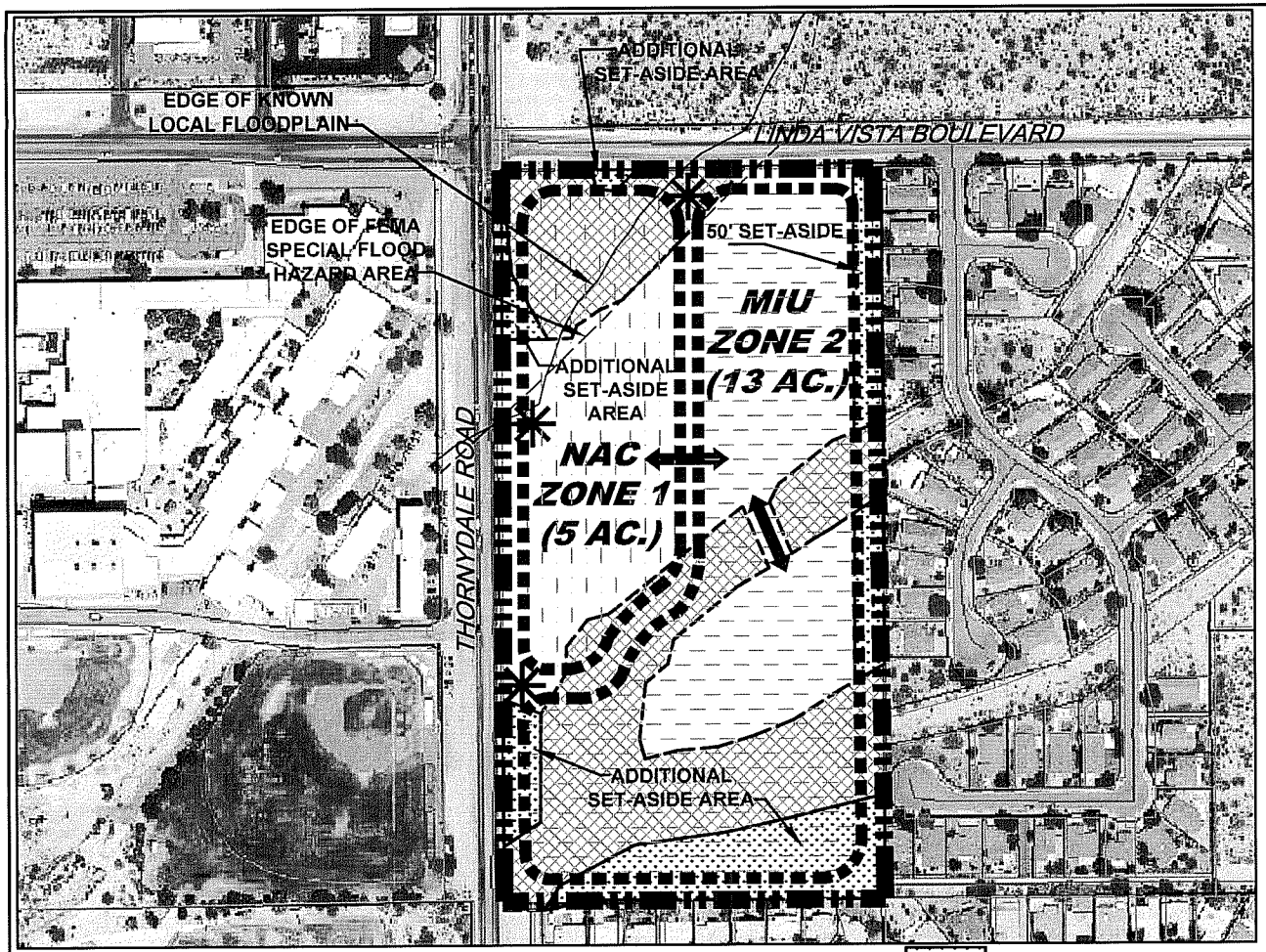
17-20

UPDATED SET-ASIDE AREAS AND PERCENTAGE SET-ASIDE CALCULATIONS

Red Point Development Comprehensive Plan Amendments

Thornydale Road Corridor

Site Location	Area of Riparian (SF)	Additional Set-Aside (SF)	Total Set-Aside Area (SF)	Total Site Area (SF)	Percentage Set-Aside
SEC Linda Vista Boulevard Co7-13-03	267,089	121,779	388,868	802,639	48.4%
NWC Cortaro Farms Road Co7-13-04	433,151	1,588,136	2,021,287	2,369,796	85.3%
Hardy Road Co7-13-06	155,777	280,033	435,810	1,308,785	33.3%
NWC Magee Road Co7-13-05	141,713	173,155	314,868	777,820	40.5%
TOTALS	**997,730**	**2,163,103**	**3,160,833**	**5,259,040**	**60.1%**



