



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/4/2025

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P24RZ00003 – HAWKS AZ LANDING LLC - W. PECOS WAY REZONING

***Introduction/Background:**

The applicant requests a rezoning of approximately 114.2 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) (Cluster Development Option) and CR-1 (R) (Single Residence - Restricted) for a 101-lot, one- and two-story residential subdivision with 80% natural open space.

***Discussion:**

The proposed 101-lot cluster development subdivision is located within the Maeveen Marie Behan Conservation Lands System (CLS) designated as Special Species Management Area. Compliance with the CLS will be achieved through the cluster design that allows for reduced lot sizes, resulting in 80% of on-site preservation of natural open space.

***Conclusion:**

The proposed rezoning conforms to its Low Intensity Urban 0.3 comprehensive plan land use designation.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL subject to standard and special conditions.

***Fiscal Impact:**

0

***Board of Supervisor District:**




1 2 3 4 5 All

Department: Development Services - Planning

Telephone: 520-724-6675

Contact: Terrill L. Tillman, AICP, Planner III

Telephone: 520-724-6921

Department Director Signature: 	Date: 2/12/2025
Deputy County Administrator Signature: 	Date: 2/18/2024
County Administrator Signature: 	Date: 2/18/2024



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Rex Scott, District 1
FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division
DATE: February 11, 2025
SUBJECT: P24RZ00003 HAWKS AZ LAND LLC – W. PECOS WAY REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, March 4, 2025** hearing.

REQUEST: For a **rezoning** of approximately 114.2 acres (parcel codes 224-44-050A, 224-44-051A, 224-44-051B, 224-44-051C, 224-44-052A, 224-44-052B, and 224-44-052C) from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) (Cluster Development Option) and CR-1® (Single Residence – Restricted) zone, located on the north and south sides of W. Pecos Way, at the southeast corner of N. Thornydale Road and W. Lambert Lane. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Low Intensity Urban 0.3.

OWNERS: Hawks AZ Land LLC
Attn: Karen Snow
14302 FNB Parkway
Omaha, NE 68154-5212

AGENT: Paradigm Land Design LLC
Paul Oland
1090 N. Oracle Road #178-193
Tucson, AZ 85704

DISTRICT: 1

STAFF CONTACT: Terrill L. Tillman, AICP, Planner III

PUBLIC COMMENT TO DATE: As of February 11, 2025, staff has received one support letter, and one protest letter concerned with over-building, population and environmental destruction.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 9-0 (Commissioner Hook was absent)

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located within the Maeveen Marie Behan Conservation Lands System (CLS).

TD/TT/ds
Attachment



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P24RZ00003

Page 1 of 6

FOR MARCH 4, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: February 11, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P24RZ00003 HAWKS AZ LAND LLC – W. PECOS WAY REZONING

Hawks AZ Land LLC, represented by Paradigm Land Design, request a **rezoning** of approximately 114.2 acres (parcel codes 224-44-050A, 224-44-051A, 224-44-051B, 224-44-051C, 224-44-052A, 224-44-052B, and 224-44-052C) from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) (Cluster Development Option) and CR-1® (Single Residence – Restricted) zone, located on the north and south sides of W. Pecos Way, at the southeast corner of N. Thornydale Road and W. Lambert Lane. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Low Intensity Urban 0.3. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 9 – 0;** (Commissioner Hook was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**
(District 1)

Planning and Zoning Commission Public Hearing Summary (December 4, 2024)

The public hearing was held in person and virtually. Some commissioners were present while others attended virtually and through the telephonic option. Staff and the applicant attended and presented in person.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions with the addition of conditions #10-15 as requested by the Coalition for Sonoran Desert Protection (Coalition).

A commissioner asked for clarification about cluster development. Staff replied that the density allowed through the rezoning to CR-1 (Single Residence) (Cluster Development Option) is not increased, but clustering the allowable density into smaller parcels will allow the design of the site

to avoid flood control resource and riparian areas and meet the Conservation Lands System (CLS) natural open space requirements on-site. Anything outside the area of development will become CR-1® (Restricted) in perpetuity to ensure the conservation of the CLS and flood control resource riparian areas.

A commissioner asked about the planned mitigation for the secondary transportation concern for the functioning of Thornydale Road which is currently at capacity. Staff replied that the developers will be required to re-align the Pecos Way and Thornydale Road intersection to correct the existing alignment. Another commissioner expressed concerns over the wash on Pecos Way and the number and speed of drivers and the proposed number of homes adding additional traffic and whether there has been preliminary engineering for the intersection improvement. Staff replied that the engineering will be completed at a later date and the intent is to have a 90-degree connection within the existing right-of-way. The commissioners discussed with staff and the applicant the potential alignment of the intersection.

The applicant further discussed the merits of the project and clarified that the developers agree with the proposed additional conditions requested by the Coalition. He also discussed that the intersection alignment is not currently in design stage. He iterated the additional infrastructure that will be installed, the significant buffers and open space of 300 feet or more to adjacent existing residential uses and the additional right-of-way dedications.

A commissioner commented that there was no visual representation of the re-alignment and whether it would require additional right-of-way. The applicant provided a rough drawing to demonstrate how the T-intersection would most likely be engineered to fit within the existing right-of-way.

The developer's representative discussed that the property is surrounded by high-density residential development and that the comprehensive plan and rezoning would allow for a greater density than the 101 residential units proposed and thought it fitting to rezone to CR-1 with the constraints of the property meeting the required on-site preservation of the CLS. He further pointed out that they adjusted the original design of the cluster to accommodate comments from the Coalition. He suggested that this cluster development should be a poster child for development in the CLS.

The hearing was opened to the public.

Speaker #1 stated that she is a nearby neighbor on Pecos Way and sees the afternoon school traffic backed up approximately one-half of a mile from the Pecos Way and Thornydale intersection and wondered whether a signalized light would be possible. She also stated that this project will add much more traffic to the area and questioned why there are water meters on the north and south side of Pecos Way if the rezoning would not allow additional development.

Speaker #2 stated that he lives on the southeast corner of Lambert Lane and Thornydale Road and that the proposed natural area is an area where he may ride horses and teach young riders how to ride. He questioned whether there would be any limitations to future horseback riding and whether there would be any changes to Lambert Lane.

The applicant responded that the Pecos Way intersection takes longer to move traffic in its current configuration because of sight visibility issues and the realignment should improve functionality which should help alleviate the traffic backup; also the traffic counts do not warrant the installation of a signalized intersection. He also discussed that there will not be any development on the north side of Pecos Way, but the meters are required to meet City of Tucson water policies in

order to obtain service. He also stated that the developers would not object to providing an equestrian easement north of Pecos Way as long as the County and Coalition are supportive if there are no limitations on liability.

The public hearing was closed.

Commissioner Gungle made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS WITH THE ADDITION OF CONDITIONS #10-15**; Commissioner Lane gave second.

The commission voted to recommend **APPROVAL** of the rezoning 9 - 0 (Commissioner Hook was absent).

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. The property shall be limited to two access points onto Pecos Way.
 - B. A revised Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation (DOT) with the Tentative Plat submittal. Off-site improvements determined necessary as a result of the TIS shall be provided by the property owner(s). The left-turn lanes identified within the TIS shall be required.
 - C. The TIS shall include recommendations for the Pecos Way and Thornydale Road intersection approach configuration. Intersection improvements to the Pecos Way/Thornydale Road intersection shall be provided by the property owner(s) and shall be constructed to Pima County Standards.
 - D. The TIS did not include a safety analysis of the current Pecos Way/Lambert Lane/Camino De La Tierra intersection. The revised TIS shall evaluate this intersection, and the property owner(s) shall coordinate with the Department of Transportation for the most appropriate intersection alignment and right-of-way dedication.
 - E. The Lambert Lane right-of-way width varies, is irregular along the northern property boundary and has a planned 150-foot right-of-way width per the Major Streets Plan. The property owner(s) shall dedicate sufficient right-of-way for Lambert Lane between Camino De La Tierra and Thornydale Road.
 - F. Right-of-way dedication to align the intersection of Lambert Lane and Thornydale Road is required to be provided by the property owner(s).
 - G. Any required intersection corner spandrel right-of-way dedication shall be provided by the property owner(s).
3. Regional Flood Control District conditions:
 - A. Encroachment into mapped Regulated Riparian Habitat, the FEMA and local floodplain not shown on the approved PDP is prohibited.
 - B. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
 - C. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall not construe any action by Pima County as a commitment to

provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.

- B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County’s public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County’s public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning conditions:
- A. The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System (CLS) Conservation Guidelines by providing a total of 91.4 acres of Natural Open Space (NOS) entirely on-site and in conformance with the approximate location and configuration shown on the approved Preliminary Development Plan. Should the developed area change from that which is reflected in the Preliminary Development Plan due to variations in the engineered survey boundary during the platting process, the property owner shall provide a minimum of four (4) acres of natural open space for every acre developed to achieve full compliance with the CLS Conservation Guidelines.
 - B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control:

- | | |
|---------------------|----------------|
| Ailanthus altissima | Tree of Heaven |
| Alhagi pseudalhagi | Camelthorn |
| Arundo donax | Giant reed |

Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitialis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass (excluding E. intermedia, plains lovegrass)
Melinis repens	Natal grass
Mesembryanthemum spp.	Iceplant
Oncosiphon pilulifer	Stinknet
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schinus spp.	Pepper tree
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

