

Section II - Land Use Proposal

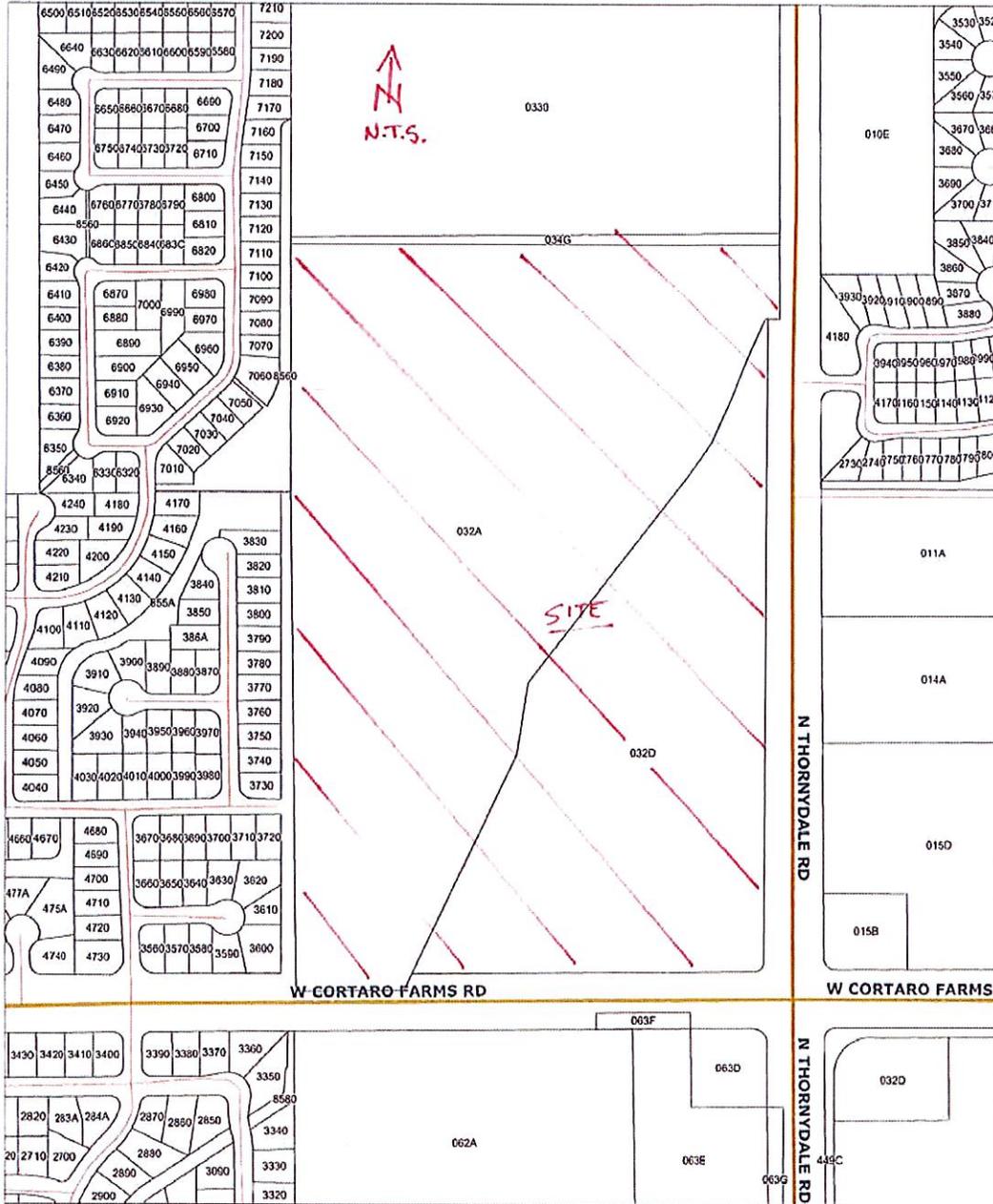


Exhibit II-K.1a (Page 2 of 2)
Metropolitan Domestic Water Improvement District Will-Serve Letter &
District Context Map