Additional Set-Aside Area

100 0 100 200

NOTE:
Subject Property and several surrounding properties are located with a FEMA designated sheet flow area (0.5' Depth).

NOTE:
Final delineation of regulatory floodplains will occur at time of rezoning.

LEGEND

Boundary of Subject Plan Amendment Request

Limits of Important Riparian Areas with underlying Xeroriparian "C"– conservation measures to be established in site analysis during the rezoning process in coordination with the Pima County Regional Flood Control District (RFCD). See Note #5 below.

Access to Public Street (Conceptual Location)

Vehicular and Pedestrian Connection between Zones

ZONE DESCRIPTIONS

Zone 1: Commercial Component with Neighborhood Activity Center (NAC) Designation. Area dedicated to non-residential use; this component is represents a small, neighborhood-level commercial corner with retail goods and services, restaurants, and personal-service offices. Xeroriparian "C" areas will be incorporated into the project design; details of same to be provided in the future Site Analysis submitted at the time of rezoning.

Zone 2: Residential Component with Medium Intensity Urban (MIU) Designation. Area dedicated to higher-density residential uses. Final form and product to be market-reflective at the time of rezoning and development, but will potentially include higher-density single-family residences (similar in type and density to the existing residences to the immediate east and south) or rental single-family residences in a subdivision design framework. The Xeroriparian "C" areas will be incorporated as an amenity into the project design; details of same to be provided in the future Site Analysis submitted at the time of rezoning.

GENERAL NOTES

1. Building heights, perimeter setbacks, and perimeter landscape buffers will achieve an appropriate transition to established residential structures to the east.
2. Landscape borders along the east and south boundaries of the project will be comprised of the set-asides as shown hereon. These set-asides may be supplemented with salvaged native-desert tree and shrub specimens in those areas where the density of existing vegetation warrants it.
3. Four-sided architecture to be utilized on all commercial buildings.
4. All mechanical equipment on commercial buildings to be screened by rooftop parapets or appropriate architectural/aesthetic means.
5. Final design will incorporate Important Riparian Areas/Xeroriparian "C" drainage courses as natural to the greatest extent possible. Any modification and/or alteration to same will be done in conjunction with an approved riparian habitat mitigation plan in accordance with RFCD's "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines."
6. New perimeter landscape borders along the Linda Vista Drive and Thornydale Road frontages will utilize salvaged native-desert tree and shrub specimens so as to achieve a mature character as rapidly as possible.
7. Conservation Lands System (CLS) mitigation to be accomplished on-site, off-site, or through a combination of the two in coordination with the Pima County Office of Sustainability & Conservation.

