PIMA COUNTY
DEVELOPMENT SERVICES

DATE: February 13, 2014

TO: Honorable Chairman and Members of the Board of Supervisors

FROM: Arlan Colton, Planning Director

SUBJECT: Comprehensive Plan Amendments Continued to February 18, 2014:
Co7-13-03 Lawrence C. Leung, Inc. – N. Thornydale Road Plan Amendment;
Co7-13-04 Pacific International Properties, LLP – N. Thornydale Road Plan Amendment;
Co7-13-05 Mandarin Associates – N. Thornydale Road Plan Amendment;
Co7-13-06 Hardy-Thornydale I Associates, et al. – W. Hardy Road Plan Amendment

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On November 19, 2013, the Board continued the above-referenced comprehensive plan amendment requests to January 21, 2014 and again to February 18, 2014, in part to allow discussions between the Coalition for Sonoran Desert Protection (Coalition) and the property owners (applicant). During this time period, the applicant, the Coalition, and staff have reached agreement that future development will comply with the full measure of the Special Species Management Areas conservation objectives by providing natural open space set-asides on-site within a given amendment area or as a combination of on-site and off-site areas. If the Board is inclined to approve any or all of the four comprehensive plan amendments, *staff recommends incorporating the following additional Rezoning Policies (one for each individual case) to ensure compliance with the Maeveen Marie Behan Conservation Lands System (CLS) in the manner agreed to by the applicant, the Coalition, and staff.*

The applicant has provided a framework plan for each plan amendment site that generally identifies the natural open space set-asides in addition to showing riparian areas to be conserved. The additional set-asides are conceptually shown mostly in the form of buffers to neighboring residential properties varying from 50 to 150 feet in width for cases Co7-13-03, 05, and 06. The set-aside concept for Co7-13-04 (the site south of the Audubon Society property) preserves all but eight acres of the 54.95-acre site which exceeds the set-aside area originally envisioned in the memo from the County Administrator dated August 27, 2013. (The applicant mailed invitations to property owners in the vicinity of each plan amendment site to discuss the amendment requests and to solicit input on set-aside buffers. See attached meeting sign-in sheets.)

Where the full conservation measure is not met on-site, the applicant will provide additional off-site conservation on a 4:1 basis consistent with the existing Comprehensive Plan Environmental Element Regional Plan policy. Based on this existing policy, staff recommends the following additional Rezoning Policy for each plan amendment site, which also provides the approximate minimum total natural open space set-aside required for each site, as well as the approximate minimum on-site and off-site set-aside required based on the framework plan concepts:

Co7-13-03 (southeast corner of Thornydale Road and Linda Vista Boulevard)

In addition to Rezoning Policies 1–3 outlined on pages 2 and 3 of the Planning and Zoning Commission Staff Report (hearing date September 25, 2013), staff recommends the following Rezoning Policy:

4. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:

    - natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
    - the site areas of plan amendment cases Co7-13-04, 05, and 06 are not eligible to serve as off-site set-asides;
    - off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
    - off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
    - the approximate minimum total natural open space (NOS) set-aside is 33 acres, the approximate minimum on-site NOS set-aside is 9 acres, and the approximate minimum off-site NOS set-aside is 24 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

Co7-13-04 (northwest corner of Thornydale Road and Cortaro Farms Road)

In addition to the single Rezoning Policy outlined on page 2 of the Planning and Zoning Commission Staff Report (hearing date September 25, 2013), staff recommends the following Rezoning Policy:

2. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:

- natural open space set-asides will be provided entirely within the amendment area;
- the site areas of plan amendment cases Co7-13-03, 05, and 06 are not eligible to serve as off-site set-asides;
- off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
- the approximate minimum total natural open space (NOS) set-aside is 46 acres, the approximate minimum on-site NOS set-aside is 46 acres, and the approximate minimum off-site NOS set-aside is 0 acres.

