

POMEGRANATE FARMS SPECIFIC PLAN

**A MASTER PLANNED COMMUNITY
PIMA COUNTY, ARIZONA**

**SPECIFIC PLAN AMENDMENT
SUBMITTED: SEPTEMBER, 2016**

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INTRODUCTION

The Pomegranate Farms project is located along Valencia Road, near the intersection of Ajo Highway and Valencia Road, is approximately +/- 648 acres of undeveloped land within the regulatory jurisdiction of Pima County, and the Southwest Subregion of the Pima County Comprehensive Plan. This area has been identified as a growth area in Pima County, and is subject to the Plan Amendment Polices, approved December 11, 2007 (Co7-06-12).

The Specific Plan review process was chosen over the traditional rezoning process to permit a unique mix of housing types, uses, and design that is not available using traditional zoning classifications. The Specific Plan addresses the needs of the Southwest area, the constraints of the site, and provides regulations tailored to a mixed-use development.

PART I - SITE INVENTORY has not been included in this hearing draft as no changes are proposed to this section of the Specific Plan. If this amendment is approved by the Pima County Board of Supervisors, a final Pomegranate Farms Specific Plan document, including PART I - Site Analysis, will be prepared and provided to Pima County as the final approved Pomegranate Farms Specific Plan.

PART II - LAND USE PROPOSAL

II-A PROJECT OVERVIEW

Pomegranate Farms, located along Valencia Road near the intersection of Ajo Highway, is approximately 648 acres of undeveloped land within the regulatory jurisdiction of Pima County, and is within the Southwest Subregion of the Pima County Comprehensive Plan. This area has been targeted as a growth area in Pima County.

The Pomegranate Farms Specific Plan complies with the Plan Amendment Policies by providing the following:

- 50 acres of “floating CAC” is represented by the Commercial and Business Park designations and is located within the northern portion of the project where the highest intensity uses and major transportation corridors are located;
- Higher residential densities, which promote compact development, are concentrated along arterial and collector roads and are in the vicinity of the Commercial and Business Park designations;
- Regulations that promote a sustainable community are addressed;
- The non-floating CAC (Parcels 1-3) has been located at the northwest corner of the property to comply with Ryan Field’s policies for nonresidential land uses;
- The developers intend to include all necessary disclosure statements regarding Ryan Field in all sales contracts, public reports, and the recorded covenants;
- A comprehensive trail plan has been developed that is separated or detached from the roadway, and connects all development parcels, recreation areas, community facilities, and transportation corridors;
- The Southwest Infrastructure Plan (SWIP) was used to guide needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities;
- An updated Master Watershed and Drainage Study will be prepared for the development in concert with the submittal of the master block plat.
- Multi-use recreation facilities are proposed and Conservation Plans will be submitted with the master block plat;
- An initial Traffic Impact Analysis has been prepared for the development;
- The circulation plan for this project has been designed to distribute traffic throughout the area and use the major transportation facilities;

- Rights of way necessary for public transportation facilities within the property shall be dedicated to Pima County at no cost as part of the master block plat;
- A development agreement is anticipated with the Regional Wastewater Reclamation Department to provide sewer service within Pomegranate Farms;
- The Conservation Lands System policy is addressed by creating Natural Open Space areas that maintain the primary wash corridors, and providing a Conservation Plan as described in the Pima County Regional Flood Control District's *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines*. The Conservation Plan will address Important Riparian Areas, Meso & Xeroriparian habitats mitigation for impacts to regulated riparian habitat and restoration of open space.

This unique, cooperative planning effort involved Pima County, State Land Department, U of A Board of Regents, BLM, the Tribes, Ryan Field, and is a template for future sustainable development in the County. This plan represents holistic infrastructure planning that has occurred synergistically between Pima County & private parties prior to expected growth.

This Specific Plan, Development Agreements, and the Design Standards are the result of several years of study in the areas of sustainability and Smart Growth principles. The Pomegranate Farms Master Plan is designed to offer a broad range of housing types & densities, appropriate retail/commercial services within walking and biking distances, employment opportunities, and an Open Space network that provides a cohesive pattern that links all land uses together. The Plan strives to be economically viable and environmentally responsible, while providing a strong sense of community.

Community Vision

The vision for the Pomegranate Farms master plan is to provide community residents and future generations a place where it is enjoyable, healthful, and environmental responsible to live, work and play. Pomegranate Development strove to design the master plan so that it was guided by the nature of the land, and not forced into an artificial condition. The master plan places as high a value on the existing environment as making this a community special and responsive to human needs. The vision also includes placing a reduced value on accommodating the automobile to reduce the amount of asphalt for streets and parking, and to encourage multi-modal transportation to reduce the reliance on cars. The Specific Plan was drafted so that current and future “green” technology can be incorporated in a variety of applications. This Specific Plan anticipates that “green” technology and Pima County’s policies will continue to evolve over the years. The principles below are guidelines and will expand to embrace changing technologies and policies in the future.

Smart Growth Principles

The Pomegranate Farms Specific plan incorporates some elements of Smart Growth and sustainability principles. It is important to design communities using these principles where appropriate to conserve dwindling resources and provide long-term livable communities. Pomegranate Development chose elements of the Smart Growth design

path for the following reasons:

- Smart Growth fosters design that encourages social, civic, and physical activity, important for all people;
- Smart Growth protects the environment while stimulating economic growth;
- Smart Growth provides more choices for people – where to live, how to get around, and how to interact with people around them;
- Smart Growth principles create communities, not subdivisions; and,
- Smart Growth considers how future generations will work, live & play.

