





**TO:** Honorable Ray Carroll, Supervisor, District 4

**FROM:** Chris Poirier, Planning Official  
Public Works-Development Services Department-Planning Division

**DATE:** May 4, 2016

**SUBJECT:** **Co9-01-01 PIMA COUNTY – CANOA RANCH REZONING**

The above referenced Modification (Substantial Change) of Rezoning Conditions is within your district and is scheduled for the Board of Supervisors' **TUESDAY, MAY 17, 2016** hearing.

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**REQUEST:** For a modification (substantial change) of the following rezoning conditions:  
#6 which requires Board of Supervisors' written approval for further lot splitting or subdividing. The applicant requests to modify the condition to apply only to residential development.  
#16G which, in part, limits building heights of development east of Interstate 19 to 30 feet and one story, with described and referenced exceptions for hospital and related medical buildings located on the southern portion of Block 36 of the Canoa Ranch Subdivision (Book 54, Page 74). The applicant requests to modify the condition to allow construction of two and three story buildings greater than 30 feet in height on portions of the site in accordance with Pima County Zoning Code allowances and exceptions.

**OWNER:** GV Commercial 28, LLC  
9237 E. Vie de Ventura, Ste. 110  
Scottsdale, AZ 85258-3329

Pioneer McDowell Life Care, LLLP  
9237 E. Vie de Ventura, Ste. 110  
Scottsdale, AZ 85258-3329

**AGENT:** Frank Thomson & Associates, LLC  
Attn: Frank Thomson, AICP  
3964 N. River Gate Place  
Tucson, AZ 85750

**DISTRICT:** 4

**STAFF CONTACT:** David Petersen

**PUBLIC COMMENT TO DATE:** As of April 25, 2016, staff has received one letter in opposition. The letter cites concerns with maintaining the character of the Green Valley area and protecting views.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** APPROVAL SUBJECT TO CONDITIONS (8 – 0, Commissioners Neeley and Cook were absent).

**CONOA HISTORIC ARCHITECTURAL REVIEW COMMITTEE RECOMMENDATION:** APPROVAL OF THE GENERAL ARCHITECTURE DESIGN CONCEPT PRESENTED (7 – 0, four members were absent).

**STAFF RECOMMENDATION:** APPROVAL SUBJECT TO CONDITIONS.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject property is located within of the Maeveen Marie Behan Conservation Lands System (MMBCLS). Most of the subject area is within Multiple Use Management Area.

TD/DP/ar  
Attachments



## **BOARD OF SUPERVISORS MEMORANDUM**

**Subject:** Co9-01-01

**Page 1 of 4**

### **FOR MAY 17, 2016 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Chris Poirier, Planning Official  
Public Works-Development Services Department-Planning Division

**DATE:** May 4, 2016

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### **ADVERTISED ITEM FOR PUBLIC HEARING**

### **MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS**

#### **Co9-01-01 Pima County – Canoa Ranch Rezoning**

Request of Landmark Title TR 18273-T, et al., represented by Frank Thomson & Associates, LLC, for a modification (substantial change) of the following rezoning conditions:

- #6 which requires Board of Supervisors' written approval for further lot splitting or subdividing. The applicant requests to modify the condition to apply only to residential development.
- #16G which, in part, limits building heights of development east of Interstate 19 to 30 feet and one story, with described and referenced exceptions for hospital and related medical buildings located on the southern portion of Block 36 of the Canoa Ranch Subdivision (Book 54, Page 74). The applicant requests to modify the condition to allow construction of two and three story buildings greater than 30 feet in height on portions of the site in accordance with Pima County Zoning Code allowances and exceptions.

