



**TO:** Honorable Raymond J. Carroll, Supervisor, District # 4

**FROM:** Arlan M. Colton, Planning Director *AMC*

**DATE:** November 5, 2014

**SUBJECT: Co7-14-04 GAROLD C. BROWN FAMILY LP – S. HOUGHTON ROAD PLAN AMENDMENT**

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, NOVEMBER 18, 2014** hearing.

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**REQUEST:** To amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) for approximately 12.27 acres located on the east side of S. Houghton Road, approximately 1,700 feet south of the intersection of S. Houghton Road and E. Golf Links Road.

**OWNERS:** Garold C. Brown Family LP  
5901 S. Belvedere Ave.  
Tucson, AZ 85706-4911

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

**DISTRICT:** 4

**STAFF CONTACT:** Artemio Hoyos

**PUBLIC COMMENT TO DATE:** As of November 5, 2014, staff has received no written public comment. Three neighbors spoke at the Planning and Zoning Commission Meeting with concerns regarding density, view, safety and access.

**PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO REZONING POLICIES** (6-3; Commissioners Neeley, Poulos and Holdridge voted nay. Commissioner Matter was absent).

**STAFF RECOMMENDATION: APPROVAL SUBJECT TO REZONING POLICIES.**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM:** The subject property lies outside of the Maeveen Marie Behan Conservation Lands system area.

CP/AH/ar  
Attachments



## **BOARD OF SUPERVISORS MEMORANDUM**

**Subject: Co7-14-04**

**Page 1 of 2**

### **FOR NOVEMBER 18, 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 *AMC*

**DATE:** November 5, 2014

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#### **ADVERTISED ITEM FOR PUBLIC HEARING**

#### **COMPREHENSIVE PLAN AMENDMENT**

**Co7-14-04 GAROLD C. BROWN FAMILY LTD. PARTNERSHIP – S. HOUGHTON ROAD PLAN AMENDMENT**

Request of Garold C. Brown Family Ltd. Partnership, represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) for approximately 12.27 acres located on the east side of S. Houghton Road, approximately 1,700 feet south of the intersection of S. Houghton Road and E. Golf Links Road, in Section 25, Township 14 South, Range 15 East, in the Rincon Southeast / Santa Rita Subregion. On motion, the Planning and Zoning Commission voted 6-3 to recommend **APPROVAL SUBJECT TO REZONING POLICIES** (Commissioners Neeley, Poulos and Holdridge voted nay. Commissioner Matter was absent). Staff recommends **APPROVAL SUBJECT TO REZONING POLICIES**.

(District 4)

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**Planning and Zoning Commission Public Hearing Summary (September 24, 2014)**

Staff presented the staff report to the commission.

A commissioner asked about the omission of the recommended policy to designate post floodplains in the Pima County Regulated Riparian Habitat as RT (Resource Transition). Staff stated that they did agree to leave out the recommendation because there are no other adjacent or surrounding properties zoned RT.

The applicant provided additional details of the request.

Two commissioners inquired about access to the proposed residential zone and expressed concerns about the MIU land use designation relative to current surrounding residential densities. A commissioner discussed Smart Growth principles and higher densities for planned corridor improvements and investments such as Houghton Road.

Speaker 1 had concerns regarding density, views, and light reflectivity.

Speaker 2 protested the project due to safety and access concerns in and out of her subdivision across the street from the proposed project.

Speaker 3 discussed how the project would not fit with the area's character and topography.

Applicant addressed the public comments.

A motion to close the public hearing was approved.

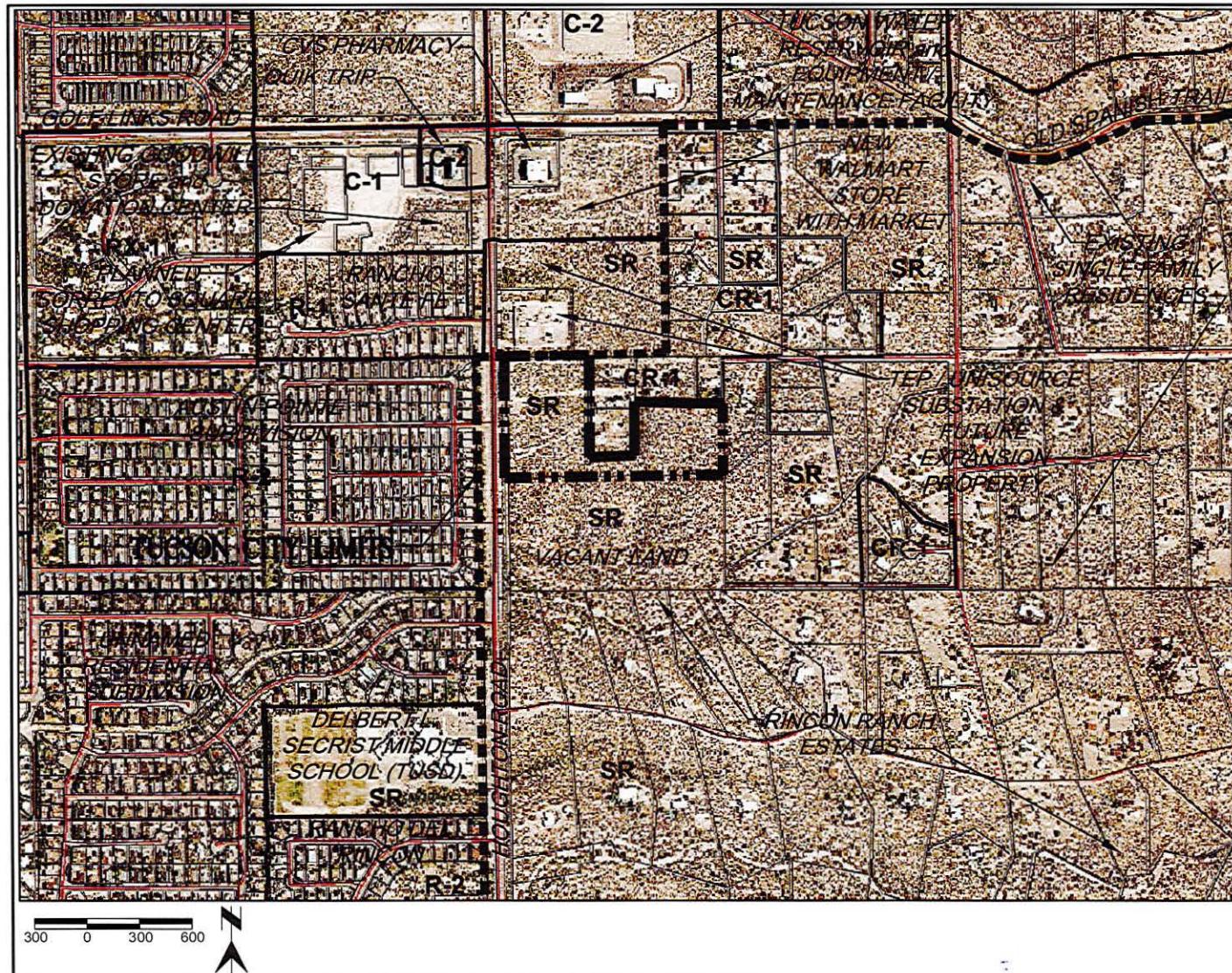
A motion and second to deny the plan amendment request were made based on the use density and access due to parcel shape. A substitute motion was made and seconded to recommend approval of the comprehensive plan amendment request from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) subject to rezoning policy below. Substitute motion passed 6-3 (Commissioners Neeley, Poulos and Holdridge voted nay. Commissioner Matter was absent).

The rezoning policy is as follows:

- The Preliminary Development Plan submitted with the rezoning application shall demonstrate avoidance of regulatory floodplains and Important Riparian Area.

CP/AH/ar  
Attachments

c: Garold C. Brown Family LP, 5901 S. Belvedere Ave., Tucson, AZ 85706-4911  
Projects International, Inc., Attn: Jim Portner, 10836 E. Armada Lane  
Tucson, AZ 85749-9460  
Chris Poirier, Assistant Planning Director  
Co7-14-04 File



## LEGEND

**Boundary of Subject Plan  
Amendment Request**

### Existing Zoning, typ.

### Tucson City Limits

## NOTES

1. The subject property is a vacant, undeveloped site that is bordered by existing unsubdivided residences, other vacant property, and an existing TEP/Unisource sub-station. It is adjacent to Houghton Road.
2. The subject property is zoned SR. Surrounding properties are zoned SR, CR-1, R-1 & R-2 (City of Tucson), C-1 & C-2 (City of Tucson).
3. The surrounding context is an emerging urbanized mix of residential and commercial development featuring lower-density single-family residences (zoned SR and CR-1), higher-density residential uses (zoned R-1 and R-2), utility uses (a TEP sub-station and a Tucson Water reservoir & equipment/maintenance facility), a developing commercial shopping center, a new Wal-Mart retail store and market, and other stand-alone commercial enterprises within the Houghton Road corridor.

