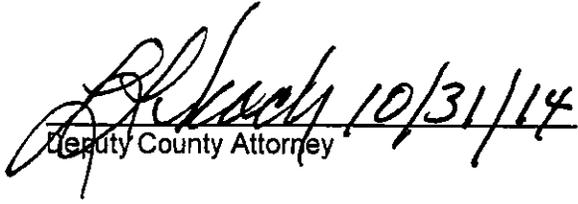
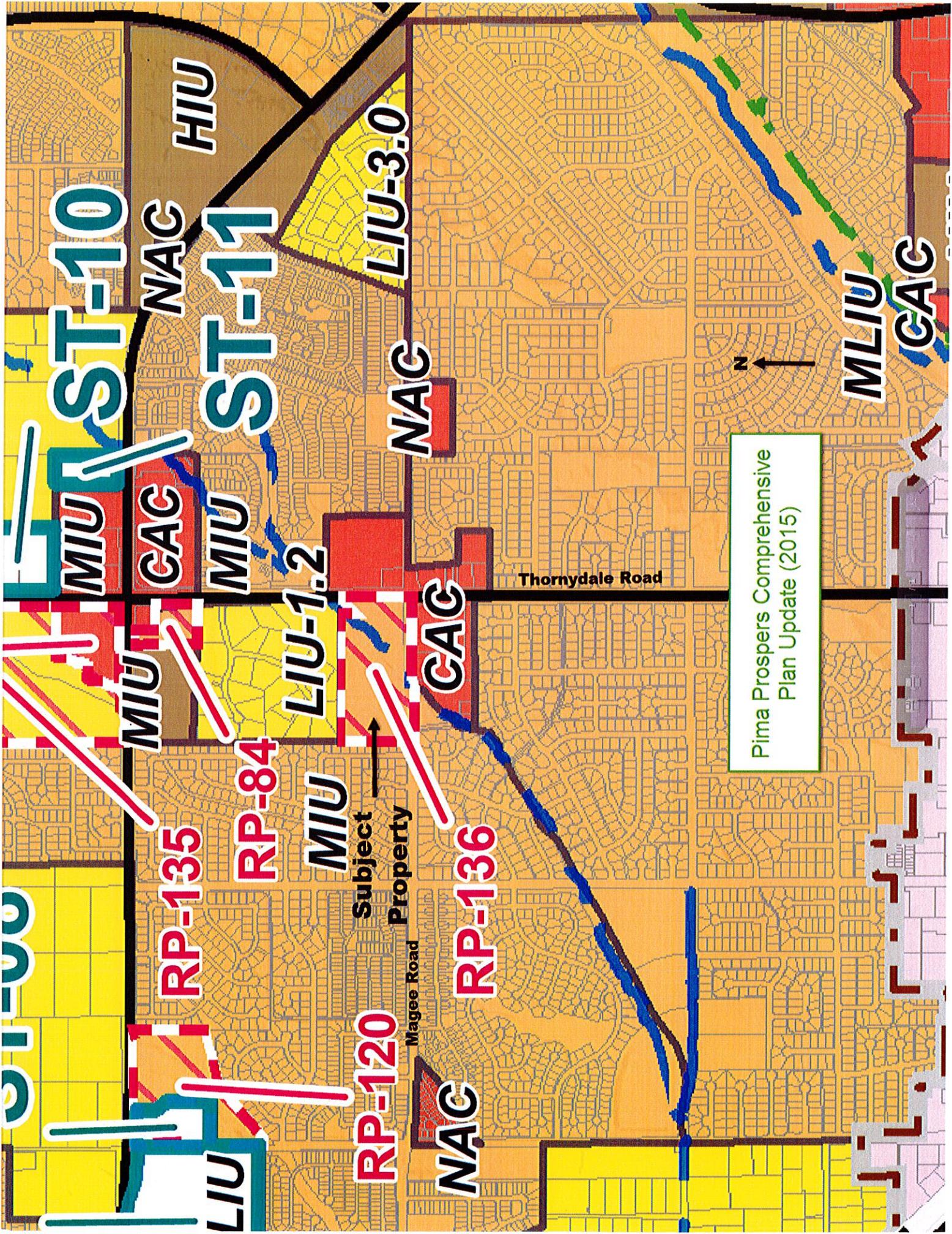


APPROVED AS TO FORM:

 10/31/14  
Deputy County Attorney





**ST-10**

**HIU**

**ST-11**

**LIU-3.0**

**NAC**

**MLIU**  
**CAC**

**MIU**

**CAC**

**MIU**

**LIU-1.2**

Thornydale Road

Pima Prospers Comprehensive  
Plan Update (2015)

**MIU**

**RP-84**

**MIU**

**CAC**

Subject  
Property

**RP-135**

**RP-136**

**LIU**

**RP-120**

**NAC**

Magee Road

## **Pima Prospers Comprehensive Plan Update**

### **Medium Intensity Urban (MIU)**

a. Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

b. Residential Gross Density: Residential gross density shall conform to the following:

- 1) Minimum – 5 RAC
- 2) Maximum – 13 RAC

c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs). Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:

- 1) Minimum – 5 RAC
- 2) Maximum – 10 RAC

## **RP-136 Thornydale Road at Magee Road (T)**

### **General Location**

Northwest corner of W. Magee Road and N. Thornydale Road in Section 30 of Township 12 South, Range 13 East. (Ref. Co7-13-05)

