



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ally Miller, Supervisor, District # 1

FROM: Arlan M. Colton, Planning Director

A handwritten signature in dark ink, appearing to be "AMC", is written over the name "Arlan M. Colton".

DATE: November 6, 2013

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

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, NOVEMBER 19, 2013** hearing.

REQUEST: To amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU 0.3)** to **Medium Intensity Urban (MIU)** for approximately 30.0 acres located on the south side of W. Hardy Road, approximately 1,300 feet east of N. Thornydale Road, in Section 29, Township 12 South, Range 13 East, in the Northwest Subregion.

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

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

DISTRICT: 1

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of November 6, 2013, staff has received six written comments and a petition with 69 signatures in opposition to the proposed plan amendment.

PLANNING AND ZONING COMMISSION RECOMMENDATION: DENIAL (6 – 1; Commissioner Richey voted **NAY**, Commissioners Poulos, Holdridge, and Membrila were absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO REZONING POLICIES.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The site contains Multiple Use Management Area overlaid by Special Species Management Area within the Maeveen Marie Behan Conservation Lands System (MMBCLS).

CP/DP/ar
Attachments



Board of Supervisors Memorandum

Subject: Co7-13-06

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FOR NOVEMBER 19, 2013 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director 
Public Works-Development Services Department-Planning Division

DATE: November 6, 2013

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

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

Request of Hardy-Thornycdale I Associates, et al., represented by Jim Portner, Projects International, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU 0.3)** to **Medium Intensity Urban (MIU) for approximately 30.0 acres** located on the south side of W. Hardy Road, approximately 1,300 feet east of N. Thornycdale Road, in Section 29, Township 12 South, Range 13 East, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 6-1 to recommend **DENIAL**. (Commissioner Richey voted **NAY**, Commissioners Poulos, Holdridge, and Membrilla were absent). Staff recommends **APPROVAL SUBJECT TO REZONING POLICIES**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (September 25, 2013)

The following Public Hearing Summary is for comprehensive plan amendment cases Co7-13-04, Co7-13-05, and Co7-13-06 that were heard together, but voted on separately, by the Planning and Zoning Commission. This particular case being Co7-13-06, all references specific to this case number have been underlined.

The Commission Chair stated that since all of the materials in the plan amendment cases (in the vicinity of Thornycdale Road) are related, even though they are separate cases, there was an idea to present them all together as a way of saving time and so that the members

of the audience would not need to address each individually. Each person speaking could identify which case they were addressing, if not all. There was no objection to combining the staff presentation and hearing for the remaining three cases.

Staff identified the locations of each of the three remaining cases. Staff indicated that all of the cases had similar dynamics. All were down-planned and all are being sought for up-planning to at least Medium Intensity Urban (MIU), with the Co7-13-04 case including a request for Neighborhood Activity Center (NAC). The Co7-13-04 and 05 case are currently designated Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT). The Co7-13-0-06 case does not include RT.

The Co7-13-04 case is requested for 42.95 acres of MIU and 12.0 acres of NAC. Because of what appeared to be a substantial amount of developed and undeveloped commercial zoning in the area, staff is advocating for a true mixed-use development within the proposed NAC area if possible. This case contains the property that the bulk of which is sought for preservation per the County Administrator's memo. The preservation would be from the diagonal wash, which runs through the property, to the west property boundary. This is the site south of the Tucson Audubon Society. Two written comments in opposition have been received.

The Co7-13-05 case is 17.77 acres sought for MIU at Magee and Thornydale. It's much the same as the other sites being highly vegetated with a variety of species. Three written objections to the request have been received, with one additional comment that the maximum 10 residences per acre density of MIU not be achieved and that there be substantial natural area buffering from the adjacent subdivision. (One additional written comment in opposition was received after the Planning and Zoning Commission hearing.)

The Co7-13-06 case along Hardy Road is 30 acres being sought for MIU. As with the other cases, this site has washes that will mostly be preserved. Staff has received six written comments in opposition and a petition with 69 signatures in opposition.

Staff recommended approval for all cases.

The applicant spoke. He concurred with staff's technical evaluation of the requests and recommendations for approval subject to rezoning policies. He showed and described the mostly medium density residential and commercial land uses and zoning surrounding the three plan amendment sites. He noted the wash areas would be mostly preserved and that their status as either or both Important Riparian Area and Xeroriparian Area "C". For the Co7-13-06 case, he noted that Hardy Road is not a through street east of the site and that he has no objection with it remaining that way as residents desire. He noted that proposed development of the sites would be similar in nature and density as development in the area.

A commissioner asked if the applicant was willing to drop the request for MIU in the broad area west of the wash for the Co7-13-04 case which the County Administrator seeks for preservation. The applicant indicated that would be a problem and does not want to isolate elements of the County Administrator's memo that appear to satisfy CLS policies while rejecting other elements. He wished to apply the holistic approach that the memo entails. He noted that whether it's MIU or LIU 0.3, if it's set aside for preservation, the underlying plan designation would not matter.

A commissioner reiterated that if the CLS set-aside percentages were met for the four cases in the aggregate, some more, some less, then the applicant would likely receive positive recommendations from the Commission. The applicant indicated that they cannot make a commitment for full compliance with the CLS because they do not know how it would ultimately be applied, potentially locking in 80 percent set-aside on each site. He again stated that they have done projects that did not meet the full set-aside ratios that were otherwise effective in preserving habitat.

A commissioner noted that, if anything, the bar should be raised, not lowered.

Speaker #1 spoke in opposition. She said because of the lack of sidewalks in her area, she likes to walk on the Co7-13-04 site. She indicated that the site supports many animals and that her neighbors also use the property as an amenity to walk their dogs and that kids ride their bikes. She considered the site to be a "natural oasis". She stated that development of the site will cause rodents and reptiles to be killed or to migrate to the neighborhood where some people will poison them and hawks will eat them and they will die. Other animals that are nature's rodent pest control will also die. There are centuries-old tall saguaros on the site that cannot be moved. She also noted road congestion that will be made worse and that there are ample commercial services in the area.

Speaker #2 stated that he was the executive director of the Tucson Audubon Society. He indicated a desire that the majority of the Co7-13-04 site be preserved. He stated that his organization was not opposed to the amendment, but wanted a minimum of 80 percent preservation. He noted that the site supports diverse wildlife. He stated that the ironwood forest cover that is left needs to be preserved. He noted that individual parcels have habitat significance, but that connectivity enhances habitat value. This property features connectivity. He disagreed with the notions that that three of the four sites have little habitat value. He said that the pygmy owl was still a special species in the CLS despite being de-listed as an endangered species.

Speaker #3 stated that she represented the Coalition for Sonoran Desert Protection. She indicated that the down-planning in the 2001 cycle was not done because SR zoning is particularly a better land use, but because of the importance of the habitat and that if up-planned, the CLS would apply as this is often a better "land use" than SR zoning for natural resources. She stated that the County did an assessment prior to 2008 that found that open space set-asides and acquisitions were doing mostly well pertaining to the goals of

the SDCP with exception of the Tortollita fan that is a bit behind. The Co7-13-04 site is an important parcel that has been sought for acquisition or protection as a Habitat Protection Priority. Within Arthur Pack Regional Park to the north of the Audubon Society site (which is adjacent to the subject site) planned capital improvements were relocated away from natural area nearest to the Audubon Society site. She proposed plan amendment approval with 90 percent open space set-aside (allowing for some open space leeway on the other plan amendment sites) and allowing the remaining 10 percent in the southeast corner for “whatever kind of development”.

Speaker #4 spoke in opposition to Co7-13-06 citing concern with traffic on Hardy Road which provides the only access to three subdivisions. He questioned whether the CLS would be complied with by citing a narrow bufferyard and the salvage of one saguaro cactus that has died for the vacant commercial development at Hardy and Thornydale.

Speaker #5 had concerns with increased crime and traffic with added houses, and also with flooding across the road pertaining to the Magee Road site (Co7-13-05). He wanted the site preserved.

Speaker #6 spoke in opposition to Co7-13-06. He wanted preservation of the site with existing SR zoning. He had concerns with property values, density, destruction of natural vegetation, and increased traffic.

Speaker #7 spoke in opposition to Co7-13-06. He agreed with the previous speaker. He noted that there is a continuous SR zoning corridor in the site’s vicinity. He had concerns with too much density (up to 300 homes) that would cause flooding.

Speaker #8 spoke in opposition to Co7-13-06. She concurred with the previous speakers.

Speaker #9 spoke in opposition to Co7-13-06. He agreed with the other speakers. He noted that there were many species on the site and that he would be satisfied with a total of nine homes under SR zoning.

Speaker #10 spoke in opposition to Co7-13-06. He stated that he represented the homeowners of the 28-lot adjacent subdivision to the east. He stated concern with traffic, views, and property values. He was also concerned about homes in close proximity to each other.

Speaker #11 spoke in opposition to Co7-13-06. She was concerned with harm to wildlife, flooding. She stated that there is matching open space in the vicinity of the site.

Speaker #12 spoke in opposition to Co7-13-06. He stated concern with what MIU would allow, such as apartments that would interfere with his privacy. He indicated that Pima County wants development for tax money.

Speaker #13 spoke in opposition to Co7-13-06. He stated he lives on an SR lot via Hardy Road. He had concerns with too much density, property values, and traffic on Hardy Road. He preferred 3.3 acre or even one acre development.

Speaker #14 spoke in opposition to Co7-13-06. She agreed with the other speakers. She stated she was a nature lover and was concerned with privacy within her adjacent subdivision lot. She also stated concern with preservation of her views, too much commercial vacancy, crowding, wildlife preservation, and heat generation from additional development.

The applicant indicated that he had no further comments.

The public hearing was closed.

Co7-13-04 Action

The commissioners briefly discussed the idea of a policy for greater open space set-aside than the CLS policy guidelines on the Co7-13-04 site.

Commissioner Neeley moved to deny the Co7-13-04 plan amendment. Commission Cook seconded the motion. Commissioner Neeley said that the site had significant biological value and connectivity. She noted the glut of commercial zoning in the area. She questioned the idea that the site is infill. She cited the lack of infrastructure such as sidewalks. She saw no reason to up-plan the site again.

A commissioner noted that the plan amendment sites are fundamentally different. Some are not pristine. However development of one site entails neighborhood impacts.

A commissioner stated that the County needs to consider acquiring the whole Co7-13-04 site. He saw no reason to up-plan any of the sites.

A commissioner noted that the County Administrator did look at the Co7-13-04 site for significant preservation and that the request at hand is not a rezoning. A commissioner agreed, saying that the rezoning is the time to make decisions on the particulars of the development.

Upon a vote, the motion to **DENY** passed (4 – 3, Commissioners Richey, Bain, and Johns voted **NAY**, Commissioners Poulos, Holdridge, and Membrila were absent).

Co7-13-05 Action

Commissioner Neeley moved to deny the Co7-13-05 plan amendment. Commission Cook seconded the motion.

A commissioner noted that this site is located at a major intersection that is planned for improvements and reiterated that the particulars of the development are best discussed at the time of rezoning.

Upon a vote, the motion to **DENY** passed (4 – 3, Commissioners Richey, Bain, and Johns voted **NAY**, Commissioners Poulos, Holdridge, and Membrila were absent).

Co7-13-06 Action

Commissioner Neeley moved to deny the Co7-13-06 plan amendment. Commission Matter seconded the motion.

Upon a vote, the motion to **DENY** passed (6 – 1, Commissioner Richey voted **NAY**, Commissioners Poulos, Holdridge, and Membrila were absent).

CP/DP/ar
Attachments

c: Hardy-Thornydale I Associates, et al., c/o Larry Kreis, General Mgr., Red Pointe Development, Inc., 8710 N. Thornydale Road, Suite 120, Tucson, AZ 85742
Projects International, Inc., Attn: Jim Portner, 10836 E. Armada Lane
Tucson, AZ 85749-9460
Chris Poirier, Assistant Planning Director
Co7-13-06 File



2013 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	September 25, 2013
CASE	Co7-13-06 HARDY-THORNYDALE I, ET AL. – W. HARDY ROAD PLAN AMENDMENT
SUBREGION	Northwest
DISTRICT	1
LOCATION	On the south side of west Hardy Road, approximately 1,300 feet east of N. Thornydale Road
REQUEST	Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) 30.0 acres
OWNERS	Hardy-Thornydale I Associates & Fidelity National Title TR 10760
AGENT	Jim Portner, Projects International, Inc.

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

The following summarizes the applicant's justification of the proposed plan amendment based upon the attached narrative (Section IV of the plan amendment application Reasons for Proposed Amendment):

- The subject property is an infill development site by virtue of being "located within an emerging residential subdivision context" with existing CR-4 and CR-5 developed subdivisions to the immediate north, east, and west. Further west is a (CB-1) office complex. To the immediate southeast of the property is a cactus plant nursery and to the south a charter school. A veterinary hospital is located south of the nursery.
- "The project is envisioned as containing a single-family residential subdivision similar in type and density to that which already exist immediately west, north, and east. These established subdivisions preclude a proposal for density higher than the surroundings."
- The project is consistent with, or furthers, several Smart Growth Principles including mix of land uses, use of compact building designs (endeavor to use clustered compact spatial arrangements) providing efficient on-site infrastructure and creating open space elements valuable in size and continuity, multi-modal transportation opportunity, rational infrastructure expansion and improvements, and conservation of natural resources.
- Regional Plan policies will be complied with or furthered including those related to Land Use Element (Cultural Heritage, Site Design and Housing), Public Services and Facilities (Wastewater, Flood Control), Solar Energy Systems (Structure and Site Design, Subdivision/Development Design), Circulation Element (Timing/Concurrency, Neighborhoods, Density and Use, Bikeways), Water Resources Element, Open Space Element, Growth Area Element (increase mix of land uses), and Environmental Element (Natural Resources/Conservation Lands System).

- The mitigation of the site's Conservation Lands System designation of Multiple Use Management, together with the Special Species Management Overlay, "... will be accomplished by on-site set-asides, off-site mitigation, or a suitable combination of the two."
- The proposed development of an appropriate-density residential use will be consistent with the character of development in the area. Adjacent property uses and character will be given appropriate consideration in design of proposed development.

EXISTING ZONING/LAND USE	
SR (Suburban Ranch) / Undeveloped	

SURROUNDING LAND USE DESIGNATIONS	
North	Medium Intensity Urban (MIU), Low Intensity Urban 0.3 (LIU 0.3)
South	LIU 0.3
East	MIU
West	MIU

SURROUNDING ZONING/EXISTING LAND USE	
North	CR-4 (Mixed-Dwelling Type) / Hardy Road / Residential Subdivision (Detached) / SR (Suburban Ranch) Residential, Water Reservoir, Undeveloped
South	SR / Charter School, Cactus Plant Nursery, Residential, Undeveloped
East	CR-4 / Residential Subdivision (Detached)
West	CR-5 (Multiple Residence) / Residential Subdivision (Detached)

STAFF REPORT:

Staff recommends **APPROVAL** of the plan amendment from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) for the 30-acre site subject to the following rezoning policy:

Post development floodplains and riparian habitat shall be preserved in open space and be identified on the rezoning preliminary development plan and subdivision plat or development plan. This open space shall be protected by covenant and management responsibility identified on the subdivision plat or development plan.

Staff's recommendation is based on certain Growing Smarter Acts principles, suburban infill, plan designation inconsistency, infrastructure and commercial service availability, and a strategy for satisfaction of Maeveen Marie Behan Conservation Lands System policies (CLS).

A plan amendment to MIU is justified, in part, per elements of the Growing Smarter Acts (compact development, rational use of existing and planned infrastructure, and enhancement of multi-modal transportation opportunity). (Relative to the Acts, conservation of natural resources may also play a role on this site specifically, depending on the CLS solution.) Also, while not in a designated Growth Area, the subject site is an infill site with respect to adjacent CR-4 and CR-5 subdivision developments to north, east, and west and to other developments in the area. Two of the subdivisions are designated MIU and other subdivisions encompassing large areas in the vicinity are also designated MIU and MHIU.

This site and other undeveloped or lesser developed parcels in the vicinity were down-planned from MIU as part of the 2001 Comprehensive Plan Update. The down-planning pertained to the area's inclusion in the (now-named) Maeveen Marie Behan Conservation Lands System (CLS). The down-planning was not an oversight, but did create an inconsistency in planned land use.

The site is relatively flat and consists of mostly undisturbed natural vegetation and a wash that has Pima County Regulated Riparian Habitat that is designated as Xeroriparian C. The CLS designations are Multiple Use Management Area overlaid by Special Species Management Area. An attached memo from the County Administrator refers to this plan amendment and three others being sought by the same applicant in the vicinity of Thornydale Road (Co7-13-03, 04, and 05), all to be heard by the Planning and Zoning Commission on September 25, 2013. The memo indicates that the washes on the properties will likely be required to be preserved, but that given development on three sides of each case site, with exception of the plan amendment (Co7-13-04) adjacent to the south of the Tucson Audubon Society, strict CLS compliance requiring significant set-asides on the sites would be of little value from reserve design and overall ecosystem protection and productivity. However, the memo indicates that preservation of the wash area and the area west of the wash for the Co7-13-04 case is of significance, connecting to the Audubon Society property and natural area within Arthur Pack Regional Park.

As a consequence of the County Administrator's stated holistic viewpoint, should the four plan amendments be approved, the rezonings for the four sites should occur concurrently in order to apply the CLS as stated in the memo. Otherwise, the CLS will need to be applied on a per-site basis, which may result in a different CLS solution.