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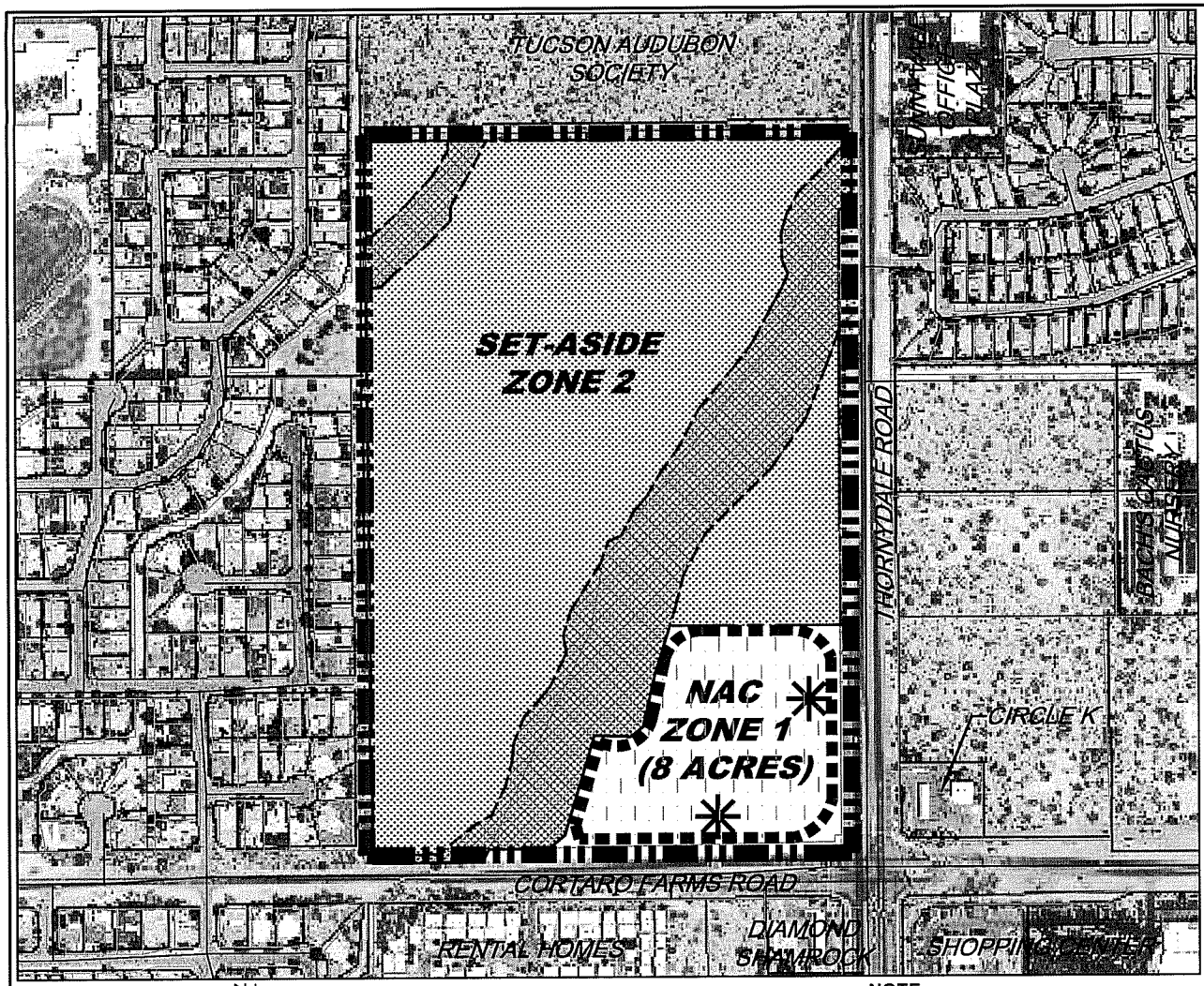
Red Point Development, Inc.

(Ownership Entity: Lawrence C. Leung, Inc.)
COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU & NAC

FRAMEWORK PLAN

Revised 2-3-14

C07-13-03



150 0 150 300

NOTE:
Subject Property and several surrounding properties are located with a FEMA designated sheet flow area (0.5' Depth).

NOTE:
Final delineation of regulatory floodplains will occur at time of rezoning.

LEGEND

- Boundary of Subject Plan Amendment Request
- Limits of Xeroriparian "C" -- conservation measures to be established in site analysis during the rezoning process in coordination with the Pima County Regional Flood Control District (RFCD). See Note #5 below.
- Access to Public Street (Conceptual Location)
- Additional Set-Aside Area

ZONE DESCRIPTIONS

Zone 1: Commercial Component with Neighborhood Activity Center (NAC) Designation. Area dedicated to non-residential use; this component is represents a neighborhood-level, anchored shopping center (potentially a national grocer), together with complimentary retail goods and services, restaurants, shop spaces, and personal-service offices.

Zone 2: Set-Aside Area.

