

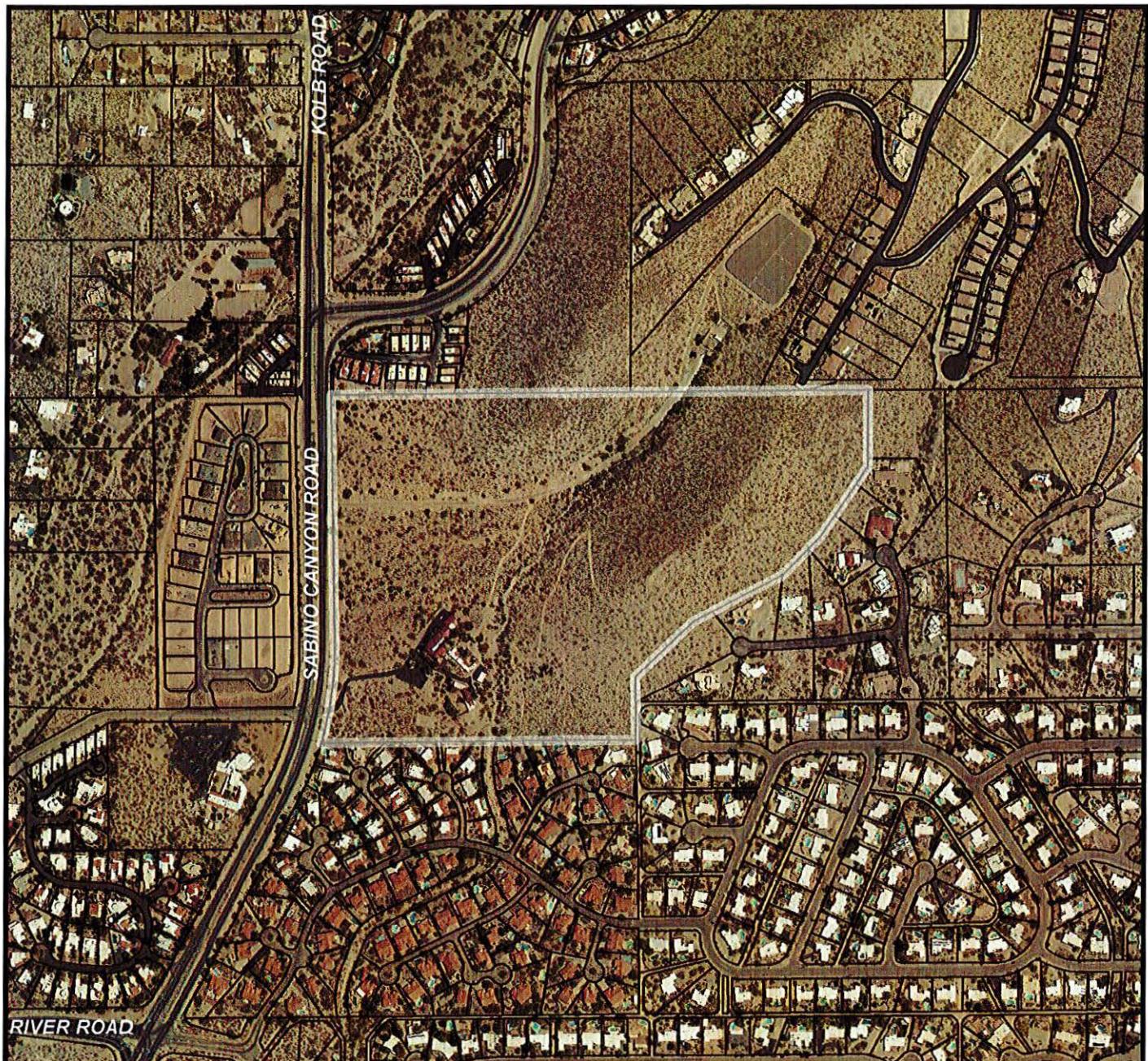
Appendix A: Rezoning Policy RP-114 N. Sabino Canyon Road / E. River Road (CF)

General location: east side of N. Sabino Canyon Road approximately one-quarter mile north of E. River Road, in Section 29 of Township 13 South, Range 15 East (Ref. Co7-08-03).

