BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 6, 2015

Title: Co7-15-01 Magee Como Development Association, LLC - N La Cholla Boulevard Plan Amendment

Introduction/Background:

Applicant requests to amend the Comprehensive Plan from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) on 0.88 acres located northwest of the intersection of N. La Cholla Boulevard and W. Magee Road.

Discussion:

The applicant proposes to increase land use intensity on the parcel to match that of the surrounding site and create critical mass of land for a compact, mixed-use retail, office, hotel and restaurant development.

Conclusion:

Site is currently cleared and undeveloped, located on a major intersection well-suited for retail / commercial / office infill development. Adjacent parcels have also been amended to NAC and subsequently rezoned to CB-2.

Recommendation:

Staff recommends APPROVAL of the Comprehensive Plan amendment to NAC, subject to a single rezoning policy.

Fiscal Impact:

N/A

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services Dept., Planning Div. Telephone: 724-9000

for Department Director Signature/Date: 9/11/15

Deputy County Administrator Signature/Date: for John Bernal 9/15/15

County Administrator Signature/Date: C. Bell 9/15/15

PIMA COUNTY

DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District # 1

FROM: Arlan M. Colton, Planning Director

DATE: September 14, 2015

SUBJECT: **Co7-15-01 MAGEE COMO DEVELOPMENT ASSOCIATION, LLC– N. LA CHOLLA BOULEVARD PLAN AMENDMENT**

The above referenced Comprehensive Plan Amendment within your district is scheduled for the Board of Supervisors' **OCTOBER 6, 2015** hearing.

REQUEST: To amend the Pima County Comprehensive Plan from Medium High Intensity Urban (MHIU) (Medium Intensity Urban (MIU) in the Pima Prospers 2015 Comprehensive Plan Update) to Neighborhood Activity Center (NAC) for approximately 0.88 acres located on the north side of W. Magee Road, west of N. La Cholla Boulevard.

OWNER: Magee Como Development Association, LLC
5151 N. Oracle Road, Suite 210
Tucson, AZ 85704

AGENT: Craig Courtney
Magee Como Development Association, LLC
5151 N. Oracle Road, Suite 210
Tucson, AZ 85704

DISTRICT: 1

STAFF CONTACT: Mark Holden

PUBLIC COMMENT TO DATE: As of September 14, 2015, staff has received 2 written comments concerning the amendment request. A tenant in the office complex to the west expressed approval; agents for the owner of the un-subdivided 12-acre property immediately to the north submitted comments regarding issues of long-term access to their client's site.

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL OF AMENDING THE SITE TO NEIGHBORHOOD ACTIVITY CENTER (NAC), SUBJECT TO REZONING POLICY. (8-0; Commissioners Gavin and Neeley were absent)

STAFF RECOMMENDATION: APPROVAL SUBJECT TO REZONING POLICY.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property is located outside of the Maeveen Marie Behan Conservation Lands System (MMBCLS).

AC/MH/ar
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

FOR TUESDAY, OCTOBER 6, 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: **September 14, 2015**

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

Co7-15-01 **MAGEE COMO DEVELOPMENT ASSOCIATION, LLC - N. LA CHOLLA BOULEVARD PLAN AMENDMENT**

Request of **Magee Como Development Association, LLC** to amend the Pima County Comprehensive Plan from Medium High Intensity Urban (MHIU) (Medium Intensity Urban (MIU) in the Pima Prospers 2015 Comprehensive Plan Update) to Neighborhood Activity Center (NAC) for approximately 0.88 acres located on the north side of W. Magee Road, west of N. La Cholla Boulevard, in Section 33, Township 12 South, Range 13 East, in the Northwest Subregion (Tortolita Planning Area in the 2015 Comprehensive Plan Update). On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL OF AMENDING THE SITE TO NEIGHBORHOOD ACTIVITY CENTER (NAC), SUBJECT TO REZONING POLICY** (8-0; Commissioners Gavin and Neeley were absent)
(District 1)

Planning and Zoning Commission Public Hearing Summary (August 26, 2015)

Staff presented information on the requested amendment to the Comprehensive Plan. A commissioner asked about access to the amendment site, specifically from the west across the site on Paseo Luna; staff responded that the main access to the amendment site is currently from Magee Road.