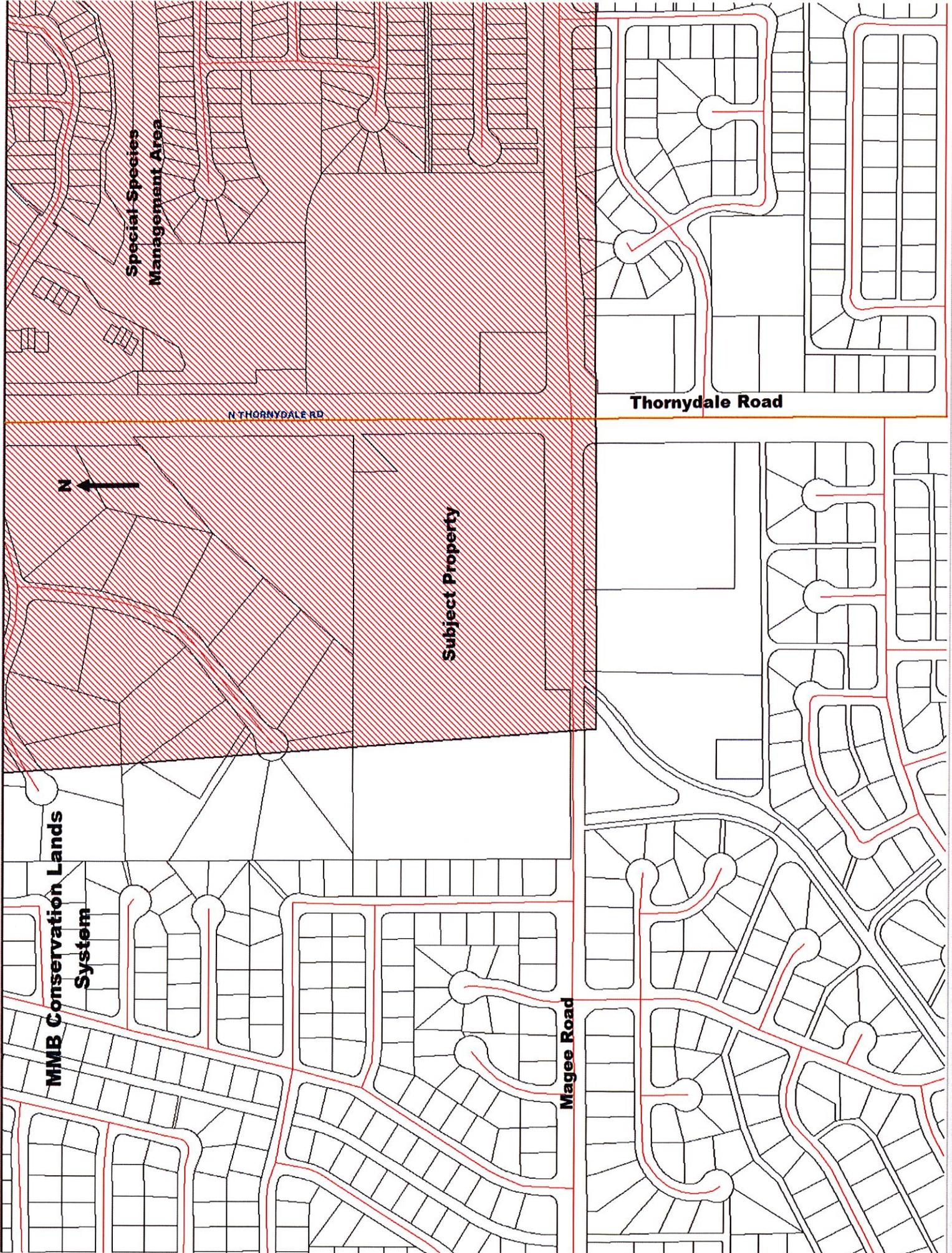
### **Policies**

- 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 LIU 0.3 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. 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:
  - 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;
  - the site areas of plan amendment cases Co7-13-03, 04, and 06 are not eligible to serve as off-site set-asides;
  - off-site set-aside areas are acceptable to the Pima County Planning Official or designee;
  - 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
  - the approximate minimum total natural open space (NOS) set-aside is 38 acres, the approximate minimum on-site NOS set-aside is 7 acres, and the approximate minimum off-site NOS set-aside is 31 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

Pima County Comprehensive Plan 2015, Chapter 3 Use of Land Goals and Policies, Section 3.4  
Environmental Element, Policy 11 Conservation Lands System Mitigation Lands

Policy 11: The following guidelines apply to lands being considered for off-site mitigation:

- a) The location of off-site mitigation properties should be within the same general geographic region of the original project site;
- b) Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
  1. CLS designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations or subsequent conservation bond programs;
  2. Vegetation community type(s);
  3. Habitat values for applicable CLS Special Species (e.g., breeding, dispersal);
  4. Surface water or unique landforms such as rock outcrops;
  5. Contribution to landscape connectivity; and
  6. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.
- c) Off-site mitigation of IRA may include the purchase and transfer of water rights that directly impact and/or support groundwater dependent ecosystems.



Special Species  
Management Area

N THORNYDALE RD

Thornydale Road

N

Subject Property

MMB Conservation Lands  
System

Magee Road