The site is served by paved roads, sewer, and utilities. Thornydale Road, north of Cortaro Farms Road is operating over capacity; however, capacity improvements are scheduled for the 2017-18 time period. Cortaro Farms Road a half-mile north of the site has been improved east of Thornydale Road and is operating below capacity in that direction. (West of Thornydale Road, Cortaro Farms Road is operating over capacity; however, capacity improvements are scheduled for the 2016-17 time period.) These roadways have or will be receiving sidewalk and bike lane improvements; however, arterial and major collector streets in the area typically do not have sidewalks. Hardy Road is not a through street to the east and has no sidewalks outside of subdivisions. A Sun Tran shuttle route exists along Thornydale Road. The density allowance of MIU can further promote transit service. Although Metropolitan Water has not responded to a request for comments, the site is within its service area. Water conservation within the development will be imperative as the water supplier does not currently have a renewable supply source.

Commercial services are located within a three-quarter-mile driving distance at the intersection of Thornydale Road and Cortaro Farms Road. Other commercial services are located within one mile. Potential employment and office-type services are located very close at the intersection of Thornydale Road and Hardy Road. The offices include the subject site owner's business office, a family medicine practice, another physicians' office, two insurance agencies, and a wellness clinic. A plant nursery is located at the southeast corner of the site along with a veterinary hospital south of the nursery. Marana Unified School District has schools in the vicinity and a charter school is located adjacent to the site.

The current SR zoning conforms to the LIU 0.3 plan designation. LIU 0.3 designates areas for low density residential and other compatible uses at a maximum density of 0.3 residences per acre (RAC) (or 1.2 RAC under the cluster subdivision option with 30 percent cluster open space plus 40 percent natural open space).

The requested MIU designates areas for a mix of medium density housing types and other compatible uses. The maximum residential density is 10 RAC.

Plan Amendment Criteria

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

1. The plan amendment would promote:
 - a. Implementation of the ***Growing Smarter Acts***, with particular emphasis given to the principles of smart growth, such as: (i) mixed use planning, (ii) compact development, (iii) multi-modal transportation opportunities, (iv) rational infrastructure expansion/improvements, (v) conservation of natural resources, and (vi) the growth area element (where applicable);
 - b. The implementation of other Comprehensive Plan policies set forth in the Regional Plan Policies, Special Area Policies, and Rezoning Policies.
 - c. Compatibility with the ***Maeveen Marie Behan Conservation Lands System***;
2. Fulfillment of the purpose of the Annual Plan Amendment Program as stated in the Pima County Zoning Code, 18.89.040(A) (2) & (3):

The annual plan amendment program provides an opportunity to address oversights, inconsistencies, or land use related inequities in the plan, or to acknowledge significant changes in a particular area since the adoption of the plan or plan updates. Annual amendments are reviewed concurrently in order to analyze potential cumulative impacts.

Growing Smarter Acts

The plan amendment to the recommended higher intensity MIU plan designation can promote Growing Smarter principles of compact development leading to rational use of existing and planned infrastructure and to multi-modal transportation opportunities. MIU also provides limited mixed use opportunity with the TR (Transitional) zoning option that allows office, health, and lodging-related uses; however, the applicant has indicated that residential development similar to adjacent detached residential subdivisions will be sought. Non-residential development is also less likely given that this section of Hardy Road, east of Thornydale Road is not a through street and serves as a residential collector.

Compared to LIU 0.3, MIU allows the potential for more efficient compact residential development that could also be in the form of multi-family dwellings. There are CR-4 and CR-5 residential subdivisions adjacent to or across streets from the site. The density of the 66-lot CR-4 subdivision to the north is 3.6 residences per acre (RAC). The density of the CR-4 28-lot subdivision to the east is 2.8 RAC. The density of the 145-lot CR-5 subdivision to the west is 4.3 RAC. Two of the subdivisions are designated MIU. One was down-planned to LIU 0.3 despite having CR-4 zoning.

Higher density infill over an expanded area would potentially enable better bus service, which is currently limited to service along Thornydale Road by Sun Shuttle Route 412. The shuttle provides very limited service approximately every 80 minutes between 6 AM and 6 PM Monday through Friday and between 9 AM and 2 PM on Saturday, including stops at Cortaro Farms Road and Linda Vista Boulevard. *Land Use Element Regional Plan Policy 1.A.4.a calls for residential rezonings in MIU to be a minimum of five RAC, which is generally recognized as sufficient to support bus service. (The site's potential density could be reduced if significant undisturbed natural open space set-aside is required on-site related to the CLS.)*

However, this development site location and the pattern of most of the residential and commercial development in the area are primarily auto-oriented. Commercial services are mostly segregated, located at major intersections, and low-to medium density individual subdivision developments along Hardy Road do not provide internal linkages between neighborhoods. Commercial services are located within a three-quarter-mile distance, as is Tortolita Middle School within Marana Unified School District. Mountain View High School is located within one mile. The nearest Marana U.S.D.

elementary school, Ironwood, is located within approximately 1¼-mile by street distance. Most employment opportunity is outside the area and accessed by personal vehicles.

Despite this, Arthur Pack Regional Park and an office complex are located within a quarter-mile walking distance. A trail system within the park starts at the intersection of Thornydale Road and Hardy Road. A charter school is located adjacent to the south of the site to which a pedestrian and bicycle linkage could be beneficial.

The site is served by existing infrastructure including paved roads, sewer, and utilities. (A portion of Hardy Road fronting the site will likely require paved improvement.) Thornydale Road has been improved to a four-lane divided roadway south of Cortaro Farms Road (one-half mile south of Hardy Road), but north of Cortaro Farms Road it tapers to a two-lane cross section extending to Tangerine Road (four miles north of Hardy Road). The segment of Thornydale Road intersecting with Hardy Road has a current average daily traffic volume of approximately 21,000 vehicles per day. The current capacity is approximately 15,000 vehicles per day. However, Thornydale Road between Cortaro Farms Road and Linda Vista Boulevard (one mile north of Hardy Road) is scheduled to be widened to four lanes 2017-18.

Cortaro Farms Road has been improved to a four-lane divided roadway east of Thornydale Road. This segment of Cortaro Farms Road is operating below capacity. But west of Thornydale Road, Cortaro Farms Road tapers to a two-lane cross section for about a mile then returns to a divided four-lane cross section. This segment of Cortaro Farms Road is also operating above capacity by about 4,000 vehicles per day. However, this segment is scheduled to be widened to four lanes in 2016-17. *Ideally, the development of the subject site would be timed with the scheduled road capacity improvements.*

A sewer service agreement will be required along with adequate sewage conveyance and treatment capacity (or arrangement for such capacity by the owner/developer or other affected parties) to be determined at the time of development.

The site is within Metropolitan Water's service area. Metropolitan Water does not currently have a renewable water source. The subsequent rezoning application will require a letter of intent to serve from a water service provider along with documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service should that occur.

Regional Plan Policies, Special Area Policies, and Rezoning Policies

Relative to Regional Plan Policies, the site it is not within a Growth Area as designated by the comprehensive plan (Growth Area Element). Designated Growth Areas include the Flowing Wells area, the area in the vicinity of Tucson International Airport, and the City of Tucson. However growth continues in many areas outside of Growth Areas, including the area of the subject plan amendment. The amendment site is arguably an "infill site" relative to the development pattern of subdivisions that have emerged in the vicinity, including adjacent to the site. There is a stark contrast between the undeveloped site's low density plan designation and zoning and the adjacent medium density subdivision developments to the north, east, and west. Although, there are still large SR parcels and CR-1 lots in the vicinity that maintain natural desert area.

Requested annual plan amendments that result in greater land use intensity do not, in and of themselves, promote comprehensive plan policies. Applicable policies are applied at the rezoning stage in the form of the applicant's proposal and as rezoning conditions. On pages 4-7 of the plan amendment application, the applicant cites Regional Plan Policies that will be complied with or furthered with the planned rezoning and subsequent residential development of the site. Staff makes particular note of the applicant's citation for Land Use Element policies for Site Design and Housing.

Land Use Element policies for Site Design and Housing, in part, are designed to protect existing neighborhoods and lower intensity uses through use of adequate buffering and sensitive design. The applicant states, "A primary element of the project will be providing adequate buffering and intelligent placement of the units so as to properly buffer these existing uses (established residential neighborhoods) while, even more importantly, protecting the undeveloped property to the immediate south."

These policies also note that, *where possible*, new development shall be designed at the human scale, i.e. development with multi-modal opportunities and mixed uses, rather than a solely auto-oriented land use pattern. As noted above, the land use pattern that has emerged in the area is primarily auto-oriented, but the potential increase in density will promote better bus service and there is (limited) potential to walk or bike to destinations in the area. Unfortunately, currently beyond the bounds of subdivisions, there are no sidewalks along Hardy Road or Thornydale Road, north of intersection area of Cortaro Farms Road. Sidewalks and bike lanes are planned as part of improvements to Thornydale Road. A paved shoulder currently serves bikes on this section of Thornydale Road.

Finally, these policies also encourage linkage of natural resources. The applicant indicates that portions of existing Xeroriparian C area will be set-aside. This area is shown on the Framework Plan exhibit as linking to relatively natural drainage areas within subdivisions to the east and west.

There are no Special Area or Rezoning policies applicable to the site.

Conservation Lands System

The entire site is located within Multiple Use Management Area and Special Species Management Area of the Maeveen Marie Behan Conservation Lands System (CLS). Comprehensive Plan policies call for at least 66⅔ percent and 80 percent of the total acreage of lands within the respective designations to be conserved as undisturbed natural open space. The policies may be met through a combination of on- and off-site conservation. In line with these policies, the applicant states, "CLS-related mitigation for impacted areas will be accomplished by on-site set-asides, off-site mitigation areas, or a suitable combination of the two."

The site has mostly undisturbed natural vegetation and a wash that has Pima County Regulated Riparian Habitat that is designated as Xeroriparian C. However, it is mostly surrounded by development, including CR-4 and CR-5 subdivisions, a plant nursery, and a charter school. As noted above, the County Administrator's memo dated August 27, 2013 provides direction for a strategic solution for CLS undisturbed natural open space set-aside relative to this plan amendment and three others being sought by the applicant.

Fulfillment of the Purpose of the Annual Plan Amendment Program

This site and other undeveloped or lesser developed parcels in the vicinity were down-planned from MIU as part of the 2001 Comprehensive Plan Update. The down-planning pertained to the area's importance as natural habitat. It was included in the Conservation Lands System. Appeals of the down-planning [Co7-02-12 (west parcel) and Co7-02-13 (east parcel)] were denied by the Board of Supervisors in 2002. Staff and the commission also recommended denial.

The down-planning was not an oversight, but did create an inconsistency in planned land use. Development under the existing low-density SR zoning would likely result in retention of natural open space, but this is not guaranteed, especially, for instance, if the property were to contain horses or be developed as a church. An up-planning of the site leading to a rezoning would be necessary in order to potentially implement CLS policies.

Regarding significant changes to the area since the 2001 Comprehensive Plan Update, there has been incremental development and road improvements in the vicinity. A charter school is now located south of the site and the SR-zoned area at the northeast corner of the site, across Hardy

Road, now contains six or so residences. An office complex has been constructed down the street at the intersection of Thornydale Road and Hardy Road. Within a quarter-mile, 135 casitas have been constructed on the south side of Cortaro Farms Road, west of Thornydale Road; additional subdivision development has occurred on the south side of Cortaro Farms Road, east of Thornydale Road; Thornydale Road has been improved south of Cortaro Farms Road; and Cortaro Farms Road has been improved east of Thornydale Road. Pertaining to the larger area, the cactus ferruginous pygmy owl has been delisted as an endangered species.

AGENCY/DEPARTMENT COMMENTS:

Environmental Planning Comments:

In accordance with the Environmental Element - Regional Plan Policy, comprehensive plan amendments and rezoning requests are subject to the Maeveen Marie Behan Conservation Lands System (CLS). As part of this application for a comprehensive plan amendment, the applicant is not disputing the fact that CLS designations apply to the amendment area; they are likewise aware that any future request for rezoning that implements this plan amendment (should it be approved) is obligated to demonstrate, in detail, compliance with the CLS. There is, therefore, no compelling reason to debate the specifics of how this comprehensive plan amendment will arrive at CLS compliance at this stage of the development process. In this case, staff and the applicant concur that it is appropriate to defer the determination of CLS compliance to any future rezoning application(s). At that time, information on the presence/absence and condition of natural resources that occur on-site as well as more definitive information on the anticipated land uses will be available – all of which is absent at the comprehensive plan amendment stage but which are all essential in specifying those measures necessary to achieve compliance with the CLS.

Regional Flood Control District (Planning and Development):

Staff has reviewed the request and has the following comments:

1. One mapped regulatory watercourse impacts the site. While there is no FEMA Special Flood Hazard Area associated with it, the entire site has been mapped by the District as being subject to a half foot of sheet flooding.
2. The wash also has Pima County Regulated Riparian Habitat (PCRRH) that is designated as Xeroriparian C associated with it.
3. Typically post development floodplains and habitat are preserved within open space. While not addressed within the application or clearly depicted on the “framework plan” in follow up correspondence the applicant’s representative has stated their intent to avoid floodplains and habitat. Furthermore the plan notes the requirement to work with the District on these designs.

In conclusion, PCRFCDD has **no objection** to this request subject to the recommended rezoning policy below.

- a. Post development floodplains and riparian habitat shall be preserved in open space and be identified on the PDP and Plat. This open space shall be protected by covenant and management responsibility identified on the Plat.

Regional Flood Control District (Water Resources):

A Water Supply Impact Analysis has been conducted on proposed Comprehensive Plan Amendment, Co7-13-06 Hardy-Thornydale I Associates, et al. - West Hardy Road Plan Amendment, for Pima County. Pima County conducts a Water Supply Impact Analysis on Comprehensive Plan Amendments four acres or greater regarding how the proposal would affect five critical issues.

PIMA COUNTY'S WATER SUPPLY IMPACT ANALYSIS		
	CRITICAL ISSUE	RESPONSE
1.	Water Service and Renewable Water Supply Options	The proposed plan amendment area is within the Metropolitan Water District (MWD) service area. Presently, MWD does not have access to a renewable and potable water supply in this portion of its service area. MWD will pump groundwater from the Canada del Oro Sub-Basin.
2.	Current and Projected Depth to Groundwater and Groundwater Trend Data	The average depth to groundwater in this area is approximately 375 feet. Groundwater at this depth is not likely to support vegetation or aquatic ecosystems. Within the last 20 years, water levels have declined as much as 2 feet/year. Groundwater levels are projected to decline by 20-30 feet over the next 15 years, according to the 2012 ADWR-TAMA revised model Base Case.
3.	Proximity to Areas of Known or Potential Ground Subsidence	The proposed plan amendment is in an area of low subsidence at 0-1 inches from 1987-2005.
4.	Proximity to Known Groundwater-Dependent Ecosystems	The proposed plan amendment area is within 8.5-miles of a groundwater dependent ecosystem, Sutherland Wash shallow groundwater area.
5.	Location within a Hydrogeologic Basin, including Depth to Bedrock	The proposed plan amendment is located in the Canada del Oro Sub-Basin area of the Tucson Hydrogeologic Basin area. This sub-basin has been identified as being sensitive to groundwater removal. Depth to bedrock in this area is estimated at 1,600-3,200 feet.

Pima County's Water Supply Impact Analysis finds that this Plan Amendment does not have access to renewable and potable water for this property. The provider in the area, Metropolitan Water District, supplies groundwater to this area. The area is also where groundwater has been declining and is projected to continue to decline; so a renewable supply in this area is essential.

Finally, this amendment site will potentially have a significant overall impact on water use. As such, the applicant will need to provide a Preliminary Integrated Water Management Plan (PIWMP) at the rezoning stage emphasizing on-site low intensity development (LID) and other water conservation methods to reduce overall water use for the site and capture on-site runoff for landscaping use. The applicant is encouraged to review the LEED Certification section for Water Efficiency or begin certification under Pima County's LEED for Homes Program.

Based on this analysis, we recommend the following as a Rezoning Policy should the Board of Supervisors approve this plan amendment:

A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider other than one that can provide renewable and potable supplies, the applicant will provide documentation as to why it is not able to provide such service.

Department of Transportation:

The Department of Transportation has no objection to the proposed comprehensive plan amendment.

This property has access from Hardy Road east of Thornydale Road. Hardy Road exists as a local collector street from Thornydale Road east to Bottlebrush Lane with a right-of-way between 45 and 90 feet wide. In addition, there is a 35-foot wide right-of-way easement for Hardy Road across the western two-thirds of this property. The existing road is a two-lane, paved, county-maintained street that widens to three lanes at Thornydale Road, which is signalized. The existing speed limit on the road is 35 mph. There are no existing traffic counts; however, the average daily traffic volume is low because of limited development and will remain low because the Board of Supervisors, as part of a

previous rezoning case, determined that Hardy Road will not extend east of this property and be a through street.

Regional Wastewater Reclamation Department:

The subject property is within the PCRWRD service area and tributary to the Ina Road Wastewater Reclamation Facility via the Canada del Oro Interceptor (CDO).