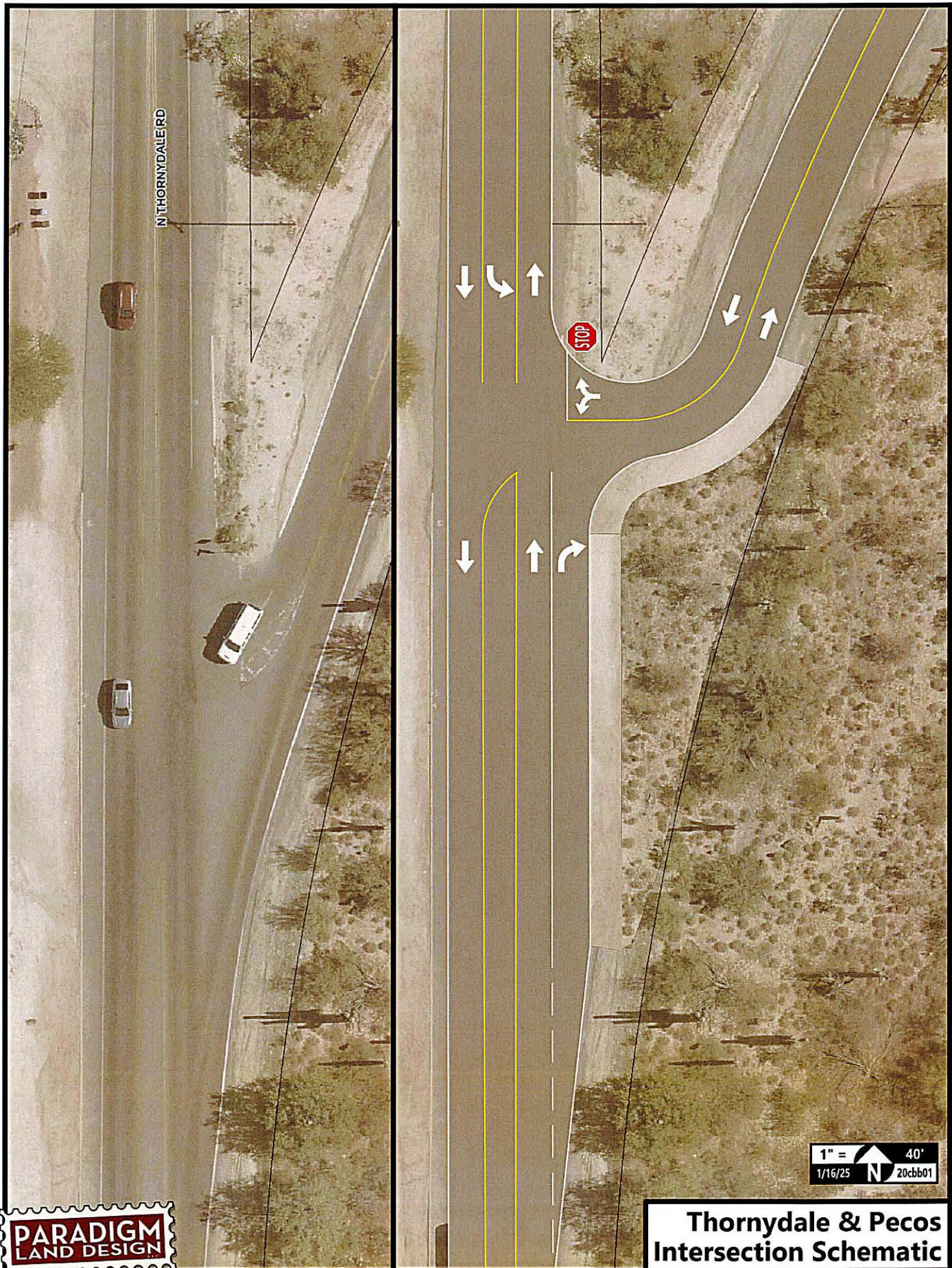
6. Cultural Resources condition: In the event that ancestral remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are encountered during construction, all ground disturbing activities must cease within 50 ft of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the encounter or disturbance of the remains at (520) 626-0320 so that appropriate arrangements can be made for the repatriation and reburial by cultural groups who claim cultural or religious affinity to them. The ancestral remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
7. Adherence to the preliminary development plan as approved at public hearing.
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
9. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."
10. The use of cattle guards at the two entrance/exits and additional wildlife exclusionary fencing or walled areas to reduce wildlife movement into the development area, and reduce the potential risk of harm to wildlife as a result.
11. A written open space restrictive covenant as well as a monitoring and adaptive management plan to be used by the Homeowners' Association, with specific provisions dedicated to invasive species management on site. Growing threats from invasive species

- such as stinknet and buffelgrass can pose a risk if they are not proactively managed.
12. More specifics regarding plant transplantation and management, including prioritizing the transplantation of native plants on site, especially with old growth plants such as ironwood trees and saguaros, and the development of a watering plan.
 13. A more detailed landscape plan that specifies hard and soft surfaces, and specifically that minimizes the use of decomposed granite in landscaping in favor of native groundcover plants, along with mulch, a shrub story, and a canopy layer.
 14. An outdoor lighting plan that requires: all outdoor and residential lighting be shielded and downlit, to avoid light trespass; the use of warm LED light bulbs; the use of dimmers and motion-activated lighting to avoid excessive external lighting.
 15. The Coalition for Sonoran Desert Protection also recommends re-evaluation of units at the development's southeast corner, which currently extend very close to the floodplain and erosion hazard setback area.

Subsequent to the Planning and Zoning Commission hearing, the applicant was required to go to the Design Review Committee (DRC) for the Cluster Development designation and project design, prior to scheduling the case before the Board of Supervisors. The DRC approved the request on January 16, 2025 subject to rezoning approval by the Board of Supervisors and adherence to all conditions and requirements as determined by the Board of Supervisors for the associated rezoning case.

TD/TT/ds
Attachments

c: Paul Oland



N THORNYDALE RD

1" = 40'
1/16/25 N 20cbb01



Thornydale & Pecos Intersection Schematic

*G:\Projects\20cb Thornydale & Lambert SEC\b01\0190\Thornydale Pecos Sketch.dwg

**PIMA COUNTY
DESIGN REVIEW COMMITTEE
PIMA COUNTY GOVERNMENT CENTER**

MEMORANDUM OF DECISION

****PRELIMINARY****

TO: Thomas Drzazgowski, Chief Zoning Inspector

FROM: Spencer Hickman, Planner II

DATE: January 16, 2025

The Pima County Design Review Committee, at a regular hearing held on **Thursday, January 16, 2025**, heard the following appeals and decided as noted:

NEW HEARINGS

P24VA00040 – HAWKS AZ LAND INC – N. PECOS WAY

Hawks AZ Land LLC, represented by Paradigm Land Design LLC, requests **review of an Cluster Subdivision Option** design review of approximately 114.2 acres, in the SR (Suburban Ranch) zone on property located approximately 1,400 feet northeast of the intersection of N. Pecos Way and N. Thornydale Road, **parcels 224-44-050A, -051A, -051B, -051C, -052A, -052B, -052C**, in accordance with Section 18.09.040.H of the Pima County Zoning Code. (District 1)

Member Holden made a motion to APPROVE P24VA00040 subject to staff conditions with additional conditions as listed below. Member Wheeler gave second.

VOTE: Upon a voice vote, the motion to APPROVE passed unanimously by a 5-0 vote (Members Becker, Eglin, and Clement were absent) subject to the following condition as noted:

1. Project is subject to rezoning approval by the Board of Supervisors and shall adhere to all conditions and requirements as determined by the Board of Supervisors for the associated rezoning case (P24RZ00003).



Spencer Hickman, Planner II

Property Data

1. Property Area: 114.2± Ac.
2. Existing Zoning: SR - Suburban Ranch Zone
3. Existing Comp. Plan Land Use Designation: LIU-0.3 Low Intensity Urban
4. FEMA Floodplain: Zone X Except as Noted on Plan

Proposal Summary

1. Zoning: CR-1 Single Residence Zone (Cluster Development Option)
2. Comprehensive Plan: No Change. LIU-0.3 Permits up to 1.2 Homes per Acre with 66% Open Space
3. Lot Size: 50' x 120' min.
4. Number of Homes: 101 (Mix of 1- & 2-Story)
5. Gross Density: 0.9 Homes per Acre
6. Total Open Space: Approx. 83% (See Legend)
7. Streets: Private, Gated Access to Pecos

Legend

- Important Riparian Area *
 - Natural Open Space incl. IRA (91.35± Ac. / 80% of Site)
 - Recreational Open Space (1.25± Ac.)
 - Other Functional Open Space (2.20± Ac.)
 - R Recreation Areas
 - 100-Year Floodplain & Erosion Hazard Setback
 - Proposed Basin Locations ** & Stormwater Flows
 - Sewer/Water Lines & Easements (Proposed)
 - Fencing to Direct Wildlife to North Ranch Wash
- * Remainder of Property is Multiple Use Management Area. Entire Property is Special Species Management Area, Including First Flush.
- **

