



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 6, 2016

Title: Co9-01-01 Pima County – Canoa Ranch Rezoning (Resolution)

Introduction/Background:

The Board of Supervisors approved a Modification (Substantial Change) of Rezoning Conditions subject to modified and additional conditions for this Rezoning on May 17, 2016.

Discussion:

This Resolution reflects the Board of Supervisors' approval of the Modification (Substantial Change) of Rezoning Conditions.

Conclusion:

The rezoning conditions contained in Rezoning Ordinance 2001-35, as amended by Resolutions 2010-224 and 2013-33, may be waived or amended by resolution.

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: Development Services Department - Planning Telephone: 520-724-9000

Department Director Signature/Date: _____

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: _____

[Handwritten signatures and dates]
8-16-16
8/16/16
8/16/16



Subject: Co9-01-01

Page 1 of 1

FOR SEPTEMBER 6, 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: August 15, 2016

RESOLUTION FOR ADOPTION

Co9-01-01 **PIMA COUNTY - CANOA RANCH REZONING**
Owner: GV Commercial 28, LLC and Pioneer McDowell Life Care, LLLP
(District 4)

If approved, adopt RESOLUTION NO. 2016 - _____

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

STAFF RECOMMENDATION: APPROVAL.

CP/DP/ar
Attachments

cc: Co9-01-01 File
Tom Drzazgowski, Principal Planner

RESOLUTION 2016-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; IN CASE Co9-01-01 PIMA COUNTY – CANOA RANCH REZONING; LOCATED WITHIN THE SAN IGNACIO DE LA CANOA LAND GRANT ON BOTH SIDES OF INTERSTATE 19 AND GENERALLY SOUTH OF DEMETRIE WASH; AMENDING REZONING CONDITIONS SET FORTH IN SECTION 2 OF ORDINANCE 2001-35, AS AMENDED BY RESOLUTIONS 2010-224 AND 2013-33.

The Board of Supervisors of Pima County, Arizona finds that:

1. On January 5, 2001, the owner(s) of approximately 1,261 acres applied for a rezoning from RH (Rural Homestead) to CR-5 (Multiple Residence), TR (Transitional), CB-2 (General Business), TH (Trailer Homesite), and RH ® (Rural Homestead – Restricted).
2. On March 13, 2001, in rezoning case Co9-01-01, the Pima County Board of Supervisors approved the rezoning of approximately 1,261 acres located within the San Ignacio de la Canoa Land Grant on both sides of Interstate 19 and generally south of Demetrie Wash from RH (Rural Homestead) to CR-5 (Multiple Residence) for approximately 858 acres, CB-1 (Local Business) for approximately 43 acres, CB-2 (General Business) for approximately 153 acres, and RH ® (Rural Homestead – Restricted) for approximately 207 acres subject to standard and special conditions and adopted Ordinance 2001-35, re-recorded in Docket 11521 at Page 1110, rezoning the approximate 1,261 acres described in rezoning case Co9-01-01 (as shown on the map attached hereto as EXHIBIT A) and memorializing the standard and special conditions.
3. On November 4, 2009, the owner(s) of a portion of the rezoning site applied for a modification of rezoning conditions numbered 16(B) and 16(G).
4. On January 12, 2010, the Pima County Board of Supervisors approved a modification of rezoning conditions numbered 16(B) and 16(G).
5. On September 14, 2010, the Pima County Board of Supervisors adopted Resolution 2010-224, recorded in Docket 13895 at Page 2693, to memorialize the amendments to Ordinance No. 2001-35.
6. On August 14, 2012, the owner(s) of a portion of the rezoning site applied for a modification of rezoning conditions numbered 17(C), 17(D), and 17(F).
7. On September 18, 2012, the Pima County Board of Supervisors approved a modification of rezoning conditions numbered 17(C), 17(D), and 17(F) with the addition of condition 19.
8. On October 29, 2012, the owner(s) of a portion of the rezoning site applied for a modification (substantial change) of rezoning conditions numbered 16(G) and 16(I).