The PCRWRD has no objection to the proposed comprehensive plan amendment but recommends the following policy be adopted for this area:

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

Environmental Quality Department:

The department has no objection to the proposed Plan Amendment request provided the property is served by public or private sewer. On-site wastewater disposal shall not be allowed.

The Department's Air Quality Control District requires that air quality activity permits be secured by the developer or prime contractor before constructing, operating or engaging in an activity, which may cause or contribute to air pollution.

Cultural Resources & Historic Preservation:

No archaeological or historic sites have been previously identified on the subject property. The property may have been surveyed for cultural resources about 30 years ago. Since the property is within a high archaeological sensitivity zone (SDCP) and it is unknown as to whether the parcels were ever systematically surveyed, a new cultural resources survey would be needed prior to ground disturbing activities.

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 Department:

NRPR has no objection to the proposed plan amendment.

United States Fish and Wildlife Service:

To date, staff has not received a response to a request for comments.

Metropolitan Water:

To date, staff has not received a response to a request for comments. The subject site is located within the Metropolitan Water service area.

Town of Marana:

Staff has reviewed the Comprehensive Plan Amendment and has no comment. The proposed amendment site does not fall within Marana's Planning Area.

Town of Oro Valley:

To date, staff has not received a response to a request for comments.

Marana Unified School District:

To date, staff has not received a response to a request for comments.

Mountain Vista Fire District:

1. The Mountain Vista Fire District has no objections to the amendment at this time.
2. As the development continues into the plan stage, the applicant will need to submit plans to our fire prevention department for review of fire code compliance. This review will cover fire flow and fire hydrant requirements, fire department access, fire sprinklers and all other applicable fire code requirements. This project falls within the boundaries of the Mountain Vista Fire District.
3. This project is served by the Mountain Vista Fire District Station 620 which is located at 9310 N. Shannon Road.

Sun Tran:

To date, staff has not received a response to a request for comments.

Tucson Electric Power:

To date, staff has not received a response to a request for comments.

PUBLIC COMMENTS:

As of the writing of this report, staff has not received any written public comment based on the public notice of the hearings for this amendment request. The applicant's representative has provided one letter in support based on his outreach to area property owners. The letter writer also expresses concern that pedestrian and bicycle access be maintained through the northern section of the property where Hardy Road ends at the Mayan Estates subdivision.

Respectfully Submitted,



David Petersen, AICP
Senior Planner

c: Hardy-Thornycroft Associates & Fidelity National Title Trust #10760, c/o Larry Kreis, General Mgr., Red Pointe Development, Inc., 8710 N. Thornycroft Road, Suite 120, Tucson, AZ 85742
Projects International, Inc., Attn: Jim Portner, 10836 E. Armada Lane, Tucson, AZ 85749-9460



MEMORANDUM

Date: August 27, 2013

To: Arlan Colton, Planning Director
Development Services Department

From: C.H. Huckelberry
County Administrator

A handwritten signature in dark ink, appearing to be "CHH", is written over the printed name "C.H. Huckelberry".

Re: **Comprehensive Plan Amendments Along Thornydale Road within the Northwest Area of Unincorporated Pima County**

I recently met with Mr. Jim Portner, representing the property owners who are pursuing Comprehensive Plan amendments, three of which are along Thornydale Road and the fourth slightly removed from Thornydale Road. The properties are identified on the attached aerial photograph.

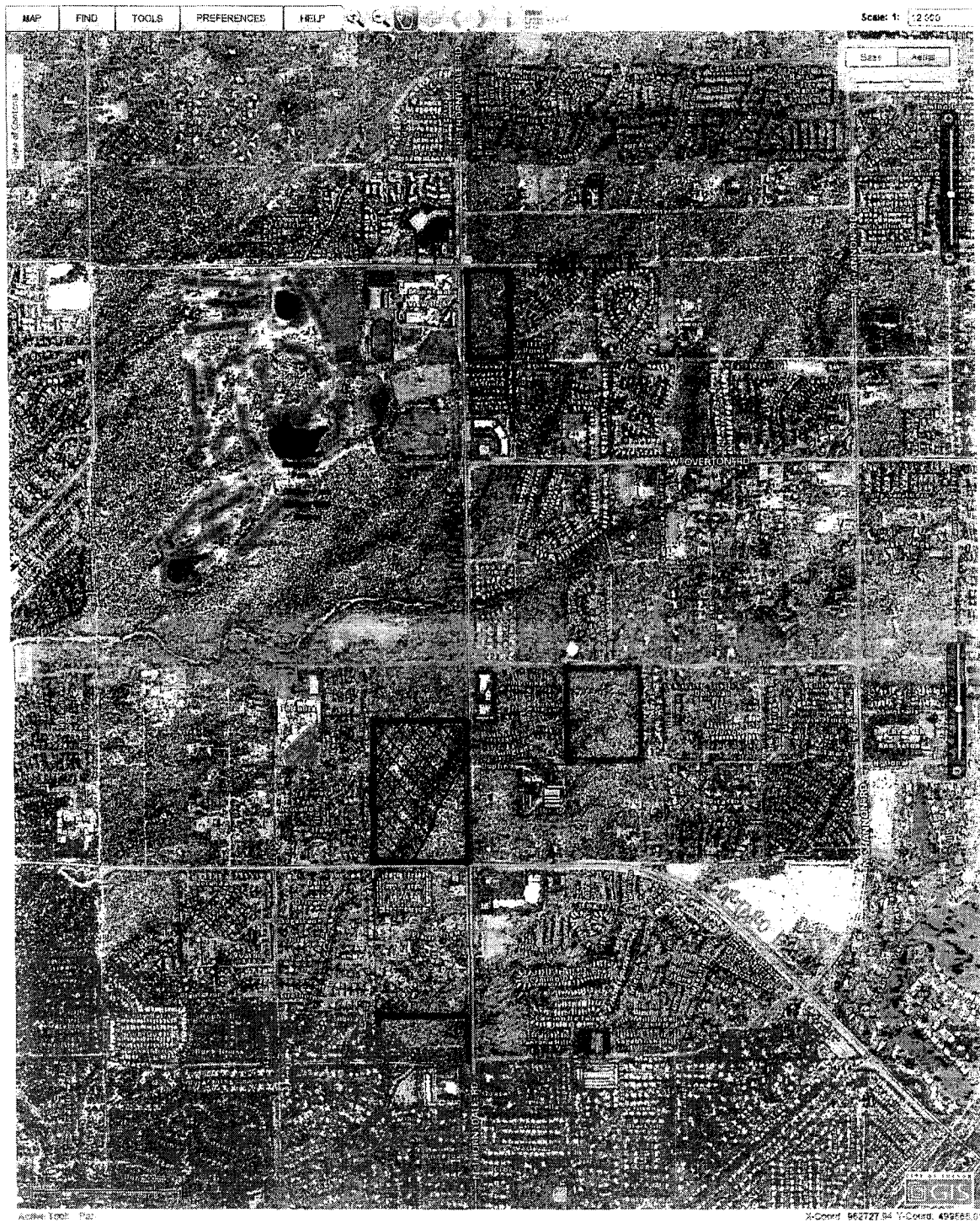
In my discussions with Mr. Portner, the applicability of the Conservation Land System (CLS) arose; specifically regarding the application of special species management, which is somewhat confusing given the delisting of the cactus ferruginous pygmy-owl.

Strict compliance with the CLS would require significant set-asides on all the properties. Such would be of little value, based on reserve design that clearly indicates the properties are surrounded on three sides by already dense urban development with no set-asides.

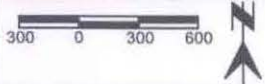
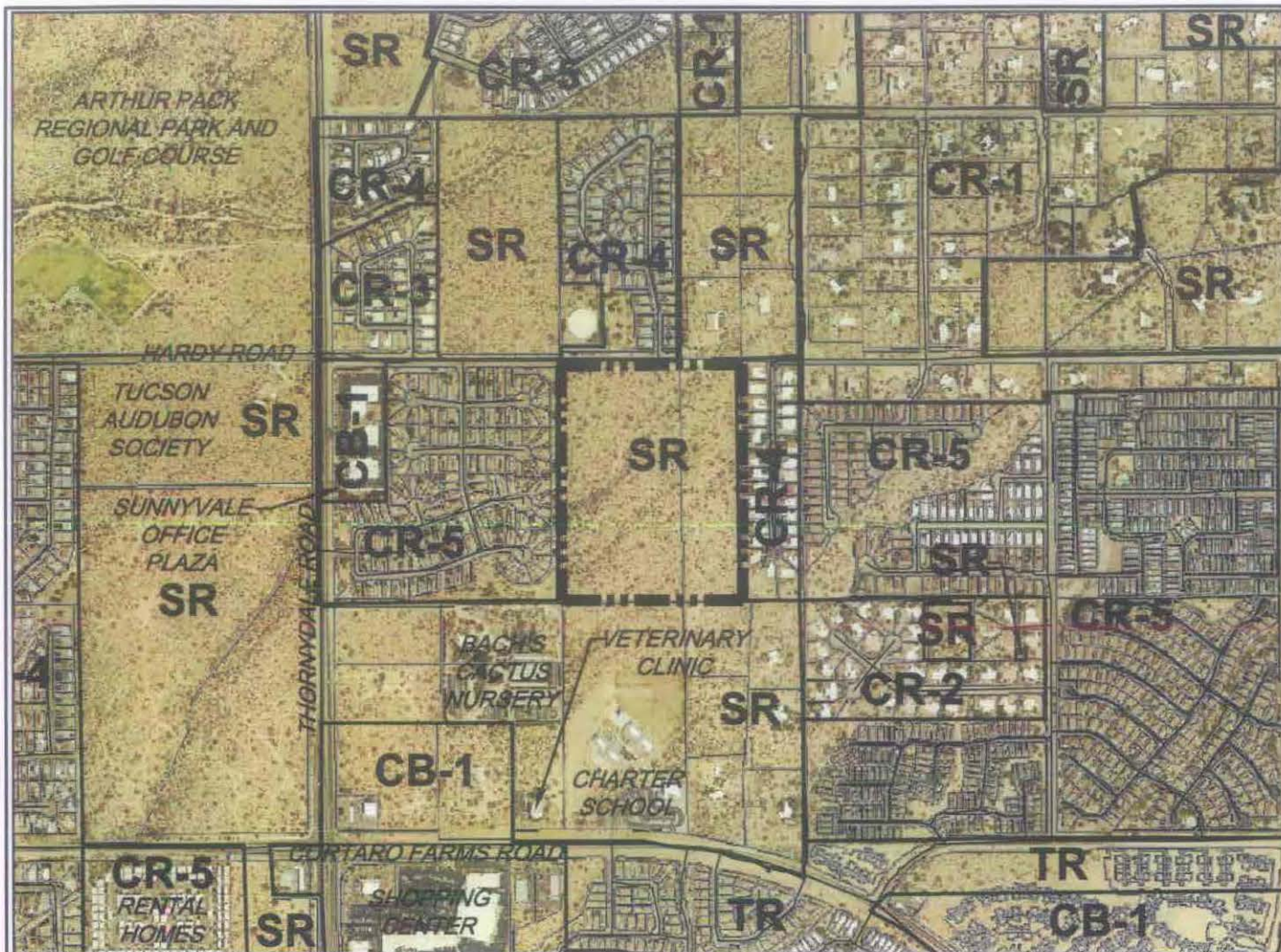
I believe we should look at these four properties strategically and request a significant open space contribution for the one parcel adjacent to Thornydale Road and the Tucson Audubon Society. I have cross-hatched the property in question. I believe it would be appropriate to keep much of this property as open space, attaching to an already large reserve of open space adjacent to Arthur Pack Regional Park and the Nature Conservancy property.

It is likely, given Clean Water Act Section 404 issues, that most of the washes on other parcels will be preserved and protected, requiring each individual property to conform to the CLS, which makes little sense from reserve design and overall ecosystem protection and productivity.

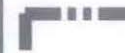
CHH/dph







LEGEND



Boundary of Subject Plan
Amendment Request

CR-4

Existing Zoning, typ.

NOTES:

1. The Subject Property is a vacant, undeveloped site that is bordered by developed residential subdivisions with CR-4 and CR-5 zoning.
2. The larger surrounding context is characterized by a mix of developed and undeveloped properties with both residential and commercial zoning classifications.

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



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

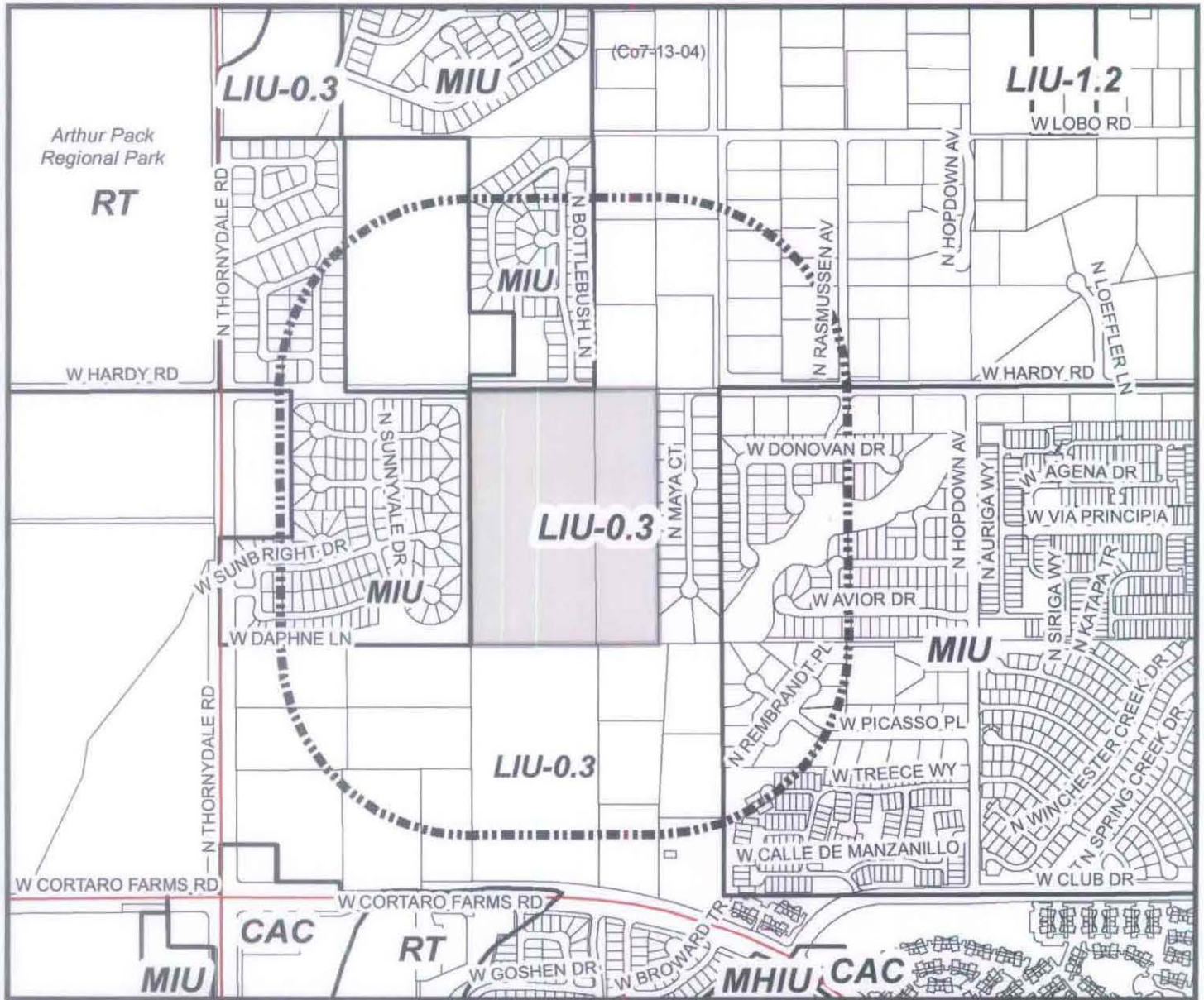
Red Point Development, Inc.