The applicant addressed the commission. He stated that the amendment request to NAC was to allow commercial and retail uses, to match the two parcels to the south; upon approval of the amendment, the applicant would move forward with more detailed planning as part of the rezoning of the site.

A commissioner asked what is intended for the eastern end of the site; the applicant responded that it is residual from the Pima County's Magee Road improvement, and will primarily be parkingand buffer area. The commissioner asked if there was a road across the north side of the property; the applicant responded that it is an abandoned access to La Cholla Boulevard. The commissioner asked if Paseo Luna, north of the existing townhouses to the west, was passable from the north; the applicant responded that the Paseo Luna access was only off of Como Drive. The commissioner asked about overall access and circulation for the site, which the applicant explained.

A commissioner asked about the access easement granted to the property owner immediately to the north; the applicant stated that the easement fit within the circulation pattern for the planned larger development site. The commissioner asked about the overall development concept for the site, which the applicant explained.

The commission opened the public hearing. The agent for the property owner to thenorth spoke about the possibility of the parcel being rezoned in the future, and access issues to the 12-acre parcel, including a 24-foot access easement to La Cholla Boulevard, which has been impacted by the Magee / La Cholla intersection improvements; and, direct access from Como Drive, which is restricted by a 10-foot parcel strip owned by Tucson National Estates. The property owner established an access easement across the applicant's parcels to the south, and the agent stated their desire to have this information on the public record, and that they are in support of the proposed amendment.

A commissioner asked if the La Cholla easement currently exists and is in use; the agent responded that both access routes are in use. The commissioner followed up to ask if the Como Drive access is adequate for increased use intensity on the property; the agent responded that the neighbors do not want increased intensity and subsequent increased traffic on Como Drive. The commissioner asked if the easement has been secured and recorded privately; the agent answered in the affirmative.

A commissioner asked if the established easement (24 feet wide) is sufficient for increased use intensity on their client's property; the agent responded that there are no set plans as yet to rezone for increased uses, but the width should be adequate for most uses. The commissioner asked if the use of the established easement would require additional planning with the applicant; the agent responded that it would.

A commissioner asked for clarification about the easement that was sold by the applicant, and about the 10-foot property strip owned by Tucson National Estates which encumbers the property to the north; the agent explained the history of these to the commission, and staff provided additional detail.

A commissioner asked about the unimproved La Cholla easement and if the county should have improved this access when Magee Road was improved; the agent responded that this was the reason that their client purchased the easement on the applicant's site. The agent's client, the property owner to the north, came forward and explained the history of the ownership and access onto and around his property. The property owner stated that he discussed access to the property with Pima County prior to the Magee Road improvements, but that the La Cholla easement is now no longer useable. He stated that the applicant contacted him in regard to establishing an access easement across the amendment site. A commissioner asked if the property owner was required to purchase this easement; the property owner responded in the affirmative.

The property owner stated that the 10-foot property strip has served to restrict uses on his parcel for other than a single family residence. He said that the Tucson National Estates owners were not opposed to some possible increased intensity of use on the east side of his property, away from Como Drive, and that he is sensitive to their concerns.

A commissioner asked the property owner if he is in support of the proposed plan amendment; the property owner affirmed that he is. A commissioner asked why the La Cholla access was not improved by Pima County during the Magee Road improvements; staff responded that Como Drive appears to be the primary access to the property and La Cholla access was and still is secondary access, and that it would be difficult for the Department of Transportation to plan road improvements based upon future speculative changes in land use. A commissioner followed up that if the La Cholla easement is no longer accessible by emergency vehicles, shouldn't it have been improved by the county; staff responded that it was never clear that La Cholla was ever accessible by emergency vehicles, and that Como Drive has been the primary access.

A commissioner asked about the full development capacity of the property to the north if rezoned; staff said it would likely be akin to the surrounding residential development. A commissioner stated that the 10-foot property strip poses challenges to future development of the property to the north, and that if the La Cholla easement was acknowledged by the county it should have been improved with the Magee Road to provide access. Staff responded that the county is sympathetic to the property owner's access issues, but many of these issues have been long-standing – the access issues are now on the public record, but the private easement issues should not encumber this amendment decision.