The subject site is northern portion of Canoa Ranch Block 36 and is approximately 29.09 acres zoned CB-2 located on the east side of S. I-19 Frontage Road, approximately 1,600 feet south of W. Via Rio Fuerte. On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL SUBJECT TO CONDITIONS** (Commissioners Neeley and Cook were absent). Staff recommends **APPROVAL SUBJECT TO CONDITIONS**.  
(District 4)

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#### **PUBLIC HEARING SUMMARY (MARCH 30, 2016)**

Staff summarized the staff report for the requested modification of rezoning conditions #6 and #16G. The site was noted to be north of the hospital. The lot split condition (#6) would be essentially waived for the commercial site. The building height limit would be increased from 30 feet and one

story to 36 feet and three stories. There would be one, two, and three story buildings. The request was recommended for approval by the Green Valley Coordinating Council and the Canoa Historic Architectural Review Committee. Staff recommended approval and noted that architectural features, such as cupolas, would be up to 39 feet in height as allowed per code height exceptions. The staff recommendation requires adherence to the proposed Concept/Phasing Plan. The proposed uses and ability to develop the site are approved under the past rezoning.

A commissioner asked if there were any public comments in objection. Staff indicated that an opposition letter was received from an owner to the north. Staff noted that despite the requested six-foot height increase, the proposed development is in context with the taller existing hospital and the tallest proposed buildings are toward the east which is lower topographically. So there is minimal overall impact.

The applicant's representative spoke. He noted that the hospital is operating. There will be future medical offices on the hospital site. The development site is east of I-19. The remaining portions of the rezoning east of the freeway are now part of Canoa Ranch. He noted that a separate architectural committee was formed to review this development.

He noted that the subject proposed development is in two parts, the Phase 1 west side is proposed for medical buildings as more of an extension of the hospital with commercial in the northwest portion. The Phase 2 east side is proposed for uses related to the hospital pertaining to the lifestyle of aging. Uses include independent and assisted living, skilled nursing and rehabilitation, and related recreation uses, including walking paths, all designed for a village-like socialization. There is a 10' to 15' drop from the frontage portion to the eastern portion where two and three-story buildings would be located closest to the hospital for minimal view shed and overall impacts.

The architect for Phase 1 presented information. He noted that this area is nearest to the frontage road and is designed with Spanish Colonial architecture. This phase will have two village areas, one in the southwest corner (medical offices) and one in the northwest (retail). The medical offices will have two stories, but both areas will be compliant with the current height restriction. There will be an architectural entrance to the medical offices. A sketch overview of the site and gates was shown. View renderings from the main frontage entrance were shown with mountains to the east in view. Views of Phase 1 development coming from south to north from the frontage were shown, as well an aerial view of the roof tile rooflines of the medical office buildings.

The architect for Phase 2 presented information about the different building components for independent and assisted living, skilled nursing, clubhouse, and recreation facilities. He noted that the Spanish Colonial design was also for intellectual purposes. The design is adapted to the area's climate. There is a strategy of courtyard development with air circulation and water elements for evaporative cooling. There is a 36-foot maximum height. The 39-foot cupola is open air ventilation. He showed views of the connected components. Upon a commissioner's question, he confirmed the location of a proposed elevator. He noted the urban street and low impact design with parking below ground. He said that the New Urbanistic design connects people with spaces. The development will be walkable with connective paths and trails. A courtyard rendering was shown. A reflecting pool would be enhanced with lush vegetation for temperature control.

A commissioner asked if desert plants would work. The architect indicated that landscape architects would be employed in plant selection, but that a Boxwood adapted form does well in the desert and that the Italian Cypress shown are common in Green Valley. He alluded to County regulations for required landscape elements.

A commissioner noted that water features require heavy maintenance. The commissioner asked about underground parking in relation to the Santa Cruz River. The applicant's representative noted that the site is not within the river floodplain and that the water table is surprisingly low. He noted the possibility of future use of CAP water that FICO is bringing to Sahuarita Road. He also noted that plants were discussed at both Green Valley committee meetings. The Native Plant Ordinance will be followed, but there will be some leeway for interior plants, but overall more native plants will be used than not. He concurred with the water feature maintenance comments, but noted that for a population with limited mobility, the features will soften the area but will not be incredibly water intensive.

A commissioner asked why two and three story heights were needed. One of the architects indicated that floor to ceiling heights were a consideration, but there is a desire to create a sense of urbanity with a denser environment and three stories could not be achieved without an increase in the height allowance. The applicant's representative indicated that the design will lift spirits for the population that would rather be elsewhere.

