



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 2/7/2023

*= Mandatory, information must be provided

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

***Title:**

P22CA00003 IDEAL PARTNERS LLC – S. HEADLEY ROAD PLAN AMENDMENT

***Introduction/Background:**

Ideal Partners LLC, represented by Projects International Inc, requests a Comprehensive Plan amendment of approximately 4.33 acres from Low Intensity Urban 3.0 (LIU-3.0) to Medium Low Intensity Urban (MLIU), located on the east side of S. Headley Road, approximately 1,875 feet south of the intersection of W. Valencia Road and S. Headley Road, and addressed as 6811 and 6821 S. Headley Raod (parcel numbers 138-24-037D and 138-24-037B).

***Discussion:**

The owner requests the plan amendment to MLIU as a first step to rezone the property to accommodate the development of a new single-family residential subdivision.

***Conclusion:**

Approval of the plan amendment would allow the owner to request rezoning for a future single-family residential development.

***Recommendation:**

The Planning and Zoning Commission and staff recommend APPROVAL of the plan amendment request to MLIU.

***Fiscal Impact:**

None

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services

Telephone: (520) 724-8800

Contact: Spencer Hickman, Senior Planner

Telephone: (520) 724-6498

Department Director Signature: _____

Date: _____

1/13/23

Deputy County Administrator Signature: _____

Date: _____

1/13/2023

County Administrator Signature: _____

Date: _____

1/14/2023



TO: Honorable Adelita Grijalva, Supervisor, District 5

FROM: Chris Poirier, Deputy Director *CB Tom Drargowski*
Public Works-Development Services Department-Planning Division

DATE: January 17, 2023

SUBJECT: **P22CA00003 IDEAL PARTNERS LLC, – S. HEADLEY ROAD PLAN AMENDMENT**

The above referenced Comprehensive Plan amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, FEBRUARY 7, 2023** hearing.

REQUEST: For a **Comprehensive Plan amendment** of approximately 4.33 acres from the Low Intensity Urban 3.0 (LIU-3.0) to the Medium Low Intensity Urban (MLIU) land use designation, located on the east side of S. Headley Road, approximately 1,875 feet south of the intersection of W. Valencia Road and S. Headley Road, and addressed as **6811 and 6821 S. Headley Road** (parcel numbers 138-24-037D and 138-24-037B), in Section 15, Township 15 South, Range 13 East, in the Southwest Planning Area.

OWNER Ideal Partners, LLC – Attn: Jim Griffin
460 S. 6th Av, Ste #1207
Tucson AZ 85701

AGENTS: Projects International Inc. – Attn: Jim Portner, AICP
10836 E. Armada Lane
Tucson AZ 85749

DISTRICT: 5

STAFF CONTACT: Spencer Hickman, Senior Planner

PUBLIC COMMENT TO DATE: As of January 23, 2023, no public comment has been received.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL TO MEDIUM LOW INTENSITY URBAN (MLIU) 7-0** (Commissioners Becker, Maese, and Membrilla were absent)

STAFF RECOMMENDATION: **APPROVAL TO MEDIUM LOW INTENSITY URBAN (MLIU)**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATION: The subject property is outside of the Maeveen Marie Behan Conservation Lands System.

TD/SH/ds
Attachments



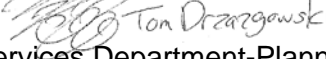
BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P22CA00003

Page 1 of 2

FOR FEBRUARY 7, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: January 17, 2023

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

P22CA00003 IDEAL PARTNERS LLC – S. HEADLEY ROAD PLAN AMENDMENT

Ideal Partners LLC, represented by Projects International Inc., requests a **Comprehensive Plan amendment** of approximately 4.33 acres from the Low Intensity Urban 3.0 (LIU-3.0) to the Medium Low Intensity Urban (MLIU) land use designation, located on the east side of S. Headley Road, approximately 1,875 feet south of the intersection of W. Valencia Road and S. Headley Road, and addressed as **6811 and 6821 S. Headley Road** (parcel numbers 138-24-037D and 138-24-037B), in Section 15, Township 15 South, Range 13 East, in the Southwest Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL** 7-0 (Commissioners Becker, Maese, and Membrila were absent). Staff recommends **APPROVAL**.
(District 5)

Planning and Zoning Commission Public Hearing Summary (November 30, 2022)

Due to the ongoing COVID-19 pandemic, the public hearing was held entirely remotely via Microsoft Teams and telephonically.

Staff presented information on the plan amendment request and the area surrounding the project site.

The applicant spoke and provided additional information about the proposed plan amendment and the region of the county where it is located, and what the ultimate goal of the end project would be.

A commissioner asked how the densities of the project would compare to City of Tucson subdivisions to the west of the project.

The applicant responded by stating that the densities of the proposed project would not be able to reach the density of the nearby City of Tucson project.

A commissioner asked about the staff report comment about grading work related to the sewer

lines.

Staff replied that the comment was regarding required fill over sewer lines.

The applicant added to staff's comments with comments about topography and grading.

The commission opened the public hearing.

