



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: November 10, 2015

Title: Co9-05-24 Catalano, et al. - Mona Lisa Road Rezoning (Closure/Time Extension)

Introduction/Background:

A) Proposal to close a 9.90-acre rezoning from SR to CR-1; if not closed then, B) Applicant requests a five-year time extension for the rezoning which was approved by the Board of Supervisors on August 18, 2008 and expired on August 18, 2013.

Discussion:

The applicant did not request a time extension for the rezoning prior to the expiration date. Therefore, the rezoning case must first be considered by the Board of Supervisors for closure prior to consideration of a time extension which has now been requested. The applicant indicates that the economic downturn caused delay in both requesting the time extension and completing rezoning conditions for the proposed 10-lot residential subdivision.

Conclusion:

A time extension is warranted due to the historical economic recession.

Recommendation:

Staff recommends: A) Against closure of the rezoning; B) Approval of a five-year rezoning time extension subject to original and modified conditions.

Fiscal Impact:

N/A

Board of Supervisor District:

1 2 3 4 5 All

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

Department Director Signature/Date: [Signature] 10/19/2015

Deputy County Administrator Signature/Date: [Signature] 10/21/15

County Administrator Signature/Date: [Signature] 10/22/15



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District # 1
FROM: Arlan M. Colton, Planning Director 
DATE: October 19, 2015
SUBJECT: Co9-05-24 CATALANO, ET AL. – MONA LISA ROAD REZONING

The above referenced Rezoning Closure/Time Extension is within your district and is scheduled for the Board of Supervisors' **TUESDAY, NOVEMBER 10, 2015** hearing.

REQUEST: A. Proposal to **close** a 9.90-acre rezoning from SR (Suburban Ranch) to CR-1 (Single Residence).
B. A five-year **time extension** of a 9.90-acre rezoning from SR (Suburban Ranch) to CR-1 (Single Residence).

OWNER: Catalano Family Revocable Trust
Attn.: Vincent and Donna Catalano
1920 W. Cassim Lane
Tucson, AZ 85704-1216

Stephen and Jennifer Nunn
2754 W. Appaloosa Road
Tucson, AZ 85742-8880

AGENT: None

DISTRICT: 1

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of October 19, 2015, staff has received no public comments.

STAFF RECOMMENDATION: **A) AGAINST CLOSURE. B) APPROVAL OF A FIVE-YEAR TIME EXTENSION SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS.**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The site is not located within the Maeveen Marie Behan Conservation Lands System (MMBCLS).

CP/DP/ar
Attachments



PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: Co9-05-24

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FOR NOVEMBER 10, 2015 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: October 19, 2015

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING CLOSURE /TIME EXTENSION

A. Rezoning Closure

Co9-05-24 CATALANO, ET AL. – MONA LISA ROAD REZONING

Proposal to **close** Co9-05-24, a 9.90-acre rezoning from SR (Suburban Ranch) to CR-1 (Single Residence) located on the northeast corner of Mona Lisa Road and Oracle Jaynes Station Road. The rezoning was conditionally approved in 2008 and expired on August 18, 2013. Staff recommends **AGAINST CLOSURE**.
(District 1)

B. Rezoning Time Extension

Co9-05-24 CATALANO, ET AL. – MONA LISA ROAD REZONING

Request of **Catalano Family Revocable Trust, et al.**, for a five-year time extension for the above-referenced rezoning from SR (Suburban Ranch) to CR-1 (Single Residence). The subject site was rezoned in 2008. The rezoning expired on August 18, 2013. The site is approximately 9.90 acres located on the northeast corner of Mona Lisa Road and Oracle Jaynes Station Road. Staff recommends **APPROVAL OF A FIVE-YEAR TIME EXTENSION SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS**.
(District 1)