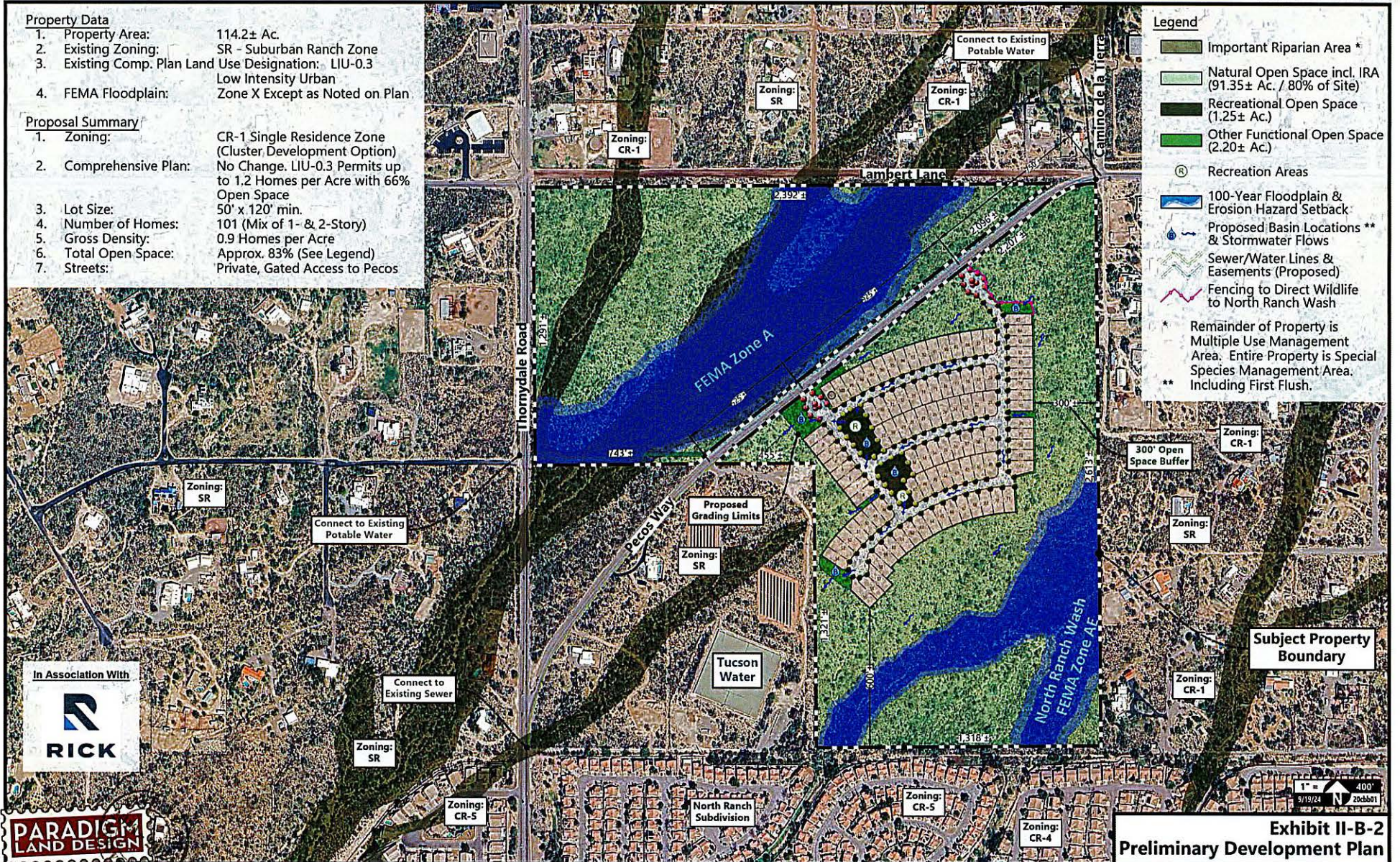
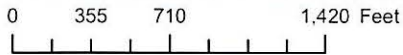
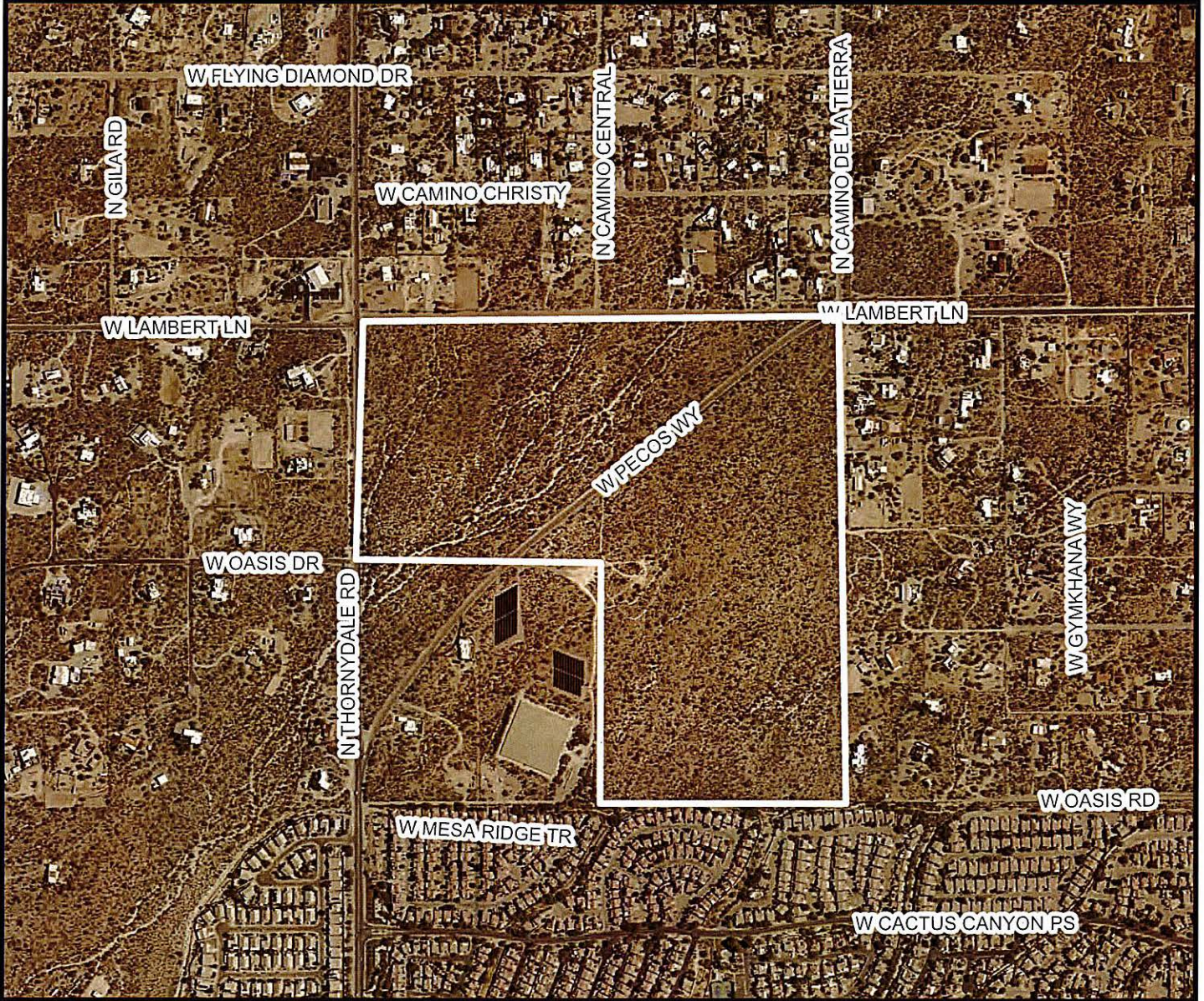


Exhibit II-B-2
Preliminary Development Plan



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Case #: P24RZ00003
 Case Name: HAWKS AZ LAND LLC - W. PECOS WAY REZONING
 Tax Code(s): 225-44-050A, 051A, 051B, 051C, 052A, 052B & 052C

AERIAL EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION

	Notes:	
	Map Scale: 1:10,000 Map Date: 11/8/2024 - ds	

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

HEARING December 4, 2024

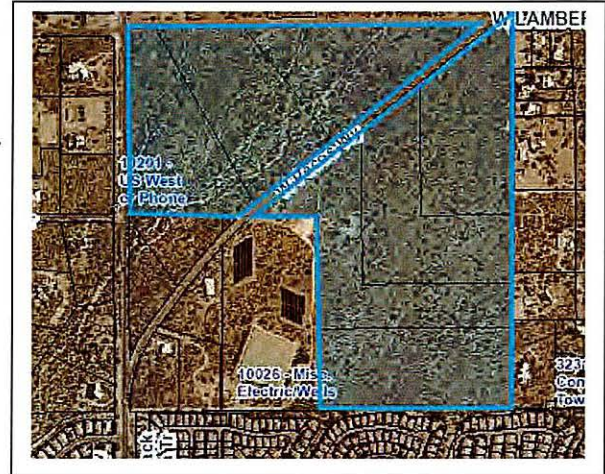
DISTRICT 1

CASE P24RZ00003 - Hawks AZ Land LLC -
W. Pecos Road Rezoning

REQUEST Rezone 114.2 acres from SR
(Suburban Ranch) to the CR-1 (CL)
(Single Residence - Cluster) and
CR-1 ® (Single Residence –
Restricted) zone

OWNER Hawks AZ Land LLC
Attn: Karen Snow
14302 FNB Parkway
Omaha, NE 68154-5212

APPLICANT Paradigm Land Design LLC
Paul Oland
1090 N. Oracle Road #178-193
Tucson, AZ 85704



APPLICANT'S PROPOSED USE

The applicant proposes a 101-lot, single-family cluster residential subdivision with a mix of one- and two-story houses with a maximum height of 34 feet on an approximately 114.2-acre, seven parcel site, preserving 80% of the site as natural open space to meet the policies of the Conservation Lands System.

APPLICANT'S STATED REASON

"Pulte Homes proposes development of a single-family neighborhood occupying 20% of the approximately 114-acre Property. The remaining 80% of the Property will be preserved as open space in accordance with the Maveen Marie Behan Conservation Lands System. The neighborhood will feature roughly 101 homes, which equates to a gross density of under one home per acre in accordance with the density range permitted by the Pima Prospers Comprehensive Plan's Low-Intensity Urban 0.3 land use designation when more than two-thirds of a site is preserved as open space."

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The proposal to the CR-1 (CL) (Single Residence - Cluster) and CR-1 ® (Single Residence – Restricted) zone for a 101-lot subdivision conforms to the site's Low Intensity Urban 0.3 comprehensive plan land use designation and meets the conservation guidelines of the Special Species Management Area of the Maveen Marie Behan Conservation Lands System, preserving 80% of the site as natural open space conservation.

PUBLIC COMMENT

As of the writing of this staff report, November 19, 2024, staff has not received any public comments.