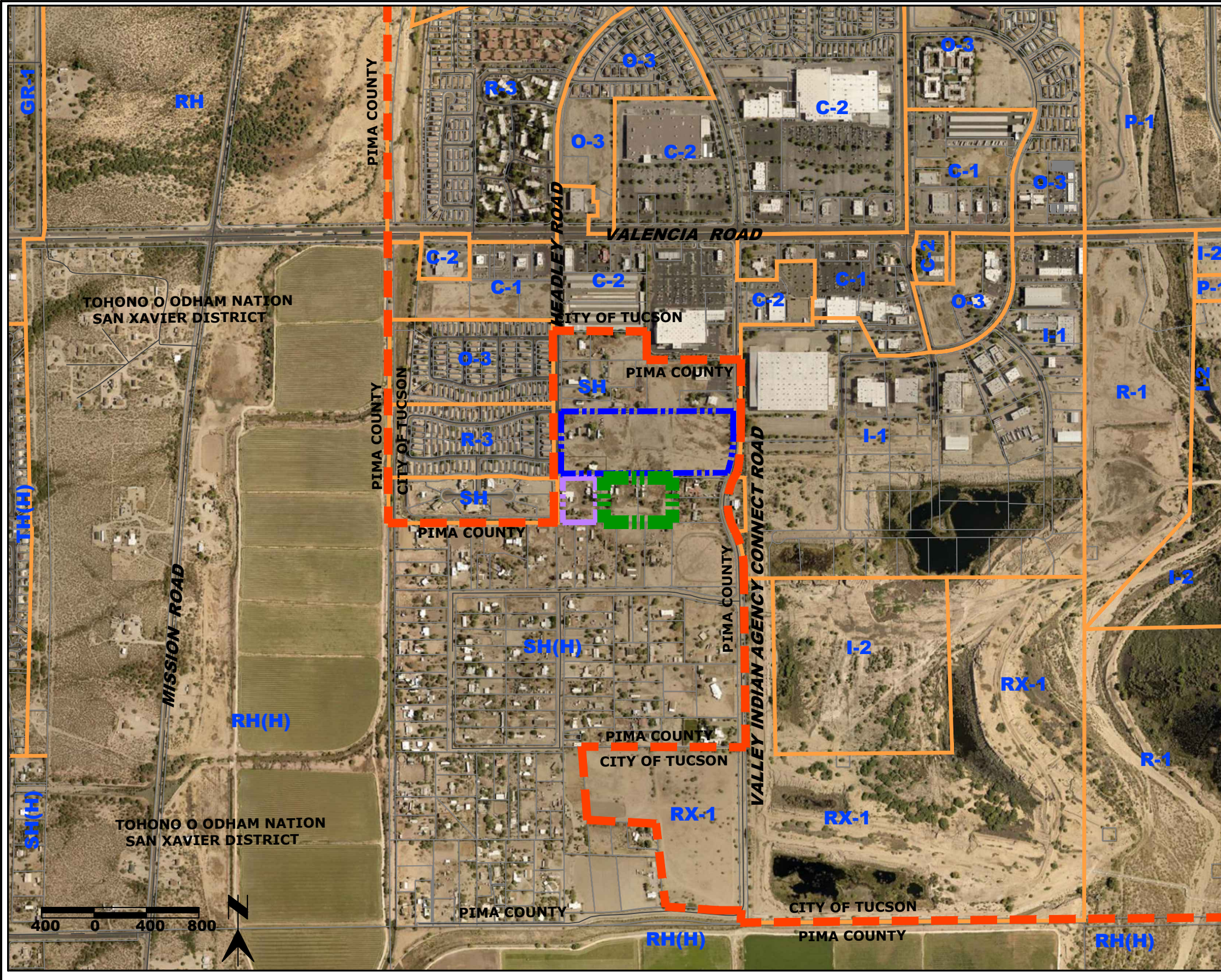
No one requested to speak and the commission closed the public hearing.

Commissioner Matter moved to recommend **APPROVAL** of the plan amendment to the MLIU land use designation; Commissioner Cook gave second.






Upon a voice vote, the motion to recommend **APPROVAL** passed 7-0 (Commissioners Becker, Maese, and Membrila were absent).

TD/SH/ds
Attachments

c: Projects International Inc. – Attn: Jim Portner, AICP



LEGEND

-  Boundary of Subject Comprehensive Plan Amendment Request
-  Boundary of additional property holdings by the same owner (applicant); not a part of this plan amendment request. See Note #2 below.
-  Boundary of recently approved comprehensive plan amendment to MLIU by County Case No. P22CA00001. See Note #6 below.
-  City of Tucson / Pima County Boundary
-  Existing Zoning, typ.

NOTES:

1. The approximately 4.3-acre Subject Property is comprised of Parcel Nos. 138-24-037D & 037B.
2. The 2.4-acre parcel to the immediate west (No. 037C) is owned by the same entity (Ideal Partners, LLC), but is not a part of this plan amendment request. The long-term use envisioned for that property is a Christian retreat center and birding area.
3. The Subject Property sits within the urbanizing Valencia Road corridor and its established mix of residential, commercial, and industrial uses.
4. The City of Tucson essentially “book-ends” the property to the west and the east.
5. Residential densities similar to that proposed for the Subject Property already exist to the northwest within the Paraiso subdivision.
6. The 15.5-acre property to the immediate north was recently designated *Medium-Low Intensity Urban (MLIU)* under Amendment Case No. P22CA00001.
7. Lower-density, unsubdivided properties containing mobile homes and site-built residences adjoin the Subject Property to the south and east.
8. The Subject Property itself presently contains several mobile-home residences. These will be removed with the proposed residential subdivision development.
9. Essentially the entire property has been impacted and disturbed by past grading and clearing activity, together with the existing residences, accessory buildings, driveways and outdoor storage areas thereon.
10. The Property lies OUTSIDE OF the Maeveen Behan Conservation Lands System (CLS).
11. Headley Road is classified as a local street and is not on the Pima County Major Streets & Routes Plan.



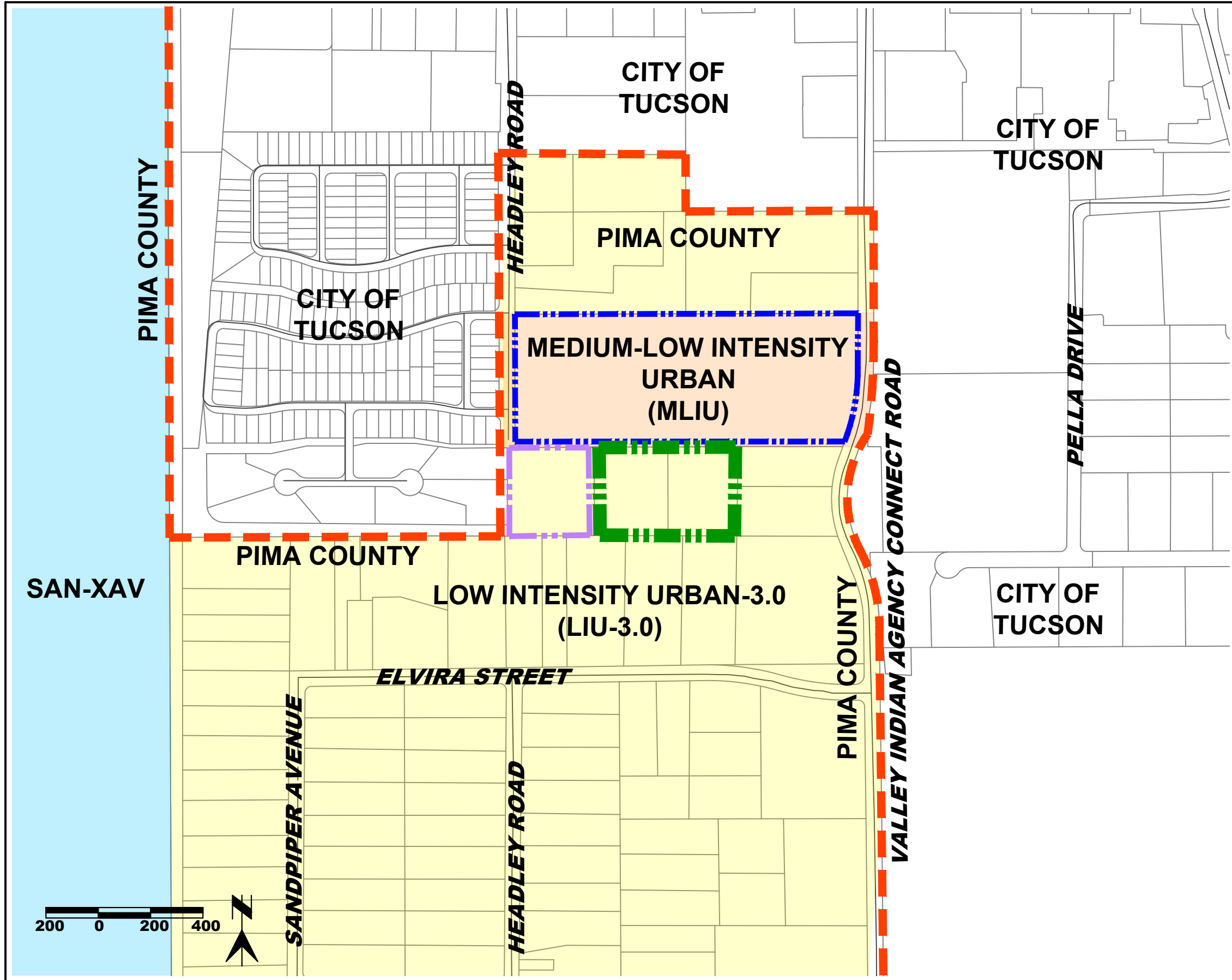
PROJECTS INTERNATIONAL, Inc.
STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL










