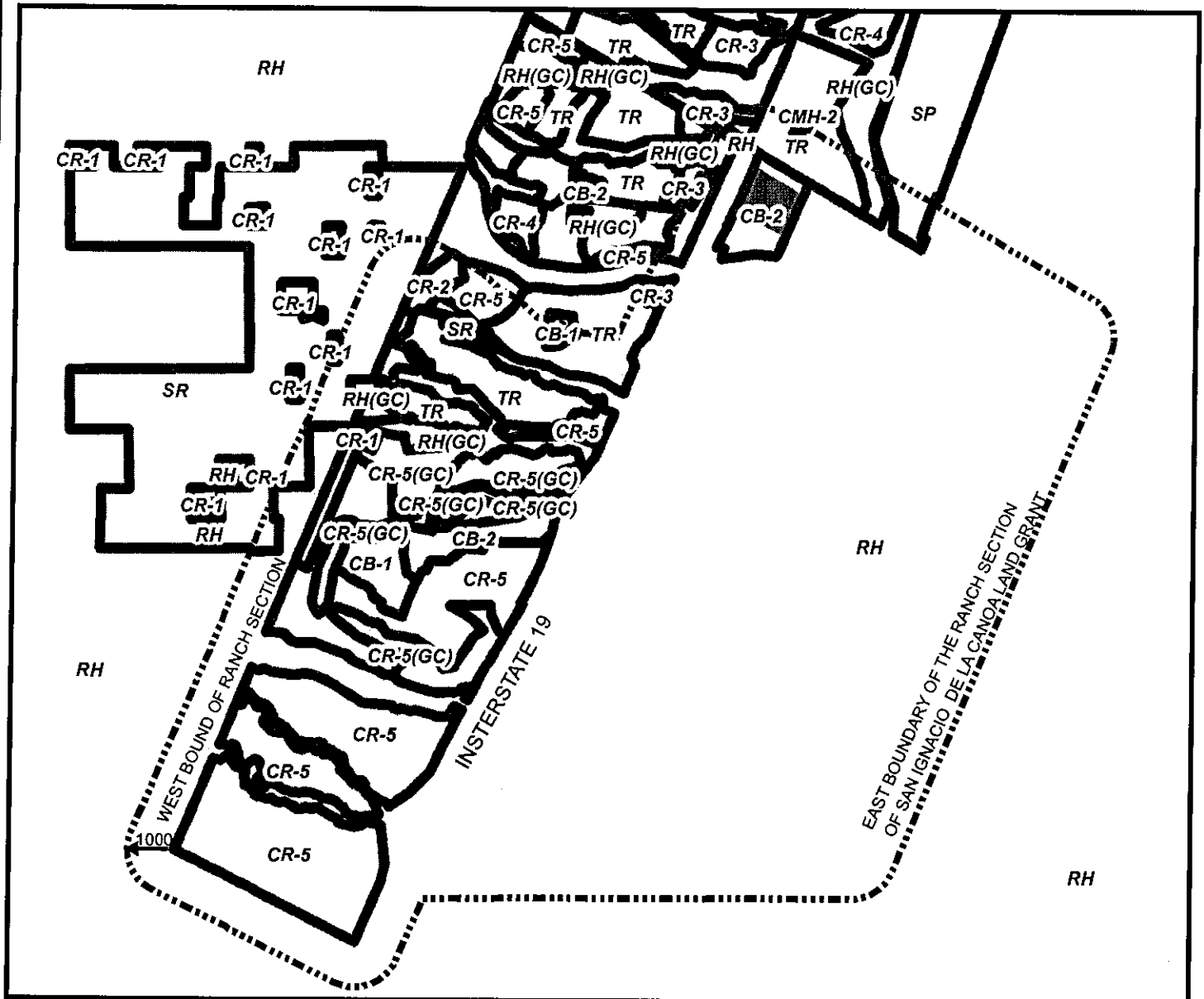


Case #: Co9-01-01  
Case Name: PIMA COUNTY - CANOA RANCH REZONING  
Tax Code(s): 304-69-047E, 047G, 047H & 047J