There were no speakers from the public.

The public hearing was closed.

Commissioner Gavin made a motion to **APPROVE** the modification of rezoning conditions as recommended. Commissioner Membrilla gave second to the motion.

Commissioner Gavin complimented the architects and the representative. He agreed that the proposed design creates an urban space and that the building heights proposed are desirable and treat the residents with respect.

A commissioner noted that with an aging population, more of these projects are occurring. There is a range of costs and styles for managing the aging population. This project is infrastructure heavy, and he was not sure that he would want to live in an urban hospital setting.

The commission voted to **APPROVE** the modification (substantial change) of rezoning conditions (8 – 0, Commissioners Neeley and Cook were absent) as per staff recommendations as follows:

6. There shall be no further lot splitting or subdividing without the written approval of the Board of Supervisors, except that for the northern 29.09 acres of Canoa Ranch Block 36, this condition only applies to residential development.

16. Development and Design Requirements:

\* \* \*

- G. Residential building height is restricted to 24 feet, excepting existing buildings 5, 8, and 12 as shown on the P1207-031, Lodge at Canoa Development Plan approved by the Pima County Subdivision and Development Review Committee on January 15, 2008, which are allowed to be 39 feet in height. ~~The building height of development east of Interstate 19 is restricted to 30 feet and one story except for~~ Building heights for the hospital and related medical buildings located on the southern portion of Block 36 of the Canoa Ranch Block Subdivision Plat Map (Book 54 and Page 74). Height will shall be measured as per Section 18.07.050.H (General

Regulations and Exceptions) in accordance with Section 18.45.050 (CB-2 General Business Zone) of the Pima County Zoning Code and shall adhere to the depicted and described preliminary site plan as presented at public hearing, except that, the maximum height of the hospital architectural feature/cupola is 50 feet. Building heights and number of stories for the northern 29.09 acres of Block 36 of Canoa Ranch (Book 54, Page 74) shall adhere to heights and stories depicted and listed for the buildings shown on the Concept/Phasing Plan as presented at public hearing.

\* \* \*

- L. General adherence to the Concept/Phasing Plan as presented at public hearing for the northern 29.09 acres of Block 36 of Canoa Ranch (Book 54, Page 74).

TD/DP/ar  
Attachments

c: GV Commercial 28, LLC, 9237 E. Vie de Ventura, Ste. 110,  
Scottsdale, AZ 85258-3329  
Pioneer McDowell Life Care, LLLP, 9237 E. Vie de Ventura, Ste. 110  
Scottsdale, AZ 85258-3329  
Frank Thomson & Associates, LLC, Attn: Frank Thomson, AICP, 3964 N. River Gate Place,  
Tucson, AZ 85750  
Tom Drzazgowski, Principle Planner  
Co9-01-01 File



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# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

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**DATE:** March 23, 2016

**TO:** Planning and Zoning Commission

**FROM:** Chris Poirier, Planning Official 

**SUBJECT:** Co9-01-01 Pima County - Canoa Ranch Rezoning; Modification (Substantial Change) of Rezoning Condition #16G; Canoa Historic Architectural Review Committee Meeting Recommendation

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A meeting of the Canoa Historic Architectural Review Committee was held on March 23, 2016 to review and make a recommendation on the proposed development of the north 29.09 acres of Canoa Ranch Block 36. Rezoning condition #16J requires the Committee to review and approve development within the rezoning east of Interstate 19 to ensure that it is designed to be harmonious in form, line, color, material, and texture with the historic Canoa Ranch complex.

The applicant's representatives and architects presented the development proposal, including exhibits for the conceptual/phasing plan, colored architectural renderings and building elevations including aerial views, and a view shed drawing showing sight from Interstate 19 with proposed building elevations.

It was agreed that the Committee's initial focus would be on the requested modification of the rezoning condition to allow an increase in building heights and number of stories. At the time of development plan review, the Committee would reconvene to address the broader task of ensuring that the proposed development is designed to be harmonious in form, line, color, material, and texture with the historic Canoa Ranch complex.