Policies

- A. Use of the property is restricted to a Continuing Care Retirement Community (CCRC) only.
- B. Along the north, west and south boundaries of the amendment site, new development shall be limited to single-story residential for the first 150'.
- C. Inside of the 150-foot single-story residential setback described above, an internal project core is established. Notwithstanding the zoning districts and allowable residential density range allowed under the Medium Intensity Urban (MIU) land use intensity category, within the internal project core rezoning to CB-1 Local Business Zone, or establishment of similar commercial use and development standards within Specific Plan-defined land use categories, shall be deemed in conformance with the Comprehensive Plan.
- D. Within the internal project core, commercial uses are further restricted to Continuing Care Residential Community accessory uses for the enjoyment of community residents and guests only.
- E. Within the internal project core, CB-1 zoning or equivalent Specific Plan land use categories may allow maximum building heights up to 39 feet.
- F. The Specific Plan process is preferred for implementation of this plan amendment.
- G. Any rezoning or Specific Plan shall include the eastern portion of the property not included in the comprehensive plan amendment area, with conditions limiting additional development to protect cultural resources, steep slopes and viewsheds, and to preserve natural open space.
- H. 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 that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service.
- I. 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/or conveyance capacity in the downstream public sewerage system is not available to accommodate new development in the plan amendment area at the time of plan amendment approval, and new development within the plan amendment area will need to be postponed until adequate treatment and / or conveyance capacity becomes available.

Case #: CO23-14-01 SISTERS OF THE IMMACULATE HEART OF MARY - SPECIFIC PLAN
N. SABINO CANYON ROAD
Tax Code(s): 114-30-002C



0 200 400 800 Feet

Pictometry 2014

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes: Ref: Co7-08-03 Comprehensive Plan Amendment