 Zoning Boundary  1000' Notification Buffer



0 1,400 2,800 5,600 Feet

Subject Site 

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)

Board of Supervisors Hearing: 05/17/16 (scheduled)

Base Map(s): 1141, 1280, 1281, EPC SHT #6

Map Scale: 1:40,000

Map Date: 04/07/2016



**BUILDING HEIGHTS LEGEND:**



1 Story



2 Story



3 Story



3 Story-36' Equivalent

\* 2925 Existing Ground Elevation

# **KEY**

## **Phase I Building Summary**

BUILDING	SUITE	AREA (SQ.FT.)	MAX. BUILDING HEIGHT	ARCHITECTURAL FEATURE HEIGHT
1	1	1,600	17'-4"	-
	2	2,480	17'-4"	28'-8"
	3	2,400	17'-4"	-
2	1	1,600	16'-4"	-
	2	1,600	22'-4"	-
3	1	1,871	27'-0"	-
	2	2,427	17'-0"	22'-10"
	3	2,544	17'-0"	22'-10"
	4	2,772	31'-0"	-
4	1	1,600	21'-0"	-
	2	1,600	21'-0"	-
5	1	2,141	18'-0"	-
	2	2,135	18'-0"	-
6	-	3,223	18'-0"	-
7	-	2,228	20'-0"	29'-00"
8	-	2,228	20'-0"	22'-09"
9	-	9,101	19'-6"	39'-00"
10	-	1,366	19'-6"	26'-8"
11	-	2,150	19'-6"	26'-8"
12	-	6,800	21'-0"	-
13	1	5,000	25'-6"	35'-3"
	2	5,000	25'-6"	-

2933

## **Phase II Building Summary**

BLDG. #	USE	AREA (S.F.)	STORY 1	STORY 2	STORY 3	MAX. BLDG. HT.	UNITS	ARCHITECTURAL FEATURE HEIGHT
15	Hospitality East	7,875	7,875			20'-0"	9	28'-0"
16	Hospitality West	14,625	6,750	7,875		30'-0"	12	39'-0"
17	Sunrise Room	2,500	2,500			24'-0"		32'-0"
18	Recreational Facility	5,000	2,500	2,500		24'-0"		32'-0"
22	Independent Living	40,000	20,000	20,000		36'-0"	23	39'-0"
23	Independent Living	80,000	32,500	32,500	15,000	36'-0"	85	39'-0"
24	Assisted Living	16,000	8,000	8,000		36'-0"	24 Beds	39'-0"
25	Assisted Living	16,000	8,000	8,000		36'-0"	24 Beds	39'-0"
26	Clubhouse	30,000	15,000	15,000		36'-0"		39'-0"
27	Memory Care	8,000	8,000			24'-0"	12 Beds	32'-0"
28	Memory Care	8,000	8,000			24'-0"	12 Beds	32'-0"
29	Skilled Nursing - Rehab	16,000	16,000			24'-0"	16 Beds	32'-0"

# **Kino Landing at Green Valley Hospital CONCEPT/PHASING PLAN**

02/24/2016



PHASE I PHASE II

Approved  
Riparian  
Limits

PRELIMINARY JURISDICTIONAL  
DELINITION (404)