STAFF RECOMMENDATION

Staff recommends **AGAINST CLOSURE** of the rezoning and **APPROVAL** of a five-year time extension to August 18, 2018 as per the applicant's request for the original 9.90-acre rezoning from SR (Suburban Ranch) to CR-1 (Single Residence), subject to original and modified standard and special conditions as follows:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
- ~~2. Recording of a covenant holding Pima County harmless in the event of flooding.~~
32. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
43. Provision of development related assurances as required by the appropriate agencies.
54. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department, ~~Document Services.~~
65. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
76. Transportation conditions:
 - A. The property owner(s)/developer(s) shall dedicate 30 feet of right-of-way for Mona Lisa Road adjacent to the subject property.
 - B. The property owner(s)/developer(s) may be required to dedicate additional right-of-way for Mona Lisa Road/Oracle Jaynes Station Road adjacent to the subject property.
 - C. The property owner(s)/developer(s) shall provide off-site improvements to Mona Lisa Road and Oracle Jaynes Station Road as determined necessary by Pima County Department of Transportation.
87. Flood Control conditions:
 - A. Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.
 - B. A drainage report shall be submitted during the platting process for the Pima County Regional Flood Control District to determine 100-year water surface elevations for all lots, the regulatory status of the wash, erosion hazard setbacks and to analyze detention/retention requirements. Building envelopes shall be shown in a surveyable manner on the tentative plat and cumulative impacts to site drainage and on downstream properties must be evaluated.
 - C. The property owner(s)/developer(s) shall comply with detention/retention conditions and restrictions, or provide an in-lieu fee, as stated in the Floodplain Management Ordinance since the property lies within a balanced or critical basin.
 - D. The property owner(s)/developer(s) shall provide necessary on-site and off-site drainage improvements at no cost to Pima County and as required by the Pima County Regional Flood Control District, including but not limited to detention, flow dissipaters, and channels as the wash leaves the site.

- E. All-weather access shall be provided to all lots to meet concurrency requirements.
- F. A riparian mitigation plan shall be required for development in designated riparian areas.
- G. A Maintenance Agreement is necessary that identifies the responsibilities and funding of both private and public drainage improvements, and drainageways.
- H. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces.

98. Wastewater Management Reclamation conditions:

- A. ~~The owner(s)/developer(s) shall construe no action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner / developer to that effect.~~
- B. ~~The owner(s)/developer(s) shall obtain written documentation from the Pima County Wastewater Management Department 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, sewer improvement plan or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner / developer shall have 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 Pima County Wastewater Management Department.~~
- C. ~~The owner(s)/developer(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.~~
- D. ~~The owner(s)/developer(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, as determined necessary at the time of review of the tentative plat, development plan, sewer construction plan, or request for building permit.~~
- A. The owner/developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.

- B. The owner/developer 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 conveyance capacity not be available at that time, the owner/developer 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/developer 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/developer 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/developer 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/developer 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.
409. Environmental Quality conditions:
- A. The owner(s)/developer(s) shall connect to the public sewer system at the location and in the manner specified by Wastewater Management Reclamation at the time of review of the tentative plat, development plan, or request for building permit. On-site wastewater disposal shall not be allowed for any of the proposed development.
- B. The proposed "common driveway" to serve the existing residence and two (2) additional home sites shall be improved to meet the paving requirements of Pima County.
4410. Natural Resources, Parks and Recreation condition:
The preliminary development plan does not provide for the required recreation area; with the development proposing less than 65 lots the developer shall pay the full in-lieu fee for off-site residential recreation areas.

4211. Environmental Planning conditions:

- A. ~~The developer(s) shall draft an Invasive Plant Eradication Plan as part of the Landscape Plan for the proposed Subdivision, for the annual inspection and removal of invasive non-native plant species, including but not limited to those listed below.~~
- B. ~~The following shall be incorporated into Private Subdivision Covenants, Conditions and Restrictions (CC&Rs) that govern Homeowners' Associations (HOAs) and the actions of private property owners within the Subdivision: Maintenance of Lots by Owners: Obligations of Owners shall include keeping private lots free of invasive non-native plant species including but not limited to those listed below:~~

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

Upon the effective date of the Ordinance Resolution, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. 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. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

4312. Design conditions:
- A. A minimum of 70 percent of all saguaros, greater than six feet in height, which currently exist on the site, shall be protected from disturbance.
 - B. The set-aside option listed in Chapter 18.72 of the Pima County Zoning Code shall be used to meet native plant preservation requirements for the subdivision plat for this site. The minimum 30% percent Natural Open Space (NOS) required for that method shall include a minimum of 50% percent of the total of all saguaros within the subdivision and shall be configured to provide contiguous, large areas of natural open space-(NOS).
14. ~~The owner(s)/developer(s) shall execute and record a document acceptable to the Pima County Community Development and Neighborhood Conservation Department indicating that the owner/developer shall contribute to the affordable housing trust fund as adopted by the Pima County Board of Supervisors on December 13, 2005, before a certificate of compliance is issued.~~
4513. In the event the subject property is annexed, the owner(s)/developer(s) 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.
4614. The property owner(s) shall execute and record 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)."
4715. Adherence to the preliminary development plan as approved at public hearing (EXHIBIT B).
4816. Grading shall not exceed 8,000 square feet, excluding driveways, per lot.
4917. Building heights shall not exceed 24 feet.