Planning Zoning Commission: 1/28/15

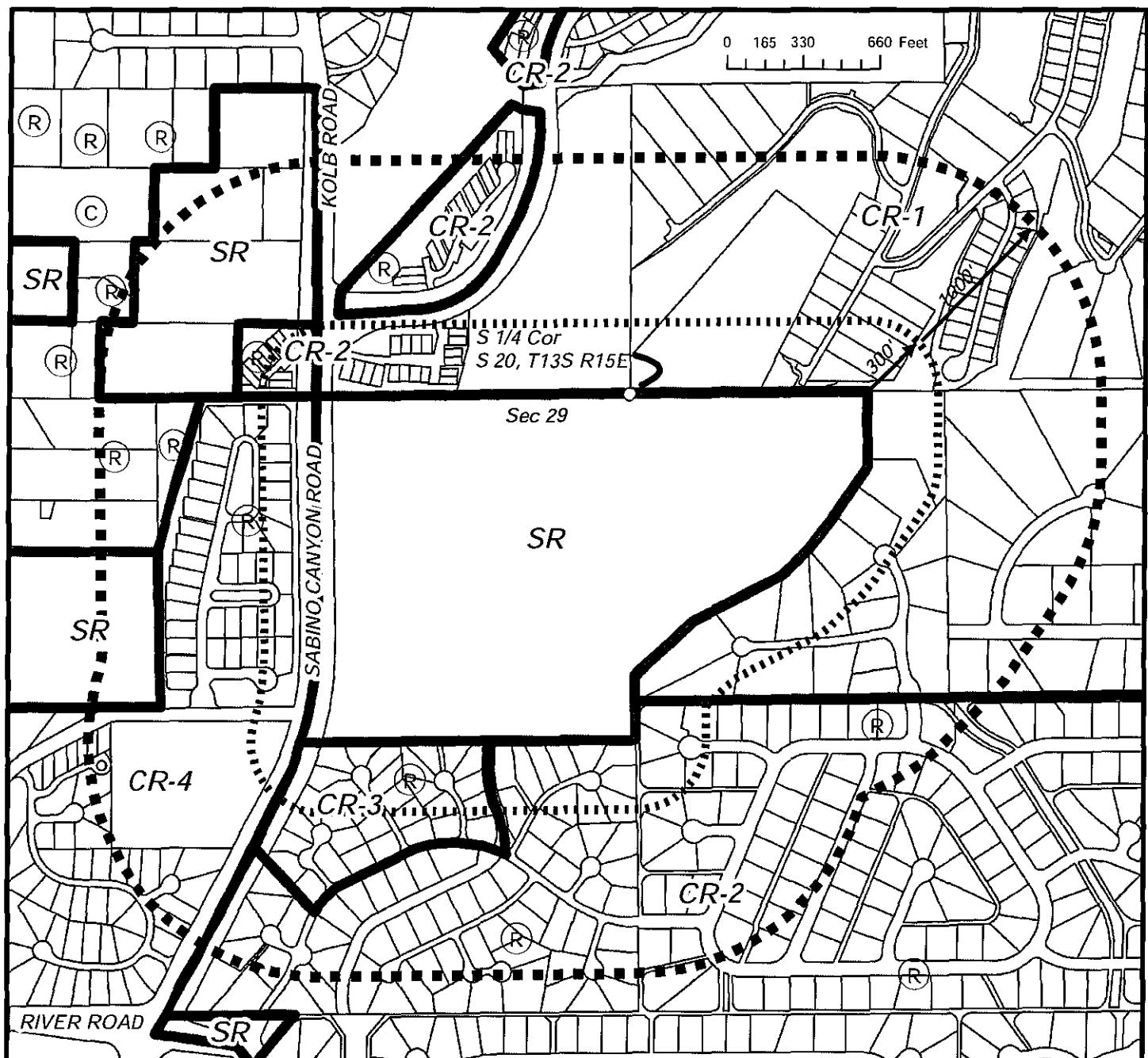
Base Map(s): 26

Map Scale: 1:7,500

Map Date: 01/05/2015



Case #: CO23-14-01 SISTERS OF THE IMMACULATE HEART OF MARY - SPECIFIC PLAN
 N. SABINO CANYON ROAD
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300' Notification Buffer