After questions and discussion, committee member O'Malley made a motion to **APPROVE** the requested modification of rezoning condition to allow a maximum 36-foot building height and three stories. Committee member Riddle gave second to the motion. Upon a request to add to the motion, committee member O'Malley amended his motion to include **APPROVAL** of the general architectural design concept presented. The Committee voted (7-0, four members were absent) to approve the motion. The Committee was aware that proposed architectural features that are not defined within "building height" would extend some buildings to a maximum of 39 feet in height.



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION  
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

**HEARING**      March 30, 2016

**DISTRICT**      4

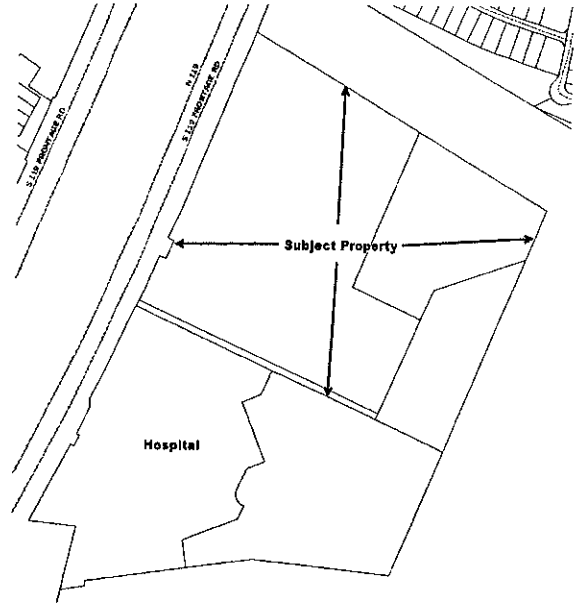
**CASES**          Co9-01-01 Pima County – Canoa  
Ranch Rezoning

**REQUEST**      Modification of Rezoning  
Conditions - (Substantial Change)  
on 29.09 acres

**OWNER**          GV Commercial 28, LLC  
9237 E. Via de Ventura, Ste. 110  
Scottsdale, AZ 85258-3329  
(The area of this ownership within  
the site has increased since the  
initial request was submitted.)

Pioneer McDowell Life Care, LLLP  
9237 E. Via de Ventura, Ste. 110  
Scottsdale, AZ 85258-3329  
(This is a new owner within the  
site since the initial request was  
submitted.)

**AGENT**          Frank Thomson & Associates, LLC  
Attn: Frank Thomson, AICP  
3964 N. River Gate Place  
Tucson, AZ 85750



**APPLICANT'S REQUEST**

Modification (substantial change) of the following CR-1 rezoning conditions:

- #6 which requires Board of Supervisors' written approval for further lot splitting or subdividing. The applicant requests to modify the condition to apply only to residential development.
- #16G which, in part, limits building heights of development east of Interstate 19 to 30 feet and one story, with described and referenced exceptions for hospital and related medical buildings located on the southern portion of Block 36 of the Canoa Ranch Subdivision (Book 54, Page 74). The applicant requests to modify the condition to allow construction of two and three story buildings greater than 30 feet in height on portions of the site in accordance with Pima County Zoning Code allowances and exceptions.

**COMPREHENSIVE PLAN DESIGNATION**

The comprehensive plan designation of the site is Multifunctional Corridor (MFC). The existing CB-2 zoning of the subject property complies with MFC. The objective of MFC is to designate areas for the integrated development of complementary uses along major

transportation corridors. These areas contain commercial and other non-residential use services, research and development and similar uses (as delineated in the CPI zoning district), and medium- to high-density residential clusters in a linear configuration along major transportation corridors.