Original condition #2 is recommended for deletion because recording of a "hold harmless" against flooding is no longer a standard requirement requested by the Flood Control District.

Addition of condition #7H is recommended by the Flood Control District and requires on-site retention of the first half-inch of rainwater related to a Board approved performance standard policy.

Deletion of existing conditions and addition of new conditions under #8 are recommended to update Wastewater Reclamation Department conditions to current standards for the required use of sewerage. The deleted conditions are similar to several of the new conditions.

Renumbered condition #11 is recommended to be modified to substitute the listing of prohibited exotic plant species for the current standard language for the on-going requirement to remove invasive buffelgrass from the site as pertains to proposed subdivision sites outside of the MMB Conservation Lands System.

Old condition #14, pertaining to contributions to the affordable housing trust fund, is recommended for deletion due to a change in County policy related to monetary exactions.

Other conditions have been modified for wording and punctuation consistency or corrections or to reflect current names of departments or divisions.

STAFF REPORT

Staff recommends against closure of the rezoning; but, closure must be considered prior to consideration of a time extension because the owners did not request a time extension prior to the case expiration date of August 18, 2013. Staff sent a time expiration warning letter dated February 11, 2013. The time extension request was received on August 17, 2015. The applicant acknowledges that the case must be considered initially for closure and requests that it not be closed. Staff does not believe the case should be closed based on this technical matter which, according to the applicant, relates to the economic recession.

Normally, direct consideration of closure occurs after 10 years has elapsed from the date of rezoning approval. Approval of the requested five-year time extension will provide a total of 10 years to complete rezoning conditions from the initial August 18, 2008 rezoning approval by the Board. This includes time that has elapsed from since the expiration date.

The approved rezoning preliminary development plan shows 10 lots within a proposed subdivision plat in a saguaro studded, steeply sloped area bisected by a low lying wash that is proposed for preservation as Natural Area, with exception of a proposed cul-de-sac incursion. The wash is designated as Riparian Habitat despite photo mapping rectification error. Most of the steepest slopes (depicted with dark shading on the preliminary development plan) are proposed to be preserved within lots and within common 40-foot-wide natural bufferyards along the site's boundaries. Overall preservation was originally proposed at 52% of the site. Despite the maximum lot grading limits shown, grading is limited to 8,000 square feet per lot excluding driveways as per renumbered existing condition #16. Renumbered condition #12 addresses preservation of at least half of the 220 saguaros which existed on the site at the time of rezoning, including at least 70 percent of all saguaros greater than six feet in height.

The approved preliminary development plan, which shows a maximum 34-foot building height, has also not been adjusted to show the maximum building height of 24 feet per existing renumbered condition #17. The 10 lots proposed are one less than the 11 lots technically possible with CR-1 zoning (possibly due to natural features constraints) and are eight more than potentially allowed under the original SR zoning. Staff originally recommended denial of the rezoning on the basis of the potential for significant impacts to the natural features and resources of the site.

The applicant indicates that the project was put on hold due to the economic downturn and cites this as the reason a time extension was not requested at the time of the case expiration. The applicant states that the only progress that has been made, "...was to acquire engineering proposals and cost estimates to move forward with the work."

The site remains in its undisturbed natural condition since rezoning approval. Adjacent surrounding residential development and zoning also remains the same as when the rezoning was approved. However, within an eighth mile to the north, a CR-5 rezoning was approved in 2011 for 186 casitas that have been constructed with access from Orange Grove Road. Also within an eighth-mile to the west, there have been subdivision plats approved on the north and south sides of Oracle Jaynes Station Road for a total of 54 lots within CR-3 and CR-4 rezonings approved in 2005 and 2007, prior to the 2008 rezoning approval of the subject property. Those plats are undeveloped.

The site is located on the northeast corner of Oracle Jaynes Station Road and Mona Lisa Road, east of Shannon Road, west of La Cholla Boulevard, north of River Road, and south of Orange Grove Road. There is a Minor Transportation Concurrency Concern related to over capacity operation of River Road. The "minor concern" relates to the relatively low additional traffic count (100 average daily trips) expected to be generated by the rezoning. However, minor concurrency issues no longer exist for Orange Grove Road and La Cholla Boulevard south of River Road due to capacity improvements. More information is provided in the Transportation Report below.