1000' Notification Buffer

Area of proposed rezoning from SR to SP



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION



PIMA COUNTY
 DEVELOPMENT SERVICES

Notes: Ref: Co7-08-03 Comprehensive Plan Amendment

Planning Zoning Commission: 1/28/15

Board of Supervisors: 2/17/15

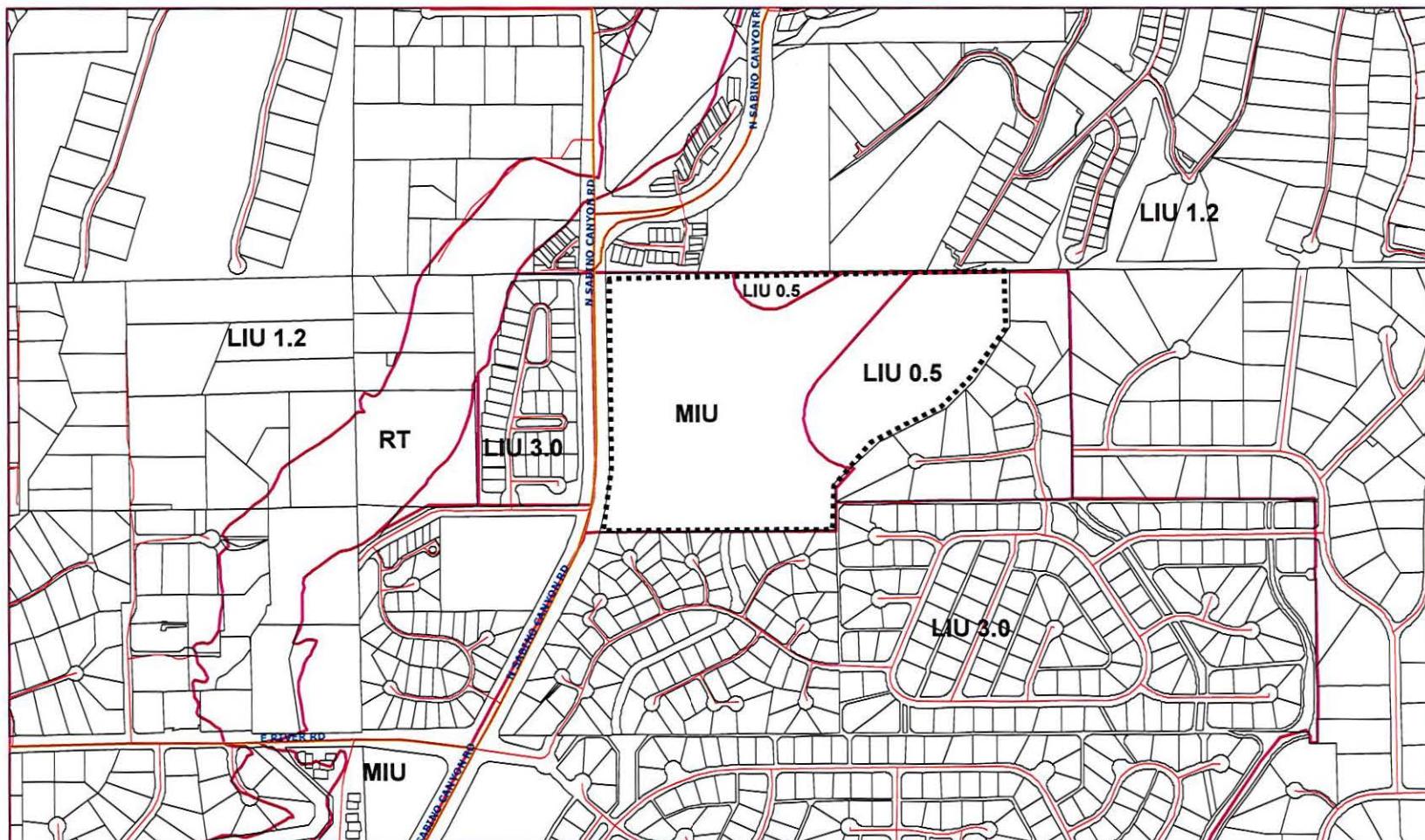
Base Map(s): 26

Map Scale: 1:7,500

Map Date: 01/06/2015



Co23-14-01 Sisters of the Immaculate Heart of Mary Specific Plan
Comprehensive Plan Land Use Designations



↑ NORTH

**Co23-14-01 Sisters of the Immaculate Heart of Mary Specific Plan
Comprehensive Plan Land Use Designations**

Medium Intensity Urban (MIU) - (This area of the site is restricted to Continuing Care Retirement Community by Comprehensive Plan policy)

a. Purpose: Designate areas for a mix of medium density housing types and other compatible uses.

b. Objective: 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:

Minimum - none

Maximum - 10 RAC

d. Zoning Districts:

GC Golf Course Zone

CR-1 Single Residence Zone

CR-2 Single Residence Zone

CR-3 Single Residence Zone

SH Suburban Homestead Zone

CR-4 Mixed-Dwelling Type Zone

CR-5 Multiple Residence Zone

CMH-1 County Manufactured and Mobile Home-1 Zone

CMH-2 County Manufactured and Mobile Home-2 Zone

MR Major Resort Zone

TR Transitional Zone

Low Intensity Urban 0.5 (LIU 0.5) - (This area of the site is restricted to natural open space by Comprehensive Plan policy)

a. Purpose: 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:

Minimum - none

Maximum – 0.5 RAC

c. Zoning Districts:

GC Golf Course Zone

SR Suburban Ranch Zone

SR-2 Suburban Ranch Estate Zone

SH Suburban Homestead Zone

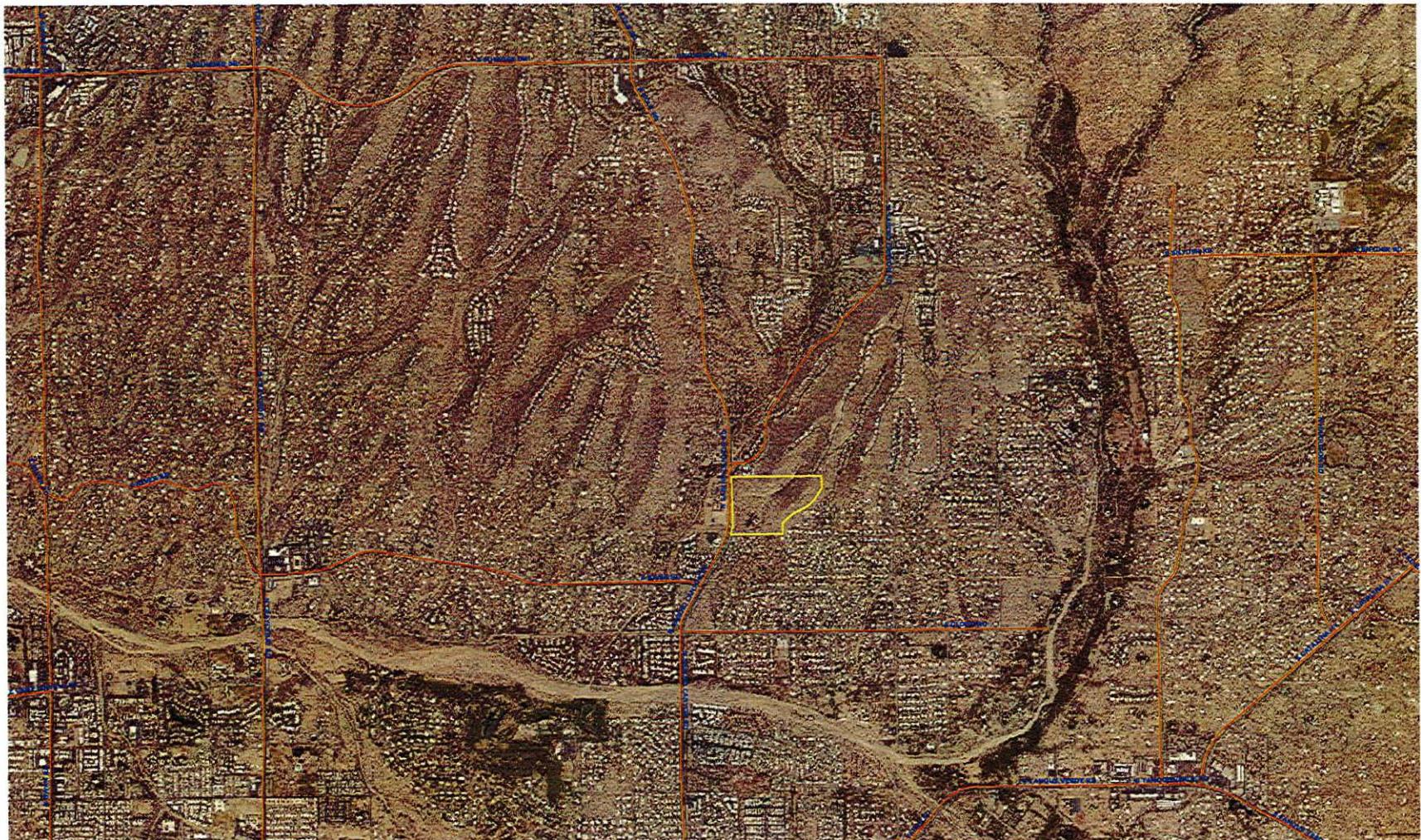
CR-1 Single Residence Zone

CR-2 Single Residence Zone

CR-3 Single Residence Zone

MR Major Resort Zone

Co23-14-01 Sisters of the Immaculate Heart of Mary Specific Plan
Aerial Photo – Regional Context