9. On December 18, 2012, the Pima County Board of Supervisors approved a modification (substantial change) of rezoning conditions numbered 16(G) and 16(I), with the addition of condition 16(K).
10. On May 7, 2013, the Pima County Board of Supervisors adopted Resolution 2013-33, recorded at Sequence 20131330482, to memorialize the amendments to Ordinance No. 2001-35, as amended by Resolution 2010-224.
11. On February 6, 2016, the owner(s) of a portion of the rezoning site applied for a modification (substantial change) of rezoning conditions numbered 6 and 16(G).
12. On May 17, 2016, the Pima County Board of Supervisors approved a modification (substantial change) of rezoning conditions numbered 6 and 16(G), with the addition of condition 16(L).
13. Section 3 of Ordinance 2001-35, and the Pima County Code, allow the Board of Supervisors to amend the rezoning conditions by resolution.

NOW, THEREFORE, IT IS RESOLVED:

Section 1: The rezoning conditions in Section 2 of Ordinance 2001-35, as amended by Resolutions 2010-224 and 2013-33, are restated and modified as follows:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.
5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.
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.
7. Master Platting Requirements:
 - A. This rezoning is subject to the approval and recordation of a master plat that may be submitted and reviewed in two phases. The phases are: the rezoning area west of Interstate 19; and the remainder of the rezoning areas east of Interstate 19. The master plats shall include all necessary improvements and dedications (including roads, sewer, drainage, trails and open space).
 - B. Prior to submittal of any master plat, this rezoning is subject to the approval by the Planning Official, with the written concurrence of the directors of the Transportation and Flood Control District and Wastewater Management

departments, of a master platting and improvements phasing schedule for the entire rezoning area.

- C. Prior to the approval of the first individual-lot subdivision plat, transportation and wastewater master studies for the entire block plat area requires approval by Pima County. If the scope of the project changes from the subsequent submittal of subdivision plats, Pima County may require another submittal of revised master studies for approval.
8. No building permits shall be issued until all applicable rezoning requirements are satisfied and the Planning Official issues a Certificate of Rezoning Compliance.
9. Transportation Requirements:
- A. A Traffic Impact Analysis shall be submitted and shall meet all requirements of Pima County Department of Transportation and Flood Control District (DOT/FCD) and Arizona Department of Transportation (ADOT). The owner/developer shall meet with DOT/FCD and Development Services staff to establish the scope and limits of the report prior to submittal. The analysis must include existing and projected ADT, proposed traffic circulation, capacity of existing facilities, future collector access from the Canoa interchange to the west boundary of the property, future collector access from Camino del Sol on the north to the south boundary of the property and consideration of the impacts of a future one way frontage road system. The analysis shall also discuss the phasing and financial impact of the required improvements.
 - B. The owner/developer shall comply with any and all requirements imposed by the Department of Transportation during the review of all plats and development plans for all areas within the rezoning.
 - C. All arterial, collector and local streets shall be designed to provide sufficient capacity for the ultimate development of the rezoning and adjacent area as determined by the Traffic Impact Analysis. All roadway improvements shall be constructed to the ultimate design except where a phased construction plan has been approved by DOT/FCD.
 - D. The owner/developer shall work with DOT/FCD and ADOT to insure that all required infrastructure is funded and constructed prior to, or concurrent with, the demand for the infrastructure services.
 - E. A written certification from ADOT stating satisfactory compliance with all its requirements, including provisions for any necessary roadway improvements and approval of any proposed access points to and use of any I-19 right-of-way and/or roadway facilities shall be submitted to DOT/FCD prior to the approval of any affected subdivision plat or development plan.
10. Flood Control Requirements:
- A. A master drainage study shall be prepared and submitted by the owner/developer for review and approval by DOT/FCD concurrent with the first submittal of the master plat for the entire property. At a minimum the

scope of work shall include evaluation of FEMA requirements, detention/retention needs, financing, phasing, restoration and mitigation for drainage modification.

- B. Road crossings over washes that are identified as natural open space in either the approved preliminary development plan or master drainage study shall be designed to cross the floodplain with only minor encroachment. Reduction in the floodplain width may be acceptable to achieve required on-site detention and to facilitate wildlife movement. The design of the roadway shall be subject to the approval of the DOT/FCD.
 - C. Washes with 100-year peak discharges of greater than 100 cfs shall be evaluated for preservation or enhancement. DOT/FCD has the right of final approval of wash treatments within subdivisions and development plans.
 - D. All internal drainage improvements and any external drainage improvements required to mitigate drainage impacts caused by development of the rezoning as determined by the master drainage study shall be constructed at no cost to Pima County.
 - E. Drainage shall not be altered, disturbed or obstructed without the written approval of the DOT/FCD.
11. Wastewater Management Requirements:
- A. The property owner must connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat, development plan or request for building permit.
 - B. The property owner must provide a revised Basin Study for the proposed rezoning for review by Wastewater Management prior to the determination of Wastewater needs.
 - C. The property owner must augment the downstream sewerage system and/or construct a Wastewater Reclamation Facility.
 - D. The property owner must provide an oversized flow-through public sewer at the locations designated by Wastewater Management for the upstream tributary areas to the south.
12. Additional Transportation, Flood Control and Wastewater Management conditions:
- A. All development within the rezoning shall connect to the public sewerage system prior to issuance of a Certificate of Occupancy.
 - B. The Santa Cruz River, as well as Madera and Escondido washes, shall remain in their natural states. No encroachment nor flood control improvements in the 100-year floodplain shall be allowed except for those flood control improvements necessary to protect the historic Canoa Ranch complex and the historic Canoa Ranch irrigation ditch.