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

AERIAL PHOTOGRAPH
SURROUNDING LAND-USE
CONTEXT

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



0 360 720 1,440 Feet



Amendment Area



1,000' Notice Area



LIU-0.3 Planned Land Use

Taxcodes:
225-29-009D
225-29-009F

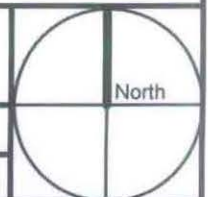
Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT

Location:
South side of
W. Hardy Road,
approximately 1,300 feet
east of
N. Thornydale Road

Request: From Low Intensity Urban 0.3 (LIU 0.3)
To Medium Intensity Urban (MIU)
30.0 Acres +/-



Northwest Subregion
Township 12S, Range 13E, Section 29

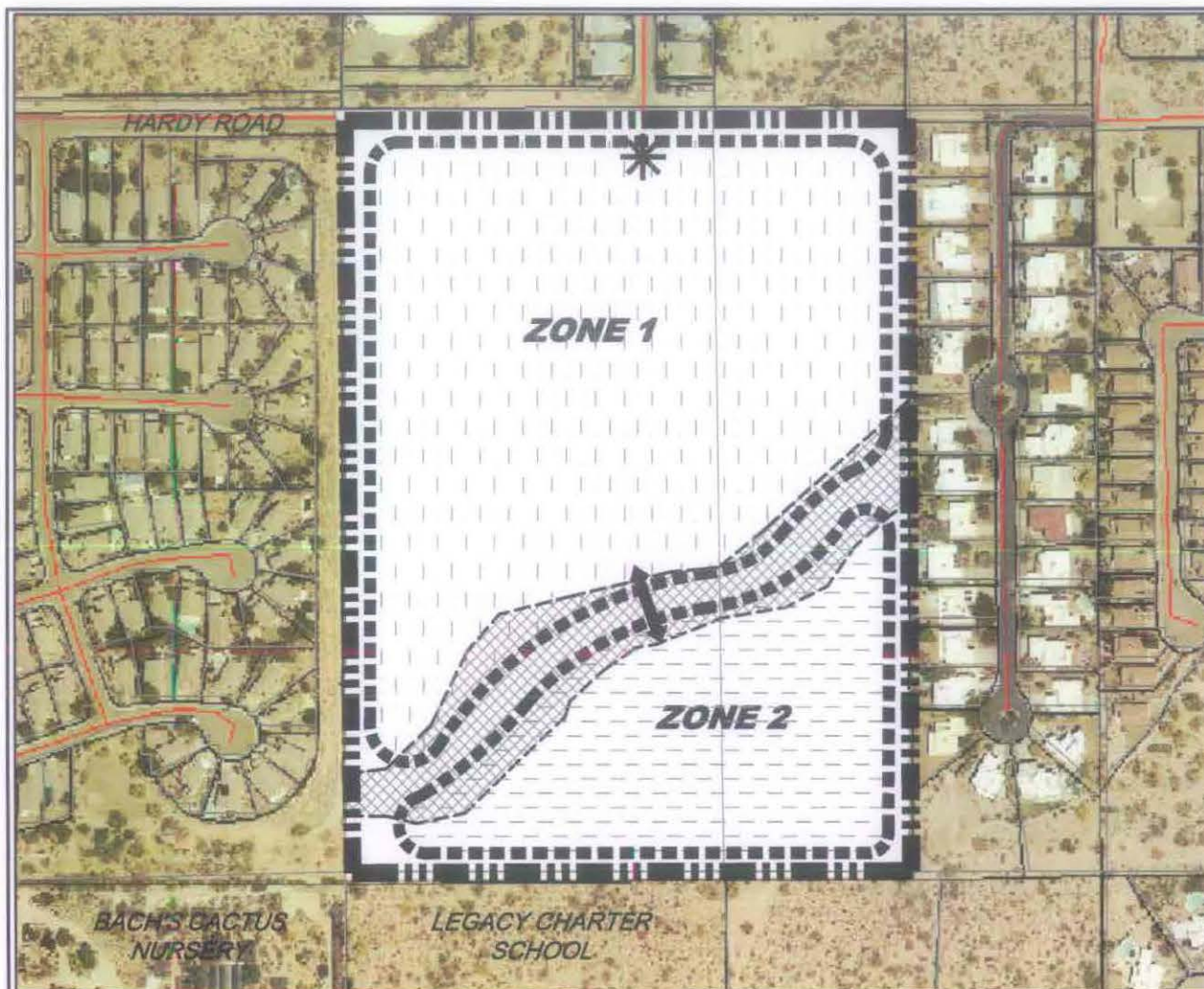


Planning and Zoning Commission Hearing: September 25, 2013

Map Scale: 10,000

Board of Supervisors Hearing: November 19, 2013

Map Date: August 20, 2013



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

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. Perimeter buffers along Hardy Road and along the project's west and east boundaries will utilize salvaged native-desert tree and shrub specimens so as to achieve a mature character in the project edges as rapidly as possible.
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
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917

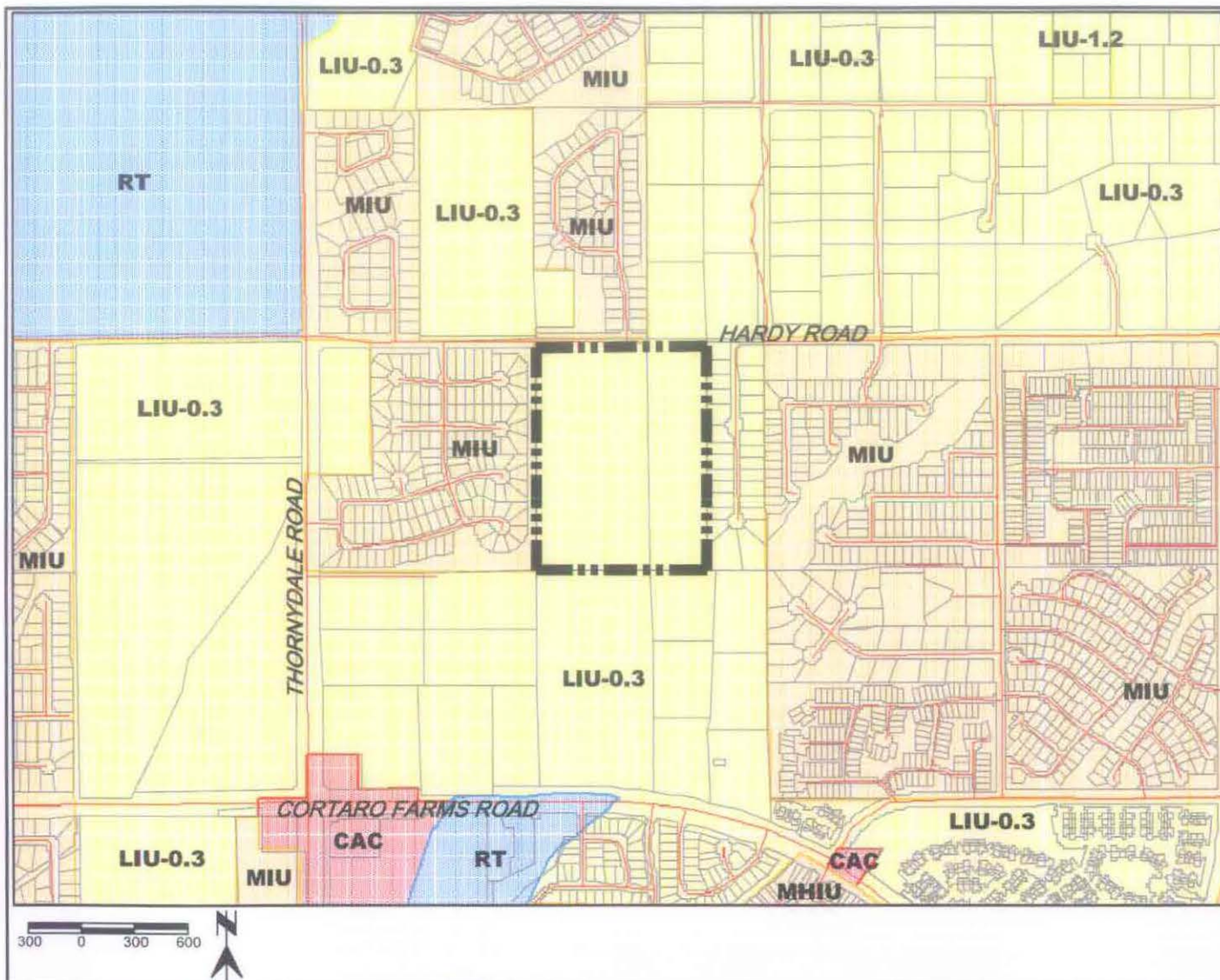


11047 N. Cloud View Place
Tucson, AZ 85737
(520) 877-8037

Red Point Development, Inc.

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

FRAMEWORK PLAN



LEGEND

- Boundary of Subject Plan Amendment Request
- CAC -- Community Activity Center
- NAC -- Neighborhood Activity Center
- MHIU -- Medium High Intensity Urban
- MIU -- Medium Intensity Urban
- LIU-1.2 -- Low Intensity Urban 1.2
- LIU-0.3 -- Low Intensity Urban 0.3
- RT -- Resource Transition

NOTES:

1. Subject Property Existing Comprehensive Plan Designation: LIU-0.3
2. Requested Designation: MIU (Entire 30 acres)

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



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Red Point Development, Inc.

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 COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU

COMPREHENSIVE PLAN
 DESIGNATIONS

Low Intensity Urban

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

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

Low Intensity Urban 0.3

'LIU-0.3' or 'C-0.3' on the Land Use Plan Maps

- (a) Minimum - (none)
 - (b) Maximum - 0.3 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 0.7 RAC with 30 percent cluster open space, plus 20 percent natural open space, or
 - (ii) Gross density of 1.2 RAC with 30 percent cluster open space, plus 40 percent natural open space.
 - (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - (i) Minimum (none)
 - (ii) Maximum 0.3 RAC.
 - (iii) The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 0.7 RAC with 30 percent cluster open space plus 30 percent natural open space.
- c. Zoning Districts
- 2) Within **Low Intensity Urban 0.5 and Low Intensity Urban 0.3**, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - (a) GC Golf Course Zone
 - (b) SR Suburban Ranch Zone
 - (c) SR-2 Suburban Ranch Estate Zone
 - (d) SH Suburban Homestead Zone
 - (e) CR-1 Single Residence Zone
 - (f) CR-2 Single Residence Zone
 - (g) CR-3 Single Residence Zone
 - (h) MR Major Resort Zone
 - (3) Open Space Standards for MR Major Resort Zone: In **Low Intensity Urban 1.2, 0.5, and 0.3**, the following minimum open space requirements shall apply within areas rezoned MR Major Resort Zone. Open space for purposes of these requirements shall be natural open space.
 - (a) Low Intensity Urban 1.2 - 15 percent.
 - (b) Low Intensity Urban 0.5 - 20 percent.
 - (c) Low Intensity Urban 0.3 - 30 percent.

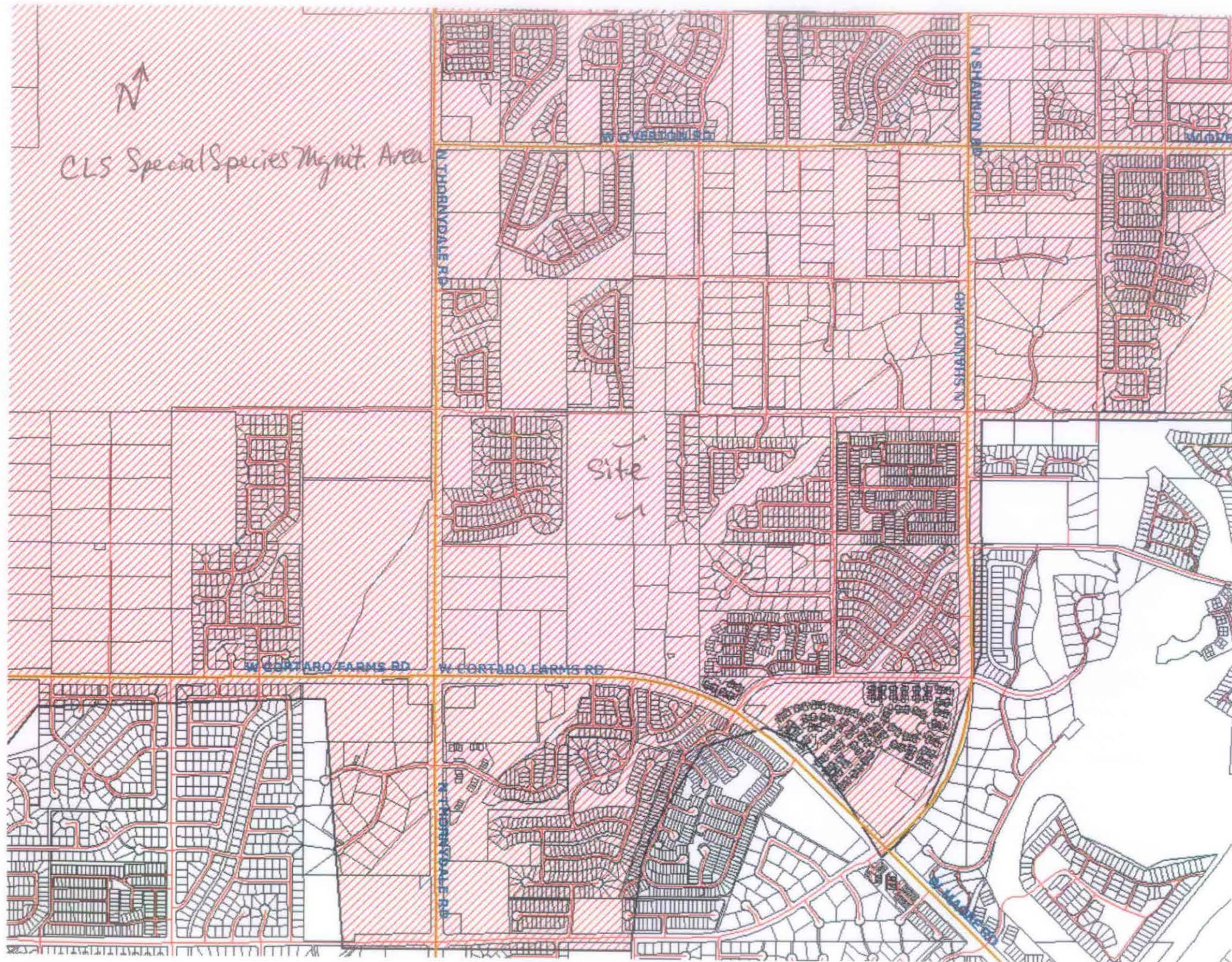
Medium Intensity Urban 'MIU' or 'D' on the Land Use Plan Maps

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



CLS Special Species Mgmt. Area

Site 1





CITY OF
TUCSON

TUCSON WATER
DEPARTMENT

July 25, 2013

Pima County Development Services Department
Planning Division, Subdivision Coordination
201 N. Stone Ave, Second Floor
Tucson, AZ 85701-1207

RECEIVED
AUG 01 2013

BY:

Attn: David Petersen

SUBJECT: Water Availability for project: Hardy - Thornydale Associates, Co7-13-06, APN: 22529009F, 22529009D, Case #: N/A, T-12, R-13, SEC-29, Lots: 99999999, Location Code: UNI, Total Area: 30.1ac.

Our records indicate the subject project lies within the service area of another water provider. Therefore Tucson Water cannot commit water service to this project.

Please contact the Arizona Corporation Commission at 628-6550 to determine the appropriate water provider to contact with your request for water service.

If you have any questions, please call me at New Development at 791-4718.

Sincerely,

Scott Schladweiler, P.E.
Engineering Manager
Tucson Water Department

SS:mg
CC: File



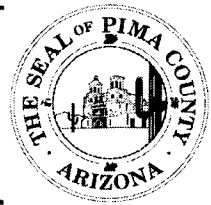
NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TTY (520) 791-2639 • www.cityoftucson.org





MEMORANDUM

Planning & Development
Regional Flood Control District



DATE: September 6, 2013

A handwritten signature in black ink, appearing to read "Greg Saxe".

TO: David Peterson, DSD
Senior Planner

FROM: Greg Saxe, M.R.P. Ph.D.
Environmental Planning Manager

SUBJECT: Co7-13-06 Hardy-Thornycastle Associates, et al – W. Hardy Road –
Comprehensive Plan Amendment

I have reviewed the subject request and have the following comments:

1. One mapped regulatory watercourse impacts the site. While there is no FEMA Special Flood Hazard Area associated with it, the entire site has been mapped by the District as being subject to a half foot of sheet flooding.
2. The wash also has Pima County Regulated Riparian Habitat (PCRRH) that is designated as Xeroriparian C associated with it.
3. Typically post development floodplains and habitat are preserved within open space. While not addressed within the application or clearly depicted on the "framework plan" in follow up correspondence the applicant's representative has stated their intent to avoid floodplains and habitat. Furthermore the plan notes the requirement to work with the District on these designs.

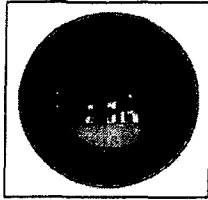
In conclusion, PCRFCFCD has **no objection** to this request subject to the recommended rezoning policy below.

- a. Post development floodplains and riparian habitat shall be preserved in open space and be identified on the PDP and Plat. This open space shall be protected by covenant and management responsibility identified on the Plat.

Please feel free to contact me with any questions or concerns on these comments.

GS/sm

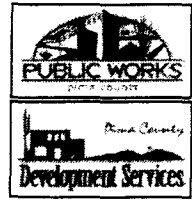
cc: File



PIMA COUNTY COMPREHENSIVE PLAN

2013 PLAN AMENDMENT PROGRAM

Application Form



SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): Hardy-Thornsdale I Associates c/o Larry Kreis, General Mgr.
Fidelity National Title Trust #10760 Red Point Development, Inc.
DAYTIME PHONE: 520.408.2300 **FAX:** 520.408.2600
ADDRESS: 8710 N. Thornsdale Road Suite 120
Tucson, AZ 85742 **E-MAIL:** lkreis@redpointdevelopment.com
APPLICANT (if other than owner): Jim Portner, Projects International, Inc.
DAYTIME PHONE: 520.850.0917 **FAX:** 520.760.1950
ADDRESS: 10836 E. Armada Lane
Tucson, AZ 85749-9460 **E-MAIL:** jportner@projectsintl.com

SECTION II. AMENDMENT REQUEST INFORMATION

TAX CODE NO(S): 225-29-009d & 225-29-009f
TOTAL ACRES: 30
GENERAL PROPERTY LOCATION: On Hardy Road, approximately 1/4 mile east
of Thornsdale Road
COMPREHENSIVE PLAN SUBREGION(S): Northwest
ZONING BASEMAP(S): 114 **BOARD OF SUPERVISORS DISTRICT:** 1
CURRENT/CONDITIONAL ZONING: SR
EXISTING LAND USE: Vacant Land
CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): LIU 0.3
REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S): MIU (entire property)

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

None apply to this specific property.