Under the Pima Prospers Comprehensive Plan Update, the site was down-planned from Medium High Intensity Urban (MHIU) to Medium Intensity Urban (MIU). Despite this, the CR-1 rezoning is noncompliant with MIU because it is a low-density development that does not achieve the minimum five residences per acre (RAC) now required for MIU. However, the topography and other desirable natural features of this particular area of the larger MIU designated area do not lend to achieving medium residential density. The former MHIU designation did not have an absolute minimum density requirement in the designation description, but there was a general Regional Plan Policy that called for not less than half the maximum density for rezonings in MHIU correlating to 12 RAC.

Denial of the time extension will cause the site to revert to SR zoning which would also not conform to the MIU plan designation (and would be less conforming than CR-1 zoning). Closure of the rezoning would preclude the possibility of a future CR-1 rezoning without special consideration by the Planning Director to reduce or waive the minimum five RAC density requirement.

The site is not located within the Maeveen Marie Behan Conservation Lands System.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SR (Suburban Ranch)	Residential
South:	CR-2 (Single Residence)	Residential
East:	SR (Suburban Ranch)	Residential
West:	CR-3 (Single Residence)	Mona Lisa Road/Residential

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	Minor Concurrency Concern with capacity of River Road. Subject to condition for off-site improvements to Mona Lisa Road and Oracle Jaynes Station Road as determined necessary.
FLOOD CONTROL	Yes	Subject to conditions for on- and off-site drainage improvements as required.
WASTEWATER	Yes	Subject to conditions for construction of off-site and on-site sewers necessary.

PARKS AND RECREATION	Yes	Subject to condition for payment of the full in-lieu fee for off-site residential recreation areas.
WATER	No response	On- or off-site requirements for domestic and fire flow water supply to be determined per original Metro Water comments.
SCHOOLS	No response	
AIR QUALITY	Yes	Subject to pavement of "common driveway" (Mona Lisa Road) to serve the existing residence and two (2) additional home sites.

TRANSPORTATION REPORT

The Pima County Department of Transportation has no objection to the requested time extension. The proposed development could generate 100 average daily trips (ADT) based on a 10-lot subdivision. Since the initial rezoning, improvements to some of the roads within one-mile have been completed including La Cholla Boulevard south of River Road and Orange Grove Road from Camino de La Tierra to La Cholla Boulevard.

Current traffic counts are as follows:

Mona Lisa:	2,253 ADT (Orange Grove to Ina)
Oracle Jaynes Station:	2,875 ADT
Shannon:	7,706 ADT
Orange Grove:	19,428 ADT (Shannon to La Cholla)
La Cholla:	23,579 ADT (Rudasill to Orange Grove)
River:	24,868 ADT (Shannon to La Cholla)

A minor transportation concurrency concern exists due to the overcapacity operation of River Road; however, the project will generate less than a net increase of 250 ADT. The project will not directly access an overcapacity roadway. Daily trips from the site will distribute in many directions, and will likely access the roadway network via La Cholla Boulevard and Orange Grove Road.

Staff does not recommend any changes to the existing conditions at this time.

FLOOD CONTROL REPORT

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

Since the original rezoning approval, the District had adopted a first flush requirement.

The District has no objection subject to continuance of the existing conditions and addition of the following condition:

- H. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the request for a five-year time extension for the above referenced rezoning case and offers the following comments for your use. The rezoning site is located at the northeast corner of Mona Lisa Road and Oracle Jaynes Station Road. The site is currently zoned CR-1 for a 10 lot subdivision development.

The PCRWRD has no objection to the five-year extension of the rezoning.

The PCRWRD requests the existing wastewater conditions in rezoning Ordinance 2008-112 adopted December 2, 2008 by the Board of Supervisor be replaced with updated conditions under #8 above.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation staff have no objection to this request.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

Staff has not received a response to a request for comments.

WATER DISTRICT REPORT

Metropolitan Water District has not responded to a request for comments.

SCHOOL DISTRICT REPORT

Amphitheater Unified School District has not responded to a request for comments.

FIRE DISTRICT REPORT

Northwest Fire/Rescue District has not responded to a request for comments.

PUBLIC COMMENT

Notice has been mailed to property owners within 1,000 feet of the rezoning site. To date, no written public comments have been received.