13. Cultural Resources Requirements:

- A. All incomplete cultural resources reports prepared as drafts for the Canoa Ranch project shall be finalized and submitted to the Arizona State Museum and Pima County within 180 days of rezoning by the Board of Supervisors. These reports include:
- 1) Huber, Edgar K., 1996 Cultural Resource Management Plan for the Fairfield Canoa Ranch Property. Volume 2: Inventory, National Register Recommendations, and Treatment Plan for Prehistoric Archaeological Resources. Draft report (June 1996). Statistical Research, Tucson.
 - 2) --, 1996 Data Recovery at Sites AZ DD:4:224 and AZ DD:4:47: Two Limited-Activity Agricultural Sites on the Canoa Ranch, Pima County, Arizona. Draft report (October 1996). Statistical Research, Tucson.
 - 3) --, 1997 Data Recovery at Sites AZ DD:4:224 and AZ DD:4:47: Two Limited-Activity Agricultural Sites on the Canoa Ranch, Pima County, Arizona. Technical Report 97-1. Statistical Research, Tucson.
 - 4) Huber, K. Edgar, and Charles R. Riggs, 1997 Archaeological Test Excavations at Two Classic Period Habitation Sites in the Proposed Agua Caliente Estates, Canoa Ranch Property, Pima County, Arizona. Draft report. Technical Report 97-15. Statistical Research, Tucson.
 - 5) Riggs, Charles, R., 2000 Archaeological Investigations for the Canoa Ranch Trunk Sewer Line, Pima County, Arizona. Draft report (September 2000). Technical Report 00-45. Statistical Research, Tucson.
 - 6) VanWest, Carla R., and Stephanie M. Whittlesey, 1996 Cultural Resource Management Plan for the Fairfield Canoa Ranch Property. Volume 1: Background and Research Design for Prehistoric Archaeological Resources. Draft report (May 1996). Statistical Research, Tucson.
- B. An on-the-ground cultural resources survey and inventory shall be completed for archaeological and historical sites, and these sites shall be recorded with the Arizona State Museum. Where development is planned, further site assessment and documentation, and appropriate mitigation measures, including field studies, analyses, report preparation, and curation, shall be conducted on the subject property. All field studies must be completed prior to any ground modification activities.
- C. A cultural resources mitigation plan that is consistent with the approved and finalized "Cultural Resources Management Plan for the Fairfield Canoa Ranch Property - Volumes 1 and 2" (VanWest, Whittlesey, and Huber 1996) for any identified archaeological or historical sites on the subject property in

areas to be disturbed shall be submitted at the time of, or prior to, the submittal of any tentative plat or development plan. The mitigation plan requires review and approval by the Pima County Cultural Resources Office and the State Historic Preservation Office prior to implementation.