GRS
LANDSCAPE ARCHITECTS, LLC

COMPREHENSIVE PLAN AMENDMENT REQUEST:
LIU-3.0 to MLIU
Ownership Entity: Ideal Partners LLC

**AERIAL PHOTOGRAPH
SURROUNDING LAND-USE
CONTEXT**



LEGEND

-  Boundary of Subject Comprehensive Plan Amendment Request
-  Boundary of additional property holdings by the same owner (applicant); not a part of this plan amendment request.
-  Boundary of recently approved comprehensive plan amendment to *MLIU* by County Case No. P22CA00001. See Notes #2 and #5 below.
-  City of Tucson / Pima County Boundary
-  MLIU -- Medium-Low Intensity Urban
-  LIU-3.0 -- Low Intensity Urban 3.0
-  SAN XAV: San Xavier District - Tohono O'Odham

NOTES:

1. The plan amendment Subject Property is book-ended by the City of Tucson to the west and the east, with its mix of developed residential subdivisions, shopping centers, and industrial uses.
2. The goal of this comprehensive plan amendment is to develop the Subject Property in a residential manner that is appropriate for the urbanizing Valencia Road corridor and which emulates the residential densities already established by the Paraiso subdivision to the northwest and by the planned residential subdivision to the immediate north (also see Note #5 below).
3. The Subject Property is currently designated as *Low Intensity Urban 3.0 (LIU)*.
4. The requested designation is *Medium-Low Intensity Urban (MLIU)*, which prescribes a maximum density of five (5) residential units per acre.
5. The 15.5-acre property to the immediate north was recently approved for the same *MLIU* designation being requested here, via Pima County Case No. P22CA00001.
6. No Special Area or Rezoning Policies apply to the Subject Property.
7. The entire Property is subject to the San Xavier Mission Historic Zone.

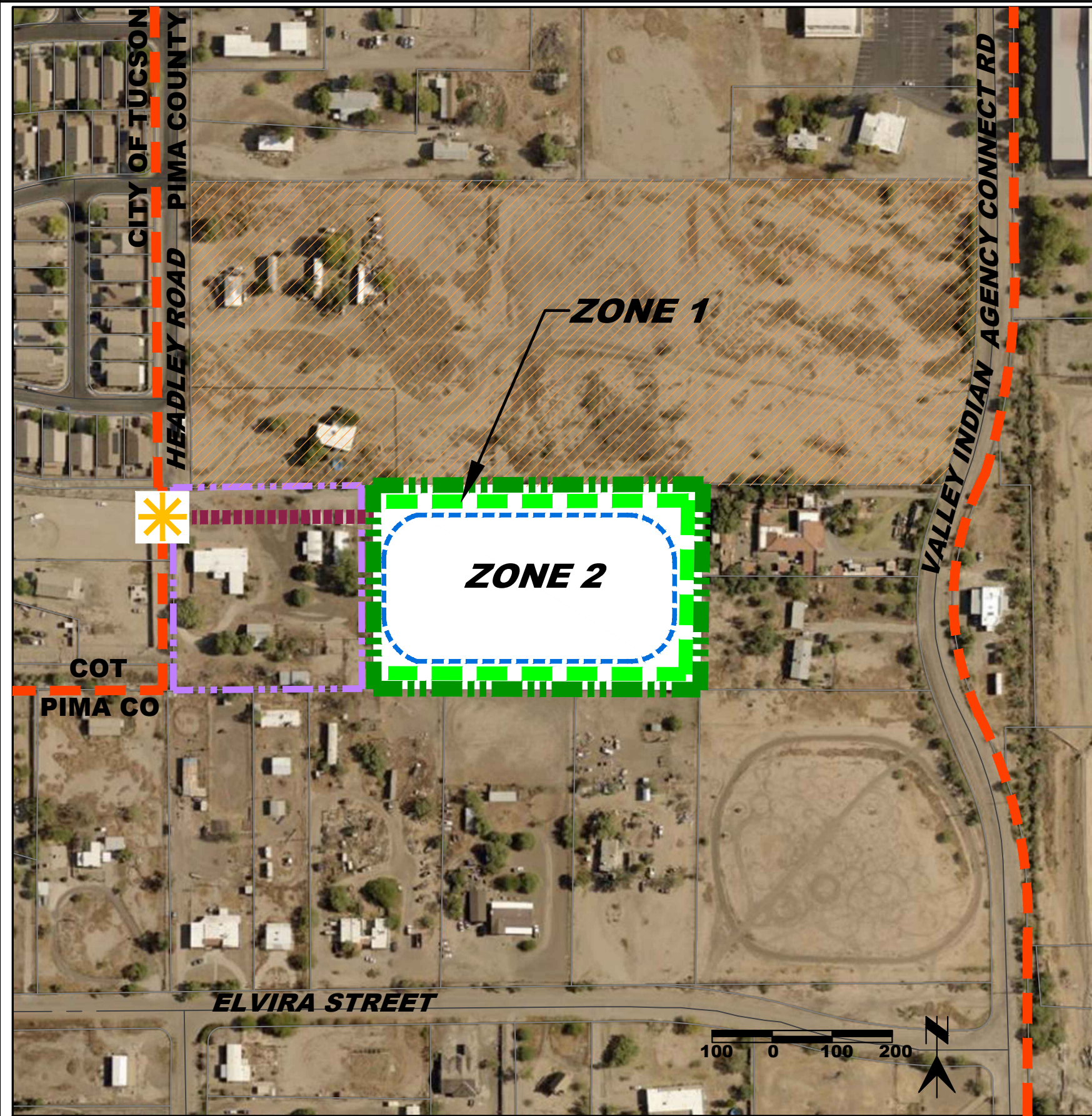


COMPREHENSIVE PLAN AMENDMENT REQUEST:









LIU-3.0 to MLIU

Ownership Entity: Ideal Partners LLC

EXISTING
COMPREHENSIVE PLAN
DESIGNATIONS



LEGEND

-  Boundary of Subject Comprehensive Plan Amendment Request
-  Boundary of additional property holdings by the same owner (applicant); not a part of this plan amendment request.
-  Vehicular access connection to existing Headley Road pavement in a manner determined in conjunction with the Pima County Department of Transportation (also See General Note #1 below).
-  Vehicular access through adjacent property owned by Applicant.
-  Recently approved MLIU designation
-  Zone 1 Area (Perimeter Buffers)
-  Zone 2 Area (Single Family Detached Residential)
-  City of Tucson / Pima County Boundary

ZONE DESCRIPTIONS

Zone 1: Perimeter Landscape Buffers. These buffers will meet or exceed Pima County standards for protecting the adjacent properties. Buffer widths and planting densities will vary depending upon the adjacent land uses being buffered. For example, Bufferyard "D" will be employed on the east and south boundaries, while a lesser treatment will likely comprise the northern buffer, given the similar type of residential development that is planned for this adjacent property. Due to the somewhat limited opportunities on the subject property for salvage and transplantation of existing plant materials, it is anticipated that all buffers will be largely treated with nursery stock and containerized trees.

Zone 2: Single-Family Residential Component with Integrated Detention/Retention. This area is dedicated to a residential use of the type and density generally similar to the existing single-family residential subdivision to the northwest (Paraiso), as well as to that planned for the 15.5-acre property to the immediate north. Product types to be market-reflective at the time of future rezoning and development. Stormwater infrastructure for conveyance and retention/detention will be integrated into the design. Basins will be landscaped with desert trees and shrubs similar to those used in perimeter buffers.

GENERAL NOTES

1. Vehicular access to and from this site will occur via a single point of connection to Headley Road. This vehicular linkage will proceed through the adjacent property immediately to the west, which is also owned by the applicant of this comprehensive plan amendment. The final design and geometrics of the vehicular linkage, as well as its connection to the existing terminus of Headley Road pavement, will be subject to Pima County DOT review and approval at the time of future rezoning and subdivision platting.
2. This property lies outside of the Maeveen Behan Conservation Lands System (CLS) and contains no Xeroriparian "C" regulated habitat.
3. The entire property falls within Use Restriction Zone "C" of the San Xavier Historic Mission Zone (Sec. 18.63.100), which prescribes certain limitations on density and other development standards. The proposed project will fully accord with same.



2022 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	November 30, 2022
CASE	P22CA00003 IDEAL PARTNERS LLC - S. HEADLEY ROAD PLAN AMENDMENT
PLANNING AREA	Southwest
DISTRICT	5
LOCATION	East side of S. Headley Road, approximately 1,400 feet south of the intersection of W. Valencia Road and S. Headley Road, addressed as 6725 and 6765 S. Headley Road
REQUEST	Low Intensity Urban 3.0 (LIU-3.0) to Medium Low Intensity Urban (MLIU) for approximately 4.33 acres
OWNER	Ideal Partners LLC
AGENT	Projects International Inc., c/o Jim Portner, AICP

APPLICANT’S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

“The MLIU designation is requested to allow for a new residential subdivision of single-family detached lots. This will mirror the more than two hundred (200) existing SFR’s that are already in place to the immediate west... The proposed request is justified given the continuing urbanization of the Valencia Road corridor in this particular area, the encroachment of the City of Tucson, and the clear trend toward more intensive uses which accompanies that encroachment. In many respects, it would be reasonable to re-designate the properties immediately north and south of the subject site to MLIU as well, such that the entire “peninsula” still within Pima County is more consistent with the aforementioned trendings.”

STAFF REPORT:

Staff recommends **APPROVAL** of the comprehensive plan amendment to the Medium Low Intensity Urban (MLIU) land use designation. The amendment request is supported by current conditions in the region, and the need for market-rate housing, particularly in the county’s identified growth areas, which has become significant.

The amendment site is outside of Federal Emergency Management Agency (FEMA) floodplain and contains neither Pima County Regulated Riparian Habitat nor Flood Control Resource Area, and is outside the Maeveen Marie Behan Conservation Lands System (CLS). The property is an infill site which has access to county right-of-way (ROW) to the east and west to access W. Valencia Road, and is in close proximity to utilities and facilities (water, electric, sewer). However, given its proximity to the Santa Cruz River, the site is in an area of high archaeological sensitivity; and, W. Valencia Road is approaching capacity in the Midvale Park and S. Mission Road area.

Background

The applicant proposes the comprehensive plan amendment to increase the permitted residential density on the approximately 4.33-acre site.

The amendment site currently has Low Intensity Urban 3.0 (LIU-3.0) land use designation, to designate areas for low density residential (at 3 RAC maximum) and other compatible uses, and to provide incentives for conservation subdivisions and preserve natural open space. The site has SH-H1 (Suburban Homestead-San Xavier Environs Historic Zone 1) zoning and has never been rezoned. The site has been cleared and there are manufactured homes on the north side of each property. The existing SH-H1 zoning would permit about 10 dwellings on the site. Under the requested MLIU designation, which permits a maximum density of 5 residences per acre (RAC), a gross total of about 21 dwellings would be allowed under the amendment.

The amendment site is in a region of mixed land use and zoning. The larger area within the county also has the LIU-3.0 land use designation and SH and SH-H1 zones, located immediately north and south of the site, respectively, with low density rural residential development. Tucson city limits are immediately east and west, with high density single family subdivisions to the west and industrial and undeveloped properties to the east. Agricultural lands within the San Xavier District of the Tohono O'odham Nation are located further to the south and west. The site is one-quarter of a mile south of the W. Valencia Road corridor, which has a mix of single family and multifamily residential, commercial, retail and restaurant, and medical center and office development, with City of Tucson residential, commercial and industrial zoning.

Plan Amendment Criteria

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

Growing Smarter Acts

- Mix land uses: the site is in a region of increasing development and improvements along the Valencia Road corridor
- Create a range of housing opportunities: the amendment would provide additional housing in an area of mixed single family dwellings and rural residential development
- Create walkable neighborhoods: the site is within walking distance (about one-quarter of a mile) to commercial, retail, restaurant and office services on Valencia Road
- Direct development toward existing communities: the amendment site has access to existing utilities, facilities and services
- Provide a variety of transportation choices: SunTran currently runs a bus route along Valencia Road; W. Valencia Road has bike lanes with striped shoulders and the Chuck Huckelberry Loop Trail is about one-half mile to the east on the Santa Cruz River

Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

The amendment site is not covered under specific Pima County Comprehensive Plan policies, rezoning or special area policies.