GENERAL NOTES

1. Building heights, perimeter setbacks, and perimeter landscape buffers will achieve an appropriate transition to established residential structures on adjacent developed properties.
2. The Zone 2 set-aside as shown hereon will provide a material expansion of the established habitat reserves within Arthur Pack Regional Park and the Tucson Audubon Society.
3. Four-sided architecture to be utilized on all commercial buildings.
4. All mechanical equipment on commercial buildings to be screened by rooftop parapets or appropriate architectural/aesthetic means.
5. Final design will incorporate Xeroriparian "C" drainage courses as natural to the greatest extent possible. Any modification and/or alteration to same will be done in conjunction with an approved riparian habitat mitigation plan in accordance with RFCD's "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines."
6. New perimeter landscape borders along the Cortaro Farms Road and Thornydale Road street frontages of the proposed NAC area will utilize salvaged native-desert tree and shrub specimens so as to achieve a mature character as rapidly as possible.
7. Xeroriparian "C" corridor to be incorporated as an amenity element, with specific conservation measures to be detailed in the Site Analysis accompanying the future rezoning process.
8. Conservation Lands System (CLS) mitigation to be accomplished on-site, off-site, or through a combination of the two in coordination with the Pima County Office of Sustainability & Conservation.

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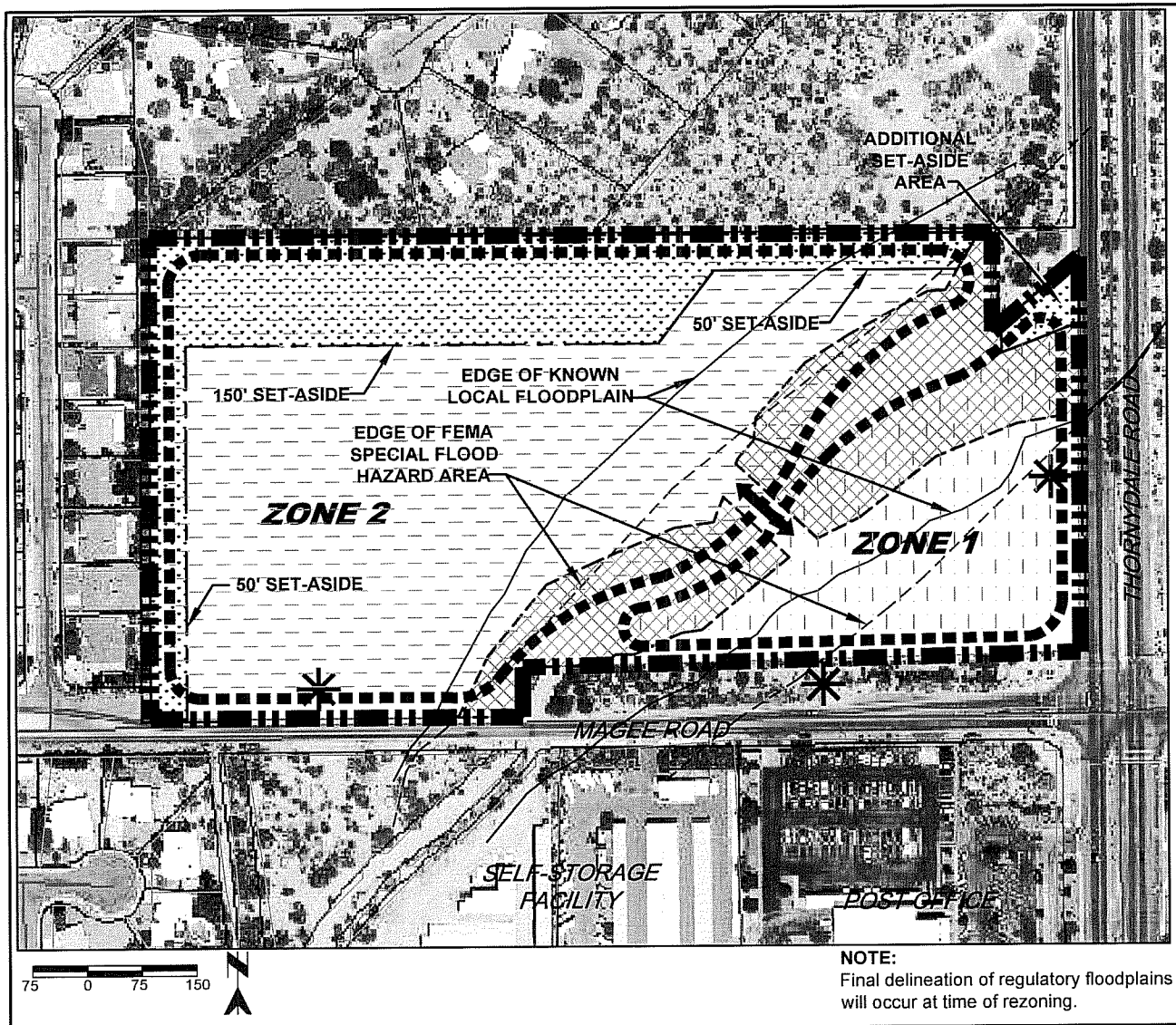
Red Point Development, Inc.