The Commission closed the public hearing.

Commissioner Matter made a motion to **APPROVE** the requested Comprehensive Plan amendment to Neighborhood Activity Center (NAC) subject to a single rezoning policy; Commissioner Membrila seconded the motion.

Prior to the vote, a commissioner asked the applicant if he was amenable to future discussion with the property owner about the access easement if necessary; the applicant agreed and said it will be a reciprocal arrangement with the property owner.

Upon a voice vote, the Commission voted to **APPROVE** the requested Comprehensive Plan amendment to **Neighborhood Activity Center (NAC)** land use designation (8-0; Commissioners Gavin and Neeley were absent), subject to the following rezoning policy:

A. Uses of the property are limited to restaurants with/without a bar and CB-1 zoning uses except for automotive related uses, drive-through restaurants and stand-alone bars.

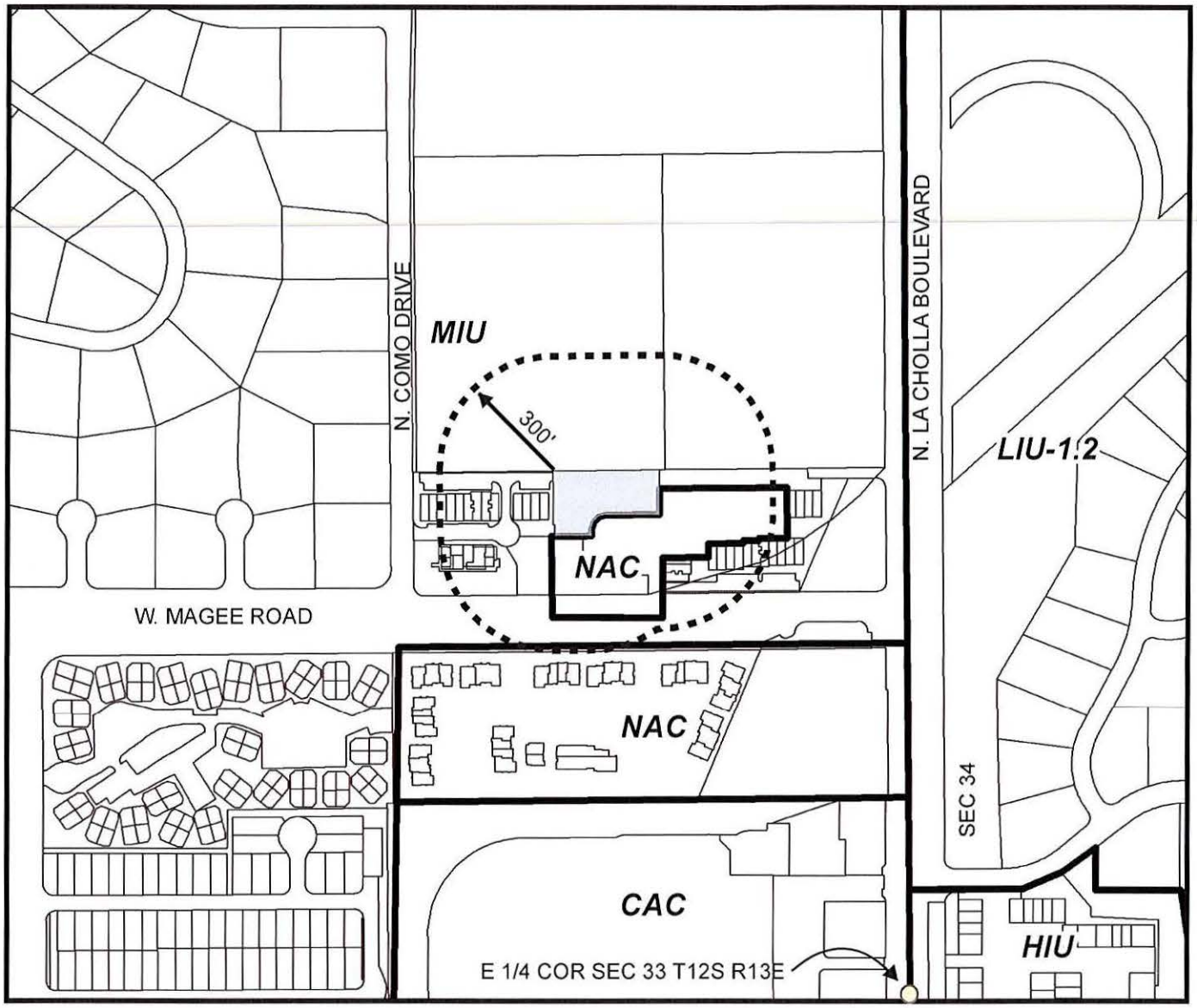
AC/MH/ar
Attachments

c: Magee Como Development Association, LLC, 5151 N. Oracle Road, Suite 210
Tucson, AZ 85704
Craig Courtney, Magee Como Development Association, LLC.
5151 N. Oracle Road, Suite 210, Tucson, AZ 85704
Chris Poirier, Assistant Planning Director
Co7-15-01 File

Co7-15-01 Magee Como Development Association, LLC – N La Cholla Boulevard Plan Amendment

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



0 180 360 720 Feet

300' Notification Buffer | Subject Property

Taxcode: 225-44-5470	**Co7-15-01 MAGEE COMO DEVELOPMENT ASSOCIATION, LLC - N. LA CHOLLA BOULEVARD PLAN AMENDMENT**	Location: North side of W. Magee Road, west of N. La Cholla Boulevard
	Request: Medium Intensity Urban (MIU) under Pima Prospers to Neighborhood Activity Center (NAC) 0.88 Acres +/-	

Tortolita Planning Area under Pima Prospers Section 33, Township 12 South, Range 13 East		North
Planning and Zoning Commission Hearing: August 26, 2015	Map Scale: 1:5,000	
Board of Supervisors Hearing: Octoberr 6, 2015 (projected).	Map Date: August 3, 2015	

2015 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION
STAFF REPORT

HEARING DATE	**August 26, 2015**
CASE	**Co7-15-01 MAGEE COMO DEVELOPMENT ASSOCIATION, LLC – N. LA CHOLLA BOULEVARD PLAN AMENDMENT**
PLANNING AREA	**Tortolita Planning Area**
DISTRICT	**1**
