



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 05/12/2015

Title: Co7-14-03 CATALINA FOOTHILLS CENTER GENERAL PARTNERSHIP – N. ORACLE ROAD PLAN AMENDMENT

Introduction/Background:

The Board of Supervisors' approved the request for a Comprehensive Plan Amendment on December 2, 2014.

Discussion:

This Resolution reflects the Board of Supervisors' approval of the Comprehensive Plan Amendment.

Conclusion:

The Pima County Comprehensive Plan was amended from Low Intensity Urban 1.2, Medium Intensity Urban and Resource Transition to Medium Intensity Urban, Neighborhood Activity Center and Resource Transition.

Recommendation:

Staff recommends that the Board of Supervisors' approve this Resolution.

Fiscal Impact:

0

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Pima County Development Services

Telephone: 724-9000

Department Director Signature/Date:

6. Arla Small 4/20/15

Deputy County Administrator Signature/Date:

John W. Bond 4/21/15

County Administrator Signature/Date:

C. R. Melbey 4/21/15



Subject: Co7-14-03

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FOR MAY 12, 2015 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Arlan M. Colton, Planning Director
Public Works-Development Services Department-Planning Division
DATE: April 15, 2015

RESOLUTION FOR ADOPTION

Co7-14-03 CATALINA FOOTHILLS CENTER GENERAL PARTNERSHIP- N. ORACLE ROAD PLAN AMENDMENT

Owner: Catalina Foothills Center General Partnership
(District 1)

If approved, adopt RESOLUTION NO. 2015 - _____

OWNERS: Catalina Foothills Center General Partnership
c/o Jess S Morgan & Co.
Suite 2300, 5900 Wilshire Boulevard
Los Angeles, CA 90036

AGENT: Projects International, Inc.
Attn: Jim Portner
10836 E. Armada Lane
Tucson, AZ 85749-9460

DISTRICT: 1

STAFF CONTACT: Mark Holden

CP/MH/ar
Attachments

cc: Chris Poirier, Assistant Planning Director
Co7-14-03 File

RESOLUTION 2015-_____

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 50.00 ACRES LOCATED IMMEDIATELY EAST OF N. ORACLE ROAD AND IMMEDIATELY NORTH AND WEST OF N. GENEMATAS DRIVE, IN SECTION 13 OF TOWNSHIP 13 SOUTH, RANGE 13 EAST, IN THE CATALINA FOOTHILLS 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, Catalina Foothills Subregion, is hereby amended to change the planned land use intensity category for approximately 50.00 acres, as referenced in Co7-14-03 Catalina Foothills Center General Partnership – N. Oracle Road Plan Amendment, located immediately east of N. Oracle Road and immediately north and west of N. Genematas Drive, in Section 13, Township 13 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Medium Intensity Urban (MIU), Low Intensity Urban 1.2 (LIU 1.2) and Resource Transition (RT) to Neighborhood Activity Center (NAC) for approximately 13 acres, Low Intensity Urban 3.0 (LIU 3.0) for approximately 27 acres and Resource Transition (RT) for approximately 10 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. The Preliminary Development Plan submitted with the rezoning application shall demonstrate avoidance of regulatory floodplains and Important Riparian Area.
- B. Post-development floodplains shall be designated Resource Transition.
- C. The location of off-site properties to meet Maeveen Marie Behan Conservation Lands System (MMBCLS) mitigation guidelines should be within the same general geographic region of the Comprehensive Plan amendment site.
- D. MMBCLS off-site mitigation property should provide the same or better resource values as the original site including, but not limited to:
 - 1. MMBCLS designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - 2. Vegetation community type(s);
 - 3. Habitat values for applicable MMBCLS Special Species (e.g., breeding, dispersal);

4. Surface water or unique landforms such as rock outcrops; and
 5. Contribution to landscape connectivity.
- E. Demonstration that the resource and conservation values of the MMBCLS off-site mitigation property will be protected in perpetuity.
- F. The maximum residential density for the 27-acre area proposed for Low Intensity Urban 3.0 (LIU 3.0) land use designation shall be 2.75 residential units per acre.