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



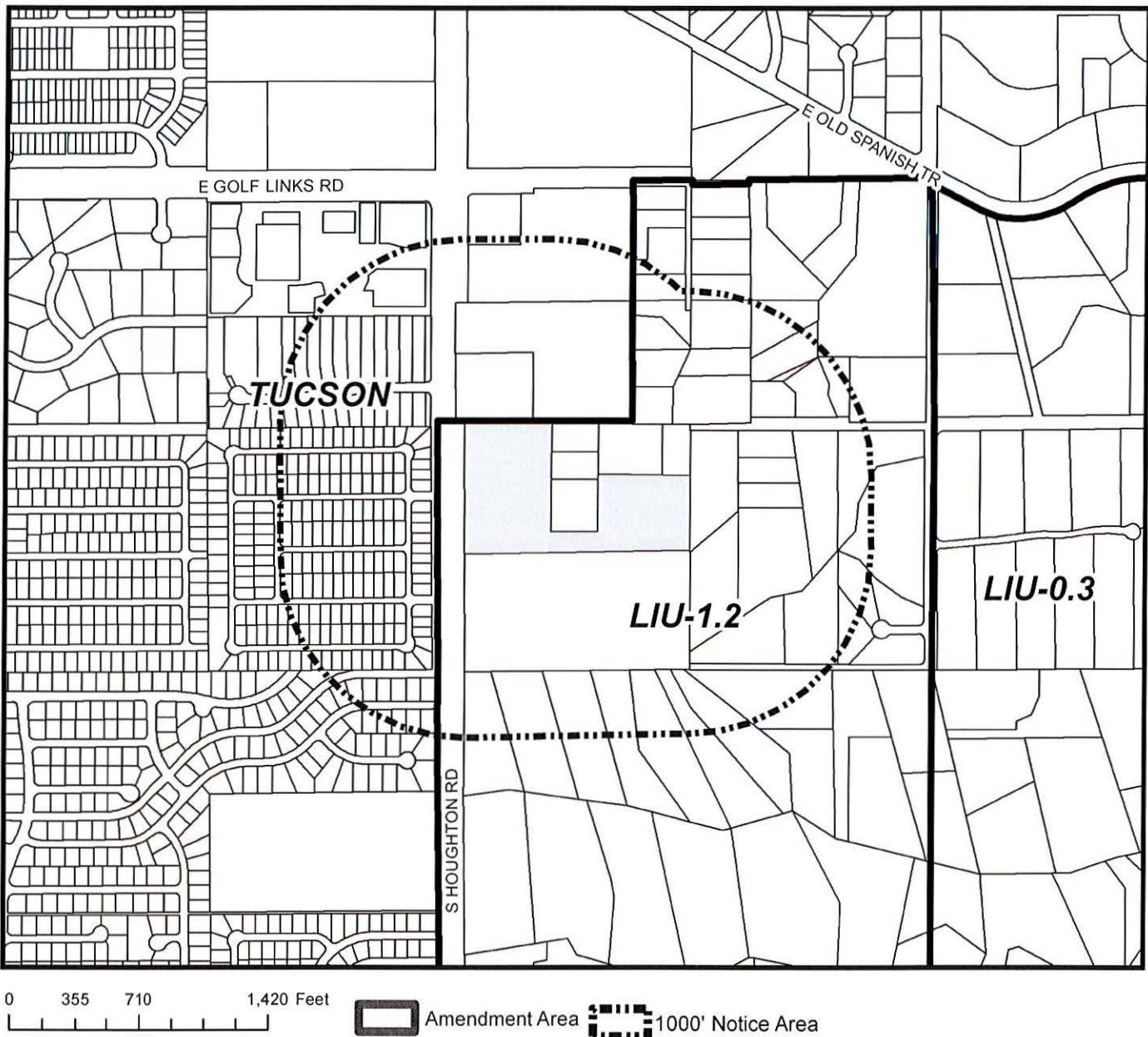
## ***Garold C. Brown Family L.P.***

## COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to NAC and MIU

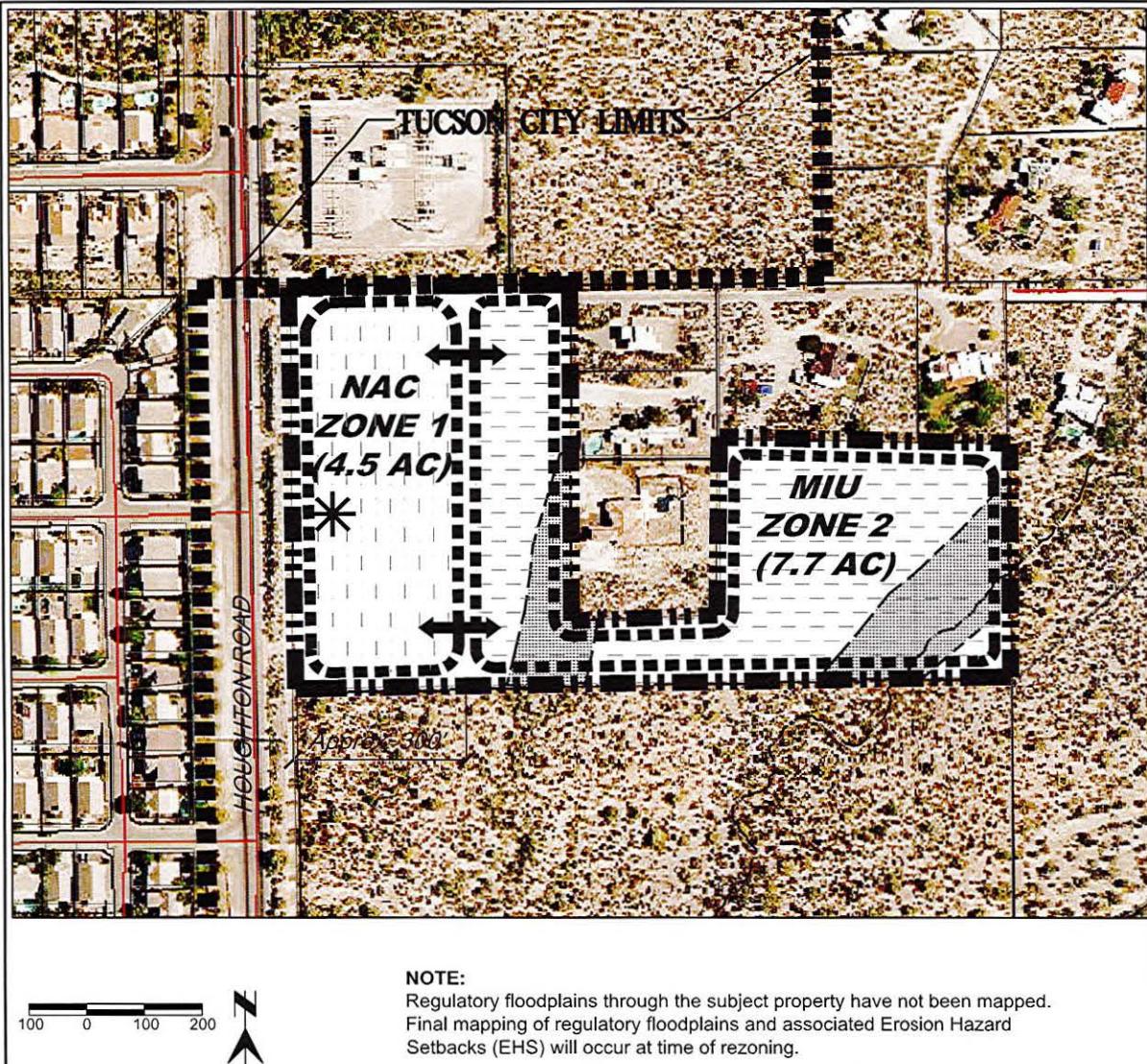
## AERIAL PHOTOGRAPH SURROUNDING LAND-USE CONTEXT

# COMPREHENSIVE PLAN AMENDMENT

## Planned Land Use and Notice Area



Taxcode: 136-10-024E	<b>Co7-14-04 GAROLD C. BROWN LTD. PARTNERSHIP - S. HOUGHTON ROAD PLAN AMENDMENT</b>  Request: Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) 12.27 Acres+/-	Location: East side of S. Houghton Road approximately 1,700 feet south of the intersection of S. Houghton Road and E. Golf Links Road
	Rincon Southeast/Santa Rita Subregion Section 25, Township 14 South, Range 15 East	North
Planning and Zoning Commission Hearing: September 24, 2014 (projected)	Map Scale: 1:10,000	
Board of Supervisors Hearing: November 18, 2014 (projected).	Map Date: June 4, 2014	



## LEGEND

- Boundary of Subject Plan Amendment Request
- Tucson City Limits
- Xeroriparian "C" Mapped Riparian Habitat
- Mapped Unknown Wash - Under 500 cfs Setback: 25 feet
- 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 represents a small, neighborhood-level commercial development with retail goods and services, restaurants, and personal-service offices.

**Zone 2:** Single-Family Residential Component with Medium Intensity Urban (MIU) Designation. This area dedicated to residential uses of the type and density that are appropriate along a major transportation corridor such as Houghton Road. Final form and product type to be market-reflective at the time of future rezoning and development. The Xeroriparian "C" regulated habitat areas within this Zone provide buffering opportunities for the adjacent properties and existing residences.

## GENERAL NOTES

1. Vehicular access to and from this site will occur only from Houghton Road.
2. Enhanced landscaped borders will be provided wherever the proposed commercial or residential development abuts existing CR-1 or SR residences. The Xeroriparian "C" regulated habitat areas within Zone 2 provide for natural buffering opportunities for some of the adjacent properties and existing residences. Final details of all buffering and mitigation will be determined at the time of final design and will be detailed in the Site Analysis and Preliminary Development Plan (PDP) provided at time of future rezoning.
3. Salvaged native-desert tree and shrub specimens will be transplanted primarily into project perimeter buffers adjacent to the existing residences so as to achieve a mature character in the project edges as rapidly as possible.
4. The Xeroriparian "C" regulated habitat within Zone 2 will be treated in accordance with the Pima County Regional Flood Control District's "Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines." Any modifications over approved thresholds will be done in accordance with an approved Riparian Habitat Management Plan (RHMP).
5. This site is located outside of the Maeveen Marie Behan Conservation Lands System (CLS); no compliance nor CLS-related on-site/off-site mitigation is required.

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



## 2014 PLAN AMENDMENT PROGRAM

### PLANNING AND ZONING COMMISSION

### STAFF REPORT



<b>HEARING DATE</b>	Wednesday, 24 September 2014
<b>CASE</b>	Co7-14-04 Garold C. Brown Family Ltd. Partnership - S. Houghton Road
<b>SUBREGION</b>	Rincon Southeast/Santa Rita
<b>DISTRICT</b>	4
<b>LOCATION</b>	East side of S. Houghton Road approx. 1,700 feet south of the E. Golf Links Road intersection
<b>ACREAGE</b>	12.27 Acres +/-
<b>REQUEST</b>	Amend planned land use intensity designation from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) – 7.7 Acres; and Neighborhood Activity Center (NAC) – 4.5 Acres
<b>OWNER</b>	Garold C. Brown Family Ltd. Partnership
<b>AGENT</b>	Jim Portner, Project International, Inc.

#### APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN

The applicant is requesting to amend the Comprehensive Plan land use designation on the site from LIU 1.2 to MIU and NAC as the site is envisioned as ultimately being developed as a master-planned commercial/retail village together with complimentary residential uses. The land use mix is justified in light of the existing and emerging major transportation corridor that Houghton Road represents.