None proposed at this point in the process.

SECTION III. SURROUNDING PROPERTIES INFORMATION

CURRENT PLANNED LAND USE DESIGNATIONS OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: MIU & LIU **SOUTH:** LIU
EAST: MIU & LIU **WEST:** MIU

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: CR-4 subdivision and unsubdivided residences
SOUTH: Charter school, cactus nursery, unsubdivided residences, vet clinic
EAST: CR-4 and CR-5 subdivisions
WEST: CR-5 subdivision and office complex

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

NORTH: CR-4 & SR **SOUTH:** SR
EAST: CR-4, CR-5 & SR **WEST:** CR-5 & CB-1

SECTION IV. REASONS FOR PROPOSED AMENDMENT

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

See attached narrative for discussion.

SECTION IV. REASONS FOR PROPOSED AMENDMENT

1. Location and General Nature of Request

Red Point Development, Inc., through its Hardy-Thornycroft I Associates entity, and in conjunction with its Fidelity National Title Trust No. 10760, is seeking a comprehensive plan amendment for its 30-acre property located on the south side of Hardy Road, approximately ¼ mile east of Thornycroft Road. Thornycroft Road is a three-lane uncurbed roadway (with continuous center left-turn lane), while Hardy Road is a two-lane facility that is uncurbed and which terminates near the east end of the subject property.

From a land use perspective, the site is located within an emerging residential subdivision context. Existing CR-4 and CR-5 developed residential subdivisions



bracket the site on the immediate west, north, and east. Broadening out from there, CR-3, CR-4 and CR-5 subdivision dot the area. While undeveloped, remnant SR-zoned holdings and unsubdivided SR residences still exist, the area's trend toward higher-density residential development is clear. Further to the west, along Thornycroft Road, an

established professional office complex (Sunnyvale Office Plaza) is in place, while the Bach's Cactus Nursery operates to the immediate south adjacent to the Legacy Traditional Charter School and the Cortaro Farms Pet Hospital. This land use mix of residential and non-residential is easily discerned on the aerial photo and context exhibit provided with this comprehensive plan application.

With the above in mind, the subject property represents an infill residential development that will fit within a similar residential context. The project is envisioned as containing a single-family residential subdivision similar in type and density to that which already exist immediately adjacent to the west, north, and east. While perhaps an even higher-density residential product might be desirable from a variety of regional planning and multi-modal transportation perspectives, it is believed that the need to respect the adjacent, established residential subdivisions is most appropriate in this particular case, thereby making a match of similar densities the more intelligent approach.

2. Requested Comprehensive Plan Designation

The requested comprehensive plan designation for this entire property is a Medium Intensity Urban (MIU), which will accommodate the envisioned use described above. This designation is consistent with that of the existing subdivisions in the vicinity of the project site.

3. Reasons for Plan Amendment Request

As mentioned above, the site is envisioned as ultimately being a single-family residential use of similar density to those already bracketing the site. This land use is justified in light of the emerging similar residential context throughout the larger context and the residential components that area already in place immediately adjacent to the site. This approach conforms with a variety of land planning principles, as discussed below.

a. Implementation of Growing Smarter Act

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

Mix of Land Uses

Given the emerging urbanization trend in the larger area and taking into account the property's immediate context, the site is best developed as a residential subdivision in order to best fit with the immediate context. The objective of a mix of uses is still served, even under the approach, when the larger context is considered, in that same area already contains residential, office, public park and golf course, and private-preserve uses. With proper design, the proposed residential subdivision on the subject property can integrate well with its existing residential neighbors to the west, north, and east, as well as appropriately buffer the undeveloped lands to the immediate south.

Take Advantage of Compact Building Designs

The project will promote a residential component and endeavor to locate the units in clustered, compact spatial arrangements that afford opportunities for efficient on-site infrastructure while, at the same time, creating open space elements that are valuable in size and continuity. An existing Xeroriparian "C" area on the site will be incorporated as an open space amenity, greenway corridor, and significant buffer for the undeveloped site to the immediate south.

Multi-Modal Transportation Opportunities

An expansion of residential development throughout the area will contribute to larger regional opportunities for multi-modal transportation. The Thornydale Road corridor functions as important north-south transportation artery and is suitable for future expansion of the existing bicycle routes and public transit. Hardy Road will always remain, on the other hand, a minor or secondary arterial.

Rational Infrastructure Expansion and Improvements

The proposed plan amendment adheres to this principle. Intelligent and efficient growth demands the intelligent and efficient use of established infrastructure. The proposed plan amendment site represents an important infill opportunity that will be held accountable for appropriately completing the Hardy Road infrastructure along its frontage, constituting a fair-share responsibility and appropriately paying for its impacts to the larger infrastructure framework.

Conservation of Natural Resources

The plan amendment site falls within the *Multiple Use Management Area (MUMA)* classification of the Conservation Lands System (CLS) and is also subject to its Special-Species Management overlay, thereby increasing the CLS's established conservation and mitigation guidelines. The site also contains a Xeroriparian "C" corridor, which will be accommodated and integrated as an open-space amenity into the project's final design.

Going forward, the site's final development program will be promulgated in consultation with Pima County Office of Sustainability & Conservation staff, as well as key private stakeholders, so as to achieve a development concept that satisfies the property owner's objectives while also recognizing applicable CLS policies, the latter of which will be achieved through on-site set-asides or a combination of on-site and off-site mitigation.

Red Point Development, Inc. has significant past experience in balancing development objectives with habitat concerns and in working closely with stakeholders from the environmental community to promulgate mutually acceptable solutions. These efforts have resulted in the establishment of important wildlife corridors as part of large masterplanned projects. We will bring this same commitment and good-faith approach to the present project in working with Pima County staff and private environmental interests.

The CLS topic is discussed further below in Section 3.b (Open Space Element, Environmental Element) and Section 3.f (Compatibility with Conservation Lands System).

b. Implementation of Comprehensive Plan Policies, etc.

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

Land Use Element

Cultural Heritage (RP 1.B; p. 4). While the trend toward residential development in the surrounding area is clear, important public and private cultural elements in the immediate area. These would include the Tucson Audubon Society and Arthur Pack Regional Park and Golf Course. That being said, no site-specific buffering, mitigation requirements, or operational parameters as necessary with the subject property to appropriately protect these resources.

Site Design and Housing. With respect to site planning, the Project will provide appropriate on-site buffering and screening and be of a human scale that visually integrates well into the established residential neighborhoods to the east, south and southeast (*RP 1.C.1.a, b & c, p.15*). With respect to compact development, the Project will promote an appropriate-density residential infill adjacent to established, similar uses (*RP 1.C.2, p.15*). A primary element of the project will be providing adequate buffering and intelligent placement of the units so as to properly buffer these existing uses while, even more importantly, protecting the undeveloped property to the immediate south. Setting aside portions of the existing Xeroriparian "C" areas on the site will be a key element of this objective.

Public Services and Facilities

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

Flood Control Policies. All surface drainage and hydrologic design will proceed in full conformance and coordination with the Pima County Regional Flood Control District (PCRFCDD). Any disturbance to natural drainages (Xeroriparian "C") for vehicular and pedestrian crossings, etc. will proceed in close coordination with RFCD staff, the Pima County Office of Sustainability and Conservation, and be suitably mitigated. Emphasis will be placed on as-is preservation where feasible (*RP 1.D.2, p.17*).

Solar Energy Systems

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

Subdivision/Development Design. This residential use will be designed in compact units so as to minimize large paved areas. Landscape elements will be clustered into grouped tree plantings, as opposed to systematically rowed in "orchard" fashion, so as to enhance pavement shading and reduce surface heating. Landscape and pedestrian amenity areas will emphasize the provision of shaded areas to create usable outdoor spaces, and the existing Xeroriparian "C" areas on the site will represent a priority preservation element so as to counter-balance newly introduced paved surfaces (*RP 1.E.2, p.20*).

Circulation Element

Timing/Concurrency. Transportation infrastructure necessary to serve the plan amendment is in place. Hardy Road is an uncurbed street that clearly needs improvements to support the planned residential subdivision. Concurrency requirements for this segment of Hardy Road along the project's frontage will be evaluated in detail at the time of rezoning. Off-site improvements to it as necessary to serve the specific needs of the proposed development will be completed at developer expense (*RP 2.A, p.22*). Any such project-specific improvements will be coordinated with the Pima County Department of Transportation and any improvements resulting in capacity enhancements to the regional transportation system will be evaluated for potential impact fee credits.

Neighborhoods. New traffic generated by the proposed plan amendment site will be routed directly to established/adjacent public streets and not through any adjacent neighborhoods (*RP 2.C, p.22*).

Density and Land Use. The project will promote a appropriate-density residential use along established public roadway that will be suitably improved at developer expense (*RP 2.F, p.22*).

Bikeways. Public bikeways already exist along Thornydale Road; no bikeways exist along Hardy Road. If appropriate, they will be addressed in conjunction with whatever public street improvements are deemed necessary to Hardy Road by the Pima County Department of Transportation (PCDOT) along the project frontage (*RP 2.K, p.23*).

Water Resources Element

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

Open Space Element

The proposed plan amendment site will be evaluated for its value within the larger regional open space equation for Pima County (*RP 4, p.32*). This evaluation, in conjunction with the application of the Maeveen Marie Behan Conservation Lands System (CLS) policies, will ultimately lead to an appropriate treatment of the site in terms of suitable open space set-aside areas. The final particulars of this treatment will not be finalized until a specific, detailed development plan for the site is presented at the time of future rezoning submittal and formally documented in the attendant Site Analysis document. The ultimate open space and CLS equation for this site will be promulgated in coordination with the Pima County Office of Sustainability and Conservation and other key private stakeholders from the environmental community.

Growth Area Element

Increase Mix of Land Uses. The project will not further increase the mix of uses in the surrounding area, only because it is most appropriate in this particular case to "match" the type and density of the existing subdivisions which bracket it to the west, north, and east. Broadening out from the

subject property, however, the surrounding area is still an emerging mix of residential, office, commercial, and public/institutional uses (*RP 5.C & F, p.33*).

Environmental Element

Natural Resources. The project will recognize and help implement the goals and intent of the Maeveen Marie Behan Conservation Lands System (MMBCLS). The site is designated as *Multiple Use Management Area (MUMA)* and also contains Xeroriparian "C" areas. Further, the site is subject to the CLS Special-Species Management overlay.

The final particulars of the ultimate CLS solution for this plan amendment site will not be finalized until a specific, detailed development plan for the site is presented at the time of future rezoning submittal and formally documented in the attendant Site Analysis document. The ultimate open space and CLS equation for the property will be promulgated in coordination with the Pima County Office of Sustainability and Conservation and other key private stakeholders from the environmental community. CLS-related mitigation for impacted areas will be accomplished by on-site set-asides, off-site mitigation areas, or a suitable combination of the two.

As mentioned earlier, Red Point Development, Inc. has significant past experience in balancing development objectives with habitat concerns and in working closely with stakeholders from the environmental community to promulgate mutually acceptable solutions. These efforts have resulted in the establishment of important wildlife corridors as part of large masterplanned projects. We will bring this same commitment and good-faith approach to the present project in working with Pima County staff and private environmental interests.

c. Existing Relevant/Applicable Special-Area Policies.

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

d. Existing Relevant/Applicable Rezoning Policies.

There are no adopted rezoning policies that apply to this specific plan-amendment site. However, Rezoning Policy *RP-84 (N. Thornydale Road)* is relevant, in that it was adopted by the Board of Supervisors for a recent plan

amendment in the general area. *RP-84* includes the following stipulations for the future rezoning application of a parcel near Thornydale Road and Cortaro Farms Road:

- A rezoning for the property shall fully comply with Conservation Lands System (CLS) Conservation Guidelines.
- The property owner shall consult with the environmental community, specifically including Tucson Audubon Society at the Mason Audubon Center on N. Thornydale Road, during development of a rezoning for the property.

e. Potential/Proposed Special-Area or Rezoning Policies

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

f. Compatibility with Conservation Lands System (CLS)

The site is primarily designated as *Multiple Use Management Area (MUMA)*, with portions of it also containing Xeroriparian C" areas. The property is further subject to the CLS Special-Species Management overlay. The final particulars of the ultimate CLS solution for this plan amendment site will not be finalized until a specific, detailed development plan for the site is presented at the time of future rezoning submittal and formally documented in the attendant Site Analysis document. The ultimate open space and CLS equation for the property will be promulgated in coordination with the Pima County Office of Sustainability and Conservation and other key private stakeholders from the environmental community. CLS-related mitigation for impacted areas will be accomplished by on-site set-asides, off-site mitigation areas, or a suitable combination of the two.

As mentioned earlier, Red Point Development, Inc. has significant past experience in balancing development objectives with habitat concerns and in working closely with stakeholders from the environmental community to promulgate mutually acceptable solutions. These efforts have resulted in the establishment of important wildlife corridors as part of large masterplanned projects. We will bring this same commitment and good-faith approach to the present project in working with Pima County staff and private environmental interests.

g. Impact on Existing Land Uses in the Surrounding Area

Development of the proposed plan amendment site as an appropriate-density residential use will be inconsistent with the developed character of the prevailing area. Special care must be given to the treatment of perimeters so as to appropriately buffer existing to the west, north, and south and, more importantly, the undeveloped property to the immediate south. It is envisioned that these goals can be suitably met with intelligent, thoughtful design, prudent use of the Xeroriparian "C" areas for buffering purposes, and in promulgating an equation for *Conservation Lands System (CLS)* mitigation that achieves a proper balance between site development, its impacts, and natural-area set-asides, whether on-site or off-site.

SECTION V.

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

A. Landscape Resources

1. MMBCLS Category

The site is designated as *Multiple Use Management Area (MUMA)* and is also subject to the CLS Special-Species Management overlay.

2. Critical Landscape Linkages

The subject site occurs near the southern terminus of Critical Landscape Linkage No. 2, located roughly between the Santa Catalina Mountains and the Tortolita Mountains.

3. Habitat Protection or Community Open Space Acquisition

The subject site is indicated as a "Secondary Priority – Private" property for habitat protection on Pima County's SDCP Mapguide. Pima County has tendered no offers to purchase the property in the past.

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

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

a. The site occurs within Survey Zone 1. The site is a part of Priority Conservation Area (PCA) No. 1 for this species, as is the entire surrounding region.

b. The Arizona Game and Fish HDMS report for this site indicates known locations of the cactus ferruginous pygmy-owl within three (3) miles of the site (a copy of the HDMS report is attached for reference).

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

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

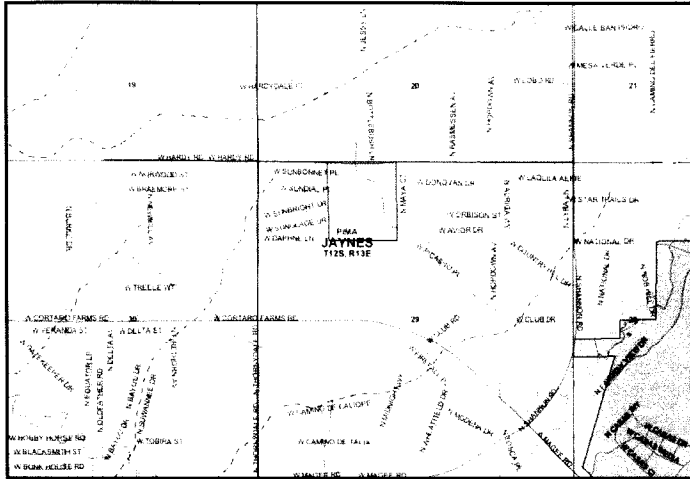
Arizona's On-line Environmental Review Tool

Search ID: 20130419020187

Project Name: Thornydale Hardy

Date: 4/19/2013 7:20:21 AM

Project Location



Project Name: Thornydale Hardy

Submitted By: Linda Weaver

On behalf of: ACOE

Project Search ID: 20130419020187

Date: 4/19/2013 7:20:17 AM

Project Category: Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, New construction

Project Coordinates (UTM Zone 12-NAD 83): 496120.299, 3580840.131 meter

Project Area: 34.092 acres

Project Perimeter: 1489.826 meter

County: PIMA

USGS 7.5 Minute Quadrangle ID: 1727

Quadrangle Name: JAYNES

Project locality is currently being scoped

Location Accuracy Disclaimer

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Bat Colony					
Dendrocygna bicolor	Fulvous Whistling-Duck	SC			
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE			WSC
Myotis velifer	Cave Myotis	SC		S	
Tumamoca maddougallii	Tumamoc Globeberry		S	S	SR

Arizona's On-line Environmental Review Tool
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Project Name: Thornydale Hardy
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Please review the entire receipt for project type recommendations and/or species or location information and retain a copy for future reference. If any of the information you provided did not accurately reflect this project, or if project plans change, another review should be conducted, as this determination may not be valid.

