



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 05/12/2015

Title: Co7-14-02 SIGNATURE HOMES BY MIRAMONTE, LLC - W. HARDY ROAD PLAN AMENDMENT

Introduction/Background:

The Board of Supervisors' approved the request for a Comprehensive Plan Amendment on October 21, 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 0.3 to Medium Intensity Urban.

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: *[Signature]* 4/20/2015

Deputy County Administrator Signature/Date: *[Signature]* 4/21/15

County Administrator Signature/Date: *[Signature]* 4/21/15



Subject: Co7-14-02

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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

Co7-14-02 **SIGNATURE HOMES BY MIRAMONTE, LLC- W. HARDY ROAD PLAN**
AMENDMENT
Owner: Whisper Canyon Holdings, LLC
(District 1)

If approved, adopt RESOLUTION NO. 2015 - _____

OWNERS: Whisper Canyon Holdings, LLC
2942 E. River Road, Ste. 100
Tucson, AZ 85718-9554

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
Co7-14-02 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 20.0 ACRES, LOCATED ON THE NORTH SIDE OF THE W. HARDY ROAD, APPROXIMATELY 600 FEET EAST OF N. THORNYDALE ROAD, 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 20.0 acres, as referenced in Co7-14-02 Signature Homes by Miramonte, LLC – W. Hardy Road Plan Amendment, located on the north side of W. Hardy Road, approximately 600 feet west of N. Thornydale Road, 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) to Medium Intensity Urban (MIU).

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 the regulatory floodplain and Important Riparian Area associated with the Hardy Wash.
- B. Post-development floodplains shall be designated as Resource Transition.
- C. The location of off-site mitigation properties should be within the same general geographic region of the original project site.
- D. Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 - 1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - 2. Vegetation community type(s);
 - 3. Habitat values for applicable CLS Special Species (e.g. breeding and 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 off-site mitigation property will be protected in perpetuity.

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

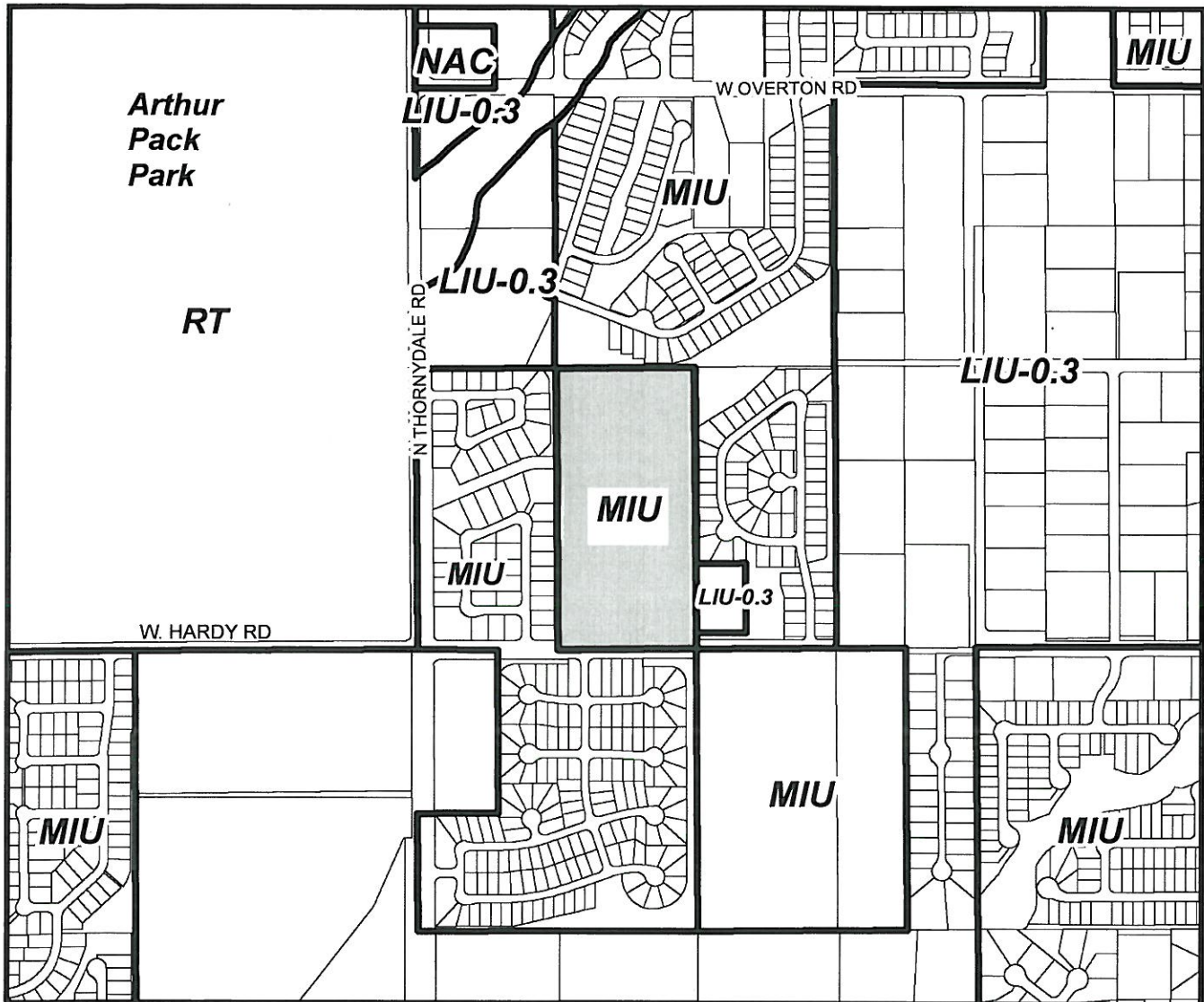
APPROVED AS TO FORM:




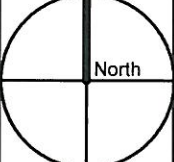
Deputy County Attorney

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



0 320 640 1,280 Feet

Taxcode: 225-02-029C	Co7-14-02 SIGNATURE HOMES BY MIRAMONTE, LLC - W. HARDY ROAD PLAN AMENDMENT		Location: North side of W. Hardy Road, approximately 600 feet east of N. Thornydale Road
	Amend Planned Land Use From Low Intensity Urban 0.3 (LIU-0.3) to Medium Intensity Urban (MIU) 20.0 Acres +/- Subject to Rezoning Policies (RP)		
	Northwest Subregion Section 20, Township 12 South, Range 13 East		
	Planning and Zoning Commission Hearing: August 27, 2014	Map Scale: 1:9,000	
	Board of Supervisors Hearing: October 21, 2014	Map Date: June 3, 2014	