#### EXISTING ZONING/LAND USE

SR – Suburban Ranch

#### SURROUNDING LAND USE DESIGNATIONS

<b>North</b>	City of Tucson
<b>South</b>	LIU 1.2
<b>East</b>	LIU 1.2
<b>West</b>	City of Tucson

#### SURROUNDING ZONING/EXISTING LAND USE

<b>North</b>	SR Suburban Ranch (Tucson); and CR-1 Single Residence – TEP sub-station and existing single-family residences
<b>South</b>	SR Suburban Ranch – Vacant property

<b>East</b>	SR Suburban Ranch and CR-1 Single Residence – Existing single-family residences and vacant land
<b>West</b>	R-1 Residence (Tucson) and R-2 Residence (Tucson) – Existing single-family residential subdivisions

## **STAFF REPORT**

Staff recommends **Approval** of this request to amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) on 12.27 acres on the east side of S. Houghton Road approximately 1,700 feet south of the intersection of S. Houghton Road and E. Golf Links Road in the Rincon Southeast/Santa Rita Subregion for the following reasons:

1. The site is located along S. Houghton Road, a principal urban arterial route in a region of burgeoning commercial/retail, office, and mixed residential uses. The Comprehensive Plan amendment proposing master-planned mixed residential/commercial development is in keeping with and complements the surrounding land uses.
2. Development proposed under the Comprehensive Plan amendment meets a number of the Growing Smarter Act elements: mixed-use, compact development, multi-modal transportation, and rational infrastructure expansion and improvements.
3. Proposed development specifically supports Comprehensive Plan Land Use Element and Circulation Element Regional Plan Policies for compact development along major streets and commercial centers – policies also require assessment of proposed development to protect the privacy and character of existing neighborhoods.

Should this amendment request be approved and advance to the rezoning phase, rezoning conditions will be created based upon comments submitted in this staff report, the rezoning staff report comments, and the findings and direction of the Commission and the Board of Supervisors during public hearings. Staff recommends the following Comprehensive Plan Rezoning Policy for this amendment request:

- The Preliminary Development Plan submitted with the rezoning application shall demonstrate avoidance of regulatory floodplains and Important Riparian Area

### *Comprehensive Plan Amendment Request:*

This is a request by Garold C. Brown Family LP, represented by Jim Portner of Project International, Inc., to amend the Comprehensive Plan on 12.27 acres (*the site*) located on the east side of S. Houghton Road approximately 1,700 feet south of the intersection of S. Houghton Road and E. Golf Links Road. The applicant requests to amend the Comprehensive Plan land use designation on the site from LIU 1.2 to MIU – 7.7 Acres; and NAC – 4.5 Acres.

### *Setting:*

The subject property is a vacant, undeveloped 12.27 acre site that is located on the east side of S. Houghton Road, approximately 1,700 feet south of the E. Golf Links Road intersection. Access to the site is from Houghton Road, as well as an easement along the northern property line. Houghton Road represents the primary north-south transportation corridor serving the far-east side of the Tucson metropolitan area. As a three-lane arterial, Houghton Road has historically served as a dividing line between the more intensive commercial uses and higher-density residential that occurs on the west side of the roadway; and the lower-intensity and less dense residential development that exists on the east side. However, this trend has been changing in recent years. Significant commercial developments such as the Wal-Mart and CVS Pharmacy have taken place on the east side of Houghton Road near the Golf Links Road intersection. Major improvements are underway for Houghton Road. In a coordinated effort between the City of Tucson and the Regional Transportation Authority (RTA), Houghton Road will be constructed as a six-lane roadway south of Speedway to Interstate 10 with sidewalks, bike lanes, multi-use path, and bus pullouts.

### *Surrounding conditions:*

The surrounding context is an emerging urbanized mix of commercial and residential development

featuring lower- and higher-density single-family residences; utility uses; a developing shopping center; a new Wal-mart and CVS Pharmacy; and other stand-alone commercial enterprises in proximity to the Houghton Road/Golf Links Road intersection. The subject property is bordered on the north by an existing Tucson Electric Power/Unisource Energy substation and a small cluster of existing single-family residences zoned CR-1. To the south is a 20 acre vacant parcel zoned SR. On the east, northeast, and southeast are existing single family residences, both subdivided and unsubdivided, zoned in a mixture of CR-1 and SR.

To the west and across Houghton Road are established, high density residential subdivisions zoned R-1 and R-2 (City of Tucson zoning). West on Houghton Road there is also an existing Quick Trip and Goodwill Store within the Sorrento Square Shopping Center. Further southwest is Sechrist Middle School of the Tucson Unified School District.

#### *History:*

The clusters of existing single-family residences immediately northeast of the site were rezoned from SR to CR-1 (Co9-01-26, Co9-01-27). Other rezonings in close proximity were also rezoned CR-1 from SR (Co9-95-05, Co9-95-14, Co9-95-18, Co9-95-27, Co9-96-52, Co9-98-10, Co9-05-18).

#### *Transit issues:*

Major improvements are underway as Houghton Road is one of the official corridor projects approved by the RTA. The Houghton Road corridor will be phased into a six-lane roadway south of Speedway with sidewalks, bike lanes, multi-use path, and bus pullouts. The segment from 22nd street south to Escalante is not scheduled to begin until after 2016. There is currently one local Sun Tran route (Route 17 – Country Club/29<sup>th</sup> Street) and two express routes (Route 101X – Golf Links/Downtown; Route 201X – Eastside/Aero Park) located at the Harrison Road and Golf Links Road intersection (about 1.25 miles to the northwest). Increased commercial and residential density along Houghton Road could create demand for route extensions and additional stops.

#### *Commercial / employment opportunities:*

The requested Neighborhood Activity Center designation for a portion of the specific property is intended to feature a neighborhood commercial center providing a mix restaurants, commercial services, and professional offices.

## **PLAN AMENDMENT CRITERIA**

Staff reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1. Promoting the implementation of:
  - a. **The Maeveen Marie Behan Conservation Lands System (MMBCLS);**
  - b. **Growing Smarter Acts:** with particular emphasis given to the principles of smart growth, such as: (i) mixed use planning, (ii) compact development, (iii) multi-modal transportation opportunities, (iv) rational infrastructure expansion/improvements, (v) conservation of natural resources, and (vi) the growth area element (where applicable); and
  - c. Other plan policies set forth in the Regional Plan Policies, Rezoning Policies and Special Area Policies.
2. Fulfilling the "Purpose" of the Annual Plan Amendment Program of the Pima County Zoning Code, § 18.89.040(A)(2) and (3):  
The annual plan amendment program provides an opportunity to address oversights, inconsistencies, or land use-related inequities in the plan, or to acknowledge significant changes in a particular area since the adoption of the plan or plan updates. Annual amendments are reviewed concurrently in order to analyze potential cumulative impacts.

## **Maeveen Marie Behan Conservation Lands System**

The site is outside of designated Maeveen Marie Behan Conservation Lands System (MMBCLS) area.

## **Growing Smarter Acts / Comprehensive Plan Regional Plan Policies**

The expanding urbanization of the Houghton Road transportation corridor provides the applicant an opportunity for further mix of commercial uses and higher-density residential districts. As promoted in the application, a proper design such as a neighborhood commercial "village", can buffer and protect adjacent lower-density residential properties to the east and be effectively clustered into a compact spatial arrangement that afford the efficient design of on-site infrastructure. Smart Growth principles suggest mixing land uses is critical to increasing pedestrian mobility and allows people to work and shop close to where they live. As Houghton Road continues to be transformed into an urban, six-lane roadway with sidewalks and bike lanes, the establishment of a higher-density mixed-use site will contribute significantly to the larger regional objective of enhancing demand and use of multi-modal transportation.

The Pima County Comprehensive Plan Land Use Element Regional Policies seek to promote compact development which a) increases housing density and compatible residential infill adjacent designated commercial centers; b) provides for a mixed use and higher density residential development along major streets and commercial areas; and, c) provides for transit-oriented development along major streets and commercial activity centers. Land Use Element policies recommend that rezonings under MIU and NAC land use designations develop at a residential density of not less than 5 residences per acre (RAC). The policies state that the privacy and character concerns of existing neighborhoods should be assessed in reviewing the location, density and character of proposed re-development and in-fill projects, and in requiring bufferyards to mitigate impacts of noise, views and traffic.

Circulation Element Regional Plan Policies also seek to promote higher-density mixed use development along major transportation corridors. As mentioned, transportation infrastructure necessary to serve the plan amendment is already planned and underway. Circulation policies discourage new transitory traffic through or similar vehicular impacts to existing neighborhoods. It is the intent of the applicant to route and manage vehicular traffic so that it moves to and from the Houghton Road corridor only and not be allowed to bleed into established residential neighborhoods.

## **Rezoning Policies and Special Area Policies**

There are no adopted rezoning policies or Special Area policies that apply to this plan amendment site.

## **Oversights, Inconsistencies, Land Use-Related Inequities, or Significant Changes**

The significant changes that have materialized in the context of the subject property are the voter approved RTA-funded widening and multi-modal enhancements of the Houghton Road corridor; and the emerging urbanization of mixed uses that have been developed on Houghton Road since the 2001 Comprehensive Plan amendment. In addition to the higher-density residential developments immediately west of the subject property, high-density residential developments such as the Sierra Pantano, Saguaro Canyon, and the Civano series of neighborhoods have emerged further south on Houghton Road. Commercially, a Quick Trip, CVS Pharmacy, Wal-mart, and a phased shopping center have materialized to provide for increasing residential needs.

## **AGENCY REVIEW COMMENTS**

### ***Pima County Departmental Review***

#### **Regional Flood Control District**

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

1. As shown on the "Framework Plan" one mapped regulatory watercourse crosses the parcel and there is Pima County Regulated Riparian Habitat (PCRRH) of habitat type Xeroriparian C associated with it as well as an unmapped tributary.
2. As required by Resolution 2008-72, I have prepared the following Water Supply Impact Review (WSIR):
  - a. Per the application and ADWR map the site is within the Rincon Ranch Estates water

service area. This provider does not have access to renewable supplies. However the District is aware that this provider was bought by Tucson Water in 2010. It is unclear where the water to supply the project will be pumped from. Furthermore, the applicant has not estimated water usage.