↑ NORTH

Co23-14-01 Sisters of the Immaculate Heart of Mary Specific Plan
Existing facilities (looking SW)



Co23-14-01 Sisters of the Immaculate Heart of Mary Specific Plan
Development site (looking NW)



Co23-14-01 Sisters of the Immaculate Heart of Mary Specific Plan
Site conditions (buffelgrass, saguaro w/ rodent damage)





SENT VIA EMAIL
greg.saxe@rfcd.pima.gov

January 6, 2015

Dr. Greg Saxe, PhD.
PIMA COUNTY FLOOD CONTROL DISTRICT
97 East Congress Street, 3rd Floor
Tucson, Arizona 85701-1797

SUBJECT: Co23-4-01 SISTERS OF THE IMMACULATE HEART OF MARY
SPECIFIC PLAN SECOND SUBMITTAL
COMMENT RESPONSE LETTER
JN 3677B

Dear Greg:

Review comments were received from the Pima County Flood Control District regarding the second submittal of the Specific Plan for the above referenced project. These comments were reviewed and we offer the following responses:

1. The area within the floodplain of the regulatory watercourse will be included in a private open space easement, except at utility, pedestrian and vehicular crossings. This open space easement will be shown on the future Development Plan for the project. This easement will be established via the recording of a covenant or other form of easement acceptable to the Flood Control District.
2. The scale and conceptual nature of the Specific Plan make it hard to show the final design and improvements. The intent is to avoid encroachment into the Building Erosion Hazard Setback without approval from Pima County Flood Control District. The proposed riparian mitigation planting, storm water harvesting features and first flush requirements will be detailed on the future Development Plan for the Project.
3. The locations for proposed basins have been shown on the Concept Site Plan and Post Development Hydrology Exhibit at the lower ends of the watersheds. The scale and conceptual nature of the Specific Plan make it hard to show the final design and improvements in detail. The future Development Plan for the project will include the detail necessary to demonstrate compliance with the retention and retention requirements.
4. Item noted. A formal Riparian Habitat Mitigation Plan will be submitted as a part of the future Development Plan for the project. We are receptive to the District's desire to provide a portion of the required Riparian Mitigation adjacent to the regulatory watercourse through the property.

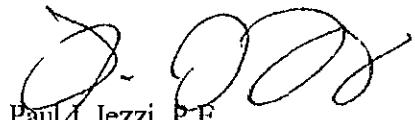
- 5a. Attached is a copy of the proposed Table B Water Conservation Measures that the Developer is committing to provide on the project. The Final Integrated Water Management Plan (FIWMP) will be reviewed by the Flood Control District in conjunction with the future Development Plan for the project. The details related to the proposed Water Conservation measures will be provided at that time.
- 5b. The proposed project is a fully integrated Continuing Care Retirement Community (CCRC) that will provide a mix of living arrangements from Independent Living through 24-hour Nursing Care, and all transitional levels of care between the two. The water demand calculator submitted has utilized the water demand projections for CCRC developments that have been established by the Arizona Department of Water Resources (ADWR). We believe that the water demand projections that are used by ADWR should be acceptable for use on this project.
- 5c. See response to comment 5b above.
- 5d. The fact is that the wheeling agreement and the interconnect between the Tucson Water and the Metro Water systems provides access to potable and renewable water for Metro Water. The definition of an assured water supply states that it must have legal access, physical availability and financial capability; all criteria that are met by the Metro Water interconnect. Therefore, an assured water supply is available to the Metro Water District.
6. The proposed Conditions "a and c" are reasonable and acceptable, and we have no comments. We are requesting the following revisions for proposed Condition "b" to clarify the condition and to provide more flexibility when the Development Plans and Improvement Plans are prepared in the future:
 - b1. The area within the floodplain of the regulatory watercourse to be included in a private open space easement, except at utility, pedestrian and vehicular crossings.
 - b2. The proposed buildings will not encroach into the Building Erosion Hazard Setback for the regulatory watercourse without approval from PCFCD.
 - b3. The final design of the improvements shall meet PCFCD requirements for detention and retention.
 - b4. The area within the 100-year floodplain and Building Erosion Hazard Setbacks of the regulatory watercourse may be used for riparian mitigation.