Published and mailed notice of the proposal along with the website posting of staff's report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN

The land use designation of the subject site is Low Intensity Urban 0.3 (LIU 0.3). The LIU 0.3 land use designation plans for low density residential and other compatible uses and provides density incentives within residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for providing open space. There are no minimum residences per acre (RAC) density and the maximum RAC is 0.3 without a density bonus. The LIU 0.3 plan density bonus allows a maximum RAC of .7 with 50% open space and 1.2 RAC with 65% open space. The subject site will contain an overall density of .9 RAC utilizing the density bonus increase to 1.2 RAC exceeding the required 65% open space.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CR-1/SR	Unsubdivided, Developed Low Density Residential
South:	CR-5/CR-4	Developed High Density Residential Subdivisions
East:	SR/CR-1	Unsubdivided, Developed Low Density Residential
West:	SR	Developed Low Density Residential Subdivision

The area is primarily characterized with a mix of higher- and lower-density residential development. Lower-density residential development exists in well-established neighborhoods located approximately one-fourth of a mile west and adjacent to the east and northeast of the subject site. Higher density CR-5 (Multiple Residence) zoned apartments are located approximately one-third of a mile southwest of the site. A higher-density, CR-5 and CR-4 (Mixed-Dwelling Type) zoned subdivision is located adjacent to the site along the southern boundary and higher-density subdivisions exist along the Thornydale Road corridor. The surrounding area has a high school, charter school, elementary school, private school, churches and fire station. The nearest services are southwest of the subject site at the northwest corner of W. Linda Vista Boulevard and N. Thornydale Road. Recreational opportunities exist within the Arthur Pack Regional Park located approximately 1,300 feet west of the intersection of W. Linda Vista Boulevard and N. Thornydale Road within three-fourths of a mile from the site. The park contains a golf course, ball fields, batting cages, basketball courts, playground, soccer fields, and hiking trails within the Maeveen Behan Desert Sanctuary. The Tucson Audubon Society Mason Center just south of Arthur Pack Park offers bird watching and other educational programs.

PREVIOUS REZONING CASES ON PROPERTY

There have been no previous rezoning cases for the subject site.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

- *Rezoning case P23SP00001* – N. Thornydale Road Concurrent Plan Amendment and Specific Plan from LIU 0.3 to Planned Development Community comprehensive plan designation and from the SR to the SP (Specific Plan) zone located approximately one-half of a mile south of the subject site for 10- building, 270-unit apartment complex and

one building office and recreation center approved by the Board of Supervisors March 19, 2024.

- *Rezoning case P22SP00001* – N. Thornydale Road from CB-1® (Local Business – Restricted) to the SP (Specific Plan) zone located approximately two-thirds of a mile south of the subject site for a 39-foot high, three-story, 114,800 square foot building for self-storage and associated office use. The original rezoning to the CB-1 ® zone occurred within the below listed rezoning case *P18RZ00001*. The avoidance of the Important Riparian Area conformed to the previously approved Conservation Lands System mitigation plan. The SP rezoning was approved by the Board of Supervisors on September 6, 2022.
- *Rezoning case P18RZ00001* – N. Thornydale Road from SR to CB-1 ® (3 acres) and CR-5 (15.3 acres) located approximately two-thirds of a mile south of the subject site for a 52-lot single family residential subdivision and an 18,000 square foot single-tenant commercial use with on-site (18%) and off-site open space conservation was approved by the Board of Supervisors on May 1, 2018.
- *Rezoning case P17RZ00006* – W. Sumter Drive from SR to CR-4 on 77.95 acres located approximately located approximately one-half of a mile south of the subject site for a 200-lot single-family residential subdivision with on-site (35%) and off-site open space conservation was approved by the Board of Supervisors on January 2, 2018.

Past activity:

A substantial amount of land in the vicinity of the site has been rezoned from original SR. Areas near the site were rezoned in the 1980's and early 1990's to CR-4, CR-5, and TR (Transitional) with resultant single-family subdivision lot development and some approvals for attached townhome and condominium style development. There have also been lower density CR-1 (Single Residence) rezonings in the general area as shown by acre-sized parcels. More recent rezonings occurred adjacent to the site for CR-5 and south of Linda Vista Boulevard for CR-2 (Single Residence) zoning, both resulting in subdivisions with on-site and off-site conservation.

Rezonings resulting in commercial service and apartment development have also occurred, including a shopping center and apartments at, and near the northwest corner of Thornydale Road and Linda Vista Boulevard and retail and other commercial buildings at the northeast corner of Thornydale Road and Overton Road.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The subject site is located within the Maeveen Marie Behan Conservation Lands System (CLS). A portion of the site is located within the Multiple Use Management Area and Important Riparian Area. The entire site is subject to the Special Species Management Area (SSMA) overlay. Mitigation for the SSMA classification of the CLS is planned to be on-site, to be ultimately zoned CR-1 ® (Single Residence – Restricted).

PLANNING REPORT

Staff supports the request because the Comprehensive Plan, Pima Prospers, promotes efficient growth patterns and infill development. The rezoning site is considered an "infill" project that will utilize existing and proposed infrastructure to support the use and goals of the CLS meeting the minimum 80% on-site natural, undisturbed open space for the SSMA overlay. The open space will be achieved through thoughtful cluster design for the proposed 101-lot subdivision and also plans the avoidance of the Flood Control Resource Area and Important Riparian Area. The proposed subdivision will provide a rational pattern of growth compatible with the area's scale, character and identity and will contribute to the efficient use of existing infrastructure.

A cluster development allows the reduction in the minimum lot size in CR-1 zoning in exchange for natural open space, maintaining the zoning designations' allowable density. The CR-1 zone allows for a maximum density of one unit per 36,000 square feet which would allow a gross density of 138 units on the 114.2-acre site; however, on-site mitigation reduces the maximum density of units allowed because of the larger percentage of set aside, natural open space. The Cluster development is required to go to the Design Review Committee, prior to the Board of Supervisors hearing for the rezoning request and the committee will review the proposal for design guidelines such as colors, building materials, delineation of required open space and the landscape plan.

The proposed one- and two-story single-family residential cluster development consists of 101-subdivision lots containing 6,000 square feet each with a maximum height of 34 feet. Three storm water basins and two dual purpose recreation areas and storm water basins are planned. The site will be accessed by two access drives connecting to Pecos Way. Thornydale Road is functioning at capacity and a secondary transportation concern has been identified. To mitigate the impacts to Thornydale Road, a re-alignment of Pecos Way within the existing right-of-way is planned. Additionally, right-of-way dedications for future improvements to the intersection of W. Pecos Way and W. Lambert Lane will be required. The planned development will employ Safe Routes to School sidewalk connectivity within the interior private streets and connect to the adjacent right-of-way meeting Americans with Disabilities Act (ADA) compliant connectivity.

The site contains a large amount of saguaros and ironwood trees, and associated desert vegetation. Since most of the site is set-aside, the mitigation for the area of disturbance will be demonstrated within the landscape plan submitted at the time of permitting. The proposed bufferyards will be mostly natural, except for a 20-foot-wide natural bufferyard reduced to a 10-foot-wide bufferyard in a small area adjacent to the southwestern driveway. All other bufferyards are planned for a minimum of 20-foot undisturbed natural bufferyard, but far exceed the minimum 20-foot-wide natural bufferyard required throughout most of the development.

Concurrency of Infrastructure:

Concurrency of infrastructure exists or will exist to serve the proposed development.

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes (Secondary transportation concern)	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
PARKS AND RECREATION	Yes	No comment
WATER	Yes	City of Tucson Water "will serve" letter contained within site analysis

CONCURRENCY CONSIDERATIONS		
SCHOOLS	Yes	Letter of Capacity contained in site analysis

TRANSPORTATION

Pecos Way is a two-lane paved roadway maintained by the County. Pecos Way intersects with Thornydale Road to the south, and with Lambert Lane/Camino De La Tierra to the north. Pecos Way is classified as an Urban Minor Collector by its Federal Functional Classification with a posted speed limit of 45 miles per hour (mph). The existing right-of-way width for Pecos Way is 60 feet. Per the Traffic Impact Study (TIS) submitted with this rezoning, traffic counts for Pecos Way are 4,640 average daily trips (ADT) with a traffic capacity of 15,930 ADT.

South of Pecos Way, Thornydale Road is a three-lane paved roadway containing two travel lanes and a middle, two-way left turn with paved shoulders maintained by the County. North of Pecos Way, Thornydale Road transitions to a two-lane paved roadway. Thornydale Road is classified as an Urban Collector/Urban Minor Arterial by its Federal Functional Classification and is a Major Street and Scenic Route per the Scenic Routes Plan. Thornydale Road has a posted speed limit of 40 mph. Per the TIS, the traffic count for Thornydale Road south of Pecos Way is 16,293 ADT, and north of Pecos Way is 10,314 ADT. The traffic capacity of Thornydale Road is approximately 16,815 ADT.

Lambert Lane is a two-lane paved roadway maintained by the County. Approaching the property from the east, Lambert Lane curves to the southwest and functionally becomes Pecos Way, while the actual Lambert Lane alignment continues due west as a dirt road with a posted speed limit of 25 mph. Lambert Lane and Pecos Way intersect with Camino De La Tierra at the point of curvature, being a five-point intersection. Lambert Lane is classified as an Urban Collector by its Federal Functional Classification and is a Major Street and Scenic Route per the Scenic Routes Plan. Along the northern boundary of the site, the Lambert Lane right-of-way width varies, is irregular and planned for a 150-foot right-of-way width per the Major Streets Plan. A right-of-way dedication for Lambert Lane and for the intersection alignment of Lambert Lane and Thornydale Road is required. The ultimate right-of-way dedications shall be determined at time of tentative plat submittal. The TIS indicates the traffic count for Lambert Lane east of the site as 5,317 ADT with an approximate traffic capacity of 15,390 ADT. There are no available traffic counts west of the site, but the average capacity for a 25-mph two-lane roadway is approximately 13,320 ADT.

Camino De La Tierra is a paved two-lane roadway maintained by the County that extends just north of Lambert Lane. Camino De La Tierra south of Lambert Lane is a named easement. Camino De La Tierra is classified as an Urban Minor Collector by its Federal Functional Classification with a posted speed limit of 25 mph. The most recent traffic count from the Pima Association of Governments traffic count map is 3,197 ADT with an approximate traffic capacity of 13,320 ADT.

The existing intersections of Pecos Way/Thornydale Road, Pecos Way/Lambert Lane/Camino De La Tierra, and Thornydale Road/Lambert Lane are not ideal and present operational challenges, but the Department has no future planned capital improvement to these intersections.