- b. Per the ADWR Well Registry wells within ¼ mile of the site had water level depths when drilled around 400 feet. The site is just outside the model area we have used to report projected change.
- c. The site is within the area of 1 inch or less of subsidence as mapped by Pima County.
- d. The nearest Groundwater-Dependent Ecosystems are the Pantano Wash shallow groundwater area 2.45 miles southeasterly and Lakeside Lake 2.55 miles directly west.
- e. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 1600-3200 feet.

With the information available at this time, it is not known whether or not the amendment will have adverse impacts.

In conclusion while the District is prevented from making a recommendation due to the lack of information regarding water supply, should the amendment be approved the following policies are recommended:

1. The PDP submitted with the rezoning application shall demonstrate avoidance of regulatory floodplains and Pima County Regulated Riparian Habitat.
2. Post development floodplains and PCRRH shall be designated RT.

Please see the attached memo from the District dated September 3, 2014.

### **Regional Wastewater Reclamation Department**

The PCRWRD has no objection to the proposed comprehensive plan amendment but adds the following comments:

1. The plan amendment area is within the PCRWRD service area and is tributary to the Agua Nueva Water Reclamation Facility via the Pantano Interceptor and the South Rillito Interceptor.
2. 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.

### **Department of Transportation**

Access to this site is via Houghton Road, as well as an easement along the northern property line. The parcels along the eastern property line share this easement as their access.

Major improvements to Houghton Road are underway as one of the official corridor project approved through the Regional Transportation Authority (RTA). Houghton will be a six-lane roadway south of Speedway with sidewalks and bike lanes. The segment from 22nd street south to Escalante has not begun, and is not scheduled to begin until after 2016. The most recent count on Houghton Road between Escalante and Corte Madera is 24,480 ADT. Houghton Road, from the Tucson City limits to Escalante Road is a county maintained roadway with two travel lanes and a two way left turn lane. Houghton Road has a planned future right of way of 200 feet. The existing right of way adjacent to this site is approximately 180 feet. A right of way dedication will likely be a condition of any subsequent rezoning of this site.

Commercial development is taking place along Houghton Road in the vicinity of this proposed amendment. Once the improvements to Houghton Road are completed, the capacity should be around 54,000 ADT. The trip generation for this site will be determined at the time of the rezoning; however, with

these capacity improvements, the Department of Transportation does not foresee this request creating an overcapacity situation. This site is an opportunity for mixed-use development which should be designed to connect into the pedestrian facilities along Houghton Road and the surrounding neighborhoods.

The Pima County Department of Transportation has no stated objection to this request for a Comprehensive Plan amendment.

### ***Other Agency Review***

#### **Fire Department (Rural Metro)**

As the development continues into the plan stage, the applicant will be required to submit plans to our fire prevention department for review of fire code compliance. This review will cover fire flow and fire hydrant requirements, fire department access, fire sprinklers, fire alarm systems and all other applicable fire code requirements. As of April 7, 2007 the 2003 edition of the International Fire Code shall be the applicable fire code for this project.

#### **U.S. Fish and Wildlife Service**

No concerns relating to the subject property.

#### **PUBLIC COMMENT**

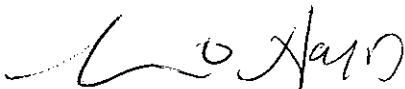
The applicant hosted a neighborhood meeting on Monday, September 8, 2014 at Secrist Middle School for the amendment request. Highlights of public comments are provided below:

1. There was no objection expressed regarding the proposed NAC designation. There was a general concern with respect to the proposed MIU designation on the property, with most who spoke expressing a desire that any residential component be of a density that is more in keeping with the CR-1 and SR type lots that already exist on adjacent properties.
2. With respect to the proposed comprehensive plan amendment, the basic thinking expressed was that the actual development/construction of the site should be timed such that the Houghton Road improvements are in place before the project is completed and occupied.
3. There was a general desire to know more details and specifics of the proposed development; all in attendance expressed a desire to be involved in detailed, substantive discussions when/if the project proceeded to rezoning.

Attached is the applicant's complete Neighborhood Meeting Summary.

No other letters or communications were received regarding the proposed amendment.