Co7-13-05 (northwest corner of Thornydale Road and Magee Road)

In addition to Rezoning Policies 1 and 2 outlined on page 2 of the Planning and Zoning Commission Staff Report (hearing date September 25, 2013), staff recommends the following Rezoning Policy:

3. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:

    - natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
    - the site areas of plan amendment cases Co7-13-03, 04, and 06 are not eligible to serve as off-site set-asides;
    - off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
    - off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
    - the approximate minimum total natural open space (NOS) set-aside is 38 acres, the approximate minimum on-site NOS set-aside is 7 acres, and the approximate minimum off-site NOS set-aside is 31 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

Co7-13-06 (south side of Hardy Road, approx. 1,300 feet east of Thornydale Road)

In addition to the single Rezoning Policy outlined on page 2 of the Planning and Zoning Commission Staff Report (hearing date September 25, 2013), staff recommends the following Rezoning Policy:

2. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System –

Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:

- natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
- the site areas of plan amendment cases Co7-13-03, 04, and 05 are not eligible to serve as off-site set-asides;
- off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
- off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
- the approximate minimum total natural open space (NOS) set-aside is 75 acres, the approximate minimum on-site NOS set-aside is 10 aces, and the approximate minimum off-site NOS set-aside is 65 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

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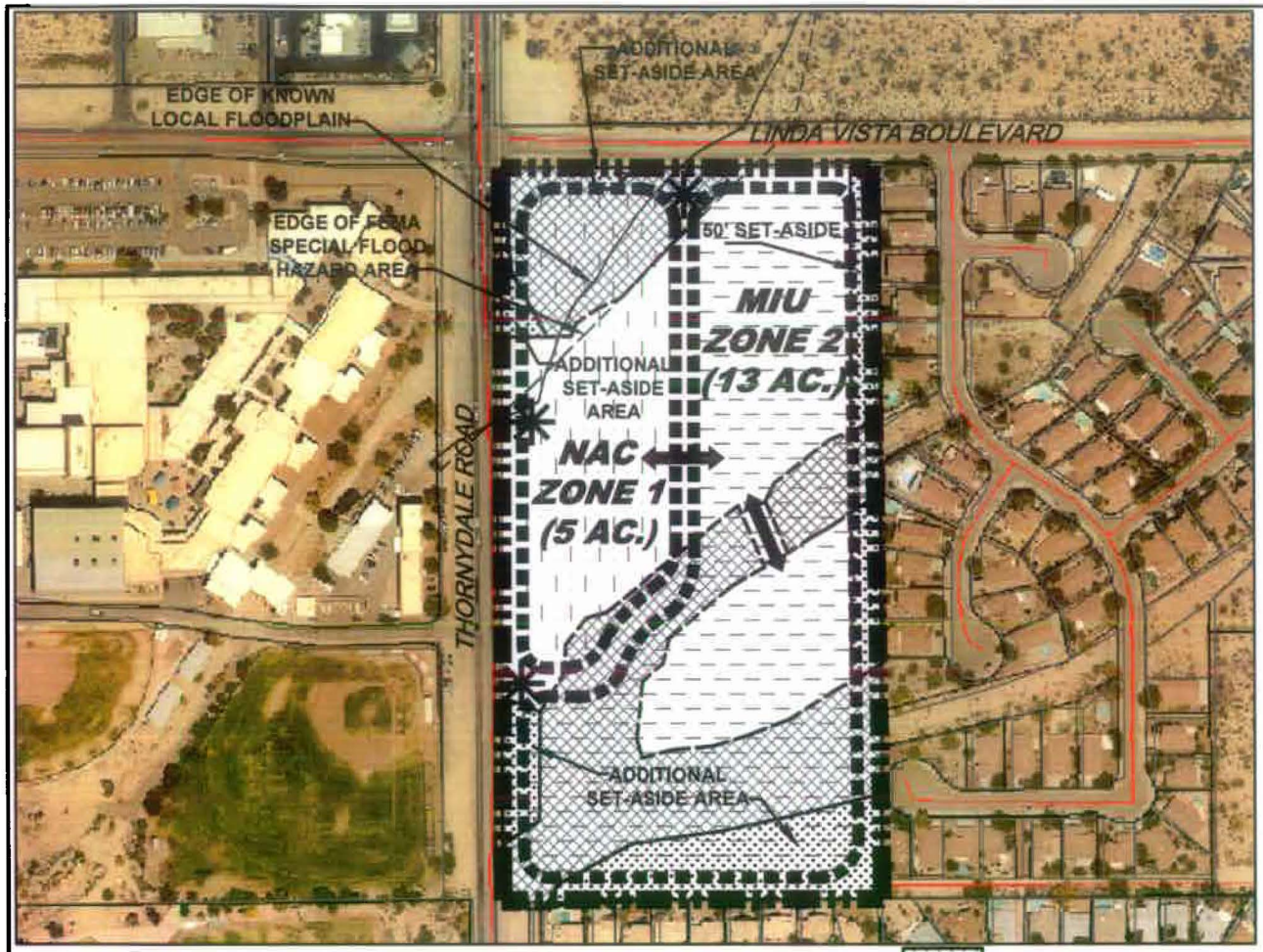
Here is a comparative summary of the CLS set-asides for all four cases:

Amendment Site	**Approx. Minimum Acres of Total Set-aside**	**Approx. Minimum On-site Set-aside Acreage**	**Approx. Minimum Off-site Set-aside Acreage** ***(Acreage may be adjusted accordingly if more than Minimum On-site Set-aside Acreage is provided)***
Co7-13-03 (SEC Linda Vista Blvd.)	33	9	24
Co7-13-04 (NWC Cortaro Farms Road)	46	46	0
Co7-13-05 (NWC Magee Road)	38	7	31
Co7-13-06 (Hardy Road)	75	10	65

Cc: Sherry Ruther, Environmental Planning
Jim Portner, Projects International, Inc.
Carolyn Campbell, Coalition for Sonoran Desert Protection



Additional Set-Aside Area

100 0 100 200

N

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

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

LEGEND

Boundary of Subject Plan Amendment Request

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

Access to Public Street (Conceptual Location)

Vehicular and Pedestrian Connection between Zones

ZONE DESCRIPTIONS

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

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

GENERAL NOTES

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

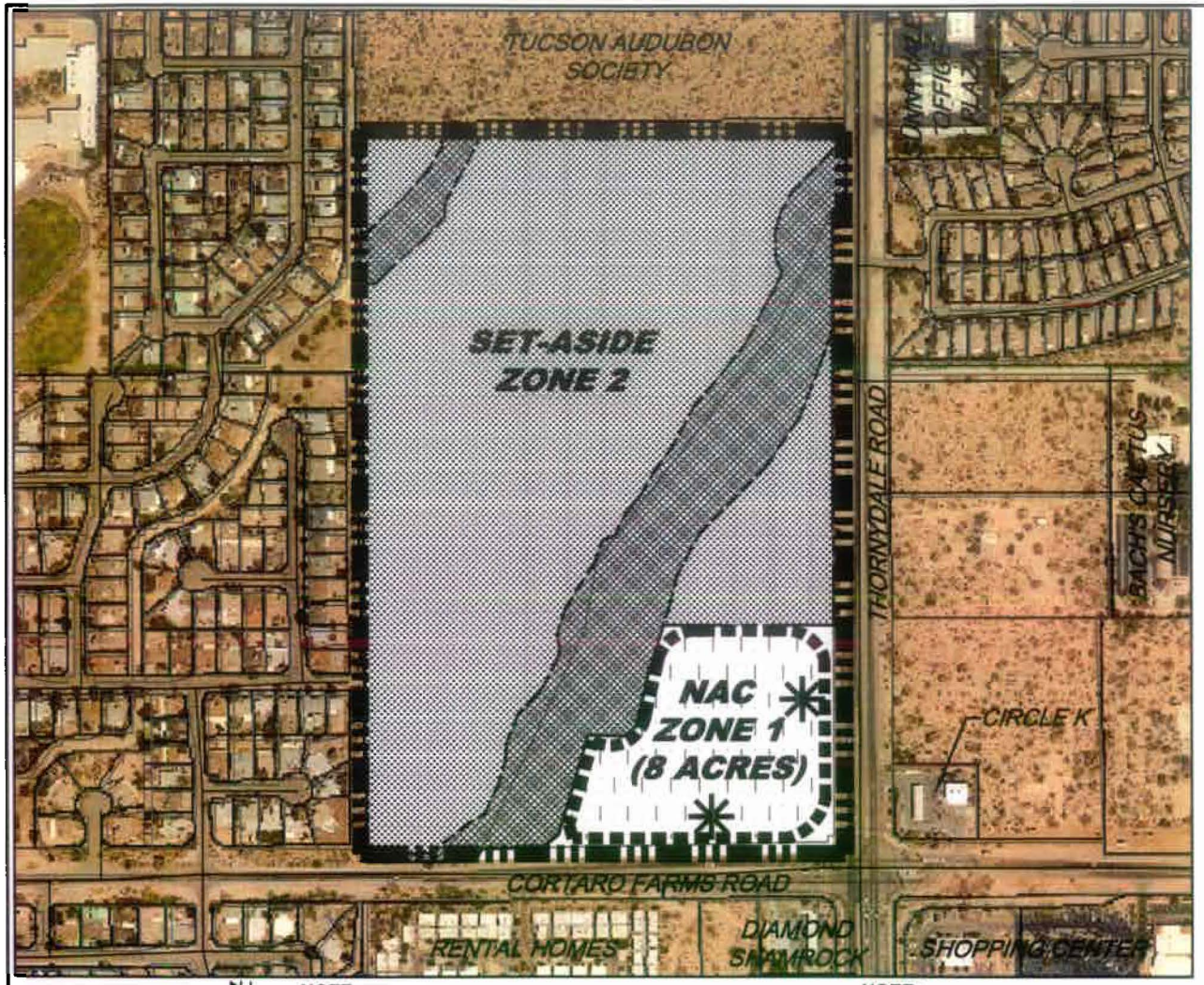
Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917

GRS LANDSCAPE ARCHITECTS, LLC
11047 N. Cloud View Place
Tucson, AZ 85737
(520) 877-8037

Red Point Development, Inc.

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

FRAMEWORK PLAN
Co7-13-03
Revised 2-3-14



150 0 150 300

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

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

LEGEND

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

ZONE DESCRIPTIONS

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

Zone 2: Set-Aside Area.