100-YR FLOODPRONE LIMITS

2930

EXISTING EROSION  
HAZARD SETBACK

Recreational  
Facility

18  
PARKING

Underground  
Parking Spaces  
Provided  
=192 Spaces

Clubhouse

Pool

Pool

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Zone

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2940

Life Care  
Campus

Pool

Pool

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Pool

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Pool

Pool

Pool

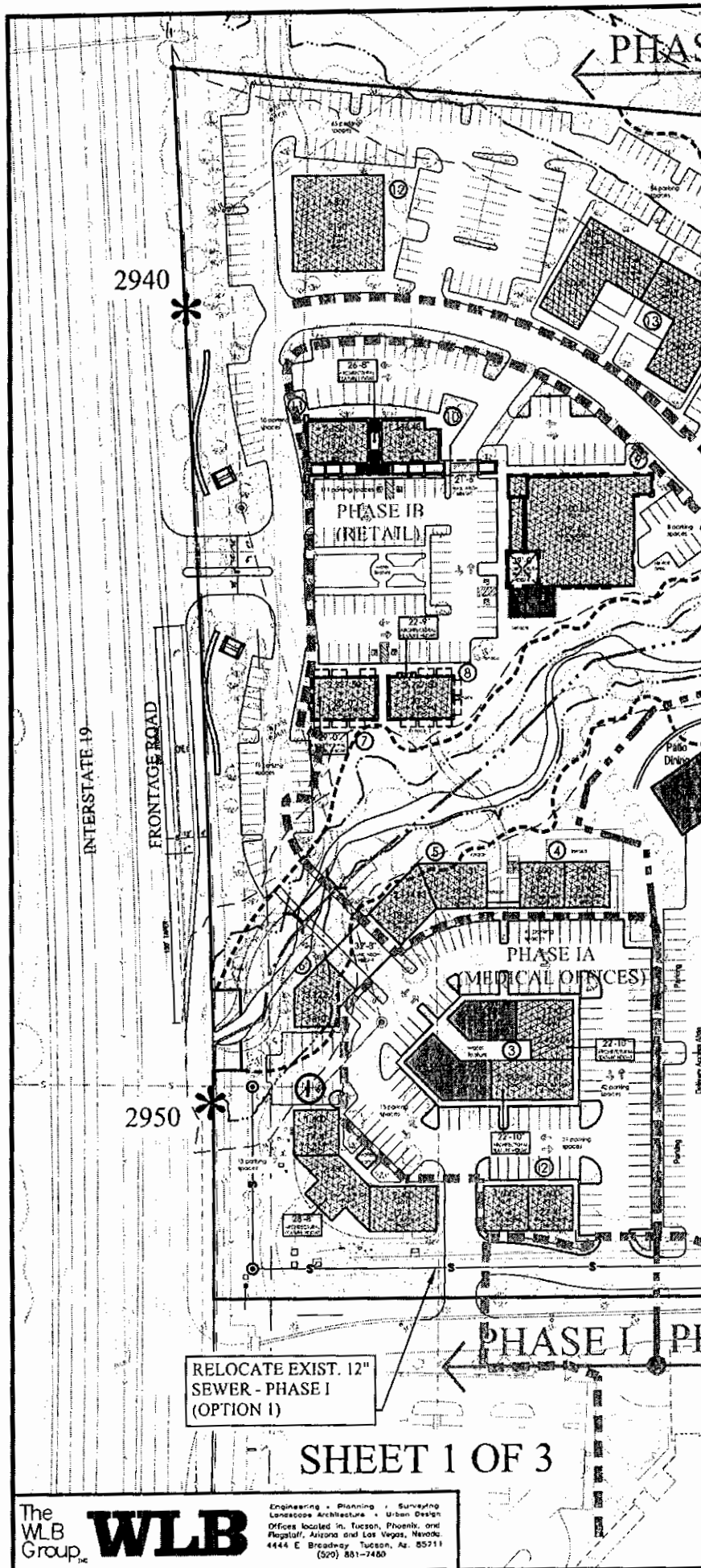
Pool

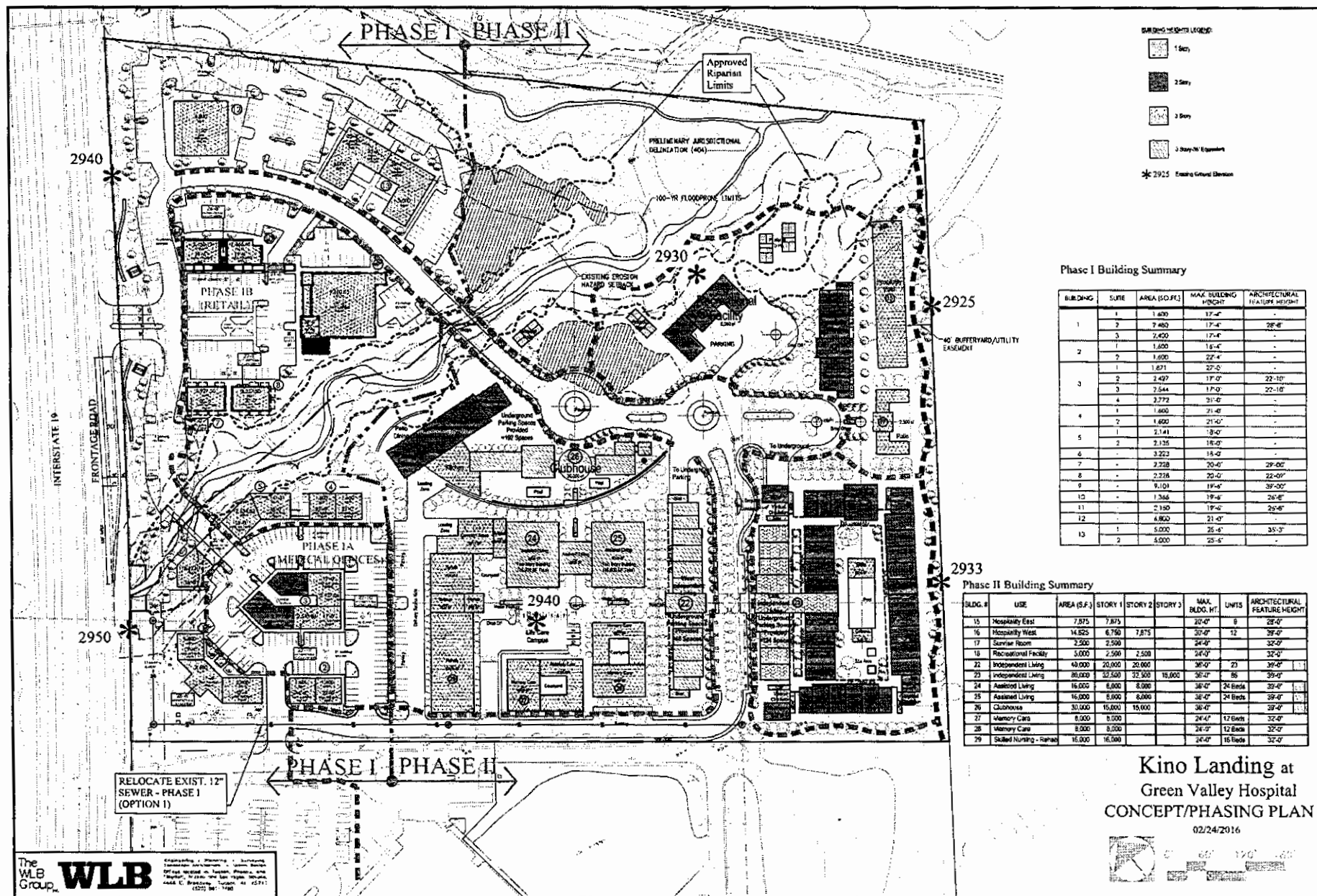