Arizona's On-line Environmental Review Tool:

1. This On-line Environmental Review Tool inquiry has generated recommendations regarding the potential impacts of your project on Special Status Species (SSS) and other wildlife of Arizona. SSS include all U.S. Fish and Wildlife Service federally listed, U.S. Bureau of Land Management sensitive, U.S. Forest Service sensitive, and Arizona Game and Fish Department (Department) recognized species of concern.
2. These recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation). These recommendations are preliminary in scope, designed to provide early considerations for all species of wildlife, pertinent to the project type you entered.
3. This receipt, generated by the automated On-line Environmental Review Tool does not constitute an official project review by Department biologists and planners. Further coordination may be necessary as appropriate under the National Environmental Policy Act (NEPA) and/or the Endangered Species Act (ESA).

The U.S. Fish and Wildlife Service (USFWS) has regulatory authority over all federally listed species under the ESA. Contact USFWS Ecological Services Offices: <http://arizonaes.fws.gov/>.

Phoenix Main Office
2321 W. Royal Palm Road, Suite 103
Phoenix, AZ 85021
Phone 602-242-0210
Fax 602-242-2513

Tucson Sub-Office
201 North Bonita, Suite 141
Tucson, AZ 85745
Phone 520-670-6144
Fax 520-670-6154

Flagstaff Sub-Office
323 N. Leroux Street, Suite 101
Flagstaff, AZ 86001
Phone 928-226-0614
Fax 928-226-1099

Disclaimer:

1. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area.
2. The Department's Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there.
3. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HDMS data contains information about species occurrences that have actually been reported to the Department.

Arizona Game and Fish Department Mission

To conserve, enhance, and restore Arizona's diverse wildlife resources and habitats through aggressive protection and

management programs, and to provide wildlife resources and safe watercraft and off-highway vehicle recreation for the enjoyment, appreciation, and use by present and future generations.

Project Category: Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

Based on the project type entered; coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered; coordination with Arizona Department of Water Resources may be required (<http://www.water.az.gov/adwr/>)

Based on the project type entered; coordination with County Flood Control districts may be required.

Based on the project type entered; coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>)

Based on the project type entered; coordination with U.S. Army Corps of Engineers may be required (<http://www.spl.usace.army.mil/regulatory/phonedir.html>)

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.

During planning and construction, minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g. microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g. livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before and after project activities to reduce the spread of invasive species. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture

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website for restricted plants

<http://www.azda.gov/PSD/quarantine5.htm>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control: <http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/h_f/hunting_rules.shtml.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (including spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources,

wetlands, streams, springs, and/or riparian habitats.

Planning: consider impacts of lighting intensity on mammals and birds and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Project Location and/or Species recommendations:

Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact:
Ecological Services Office
US Fish and Wildlife Service
2321 W. Royal Palm Rd.
Phoenix, AZ 85021-4951
Phone: 602-242-0210

Arizona's On-line Environmental Review Tool

Search ID: 20130419020187

Project Name: Thornydale Hardy

Date: 4/19/2013 7:20:21 AM

Fax: 602-242-2513

Heritage Data Management System records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area (refer to page 1 of the receipt). Please contact:

Arizona Department of Agriculture

1688 W Adams

Phoenix, AZ 85007

Phone: 602-542-4373

Recommendations Disclaimer:

1. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project.
2. These recommendations are proposed actions or guidelines to be considered during **preliminary project development**.
3. Additional site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. The Department is interested in the conservation of all fish and wildlife resources, including those Special Status Species listed on this receipt, and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
6. **Further coordination requires the submittal of this initialed and signed Environmental Review Receipt with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information**

(including site map).

7. Upon receiving information by AZGFD, please allow 30 days for completion of project reviews. Mail requests to:

Project Evaluation Program, Habitat Branch

Arizona Game and Fish Department

5000 West Carefree Highway

Phoenix, Arizona 85086-5000

Phone Number: (623) 236-7600

Fax Number: (623) 236-7366

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1. This Environmental Review and project planning website was developed and intended for the purpose of screening projects for potential impacts on resources of special concern. By indicating your agreement to the terms of use for this website, you warrant that you will not use this website for any other purpose.
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4. This Environmental Review is based on the project study area that was entered. The review must be redone if the project study area, location, or the type of project changes. If additional information becomes available, this review may need to be reconsidered.

Arizona's On-line Environmental Review Tool

Search ID: 20130419020187

Project Name: Thornydale Hardy

Date: 4/19/2013 7:20:21 AM

5. A signed and initialed copy of the Environmental Review Receipt indicates that the entire receipt has been read by the signer of the Environmental Review Receipt.

Security:

The Environmental Review and project planning web application operates on a complex State computer system. This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system expressly consents to such monitoring and is advised that if such monitoring reveals possible evidence of criminal activity, system personnel may provide the evidence of such monitoring to law enforcement officials. Unauthorized attempts to upload or change information; to defeat or circumvent security measures; or to utilize this system for other than its intended purposes are prohibited.

This website maintains a record of each environmental review search result as well as all contact information. This information is maintained for internal tracking purposes. Information collected in this application will not be shared outside of the purposes of the Department.

If the Environmental Review Receipt and supporting material are not mailed to the Department or other appropriate agencies within six (6) months of the Project Review Receipt date, the receipt is considered to be null and void, and a new review must be initiated.

Print this Environmental Review Receipt using your Internet browser's print function and keep it for your records. Signature of this receipt indicates the signer has read and understands the information provided.

Signature: _____

Date: _____

Proposed Date of Implementation: _____

Please provide point of contact information regarding this Environmental Review.

Application or organization responsible for project implementation

Agency/organization: _____

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

Person Conducting Search (if not applicant)

Agency/organization: _____

Arizona's On-line Environmental Review Tool
Search ID: 20130419020187
Project Name: Thornydale Hardy
Date: 4/19/2013 7:20:21 AM

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

David Petersen

From: JIM PORTNER <jportner@projectsintl.com>
Sent: Thursday, September 05, 2013 2:33 PM
To: David Petersen
Subject: Co7-13-06 Hardy Road Comp Plan site
Attachments: Activity Log.Hardy Road.pdf; Hardy Email 1.rtf; Hardy Email 1 Response.rtf; Hardy Email 2.rtf; Hardy Email 2 Response.rtf; Cover Letter.Hardy Road.pdf; Fact Sheet.Hardy.pdf; 4-24-13 Hardy Comp Plan Set.pdf

David:

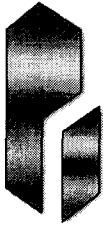
Here's the log for Hardy Road.

Here's the two emails (and my responses) that I received following the general mailing:

The general mailing packets contained color copies of the following items:

jp

Jim Portner, Principal
Projects International Inc.
Mailing Address:
P.O. Box 64056
Tucson, AZ 85728-4056
Street/Delivery Address:
10836 E. Armada Lane
Tucson, AZ 85749-9460
Office Phone 520.760.1976
Office Fax 520.760.1950
Cell Phone 520.850.0917



PROJECTS INTERNATIONAL, Inc.

10832A - Sunnyvale
Sunnyvale, CA 95034
Tel: 850.0917
www.projectsintl.com

10832A - Sunnyvale
Sunnyvale, CA 95034
Tel: 850.0917
www.projectsintl.com

TO: Nearby Property Owners and Neighborhood or Homeowners Associations
FROM: Jim Portner, Projects International, Inc.
DATE: July 26, 2013
RE: **Request to Amend the Pima County Comprehensive Plan**
30 Acres on the south side of Hardy Road, approximately ¼ mile east of Thornydale Road

I'm sending you this packet of information because you own property, or are representative of a nearby homeowners or neighborhood association, within 1000' of a request we have filed to amend the Pima County Comprehensive Plan. This request pertains to the vacant 30-acre property located on the south side of Hardy Road, approximately ¼ mile east of Thornydale Road, between the existing Sunnyvale and Maya Estates subdivisions, and across Hardy Road from the existing Saguaro Vista subdivision.

Please recognize that this current request to amend the Pima County Comprehensive Plan is not a specific development proposal or design and that no development is imminent. This is a conceptual exercise and a public review process that is required before we can proceed with any future detailed plans. At this time, we have only a conceptual idea that the property would comprise a residential use that is consistent in character and density of the existing residential subdivisions adjacent to it. Such generalized thinking is appropriate at this stage, in that the focus of the Plan Amendment process is not final design, but instead the conceptual land-use category of the property in question and whether the proposed category is appropriate given its surroundings and the trends of the area.

After this Plan Amendment process -- and before any actual development can ever occur -- an entirely separate and subsequent *Rezoning* application is required. This is another public process, wherein you will be formally notified and be allowed to offer your comments and opinions and to attend public hearings before the Planning & Zoning Commission and the Board of Supervisors. It is at this *Rezoning* stage that we must come forward with a specific plan of the development, its residential particulars, together with a specific design and all of the detailed engineering, drainage, and traffic analyses necessary to fully address the impacts of the proposed project and to insure that the developer is held accountable for whatever street improvements, drainage provisions, buffers, etc. are necessary to safeguard the surrounding properties.

The purpose of this mailing is to simply provide you with an information packet on our plan amendment request and to offer you my name and contact information for any questions or comments you may have. Enclosed you will find the following informational materials:

- A Fact & Information Sheet describing the major points of the plan amendment request
- A set of three (3) exhibits illustrating the site, its surroundings, and a conceptual framework plan of the generalized land-use components we envision for it

I am the project manager for this application to amend the comprehensive plan. The request was submitted on behalf of Red Point Development, Inc., which has its offices in the Sunnyvale Office Plaza (at the corner of Thornydale and Hardy Road) and which has developed numerous residential and commercial projects within the Thornydale Road corridor over the past twenty-five years.

I encourage you to call or email me with any questions you might have. My cell phone number is 850.0917 and my email is jportner@projectsintl.com. I am also happy to meet with you personally at your request.

Please be advised that a public hearing on this item will occur before the Planning & Zoning Commission on August 28, 2013. You will receive a separate notice about the hearing directly from Pima County. I wanted you to receive the enclosed information before the County's mailing, since it does not provide a great deal of detail.

I look forward to hearing from you.

P.S. – This mailing has been sent to a list of surrounding property owners that was generated by Pima County using property-ownership information on file with the Pima County Assessor's Office. I apologize if the name or address information on your envelope is incorrect in any way.

Fact & Information Sheet

Application & Request to Amend the Pima County Comprehensive Plan Hardy Road east of Thornydale Road

- **Property Location:** on the south side of Hardy Road, approximately ¼ mile east of Thornydale Road.
- **Property Size:** 30 acres.
- **Existing Use of the Property:** the property is vacant.
- **Existing Comprehensive Plan Designation:** *Low Intensity Urban (LIU)*.
- **Proposed/Requested Comprehensive Plan Designation:** *Medium Intensity Urban (MIU)*.
- **Existing Comprehensive Plan Designation of Adjacent Properties:** *Medium Intensity Urban (MIU)* to the west (Sunnyvale residential subdivision), east (Sheva Vistas subdivision), and north (Saguaro Vista subdivision); *Low-Intensity Urban (LIU)* to the north (vacant property and a low-density residential subdivision), east (Maya Estates subdivision), south (Legacy Traditional Charter School) and to the southwest (Bach's Cactus Nursery and Cortaro Farms Pet Hospital).
- **Consistency of Requested Designation with that of the Surrounding Properties:** the requested *Medium Intensity Urban (MIU)* designation is identical to the *MIU* of the existing residential subdivisions to the west, east, and north. The *Low Intensity Urban (LIU)* uses to the south and southwest are non-residential ones (cactus nursery, charter school, pet hospital).
- **Impact on Traffic, Drainage:** the plan-amendment process involves no specific design or plan of development for the site and no development is imminent. This is a conceptual land-use designation only. Furthermore, no development can occur on the property until a wholly separate and future *Rezoning* process is undertaken, at which time a specific plan of the development and specific project design is provided, together with all of the detailed engineering, drainage, and traffic analyses necessary to fully identify and address all impacts.
- **Public Process:** some time in early August, you will receive a separate notice in the mail from Pima County on this plan amendment request. A public hearing will be held on the matter before the Planning & Zoning Commission on August 28, 2013.
- **Contact Information:** please contact Jim Portner of Projects International, Inc. with any questions or comments you might have at cell phone 520.850.0917 or by way of email at jportner@projectsintl.com. I am also glad to meet with you personally, at your convenience, to discuss this request.

Log of Neighborhood & Property Owner Outreach Activities

**South Side of Hardy Road east of Thornydale Road
Comprehensive Plan Amendment Request: LIU to MIU**

Entry #	Date	Description of Activity
1	7/5/13	Due to absence of registered Neighborhood Associations in the vicinity, commence research as to existing/incorporated homeowners association groups. Begin identifying leadership figures for initial contact and discussions through search of available public records. Identify the following HOA's, mailing address and primary officers from corporation commission filings: Saguaro Vista, Maya Estates, Park Lane, Sheva Vistas, and Sunnyvale.
2	7/5/13	Obtain name of Mr. Jim Blake of Copper Rose Management Company, who is the hired company managing the Saguaro Vista HOA . Call and email him with request to meet with the HOA leadership. Transmit, via email, all information (cover letter, fact sheet, graphic exhibits/maps) pertaining to the comp plan request and again ask for a meeting.
	7/8/13	Receive email response from Mr. Blake indicating that he has distributed the information and is waiting to hear back from the board as to whether they'd like to meet.
	7/15/13	After not hearing anything back from him, nudge Mr. Blake with another email/request. No further response received to date.
3	7/8/13	Obtained mailing address only for the Maya Estates HOA . Sent a complete packet of information, along with a cover letter requesting a meeting or that we otherwise discuss any questions/concerns they might have. No response ever received to the mailing/request.

Entry #	Date	Description of Activity
4	7/8/13	Located the name, address, and phone number of a Mr. Dan Dolan as being president of the Sheva Vistas HOA . Mailed him a complete packet of information, along with a cover letter requesting a meeting or that we otherwise discuss any questions/concerns they might have.
	7/11/13	Phoned Mr. Dolan. He was not home but spoke to his wife and left a message that he please call me back regarding the packet that I'd mailed him.
	7/15/13	Called again and Mr. Dolan was not home, that they were busy getting ready to leave town, and that they'd be gone until late July. His wife said that her husband had one primary question: would Hardy Road be extended through to the east? I responded that it was not in the County's near-term improvements and that we didn't care about it one way or another if that was something the neighborhood didn't want to see happen (it seemed pretty clear that they didn't want it extended).
5	7/10/13	Determine that the Sunnyvale HOA is managed by Cadden Community Management in c/o a Mr. David Phillips. No email address available, so I mail him a full packet of info and request a meeting with the HOA leadership.
	7/16/13	Call Cadden to follow-up with Mr. Phillips. Am told that Ms. Annette Gardner now manages the Sunnyvale HOA. Get her email address and send her electronic versions of all materials and, again, request a meeting with the leadership.
	7/18/13	Receive an email from Ms. Gardner saying that she's forward all info to the leadership and is waiting for a response from them regarding a meeting, etc.
	7/29/13	After inquiring again, receive an email saying no response received from the board.

Entry #	Date	Description of Activity
6	7/26/13	<p>After all above attempts to make advanced contact with HOA leadership figures, complete a comprehensive mailing to all property owners within Pima County notification area for the plan amendment request (using the notification list as generated by County staff).</p> <p>Number of pieces mailed: 370 Contents of packets mailed: cover letter (including an explanation of the plan amendment, along with my personal cell phone number and email address, a request that they contact me with any comments or questions, and an offer to meet with them personally at their convenience); a Fact Sheet; a set of three (3) color graphic exhibits/maps (aerial photo/context map, comprehensive plan map, and proposed framework plan and conceptual description of intended development).</p> <p>The above mailing was timed so that the property owners would receive the materials approximately 30 days prior to the originally scheduled Planning & Zoning Commission public hearing on August 28, 2013.</p>
7	8/2-5/13	<p>In response to the above mailing, engage in phone tag and finally speak with a Mr. Mark Rodda (sp?), who is a resident of the adjacent Maya Estates neighborhood. His main concern is in establishing appropriate buffers between their project and ours, in that the typical lot sizes in their subdivision (approx. 13,000 SF) are larger than the size we intend. Was also concerned with insuring that Hardy Road NOT be extended through to the east. I explained that I had mailed a packet and meeting request a month prior to the published address of the HOA, but had never heard anything in return. He said he had heard that the President was circulating some sort of petition, but said he would speak to him about it because our proposal seems reasonable.</p>

Entry #	Date	Description of Activity
8	8/3/13	In response to the general mailing, receive an email from a Mr. Scott Martinez, a nearby resident, indicating that he has no objections to our request. He asks that the project be developed in accordance with all County Codes and that existing pedestrian and bicycle access along the north boundary of the site should be maintained. I respond via email, thanking him for his support, and indicating that his requests are reasonable, can be accommodated, and that he'd have an opportunity to review and comment if we make it to the rezoning state.
9	8/19/13	As a follow-up to the general mailing, receive an email from a Ms. Kathy Harper-Beckett, who indicates that she is a resident of Maya Estates . She is inquiring as to the date/time/etc. of the P&Z hearing, since my mailing said it would take place at the end of August and that she would receive a separate notice from Pima County. I explained that the meeting had been rescheduled to September and that the County would soon be mailing notices explaining the change in scheduling.
10	8/21/13	As follow-up to the general mailing, receive a phone call from a woman who will not give me her name. She said that she received my packet of information, thanked me for it, and wanted to know again when the Planning & Zoning Commission hearing was on the "Hardy Road project". I gave her the information that it had been rescheduled to the September date. It was apparent in her tone that she was in objection to the request. I asked that she and I discuss any questions or concerns she might have, but she would not engaged. I again offered to meet with her or anyone else in the area or to – again – answer her questions via email or my cell phone. Once more, she did not engage and simply said she would be attending the hearing.