GENERAL NOTES

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

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11047 N. Cloud View Place
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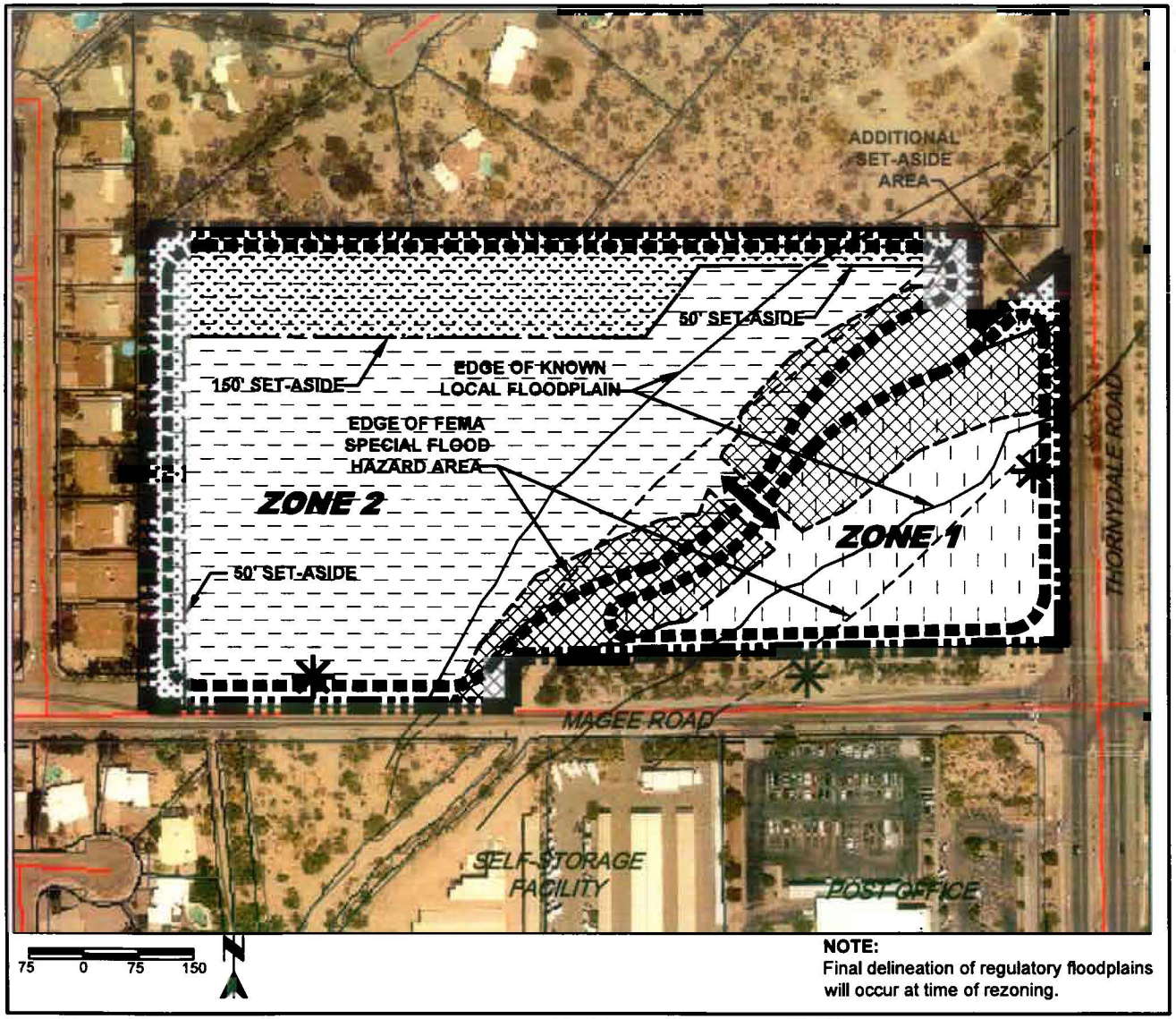
(520) 877-8037

Red Point Development, Inc.