Maeveen Marie Behan Conservation Lands System

The amendment site is located outside the CLS.

Oversights, Inconsistencies, or Land Use Related Inequities/Changes

The site is located within a 200-acre "island" of county land bounded by Tucson city limits to the north and east, and the San Xavier District to the south and west. This area is separated from the larger Comprehensive Plan Southwest Growth Area further to the north and west by district agricultural land along Mission Road, but is served by the same utilities and services. The amendment site and surrounding county area are consistent with the Southwest Growth Area.

The site is an infill property located in a region of mixed rural residential and high density single family development, and could be considered to be part of the nearby Comprehensive Plan Southwest Growth Area. The site is served by Tucson Water, Tucson Electric Power and Pima County Wastewater service that have adequate capacity to allow rezoning to a higher residential density, with access to commercial, retail, restaurant and other services along W. Valencia Road. The proposed amendment and follow-up rezoning represent an opportunity to provide much-needed market-rate housing for this region. Staff recommends approval of the requested plan amendment to the MLIU land use designation.

DEPARTMENT/AGENCY COMMENTS:

Department of Transportation

Hadley Street terminates at the northwest corner of the site with 25 feet right-of-way available for access and does not meet the Subdivision and Development Street Standards (SDSS), which requires a minimum of 45 feet right-of-way width for a residential subdivision street. The applicant shall address the aforementioned requirement at the time of rezoning to ensure adequate access / sufficient ROW is provided in accordance with the SDSS.

Regional Flood Control District

The District has reviewed the site conditions and offers the following information:

1. Flood Control Resource Area (FCRA) does not impact this property. Therefore, this property is not impacted by a FEMA or local floodplain and does not have mapped Regulated Riparian Habitat.
2. New development is required to provide some method of peak discharge and/or volumetric runoff reduction.
3. This development shall provide the retention volume necessary to retain the first-flush runoff volume from the proposed impervious and disturbed areas.

The District has no objection to this Comprehensive Plan Amendment.

Regional Wastewater Reclamation Department

The Planning Unit of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the request and offers the following comments for your use. The plan amendment request entitles modifying the land use designation for the subject property from LIU-3.0 to MLIU that would allow for a residential subdivision subject to obtaining the proper zoning. The property consists of two parcels located on S. Headley Rd, approx. one quarter mile south of Valencia Rd.

The property is within the PCRWRD service area. The closest public sewer system consists of an 8" sewer in Headley Rd. The applicant should verify if connecting to this sewer line by a gravity sewer is a viable option. Gravity outfall appears to be constrained by topography and will require substantial grading work to maintain sufficient cover over the sewer lines.

PCRWRD has no objection to the proposed comprehensive plan amendment. A no objection shall not construe any action by Pima County as a commitment to provide sewer to any new development within the plan amendment area, and does not ensure that there is adequate treatment and conveyance capacity to accommodate this plan amendment area in the downstream public sewerage system.

Environmental Planning Division

This amendment site is outside the Maeveen Marie Behan Conservation Lands System (CLS). OSC-Environmental Planning has no comment on this proposal.

Cultural Resources & Historic Preservation Division

Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

Natural Resources, Parks and Recreation

Natural Resources has no comment.

City of Tucson

The city has no comment.

Pascua Yaqui Nation

The nation has no comment.

San Xavier District of the Tohono O'odham Nation

The nation has no comment.

Tucson Electric Power Co.

Tucson Electric Power Co. (TEP) has no objections to this request. This property is located within TEP's service territory and will require a new service application from the owner/developer to extend service to the new location.

Tucson Airport Authority

This project is located approximately 3 miles west of Tucson International Airport (TIA) and is within FAA traffic pattern airspace, an area which would be subject to aircraft overflight and noise due to being in close proximity to TIA. If a subsequent rezoning is approved for the site, TAA requests the applicant to record an Avigation Easement and to provide a public Airport Disclosure Statement.

Tucson Water

The utility has no comment.

Tucson Unified School District

The district has no comment.

Drexel Heights Fire District

The fire district has no comment.

PUBLIC COMMENTS:

As of **June 14, 2022**, staff has received no public comments regarding this amendment request.

Published and mailed notice of the proposal along with the website posting this staff report will occur a minimum of fifteen (15) 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.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Spencer Hickman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Spencer Hickman
Senior Planner

c: Projects International Inc., c/o Jim Portner, AICP, 10836 E Armada Ln., Tucson AZ 85749



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 3.0 (LIU-3.0)

- Residential Gross Density: Minimum- none; Maximum- 3.0 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 1.5 RAC; Maximum- 3.0 RAC