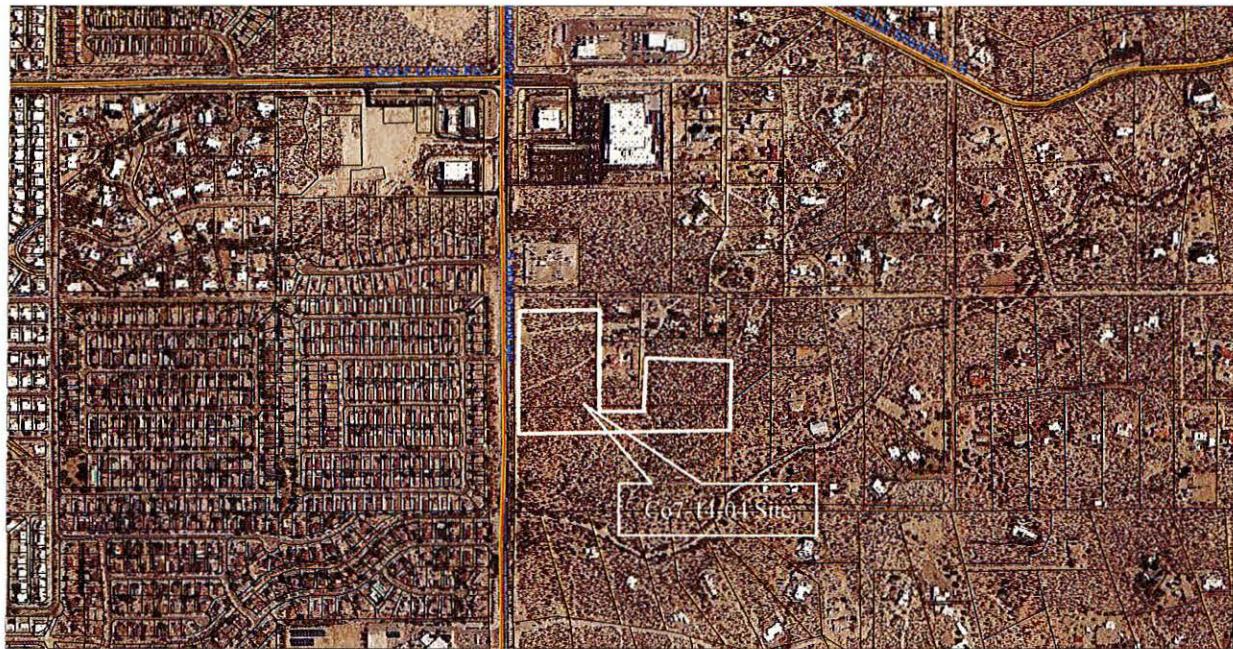
Respectfully submitted,



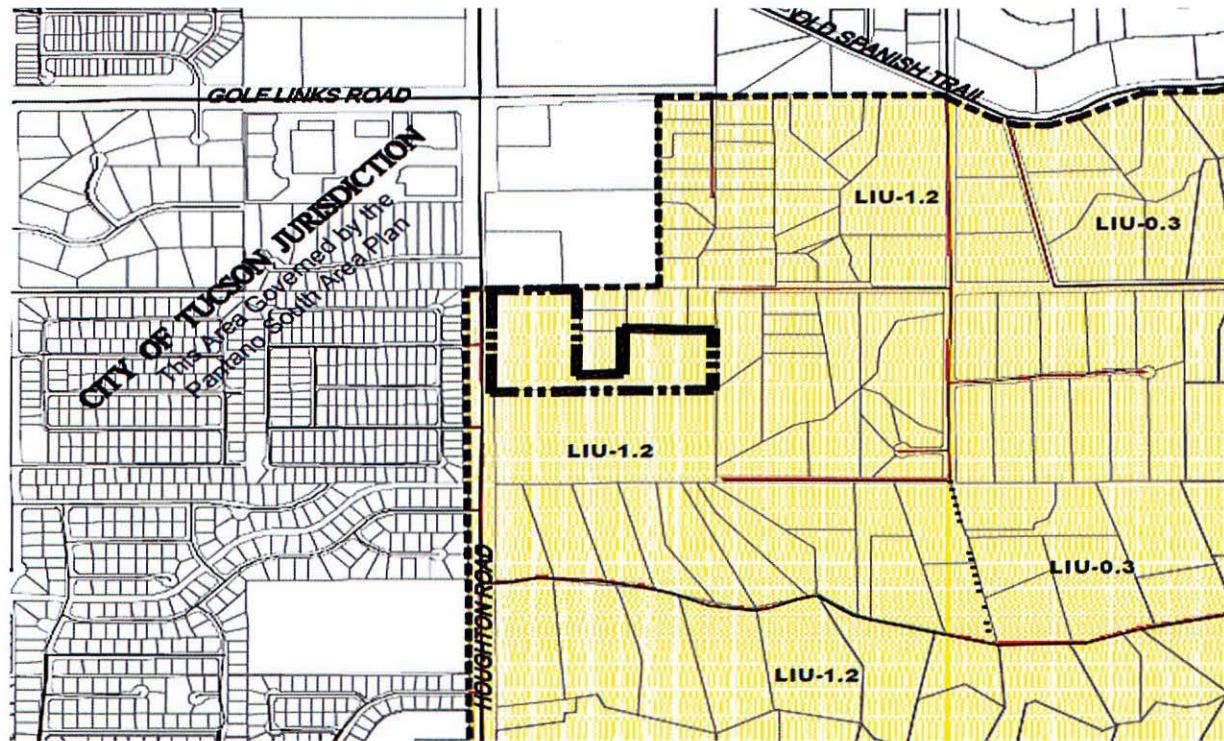
Artemio Hoyos  
Planner

xc: Property Owner  
Applicant  
File

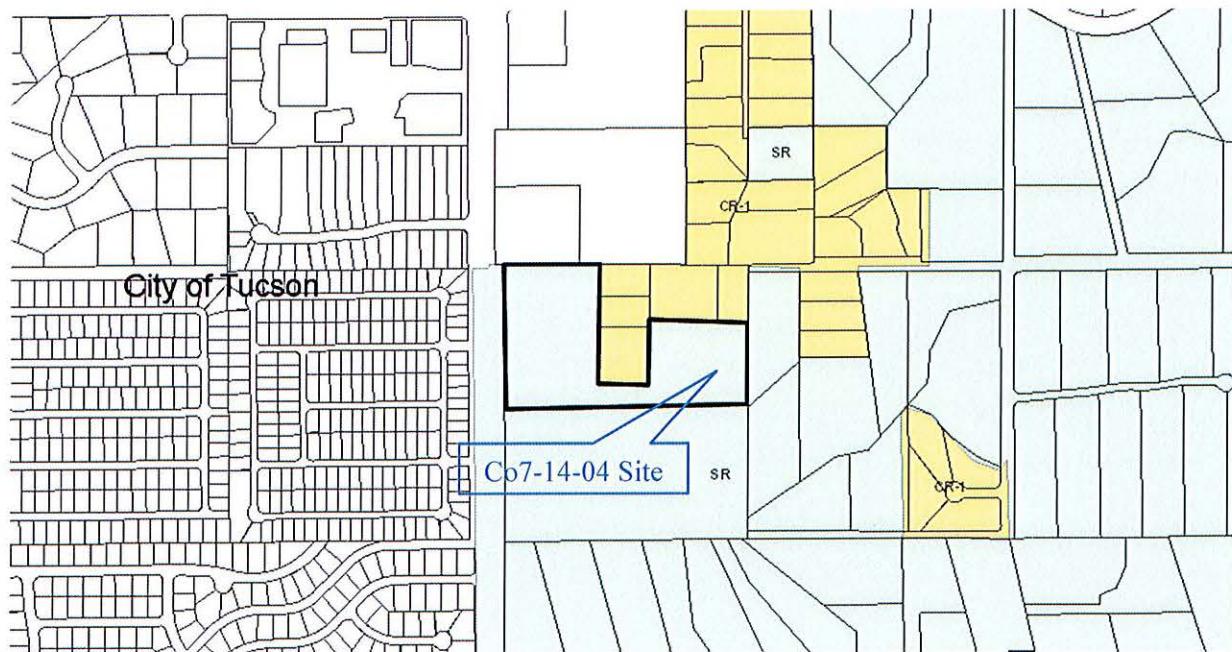
Co7-14-04 Garold C. Brown Family LP – S. Houghton Road  
Aerial photograph



Co7-14-04 Garold C. Brown Family LP – S. Houghton Road  
Current Comprehensive Plan Land Use Map



Co7-14-04 Garold C. Brown Family LP – S. Houghton Road  
Current Zoning Map





# PIMA COUNTY COMPREHENSIVE PLAN 2014 PLAN AMENDMENT PROGRAM

## Application

**SECTION I. OWNER/APPLICANT INFORMATION**

**PROPERTY OWNER(S):** Harold C. Brown Family Ltd. Partnership

**DAYTIME PHONE:** 559.583.6659 **FAX:** NONE

**ADDRESS:** c/o Mr. Russ Shaw 5901 S. Belvedere Ave. Tucson, AZ 85706

E-MAIL : grshaw2@yahoo.com

**APPLICANT (if other than owner):** Jim Portner, Projects International, Inc.

**DAYTIME PHONE:** 520.850.0917      **FAX:** 520.850.0917

**ADDRESS:** 10836 E. Armada Lane

Tucson, AZ 85749-9460

E-MAIL [jportner@projectsintl.com](mailto:jportner@projectsintl.com)

## **SECTION II. AMENDMENT REQUEST INFORMATION**

**TAX CODE NO(S):** 136-10-024e

**TOTAL ACRES:** 12.27 AC

**GENERAL PROPERTY LOCATION:** Houghton Road, approximately 1/4 mile south of Golf Links Road

**COMPREHENSIVE PLAN SUBREGION(S): Rincon Southeast/Santa Rita**

**ZONING BASEMAP(S):** **BOARD OF SUPERVISORS DISTRICT(S):** **4**

**CURRENT/CONDITIONAL ZONING:** SR

**EXISTING LAND USE:** Vacant Land

CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): LIU 1.2

REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): NAC and MIU  
64.5 AC 7.7 AC

**SPECIAL AREA OR REZONING POLICIES BY POLICY #, WHICH CURRENTLY APPLY TO THE PROPERTY:**

NONE

**SPECIAL AREA OR REZONING POLICIES PROPOSED AS PART OF THE AMENDMENT REQUEST:**

NONE

**SECTION III. SURROUNDING PROPERTIES INFORMATION \*\*\* Also see Exhibits provided \*\*\***  
**CURRENT PLANNED LAND USE DESIGNATIONS OF SURROUNDING PROPERTIES (within 500 feet):**

**NORTH:** City of Tucson      **SOUTH:** LIU 1.2  
**EAST:** LIU 1.2      **WEST:** City of Tucson

**EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):**

**NORTH:** TEP/Unisources Sub-Station and Existing Single-Family Residences  
**SOUTH:** Vacant Property  
**EAST:** Existing Single-Family Residences and Vacant Land Parcels  
**WEST:** Existing Single-Family Residential Subdivisions

**EXISTING AND CONDITIONAL ZONING OF SURROUNDING PROPERTIES (within 500 feet):**

**NORTH:** SR (City) and CR-1      **SOUTH:** SR  
**EAST:** SR and CR-1      **WEST:** R-1 and R-2 (City of Tucson)

**SECTION IV. REASONS FOR PROPOSED AMENDMENT**

Please refer to Section I(F) of the Application Process Requirements document. Explain why you think one or more of the reasons described in Section I(F) support your Plan Amendment request. Attach additional page(s), if necessary.

See Section IV attachment.

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## SECTION VI. SUBMITTALS

### THE FOLLOWING ITEMS MUST BE INCLUDED IN THE APPLICATION:

- Site map - refer to Section I(E) of this application form for requirements.
- Ownership verification:
  - Assessor's map and property inquiry (APIQ) printout.
  - Original letter(s) of authorization (if applicant is not the property owner).
  - If a trust, original signature of trust officer and list of beneficiaries (if applicable).
  - If a corporation, original signature with person's title and the list of corporate officers (if applicable).
- PDF files of application materials, if applicable.
- Additional materials, if any
- Processing Fee (See attached *Comprehensive Plan Amendment Fee Schedule Summary*).

## SECTION VII.

This complete application is true and correct to the best of my knowledge. I am the owner of the above-described property or have been authorized by the owner to make this application.

---



SIGNATURE OF APPLICANT

04/25/14

---

DATE

Jim Portner

NAME OF APPLICANT - PRINTED

Projects International, Inc.  
10836 E. Armada Lane  
Tucson, AZ 85749-9460

*Mr. Garold Brown, General Partner  
Garold C. Brown Family Limited Partnership  
5901 S. Belvedere Avenue  
Tucson, AZ 85706*

April 15, 2014

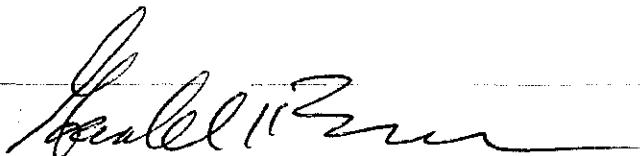
Mr. David Petersen  
Planning Section  
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
201 N. Stone Avenue – 2<sup>nd</sup> Floor  
Tucson, AZ 85701

**RE: LETTER OF AUTHORIZATION  
Application for Comprehensive Plan Amendment**

Dear Mr. Petersen:

I hereby authorize Mr. Jim Portner of Projects International, Inc. to serve as our agent in applying for and processing an amendment to the Pima County Comprehensive Plan for our 12.27-acre parcel located on Houghton Road south of Golf Links Road (Assessor's tax parcel No. 136-10-024E).

Sincerely,



Mr. Garold Brown, General Partner  
Garold C. Brown Family Limited Partnership

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## **SECTION IV.**

### **REASONS FOR PROPOSED AMENDMENT**

#### **1. Location and General Nature of Request**

The Garold C. Brown Family, LP is seeking a comprehensive plan amendment for its 12.2-acre holdings located on the east side of Houghton Road, approximately  $\frac{1}{4}$  mile south of Golf Links Road. Houghton Road is a three-lane facility in this area, with a continuous center left-turn lane. However, the City of Tucson has already designed and funded (through the RTA) the complete reconstruction of the 11-mile segment of Houghton Road (from Mary Ann Cleveland Way/Old Vail Road, northward to Tanque Verde Road) into a four-lane, divided arterial with curbs, sidewalks, raised medians, bike lanes, and landscaping. As such, Houghton Road represents the primary north-south transportation corridor serving the far east side of the Tucson metropolitan region. Golf Links, west of Houghton Road, is already constructed as a four-lane divided arterial with sidewalks, curbs, bike lanes, etc. thereby providing a direct east-west arterial linkage to points westward and to the downtown area.

From a land use perspective, the site is located within a generally urbanizing context and, as already mentioned, a major north-south transportation corridor. Houghton Road has, historically, served as somewhat of a dividing line between the more intensive commercial uses and higher-density residential that occurs on the west



side of the arterial, and the historically lower-intensity & lower-density residential development that exists on the east side. In more recent years, this trend has been changing, in that significant commercial development, in the form of a CVS Pharmacy and a brand new Wal-

Mart Retail Store & Market, has taken place east of Houghton Road near the Golf Links Road intersection. In the long-term, and in light of the profound transportation improvements that will soon be made, it is wholly reasonable to view this segment of Houghton Road, as well as the entire Houghton Road corridor for that matter, as being appropriate for the type of commercial development and residential densities that best reflect a major transportation artery and which best further the larger Smart Growth goals of encouraging intensive corridor growth so as to build demand and optimize multi-modal transportation opportunities.

With all of that as a back-drop, the subject site is presently bordered on the north by an existing Tucson Electric Power/Unisource Energy sub-station and expansion property. Beyond the sub-station property is the existing CVS Pharmacy and the brand new Wal-Mart Store & Market. Immediately to the north of the subject site is

also small cluster of existing single-family residences zoned CR-1. To the adjacent south is a 20-acre vacant parcel zoned SR. To the east, northeast and south/southeast are existing single-family residences, both subdivided and unsubdivided, that are zoned a mixture of CR-1 and SR.

Across Houghton Road, to the west, is a variety of established, higher-density residential subdivisions zoned R-1 & R-2 (City zoning). These subdivisions are typically in the 4 RAC density range. Also west of Houghton Road is an existing Quik Trip and Goodwill store within the planned Sorrento Square Shopping Center. Further to the south is Delbert L. Secrist Middle School, a TUSD facility.