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

FRAMEWORK PLAN
Co7-13-04
Revised 2-3-14



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

LEGEND

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

ZONE DESCRIPTIONS

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

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

GENERAL NOTES

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

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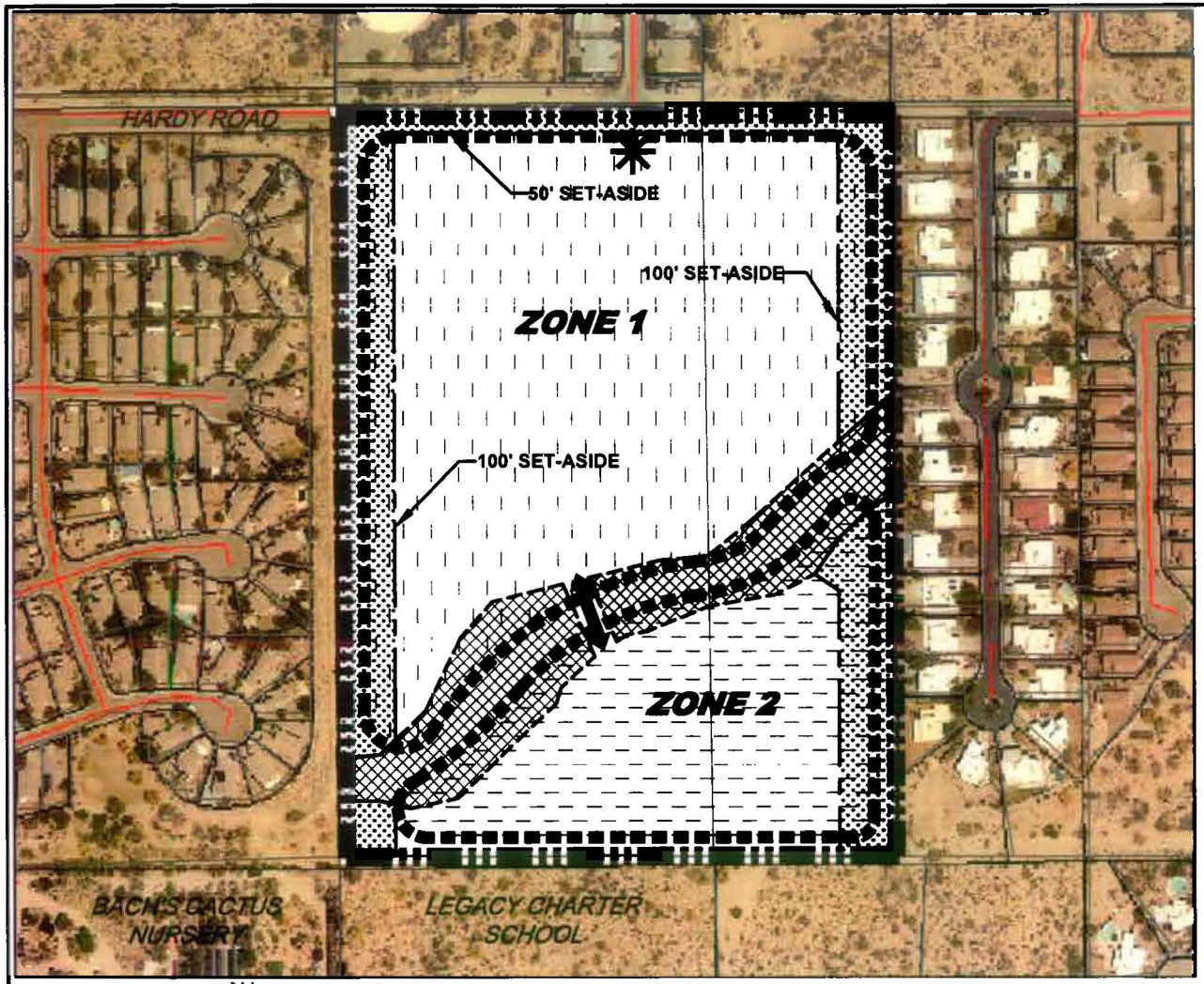
Red Point Development, Inc.

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

FRAMEWORK PLAN
C07-13-05
Revised 2-6-14



100 0 100 200

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

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

LEGEND

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

ZONE DESCRIPTIONS

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

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

GENERAL NOTES

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

Jim Portner, Agent for Owner