LOCATION	**North side of W. Magee Road, west of N. La Cholla Blvd.**
REQUEST	**Medium High Intensity Urban (MHIU) / Medium Intensity Urban (MIU) under Pima Prospers to Neighborhood Activity Center (NAC) on 0.88 acres**
OWNERS	**Magee Como Development Association, LLC**
AGENT	**Craig Courtney**

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

The amendment site is Lot 4 of Magee Center. Lots 3 and 5 are located to the south and east of the site, have Neighborhood Activity Center (NAC) land use designation, and are zoned CB-2 General Business. The incorporation of Lot 4 with Lots 3 and 5 can create critical mass for a mixed use / medium-density project on the strategic corner of La Cholla Boulevard and newly-rebuilt Magee Road. This location north of Foothills Mall provides the potential for an upscale mix of retail, office, hotels and restaurants in a relatively small, compact configuration serving this vital area.

EXISTING ZONING/LAND USE
TR Transitional Zone / Cleared but undeveloped

SURROUNDING LAND USE DESIGNATIONS *(per Pima Prospers, Aug. 17, 2015)*	
North	Medium Intensity Urban (MIU)
South	Neighborhood Activity Center (NAC)
East	Medium Intensity Urban (MIU), Neighborhood Activity Center (NAC)
West	Medium Intensity Urban (MIU)

SURROUNDING ZONING/EXISTING LAND USE	
North	SR Suburban Ranch Zone / single residence on large lot
South	CB-2 General Business Zone / cleared but undeveloped
East	CB-2 General Business Zone, TR Transitional Zone / cleared but undeveloped
West	TR Transitional Zone / high-density two-story residential and office

STAFF REPORT:

Staff recommends **APPROVAL** of the request to amend the Comprehensive Plan land use designation to Neighborhood Activity Center (NAC) for the 0.88-acre site. The land use designation on the site was Medium High Intensity Urban (MHIU) when the amendment application was submitted in April 2015. The Comprehensive Plan Update, approved by the Board of Supervisors in August 2015, down-planned the site and surrounding region to Medium Intensity Urban (MIU); other areas immediately surrounding kept the same NAC designation. Staff's recommendation is based on certain Growing Smarter Acts principles, urban infill, plan designation consistency, infrastructure availability and provision of commercial services (see plan amendment criteria, below).