(Ownership Entity: Pacific International Properties, LLP)
COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU & NAC

FRAMEWORK PLAN

Revised 2-3-14

Co7-13-04



NOTE:
Final delineation of regulatory floodplains will occur at time of rezoning.

LEGEND

- Boundary of Subject Plan Amendment Request
- Limits of Xeroriparian "C" -- conservation measures to be established in site analysis during the rezoning process in coordination with the Pima County Regional Flood Control District (RFCD). See Note #4 below.
- Access to Public Street (Conceptual Location)
- Vehicular and Pedestrian Connection between Zones
- Additional Set-Aside Area

ZONE DESCRIPTIONS

Zone 1: Multi-Family Residential Component; Medium Intensity Urban (MIU) Designation. Area dedicated to higher-density, multi-family units or apartments. Final form and design to be detailed at the time of future rezoning and its accompanying Site Analysis.

Zone 2: Residential Component; Medium Intensity Urban (MIU) Designation. Area dedicated to the higher-density, single-family residential subdivision use (similar in type and density as that to the immediate west), clustered residential units, or single-family rental homes in a subdivision design framework.

GENERAL NOTES

1. Building heights, perimeter setbacks, and perimeter landscape buffers will achieve an appropriate transition to the established residential structures on adjacent developed properties to the west and the north.
2. New perimeter landscape borders along the Magee Road and Thornydale Road street frontages will utilize salvaged native-desert tree and shrub specimens so as to achieve a mature character as rapidly as possible.
3. Xeroriparian "C" corridor to be incorporated as an amenity element, with specific conservation measures to be detailed in the Site Analysis accompanying the future rezoning process.
4. Final design will incorporate Xeroriparian "C" drainage courses as natural to the greatest extent possible. Any modification and/or alteration to same will be done in conjunction with an approved riparian habitat mitigation plan in accordance with RFCD's "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines."
5. Conservation Lands System (CLS) mitigation to be accomplished on-site, off-site, or through a combination of the two in coordination with the Pima County Office of Sustainability & Conservation.

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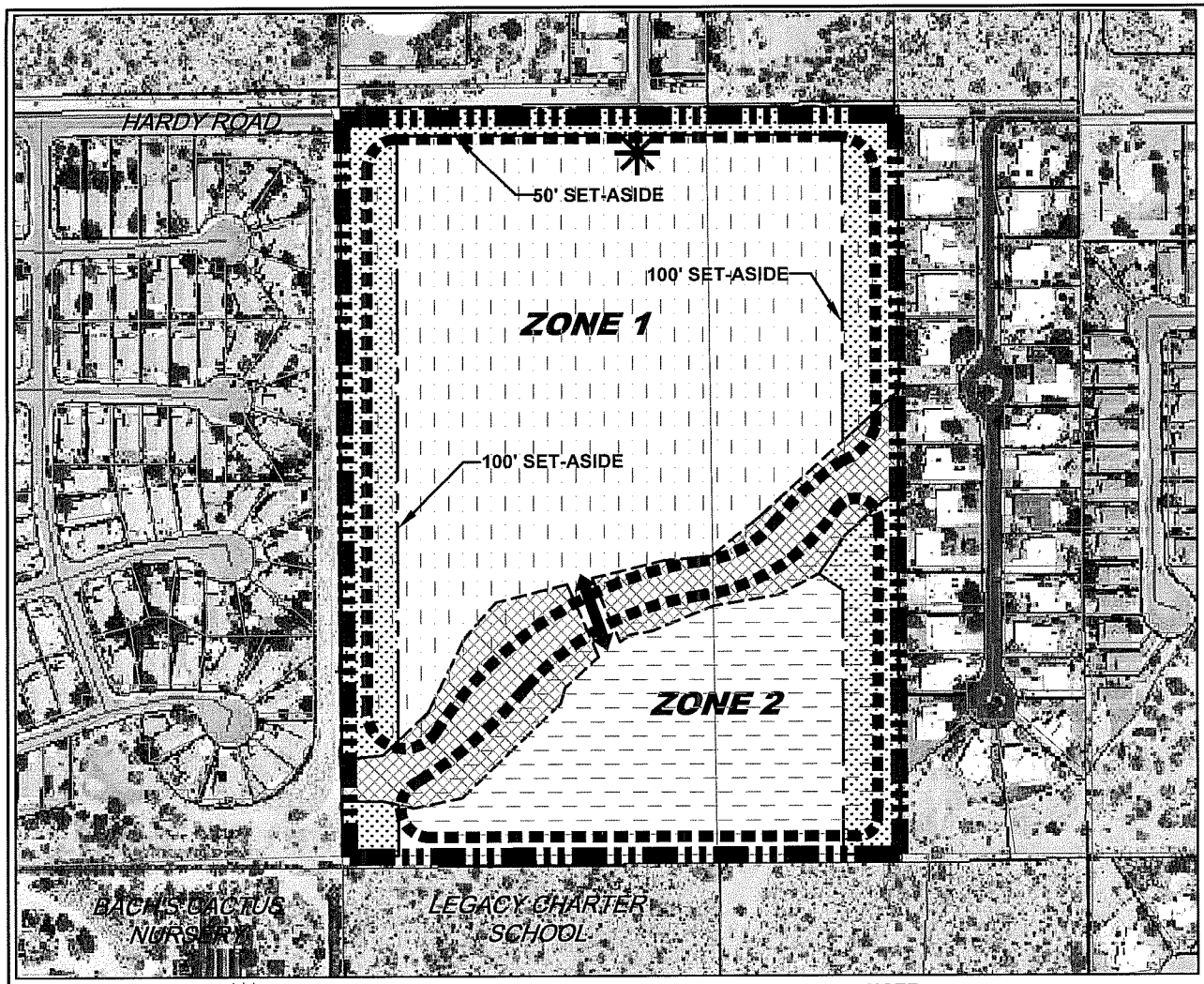
Red Point Development, Inc.