Pool

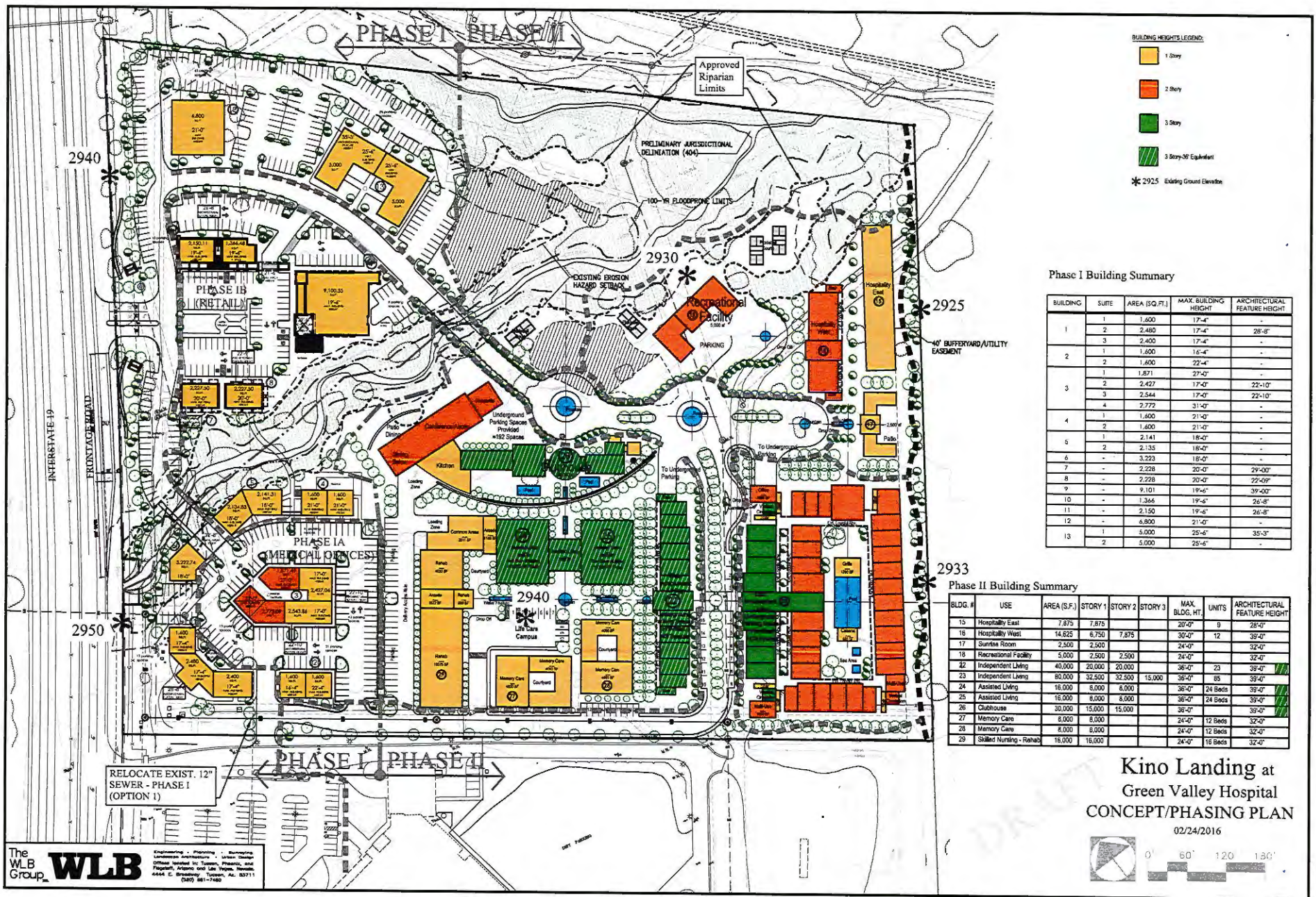
SHEET 2 OF 3

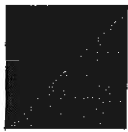
PHASE II

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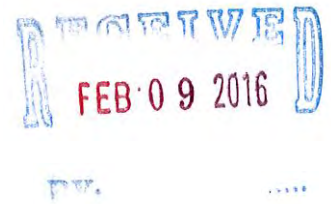
**fta**

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**FRANK THOMSON & ASSOCIATES, L.L.C.**  
LAND DEVELOPMENT SERVICES

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February 8, 2016  
Mr. Chris Poirier  
Pima County Development Services  
201 N. Stone  
Tucson, Arizona 85701



RE: Zoning Condition Modifications  
Canoa Ranch Block 36 North  
Green Valley Hospital Expansion

Dear Mr. Poirier,

This is a revised request for modification to Canoa Ranch Zoning Requirements (Ordinance No. 2001-35) to allow for the expansion of Green Valley Hospital related services as well as related commercial uses in the Northern portion of Block 36. The specific request is to modify the conditions by adding language to allow construction of two stories and three stories and building heights greater than 30 feet on portions of the site.