Further out from this immediate context, the current "dividing line" nature of Houghton Road can still be seen in terms of land-use intensity and density, although higher-density residential developments, in the 4 RAC range, are emerging. Most notably, approximately  $\frac{3}{4}$  mile south of the subject site is the recent Sierra Pantano development. Approximately  $\frac{3}{4}$  mile further is the Saguaro Canyon project. Further south from there is the long-established Civano series of neighborhoods.

This comprehensive plan amendment request is driven by the owner's desire to proceed with the masterplanning of their property in a manner that is consistent with its location within Pima County's major eastside north-south transportation corridor. Along this line, and recognizing the County's upcoming overall comprehensive plan update, we would respectfully assert that due consideration should be given to designating large reaches of Houghton Road, including that containing the subject property, as *Multi-Functional Corridor (MFC)*.

In keeping with the basic premise of the *MFC* designation, it is the owner's vision and intent to develop their property to feature a commercial activity center node together with complimentary residential uses. The proposed activity center requires the *Neighborhood Activity Center (NAC)* comprehensive plan designation. This district has been purposefully delineated with a 300' depth; this allows for the design and construction of a small, neighborhood commercial "village" as opposed to conventional and unsightly "strip" development. It is envisioned that this *NAC* district can therefore be developed to provide a mix of neighborhood restaurants, commercial services, and even professional offices in an attractive setting.

Behind the requested *NAC* district is a request for the *Medium Intensity Urban (MIU)* comprehensive plan designation. This area would be developed at residential densities that are consistent, once again, with the major-transportation-corridor character of Houghton Road and which have already been constructed on the west side of the arterial. Specialized and enhanced buffering will be intelligently integrated into the future project design so to appropriately respect and protect the existing lower-density single family residences which lie adjacent to the site. In addition, vehicular traffic will be controlled so as to insure no spill-over whatsoever into these adjacent lower-density residential areas.

With all of the above in mind, the above requested comprehensive plan designations represent an appropriate intensity of land-use for the existing and emerging major transportation corridor that Houghton Road represents.

## **2. Requested Comprehensive Plan Designation**

As already alluded to, the requested comprehensive plan designations for this property are *Neighborhood Activity Center (NAC)* and *Medium Intensity Urban (MIU)*, which will accommodate the envisioned uses described immediately above.

## **3. Reasons for Plan Amendment Request**

As mentioned above, the site is envisioned as ultimately being developed as masterplanned commercial/retail/restaurant village together with complimentary residential uses. This land use mix is justified in light of the existing and emerging major transportation corridor that Houghton Road represents.

### **a. Implementation of Growing Smarter Act**

The proposed plan amendment is consistent with, or furthers, several of the Smart Growth Principles as identified by the Smart Growth Network (SGN). These are individually discussed below:

#### Mix of Land Uses

Given the established and expanding urbanization within the Houghton Road transportation corridor, the site is best developed to provide a further mix of commercial uses and higher-density residential districts. With proper design, a project of this intensity can recognize, respect and protect its existing lower-density residential neighbors.

#### Take Advantage of Compact Building Designs

The project will promote commercial components and higher-density residential uses that can be effectively clustered into compact spatial arrangement that afford the efficient design of on-site infrastructure.

#### Multi-Modal Transportation Opportunities

The establishment of a new commercial/retail uses on the site, together with higher-density residential development, will contribute significantly to the larger regional objective of enhancing demand and opportunities for multi-modal transportation within the Houghton Road corridor.

**Rational Infrastructure Expansion and Improvements**

The proposed plan amendment clearly advances this principle. It will build off of the established, project-convenient public utility and transportation infrastructure that is already in place immediately adjacent to the subject property within Houghton Road. Expansion of this infrastructure to serve the actual on-site development will be accomplished at developer cost, together with fair-share contributions toward larger regional needs as required by Pima County's routine impact fee requirements.

**Conservation of Natural Resources**

The site has no remarkable natural resources or special features worthy of distinction.

**b. Implementation of Comprehensive Plan Policies, etc.**

***This proposed plan amendment complies with or furthers the County's Regional Plan ("RP") policies as discussed below.*** The pertinent RP policies are contained in the following elements: Land Use, Public Services and Facilities, Solar Energy Systems, Circulation, Water Resources, Growth Area, and Environmental. All are discussed below.

**Land Use Element**

*Cultural Heritage (RP 1.B; p. 4).* Not immediately near the subject site, but further to the east, is the 3-mile buffer overlay zone protecting the Rincon Mountains (Coronado National Forest) and Saguaro National Park. This clearly represents a significant cultural element worthy of continued protection. The intensification of the Houghton Road corridor, within a narrowly defined area, will do nothing to undermine or in any way hinder this preservation/protection objective.

*Site Design and Housing.* With respect to site planning, the Project will provide appropriately enhanced buffering and screening and be of a human scale that visually integrates into the established residential neighborhoods adjoining the site (RP 1.C.1.a, b & c, p.15). The final design and particulars of such buffering will be developed through coordination, meetings and discussions with the adjacent neighborhood leadership and residents during the future detailed design and rezoning process.

The entire project will be designed as a "contained", stand-alone project with a consistent theme and style, as well as consistent thematic elements and design features. As such, it will create a project-specific sense of place and make a positive contribution to the quality of the surrounding built environment (RP 1.C.1.d, p.15).

With respect to compact development, the Project will further this objective by promoting higher intensity commercial and higher-density residential growth within a major transportation corridor (*RP 1.C.2, p.15*). As already mentioned above, a primary element of the project will also be providing adequate and respectful buffering of the existing lower-density residences adjacent to the site.

**Public Services and Facilities**

*Wastewater Policies.* With respect to sewer line infrastructure, the Project will connect to existing wastewater conveyance infrastructure already in place. Extensions of the public system onto and through the subject property will be funded exclusively on a private basis and meet all applicable design, access, and construction parameters of the Pima County Regional Wastewater Reclamation Department. Concurrency and capacity will be suitably verified at the time of future rezonings (*RP 1.D.1, p.16*).

*Flood Control Policies.* All surface drainage and hydrologic design will proceed in full conformance and coordination with the Pima County Regional Flood Control District (PCRFCD).

**Solar Energy Systems**

*Structure and Site Design.* East-west building orientation will be an objective, together with the placement of long-axis building frontages in arrangements that will optimize their beneficial solar exposure during winter months and limit their summertime exposure. Alternative, cost-effective roof treatments and coatings will be evaluated to maximize reflectance, temperature control, and interior energy efficiency (*RP 1.E.1, p.19*).

*Subdivision/Development Design.* The residential and commercial components will be designed in clusters so as to minimize unduly large paved areas. Landscape elements will be arranged into grouped tree plantings, as opposed to systematically rowed in "orchard" fashion, so as to enhance pavement shading and reduce surface heating. Landscape and pedestrian amenity areas will emphasize the provision of shaded areas to create usable outdoor spaces and to provide highly usable pedestrian linkages between the residential and commercial components of the project (*RP 1.E.2.a & b, p.20*).

**Circulation Element**

*Timing/Concurrency.* Transportation infrastructure necessary to serve the plan amendment is already planned and funded. As mentioned earlier,

Houghton Road will be a fully-improved four-lane divided arterial with curbs, medians, sidewalks, bike lanes and landscaping (*RP 2.A, p.22*).

*Neighborhoods.* The guiding intent of the proposed redevelopment will be to route and manage vehicular traffic so that it moves to and from the Houghton Road corridor only. No new traffic generated by the proposed plan amendment site will be routed to or from - or in any way be allowed to bleed into -- the established residential clusters and nearby neighborhoods (*RP 2.C, p.22*).

*Density and Land Use.* As encouraged by the regional plan policies, the project will promote a higher-intensity commercial use and higher-density residential along an established and major transportation arterial (*RP 2.F, p.22*). This policy furthers the regional desire and smart-growth principle that fosters demand and the establishment of multi-modal transportation opportunities within such primary corridors.

*Bikeways.* Public bikeways do not presently exist along Houghton Road, but will be constructed with the planned & funded full street improvements mentioned earlier (*RP 2.K, p.23*).

#### Water Resources Element

The subject property is located within the Rincon Ranch Estates potable water service area. The proposed plan amendment site will be suitably evaluated by PCRFCD staff for current and projected groundwater depth and other pertinent factors (*RP 3.B, p.22*). A Preliminary Integrated Water Management Plan (PIWMP) will be developed in conjunction with PCRFCD staff at the time of rezoning, which will be developed into a Final Integrated Water Management Plan (FIWMP) at the time of Development Plan or subdivision plat submittal. Both plans will detail the project's water demand and specific conservation measures being employed on the project, including water-harvesting and run-off containment, grey-water systems, and specific site-planning and building construction measures (*RP 3.C, p.26*).

#### Open Space Element

The site has no remarkable natural resources or special features worthy of distinction.

#### Growth Area Element

*Increase Mix of Land Uses.* This development furthers the established policy objective of enhancing the mix of uses in designated growth areas (*RP 5.A, p.33*). In doing so, this proposal furthers larger regional goals toward building demand for multi-modal transportation opportunities (*RP 5.B, p.33*).

**Environmental Element**

*Natural Resources.* The project lies wholly outside of the Maeveen Marie Behan Conservation Lands System (MMBCLS). As such, no CLS-related mitigation is required to fully develop the property.

**c. Existing Relevant/Applicable Special-Area Policies.**

No Special-Area policies apply to the subject plan amendment site.

**d. Existing Relevant/Applicable Rezoning Policies.**

There are no adopted rezoning policies that apply to this specific plan-amendment site.

**e. Potential/Proposed Special-Area or Rezoning Policies**

At the time of this submittal, no Special-Area or Rezoning Policies are proposed for the subject plan amendment. On-going discussions with staff and stakeholders will occur throughout the amendment process, which may result in such Policies be promulgated and refined as conditions of any approved comprehensive plan amendment that may be granted by the Board of Supervisors.

**f. Compatibility with Conservation Lands System (CLS)**

The site has no remarkable natural resources or special features worthy of distinction.