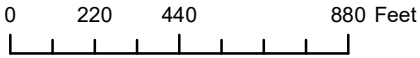
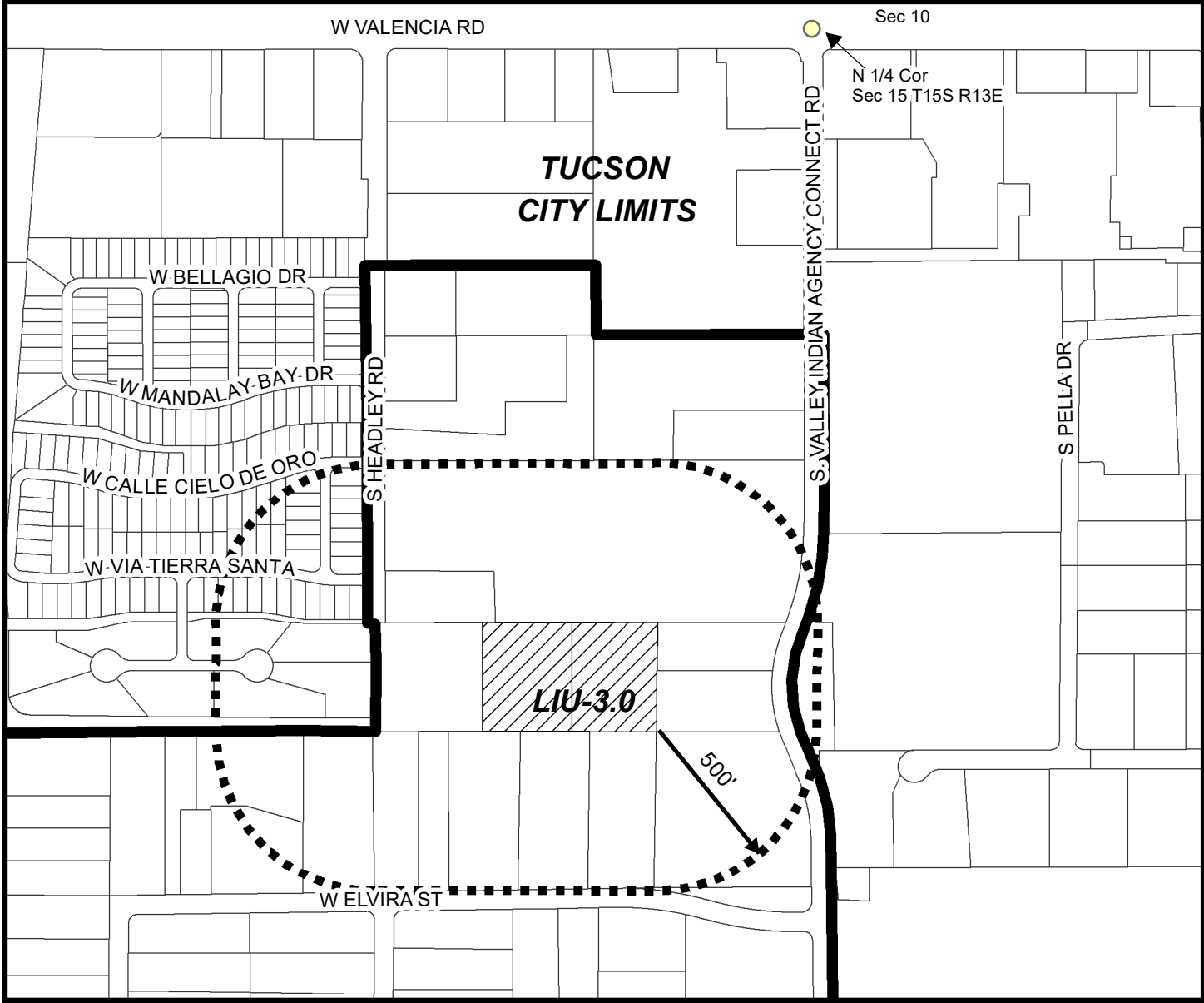
Medium Low Intensity Urban (MLIU)



Objective: To designate areas for a mix of medium density single-family and lower density attached dwelling units; to provide opportunities for a mix of housing types throughout the region.


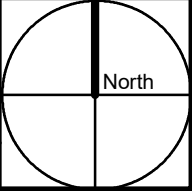
- Residential Gross Density: Minimum- 2.5 RAC; Maximum- 5 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 2.5 RAC; Maximum- 4 RAC

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



 Subject Property
 500' Notification Area

Taxcodes: 138-24-037D, 138-24-037B	P22CA00003 IDEAL PARTNERS LLC - S. HEADLEY ROAD PLAN AMENDMENT	Districts 5 Location: East side of S. Headley Rd, Approx. 1,875 feet south of intersection of W. Valencia Rd & S. Headley Rd	
Request: Low Intensity Urban 3.0 (LIU-3.0) to Medium Low Intensity Urban (MLIU) 4.33 Acres +/-			
	Southwest Planning Area under Pima Prospers Sections 15, Township 15 South, Range 13 East		
	Planning and Zoning Commission Hearing: November 30, 2022 Board of Supervisors Hearing: TBD	Map Scale: 1:6,000 Map Date: October 26, 2022 / dms	



201 N. Stone Avenue, Tucson, AZ 85701

(520) 724-9000

www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID *(case no., APN no., address, or other identifying info):*

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections)

2. Is the project within a CLS Special Species Management Area?
3. Is the project in the vicinity of any of the six Critical Landscape Linkages?
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property?
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl:
 - b. Western burrowing owl:
 - c. Pima pineapple cactus:
 - d. Needle-spined pineapple cactus:

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property?
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl			
Western burrowing owl			
Pima pineapple cactus			
Needle-spined pineapple cactus			

**Questions about this form?
Contact the Office of Sustainability and Conservation at (520) 724-6940.**

Mark Holden

From: DSD Planning
Sent: Monday, September 26, 2022 2:20 PM
To: Mark Holden
Subject: FW: Comprehensive Plan Amendment Application form submission
Attachments: Site Analysis Document - Exhibit Package.pdf; Letter of Authorization Document - Ideal Partners Auth Letter wSig.docx.pdf

From: Comprehensive Plan Amendment Application <no-reply@formbackend.com>
Sent: Monday, September 26, 2022 2:19 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Comprehensive Plan Amendment Application form submission

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.

New submission

You received a new submission.

Ownername

Ideal Partners, LLC Attn: Jim Griffin

Owner address

460 S. 6th Avenue -- Suite # 1207

Owner city

Tucson

Owner state

AZ

Owner zipcode

85701

Owner phone

5205518887

Email

jim@idealpartners.net

Applicant name

Jim Portner, Principal, Projects International, Inc.

Applicant address

10836 E. Armada Lane

Applicant city

Tucson

Applicant state

AZ

Applicant zipcode

85749

Applicant phone

5208500917

Applicant_email

ipartner@projectsintl.com

Property address

6811 & 6821 S. Headley Road

Property parcel number

138-24-037D & 138-24-037B

Property acreage

4.33

Current land use designation

LIU 3.0

Proposed land use designation

MLIU

Policies

Southwest Planning Area/No Special Area or Rezoning Policies

Concurrent property acreage**Property present zone****Property proposed zone****Letter of authorization document**

[Ideal Partners Auth Letter wSig.docx.pdf](#)

Site analysis document

[Exhibit Package.pdf](#)

Ftp-link**Signature**

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.)

Application date
2022-09-26



Delivery Via On-Line Application & Follow-up Email

September 26, 2022

Mr. Mark Holden
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

**RE: REQUEST TO AMEND THE PIMA COUNTY COMPREHENSIVE PLAN
4.33 Acres on Headley Road within the Valencia Road Corridor**

Dear Mark:

Thank you for coordinating with me on the above-referenced comprehensive plan amendment application. This letter presents our formal request, on behalf of the property owner, to amend Pima Prospers and redesignate the approximately 4.3-acre subject property from *Low Intensity Urban 3.0 (LIU-3.0)* to *Medium Low Intensity Urban (MLIU)*. This redesignation is appropriate, given the on-going intensification and urbanization of the Valencia Road corridor, which already includes significant commercial, residential, institutional (church), and nearby park-industrial uses. This continuing intensification was most recently demonstrated by the Board of Supervisors' recent approval of the same *MLIU* designation for the 15.5-acre property to the immediate north. The proposed use for the subject property is a single-family (detached units) residential subdivision similar in type and density to that which is anticipated for the 15.5-acre site, and which is already exemplified by the existing Paraiso subdivision to the near northwest.