#### **SURROUNDING LAND USES/GENERAL CHARACTER**

North:	CB-2 / CMH-2	Electric Substation & Well Site / Residential (further north)
South:	CB-2	Hospital & Undeveloped
East:	RH	Undeveloped Historic Canoa Ranch & Electric Substation
West:	CR-3 / RH (GC)	I-19 / Residential / Golf Course

#### **STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the request to modify rezoning condition #'s 6 and 16G for the northerly 29.09 acres of the CB-2-zoned Canoa Ranch Block 36. Modification of condition #6 will allow the requirement for Board of Supervisors approval of further lot splits to apply to residential uses only. Modification of condition #16G will allow building heights to exceed 30 feet and one story by allowing a range of building heights and stories up to a maximum of 39 feet at the highest point, including architectural features, and up to three stories. New condition #16L ensures general adherence to the locations and mass of the proposed buildings in relation to the requested building heights and stories. The modified conditions are as follows:

6. There shall be no further lot splitting or subdividing without the written approval of the Board of Supervisors, except that for the northern 29.09 acres of Canoa Ranch Block 36, this condition only applies to residential development.

16. Development and Design Requirements:

\* \* \*

- G. Residential building height is restricted to 24 feet, excepting existing buildings 5, 8, and 12 as shown on the P1207-031, Lodge at Canoa Development Plan approved by the Pima County Subdivision and Development Review Committee on January 15, 2008, which are allowed to be 39 feet in height. The building height of development east of Interstate 19 is restricted to 30 feet and one story except for Building heights for the hospital and related medical buildings located on the southern portion of Block 36 of the Canoa Ranch Block Subdivision Plat Map (Book 54 and Page 74). Height will shall be measured as per Section 18.07.050.H (General Regulations and Exceptions) in accordance with Section 18.45.050 (CB-2 General Business Zone) of the Pima County Zoning Code and shall adhere to the depicted and described preliminary site plan as presented at public hearing, except that; the maximum height of the hospital architectural feature/cupola is 50 feet. Building heights and number of stories for the northern 29.09 acres of Block 36 of Canoa Ranch (Book 54, Page 74) shall adhere to heights and stories depicted and listed for the buildings shown on the Concept/Phasing Plan as presented at public hearing.

\* \* \*

- L. General adherence to the Concept/Phasing Plan as presented at public hearing for the northern 29.09 acres of Block 36 of Canoa Ranch (Book 54, Page 74).

## **STAFF REPORT**

### **Modification of Lot Split Condition**

Staff supports the request to modify condition #6 to require Board of Supervisors' approval only for residential lot splits consistent with the current standard for this condition. The condition will only be modified only for the subject property. The uses proposed in the Concept/Phasing Plan for the property are considered commercial uses. They include medical offices, retail and restaurant uses in Phase 1, and independent and assisted living, memory care, and skilled nursing rehabilitation facilities and related amenities in Phase 2. The subject northern portion of Block 36 has already been split into four parcels and additional splits can be expected with the proposed development. The commercial development will be done under successive development plans which will ensure cohesive development of the site. In the unlikely event that residential development occurs on this CB-2-zoned site, buyers will either be protected by a subdivision plat or lot splits reviewed by staff and subject to approval by the Board.

### **Modification of Building Height and Stories Condition**

Staff supports the request to modify condition #16G to allow increased building heights beyond the maximum 30 feet and one story. The recommended modified condition requires adherence to the building heights and stories shown for the building masses located on the Concept/Phasing Plan. The Plan proposes building heights and stories that range from 17'-4" and one story to 36'-0" (39'-0" with architectural features) and three stories. Based on the elevation drawings, the architectural features include cupolas. The applicant indicates that the architectural features, "...would provide emphasis and interest to the buildings."

The proposed maximum 36-foot building height is three feet less than the 39-foot maximum building height permitted in the CB-2 (General Business) zone. The zoning code (Section 18.07.050.H) allows for exceptions to the maximum building of a given zone for architectural features. The exception is typically four feet. The additional three feet of architectural feature height proposed for buildings within the subject property is, however, within the 39-foot maximum permitted building height for CB-2; therefore, building height exceptions provided by code for elements such as cupolas will not be required. Although the current rezoning condition restricts building heights to 30 feet, a four-foot maximum height exception for features such as cupolas would still be allowed.

