still be impacted by the effects of periodic aircraft overflights.

Flight patterns are apt to shift or change over time. Changes in operations may occur due to weather, changes in users, changes in aircraft type, military missions, weather conditions, etc. Similarly, TIA has a master plan that identifies plans for future expansion and development needs. These plans are updated every several years to respond to the needs of the aviation community.

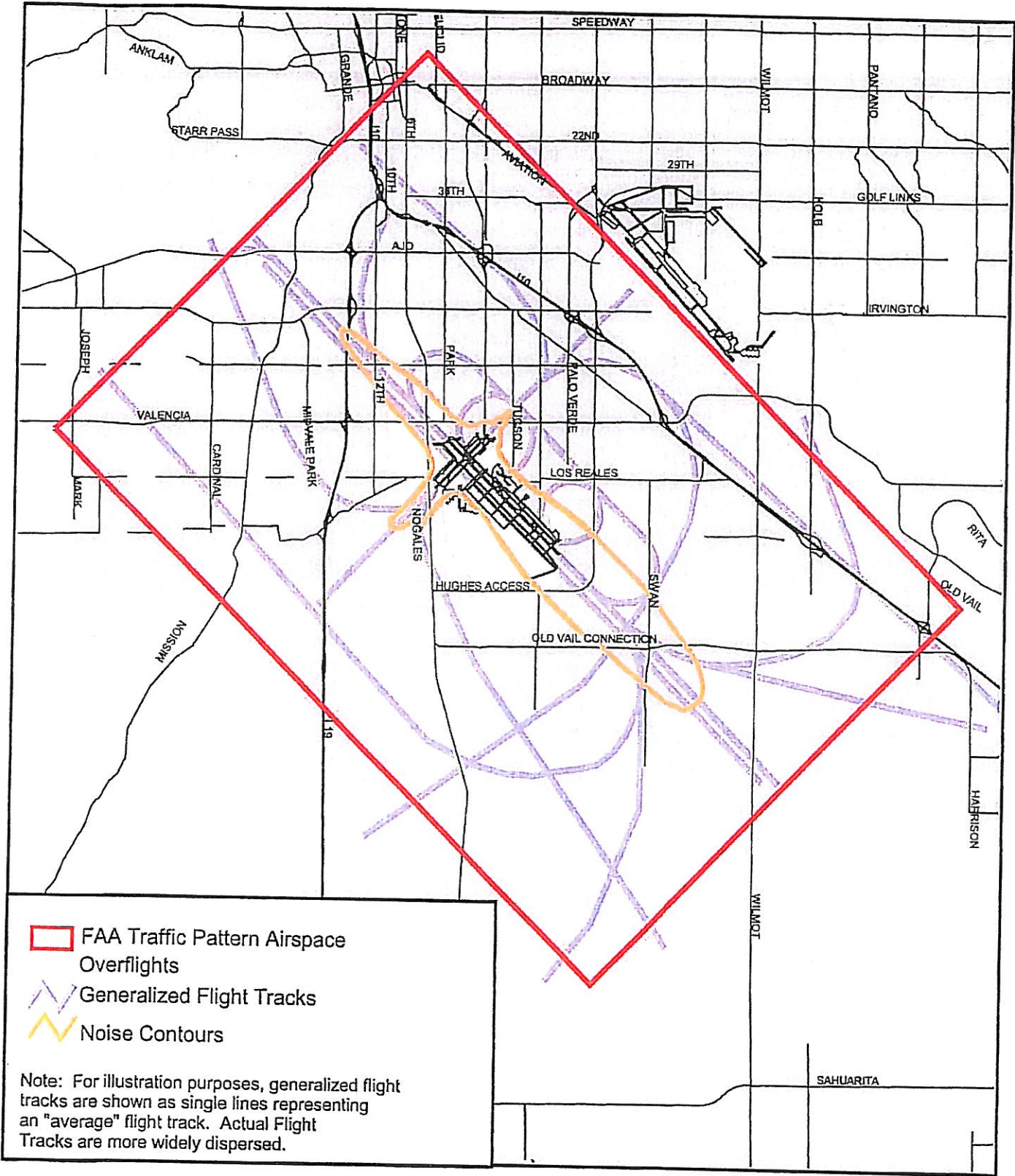
The undersigned acknowledges that the Tucson Airport Authority, the City of Tucson and all persons lawfully using the Airport have the right to operate aircraft in the airspace above and near the property and does not consider that the existence of the airport or use of the airspace above and near the property adversely affects the undersigned.

Dated this _____ day of _____, 20_____.

Purchaser _____ Date _____

Purchaser _____ Date _____

Tucson International Airport



DECLARATION OF AVIGATION EASEMENT

THIS DECLARATION OF AVIGATION EASEMENT ("Declaration"), is made this _____ day of _____, 20__ by _____, a(n) _____ ("Declarant").

A. Declarant is the sole record owner in fee simple of certain real property (the "Property") located in Pima County, Arizona which is more particularly described in Exhibit "A" attached hereto; and

B. The Property is located in the proximity of Tucson International Airport (as it now exists or may hereafter be enlarged and/or developed, the "Airport"); and

C. The Property is now and in the future will be subject to noise and other effects emanating from aircraft operating at or departing from or arriving at the Airport, and changes in airport layout or operating procedures could result in increased noise influences.

NOW THEREFORE, for good and sufficient consideration, the receipt and adequacy of which Declarant hereby acknowledges, Declarant hereby covenants and declares that all of the Property shall be held, sold, used and conveyed subject to the following avigation easement, which shall run with the Property and be binding on all occupants thereof and on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, grantees, invitees and tenants.

DECLARANT HEREBY DECLARES, ESTABLISHES, GRANTS AND CONVEYS to the Tucson Airport Authority, the City of Tucson and all persons lawfully using the Airport ("Benefited Parties") the right to operate aircraft in and the right to cause in the airspace above or near the Property such noise, vibrations, fumes, vapors, smoke, deposits of dust or other particulate matter, fuel particles and all other effects as may be inherent in the operation of aircraft, now known or hereafter used, while landing on, taking off from, or operating at the Airport, as long as such operations are in compliance with applicable federal, state and local regulations concerning operation of aircraft and use of the Airport.

As used herein, the term "aircraft" shall mean any and all types of aircraft, whether not in existence or hereafter manufactured and developed, to include without limitation, jet aircraft, propeller driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all types of aircraft or vehicles now in existence or hereafter developed, regardless of existing or future noise levels, for the purpose of transporting persons or property through the air.

EXHIBIT A

(Legal Description)