The proposed 101-lot residential subdivision will generate approximately 952 ADT and will contribute to the capacity of Thornydale Road. The TIS and site analysis propose to realign the Thornydale Road/Pecos Way intersection to reduce the impacts to a secondary transportation concurrency concern due to the capacity of Thornydale Road. The intersection configuration shall be determined at time of tentative plat submittal.

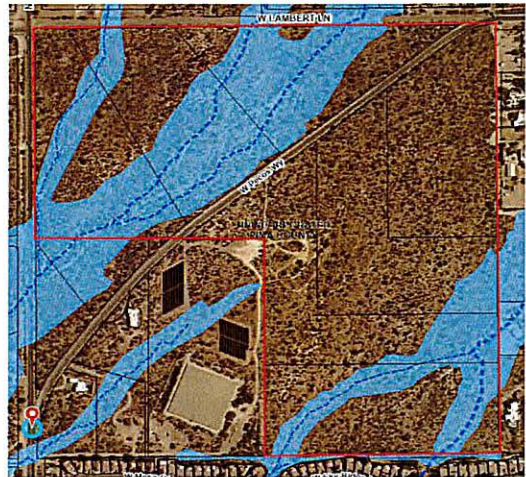
The TIS did not include a safety analysis of the current Pecos Way/Lambert Lane/Camino De La Tierra intersection. The TIS submittal at the time of tentative plat shall evaluate this intersection, and the developer shall coordinate with the Department of Transportation to determine the most appropriate intersection alignment and right-of-way dedication. The TIS and site analysis recommend dedication of additional right-of-way for Pecos Road realignment, but the right-of-way dedication will be determined withing the revised TIS submitted at the tentative plat stage. In addition, the TIS also identifies left-turn lanes are required at both access points onto Pecos Way.

Due to the proposed mitigation offered by the project, the Department of Transportation has identified this as a secondary concurrency concern, and recommends approval subject to rezoning conditions #2A - G.

FLOOD CONTROL

The Regional Flood Control District has the following comments:

1. Several areas of the subject property are considered Flood Control Resource Area (FCRA) due to the presence of Regulated Riparian Habitat (RRH) and the Federal Emergency Management Agency (FEMA) and local floodplain (see the screen capture of the FCRA mapping). The Preliminary Development Plan (PDP) shows the subdivision and supporting infrastructure to be located outside of the FCRA. The District supports the proposed design which is supportive of Pima Prosper's Comprehensive Plan Policy 3.1.1.5, where development of land prioritizes setting aside floodplains and RRH as open space to maintain floodplain function, hydrologic integrity and continuous open space corridors.
2. Initially the project showed a proposed sewer line through the FCRA at the far southeast corner of the property. There was another point of connection at Thornydale Road and Pecos Way where no impact to the FCRA would occur. The District requested to revise the project to this point of connection for the project's sewer line connection. The applicant revised the location as requested and as a result the hydrologic integrity and floodplain function will be preserved.
3. The property is located within a Critical Basin where a 10% reduction in peak discharge is required. The narrative states the project will provide a 10% reduction in effort to meet Critical Basin detention requirements.
4. First Flush retention is a requirement. The Site Analysis narrative and the PDP does indicate this requirement will be incorporated into the project. A condition of development will be to distribute the First Flush retention in Low Impact Development practices throughout the site.
5. This site has an assured water supply by Tucson Water. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table A (residential) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. A condition will be provided to ensure compliance with the Water Policy of the Comprehensive Plan.



The District has no objection subject to the addition of rezoning conditions #3A-C.

WASTEWATER RECLAMATION

Sewer service for this development is currently available through either the 12-inch public main G-88-074 on Thornydale Rd (Type I P24WC00167, dated June 12, 2024), or the 8-inch public sewer I-85-241, downstream from manhole 4478-39 (Type I P24WC00047, dated Mach 4, 2024), along the southern property boundary.

The Pima County Regional Wastewater Reclamation Department has no objection to the proposed rezoning request subject to the addition of rezoning conditions #4A-F.

ENVIRONMENTAL PLANNING

SITE CONSERVATION VALUES

- The approximately 114-acre project site is entirely within the Maeveen Marie Behan Conservation Lands System (CLS), with Important Riparian Area (IRA) and Multiple Use Management Area designations. The entire site is designated as a Special Species Management Area (SSMA). The CLS Guidelines call for four (4) acres of natural open space to be set aside for every acre of disturbance within the SSMA designation.
- The site is within the Priority Conservation Area (PCA) for the Cactus ferruginous pygmy owl. It is outside PCAs for the western burrowing owl, needle-spined pineapple cactus, and Pima pineapple cactus.
- The site includes ironwood trees and saguaros. Impacts to these resources are addressed via compliance with Pima County Code Chapter 18.72, *Native Plant Preservation*.
- The northwest portion of the site includes washes with associated riparian habitat. Disturbances to these resources are regulated by the Regional Flood Control District according to Pima County Code Chapter 16.30, *Watercourse and Riparian Protection and Mitigation Requirements*.
- The site has been identified by the County as a "Habitat Protection Priority" acquisition.

LANDSCAPE CONTEXT

The project site is surrounded by a mix of residential land uses, with low density rural (SR) and single-family residential uses (CR-1) to the east, north and west, and multi-family residential uses (CR-4 and CR-5) to the south. It is not located within or near any CLS Critical Landscape Connection. The *Tortolita Fan to Canada del Oro Wildlife Movement Area* as identified by the Arizona Game and Fish Department (2013) is a little over a mile to the east. The closest County-owned preserve is the Arthur Pack-Maeveen Behan Desert Sanctuary located approximately one mile southwest of the site.

While its distance from identified wildlife movement areas and large protected blocks of habitat limits the site's contribution to regional landscape connectivity, the small washes and associated riparian habitat in the northwest portion of the site likely facilitate local wildlife movement into the low-density neighborhoods to the northeast, which remain relatively permeable to wildlife.

POTENTIAL IMPACT TO BIOLGOICAL RESOURCES AND CLS

According to the Preliminary Development Plan, the project area is approximately 114.2 acres. Approximately 91.4 acres, or 80 percent of the site, will be set aside as natural open space, in full compliance with the CLS Guidelines.

Given the site's on-site resources, landscape context, and the applicant's stated intent to fully comply with the CLS Guidelines, this project is not expected to significantly alter the condition or integrity of biological resources in the area or the viability of the CLS.

Environmental Planning has no objection subject to rezoning conditions #5A-B.

CULTURAL RESOURCES

Cultural Resources has no objection to this request subject to the addition of condition #6.

NATURAL RESOURCES, PARKS AND RECREATION

The Natural Resources, Parks and Recreation Department have no comment.

UNITED STATES FISH AND WILDLIFE SERVICE

US Fish and Wildlife Service has no comment.

WATER DISTRICT

Tucson Water will provide service to the site. A will-serve letter is included within the site analysis.

SCHOOL DISTRICT

The Marana Unified School District has capacity to serve the development. A letter of capacity is included within the site analysis.

FIRE DISTRICT

The Golder Ranch Fire District has no comment.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. The property shall be limited to two access points onto Pecos Way.
 - B. A revised Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation (DOT) with the Tentative Plat submittal. Off-site improvements determined necessary as a result of the TIS shall be provided by the property owner(s). The left-turn lanes identified within the TIS shall be required.
 - C. The TIS shall include recommendations for the Pecos Way and Thornydale Road intersection approach configuration. Intersection improvements to the Pecos Way/Thornydale Road intersection shall be provided by the property owner(s) and shall be constructed to Pima County Standards.
 - D. The TIS did not include a safety analysis of the current Pecos Way/Lambert Lane/Camino De La Tierra intersection. The revised TIS shall evaluate this intersection, and the property owner(s) shall coordinate with the Department of Transportation for the most appropriate intersection alignment and right-of-way dedication.
 - E. The Lambert Lane right-of-way width varies, is irregular along the northern property boundary and has a planned 150-foot right-of-way width per the Major Streets Plan. The property owner(s) shall dedicate sufficient right-of-way for Lambert Lane between Camino De La Tierra and Thornydale Road.
 - F. Right-of-way dedication to align the Intersection of Lambert Lane and Thornydale Road is required to be provided by the property owner(s).

- G. Any required intersection corner spandrel right-of-way dedication shall be provided by the property owner(s).
3. Regional Flood Control District conditions:
 - A. Encroachment into mapped Regulated Riparian Habitat, the FEMA and local floodplain not shown on the approved PDP is prohibited.
 - B. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
 - C. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
 4. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
 5. Environmental Planning conditions:
 - A. The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System (CLS) Conservation Guidelines by providing a total of 91.4 acres of Natural Open Space (NOS) entirely on-site and in conformance with the approximate location and configuration shown on the approved Preliminary Development Plan. Should the developed area change from that which is reflected in the Preliminary Development Plan due to variations in the engineered survey boundary during the platting process, the property owner shall

provide a minimum of four (4) acres of natural open space for every acre developed to achieve full compliance with the CLS Conservation Guidelines.