- D. As part of the mitigation plan for each affected site, an "Agreement on the Treatment and Disposition of Human Burial Discoveries" pursuant to ARS 41-844 and ARS 41-865 shall be developed and agreed to in consultation with the Arizona State Museum and cultural groups, including Native American tribes and others. All mitigation efforts shall be completed prior to approval of any subdivision plat or development plan or the issuance of a grading permit.
 - E. The Anza Trail and Canoa Campsite shall not be impacted by development.
 - F. The 1887 Canoa Canal shall not be impacted by development and shall be preserved in place along its affected length.
 - G. To assure the safety and integrity of the historic buildings at Canoa Ranch, the owner/developer shall continue to undertake surveillance, maintenance, stabilization, and the upkeep necessary to prevent the deterioration of the historic structures until acquisition of the historic Canoa Ranch complex by a preservation entity.
14. Parks and Recreation Requirements:
- A. Trail rights-of-way shall be dedicated by the developer to Pima County in accordance with the Eastern Pima County Trail System Master Plan, as follows:
 - 1) Santa Cruz River Corridor (EPCTSMP Trail #8): Dedications shall include a 50-foot wide corridor to be located as recommended by the Pima County Cultural Resources Manager, to accommodate the historic location of the Juan Bautista de Anza National Historic Trail (and links to Anza Trail segments north and south of Canoa Ranch). Trails on the banks of the Santa Cruz River shall be broad-spectrum natural-surface shared-use trail corridors that will accommodate pedestrians, equestrians, and bicyclists.
 - 2) Madera Canyon Wash Trail (EPCTSMP Trail #85): 25-foot wide trail dedications shall be provided in the bed of the Madera Wash and along one bank of the wash.
 - 3) Escondido and Agua Caliente Washes: A minimum 15-foot trail right-of-way shall be dedicated in the bed of the Escondido Wash and a 15-foot trail right-of-way shall be dedicated along one bank of the wash. Pima County may also require a minimum 15-foot dedication in the Agua Caliente Wash.

- 4) Other trails may be reserved by the Director of the Parks and Recreation Department in accordance with the provisions of section 18.69.040.D.2 of the Pima County Zoning Code.
 - B. Trail rights-of-way shall be dedicated in fee and shall be for the exclusive purpose of public recreational trail use, except where the use of the corridor is required for the installation of underground utilities.
 - C. Where roadways or other developed features of the project cross or otherwise affect the project's recreational trails, the developer shall be responsible for providing culverts of sufficient size, appropriate road crossing and wash access structures, or other accommodations to ensure that the trails are accessible and usable.
 - D. All trails dedicated for the use of the public shall be non-motorized shared-use in nature (open to equestrians, pedestrians, and bicyclists) unless otherwise designated by the Pima County Parks and Recreation Department.
 - E. A minimum 150-foot wide natural open space buffer shall be provided along the western edge of the 50-foot wide corridor to be dedicated by the developer for the Juan Bautista de Anza National Historic Trail. A naturally vegetated buffer composed of native plantings shall be provided by the developer along the length of the Anza Trail at the western edge of the 150-foot buffer in order to screen the trail from adjacent development. The cost of establishing the buffer shall be the responsibility of the developer.
 - F. Roadway designs shall include shared-use trails as alternatives to sidewalks and provide links to the area's principal trail system. In addition, 15-foot wide trail rights-of-way shall be provided to link neighborhoods and the project's other developed features, including elements within the commercial zones to the project's principal trail system. Connector and internal/neighborhood trail systems shall be provided wherever possible.
 - G. Two trailhead sites shall be dedicated by the developer to Pima County within the rezoning area, including a 1.5-acre area at the southern end of the project adjacent to the Anza Trail, and a 1.5-acre site at the northern end of the project near the Demetrie/Esperanza Wash. The exact locations of these trailhead sites shall be determined by Pima County in cooperation with the developer.
 - H. The developer shall dedicate to Pima County a 3 to 5-acre park site that coincides with the known Anza Campsite and natural spring location (the exact location of this site shall be determined by the Pima County Cultural Resources Manager).
15. Adherence to the preliminary development plan as approved at public hearing (EXHIBIT B).

16. Development and Design Requirements:

- A. The design criteria and guidelines contained in the booklet dated February 1, 2001, shall be used unless in conflict with County regulations.
- B. This rezoning is restricted to a maximum of 2,499 dwelling units. This reflects the original approved 2,199 dwelling units, plus 300 dwelling units reallocated and derived from the conversion of non-residential resort living units previously included in the approved Lodge at Canoa Ranch development plan. No new non-residential resort living units are allowed. The 300 dwelling units are to be entirely located within Block 29 and partially within Block 8 as shown on the Canoa Ranch Block Plat, recorded in Book 54, Maps and Plats Page 74, at the Pima County Recorder's Office. The Block 8 portion is located west of Turquoise Canyon Drive, excluding parcels 304-69-492A and 304-69-492B. Residential development of commercial zoning is encouraged within Planning Area 5.
- C. The CB-2 zoning is restricted to those uses allowed by sections 18.45.030.A, 030.B and 030.C. Truck stops, truck and trailer repair and outside storage uses, except for plant nurseries, are prohibited.
- D. Areas zoned RH that are within the boundaries of this rezoning case are restricted to use as natural open space only, except for approved road or utility crossings.
- E. Billboards are prohibited within the rezoning site.
- F. No development shall be allowed within 1,000 feet of the historic Canoa Ranch complex.
- 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 (EXHIBIT C & D) 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 (EXHIBIT E).
- H. No building east of Interstate 19 shall be larger than 100,000 square feet unless approved by the Board of Supervisors at an advertised public hearing.