Wed 09/23/2015 7:10 AM

Federico, Russell R.A.Federico@maranausd.org

RE: Rezoning RZ00005 Pacific International Properties-N Thornydale Rd

To: Mark Holden Mark.Holden@pima.gov

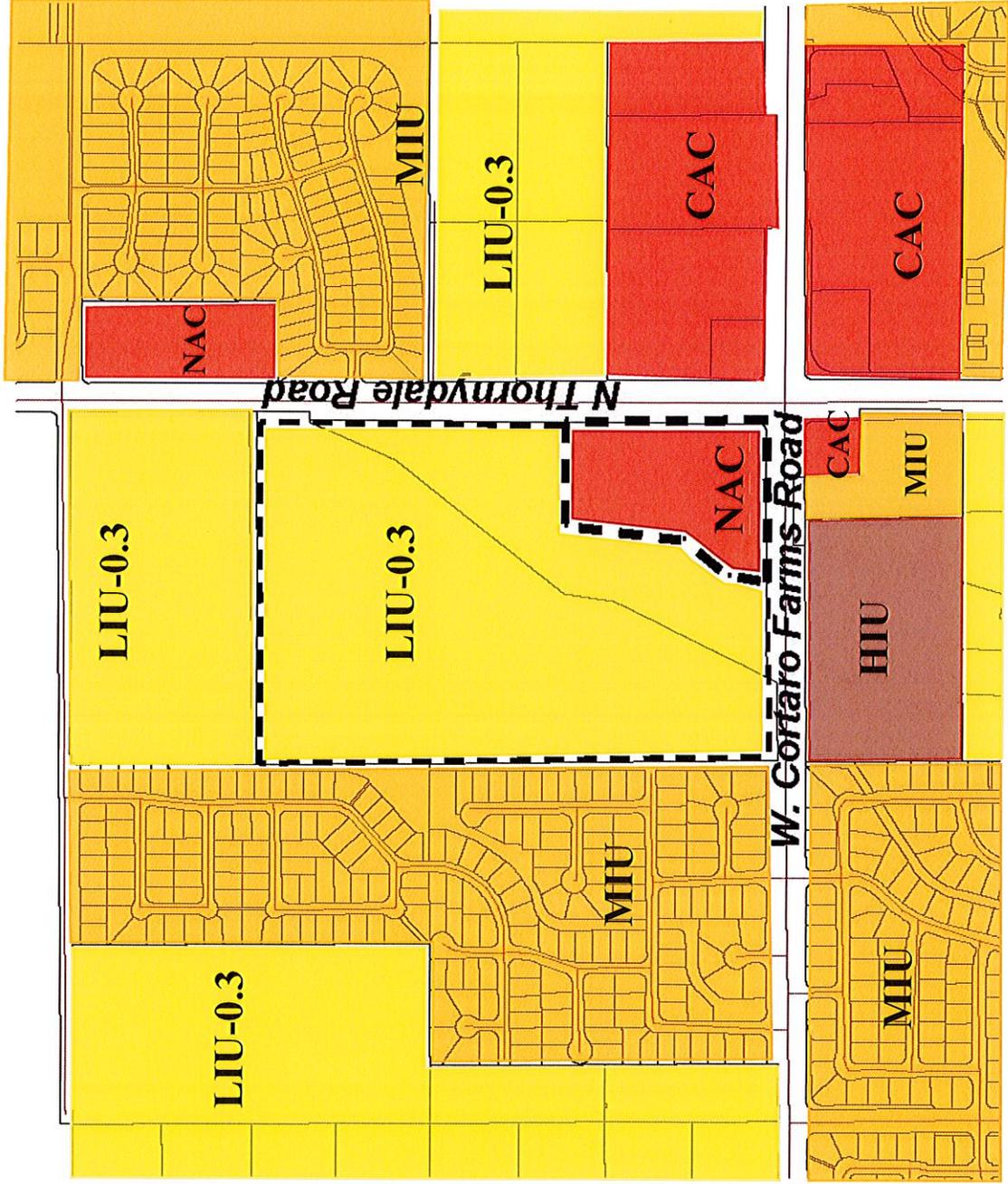
Mark,

In regards to Rezoning RZ00005 Pacific International Properties-N Thornydale Rd we have no concerns since there will be little change in our enrollment impact from this move.