From: SCOTT REBECCA MARTINEZ <scottmartinez3@msn.com>
Date: August 3, 2013 5:16:19 PM MST
To: "jportner@projectsintl.com" <jportner@projectsintl.com>
Subject: **30 AC Parcel South of Hardy**

Dear Mr. Portner,

I live at 8830 N. Sky Dancer Circle and I have no objections to request to amend the PCCP for the 30 AC parcel on the south side off Hardy Rd. Thank you for your notification. I know that the development plan has yet to be developed, but I do have a comment and request.

1. This site should be developed following the Pima County Zoning Code and all applicable building codes.
2. Maintain pedestrian and bicycle access through the north section of the property where Hardy Rd ends and the Mayan Estates Subdivision (See pic below). Many of my neighbors and residents in this area use this route on their day walks, runs, and rides. It would also be nice to have a developed soft surface or asphalt path in this area.

If you have any questions you can contact me at this email address or on my cell at 520-349-5869.

Thank you,
Scott Martinez

unknown.jpg –

From: JIM PORTNER <jportner@projectsintl.com>
Date: August 4, 2013 9:48:50 AM MST
To: SCOTT REBECCA MARTINEZ <scottmartinez3@msn.com>
Subject: **Re: 30 AC Parcel South of Hardy**

Dear Scott:

Thank you very much for your email and for your expression of non-objection.

Your requests are completely reasonable and a simple path connection as you've described would be something that we could accommodate in the future development plan for the property. If we're successful at this comprehensive plan stage, the future rezoning process would be where we flesh out the detail of such a connection within the context of the overall design. These plans would, of course, be part of another public process where you'd have the opportunity to see them, review, and comment.

If you have any further questions, etc., I remain available via phone and email and, of course, would be willing to meet with you at your convenience at your home or on the site.

jp

On Aug 3, 2013, at 5:16 PM, SCOTT REBECCA MARTINEZ wrote:
Dear Mr. Portner,

I live at 8830 N. Sky Dancer Circle and I have no objections to request to amend the PCCP for the 30 AC parcel on the south side off Hardy Rd. Thank you for your notification. I know that the development plan has yet to be developed, but I do have a comment and request.

1. This site should be developed following the Pima County Zoning Code and all applicable building codes.
2. Maintain pedestrian and bicycle access through the north section of the property where Hardy Rd ends and the Mayan Estates Subdivision (See pic below). Many of my neighbors and residents in this area use this route on their day walks, runs, and rides. It would also be nice to have a developed soft surface or asphalt path in this area.

If you have any questions you can contact me at this email address or on my cell at 520-349-5869.

Thank you,
Scott Martinez

<hardy-connection.JPG>

Jim Portner, Principal
Projects International Inc.

Mailing Address:

P.O. Box 64056

Tucson, AZ 85728-4056

Street/Delivery Address:

10836 E. Armada Lane

Tucson, AZ 85749-9460

Office Phone 520.760.1976

Office Fax 520.760.1950

Cell Phone 520.850.0917

From: "Kathy J. Harper-Beckett" <tothemorning2002@yahoo.com>
Date: August 19, 2013 9:16:17 AM MST
To: "jportner@projectsintl.com" <jportner@projectsintl.com>
Subject: **Pima County Comprehensive Plan Amendment Request**
Reply-To: "Kathy J. Harper-Beckett" <tothemorning2002@yahoo.com>

Hello, Mr. Portner,

I am requesting information regarding the time for the August 28th meeting before the Planning and Zoning Commission per the letter we received in late July from you. We reside in Maya Estates where our home abuts the property for which the amendment is being sought. You stated in your letter that we would be receiving a separate notice about the hearing directly from Pima County; however, we have received no such notice.

Thanks for your assistance.

Katherine Harper-Beckett

From: Jim Portner <jportner@projectsintl.com>
Date: August 19, 2013 9:52:01 AM MST
To: Jim Portner <jportner@projectsintl.com>
Subject: **Fwd: Pima County Comprehensive Plan Amendment Request**

From: Jim Portner <jportner@projectsintl.com>
Date: August 19, 2013, 9:50:27 AM MST
To: "Kathy J. Harper-Beckett" <tothemorning2002@yahoo.com>
Subject: Re: Pima County Comprehensive Plan Amendment Request

Katherine:

That is because, the week after the mailing I sent, the County decided to reschedule the comp plan amendments originally scheduled for the August mtg to the September 25 P&Z hearing. I voiced my concern vis-a-vis the mailing I had sent and was told they would send out their public notice (for the Sept mtg) before the August mtg so that all of the property owners would know ahead of time that things had been changed by them to September. Obviously, that mailing has not yet occurred.

Once again, as offered in my mailing, I am happy to chat or meet with you and/ or your association leadership to discuss this case further. So far I haven't received any interest in taking me up on that offer. Please let me know. Thank you.

jp

Jim Portner, Principal
Projects International, Inc.
10836 E. Armada Lane
Tucson, AZ 85749-9460
Cell Phone 520.850.0917

Sent from my iPhone

On Aug 19, 2013, at 9:16 AM, "Kathy J. Harper-Beckett"
<tothemorning2002@yahoo.com> wrote:

Hello, Mr. Portner,

I am requesting information regarding the time for the August 28th meeting before the Planning and Zoning Commission per the letter we received in late July from you. We reside in Maya Estates where our home abuts the property for which the amendment is being sought. You stated in your letter that we would be receiving a separate notice about the hearing directly from Pima County; however, we have received no such notice.

Thanks for your assistance.

Katherine Harper-Beckett



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: September 17, 2013

TO: Planning & Zoning Commission

FROM: David Petersen, Senior Planner *DP*

SUBJECT: Co7-13-06 Hardy-Thornydale I Associates, et al. - W. Hardy Road Plan Amendment

Staff received the attached comments from the U.S. Fish and Wildlife Service on September 16, 2013. The comments were received too late to include in the staff report.

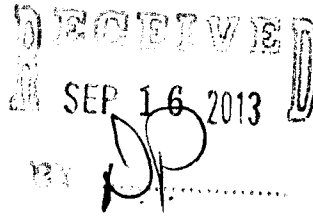


MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

DATE: July 24, 2013

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



FROM: David Peterson, Senior Planner

SUBJECT: Comprehensive Plan Amendment request for your review and comments
Case: Co7-13-06 Hardy-Thornydale I Associates et al. - W. Hardy Road Plan Amendment

USFWS

Reviewer: Scott Richardson

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

Phone: (520) 670-6144 x 242

E-mail: scott_Richardson@fws.gov

- ☐ No Concerns relating to the subject property
- ☒ Yes Concerns relating to the subject property

Description of species impacted, concerns and suggested mitigation measures:

The species potentially impacted is the lesser long-nosed bat (*Leptonycteris curasoae yerbabuenae*), an endangered species listed under the Endangered Species Act, and the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*), a species formerly listed under the Endangered Species Act and a species covered under Pima County's Multi-Species Conservation Plan. The proposed amendment occurs in an area where lesser long-nosed bats have been documented foraging and moving between roosts and foraging areas. It is our recommendation that, if there are saguaros or agaves occurring within the parcel, that they be preserved in place or salvaged and replanted within the parcels. By so doing, there should be no net loss of lesser long-nosed bat forage resources.

With regard to the pygmy-owl, this parcel occurs in an area where various design elements have been incorporated into existing roadways and developments to reduce impacts to and facilitate movement by pygmy-owls. The proposed Comprehensive Plan amendment has the potential to render these actions ineffective. The pygmy-owl is a covered species under Pima County's MSCP and this area is a special species management area for the pygmy-owl under the existing Comprehensive Plan. We strongly recommend that the guidelines outlined within the CLS and Comprehensive Plan be applied to this parcel if the Comprehensive Plan amendment is granted, with no more than 20% of the parcel developed and the remaining 80% configured as natural open space in a way that maintains habitat connectivity as anticipated through existing development and transportation facilities. We recommend that this parcel complies with the CLS guidelines for the special species management designation.

Co7-13-06

**ADDITIONAL BACKUP MATERIAL NOT IN ORIGINAL
PLANNING AND ZONING COMMISSION PACKET**



September 24, 2013

Chairman William Matter and Commissioners
Pima County Planning and Zoning Commission
201 N. Stone Ave, 2nd Floor
Tucson, AZ 85701

Dear Chairman Matter and Commissioners:

Thank you for the opportunity to comment on the proposed Comprehensive Plan Amendment Co7-13-06. I submit these comments on behalf of the Coalition for Sonoran Desert Protection, comprised of 41 local, state, and national organizations working to achieve the long-term conservation of biological diversity and ecological function of the Sonoran Desert through comprehensive land-use planning, with primary emphasis on Pima County's Sonoran Desert Conservation Plan.

This parcel falls into Conservation Lands System (CLS) categories of Multiple Use Management Area with Special Species Management Area overlaying the entire property. CLS guidelines call for on-site conservation and/or off-site mitigation to occur if development commences. These set-asides can help maintain connectivity and open space with the undeveloped parcel bordering the southern edge of the property.

The applicant proposes that the property represents “an infill residential development”, as it is surrounded by development on three sides and will be consistent with surrounding residential areas. However, such was the case in 2001/02 when the undeveloped parcels in the Tortolita Fan area were down-planned, due to, as staff states, “the area’s importance as natural habitat. It was included in the Conservation Lands System.” While the property is considered to be in a more urbanized and emerging residential subdivision area, CLS guidelines do apply.

Staff has recommended approval of the plan amendment request from the applicant, and states that the CLS regulations apply. **We recommend that all CLS guidelines are committed to and fully implemented. Because Special Species Management Area covers the entire property, an 80% mitigation ratio applies to all 30.0 acres of the property.** The applicant states in their proposal that, they will “recogniz(e) applicable CLS policies, the latter of which will be achieved through on-site set-asides or a combination of on-site and off-site mitigation”.

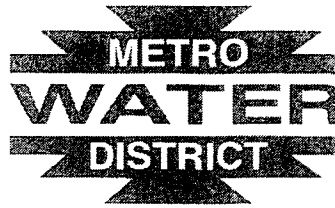
Additionally, we support the conclusions of the United States Fish & Wildlife Service that there should be no net loss of lesser long-nosed bat foraging resources as any saguaros or agaves should be preserved on the property. The USFWS also supports full implementation of the CLS guidelines.

Thank you again for the opportunity to comment on this Comprehensive Plan Amendment application. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Carolyn Campbell". The signature is written in a cursive, flowing style.

Carolyn Campbell
Executive Director



September 23, 2013

David Petersen
Development Services Department-
Planning Division
201 North Stone Avenue, Second Floor
Tucson, AZ 85701

**Re: Hardy-Thornycroft Associates, et al. – W. Hardy Road Plan Amendment
Comprehensive Plan Amendment
Co7-13-06**

Dear Mr. Petersen:

The Metropolitan Domestic Water Improvement District (MDWID) has no objection to the above-referenced proposed Comprehensive Plan Amendment. This parcel lies within the MDWID service area and therefore will be provided water service upon demand.

Please call me at 575-8100 should you need further assistance with regard to this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Timothy Dinkel", is written over a horizontal line.

Timothy Dinkel
Development Supervisor

TD/td

c: Charlie Maish, District Engineer / File
Signature File

Arlan Colton

From: Betty Stamper
Sent: Monday, September 23, 2013 12:15 PM
To: Arlan Colton
Cc: Carla Blackwell
Subject: FW: Website Feedback Form 2013-09-22 07:27 PM Submission Notification

C07-13-03

04
05
06

From: <notification@pima.gov>
Reply-To: <nancymiller007@gmail.com>
Date: Sun, 22 Sep 2013 19:27:43 -0700
To: <communicationsoffice@pima.gov>
Subject: Website Feedback Form 2013-09-22 07:27 PM Submission Notification

Website Feedback Form 2013-09-22 07:27 PM was submitted by Guest on 9/22/2013 7:27:43 PM (GMT-07:00) US/Arizona

Name Nancy Miller **Value** Any Other

First Name Nancy

Last Name Miller

Email nancymiller007@gmail.com

Content graphics Other Issue

Performance usability Other Issue

Page_Link https://webcms.pima.gov/website_feedback

Comments I am a long-time resident of the Sunnyvale subdivision bordered by Hardy Road and Thornydale Road. I am writing to personally, and strongly, oppose any high-density residential or commercial development in the areas surrounding this subdivision. There is already too much. Stores that have been built remain empty. More would only add to the traffic, congestion, noise, and loss of wildlife. There are two development proposals currently being considered for just this type of development. The Tucson Audubon property is adjacent to one of them. Two schools are nearby. Please, Please voice opposition. Thank you.

Response requested No

Thank you, Pima County, Arizona

I **oppose** the proposed request to Amend the Pima County Comprehensive Plan Hardy Road east of Thornydale Road. (Co7-13-06)
Which would change existing use of property from Low Intensity Urban 0.3 to Medium Intensity Urban

	Name	Address	Phone #	Signature
1	Michael McDonough	8634 N Maya CT Tucson AZ	520 395 1620	Michael McDonough
2	Susan McDonough	8634 N. MAYA CT Tucson AZ	395-1620	Susan C McDonough
3	KEN EVANS	8746 N MAYA ST Tucson AZ	579-1806	Ken Evans
4				
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Rec'd. 9-25-13

I **oppose** the proposed request to Amend the Pima County Comprehensive Plan Hardy Road east of Thornydale Road. (Co7-13-06)
 Which would change existing use of property from Low Intensity Urban 0.3 to Medium Intensity Urban

	Name	Address	Phone #	Signature
1	Linda DeBaer	8705 N. Maya Ct	520-360-0145	Linda DeBaer
2	WILMER G. DeBAER	8705 N. MAGY CT	520-548-5483	WM DeBaer
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Rec'd 9-25-13

Amendment to Pima County Comprehensive Plan Hardy Road east of Thornydale Road

I **oppose** the proposed request to Amend the Pima County Comprehensive Plan Hardy Road east of Thornydale Road.

Which would change existing use of property from Low Intensity Urban 0.3 to Medium Intensity Urban

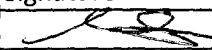
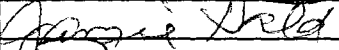
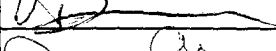
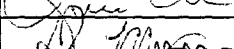
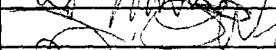
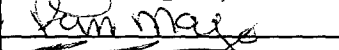


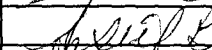
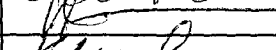
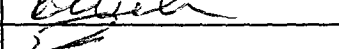
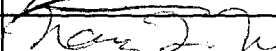
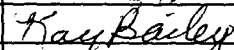
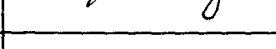
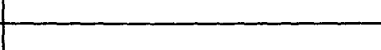

	Name	Address	Phone #	Signature
1	(Ruth) L. Caplan	8761 N. Maya Ct Tucson 85712	(520) 744-6908	RUTH ANN CAMPBELL
2	Delbert Gallego	8606 N. MAYA CT TUCSON AZ	520 579 9424	Delbert Gallego
3	HANS DELVEERT	8789 N. MAYA CT TUCSON AZ	520-572-1255	Hans Delveert
4	KEN FISCHER	8788 N. Maya Ct Tucson 85742	520-579-7286	Ken Fischer
5	Larry Barrera	8732 N. Maya Ct Tuc AZ 85742	909-7653	Larry Barrera
6	Christa Rueda	8718 N. Maya Ct Tucson AZ 85742	981-2353	Christa Rueda
7	John Ensign	8663 N. Maya Ct Tucson AZ 85742	520-795-2807	John Ensign
8	Rory R. R.	8635 N. MAYA Tucson 85742	520-243-4772	Rory R. R.
9	KURT KENAGY	8662 N. MAYA CT. TUCSON 85742	520-744-9753	Kurt Kenagy
10	Liam Giebrandt	8648 N. Maya Ct Tucson 85742	520-744-7469	Liam Giebrandt
11	Jamie Harkins	8607 N. Maya Ct Tuc 85742	520-393-0055	Jamie Harkins
12	JAKA KLEMMER	8704 N. MAYA CT TUCSON 85742	520-353-4180	Jaka Klemmer
13	Dave Padilla	8774 N. Maya CT 47	520-531-1990	Dave Padilla
14	Ronald + Kathy Becker	8775 N. Maya Ct 85742	203-673-5666	Ronald Becker
15	GARY V. RAYMOND	8760 N. MAYA CT 85742	520-395-1555	Gary V. Raymond
16	Gabriel Olen	8649 N. Maya Ct	520-429-2131	Gabriel Olen
17	Blaine	8624 N. Maya Ct	520-247-0400	Blaine
18	Rory Kathleen Crawford	8690 N. Maya Ct	520-744-3610	Rory Kathleen Crawford
19	JEFFERY KOBERS	8676 N. MAYA CT.	520-990-1133	Jeffery Kobers
20	Tommy P. P.	8691 N. MAYA CT	529-561-6372	Tommy P. P.
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Rec'd. 9-25-13