This includes modification of Condition 16G relating to the restriction of 30 feet and one story. The request is to allow the maximum height permitted and the exceptions as per the zoning code for select buildings. The proposed building heights and the related architectural features are listed on the revised Concept/Phasing Plan. Architectural features would provide emphasis and interest to the buildings and are illustrated in the conceptual drawings provided. In no case would they exceed the requirements of the zoning code

Also requested is Board action to modify the requirement that all future lot splits be approved by the Board. The project only consists of commercial, office, and rental residential facilities where lot splits may be handled through the Development Plan process. The request is to modify the requirement to only pertain to residential and not to the commercial development proposed.

Fairfield Canoa Ranch is the Master Developer of the overall master plan at Canoa Ranch that includes Block 36. Fairfield has sold the property to McDowell Enterprises so they may expand the Hospital Site.

McDowell Enterprises LLC is the developer and operator of the recently completed Green Valley Hospital and future office buildings on the southern portion of Block 36. The Green Valley Hospital is designed to yield high quality patient care and streamlined patient flow with architectural and operational efficiencies.

Green Valley Hospital Expansion  
February 8, 2016

Green Valley Hospital provides emergency inpatient and outpatient medical care. In addition to the Hospital are Medical Office Buildings, and expansion for future medical uses. Included with the Hospital is a heliport to facilitate emergency transportation of patients.

The proposed Hospital Expansion proposes an increase of capabilities to continue to serve the growing community. It includes Assisted Living Facilities, Rehab, Medical Offices, Independent Living, Health and Wellness and Retail.

The project is planned to be compatible with Southwestern styles. The development will be designed to be architecturally harmonious in form, line, color, material and texture with the existing Hospital and the Historic Canoa Ranch complex. Connections are planned to connect to the existing Hospital and the Anza Trail.

If any additional information concerning the project is needed please let me know.

Very Truly Yours,  
Frank Thomson & Associates

Frank Thomson, AICP

## Green Valley Hospital Expansion

February 8, 2016

RECEIVED  
FEB 09 2016

### **Proposed Project**

The proposed Hospital Expansion proposes an increase of capabilities to continue to serve the growing community. It includes Assisted Living Facilities, Rehab, Medical Office space and Retail services. The site is located on the East side of I-19, South of Continental Ranch Road and North of Canoa Ranch Road. The site is 29 acres.

The project site will be accessed from the East I-19 Frontage Road at two locations: The main ingress/egress point located at the center of the site and a second ingress/egress at the Northwest corner of the existing Hospital will be provided. The parking areas have been broken into smaller lots and circle the buildings as well as areas of underground parking.

### **Buildings**

There are four subareas with approximately twenty nine (29) proposed buildings (See Chart for Details)

- Phase 1A (1 and 2 Stories)
  - Medical Office Buildings
- Phase 1B (1 Story)
  - Retail
    - Grocery Store
    - Restaurants
    - Retail Shops
    - Pharmacy
- Phase 2 (1, 2 and 3 Stories)
  - Lifecare Campus
    - Acute Rehab
    - Memory Care
    - Assisted Living
    - Skilled Nursing
  - Wellness Clubhouse & Residences
    - Wellness Health and Fitness Center
    - Independent Living Residences
    - Hospitality Services
  - Recreation
    - Recreation Amenities