Russ

Russell Federico
Executive Director of Operational Support
Marana Unified School District
11249 W. Grier Rd. Suite 101
Marana, AZ 85653
520-682-4707
Fax 520-682-2514
r.a.federico@maranausd.org

P15RZ00005 Pacific International Properties, LLC – North Thornydale Road Rezoning
Pima Prosper Comprehensive Plan Land Use Designations



**P15RZ00005 Pacific International Properties, LLC – North Thornydale Road Rezoning
Pima Prosperers Comprehensive Plan**

Neighborhood Activity Center Land Use Designation

Objective: To designate lower-intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example, a grocery market may be the principal anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium-density residential uses, and are located on arterials. Smaller mixed use centers may contain medium-density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how the project serves to create or enhance the mixed use character of the designated activity center as a whole.



PROJECTS INTERNATIONAL, Inc.

1000 N. GILBERT ROAD
TUCSON, AZ 85719
TEL: 520.298.1111
WWW.PROJECTSINTL.COM

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FROM: Jim Portner, Projects International, Inc.
DATE: September 10, 2015
RE: **Invitation to Attend a Neighborhood Meeting Regarding a Proposed Rezoning
55 Acres at the Northwest Corner of Thornydale Road @ Cortaro Farms Road
Pima County Rezoning Case No. P15RZ00005**

I'm sending you this information because you own property, or are a representative of a nearby homeowners or neighborhood association, within 1000' of a request we have filed with Pima County to rezone the vacant land at the northwest corner of Thornydale Road and Cortaro Farms Road. Our proposal involves rezoning only 8 acres at the immediate northwest corner of the street intersection for a small neighborhood shopping center, with the remainder of the property being preserved in its natural state.

I am the project manager for the rezoning, on behalf of Red Point Development, who have developed residential and commercial properties throughout the Tucson metropolitan region.

This same property was approved by the Board of Supervisors for an amendment to the Pima County Comprehensive Plan in early 2014. That approval designated the property as *Neighborhood Activity Center (NAC)*. Our rezoning application is the next step in the development process. If successful, it would then be followed by final site engineering and all related permitting, which requires a further significant amount of time. With all of the regulatory and permitting processes involved, any physical site development or actual construction on the property would likely not begin for at least two more years.

We have scheduled a neighborhood meeting on this rezoning application to provide a forum for your comments and for answering your questions. The meeting will take place as follows:

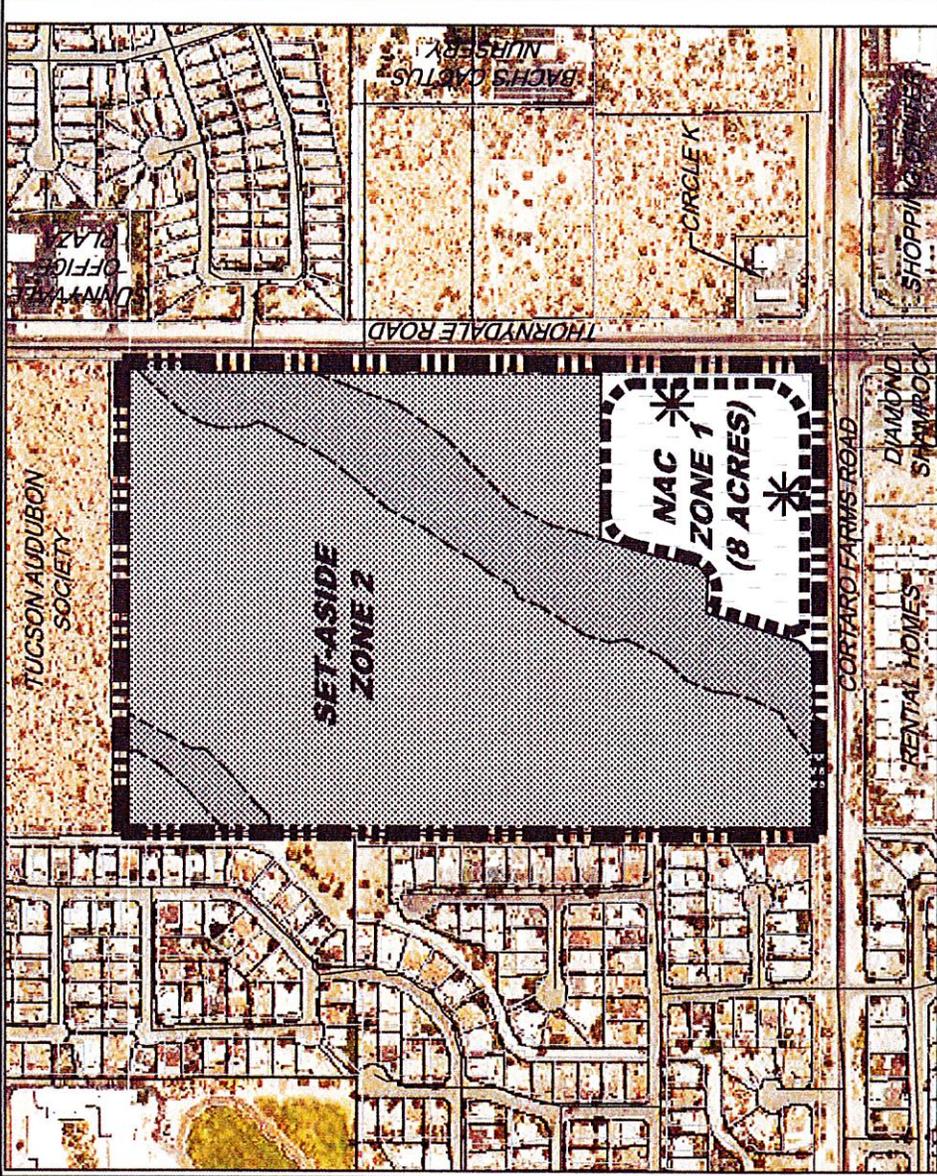
**Tuesday, September 22, 2015
6:15 PM to 7:45 PM
Tortolita Middle School – School Cafeteria (The Cougar Café)
4101 W. Hardy Road (approximately ¼ mile west of Thornydale Road)
Tucson, AZ 85742**