**g. Impact on Existing Land Uses in the Surrounding Area**

Development of the proposed plan amendment site as a mix of commercial and higher-density residential will be consistent with the emerging urbanized nature of the larger surrounding area and of the major transportation corridor that Houghton Road represents. That being said, special care must be given to the treatment of certain project perimeters so as to appropriately recognize, respect, and buffer the existing lower-density residential uses adjacent to the site. It is envisioned that these goals can be suitably met with intelligent, thoughtful design and in conjunction with on-going meetings and discussions with adjacent neighborhood leadership and residents at the time of future final design and rezoning.

## **SECTION V.**

### **BIOLOGICAL RESOURCES & COMPATIBILITY WITH THE MAEVEEN MARIE BEHAN (MMB) CONSERVATION LANDS SYSTEM**

#### **A. Landscape Resources**

##### **1. MMBCLS Category**

The entire site lies outside of the CLS.

##### **2. Critical Landscape Linkages**

The subject site does not occur near any of the Critical Landscape Linkages.

##### **3. Habitat Protection or Community Open Space Acquisition**

The subject site is not indicated as a priority property for habitat protection on Pima County's SDCP Mapguide.

#### **B. Species Specific Resources – Federally Listed Threatened/Endangered Species and Pima County SDCP Species**

##### **1. Cactus Ferruginous Pygmy-Owl (A Federally De-listed Species).**

a. The site occurs within Survey Zone 2. The site is a part of Priority Conservation Area (PCA) No. 1 for this species.

b. The Arizona Game and Fish HDMS report for this site indicates no known locations of the cactus ferruginous pygmy-owl within three (3) miles of the site (a copy of the HDMS report is attached for reference).

c. The plan amendment site has not been formally surveyed for the cactus ferruginous pygmy-owl.

##### **2. Pima Pineapple Cactus**

a. The plan amendment site is not part of a Priority Conservation Area (PCA) for the Pima Pineapple Cactus.

- b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Pima Pineapple Cactus within three (3) miles of the site (a copy of the HDMS report is attached for reference).
  - c. No (0) Pima Pineapple Cactus have been found on the property during informal site reconnaissance.
  - d. The plan amendment site has not been formally surveyed for the Pima Pineapple Cactus.
- 3. Needle-Spined Pineapple Cactus
  - a. The plan amendment site is not part of the Priority Conservation Area (PCA) for the Needle-Spined Pineapple Cactus.
  - b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Needle-Spined Pineapple Cactus within three (3) miles of the site (a copy of the HDMS report is attached for reference).
  - c. No (0) Needle-Spined Pineapple Cactus have been found on the property during informal site reconnaissance.
  - d. The plan amendment site has not been formally surveyed for the Needle-Spined Pineapple Cactus.
- 4. Western Burrowing Owl.
  - a. The plan amendment site is not within a Priority Conservation Area (PCA) for the Western Burrowing Owl
  - b. The Arizona Game and Fish HDMS report for this site does not indicate known locations of the Western Burrowing Owl within three (3) miles of the site (a copy of the HDMS report is attached for reference).
  - c. No (0) Western Burrowing Owls have been found on the property during informal site reconnaissance.
  - d. The plan amendment site has not been formally surveyed for the Western Burrowing Owl.

**TO:** Artemio Hoyos, DSD  
Planner

**DATE:** September 3, 2014

  
**FROM:** Greg Saxe, Ph.D.  
Env. Plg. Mgr

**SUBJECT: Co7-14-04 Garold C Brown Family LP – S Houghton Rd Plan Amendment**

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

1. As shown on the "Framework Plan" one mapped regulatory watercourse crosses the parcel and there is Pima County Regulated Riparian Habitat (PCRRH) of habitat type Xeroriparian C associated with it as well as an unmapped tributary.
2. As required by Resolution 2008-72, I have prepared the following Water Supply Impact Review (WSIR):
  - a. Per the application and ADWR map the site is within the Rincon Ranch Estates water service area. This provider does not have access to renewable supplies. However the District is aware that this provider was bought by Tucson Water in 2010. It is unclear where the water to supply the project will be pumped from. Furthermore, the applicant has not estimated water usage.
  - b. Per the ADWR Well Registry wells within ¼ mile of the site had water level depths when drilled around 400 feet. The site is just outside the model area we have used to report projected change.
  - c. The site is within the area of 1 inch or less of subsidence as mapped by Pima County.
  - d. The nearest Groundwater-Dependent Ecosystems are the Pantano Wash shallow groundwater area 2.45 miles southeasterly and Lakeside Lake 2.55 miles directly west.
  - e. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 1600-3200 feet.

With the information available at this time, it is not known whether or not the amendment will have adverse impacts.

In conclusion while the District is prevented from making a recommendation due to the lack of information regarding water supply, should the amendment be approved the following policies are recommended:

- a. The PDP submitted with the rezoning application shall demonstrate avoidance of regulatory floodplains and Pima County Regulated Riparian Habitat.
- b. Post development floodplains and PCRRH shall be designated RT.

GS/sm

cc: File



# Rural/Metro Fire Department

[www.rmfir.com](http://www.rmfir.com)

August 4, 2014

Pima County Development Services  
Planning Division  
201 N. Stone Avenue, Second Floor  
Tucson, AZ 85701  
Attn.: Artemio Hoyos, Planner

RE: Case Co7-14-04 Garold C. Brown Family LP – S. Houghton Road Plan Amendment

Dear Artemio,

The Rural/Metro Fire Department has reviewed the submittal for the above referenced case and has the following comments to the amendment request:

1. As the development continues into the plan stage, the applicant will be required to submit plans to our fire prevention department for review of fire code compliance. This review will cover fire flow and fire hydrant requirements, fire department access, fire sprinklers, fire alarm systems and all other applicable fire code requirements. As of April 7, 2007 the 2003 edition of the International Fire Code shall be the applicable fire code for this project.

If I can be of any further assistance on this matter you may contact me at 981-0280.

Sincerely,

William F. Treatch  
Deputy Fire Marshal/Battalion Chief  
Rural/Metro Fire Department



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# MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

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**DATE:** July 23, 2014

**TO:** United States Fish and Wildlife Service  
201 N. Bonita Ave., Suite 141  
Tucson, AZ 85745

**FROM:** Artemio Hoyos, Planner

**SUBJECT:** Comprehensive Plan Amendment request for your review and comments  
Case: Co7-14-04 Garold C. Brown Family LP – S. Houghton Road Plan Amendment

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**USFWS**

Reviewer: Scott Richardson

Address: 201 N. Bonita Ave., Suite 141 Tucson, AZ 85745

Phone: (520) 670-6144 x 242

E-mail: [scott\\_Richardson@fws.gov](mailto:scott_Richardson@fws.gov)

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No      Concerns relating to the subject property

Yes      Concerns relating to the subject property

**Description of species impacted, concerns and suggested mitigation measures:**

None



**REGIONAL WASTEWATER RECLAMATION DEPARTMENT**

201 NORTH STONE AVENUE  
TUCSON, ARIZONA 85701-1207

**JACKSON JENKINS**  
DIRECTOR

PH: (520) 724-6500  
FAX: (520) 724-9635

July 31, 2014

**TO:** Artemio Hoyos, AICP, Planner  
Planning Division  
Pima County Development Services Department

**FROM:** Mirela Hromatka  
Mirela Hromatka, Program Manager  
Planning and Engineering Division  
Pima County Regional Wastewater Reclamation Department

**SUBJECT:** Co7-14-04 –Garold C. Brown Family LP – S. Houghton Road Plan  
Amendment  
From LIU 1.2 to MIU & NAC  
Tax Parcel #136-10-024E; 12.27 acres

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The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the proposed amendment and offers the following comments for your use:

The Plan Amendment would allow approximately 12 acres to be developed as a mixed-use development subject to obtaining the proper zoning. The applicant is requesting the Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) designation to support the proposed use, over the current designation of Low Intensity Urban 1.2 (LIU 1.2).

The plan amendment area is within the PCRWRD service area and is tributary to the Agua Nueva Water Reclamation Facility via the Pantano Interceptor and the South Rillito Interceptor.

**The PCRWRD has no objection to the proposed comprehensive plan amendment but adds the following comment:**

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.

If you wish to discuss the above comment, please contact me at 724-6488.