Uses on the parcels immediately to the south (Magee Center Lots 3 and 5) are restricted by rezoning conditions and staff recommends the addition of the following rezoning policy should this amendment be approved:

> Uses of the property are limited to restaurants with/without a bar and CB-1 zoning uses except for automotive related uses, drive-through restaurants and stand-alone bars.

The 0.88-acre site is Lot 4 of the Magee Center Development Plan area. The site and surrounding area are flat, have been cleared of most vegetation, and portions have been paved. The area is served by utilities, sewer and paved roads – the Magee / La Cholla intersection was recently improved, and roads are designated Major Scenic and Major Routes, respectively.

The site is located in a region of mixed land uses and zoning. There are office complexes and townhouses immediately around the site, with a big-box store, Foothills Mall, and other commercial services and restaurants further to the south on La Cholla Boulevard. Residential development around the site ranges from a single low-density home site, to medium-density single family homes, and high-density apartments and townhouses. Commercial zoning, mainly along Magee Road and La Cholla Boulevard, is TR Transitional, CB-1 Local Business and CB-2 General Business zones; residential zoning includes SR Suburban Ranch, CR-1 Single Residence and CR-5 Multiple Residence zones.

Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1. The plan amendment would promote:
   a. Implementation of the ***Growing Smarter Acts***, with particular emphasis given to the principles of smart growth, such as: (i) mixed use planning, (ii) compact development, (iii) multi-modal transportation opportunities, (iv) rational infrastructure expansion/improvements, (v) conservation of natural resources, and (vi) the growth area element (where applicable);
   b. The implementation of other Comprehensive Plan Policies, Special Area Policies, and Rezoning Polices.
   c. Compatibility with the ***Maeveen Marie Behan Conservation Lands System***;
2. Fulfillment of the purpose of the Annual Plan Amendment Program as stated in the Pima County Zoning Code, 18.89.040(A) (2) & (3):

   The annual plan amendment program provides an opportunity to address oversights, inconsistencies, or land use related inequities in the plan, or to acknowledge significant changes in a particular area since the adoption of the plan or plan updates. Annual amendments are reviewed concurrently in order to analyze potential cumulative impacts.

Growing Smarter Acts
The plan amendment to the higher intensity NAC land use designation could meet the mixed use planning, compact development, multi-modal transportation, and rational infrastructure improvements principles of the Growing Smarter Acts. The site would contribute to a proposed commercial infill development that would complement an existing mixed use development just to the west (Magee Center office condominiums and Como del Sol townhouses) and residential development located nearby. The applicant proposes a compact configuration of development on the site, and has about 3½ acres of developable area total when including surrounding vacant lots. For multi-modal transportation, the site is located at the intersection of two SunTran bus routes; the intersection of La Cholla Boulevard and Ina Road, about ¾ of a mile to the south, is served by five bus routes. The site also has wastewater conveyance and newly improved road infrastructure, and is served by Metropolitan Water District.

Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies
The site is located in a region that was down-planned from MHIU land use designation to MIU in the 2015 Comprehensive Plan Update. While this change reduces residential density from 24 residences per acre (RAC) maximum under MHIU to 5-13 RAC under MIU, the new MIU designation allows a mix of medium density residential housing types, in addition to office, medical office and hotel uses. The requested NAC land use designation would allow lower-intensity commercial services for day-to-day and weekly living needs, and fits the designation of surrounding properties and the proposed commercial infill use for the group of properties.

