



Subject: Co7-13-06

Page 1 of 1

**FOR DECEMBER 2, 2014 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: November 19, 2014

**COMPREHENSIVE PLAN AMENDMENT RESOLUTION FOR ADOPTION**

**Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. – N. THORNYDALE ROAD  
PLAN AMENDMENT**

Owner: Hardy-Thornydale I Associates, et al.  
(District 1)

**If approved, adopt RESOLUTION NO. 2014 - \_\_\_\_\_**

**OWNERS:** Hardy-Thornydale I Associates, et al.  
c/o Larry Kreis, General Mgr., Red Pointe Development, Inc.  
8710 N. Thornydale Road, Suite 120  
Tucson, AZ 85742

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

**DISTRICT:** 1

**STAFF CONTACT:** David Petersen

CP/DP/ar  
Attachments

cc: Chris Poirier, Assistant Planning Director  
Co7-13-06 File

**RESOLUTION 2014-\_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 30.0 ACRES LOCATED ON THE SOUTH SIDE OF W. HARDY ROAD APPROXIMATELY 1,300 FEET EAST OF N. THORNYDALE ROAD, IN SECTION 29 OF TOWNSHIP 12 SOUTH, RANGE 13 EAST, IN THE NORTHWEST SUBREGION.**

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

Section 1. The Pima County Comprehensive Plan Land Use Map, Northwest Subregion, is hereby amended to change the planned land use intensity category for approximately 30.0 acres, as referenced in Co7-13-06 Hardy-Thornycastle I Associates, et al. – W. Hardy Road Plan Amendment, located on the south side of W. Hardy Road approximately 1,300 feet east of N. Thornycastle Road, in Section 29, Township 12 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Policies are hereby amended to include the subject site with the following Rezoning Policies:

- A. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan and subdivision plat or development plan. This open space shall be protected by covenant and management responsibility identified on the subdivision plat or development plan.
- B. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
  - 1. Natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
  - 2. The site areas of plan amendment cases Co7-13-03, 04, and 05 are not eligible to serve as off-site set-asides;
  - 3. Off-site set-aside areas are acceptable to the Pima County Planning Official or designee;

4. Off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
5. The approximate minimum total natural open space (NOS) set-aside is 75 acres; the approximate minimum on-site NOS set-aside is 10 acres; and the approximate minimum off-site NOS set-aside is 65 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 4. This Resolution shall become effective on the date of adoption.


Passed and adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Chair, Pima County Board of Supervisors


ATTEST:

\_\_\_\_\_  
Clerk of the Board

APPROVED:

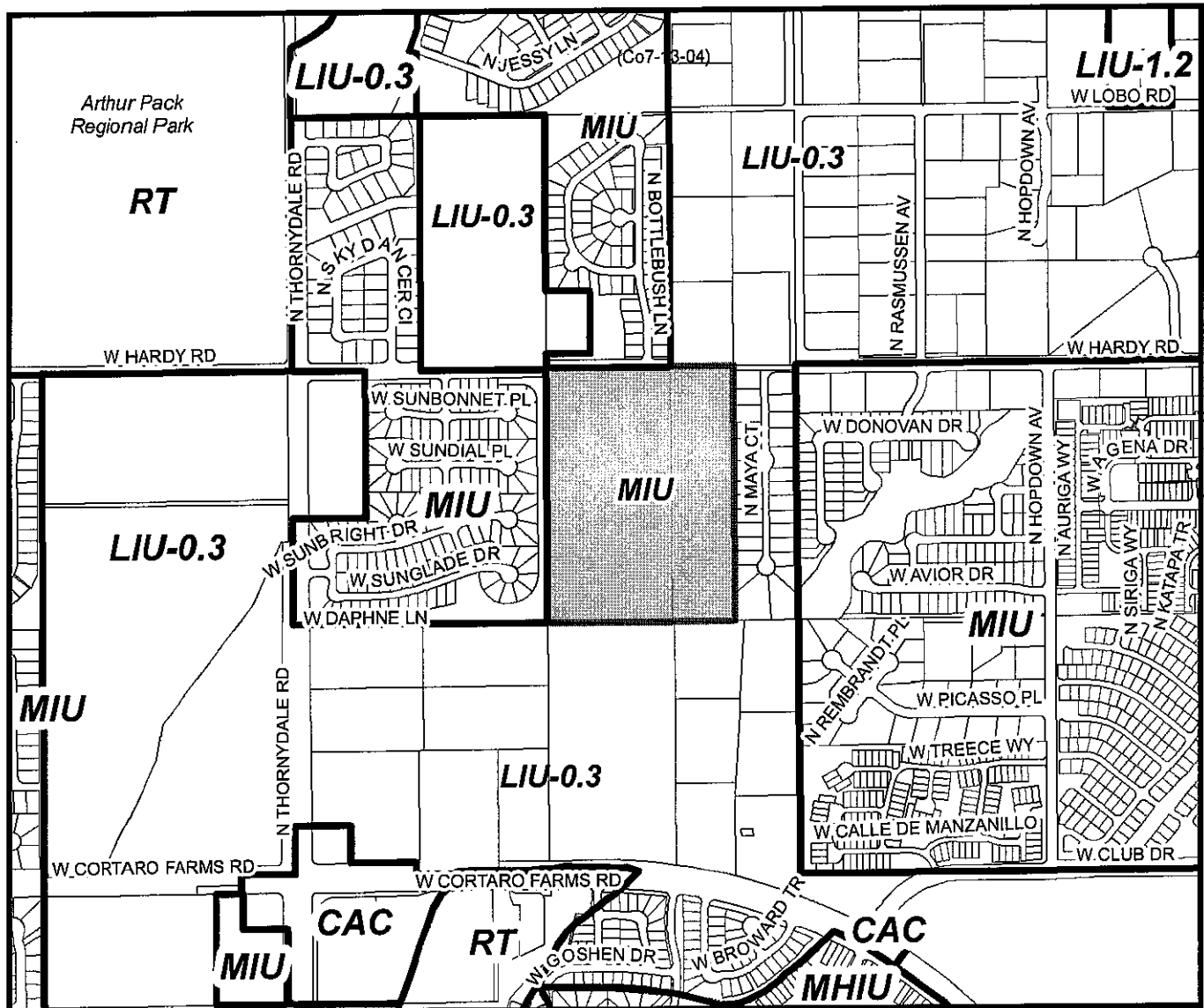
  
\_\_\_\_\_  
Executive Secretary  
Planning and Zoning Commission

APPROVED AS TO FORM:

 10/31/14  
\_\_\_\_\_  
Deputy County Attorney

# COMPREHENSIVE PLAN AMENDMENT

## Planned Land Use Exhibit A



0 355 710 1,420 Feet

Amendment Area

Taxcodes: 225-29-009D 225-29-009F	<b>Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT</b>		Location: South side of W. Hardy Road, approximately 1,300 feet east of N. Thornydale Road
	Request: From Low Intensity Urban 0.3 (LIU 0.3) To Medium Intensity Urban (MIU) 30.0 Acres +/-		
	Northwest Subregion Township 12S, Range 13E, Section 29		
	Planning and Zoning Commission Hearing: September 25, 2013	Map Scale: 10,000	
	Board of Supervisors Hearing: November 19, 2013	Map Date: July 2, 2014	