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 _____, 2015.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED:



Executive Secretary
Planning and Zoning Commission

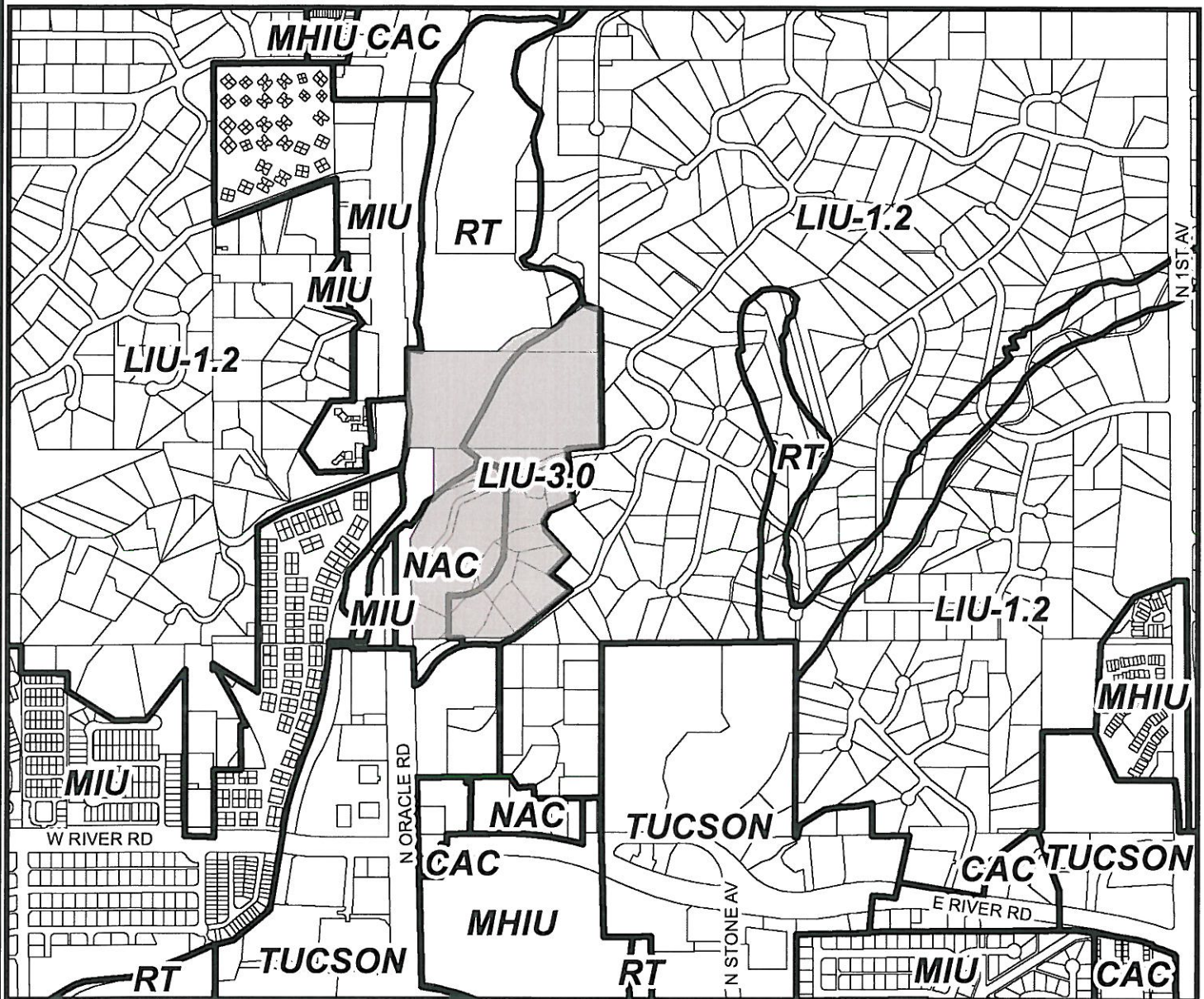
APPROVED AS TO FORM:



Deputy County Attorney

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



0 462.5 925 1,850 Feet

Taxcodes:

105-01-0880, 105-01-089A
105-01-091A, 105-01-092A
105-01-093C, 105-01-093D
105-01-0950, 105-01-096A
105-01-096B, 105-01-0970
105-01-0980, 105-01-0990
105-01-100A, 105-01-103A
105-01-136D, 105-01-137A
105-01-1380

Co7-14-03 CATALINA FOOTHILLS CENTER GENERAL PARTNERSHIP - N. ORACLE ROAD PLAN AMENDMENT

Amend Planned Land Use From Low Intensity Urban 1.2 (LIU-1.2), Medium Intensity Urban (MIU) and Resource Transition (RT) to Low Intensity Urban 3.0 (LIU-3.0) Neighborhood Activity Center (NAC) and Resource Transition (RT) 50.0 Acres +/-

Location:
East of N. Oracle Road,
north and west of
N. Genematas Drive



Catalina Foothills Subregion
Section 13, Township 13 South, Range 13 East

Planning and Zoning Commission Hearing: August 27, 2014

Map Scale: 1:13,000

Board of Supervisors Hearing: October 21, 2014/December 2, 2014

Map Date: April 1, 2015