Enclosed you will also find a copy of the original *Framework Plan* that was submitted at the time of our comprehensive plan amendment. It shows the basic conceptual breakdown of the actual development area, set-aside and preservation areas, etc. As you can see, the vast majority of the original property is being preserved in its natural state. Also enclosed is a copy of the required *Preliminary Development Plan (PDP)* that is accompanying our current rezoning application. This provides a more detailed depiction of our development program for the property and demonstrates our consistency with the original *Framework Plan*.

Please be advised that a public hearing on this item will occur before the Planning & Zoning Commission during the month of October or November of this year. You will receive a separate notice on the hearing directly from Pima County once its final date is scheduled. After that, a second public hearing will be scheduled before the Board of Supervisors, who will make the final decision on this rezoning application.

I encourage you to attend the above neighborhood meeting or to, alternatively, call or email me with any questions you might have. My cell phone number is 850.0917 and my email is jportner@projectsintl.com.

Note: This mailing has been sent to a list of surrounding property owners that was generated using Pima County 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.



NOTE:
Subject Property and several surrounding properties are located with a FEMA designated sheet flow area (0.5' Depth). Final delineation of regulatory floodplains will occur at time of rezoning.

LEGEND

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

ZONE DESCRIPTIONS

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

Zone 2: Set-Aside Area.

GENERAL NOTES

- Building heights, perimeter setbacks, and perimeter landscape buffers will achieve an appropriate transition to established residential structures on adjacent developed properties.
- The Zone 2 set-aside as shown hereon will provide a material expansion of the established habitat reserves within Arthur Pack Regional Park and the Tucson Audubon Society.
- Four-sided architecture to be utilized on all commercial buildings.
- All mechanical equipment on commercial buildings to be screened by rooftop parapets or appropriate architectural/aesthetic means.
- 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."
- New perimeter landscape borders along the Cortaro Farms Road and Thornydale Road street frontages of the proposed NAC area will utilize salvaged native-desert tree and shrub specimens so as to achieve a mature character as rapidly as possible.
- Xeroriparian "C" corridor to be incorporated as an amenity element, with specific conservation measures to be detailed in the Site Analysis accompanying the future rezoning process.
- 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

FRAMEWORK PLAN
 Revised 2-3-14

Red Point Development, Inc.
 (Ownership Entity: Pacific International Properties, LLP)
 COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU & NAC