This submittal is comprised of:

- This cover letter
- A letter of authorization from the property owner, Ideal Partners, LLC
- A set of three (3) exhibits providing a location map/aerial photo, the current Pima Prospers designations, and a *Framework Plan* schematic for the proposed project
- A Narrative text providing an explanation and justification of this *MLIU* request
- The Assessors print-outs and map for the subject properties (138-24-037B & 037D)
- A Biological Impact Report (BIR) form; this property lies OUTSIDE OF the CLS, has been previously graded and cleared, and contains little significant vegetation

Please let me know if you have any questions. Thank you very much for accepting this submittal. As always, I look forward to working with you throughout the amendment process.

Best Regards,
PROJECTS INTERNATIONAL, INC.

Jim Portner, Principal
Designated Representative of the Property Owner

Request to Amend Pima Prosper

4.33-AC Headley Road Property in the Valencia Road Corridor

Explanation & Justification of Proposed Amendment

1. Location and General Nature of the Request

The owner of the above subject property (Ideal Partners, LLC) is seeking a plan amendment for their 4.33-acre property due to the continuing intensification that is occurring all around it within the Valencia Road corridor. The site is comprised of Assessors Tax Parcel Nos. 138-24-037B & 037D and is shaded in green on the map illustration below. The City of Tucson jurisdiction effectively “book-ends” it to the east and west, with the property being part of a small, remnant “peninsula” of land that still lies within unincorporated Pima County.

The site is more particularly located near the southern terminus of the S. Headley Road pavement, approximately ¼ mile south of Valencia Road. The property outlined in blue on the map below is also held by the same owner, but is not a part of this plan amendment request, as that property is envisioned as a future retreat and birding destination. Vehicular access for the subject plan amendment site will be provided through this adjacent property from Headley Road. Most of the surrounding uses fall within the City of Tucson, including a large shopping center with commercial goods and services, three (3) existing single-family residential subdivisions, and a park-industrial use to the immediate east. To the immediate north is a 15.5-acre property (outlined in dashed yellow) that was recently approved by the Board of Supervisors for a plan amendment identical to that being requested here (more detail provided in Section 2 below). To the south are properties also still in unincorporated Pima County, comprised largely of manufactured homes and site-built residences.



Aerial Photo of the Site Context: The 4.33-acre Subject Property is shaded in green. The adjacent property outlined in blue is held by the same owner (Ideal Partners, LLC), but is not a part of this plan amendment request. The property outlined with a dashed yellow line was approved for the MLIU designation by the Board of Supervisors in August of this year.

The subject property presently contains several mobile-home residences; these will be removed with the proposed project. The site has been almost totally graded and cleared by past agricultural and residential activities. There is very little significant vegetation of note still remaining, except for a handful of native trees.

2. Requested Comprehensive Plan (Pima Prospers) Designation

The requested comprehensive plan amendment for the entire 4.33-acre property is to redesignate it from *Low Intensity Urban (LIU) 3.0* to *Medium Low Intensity Urban (MLIU)*. The *MLIU* designation is requested to allow for a new residential subdivision of single-family, detached homes. This will mirror the more than two hundred (200) existing SFR's that are already in place and occupied to the immediate west within the Paraiso platted subdivision (Bk. 54 @ Pg. 66 of Maps & Plats, together with a resubdivision in Bk. 55 @ Pg. 57 of M&P).

In addition, the planned use for the subject property will mirror the same intended use of the 15.5-acre property to the immediate north. That property was approved for the same *MLIU* designation being requested here, under the premise that it would be developed in the same basic residential manner as the aforementioned existing Paraiso subdivision. The approval of that *MLIU* request was granted by the Board of Supervisors less than two months ago in August of this year under County Case No. P22CA00001.

The subsequent intent of this present amendment request, if approved, is to appropriately pursue a rezoning of the property that would allow for its future development as the aforementioned single-family residential subdivision consistent with that described above. The proposed single-family maximum density for the site will be approximately five (5) units per acre (5 RAC), which is in accordance with the density ceiling of the *MLIU* district.

With this being the case, the approval of this amendment request would have the material impact of raising the allowable density of the property by only two (2) units per acre over that which is presently permitted under the existing *LIU 3.0* Pima Prospers designation.

3. Reasoning and Justification for Plan Amendment Request

The proposed request is justified given the continuing development and intensification of the Valencia Road corridor in this particular area, the encroachment of the City of Tucson on the remnant "peninsula" of unincorporated Pima County, and the clear trend toward more urban uses which accompanies that encroachment. In many respects, it would be reasonable to redesignate the entire aforementioned "peninsula" to *MLIU* as well, such that this entire surrounded area of Pima County is made more consistent with the aforementioned trendings.

Speaking now only to the specific property and this particular amendment request, it furthers several of the policies and principles of both *Pima Prospers* and the *Growing Smarter Act*, just as was the case with the recently approved *MLIU* designation to the immediate north. These policies and principles are discussed below.

a. Compliance With & Implementation Of Pima Prospers

This Project complies with the County's Pima Prospers Use of Land (Chapter 3) and Physical Infrastructure Connectivity (Chapter 4) policies. The pertinent policies are as follows: Land Use Element (Section 3.1), Environmental Element (Section 3.4), Housing & Community Design Element (Section 3.5), Transportation Element (Section 4.1), and Cost of Development (Sections 7.1 & 7.2).

Land Use Element (Section 3.1)

The proposed amendment and the site's subsequent development furthers the established Goal 1 objective (p. 3.2) of integrating land use with existing physical infrastructure to ensure long-range viability of the region. This request represents a reasonable and prudent extension of the existing residential urbanization pattern in the area and, as such, can be effectuated off of the existing network of infrastructure rather than requiring any sprawling outward expansion of it. The requested amendment integrates with the existing wastewater, potable water, and utilities resources already adjacent or near to the subject property.

With respect to transportation infrastructure, close coordination will be required with the Department of Transportation (DOT), especially at the time of future rezoning, for two reasons: 1) the proposed residential project will derive its vehicular access to Headley Road through the 2.4-acre property to the immediate west; and 2) the existing terminus of the Headley Road pavement currently occurs at the north boundary of this adjacent site.

The aforementioned 2.4-acre property is under the same ownership of the plan amendment site (Ideal Partners, LLC), so legal access is not an issue. That being said, design coordination with DOT will be key in formulating the geometrics of the final physical connection to Headley Road, ensuring that appropriate street standards are recognized and that necessary public right-of-way provisions are made.

One final note regarding transportation infrastructure is warranted here. It is well known to all and clearly recognized by PCDOT that the entire Valencia Road corridor is experiencing significant development pressure and that certain segments of this major arterial roadway and its primary intersections are already at capacity or experiencing operational difficulties. We anticipate that DOT will request a full *Transportation Impact Study (TIS)* at the time of future rezoning, even though the maximum number of new residences ultimately yielded by this project (probably no more than 22) is minimal in the larger transportation picture. We also recognize that the Planning & Zoning Commission is conducting a study session on the Valencia Road issue at its September, 2022 public meeting. We will participate in this effort and whatever subsequent considerations go before the Board of Supervisors.