- B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

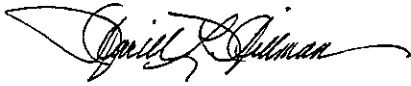
Invasive Non-Native Plant Species Subject to Control:

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

6. Cultural Resources condition: In the event that ancestral remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are encountered during construction, all ground disturbing activities must cease within 50 ft of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the encounter or disturbance of the remains at (520) 626-0320 so that appropriate arrangements can be made for the repatriation and reburial by cultural groups who claim cultural or religious affinity to them. The ancestral remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
7. Adherence to the preliminary development plan as approved at public hearing.
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

9. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

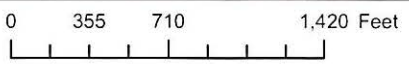
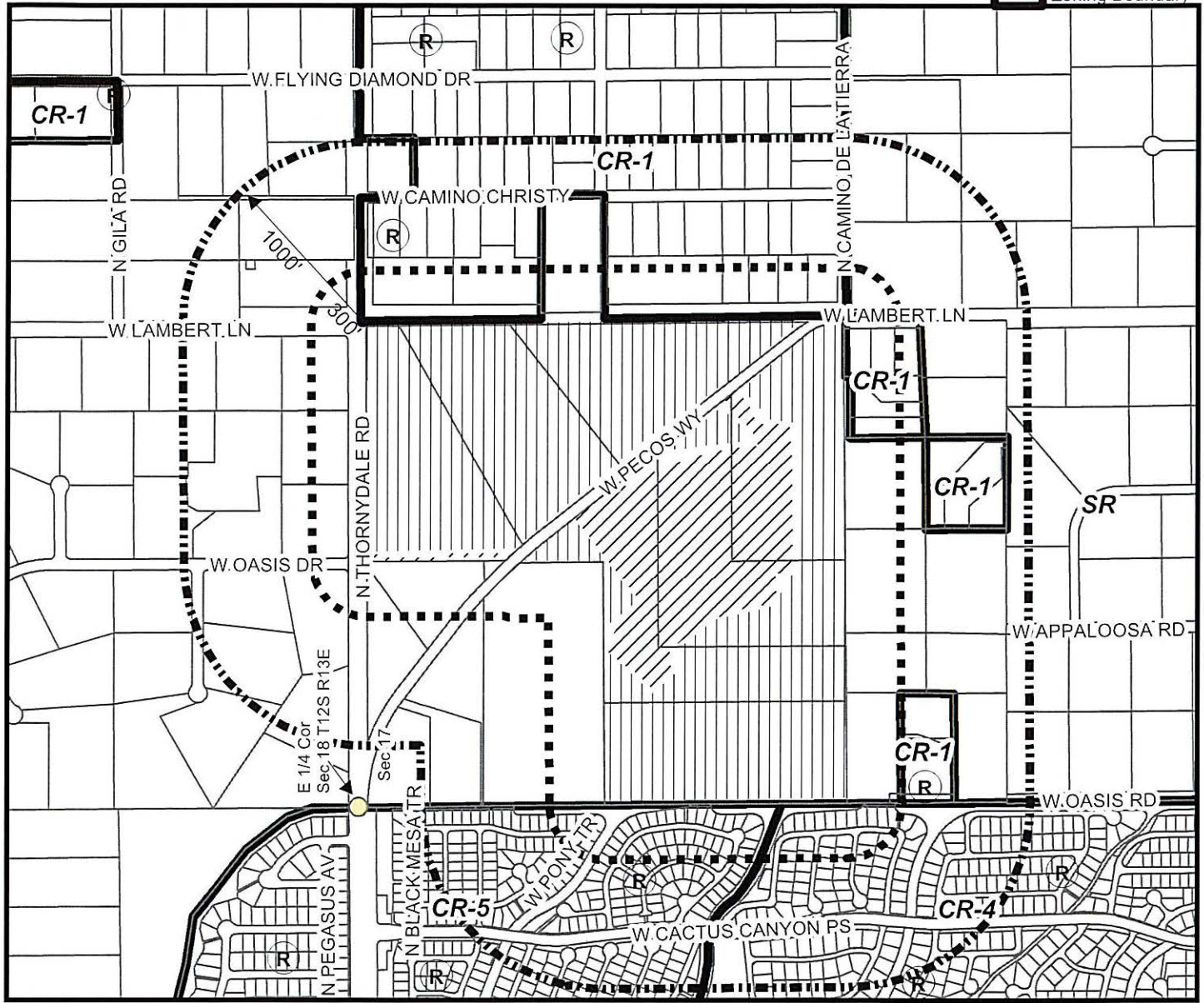
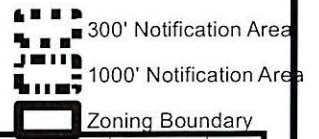
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Terrill Tillman", written in a cursive style.

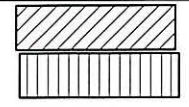
Terrill Tillman, AICP
Planner III

c: Paul Oland

Case #: P24RZ00003
Case Name: HAWKS AZ LAND LLC - W. PECOS WAY REZONING
Tax Code(s): 225-44-050A, 051A, 051B, 051C, 052A, 052B & 052C



Area of proposed rezoning from SR to CR-1
Area of proposed rezoning from SR to CR-1(R)



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN C07-13-10		
	Planning & Zoning Hearing: 12/4/24 (scheduled)	Board of Supervisors Hearing: TBA	
	Base Map(s): 161 & 216	Map Scale: 1:10,000 Map Date: 11/12/2024 - ds	



Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.


Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

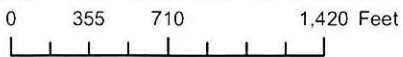
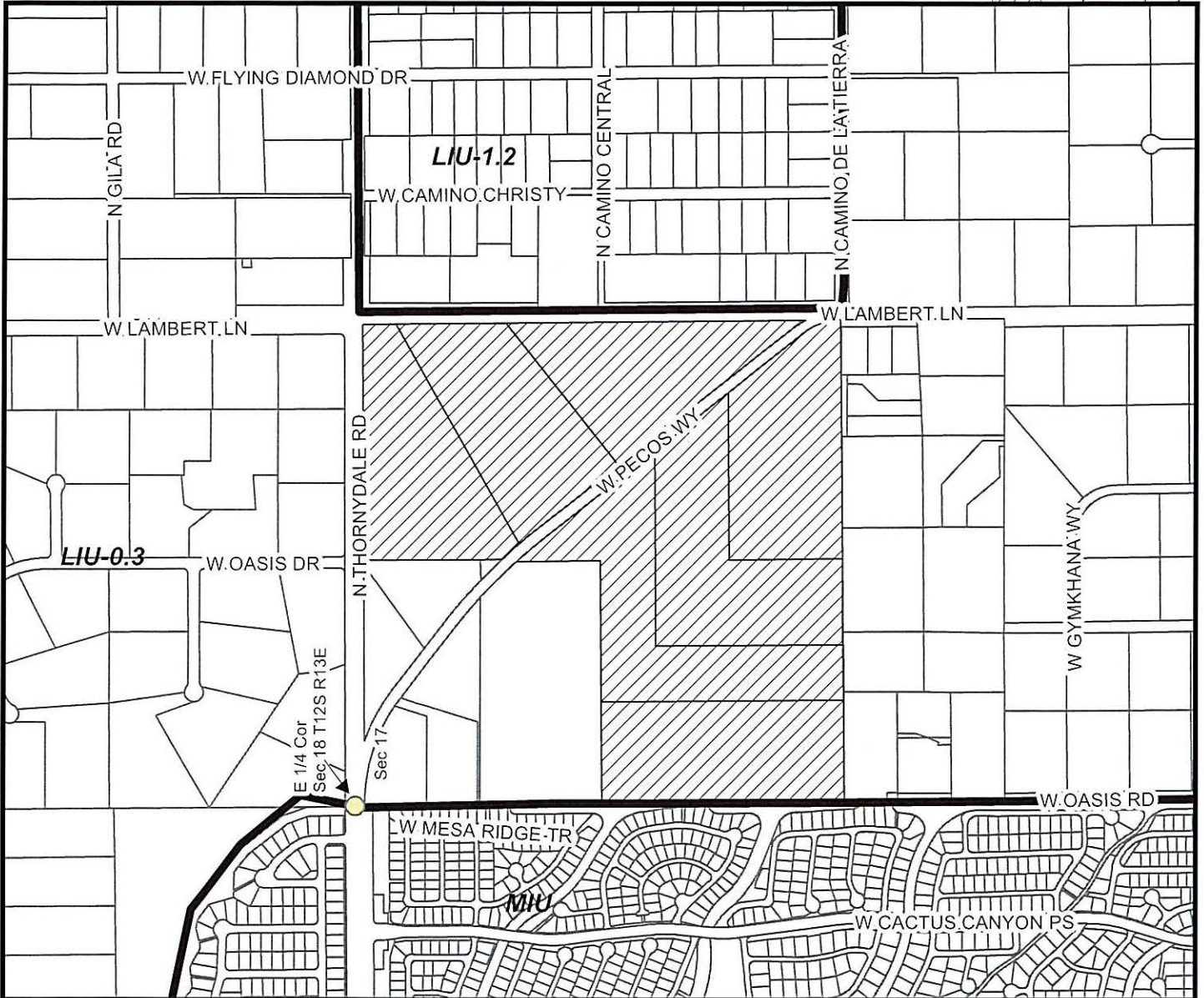
Low Intensity Urban 0.3 (LIU-0.3)

- Residential Gross Density: Minimum- none; Maximum- 0.3 RAC; 0.7 RAC with 50 percent open space; or 1.2 RAC with 65 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.3 RAC; 0.7 RAC with 60 percent open space

Case #: P24RZ00003
 Case Name: HAWKS AZ LAND LLC - W. PECOS WAY REZONING
 Tax Code(s): 225-44-050A, 051A, 051B, 051C, 052A, 052B & 052C

COMPREHENSIVE PLAN EXHIBIT

 Subject Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN C07-13-10

Map Scale: 1:10,000

Map Date: 11/8/2024 - ds





TO:	Project Neighbors	FROM:	Paul Oland
PROJECT:	Pulte Homes Proposed Neighborhood Neighborhood Meeting Invitation	DATE:	10/3/2024
		PROJECT #:	20cbb01

Dear Neighbor,

Pulte Homes proposes to develop a neighborhood of single-family homes on the 114 acres of vacant land along Pecos Way between Lambert Lane and Thornydale Road. Over 91 acres (80%) of the property will remain as open space, including open space buffers at least 300 feet wide along all nearby residential properties. No homes will be constructed north of Pecos Way. The remaining 20% of the property will feature a cluster of approximately 101 homes as well as neighborhood recreation areas and common areas. The proposed site plan is shown on the back of this letter.

A web-based informational meeting will be held on Wednesday, October 23rd from 6:00 pm - 7:30 pm. If you'd like to join the meeting please visit <https://tinyurl.com/Pecos2024-10-23> or you can scan the QR code to the right. Alternatively, you can join the meeting via phone by calling (623) 469-4514 and entering Conference ID: 476 244 620#. The purpose of the meeting will be to present basic information about the proposed neighborhood, answer questions, and listen to comments and suggestions from our neighbors.