MH  
Copy: Project



DEPARTMENT OF TRANSPORTATION  
201 NORTH STONE AVENUE, FOURTH FLOOR  
TUCSON, ARIZONA 85701-1207

PRISCILLA S. CORNELIO, P. E.  
DIRECTOR

(520) 724-6410  
FAX (520) 724-6439

**Memorandum**

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Date: August 19, 2014

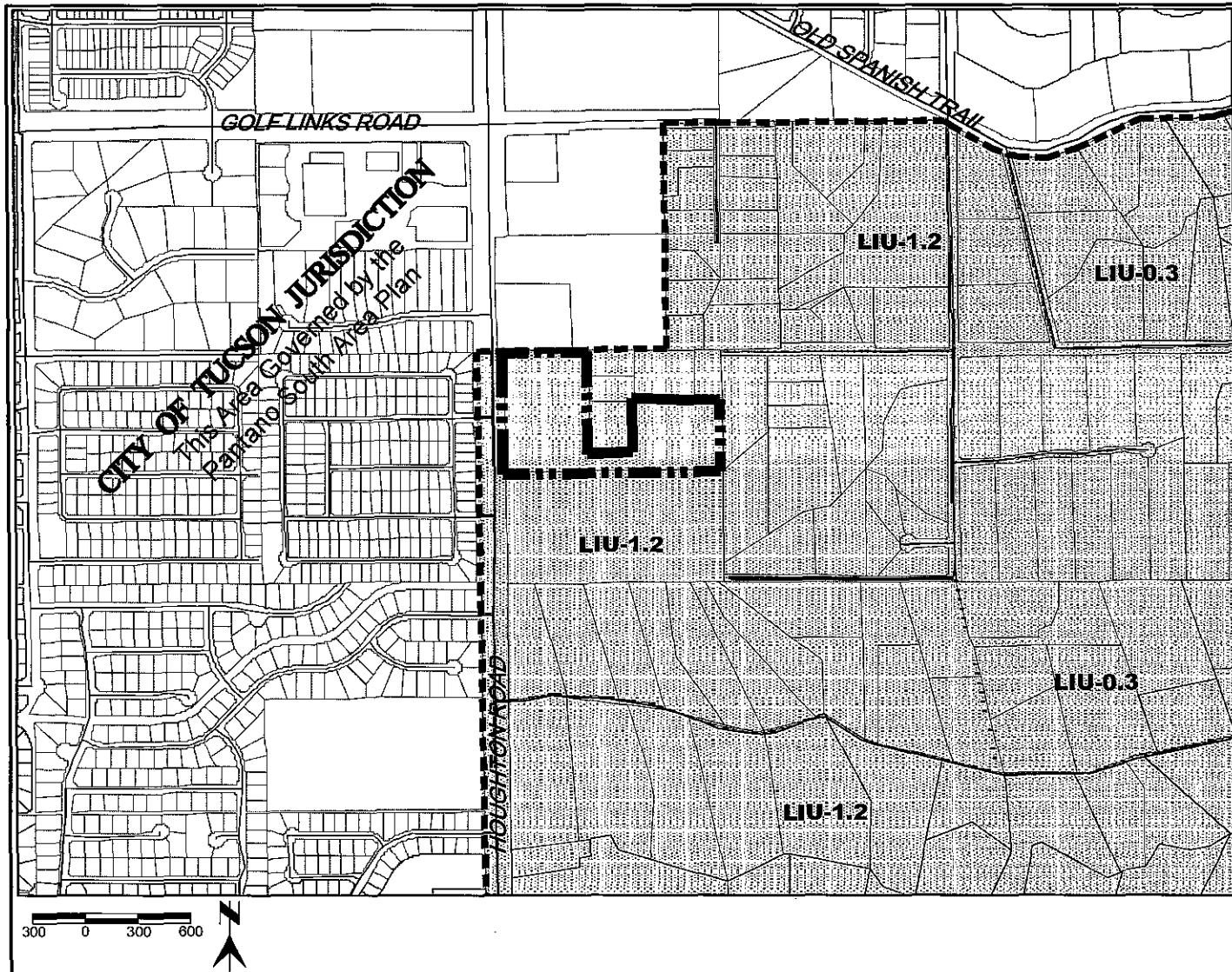
To: Artemio Hoyos, Planner, Pima County Development Services Department  
From: Jeanette De Renne, AICP, Principal Planner, Pima County Department of Transportation  
Subject: Co7-14-04

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The Department of Transportation has no objection this request for a comprehensive plan amendment. The subject site is located on the east side of Houghton Road just south of the Tucson City limit. The parcel adjacent to the north is a power substation. Across Houghton Road is a residential single family subdivision. The land to the south is vacant and there is some low density single family residential to the east. Access to this site is via Houghton Road, as well as an easement along the northern property line. The parcels along the eastern property line share this easement as their access.

Major improvements to Houghton Road are underway as one of the official corridor project approved through the Regional Transportation Authority (RTA). Houghton will be a six-lane roadway south of Speedway with sidewalks and bike lanes. The segment from 22<sup>nd</sup> street south to Escalante has not begun, and is not scheduled to begin until after 2016. The most recent count on Houghton Road between Escalante and Corte Madera is 24,480 ADT. Houghton Road, from the Tucson City limits to Escalante Road is a county maintained roadway with two travel lanes and a two way left turn lane. Houghton Road has a planned future right of way of 200 feet. The existing right of way adjacent to this site is approximately 180 feet. A right of way dedication will likely be a condition of any subsequent rezoning of this site.

Commercial development is taking place along Houghton Road in the vicinity of this proposed amendment. Once the improvements to Houghton Road are completed, the capacity should be around 54,000 ADT. The trip generation for this site will be determined at the time of the rezoning; however, with these capacity improvements, the Department of Transportation does not foresee this request creating an overcapacity situation. This site is an opportunity for mixed-use development which should be designed to connect into the pedestrian facilities along Houghton Road and the surrounding neighborhoods.



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



*Garold C. Brown Family L.P.*

COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to NAC and MIU

**COMPREHENSIVE PLAN  
 DESIGNATIONS**

# COMPREHENSIVE PLAN LAND-USE CATEGORY DEFINITION

## Neighborhood Activity Center

### ‘NAC’ on the Land Use Plan Maps

- a. Purpose: To designate low intensity mixed-use areas designed to provide convenience goods and services within or near suburban residential neighborhoods for day-to-day living needs.
- b. Objective: The center provides commercial services that do not attract vehicle trips from outside the immediate service area. A grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, church, and bank. The center may include a mix of medium density housing types. Neighborhood Activity Centers are generally less than fifteen acres in size.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
  - 1) Minimum - none
  - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements; however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
  - 1) Minimum – 3 RAC
  - 2) Maximum – 5 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
  - 1) CR-2 Single Residence Zone
  - 2) CR-3 Single Residence Zone
  - 3) CR-4 Mixed-Dwelling Type Zone
  - 4) CMH-1 County Manufactured and Mobile Home-1 Zone
  - 5) CMH-2 County Manufactured and Mobile Home-2 Zone
  - 6) TR Transitional Zone
  - 7) RVC Rural Village Center Zone
  - 8) CB-1 Local Business Zone
  - 9) CB-2 General Business Zone, provided however that the uses in such zone shall be limited to those set forth in Section 18.45.030B through 18.45.030C.

**Medium Intensity Urban**  
**'MIU' or 'D' on the Land Use Plan Maps**

- a. Purpose: To designate areas for a mix of medium density housing types and other compatible uses.
- b. Objective: These areas provide an opportunity for a variety of residential types, including cluster option developments, and single family attached dwellings. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
  - 1) Minimum - none
  - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
  - 1) Minimum – 3 RAC
  - 2) Maximum – 5 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
  - 1) GC Golf Course Zone
  - 2) CR-1 Single Residence Zone
  - 3) CR-2 Single Residence Zone
  - 4) CR-3 Single Residence Zone
  - 5) SH Suburban Homestead Zone
  - 6) CR-4 Mixed-Dwelling Type Zone
  - 7) CR-5 Multiple Residence Zone
  - 8) CMH-1 County Manufactured and Mobile Home-1 Zone
  - 9) CMH-2 County Manufactured and Mobile Home-2 Zone
  - 10) MR Major Resort Zone
  - 11) TR Transitional Zone

## **Low Intensity Urban**

### **(Low Intensity Urban 3.0, 1.2, 0.5, and 0.3)**

- a. Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:

- **Low Intensity Urban 1.2**

#### **'LIU-1.2' or 'C-1.2' on the Land Use Plan Maps**

- (a) Minimum - none
- (b) Maximum - 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster options:
  - (i) Gross density of 2.5 RAC with 30 percent cluster open space, plus 15 percent natural open space; or
  - (ii) Gross density of 4.0 RAC with 30 percent cluster open space, plus 30 percent natural open space.
- (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
  - (i) Minimum – (none)
  - (ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster option:
    - (1) Gross density of 2.0 RAC with 30 percent cluster open space plus 20 percent natural open space.

- Within **Low Intensity Urban 3.0 and Low Intensity Urban 1.2**, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:

- (a) GC Golf Course Zone
- (b) SR Suburban Ranch Zone
- (c) SR-2 Suburban Ranch Estate Zone
- (d) SH Suburban Homestead Zone
- (e) CR-1 Single Residence Zone
- (f) CR-2 Single Residence Zone
- (g) CR-3 Single Residence Zone
- (h) CR-4 Mixed-Dwelling Type Zone
- (i) CR-5 Multiple Residence Zone
- (j) CMH-1 County Manufactured And Mobile Home-1 Zone
- (k) MR Major Resort Zone

- Open Space Standards for MR Major Resort Zone: In **Low Intensity Urban 1.2, 0.5, and 0.3**, the following minimum open space requirements shall apply within areas rezoned MR Major Resort Zone. Open space for purposes of these requirements shall be natural open space.
  - (a) Low Intensity Urban 1.2 - 15 percent.
  - (b) Low Intensity Urban 0.5 - 20 percent.
  - (c) Low Intensity Urban 0.3 - 30 percent.

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## Neighborhood Meeting Summary

### Co7-14-04 Garold Brown Family LP – S. Houghton Road Application & Request to Amend the Pima County Comprehensive Plan

**Meeting Date & Time:** Monday, September 8, 2014; the meeting commenced at 6:20 PM.

**Location:** Secrist Middle School (Multipurpose Room), 3400 S. Houghton Road

**Meeting Invitation & Mailing:** All properties within 1000' of the site (217 in number) received an invitation & explanatory cover letter, together with a color copy of the proposed Framework Plan that accompanied the plan amendment application to Pima County.

**Attendance:** 17 individuals (representing 10 properties) attended the meeting, accounting for approximately 5% of the properties that were noticed. All filled out the sign-in sheet, with the exception of one couple who declined to do so.

**Synopsis:** Jim Portner, as applicant and representative of the property owner, welcomed the attendees and provided an overview of the comprehensive plan amendment process, the particulars of the application which he has submitted on behalf of his client, and the anticipated timeline that would apply going forward through the amendment process and, if successful, the subsequent rezoning process. After that, the meeting was thrown open for a general discussion of neighbor questions and issues/concerns.

The neighbor comments were generally issue-oriented and are highlighted here:

- *Proposed Land Uses.* There was no objection expressed regarding the proposed *Neighborhood Activity Center (NAC)* designation adjoining Houghton Road. There was generally a concern with respect to the proposed *Medium Intensity Urban (MIU)* designation on the balance of the property, with most who spoke expressing a desire that any residential component be of a density that is more in keeping with the CR-1 and SR type lots that already exist on adjacent properties.
- *Houghton Road and Timing of Development.* There was much discussion about the future Houghton Road reconstruction, which would expand this arterial from its current three-lane cross-section to a six-lane divided roadway. With respect to the proposed comprehensive plan amendment, the basic thinking expressed was that the actual development/construction of the site should be timed such that the Houghton Road improvements are in place before the project is completed and occupied. Mr. Portner explained that the total entitlement, permitting and construction processes would take nearly three years even if all went smoothly, which was consistent with the expected timing of the Houghton Road construction for this particular segment.
- *Details and Moving-Forward Process.* There was generally a desire to know more details and specifics of the ultimate/proposed development, but all understood that the comprehensive plan process focuses on larger land-planning issues and that specifics and detail are not brought forward until the rezoning process. All in attendance expressed a desire to be involved in detailed, substantive discussions when/if the project proceeded to rezoning.

After much discussion of the above, the meeting began to break up, with several individuals remaining for informal discussions. The meeting concluded at approximately 7:55 PM.