(Ownership Entity: Mandarin Associates)
COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU

FRAMEWORK PLAN

Revised 2-6-14

Co7-13-05



100 0 100 200

NOTE:
Subject Property and several surrounding properties are located with a FEMA designated sheet flow area (0.5' Depth).

NOTE:
Final delineation of regulatory floodplains will occur at time of rezoning.

LEGEND

- Boundary of Subject Plan Amendment Request
- Limits of Xeroriparian "C" -- conservation measures to be established in site analysis during the rezoning process in coordination with the Pima County Regional Flood Control District (RFCD). See Note #3 below.
- Access to Public Street (Conceptual Location)
- Vehicular and Pedestrian Connection between Zones
- Additional Set-Aside Area

ZONE DESCRIPTIONS

Zone 1: Primary Residential Component; Medium Intensity Urban (MIU) Designation. Area dedicated to higher-density, single-family residential subdivision uses similar in type, density, and form of the existing residential subdivisions to the immediate west, east and north. Final form and design to be detailed at the time of future rezoning and accompanying Site Analysis.

Zone 2: Secondary Residential Component; Medium Intensity Urban (MIU) Designation. Area dedicated to the same essential higher-density, single-family residential subdivision use as contained in Zone 1, but functioning as a separate, contiguous neighborhood located south of the existing Xeroriparian "C" corridor.

GENERAL NOTES

1. Building heights, perimeter setbacks, and perimeter landscape buffers will achieve an appropriate transition to established residential structures on adjacent developed properties.
2. Landscape borders along the Hardy Road street frontage and the east and west boundaries of the project will be comprised of the 50' and 100' wide set-asides as shown hereon. An exception is allowed for the project vehicular entry. These set-asides may be supplemented with salvaged native-desert tree and shrub specimens in those areas where the density of existing vegetation warrants it.
3. Final design will incorporate Xeroriparian "C" drainage courses as natural to the greatest extent possible. Any modification and/or alteration to same will be done in conjunction with an approved riparian habitat mitigation plan in accordance with RFCD's "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines."
4. Conservation Lands System (CLS) mitigation to be accomplished on-site, off-site, or through a combination of the two in coordination with the Pima County Office of Sustainability & Conservation.

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(Ownership Entities: Hardy-Thornydale I Associates, Fidelty National Title Trust #10760)
COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU

FRAMEWORK PLAN

Revised 2-3-14

Co7-13-06