Amendment to Pima County Comprehensive Plan Hardy Road east of Thornydale Road

I **oppose** the proposed request to Amend the Pima County Comprehensive Plan Hardy Road east of Thornydale Road. (Co7-13-06)

Which would change existing use of property from Low Intensity Urban 0.3 to Medium Intensity Urban

	Name	Address	Phone #	Signature
1	George Phillips	3606 W Sunbownet Pl	520 574 9915	
2	Janie Hild	3630 W Sunbownet Pl	520 870-5220	
3	DAN BEATTIE	3631 W. Sunbownet Pl.	520 403 1830	
4	Tina Chu	3649 W. Sunbownet Pl.	520 271 5270	
5	David Monos	3682 W Sunbownet Pl	520 572 0296	
6	Susan Greer	3688 W Sunbownet Pl.	520 487-0070	
7	Pam Mays	3694 W. Sunbownet Pl.	520-744-8460	
8	Andrew Weigel	3706 W. Sunbownet Pl.	520-990-3618	
9	Kim Molina	3712 W Sunbownet Pl	520 909 8162	
10	Tom Bolt	3719 W SUNBOWNET PL	520 579 2293	
11	APRIL BOLT	3719 W. Sunbownet Pl.	520 579 2293	
12	Rebecca Contreras	3713 W Sunbownet Pl	520-541-6615	
13	Kristi Walker	3707 W Sunbownet Pl	520 784 3207	
14	Kristi Walker	3695 W SUNBOWNET PL	520-603-4059	
15	Nancy Miller	3655 W. Sunbownet Dr.	520-944-6223	
16	Kay F. Bailey	3625 W sunbownet	520-512-6869	
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Rec'd 9-25-13

Amendment to Pima County Comprehensive Plan Hardy Road east of Thornydale Road

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Which would change existing use of property from Low Intensity Urban 0.3 to Medium Intensity Urban

	Name	Address	Phone #	Signature
1	GILBERT WILLIAMS	8747 N. MAYA COURT	(520) 219-0559	<i>Gilbert Williams</i>
2	IZABEL WILLIAMS	8747 N. MAYA COURT	(520) 219-0559	<i>I Williams</i>
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Recd. 9-25-13

I **oppose** the proposed request to Amend the Pima County Comprehensive Plan Hardy Road east of Thornydale Road. (Co7-13-06)
Which would change existing use of property from Low Intensity Urban 0.3 to Medium Intensity Urban

	Name	Address	Phone #	Signature
1	Elizabeth Kanto	3355 W LOBO RD TUC, AZ 85742	520-742-7964	Elizabeth Kanto
2	Kara Kanto	3355 W LOBO Rd Tucson AZ 85742	520-742-7964	Kara Kanto
3	Veikko Kanto	3355 W LOBO Rd Tucson, AZ 85742	520-742-7964	Veikko Kanto
4	Team Mayshar	3141 N Western Winds 85705	293-5644	Team Mayshar
5	Heidi Knight	4500 N OSAGE DRIVE TUC AZ 85718	990 1447	Heidi Knight
6	Sue Starkey	3642 W. Sunbonnet 85742	579-1141	Sue Starkey
7	Deanne Beaumont	3618 W Sunbonnet 85742	579-0084	Deanne Beaumont
8	Joan Mabe	3607 W Sunbonnet 85742	219-3632	Joan Mabe
9	Deborah Kavisto	3600 W. Sunbonnet 85742	979-5046	Deborah Kavisto
10	Patty McAfee	3637 W Sunbonnet 85742	780-6500	Patty McAfee
11	Emily Novak	3612 W Sundial Pl 85742	365-9837	Emily Novak
12	APRIL DARMODY	366 W. SUNDIAL PL. 85742	572-2146	April Darmody
13	Cacy Smith	3629 W Sunbright Dr 85742	520-975-0645	Cacy Smith
14	CARL WELZHAUM	3627 W. SUNGLADE DR 85742	520-579-4342	Carl Welzhaum
15	Louise Dwyer	3621 W Sunglade DR 85742	2520 343 8049	Louise Dwyer
16	DAVID BECKLE	3614 W. SUNGLADE DR 85742	520 742 535	David Beckle
17	Stacy Brady	3622 W. Sunglade Dr. 85742	520-4900138	Stacy Brady
18	Stanley Steinman	3630 W Sunglade Dr 85742	520-429-3801	Stanley Steinman
19	Nichole Novak	3610 W Sunbright Dr 85742	520-370-0224	Nichole Novak
20	Lisa Aubrey	3634 W. Sunbright Dr. 85742	520-440-2629	Lisa Aubrey
21	Nana Marshall	3628 W. Sunbright Dr 85742	520 490 5280	Nana Marshall
22	Travis Clewinger	3612 W. Sunbright Dr 85742	202-478-9623	Travis Clewinger
23	Wendy Zuehlke	3604 W Sunbright Dr 85742	742 089	Wendy Zuehlke
24	Sylvia Tran's	3621 W Sunbright Dr 85742	572-1286	Sylvia Tran's
25	Jonathan Cornely	3639 W. Sunbright Dr. 85742	954-2892	Jonathan Cornely
26	Barin Cafi	3647 W. Sunbright Dr. 85742	579-3659	Barin Cafi
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Recd. 9-25-13

Celia Turner

From: Joseph Cuffari
Sent: Tuesday, September 24, 2013 10:42 AM
To: Celia Turner
Cc: Arlan Colton
Subject: FW: Supervisor District 1 Feedback Form 2013-09-23 07:45 PM Submission Notification

Another opposition letter for 9/25 meeting

Thanks,
Joseph Cuffari
Constituent Liaison – Supervisor Ally Miller

07-13-06

From: notification@pima.gov [mailto:notification@pima.gov]
Sent: Monday, September 23, 2013 7:45 PM
To: District1
Subject: Supervisor District 1 Feedback Form 2013-09-23 07:45 PM Submission Notification

Supervisor District 1 Feedback Form 2013-09-23 07:45 PM was submitted by Guest on 9/23/2013 7:45:12 PM (GMT-07:00) US/Arizona

Name	Value
First Name	Sylvia
Last Name	Travis
Email	csmquallekoppl@yahoo.com
Phone	
Address	
City	
State	AZ
Zipcode	
District_of_Concern	Supervisor District 1 - Ally Miller
Department_of_concern	Planning and Zoning
Subject_or_Nature_of_Concern	Hardy/Thornydale 30 acres rezoning
Comments	<p>I moved to the Sunnyvale neighborhood in 1998. It was a small neighborhood not surrounded by much other than desert and a few other small neighborhoods. A lot of the houses had mountain view and were sold as such. I thought this to be the perfect area, convenient to everything and still the feel of our beautiful desert. The 30 acres of concern houses a lot of wildlife that would be diminished, if the developers are going to be allowed to rezone and build houses that close together. We have an area close by that is owned by the Tucson Audubon Society which is undisturbed desert.http://www.tucsonaudubon.org/what-we-do/education/mason.html It had proved to be a nesting area for the Pygmy owl and as this is very close to the proposed rezoning area there is a good chance that we will find pygmy owls in this stretch of the desert. Traffic has gotten worse already over the</p>

years as a few new developments have been build in the surrounding area. Apparently the Bach's nursery that borders this area is already having flooding issues because the school was build next to them. Drainage wasn't taken into account. I have big concerns that these issues will not be addressed by the developers. I would hate to lose my little area of paradise where I'm still able to hear coyotes at night and see the Catalina mountains. Not to mention the decline in property values which will undeniably happen, if this proposal gets granted.

Would_like_a_response No

Thank you, Pima County, Arizona

Celia Turner

From: Joseph Cuffari
Sent: Tuesday, September 24, 2013 10:05 AM
To: Arlan Colton
Cc: Celia Turner
Subject: FW: Supervisor District 1 Feedback Form 2013-09-24 10:01 AM Submission Notification

Opposition to re-zoning on Thornydale for the 9/25 P and Z meeting

Thanks,
Joseph Cuffari
Constituent Liaison – Supervisor Ally Miller

C07-13-0306

From: notification@pima.gov [mailto:notification@pima.gov]
Sent: Tuesday, September 24, 2013 10:02 AM
To: District1
Subject: Supervisor District 1 Feedback Form 2013-09-24 10:01 AM Submission Notification

Supervisor District 1 Feedback Form 2013-09-24 10:01 AM was submitted by Guest on 9/24/2013 10:01:40 AM (GMT-07:00) US/Arizona

Name	Value
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First Name Eileen

Last Name Steinman

Email eileens333@msn.com

Phone 5205297380

Address 3630 W. Sunblade Drive

City Tucson

State AZ

Zipcode 85742

District_of_Concern Supervisor District 1 - Ally Miller

Department_of_concern Planning and Zoning

Subject_or_Nature_of_Concern Re-Zoning

Comments 9/24/13 Ms. Miller, I write to voice my concern regarding the Rezoning Hearing of Hardy/Thorneydale - 30 acres. The meeting is scheduled for Wednesday, September 25th at 9:00 am. I am in opposition to the rezoning. The proposed residential houses on 30 acres will be out of character of the surrounding properties. Houses will be built in close density to others, which is not the character of the existing homes. It will also lead to safety and traffic issues, due to the need to have at least two entrances/exits of the proposed property. I strongly protest the Rezoning of this area. Eileen Steinman Property Owner

Would_like_a_response Yes

Thank you, Pima County, Arizona

From: feedback@pima.gov
Sent: Tuesday, September 24, 2013 5:00 PM
To: District1
Subject: Constituent Concerns

Constituent Concerns

name - Linda DeBoer

email - ldeboer@att.net

nature of concern - I and my husband have lived on Maya Court for almost 10 years and have enjoyed an open desert area adjoining our property between Maya Court and houses directly off of Thornydale. This has been an oasis of desert life for our entire community, allowing the free movement of birds, animals and desert creatures too numerous to mention. I understand that the owner now wants to rezone the property to allow denser housing that would significantly impact the nature of that land. It would be a sad loss for the community as these parcels of desert within the community add a measure of quality of life that is important to Tucson living. Larger acreages could be build on the properties with much less impact to the natural environment than multiple housing. I urge you to do all in your power to allow this property to remain zoned the way it presently is so that it will not be lost forever.

address - 8705 N Maya Court

zip code - 85742

phone number - 520-360-0145

District of Concern: - Ally Miller

Pima County Department: - Planning and Zoning Submit - Submit

End of form information

Joseph Cuffari

From: notification@pima.gov
Sent: Tuesday, September 24, 2013 4:26 PM
To: District1
Subject: Supervisor District 1 Feedback Form 2013-09-24 04:26 PM Submission Notification

Supervisor District 1 Feedback Form 2013-09-24 04:26 PM was submitted by Guest on 9/24/2013 4:26:24 PM (GMT-07:00) US/Arizona

Name	Value
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First Name	Stan
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Last Name	Steinman
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Email	ssteinman@pima.edu
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Phone	520-529-7380
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Address	3630 W. Sunglade Drive
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City	Tucson
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State	AZ
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Zipcode	85742
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District_of_Concern	Supervisor District 1 - Ally Miller
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Department_of_concern	Planning and Zoning
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Subject_or_Nature_of_Concern	Comprehensive Plan Amendment
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Comments	<p>Supervisor Miller I contact you on a matter of great urgency. Tomorrow there will be a vote taken on a comprehensive plan amendment to a parcel that sits on the south side of West Hardy Road, east of N. Thnydale Road. As a homeowner in the the Sunnyvale Home Owners Association which lies to the West of subject propert, I strongly object to this proposed amendment. I don't think government should adopt proposals with the thinking that at the next stage of the process concerns and problems can be addressed. That is precisely the case here with Planning and Zoning staffs recommendation of support for the amendment. I would argue that Growing Smart should mean making sure of the impact before going on to the next step. Staff report, itself identifies crucial areas of concern, tw0 in particulr. 1) The lack of an identified water supply which could be critical to all the property owners in the area and addressing CLS. The report also lacks any credibility in the discussion of transportation concerns by failing to point out that the egress and ingress to the property is totally inadequate to support the proposed density. I thank you for your attention to my concerns and as you to vote no on the proposed amendment. Stan Steinman</p>
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Would_like_a_response	Yes
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Thank you, Pima County, Arizona

Joseph Cuffari

From: notification@pima.gov
Sent: Tuesday, September 24, 2013 4:45 PM
To: District1
Subject: Supervisor District 1 Feedback Form 2013-09-24 04:45 PM Submission Notification

Supervisor District 1 Feedback Form 2013-09-24 04:45 PM was submitted by Guest on 9/24/2013 4:45:14 PM (GMT-07:00) US/Arizona

Name	Value
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First Name	Rolf
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Last Name	Ziegler
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Email	rolf@email.arizona.edu
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Phone	(520) 795 2809
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Address	8663 N. Maya Ct
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City	Tucson
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State	AZ
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Zipcode	85742
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District_of_Concern	Supervisor District 1 - Ally Miller
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Department_of_concern	Planning and Zoning
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Subject_or_Nature_of_Concern	possible rezoning of Co7-13-06
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Comments	
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Tuesday, September 24, 2013 Concerning Co7-13-06 Dear Ally Miller:
There is a request for Co7-13-06 to be rezoned. I want to give you my thoughts about this request. I moved to Tucson in 1986 and always enjoyed the desert. When in 2005 my wife and I were looking a house, my wife and I were thrilled when we found our present home with beautiful desert just behind it. We knew then that there would be a chance that houses would be built there, however, zoned as LIU 0.3 only one house would be built per 3 or 4 acres , so the desert could be preserved. This will not be the case when it is zoned MIU. The change of zoning from LIU 0.3 to MIU would be a loss not only for us living so close but also for Tucson. This 30 acres plot is a beautiful piece of desert. It contains many trees (ironwood, mesquite, palo verde), cacti (Saguaros, barrel cacti, Chollas, Hedgehogs, Pin cushions), mammals (Cayotes, Bobcats, and many smaller mammals), lots of birds (Owls, Hawks, Vultures, Quails, and many small species), reptiles (Gila monsters, snakes and many species of lizards) and of course a large number of arthropods. Most of these plants and animals would be killed by the build up of all the houses permitted in a MIU area. I see in addition some problems. In the proposal we were told that problems with traffic and drainage would be dealt with later. I am of the opinion these problems have to be dealt with before the zoning can be changed. Under zoning MIU there can be built up to three hundred units in Co7-13-06, that will correspond easily to more than 1000 people with at least 600 cars! This will pose a serious traffic problem in the area. So it should be first cleared how this can be handled! The drainage after a good monsoon can also be a serious

problem, as a lot of desert will be paved and so the absorption of water by the soil will be seriously impaired. So again this should be dealt with before any rezoning. So I implore you not to change the zoning of Co7-13-06 and leave this great piece of desert intact. Sincerely Rolf and Sherry Ziegler 8663 N.Maya Ct Tucson, AZ 85742

Would_like_a_response No

Thank you, Pima County, Arizona

Joseph Cuffari

From: notification@pima.gov
Sent: Tuesday, September 24, 2013 5:52 PM
To: District1
Subject: Supervisor District 1 Feedback Form 2013-09-24 05:52 PM Submission Notification

Supervisor District 1 Feedback Form 2013-09-24 05:52 PM was submitted by Guest on 9/24/2013 5:52:19 PM (GMT-07:00) US/Arizona

Name	Value
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First Name	Ruth Ann
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Last Name	Campbell
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Email	drannc@earthlink.net
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Phone	(520) 744-6908
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Address	8761 N. Maya Ct.
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City	Tucson
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State	AZ
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Zipcode	85742
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District_of_Concern	Supervisor District 1 - Ally Miller
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Department_of_concern	Planning and Zoning
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Subject_or_Nature_of_Concern	CO#7-13-06
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Comments	
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Dear Supervisor Miller My e-mail is in reference to the 30 acres bordered on the north by Hardy Rd. and on the west by Thornydale and my dismay at Red Pointe's proposal. When I moved to Tucson in 2002 to establish my veterinary practice, I carefully chose and invested in a home that would meet my practical and aesthetic needs. I made certain of the zoning of the property to the west where I could watch the sunset create silhouettes of the gorgeous desert. In reading through Red Pointe's proposal I was distressed by the spin they put on the use of this property. "Vacant Land" There is nothing vacant about it. It is part of a meandering corridor to the north of washes, open ironwood forest, and homes with large lots owned by people who feel privileged to share their property and respect the myriads of birds, reptiles, bobcats, coyotes, and javelina. These folks maintain Xeroscape landscaping and appreciate the plants, cacti and protective trees that thrive in this corridor. "Bracketed" by higher density housing. Look to the north and south of Maya Court. Preserve the north/south density instead of encroaching on ("matching") this area further. If we allow this zoning change this area could support 10 "compact (ie two story) stack-a-shacks per acre. With 2 vehicles per shack we could add 600 cars. Part of Tucson's appeal has always been the appreciation of the natural desert and it's plant and animal species as contrasted with Phoenix and its contrived landscape. My business has, so far, survived the recession and the value of my home is beginning to recover. I cannot graciously grant a developer the right to devalue my home with noise, pollution, drainage issues, traffic and a devastating loss of aesthetics. Anyone who would build a home on about 3 acres of beautiful desert would be

creating a haven for themselves and would have a sense of permanence and responsibility to preserve this area. The proposed zoning change from LIU 0.3 to MIU status is not progress in my estimation. The assets in this corridor are irreplaceable. Sincerely, Ann Campbell

Would_like_a_response No

Thank you, Pima County, Arizona