Within the 2015 Comprehensive Plan Update, Section 3.1 Land Use Element, Goal 1 (Long-range viability of the region), the proposed amendment supports a number of policies, including providing an appropriate mix of land uses; supporting land uses, densities and intensities appropriate for urban areas; promoting a compact form of development in urban areas where infrastructure is in place; and, supporting horizontal and vertical mixed use development along key transportation corridors (specifically, designated Major Scenic Routes and Major Routes).

The site is not currently covered by Special Area or Rezoning policies. Magee Center Lot 3 (immediately to the south) is covered under Rezoning Policy RP-131 and subsequent rezoning condition stating that uses on the property are limited to restaurant (with or without a bar) and CB-1 zoning uses except for automotive related uses, drive-through restaurants and stand-alone bars – staff recommends the same rezoning policy for this amendment request.

Maeveen Marie Behan Conservation Lands System
The site lies outside of the Maeveen Marie Behan Conservation Lands System (MMBCLS).

Fulfillment of the Purpose of the Annual Plan Amendment Program
The site's current TR zoning conforms to the MHIU and new MIU land use designations; however, TR zoning is inappropriate for the commercial infill use on the properties. Magee Center Lot 5 (1.95 acres, located immediately south and east) had its land use designation amended from MHIU to NAC in 2004 (Co7-03-11). Similarly, Lot 3 (0.46 acres) was also amended from MHIU to NAC through a concurrent Comprehensive Plan amendment / rezoning in 2013 (Co7-13-09). Lots 3 and 5 were subsequently rezoned to CB-2 but remain undeveloped. Amending the land use on this site (Lot 4) to NAC, with a subsequent rezoning, would provide a contiguous 3½-acre group of parcels for the proposed commercial infill development.

In short, the plan amendment to NAC for the 0.88-acre site is justified by elements of the Growing Smarter Acts (mixed use planning, compact development, multi-modal transportation, and existing infrastructure). The site would also match adjacent parcels also amended to the NAC land use designation, and provide a larger area for the applicant's proposed commercial infill development in a region of mixed commercial and office uses, and residential development.

AGENCY/DEPARTMENT COMMENTS:

Environmental Planning Comments:
The Comprehensive Plan amendment site is outside the MMBCLS, and contains no Priority Conservation Areas for species of concern in Pima County. The site has been cleared of most vegetation, with the exception of a few scattered trees. Overall, the site likely contributes very little to the preservation of habitat or important undisturbed natural areas locally, or the movement of wildlife through the region.

Regional Flood Control District:
The Pima County Regional Flood Control District (District) has reviewed the proposed Comprehensive Plan amendment request and offers the following comments:

- The site is not within floodplains or riparian habitat regulated by the District
- No Water Supply Impact Assessment is required as the site is less than 4 acres in area

In conclusion, the District has no objection to the proposed amendment.

Department of Transportation:
Due to the location, access changes and off-site improvements will not be needed. All changes to circulation or traffic volumes should have a marginal impact on traffic in the vicinity. During the rezoning phase, Department of Transportation (DOT) will further analyze on-site changes to the PDP as well as impacts to the transportation network as a whole. La Cholla and Magee have recently been redesigned. With the completion of this CIP project, access to this site, as well as circulation patterns in the area have already been established. Capacity should not be impacted due to the small size of the site, proposed use, and completed upgrades to the roadway network.

At this time, DOT has no objection to the above referenced amendment.

Regional Wastewater Reclamation Department:
The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the proposed request to amend 0.88 acres to NAC land use designation, to be a mixed-use development subject to obtaining the proper zoning.

The site is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the Canada del Oro Interceptor.

PCRWRD advises that no person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect. By accepting this plan amendment, the owner / developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner / developer and other affected parties.

PCRWRD has no objection to the proposed comprehensive plan amendment.

Cultural Resources & Historic Preservation:
The Cultural Resources and Historic Preservation Division of the Office of Sustainability and Conservation conducted a cultural resources review of the proposed request to amend the land use designation to NAC for approximately 0.88 acres located at the north side of W. Magee Road, west of N. La Cholla Boulevard.

The Division reviewed County records, which indicate that the subject property lies within a High Archaeological Sensitivity zone per the Sonoran Desert Conservation Plan, has not been previously surveyed for cultural resources, and has been subjected to land-leveling in recent times (surface disturbance appears to be extensive). Nearby cultural resources surveys indicate a low probability that future development would negatively impact intact buried cultural resources and the proposed Comprehensive Plan amendment has a low potential to negatively affect significant cultural resources.