Environmental Element (Section 3.4)

The proposed property lies wholly **outside of** the Maeveen Behan Conservation Lands System (CLS), as does the entire larger urbanized area surrounding it. What's more, the majority of the property has already been disturbed/impacted by prior agricultural and residential activities. Approval of this amendment request and the future development of the property as intended will have no negative impacts upon any valuable biological resources, nor will it be in conflict with any adopted environmental policies contained within Pima Prosper of the CLS.

Housing and Community Design Element (Section 3.5)

The proposed project furthers the Goal 8 (p. 3.45) objective of providing new development that is generally compatible and scale-appropriate, as well as the Goal 10 (p. 3.46) objective of ensuring development that reflects the dominant character and sense of place of its given area. This project is guided by the simple goals of: 1) providing a single-family residential use that fits with that which is clearly emerging

and already well established to its immediate west; 2) growing the residential population so as to further support the commercial uses already operating nearby; and 3) responsibly co-existing with our surroundings by suitably buffering and respecting the lower-density residences that exist to the immediate east and south.

Transportation Element (Section 4.1)

The proposed project furthers the Goal 1 (p. 3.45) objective of promoting a comprehensive and multi-modal transportation system. The Valencia Road already enjoys Sun Tran service via several established routes. Multi-modal objectives are always nurtured by fostering the continued intensification and residential densification of such areas. Continued population growth through new residential projects such as the one proposed will contribute further towards the goal of ensuring the critical mass of population needed to support a true multi-modal, transit-rich corridor.

Cost of Development (Sections 7.1 & 7.2)

The proposed project furthers the principles of Section 7.1 and the *Goals and Policies* of Section 7.2 to achieve fairness in public infrastructure funding and to ensure that all new development pays its appropriate fair-share of same. The proposed project will assume the design and construction cost of all new public infrastructure necessary to serve its new residences. Furthermore, it will contribute to the funding of prioritized regional public transportation improvements through its payment of impact fees in accordance with the Department of Transportation's (DOT's) impact fee program in place at the time of future permitting.

b. Implementation of the State Legislature's Growing Smarter Act

The proposed plan amendment request is consistent with several of the Smart Growth Principles as identified by the Smart Growth Network (SGN). These are individually addressed below.

Multi-Modal Transportation Opportunities

Similar to comments already made above, the continued urbanization, intensification and residential growth of the Valencia Road corridor will make a material contribution towards regional opportunities for multi-modal transportation. Valencia Road is already served by multiple Sun Tran routes. Robust multi-modal opportunities throughout our transportation system demand a stable, densified population that can only be achieved through continued residential development such as that which is proposed here and by the recently approved 15.5-acre *MLIU* approval to the immediate north. The subject plan amendment request for this 4.33-acre site makes another material contribution toward the level of densification necessary to grow our population base and justify further expanded transit and multi-modal services.

Take Advantage of Compact Building Designs

This proposed amendment request does not sprawl or "leap frog" into otherwise isolated areas, but instead helps infill an established mix of existing single-family residential and non-residential uses already in close proximity to the site. In doing so, it promotes a continuation of the compact spatial arrangement of urbanization in the area, and materially furthers the logical infilling of it that has been proceeding for some time now.

Rational Infrastructure Expansion and Improvements

Intelligent and efficient regional growth demands the intelligent and efficient use of established public infrastructure. Given that the proposed request is contiguous to an established urbanized area, the plan amendment site is developable using the existing framework of public infrastructure that is already largely in place and project-convenient. No significant outward system expansions or augmentations are necessary to serve it, as the proposed project lies within the existing urban envelope.

Type I capacity letters from the Pima County Regional Wastewater Reclamation District (RWRD) and will-serve letters from Tucson Water have been recently issued for other proposed residential developments in the immediate area and we anticipated no difficulties in obtaining same for the 4.33-acre subject property at the time of future rezoning application.

The most salient infrastructure issue attending this plan amendment request pertains to transportation. The relevant points in this regard have already been articulated in more detail above in Section 3.a of this narrative (see p. 3; sub-heading “Land-Use Element Section 3.1”). The physical connection of the site’s vehicular access to Headley Road, together with the much larger capacity issues impacting the Valencia Road corridor, are both viewed as manageable if close, ongoing coordination with Pima County DOT is undertaken.

Conservation of Natural Resources

The plan amendment site lies wholly **outside of** the Maeveen Behan Conservation Lands System (CLS). In addition, the majority of the property has already been significantly disturbed and impacted by prior agricultural and the existing residential activities on the site. Approval of this amendment request and the future development of the property as intended will have no negative impact upon any valuable biological resources nor be in conflict with any adopted environmental policies contained within Pima Prospers.

c. Existing Relevant/Applicable Special-Area Policies.

No currently adopted Special Area policies apply to the subject property and no new such policies are proposed or anticipated for the subject plan amendment. On-going discussions with staff and stakeholders will occur throughout the amendment process, to the extent that such Policies may be deemed warranted. The likelihood for this is considered low based on recent approvals (see Sub-section 3.e below).

As a separate point of note, the entire property is subject to the Restriction Zone “C” requirements of the San Xavier Historic Mission Zone per Sec. 18.63.100. The proposed residential development will be in compliance of same.

d. Existing Relevant/Applicable Rezoning Policies.

There are no currently adopted Rezoning Policies that apply to this plan-amendment site. Also see Sub-section 3.e below.

e. Potential/Proposed Special-Area or Rezoning Policies

Based upon similar plan amendment requests recently approved, we anticipate no new rezoning or area policies applying to this particular request. As a point of reference, the recently approved plan amendment request for the 15.5-acre property to the immediate north (County Case No. P22CA00001) was granted with no attached rezoning policies.

f. Compatibility with Conservation Lands System (CLS)

As already mentioned, the proposed property lies wholly **outside of** the Maeveen Behan Conservation Lands System (CLS), as does the majority of the balance of the larger urbanized area surrounding it. As such, no compliance with CLS is required and there is no requirement for on-site set-asides nor off-site mitigation.

g. Impact on Existing Land Uses in the Surrounding Area

Development of the proposed plan amendment site as intended is a density-appropriate expansion of the emerging urbanized residential character that is already established to the immediate west. That being said, special care must be given to the treatment of project's eastern and southern boundaries to appropriately respect the existing lower-density residences in place there. The submitted *Framework Plan* provides for an appropriate buffer along these boundaries, together with the planned use of landscape stock and the limited salvage of existing on-site tree specimens to create a suitable appearance and buffer along these edges in a reasonable timeframe.