In the meantime, if you have any questions, please do not hesitate to contact me at (520) 664-4304 or GPO@ParadigmLand.US.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Oland', written over the printed name 'Paul Oland'.

Property Data

1. Property Area: 114.2± Ac.
2. Existing Zoning: SR - Suburban Ranch Zone
3. Existing Comp. Plan Land Use Designation: LIU-0.3 Low Intensity Urban
4. FEMA Floodplain: Zone X Except as Noted on Plan

Proposal Summary

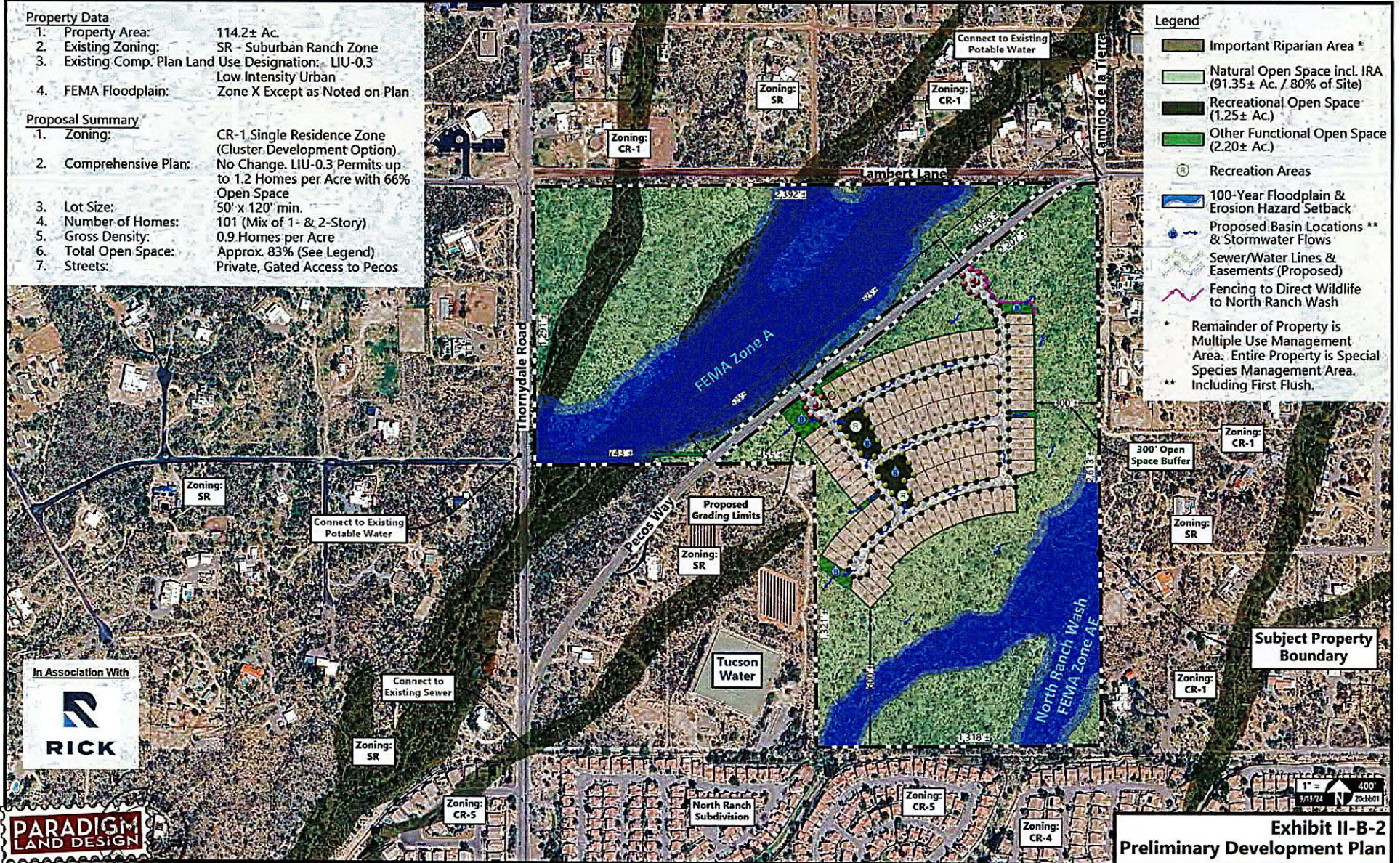
1. Zoning: CR-1 Single Residence Zone (Cluster Development Option)
2. Comprehensive Plan: No Change. LIU-0.3 Permits up to 1.2 Homes per Acre with 66% Open Space
3. Lot Size: 50' x 120' min.
4. Number of Homes: 101 (Mix of 1- & 2-Story)
5. Gross Density: 0.9 Homes per Acre
6. Total Open Space: Approx. 83% (See Legend)
7. Streets: Private, Gated Access to Pecos

Legend

- Important Riparian Area *
- Natural Open Space incl. IRA (91.35± Ac. / 80% of Site)
- Recreational Open Space (1.25± Ac.)
- Other Functional Open Space (2.20± Ac.)
- Recreation Areas
- 100-Year Floodplain & Erosion Hazard Setback
- Proposed Basin Locations ** & Stormwater Flows
- Sewer/Water Lines & Easements (Proposed)
- Fencing to Direct Wildlife to North Ranch Wash

* Remainder of Property is Multiple Use Management Area. Entire Property is Special Species Management Area. Including First Flush.

**



In Association With



Exhibit II-B-2 Preliminary Development Plan

10: Pecos 114 Sub-Thornydale & Lambert 10/20/2010 Site Analysis Exhibit II-B-2 Preliminary Development Plan



PROJECT: Pecos 114 Rezoning

DATE: 11/12/2024

SUBJECT: 10/23/2024 Neighborhood Meeting Summary

PROJECT #: 20cbb01

An online neighborhood meeting was held on October 23, 2024. Notifications of the meeting were sent to the 456 landowners within 1,000 feet of the project. Prior to the meeting six neighbors contacted Paradigm via phone or email:

- Kevin Haywood of the unplanned residential area east of the project.
- Leonard Green of North Ranch.
- Ron Moxen, Pastor of Desert Springs Baptist Church NE of Thornydale & Lambert.
- Heather McAuley of North Ranch.
- Linda Rinehart of North Ranch.
- Alan Jack of the unplanned residential area east of the project.

Topics of discussion included general opposition to any growth and vague concerns about impacts to quality of life, although traffic safety was the primary specific concern. One neighbor attended the actual meeting:

- Jennifer Eddy of the unplanned residential area west of Thornydale.

Traffic safety was again the primary topic of discussion. The proposed reconstruction of the southern end of Pecos Way addresses the concern.



Application For Rezoning or Specific Plan

Required fields are indicated by *.

Owner Information

Owner's Name: * Hawks AZ Land LLC
Mailing Address: * 14302 FNB Pkwy City: * Omaha
State: * Nebraska Zip code: * 68154 Phone: * 4029381658
Owner's Email Address: * marp@tenaska.com

Applicant Information (if other than owner)

Applicant's Name: Paradigm Land Design LLC
Applicant's Address: 1090 N Oracle Rd #178-193 City: Tucson
State: Arizona Zip code: 85704 Phone: 5206644304
Applicant's Email Address: gpo@paradigmland.us

Property Information

Property Address:
Tax Parcel Number: * 224-44-050A, 224-44-051A, 224-44-051B, 224-44-051C, 224-44-052A, 224-44-052B, 224-44-052C
Acreage: * 114 Present Zone: * SR Proposed Zone: * CR-1
Comprehensive Plan Subregion / Category / Policies: * Tortolita / LIU-0.3 / No Policies

Attach requested documents if applicable.

A total of 30 MB of files can be uploaded in a single form submission. There is no restriction on file types.

1. Letter of Authorization: If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

Subm 1 - O...wnership.pdf

2. Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

No file chosen

A total of 30 MB of files can be uploaded to this form. If your submission exceeds 8MB please upload documents to an FTP site such as dropbox.com and paste the access link here: https://paradigmlandus-my.sharepoint.com/:b/g/personal/gpo_paradigmland

3. An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

Subm 1 - D...oundary.dwg

Terms and Conditions


* I confirm the information provided is true and accurate 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. (By checking the box, I am electronically signing this application.)

Date: * 12-Apr-2024

For Electronic Submittal:

A rezoning case will be opened and an email containing an invoice with the case number and instructions for making payment through the online payment portal will be sent to the applicant within 2 business days.

Attendance to a *Pre-Rezoning meeting* is a pre-requisite to rezoning application submittal. The *Pre-Rezoning meeting* is scheduled at 201 N. Stone Avenue, 2nd floor on the 3rd Wednesday of the month beginning at 9:00 am.

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April 5, 2024

Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

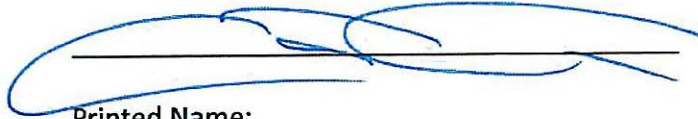
**Re: Pecos 114 Ac. (APNs 224-44-050A, 224-44-051A/B/C, 224-44-052A/B/C)
Rezoning Request**

To Whom it May Concern:

This letter shall serve as authorization for Paradigm Land Design LLC to represent Hawks AZ Land LLC in the entitlement application affecting the property referenced above.