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11047 N. Cloud View Place
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Red Point Development, Inc.

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

FRAMEWORK PLAN
Co7-13-06
Revised 2-3-14

Sign-In Sheet

Comprehensive Plan Neighborhood Meeting
Co7-13-03 – Lawrence C. Leung, Inc. – N. Thornydale Road
(Southeast Corner Thornydale Road @ Linda Vista Boulevard)
January 28, 2014 -- 6:30 PM to 8:00 PM
Tortolita Middle School (Cougar Café Cafeteria) --- 4101 W. Hardy Road

Name	Street Address	Phone Number	Email Address
David L. Teibel	9360 N. Oodham Wy Tucson		
Cathy T Colbey	9361 N Camino De La Tierra		
Judith Yoder	9465 N Flynn Way	575-8716	
Deslonde Lamb	9508 N. Flynn Way	441-9208	
M. Hawrelchuk / D Hawrelchuk	3641 W. Stony Pt Ct.		
Stacia Ringer	9448 N. Elan Ln	572-5651	
Daniel Studer	3362 W. Crestcrest	370-3417	Meatloaf6811@Yahoo.com
Tom & Candy Crohurst	3426 W. Overton Heights Drive	906-8950	
Alden R. Lonning	3685 W Stony Pt Ct		K.M.Alden@Comcast.Net