There is no codified limit on the number of stories in the CB-2 zone, save for the number of above-ground stories that could practically occur, i.e. three, under the maximum 39 foot building height limit.

The increased building height, and moreover, the increase from one to two and three stories, will provide greater use efficiency of the site, especially in light of the substantial area encumbered by riparian area avoidance as shown on the Concept/Phasing Plan.

The attached viewshed analysis does not present overly obstructed views. Predominate viewsheds are from points west (I-19) to the east and points north (residential subdivision) to the south. The historic Canoa Ranch buildings are nearly one mile to the south of the Block 36 development with undeveloped Canoa Ranch in between, and the area to the west is undeveloped Canoa Ranch and the Santa Cruz River.

The bulk of the tallest multi-story buildings are concentrated in the southeast quadrant of the subject property, away from both the I-19 frontage and the residential area

approximately 300 feet north of the north site boundary. The elevation drop (15'-17') from I-19 east across the site will serve to mitigate the increased building heights. The viewshed analysis notes an average 5' to 10' elevation drop from the west frontage Phase 1 area to the east Phase 2 area where most of the tallest and multi-story buildings are proposed. Approximately 23% of the frontage will have unobstructed views through the site, exceeding the minimum 20% scenic route requirement.

Additionally, native trees within the riparian area will be preserved along approximately three-fifths of the north site boundary which may help obscure the proposed development from parts of the residential area. The riparian preserve combined with one-story development proposed in the northwest Phase 1 portion of the site will buffer the most intensive development from the residential area and place it near to the multi-story hospital to the south.

The existing hospital and proposed medical buildings in the south portion of Block 36 received approval for a modification of the condition #16G building height and story restriction on December 18, 2012 (Board Minutes attached). Exhibit D of attached Resolution 2013-33 provides specific building height and stories information for which adherence is required. The allowances include one story buildings, but most will be two stories above grade and one level below grade. Allowed maximum building heights are 34 feet with a maximum architectural element (cupola) height of 50 feet for the hospital. The approved development plan shows an actual cupola height of 42 feet.

The one-story building restriction was originally recommended by staff for the CB-2 portions of the rezoning east of I-19 as a result of a comprehensive plan amendment special area policy (Co7-00-18) which was a precursor to the rezoning. (Ultimately, a 30-foot height restriction was added by the Board of Supervisors upon approval of the rezoning.) The Policy limited development to one story east of I-19 and west of the Santa Cruz River, in addition to prohibiting development within 1,000 feet of the historic Canoa Ranch and requiring an architectural style compatible with the ranch that would be reviewed by a historical/architectural review committee. Other design standards were also stipulated (see attached Resolution 2000-235, Policy "B"); and the Policy provisions became rezoning conditions. The Policy was noted as designed to ensure the integrity of historic Canoa Ranch. Besides the height and story modification already approved for the hospital and other medical facilities, it is of significance that additional CB-2 zoning was approved for the rezoning on the east side of I-19 in closer proximity to historic Canoa Ranch than the subject Block 36. However, these other two areas of CB-2 were acquired by the County and are now zoned RH and not subject to private development.

The proposed site plan and architectural designs, including the viewshed analysis, is scheduled to be reviewed by the Canoa Ranch Historic/Architectural Review Committee on March 23, 2016 in accordance with rezoning condition #16J. The Committee is tasked to review and approve the development to ensure that it is designed to be harmonious in form, line, color, material, and texture with the historic Canoa Ranch complex. The applicant indicates that the project will comply with this condition and proposed compatibility with Southwestern styles, as per submitted exhibits. Staff will provide the Commission a memo regarding the Committee's review.

### **Concurrency**

Concurrency of infrastructure review was not performed because while the modification of the building height and story restriction affects the potential use intensity of the site,

the proposed uses and buildable area of the uses are not the subject of the modification of rezoning conditions request and do not otherwise exceed any conditional restrictions for such. Existing rezoning conditions for Transportation, Flood Control, and Wastewater address need for sufficient infrastructure capacity to be provided by the developer. The proposed development does not impact schools.