The Smart Growth principles used to guide the Pomegranate Farms Specific Plan include:

- Mixture of land uses – Provide residential, retail, office and community facilities, all within the community. The community will also incorporate mixed residential densities to afford the opportunity for residents of various income levels to interact with each other.
- Walkable Neighborhoods - Create walkable neighborhoods to provide exercise opportunities & community interaction. The Specific Plan includes multi-modal transportation opportunities so that walkways, multi-use trails & paths provide connectivity between neighborhoods, the school, parks, and to shopping and work places. Local and collector streets are designed for all modes of transportation, not just cars. The streets are also designed for slower speeds with reduced widths and traffic calming measures, so drivers feel comfortable sharing the roads with pedestrians, cyclists and other modes of travel.
- Design Standards - Design Standards are included as part of this Specific Plan to ensure that distinctive, attractive communities with a strong sense of place are created.
- Open Space - The Specific Plan preserves the major wash corridors through the property as permanent open spaces.
- Housing Opportunities - Offer a variety of housing opportunities and choices, which allows housing for people of various income levels, household sizes, and stages in their life cycle.

Green Infrastructure

The master plan is designed to protect the primary washes on the property as they are important green infrastructure that provides connectivity and other environmental benefits. The green infrastructure shapes and directs development to areas that are the least environmentally sensitive. The master plan uses open space that functions to improve water/air quality, assist with storm water abatement and containment, replenish the aquifer, increase the native plant population by directing runoff to the existing washes, preserve wildlife corridors by maintaining connectivity, and improve the quality of life for community residents.

The planning intent is to provide approximately 174 acres of open space, including wash corridors, drainage basins, enhanced open space and parks.

County approved wash enhancements are planned to further protect and reconstruct the riparian and native vegetation.

II-B MASTER PLAN

The Master Plan was developed by examining the constraints of the site, incorporating innovative planning and design techniques, and complying with all the adopted Comprehensive Plan and Southwest Infrastructure Plan Policies. These components are summarized below:

- Incorporate some elements of Smart Growth & sustainability principles (see previous section);
- Planning and design which integrates the numerous washes for connectivity, passive recreation, and improving the habitat using restoration measures;
- Responsive to the Southwest Infrastructure Plan;
- Higher density housing in proximity to the Valencia Road transportation corridor;
- Plan now for future regional mass transit needs;
- Limit vehicular access points onto Valencia Road;
- Provide various land uses, including residential, commercial and employment opportunities within the community;
- Incorporate retail/commercial centers within the property so that residents can access them through the multi-modal corridors provided, without leaving the community;
- Integrate active & passive recreation areas;
- Create neighborhoods in close proximity to school(s) and other community resources and amenities;
- Share community resources, including, but not limited to, library, school, recreational and community facilities to maximize limited resources from different interests;
- Limit street right of way and paving widths to reduce energy costs and the heat island effect. Promote the use of alternative, light colored, permeable paving materials. Design streetscapes to be used by all modes of travel, not just vehicles;
- Reduce the number of parking spaces required for commercial/retail/office uses by encouraging shared parking areas, and increasing landscape in parking areas to further reduce the heat island effect while encouraging people to use alternative modes of transportation.

Pomegranate Farms Specific Plan proposes a maximum residential unit count of 2,658 units, which translates into a maximum gross density of 4.1 RAC and a net residential density of 7.1 RAC. The Development Data within Table 3 describes, by parcel, the proposed zoning, parcel acres, and minimum and maximum residential units. The minimum residential unit count is provided for the overall community, but is not provided on a parcel by parcel basis.

This will allow flexibility within each individual development parcel, while ensuring a minimum unit count is provided for the overall community. An implementation and tracking procedure to monitor the required residential unit count on a phased basis is provided in **PART IV-8** of this Specific Plan. **Exhibit II-B, Master Plan** graphically shows the proposed zoning and development parcels affiliated with **Table 3**.

Residential

A variety of housing types are proposed for the Pomegranate Farms community. Homes will vary in size and character to meet the diverse needs of the community population. Higher residential densities will be located near the primary transportation corridors to take advantage of multi-modal transportation services.

Gross densities for residential parcels range from 1.0 dwelling unit per acre to twenty dwelling units per acre. These densities are represented by the LDR, MDR and HDR land use designations. Cluster design, attached units, zero lot-line condominiums, townhomes, and live-work units may also be constructed within the residential development parcels to obtain higher densities in either an attached or detached configuration.

Commercial and Business Park

Fifty gross acres of “floating” Community Activity Center (CAC) will be provided with the intent to provide retail, commercial and employment services within the community. The floating CAC is designated as a combination of Commercial and Business Park within the Specific Plan. The Commercial and Business Park designations allow for commercial and retail uses, office, employment, entertainment and high density residential. The Commercial designations are located along Valencia Road at the northern edge of the property to minimize traffic impacts with the residential neighborhoods and take advantage of visibility and access along the perimeter of the site. The Business Park designations are located along Valencia Road and along the northern loop road internal to the site. All Commercial and Business Park designations are connected by trails and paths to encourage non-motorized circulation from the neighborhoods.