CP/DP/ar
Attachments

c: Catalano Family Revocable Trust, Attn.: Vincent and Donna Catalano,
1920 W. Cassim Lane, Tucson, AZ 85704-1216
Stephen and Jennifer Nunn, 2754 W. Appaloosa Road, Tucson, AZ 85742-8880
Chris Poirier, Assistant Planning Director
Co9-05-24 File

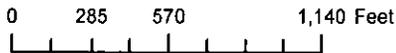
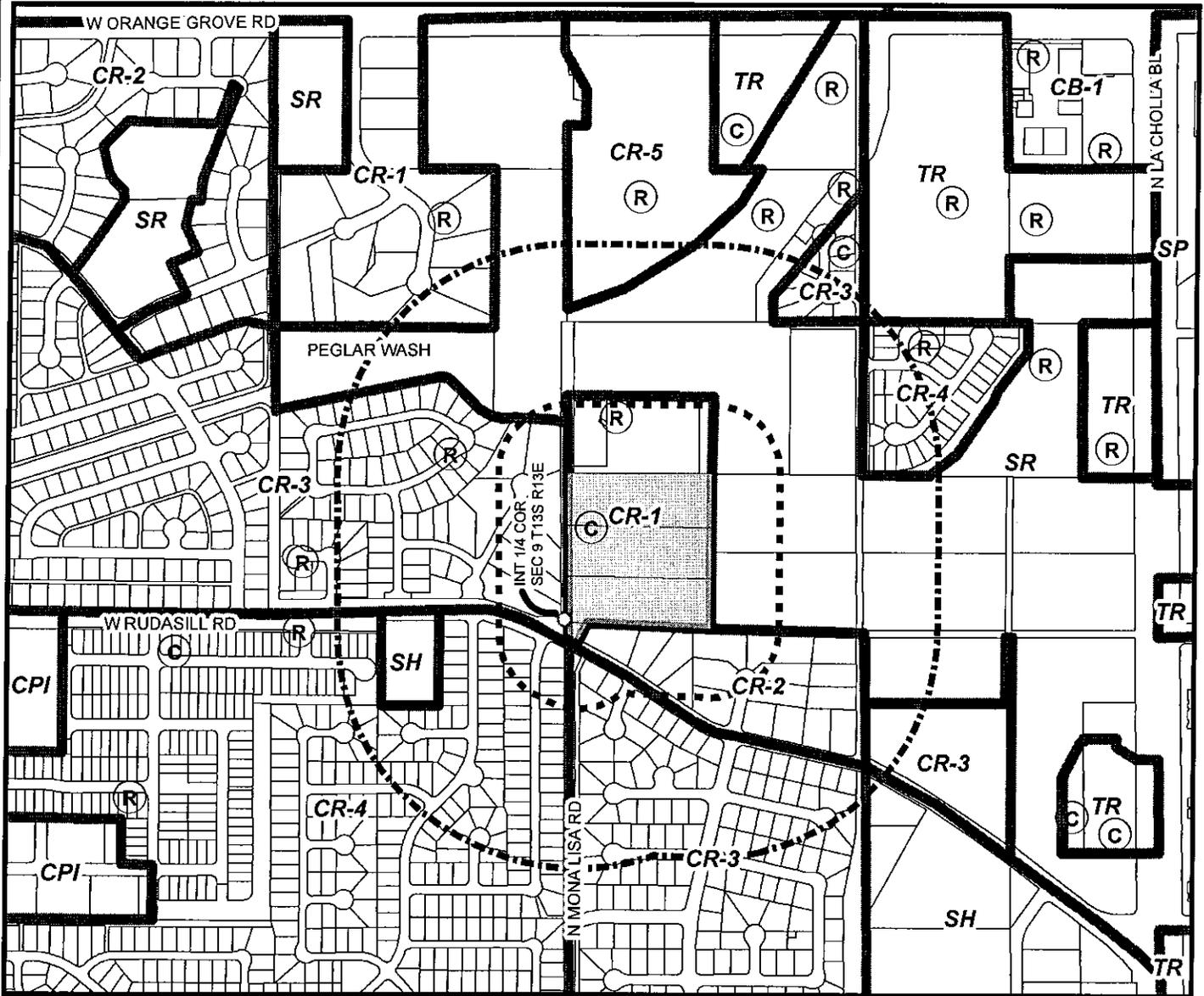


Case #: Co9-05-24

Case Name: CATALANO ET AL - MONA LISA ROAD REZONING

Tax Code(s): 101-09-012J, 101-09-012K, 101-09-012L, 101-12-032C

-  1000' Notification Area
-  300' Notification Area
-  Zoning Boundary



Subject Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

Notes: Rezoning Closure/Time Extension (Rezoning from SR to CR-1)