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

PROJECT AREA
 Overall/Original Subject Property: 54.9 AC (Approximate)
 Rezoning Parcel: 8.2 AC (Approximate)
 Residual Parcel: 46.7 AC (Approximate)

PROJECT PARTICULARS
 Existing Zoning: SR
 Proposed Zoning of Rezoning Parcel: CB-1
 Proposed Zoning of Residual Parcel: SR (No Change)
 Comprehensive Plan Designation (Rezoning Parcel): NAC
 Comprehensive Plan Designation (Residual Parcel): MIU

PROPOSED USE (REZONING PARCEL)
 A Commercial Shopping Center containing a primary anchor, supporting mid-size/junior anchors and shop space. Total Retail Area is estimated at approximately 102,000 sf.
NOTE: The PDP layout presented here is conceptual in nature and subject to change and refinement at the time actual anchors and tenants emerge. The intent of this rezoning and PDP is to depict a conventional anchored shopping center with accompanying and supporting retail uses and complimentary neighborhood services.

PROPOSED USE (RESIDUAL/REMAINING PARCEL)
 The remaining 46.7 ac of the original subject property lying outside of the rezoning parcel shall remain as Natural Open Space.

BUILDING HEIGHT
 Maximum 39' Permitted. Proposed commercial buildings will be at or below this prescribed CB-1 height.

PARKING & LOADING
 Parking will be in accordance with Sec. 18.75, Parking & Loading Standards. Final design and compliance with same will be demonstrated at the time of Site Development Package review.

BUFFER YARDS
 Bufferyard "D" required along north and west boundaries, and along Thornydale and Cortaro frontages.

CONSERVATION LANDS SYSTEM (CLS)
 On-Site Natural Open Space on Rezoning Parcel: 0.0 AC
 On-Site Natural Open Space on Residual Parcel: 46.7 AC

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

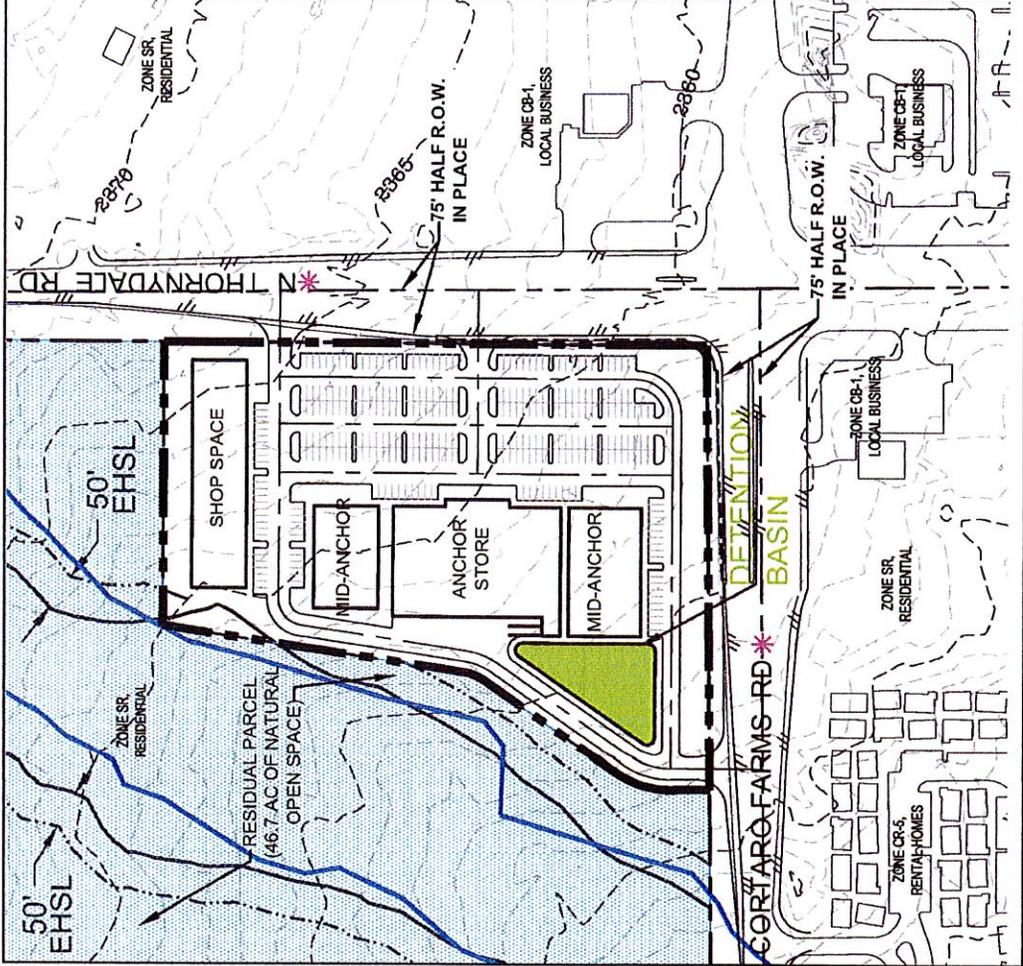
EXHIBIT II-B.1a-p
 PRELIMINARY DEVELOPMENT PLAN
 PAGE 54