#### **Maeveen Marie Behan Conservation Lands System**

The site is within the MMB Conservation Lands System. Most of the subject area is within Multiple Use Management Area.

#### **Rezoning Case History**

The 1,261-acre rezoning from RH to CR-5, CB-1, CB-2, and restricted RH was conditionally approved on March 13, 2001 (Ordinance 2001-35). The majority of the rezoning site lies west of I-19. A block plat for the rezoning area and additional RH-zoned area east of I-19 was approved by the Board of Supervisors May 8, 2001 (Canoa Ranch, Blocks 1-45, Bk. 54, Pg. 74). Two of three CB-2-zoned areas (the only rezoned areas east of I-19) have been acquired by Pima County along with contiguous RH property including the historic Canoa Ranch complex. In addition to other modifications of rezoning conditions, there have been two modifications to the condition #16G building height and story limit which are reflected in the current form of the condition.

#### **ENVIRONMENTAL PLANNING REPORT**

The approval for this rezoning, including significant natural open space set-asides, occurred prior to the effective date of the 2001 Comprehensive Plan Update which initiated implementation of the Maeveen Marie Behan Conservation Lands System (CLS); modifications to those natural open space set-aside requirements will not be revisited here. This review/comment is limited to evaluating the potential for the requested modifications to impact the CLS and the natural resources on the County's adjacent Canoa Ranch property.

Modifications to Condition #6 will not impact the CLS or the natural resources of Canoa Ranch.

Modifications to Condition #16G would allow two- and three-story buildings greater than 30ft in height. The only potential concern is for buildings along the eastern boundary of the subject property where a proposed increase in stories and height might result in additional indirect effects on the resources of Canoa Ranch. Of those buildings, modifications are only proposed for Building #22 – it would become a two-story with a 36-foot maximum building height. As compared to the existing rezoning allowances, these proposed changes would result in de minimus impacts, if any, to nearby natural resources. Concerns for adverse impacts from lighting this project will be addressed by compliance with the Outdoor Lighting Code.

The Office of Sustainability and Conservation, Environmental Planning, has no objection to the requested modifications.

#### **TRANSPORTATION REPORT**

The Pima County Department of Transportation has no objection to the proposed modification of rezoning conditions.

### **FLOOD CONTROL REPORT**

The Regional Flood Control District has reviewed the modification of rezoning conditions request and in general supports increased building height where it facilitates greater riparian area avoidance. The District has no objection.

### **WASTEWATER MANAGEMENT REPORT**

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the applicant's request for modification of rezoning conditions.

The PCRWRD has no objection to the requested for modification of rezoning conditions. The existing wastewater conditions in rezoning Resolution 2013-33 adopted on May 7, 2013 by the Board of Supervisors do not require any revision.


### **NATURAL RESOURCES, PARKS AND RECREATION REPORT**

NRPR has no objection to the applicant's request.

### **PUBLIC COMMENT**

To date, staff has not received any public comments pertaining to this request.

Respectfully Submitted,



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David Petersen, AICP  
Senior Planner

CP/DP

- c: GV Commercial 28, LLC, 9237 E. Via de Ventura, Ste. 110, Scottsdale, AZ 85258-3329  
Pioneer McDowell Life Care, LLLP, 9237 E. Via de Ventura, Ste. 110, Scottsdale, AZ 85258-3329  
Frank Thomson & Associates, LLC, Attn: Frank Thomson, AICP, 3964 N. River Gate Place, Tucson, AZ 85750





Case #: Co9-01-01  
Case Name: PIMA COUNTY - CANOA RANCH REZONING  
Tax Code(s): 304-69-047E, 047G, 047H & 047J



0 1,400 2,800 5,600 Feet

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

	Notes: Modification of Rezoning Conditions (Substantial Change) Ref: CO7-00-18			
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10			
	Planning & Zoning Hearing: 03/30/16 (scheduled)			
	Base Map(s): 1141, 1280, 1281, EPC SHT #6	Map Scale: 1:40,000	Map Date: 03/07/2016	