However, prior to ground modifying activities, the property should be assessed by a professional archaeologist to determine whether an on-the-ground archaeological and historic sites survey should be conducted and submitted to Pima County for review. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property should be submitted to Pima County at the time of, or prior to, the submittal of any tentative plat or development plan. All work should be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code. A cultural resources survey and, if necessary, mitigation of any cultural resources by professional qualified archaeologists would be required.

Given this recommendation, the Pima County Office of Sustainability and Conservation has no objection to this request for Comprehensive Plan amendment.

Natural Resources, Parks and Recreation Department:
The Department reviewed the proposed amendment and has no objections.

United States Fish and Wildlife Service:
The Service has no concerns relating to the subject property, and requests no policies regarding mitigation measures.

Mountain Vista Fire District: The district reviewed the request and had no comment.

Tucson Electric Power Company: No comments were received.

Metropolitan Water District: No comments were received.

SunTran: No comments were received.

PUBLIC COMMENTS:

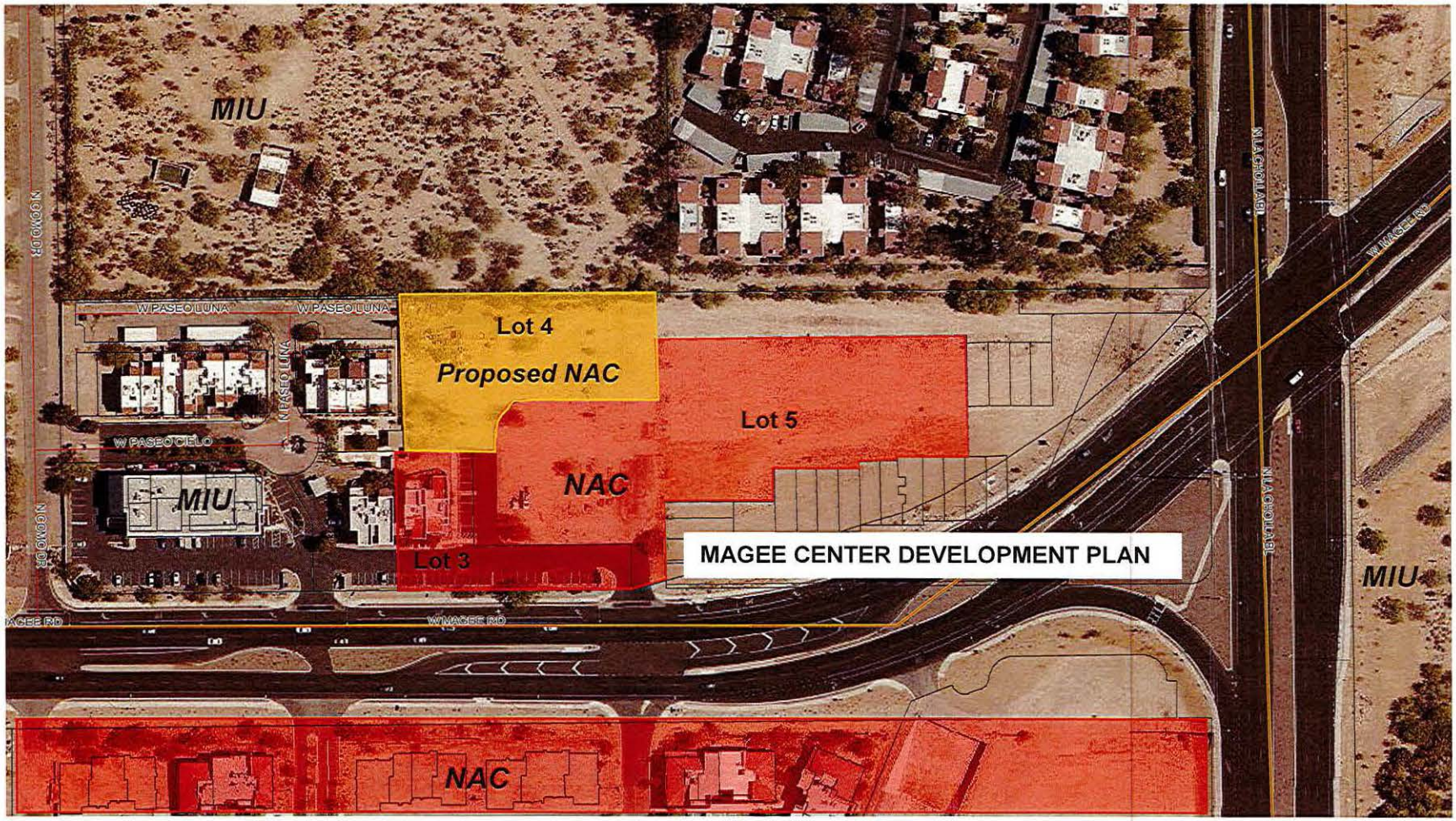
A notice of the hearings for this amendment request has been sent to property owners of record within 300 feet of the amendment site. As of the writing of this report, staff has received one e-mail in support of the proposed amendment from a medical office tenant adjacent to the site.