Sign-In Sheet

Comprehensive Plan Neighborhood Meeting
Co7-13-03 – Lawrence C. Leung, Inc. – N. Thornydale Road
(Southeast Corner Thornydale Road @ Linda Vista Boulevard)
January 28, 2014 -- 6:30 PM to 8:00 PM
Tortolita Middle School (Cougar Café Cafeteria) --- 4101 W. Hardy Road

Name	Street Address	Phone Number	Email Address
Patricia Chester	3677 W. Flynn Ct.	395-1248	
Bob Chester	"	"	
CRAIG RAYMOND	3662 W. SUNNY PT CT	572-0467	CTR2112@COMCAST.NET
Ken Fahl	3381 W. Overton Hts Dr	668-5957	
Bill Oppenheimer	9361 N Rural Is Cir	744 3237	boppenheimer@comcast.net
Renee Deeter	3605 w. Lenihan Lane	9543252	rmd1997@aol.com
Kathleen Daleske	9555 N FLYNN WAY	909-9233	Kmd58@msn.com
Kevin Johnson	3421 W Gray Dove	491 8276	—
RON CORNETT	3390 W. VISION DR.	488 8599	rcornett23@GMAIL.com

Sign-In Sheet

Comprehensive Plan Neighborhood Meeting
Co7-13-03 – Lawrence C. Leung, Inc. – N. Thornydale Road
(Southeast Corner Thornydale Road @ Linda Vista Boulevard)
January 28, 2014 -- 6:30 PM to 8:00 PM
Tortolita Middle School (Cougar Café Cafeteria) --- 4101 W. Hardy Road

Name	Street Address	Phone Number	Email Address
Deirdie Johnson	3421 W. Gray Dove Ct	401 2107	Deirdie@KMJBusiness Graphics.com
Aly Wasik	3589 W. Lone Hawk Ln		
David Studer	3562 W Cross Vine Ct	979-4923	dlnstuder@comcast.net

Sign-In Sheet

Comprehensive Plan Neighborhood Meeting
Co7-13-05 – Mandarin Associates – N. Thornydale Road
(Northwest Corner of Magee Road @ Thornydale Road)
February 3, 2014 -- 6:00 PM to 7:30 PM
Offices of Red Point Development --- 8710 N. Thornydale Road

Name	Street Address	Phone Number	Email Address
KRIS BAUM	8100 N. PLACITA SUR OESTE		BAUM849@gmail.com
Tom Webb	812 N. PLACITA SUR OESTE	206 390 1800	TOMW@KDW.net.
SANDRA RENO	8160 N. PLACITA SUR OESTE	5202485000	SANREN1@NETZERO.COM

Sign-In Sheet

Comprehensive Plan Neighborhood Meeting
Co7-13-06 – Hardy-Thornydale I Associates – W. Hardy Road
(On Hardy Road Approximately ¼ mile west of Thornydale Road)
January 30, 2014 -- 6:30 PM to 8:00 PM
Tortolita Middle School (Cougar Café Cafeteria) --- 4101 W. Hardy Road

Name	Street Address	Phone Number	Email Address
GILBERT + IZABEL WILLIAMS	8747 N. MAYA COURT	(520) 219-0559	docebel5@hotmail.com
KENNETH FISCHER	8788 N MAYA CT		
Pam Siebrandt	8648 N. Maya Ct.	520-744-7469	SieLpm@Comcast.net
JEO BENNINGHOFF	8677 N MAYA CT	520 405-5345	JGBENN67@COMCAST.NET
Roy Crawford	8690 N Maya Ct	520 975 4305	tsmsparky@AOL.com
HANS & GALEM DEWEERDT	8789 N. Maya Ct.	520-572-1235	BODIETA@COMCAST.NET