PIMA COUNTY COMPREHENSIVE PLAN (CO7-00-20)

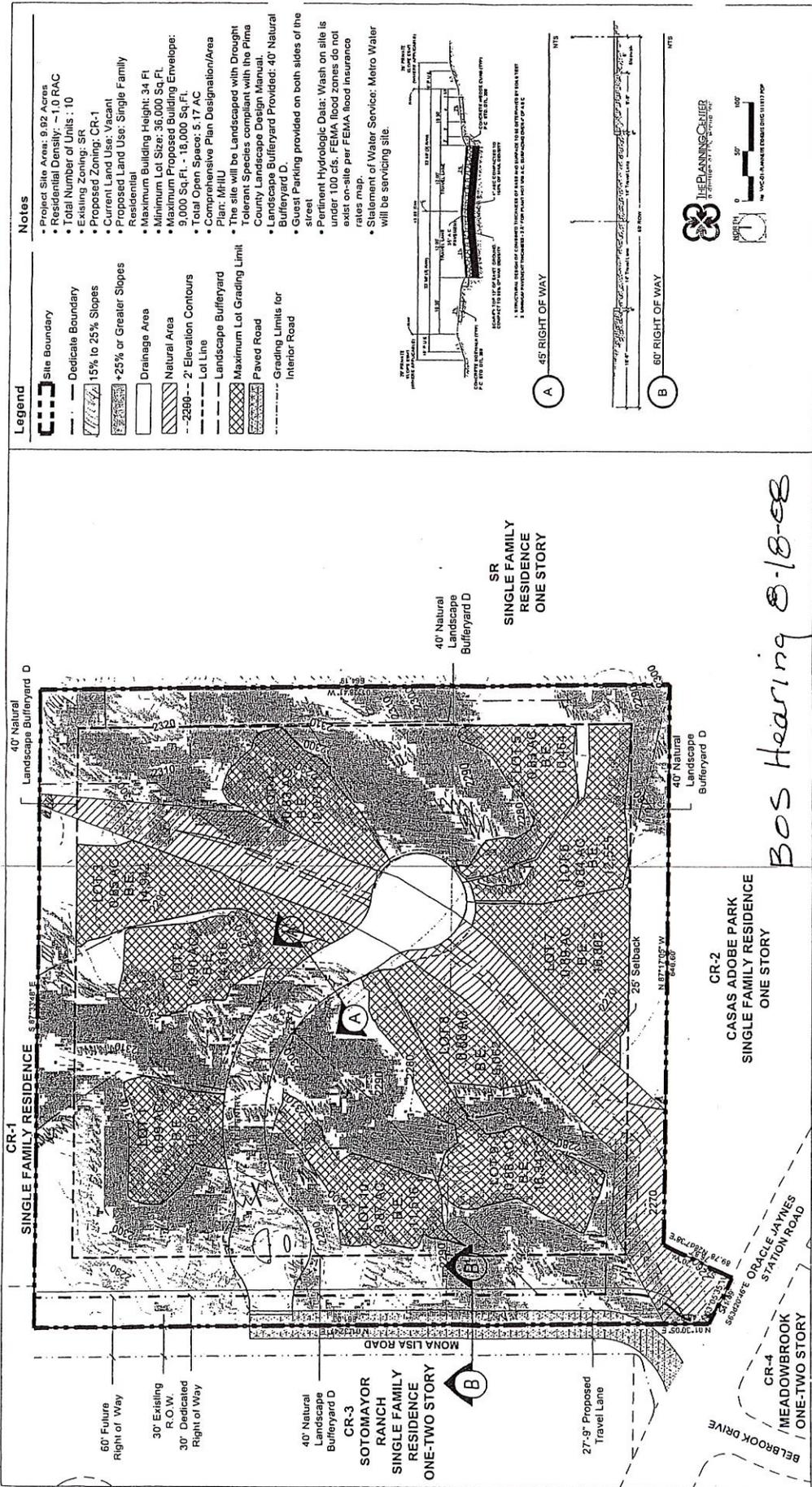
Board of Supervisors Hearing: 11/10/15 (scheduled)

Base Map(s): 45, 76

Map Scale: 1:8,000

Map Date: 09/28/2015





BOS Hearing 8-18-08

Approved Preliminary Development Plan
Co9-05-24

Exhibit II.B.1: Preliminary Development Plan