LEGEND

- PDP Boundary & Limit of Rezoning Parcel
- Existing Condition Topographic Contour (1' Interval)
- CLS Set-Aside Area (Natural Open Space)
- Approximate 100-Year Post-Development Floodplain Limit
- Erosion Hazard Setback Limit
- Detention Basin
- Edge of Existing Street Pavement
- Mapped Riparian Habitat - Xeroriparian "C"

NOTES:
 The entire subject property is shown on RFCO Flood Hazard maps as a sheet flow zone with an average depth of 0.5 feet.
 * Thornydale Road and Cortaro Farms Road are designated Major Streets and Scenic Routes.

75 0 75 150
 SCALE IN FEET 1"=150'



Red Point Development, Inc.
 NWC CORTARO & THORNYDALE ROADS
 (Ownership Entity: Pacific International Properties, LLP)
 REZONING: SR to CB-1

GRS
 UNUSUAL ARCHITECTS, LLC

PROJECTS INTERNATIONAL, Inc.
 CONSULTING ARCHITECTS
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749

Sign-In Sheet

Full-Notice Neighborhood Meeting

P15RZ00005 – Mandarin Associates – NWC Thornydale Road @ Magee Road
 P15RZ00005 – Pacific International Properties, LLP -- NWC Thornydale Road @ Cortaro Farms Road
 September 22, 2015 -- 6:15 PM to 7:45 PM
 Tortolita Middle School (Cougar Café)

Name	Street Address	Phone Number	Email Address
Nancy Miller	3655 W. Sunbright Dr.		
DENISE OMDAAL	8303 N. Freshwater Ln.	520 247-3865	
SUE + PETER KENTS	3080 W. JUANAR #	744-4093	
Sharon Keavin	4031 W. Bayou Pl.	744-9578	
Joe Reale	4051 W. Bayou Pl	579-8119	
Edw Kenyon	4145 W. PYRHANTHA	744-2191	
Jan Kindwoman	8441 N. Bayou Dr.	744-5859	
HARRY KREIN	8042 N. Firethorn Av	579-9433	
KRIS TSAM	8100 W. PLACITA SUR OESTE	744-3747	

Sign-In Sheet

Full-Notice Neighborhood Meeting

P15RZ00005 – Mandarin Associates – NWC Thornydale Road @ Magee Road
P15RZ00005 – Pacific International Properties, LLP -- NWC Thornydale Road @ Cortaro Farms Road
September 22, 2015 -- 6:15 PM to 7:45 PM
Tortolita Middle School (Cougar Café)

Name	Street Address	Phone Number	Email Address
Linda Boettcher	8100 N Firethorn Ave	954-2037	lboettcher@sw haz.com

Neighborhood Meeting Summary

Rezoning Case No. P15RZ00005 Pacific International Properties, LLP – Thornydale Road Rezoning NWC Thornydale Road @ Cortaro Farms Road

Meeting Date & Time: Tuesday, September 22, 2015; the meeting commenced at 6:20 PM.

Location: Tortolita Middle School (Cougar Café), 4101 W. Hardy Road

Meeting Invitation & Mailing: All properties within 1000' of the site (approximately 225 in number) were mailed: 1) an invitation & explanatory cover letter; 2) a color copy of the *Framework Plan* that accompanied the approved comprehensive plan amendment application in 2014; and 3) a color copy of the proposed rezoning *Preliminary Development Plan (PDP)*.

