
Planning & Zoning Commission Draft

P15RZ00003

Site Inventory & Land Use Proposal

**Hardy Road Approximately ½ Mile East of Thornydale Rd.
(Rezoning Application from SR to CR-5)**



Submitted By:

**Red Point Development, Inc.
(Developer)**

In Association With:

**Hardy-Thornydale I Associates & Fidelity National Title Trust #10760
(Property Ownership Entity)**

Pima County Case No. P15RZ00003

October, 2015

P15RZ00003
Hardy-Thornydale I Associates, et. al. – Hardy Road Rezoning

Rezoning Request from SR to CR-5
Pima County, Arizona

Submitted to:

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SECTION I:
Site Inventory

A. EXISTING LAND USES

1. Site Location and Context

The subject rezoning property is located in the NW ¼ of Section 29, T12S, R13E, more particularly located on the south side of Hardy Road, approximately ½ mile east of Thornydale Road. The rezoning site consists of a two contiguous parcels (Assessors Parcel Nos. 225-29-009d and 225-29-009f) totaling slightly less than thirty (30) acres. See Exhibit I-A.1: Location & Regional Context.

The property sits within an urbanizing context. Thornydale Road is a major north-south arterial and a designated “Major Street” on the *Pima County Major Streets & Routes Plan*; it is earmarked as a 4-lane Regional Transit Authority (RTA) bond project. The rezoning site is bordered by fully developed residential subdivisions to the adjacent west, north and east. A private charter school campus, professional offices, and a commercial plant nursery lie to the immediate south and southwest.

2. Description of Existing Land Uses

a. Existing Land Uses On-Site

The site is vacant, natural desert (see Exhibit I-A.2a-b, 4b: Existing Land Use).

b. Easements

The site is encumbered by the following recorded easements:

- Per Docket 9630 @ Page 1359 and Docket 9630 @ Page 1361, the north forty-five feet (45’) of the site is subject to a right-of-way easement granted to the Metropolitan Domestic Water Improvement District for the installation and maintenance of water distribution lines and other appurtenant facilities.
- Per Docket 9645 @ Page 2050, the north thirty-five (35’) of the site is subject to a public roadway and utility easement granted to Pima County for the purposes of constructing and maintaining the existing Hardy Road pavement that occurs on the property.

As part of this project, the north forty-five feet (45’) of the rezoning site will be formally dedicated, in fee, to Pima County and all utility companies, thereby obviating the above easements.

c. Comprehensive Plan Designation

The Comprehensive Plan designation for the subject property is MIU (Medium Intensity Urban) as per approved Comprehensive Plan amendment Case No. Co7-13-06 and adopted Resolution No. 2014-117 (please refer to Exhibit I-A.2c, 4e for a graphic depiction of surrounding Plan designations). The following rezoning policies apply to this rezoning site:

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

3. Aerial Photograph

An aerial photo (showing the site and surrounding properties within 600' of the site) is provided as Exhibit I-A.3.

4. Property Characteristics Within ¼ Mile

a. Existing Zoning & Overlay Zones

The subject property is zoned SR (Suburban Ranch). See Exhibit I-A.4a-d: Existing Zoning. The property and its surrounding area within ¼ mile are