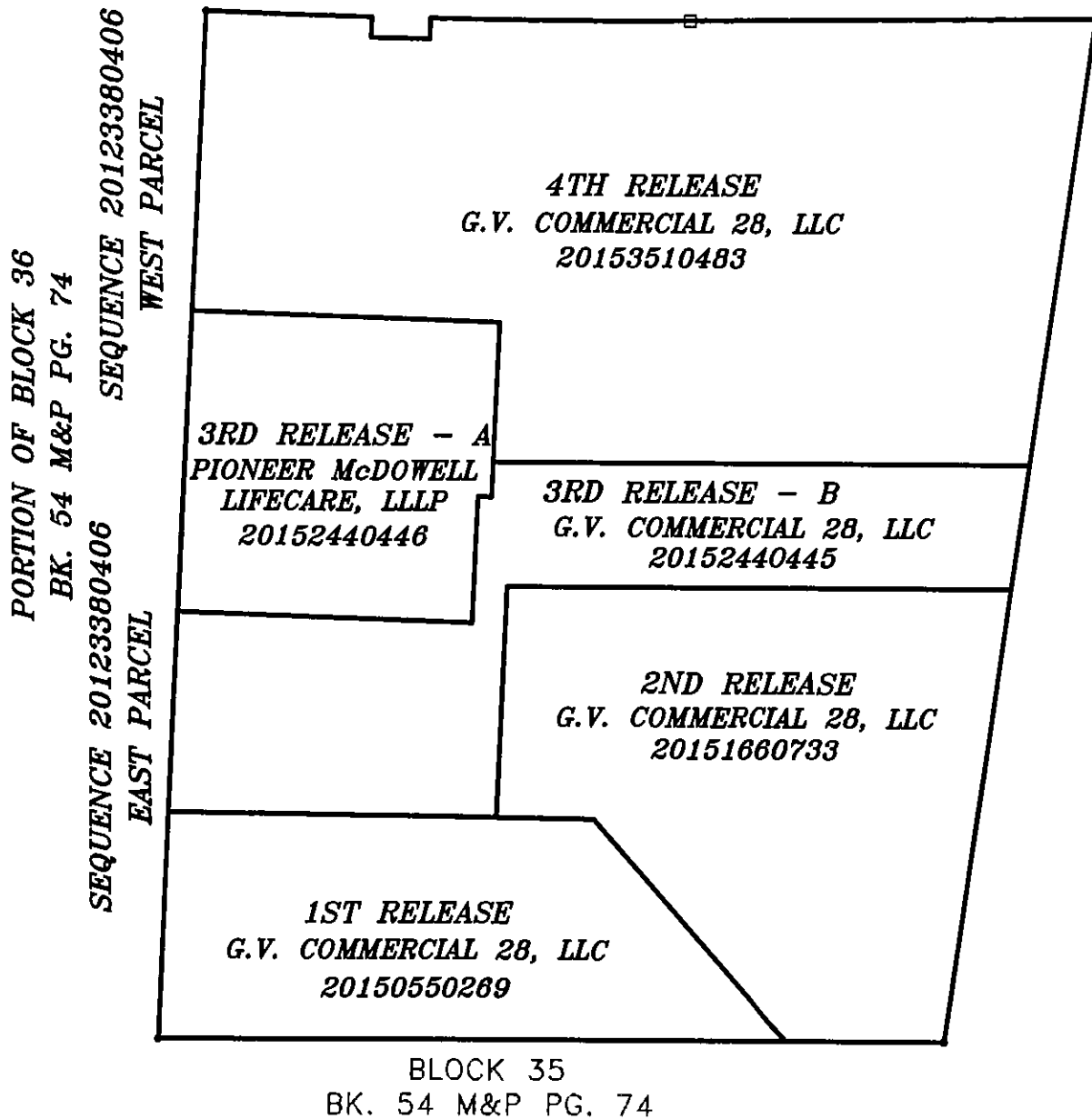
- Nature Corridors and Trails
- Walking Pathway Circuit
- Rest Areas and Vista Points

#### View shed Impacts

The topography on the site drops approximately 20' from the frontage road to the east property line. The average drop in elevation from Phase one to Phase 2 development is approximately 5' to 10' feet.

The five view corridors are shown in the following exhibits. The View shed Calculation exhibit shows the percentage of view corridors from the Frontage Road.

The area west of the interstate is at a higher elevation. There is no impact to the mid distance and long distance views. The neighborhood to the north is separated from the site by an existing 100' utility easement/buffer. The northernmost portion of the site is on 1 story. The highest proposed buildings are located adjacent to the Existing Hospital in an area where the site topography is at its lowest elevations to reduce visual impact.



N: \197028\BLOCK 36\Exhibits\Final take down parcels.dwg Plotted: Mar. 16, 2016

**EXHIBIT TO SHOW FINAL TAKE DOWN PARCELS**  
**WITHIN BLOCK 36**  
**CANOA RANCH**  
**SAN IGNACIO DE LA CANOA LAND GRANT**  
**PIMA COUNTY, ARIZONA**