Attendance: Eleven (11) individuals (representing 10 properties) attended the meeting, accounting for approximately 5% of the properties that were noticed.

Synopsis: Jim Portner, as applicant and representative of the property owner, welcomed the attendees and introduced Mr. Larry Kreis (General Manager) and Mike Leung (Project Manager) of Red Point Development. Portner provided a historical overview, including exhibits showing the surrounding context of the property, a summary of the approved comprehensive plan amendment, and the proposed concept plan (*Preliminary Development Plan*) accompanying the rezoning. In doing so, he highlighted the various design particulars and demonstrated their consistency with the *Framework Plan* that accompanied the aforementioned comprehensive plan amendment approval. He also outlined the anticipated process and timeline for the rezoning, including the public hearings that would be held before the Planning & Zoning Commission and the Board of Supervisors. After all of the above, the meeting was thrown open for a general discussion of neighbor questions and issues/concerns.

Neighborhood Comment: The neighbor comments were generally accepting of the proposed project; there was a prevailing sentiment that a second neighborhood shopping center and grocer serving the area would be a positive development. The following issues were raised:

- *Preservation of majority of the property:* Those in attendance were pleased to confirm that the majority of the 55-acre property (more than 80%) would be preserved as natural open space and therefore significantly buffer their existing homes to the west.
- *Timing of development:* It was explained that, given the rezoning and subsequent engineering & permitting processes involved, actual site development of the project was likely two years or more in the future.
- *Drainage and protection of existing washes:* Again, the attendees were pleased to hear that the two existing washes would be maintained in their natural state, thereby facilitating both natural drainage and wildlife movement.
- *Traffic:* There was the natural concern as to traffic impacts upon Thornydale Road, which is only two lanes north of Cortaro Farms Road. It was explained that the RTA's four-lane expansion of Thornydale was now scheduled to commence in 2018 and that a four-lane widening of Cortaro Farms Road (west of Thornydale) was currently in design by DOT. It would be prudent to time the proposed development to be concurrent with these projects.

After discussing all of the above, those in attendance indicated they had no further questions. The meeting then concluded at approximately 7:15 PM.

F. ANN RODRIGUEZ, RECORDER
Recorded By: KMS
DEPUTY RECORDER
4935

P0230
PIMA CO CLERK OF THE BOARD
PICKUP



SEQUENCE: 20143380188
NO. PAGES: 3
RES 12/04/2014 13:21
PICK UP
AMOUNT PAID: \$0.00

RESOLUTION 2014- 115

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 54.95 ACRES LOCATED AT THE NORTHWEST CORNER OF N. THORNYDALE ROAD AND W. CORTARO FARMS ROAD, IN SECTION 30 OF TOWNSHIP 12 SOUTH, RANGE 13 EAST, IN THE NORTHWEST SUBREGION.

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Northwest Subregion, is hereby amended to change the planned land use intensity category for approximately 54.95 acres, as referenced in Co7-13-04 Pacific International Properties, L.L.P. – N. Thornydale Road Plan Amendment, located at the northwest corner of N. Thornydale Road and W. Cortaro Farms Road, in Section 30, Township 12 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Low Intensity Urban 0.3 (LIU 0.3) to Neighborhood Activity Center (NAC) for approximately 8.0 acres and Medium Intensity Urban (MIU) for approximately 46.95 acres.

Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Policies are hereby amended to include the subject site with the following Rezoning Policies:

- A. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.
- B. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
 1. Natural open space set-asides will be provided entirely within the amendment area;
 2. The site areas of plan amendment cases Co7-13-03, 05, and 06 are not eligible to serve as off-site set-asides;
 3. The approximate minimum total natural open space (NOS) set-aside is 46 acres; the approximate minimum off-site NOS set-aside is 0 acres.

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 4. This Resolution shall become effective on the date of adoption.

Passed and adopted, this 2nd day of Dec., 2014.

Sharon Bronson
Chair, Pima County Board of Supervisors DEC 02 2014

ATTEST
Robert Briggall
Clerk of the Board
PIMA COUNTY
ARIZONA

APPROVED:
Andrew M. Oltan
Executive Secretary
Planning and Zoning Commission

APPROVED AS TO FORM:

10/31/14
Deputy County Attorney