Hawks AZ Land LLC

Signature:



Printed Name:

Michael Arp

Title:

Property Manager



ACC

Search for an Entity Name

Q eCorp

Search File FAQ

ENTITY INFORMATION

Search Date and Time: 4/5/2024 2:19:31 PM

Entity Details

Entity Name:	HAWKS AZ LAND, LLC	Entity ID:	L14790604
Entity Type:	Domestic LLC	Entity Status:	Active
Formation Date:	9/25/2008	Reason for Status:	In Good Standing
Approval Date:	9/26/2008	Status Date:	
Original Incorporation Date:	9/25/2008	Life Period:	Perpetual
Business Type:		Last Annual Report Filed:	
Domicile State:	Arizona	Annual Report Due Date:	
		Years Due:	
Original Publish Date:			

Statutory Agent Information

Name:	CORPORATION SERVICE COMPANY	Appointed Status:	Active 9/26/2008
Attention:			
Address:	8825 N 23rd Avenue, Suite 100, Phoenix, AZ 85021, USA		
Agent Last Updated:	8/31/2018	E-mail:	
Attention:		Mailing Address:	8825 N 23rd Avenue, Suite 100, Phoenix, AZ 85021, USA
County:	Maricopa		

Principal Information

Title	Name	Attention	Address	Date of Taking Office	Last Updated
Manager	HOWARD L HAWKS		1044 N 115TH STREET STE 400, OMAHA, NE, 68154, USA	9/25/2008	9/26/2008
Manager	RHONDA A HAWKS		1044 N 115TH STREET STE 400, OMAHA, NE, 68154, USA	9/25/2008	9/26/2008

Page 1 of 1, records 1 to 2 of 2

Address ?

Attention: Address: 8825 N 23rd Avenue, Suite 100, Phoenix, AZ, 85021, USA County: Maricopa Last Updated: 8/31/2018

Entity Principal Office Address

Attention: Address: County: Last Updated:

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- [Microfilm History](#)



Coalition for Sonoran Desert Protection

738 N. 5th Ave., Suite 205
Tucson, Arizona 85705
520.388.9925 * sonorandesert.org

December 3, 2024

Arizona Center for Law
in the Public Interest
Arizona Master Naturalist
Association
Arizona Native Plant
Society
Bat Conservation
International
Cascabel Conservation
Association
Center for Biological
Diversity
Center for Environmental
Ethics
Defenders of Wildlife
Desert Watch
Environmental Law Society
Friends of Cabeza Prieta
Friends of Ironwood Forest
Friends of Madera Canyon
Friends of Saguaro National
Park
Friends of Tortolita
Gates Pass Area
Neighborhood
Association
Genius Loci Foundation
Great Old Broads for
Wilderness – Tucson
Native Seeds / SEARCH
Protect Land and
Neighborhoods
Safford Peak Watershed
Education Team
Save the Scenic Santa Ritas
Sierra Club – Grand Canyon
Chapter
Sierra Club – Nopales
Group
Sky Island Alliance
Tortolita Alliance
Tortolita Homeowners
Association
Tucson Audubon Society
Tucson Herpetological
Society
Tucson Mountains
Association
Wildlands Network

Chairman David Hook and Members
Pima County Planning & Zoning Commission
201 N. Stone Ave.
Tucson, AZ 85701

RE: P24RZ00003 - Hawks AZ Land LLC - W. Pecos Road Rezoning

Dear Chair Hook and Commissioners,

Thank you for the opportunity to provide comments on P24RZ00003 - Hawks AZ Land LLC - W. Pecos Road Rezoning on your December 4 meeting agenda.

This rezoning proposal is located on 114.2 acres and a portion of the site contains both Multiple Use Management Area and Important Riparian Area classifications under the Conservation Lands System (CLS). The entire site is within a Special Species Management Area and has been identified as a High Priority Habitat Protection Priority parcel, suitable for acquisition by Pima County as a preserve. The property owner has committed to compliance with the CLS, including setting aside approximately 91.4 acres, or 80 percent, of the site as natural, undisturbed open space.

We appreciate that the applicant has incorporated other conservation measures into their development proposal, including the addition of wildlife fencing in the northeast corner of the parcel, providing a buffer to the North Ranch Wash floodplain, following guidelines in Pima County Code Chapter 18.72/Native Plant Preservation when determining which native plants to include in the landscape plan, and including saguaro and ironwood mapping in the site analysis.

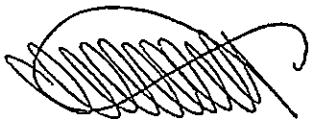
We have previously met with the developer and their consultant and we continue to recommend additions to the proposal to ensure that the 91.4 acres of open space remain functional and healthy for wildlife after the development is completed. These recommendations include:

- **The use of cattle guards** at the two entrance/exits and additional **wildlife exclusionary fencing or walled areas** to reduce wildlife movement into the development area, and reduce the potential risk of harm to wildlife as a result.
- A written **open space restrictive covenant** as well as a **monitoring and adaptive management plan** to be used by the Homeowners' Association, with specific provisions dedicated to invasive species management on site. Growing threats from invasive species such as stinknet and buffelgrass can pose a risk if they are not proactively managed.
- More **specifics regarding plant transplantation and management**, including prioritizing the transplantation of native plants on site, especially with old growth plants such as ironwood trees and saguaros, and the development of a watering plan.
- A more **detailed landscape plan that specifies hard and soft surfaces**, and specifically that minimizes the use of decomposed granite in landscaping in favor of native groundcover plants, along with mulch, a shrub story, and a canopy layer.
- **An outdoor lighting plan** that requires: all outdoor and residential lighting be shielded and downlit, to avoid light trespass; the use of warm LED light bulbs; the use of dimmers and motion-activated lighting to avoid excessive external lighting.
- CSDP also recommends **re-evaluation of units at the development's southeast corner**, which currently extend very close to the floodplain and erosion hazard setback area.

If the above recommendations are incorporated into the proposal, we can support this rezoning.

Thank you for the opportunity to comment, and please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kate Hotten', with a stylized flourish at the end.

Kate Hotten, Co-Executive Director

CC: Terrill Tillman, Principal Planner

Jenny Neeley, Conservation Lands and Resources

Chris Poirier, Deputy Director, Development Services

From: [Desert Springs](#)
To: [DSD Planning](#)
Subject: Rezoning - P24RZ00003
Date: Tuesday, November 19, 2024 10:59:32 AM

You don't often get email from desertspringstucsonaz@gmail.com. [Learn why this is important](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I am writing to inform you that Desert Springs Baptist Church of Tucson, AZ are in agreement with the rezoning classification of W. Pecos Way.

We are located on the northwest corner of Thornydale Road and Lambert Lane.

If there is a question about this e-mail, I can be contacted by cell phone (520.305.5375)

Pastor Ron Moxon
Desert Springs Bible Baptist Church
10425 N. Thornydale Road
Tucson, AZ 85742
church - 520-579-7210
cell - 520-305-5375
desertspringsbaptist.org
evangelize - disciple - reproduce

From: [leonard Green](#)
To: [DSD Planning](#)
Subject: Protest against Rezoning attempt P24RZ00003 Hawks AZ Land LLC- W.Pecos Way
Date: Tuesday, November 19, 2024 11:28:40 AM
Attachments: [O. population 3.docx](#)

You don't often get email from lgmattthewsz@comcast.net. [Learn why this is important](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Pima County, I have enclosed a letter that summarizes my opinion on any more population growth in Pima County. I am a former US Marine, retired master's degree teacher and resident of Pima County for 30 years. I grew up part of my young life on Clearwater Beach, Fl. It was for many years the number one beach in the nation, however they have ruined it with hotels, condos, and massive million dollar homes. This resulted in their loss of the number one beach designation. Tucson and Pima county are in the process of ruining the quality of life that is desired by residents, with similar over building and over population. I am against the rezoning along Pecos Way and the impending destruction of that environment.

Leonard Green
3414 W. Desert Bend Loop
Tucson, AZ 85742

In an article in the Daily Star recently "What Grows Faster Than Cotton? Marana" the Marana mayor Honea was quoted saying "If you are not growing, you are dying". With this faulty logic, there is a barrage of apartment buildings being constructed in Marana as well as Tucson with no consideration for the long-term effects on residents, such as grid lock on the roads, rise in car insurance rates with more cars on the roads promoting the chance of accidents, increased pollution, more water consumption, crime and noise, as well as more vehicle caused pedestrian deaths. What we hear from the big wigs that apparently benefit financially from the increase, is the population must grow to sustain and improve our economic lives. Let me suggest that Mayor Honea and others promoting apartment buildings and new subdivisions on every inch of vacant land, read books such as The Population Bomb, by Paul Ehrlich, written 55 years ago but still relevant. In a 2018 interview with Dr. Ehrlich, PhD, on climateone.org, he said "you cannot have perpetual growth on a finite planet". Another economist Herman Daly authored many books, such as Ecological Economics (2011), on unimpeded growth saying that "that growth is uneconomic when its costs outweigh its benefits". He was an advocate of a no growth economy that favored a steady state, which would achieve a stable balance between supporting human life and preserving the environment.

The average citizen's hands seem to be tied legally when it comes to stopping overpopulation and increased density. Recently, the Tucson city council approved a large apartment complex at Sumter & Thornydale Rd., despite many nearby neighbors' signatures on a petition against it, and even though the council was made aware that Thornydale is already above its traffic capacity. Even more ridiculous is the large apartment complex in Marana behind Target at the corner of Ina & Thornydale. There must be close to 700 units, which means at least 700 additional cars near that intersection that sometimes takes two light changes to get through even in the summer. With the addition of snowbird traffic in the winter, we may be looking at 3 or 4 light changes to negotiate that intersection. Many other apartments are also under construction with no apparent consideration for their degradation of the quality of life for longtime residents.

Some will say that these new apartments will relieve the housing crisis and lower rents. However, most likely they will be offered at present rent rates or above, thus being of little value to the average family living paycheck to paycheck needing lower rent.

Seems weird that Mayor Honea who grew up in Marana would be intent on destroying the quality of life in his hometown with unrestricted growth and the accompanying negatives. As Edward Abbey wrote "Growth for the sake of growth is the ideology of the cancer cell". The question is will the developers stop at 1 million or more people, or a certain dollar goal for their career? The average citizen or citizen group could hire a real estate lawyer to fight the developers in court, which would be extremely expensive. Or a state congressperson or senator might be persuaded to propose a law restricting developers. In any case, there should be limits on developers before they turn Tucson and Marana into another Phoenix. Leonard Green