



Subject: Co7-13-03

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FOR DECEMBER 2, 2014 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: November 19, 2014

COMPREHENSIVE PLAN AMENDMENT RESOLUTION FOR ADOPTION

Co7-13-03 LAWRENCE C. LEUNG, INC. – N. THORNYDALE ROAD PLAN AMENDMENT

Owner: Lawrence C. Leung, Inc.
(District 1)

If approved, adopt RESOLUTION NO. 2014 - _____

OWNERS: Lawrence C. Leung, Inc.
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

CP/DP/ar
Attachments

cc: Chris Poirier, Assistant Planning Director
Co7-13-03 File

RESOLUTION 2014-_____

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 18.01 ACRES, LOCATED AT THE SOUTHEAST CORNER OF N. THORNYDALE ROAD AND W. LINDA VISTA BOULEVARD, IN SECTION 20 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 18.01 acres, as referenced in Co7-13-03 Lawrence C. Leung, Inc. – N. Thornydale Road Plan Amendment, located at the southeast corner of N. Thornydale Road and W. Linda Vista Boulevard, in Section 20, 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) and Resource Transition (RT) to Neighborhood Activity Center (NAC) for approximately 5.0 acres and Medium Intensity Urban (MIU) for approximately 13.01 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. Notwithstanding the land use designation on the Land Use Plan, areas which will not be removed from the 100-year floodplain through implementation of plans approved by the Pima County Regional Flood Control District and areas of Pima County Regulated Riparian Habitat shall revert to Resource Transition at the next appropriate annual plan amendment program period.
- B. 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.
- C. Due to the nearby location of Mountain View High School, uses permitted shall not include a drive-through restaurant, a restaurant without wait staff service, a convenience store, a gasoline service station combined with a convenience store, a confectionary store, an ice cream store, a refreshment stand, or uses consistent with an indoor amusement or recreational enterprise.

D. 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 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 Co7-13-04, 05, and 06 are not eligible to serve as off-site set-asides;
3. Off-site set-aside 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; and
5. The approximate minimum total natural open space (NOS) set-aside is 33 acres; the approximate minimum on-site NOS set-aside is 9 acres; and the approximate minimum off-site NOS set-aside is 24 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

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 _____ day of _____, 2014.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED:

Adam M. Gobin

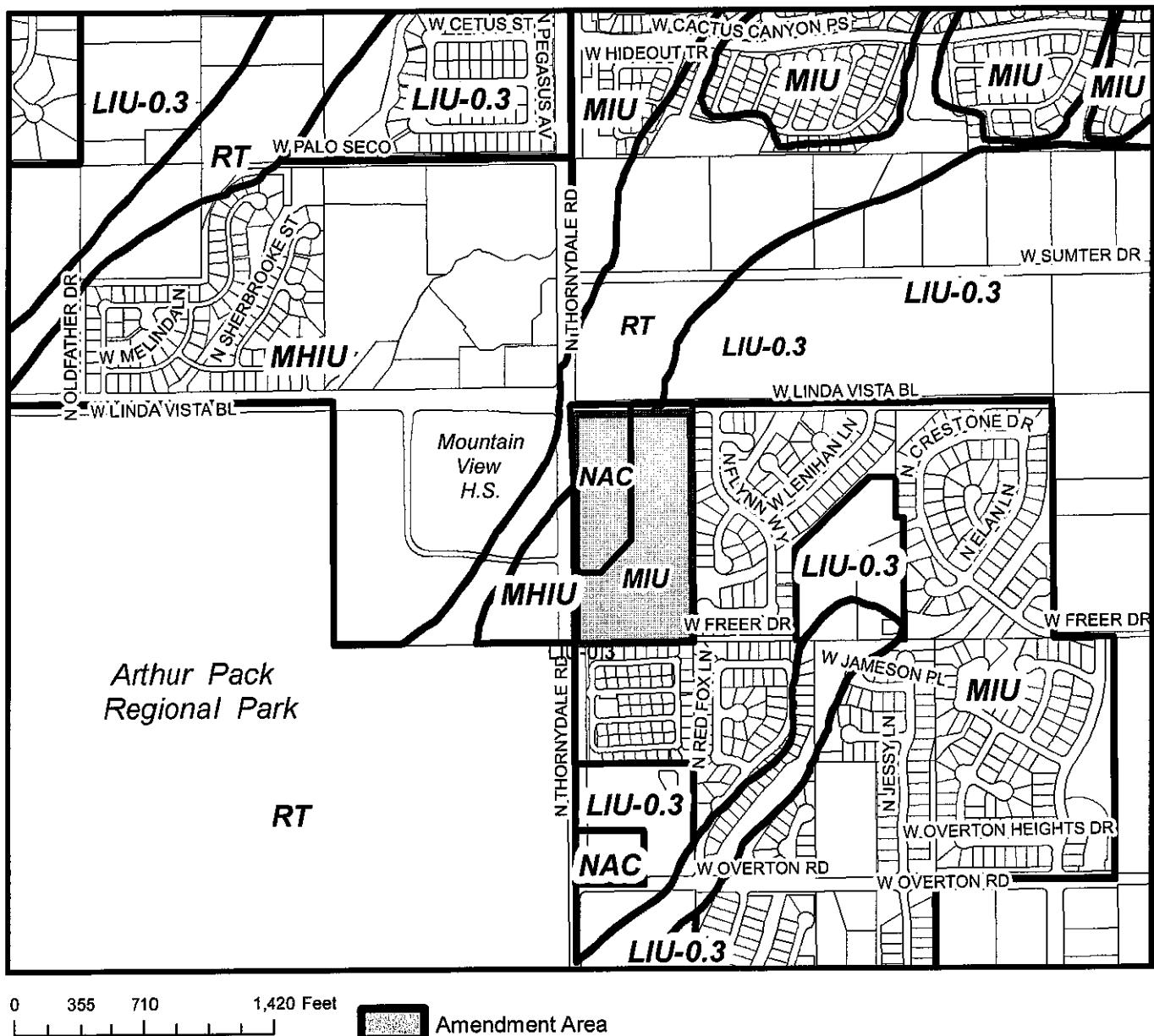
Executive Secretary
Planning and Zoning Commission

APPROVED AS TO FORM:

Mark A. Kauffman 10/31/14
Deputy County Attorney

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



Taxcode: 225-02-004M	Co7-13-03 LAWRENCE C. LEUNG, INC. – N. THORNYDALE ROAD PLAN AMENDMENT		Location: Southeast corner of N. Thornydale Road and W. Linda Vista Boulevard
Request: Low Intensity Urban 0.3 (LIU-0.3) and Resource Transition (RT) to Neighborhood Activity Center (NAC) and Medium Intensity Urban (MIU) 18.01 Acres +-			
Northwest Subregion T12S, R13E, Section 20			
Planning and Zoning Commission Hearing: September 25, 2013 Board of Supervisors Hearing: November 19, 2013		Map Scale: 10,000 Map Date: July 3, 2014	