Dr. Greg Saxe
January 6, 2015
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Please let me know if you have any questions or comments.

Sincerely,

RICK ENGINEERING COMPANY, INC.



Paul J. Iezzi, P.E.
President

PJI:cj H:\3677 - SISTERS OF IMMACULATE HEART OF MARY\2015_01_06 SAXE SP RESPONSE LTR.DOCX

Attachment: Table B Water Conservation Measures

cc: Mark Holden, Pima County Development Services (via email Mark.Holden@pima.gov)
Jim Campbell, Oasis Tucson (via email jc@oasistucson.com)

Table B - Water Conservation Measures**Indoor and Outdoor Options**

(15-point Minimum; Must include at least one Outdoor Conservation Measure)

		Possible Points	Points Achieved
Indoor Options			
I-1	Install grey water plumbing lines, labeled and stubbed out to exterior of residence	1	0
I-2	Install a "central-core" plumbing system with all water-using fixture fittings 55 ft. from HW heater	1	0
I-3	Install a manifold "home run" structured plumbing system; with fixtures \leq 10 ft. of circulation loop & branch lines \leq 1/2" in diameter	2	0
I-4	Install a manual or motion activated on-demand hot water circulation pumping system	2	0
I-5	Install a point-of-use tankless hot water heater that uses only cold water supply or solar-assisted preheating for any fixture $>$ 20 pipe run feet from water heater	3	0
I-6	Install lavatory faucets that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	3
I-7	Install showerheads that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	3
I-8	Install toilets that meet the EPA's WaterSense™ rating (1.28 gpf) OR	3	3
I-9	Install dual flush toilets with 1.6 gpf/.8 gpf or less water use	3	0
I-10	Install a washing machine with a water factor of 6.0 or less	2	0
I-11	Install composting toilet(s), 2 pts/fixture, no maximum	2	0
I-12	Install a refrigerator with an in-door filtered water system	0.5	0
I-13	Install excess flow check valves or excess water shutoff connectors at fixtures	3	0
I-14	No garbage disposal	1	0
		Total Indoor	9
Outdoor Options			
O-1	Install a rainwater harvesting system capable of retaining and storing 50% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	6	0
O-2	Install a rainwater harvesting system capable of retaining and storing 25% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	4	0
O-3	Install a rainwater harvesting system capable of retaining and storing 10% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	2	0
O-4	Install a gutter and downspout system or canales that tie to storm water infiltration trenches, bioswales, or rain gardens	2	0
O-5	Install grey water plumbing lines, labeled and stubbed out to exterior of residence, but with connection to an onsite landscaping drip irrigation system	2	0
O-6	No swimming pool	2	0
O-7	No decorative water features or mister systems that use potable water.	1	0
O-8	Impervious driveway & walkway surfaces shall be $<$ 5% of total site area (\leq 5 acres); OR 1% of the site area (over 5 acres)	2	2
O-9	Construct no impervious surfaces outside the building footprint	2	0
O-10	Install a vegetative roof system (min 50% of roof area) to reduce impervious surfaces	3	0
O-11	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional	3	0
O-12	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional. Plant species limited to native plants only.	4	0
O-13	Irrigation system designed and installed by an EPA Watersense™ certified professional	1	1
O-14	Provide recharge/retention plan for rainwater	1	1
O-15	Install a high efficiency irrigation system that uses: <ol style="list-style-type: none"> "Smart Controllers" (w/ moisture sensor and rain delay controllers) & high efficiency nozzles; Check valves in heads and heads matched to the beds distinct watering needs; Separate sprinkler zones for beds, with plants grouped based on watering needs (hydrozoning); A timer/controller that irrigates during the hours of 1- pm-8am to minimize evaporation; Drip irrigation for all planting beds; 	0.5 0.5 0.5 0.5 0.5	0 0.5 0.5 0.5 0.5
		Total	15