Respectfully Submitted,

Mark Holden, AICP
Principal Planner

cc: Magee Como Development Assn., LLC, Craig Courtney, Tucson, AZ 85704

Co7-15-01 Magee Como Development Association, LLC – N. La Cholla Boulevard Plan Amendment
Comprehensive Plan Land Use Designations



Co7-15-01 Magee Como Development Association, LLC – N La Cholla Blvd. Plan Amendment

Current Land Use Designations

Medium-High Intensity Urban (MHIU)
To designate areas for a mix of medium to high density residential housing types, including cluster option developments, single family attached dwellings and apartment complexes, and other compatible uses. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Residential gross density: minimum = none, maximum = 24 residences per acre (RAC)

Medium Intensity Urban (MIU) (per *Pima Prospers* Comprehensive Plan 2015 Update)
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. Site design should assure that uses are compatible with adjacent lower density residential uses. Residential gross density: minimum = 5 RAC, maximum = 13 RAC

Requested Land Use Designation

Neighborhood Activity Center (NAC)
To designate lower intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. NACs provide lower-intensity commercial services (e.g. grocery market as principal anchor tenant with other services such as drug store, hardware store, self-service laundry, or bank); areas are generally less than 25 acres in size.

Rezoning Policy RP-131
Concurrent Comprehensive Plan amendment / rezoning Co7-13-09 / Co9-13-04
Location: Lot 3, Magee Center, northwest corner of N. La Cholla Blvd. and W. Magee Road
Uses of the property are limited to restaurants with/without a bar and CB-1 zoning uses except for automotive related uses, drive-thru restaurants and stand-alone bars.

PIMA COUNTY
FLOOD CONTROL

MEMORANDUM

DATE: June 30, 2015

TO: Mark Holden, DSD
Senior Planner

FROM: Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: **Co7-15-01 Magee Como Development Assoc – N La Cholla Blvd Plan Amendment**

The Pima County Regional Flood Control District (District) has reviewed the subject request and offers the following comments:

1. The site is not within floodplains or riparian habitat regulated by the District.
2. No Water Supply Impact Assessment is required as the site is less than 4 acres.

In conclusion the District has **no objection**.

If you have any questions regarding these comments or need further information, please contact me at 520-724-4600.

GS/sm

Cc: File

Co7-15-01 DOT Comments

From: Jeanette DeRenne
To: Mark Holden
Date: July 22, 2015

At this time, DOT has no objection to the above referenced amendment. Due to the location, access changes and off-site improvements will not be needed. All changes to circulation or traffic volumes should have a marginal impact on traffic in the vicinity. During the rezoning phase, DOT will further analyze on-site changes to the PDP as well as impacts to the transportation network as a whole. La Cholla and Magee have recently been redesigned. With the completion of this CIP project, access to this site, as well as circulation patterns in the area have already been established. Capacity should not be impacted due to the small size of the site, proposed use, and completed upgrades to the roadway network.

Thank you for the opportunity to comment.

JNDR