- I. Off-street parking east of Interstate 19 shall not be massed in aggregates of 400 parking spaces or more unless a 100-foot tree buffer, supplementing any other landscaping requirements, is provided adjacent to the Interstate 19 right-of-way. Design elements including staggered building orientations shall be utilized for both individual and multiple adjacent developments to break up the cumulative totals of parking. This condition is applicable to a single development and site to site developments.
 - J. An historical/architectural review committee, to be appointed by the Board of Supervisors, shall review site and architectural plans, including viewshed analyses, for all development east of Interstate 19. All development east of Interstate 19 shall be submitted to the historical/architectural review committee for review and approval to ensure that the development is designed to be architecturally harmonious in form, line, color, material and texture with the historic Canoa Ranch complex.
 - K. General adherence to the depicted and described preliminary site plan as presented at public hearing for the southern portion of Block 36 of the Canoa Ranch Block Subdivision Plat Map (Book 54 and Page 74) (EXHIBIT C & D).
 - 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) (EXHIBIT E).
17. Golf Course Development Requirements:
- A. The golf course is limited to a maximum of nine holes of golf.
 - B. The planning and development of the golf course shall be in conformance with the requirements of Chapter 18.59. The development of a golf course requires the Board of Supervisors' ratification, at public hearing, that the proposed golf course meets the performance and design criteria of Chapter 18.59. Upon ratification by the Board, an approved golf course development plan prepared in accordance with Chapter 18.71 shall be required prior to the issuance of any permits within the designated golf course area.
 - C. Golf course irrigation shall be from a renewable water supply such as effluent, reclaimed water or Central Arizona Project water. Where effluent or reclaimed water is not physically available or cannot reasonably be made available, ground water use for golf course irrigation is permitted provided the ground water consumption by the golf course is offset through Central Arizona Project water replenishment or recharge. Such replenishment shall be required to occur within the portion of the Tucson Active Management Area that is within Pima County. The requirement for renewable water purchase will be deferred until January 1, 2016.
 - D. Golf course irrigation shall be from a renewable supply such as effluent, reclaimed water, or Central Arizona Project (CAP) water. Where effluent or

reclaimed water is not physically available or cannot reasonably be made available, groundwater use for golf course irrigation is permitted provided the ground water consumption by the golf course is offset when practicable through CAP water replenishment or recharge (Pima County Code §18.59.030.A.1). The golf course irrigation system shall be designed and constructed in a manner to allow for future connection to effluent systems. The requirement for renewable water purchase will be deferred until January 1, 2016.

- E. The golf course design shall be restricted to a "target" type course. The golf course development plan shall be submitted to the ADWR, Tucson Active Management Area, for review and approval prior to the issuance of permits. The plan shall be reviewed by ADWR for conformance with the ADWR standards for the irrigation of turf.
 - F. The water provider and golf course owner/developer shall develop and coordinate a plan, to the satisfaction of Pima County, to irrigate the golf course with a renewable water supply such as effluent, reclaimed water, Central Arizona Project (CAP) water, or shall arrange for CAP recharge to offset groundwater consumption by the turfed areas of the golf course and practice areas. The golf course development shall incorporate state-of-the-art water-harvesting techniques. The requirement for renewable water purchase will be deferred until January 1, 2016.
- 18. Outdoor lighting shall be in accordance with the Pima County Outdoor Lighting Code in effect on March 13, 2001, and with any amendments to the Outdoor Lighting Code that are as strict or stricter.
 - 19. The Canoa Ranch Golf Course ground water consumption is limited to a maximum of 398 AF/yr (acre feet per year). Any amount of groundwater used in excess of this amount will need to be purchased as Central Arizona Project (CAP) recharge credits to the Pima Mine Road Replenishment Facility. This condition is not deferred as in conditions 17C, 17D, and 17F.

Passed and adopted, this _____ day of _____, 2016.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED: 

Executive Secretary
Planning and Zoning Commission

APPROVED AS TO FORM:

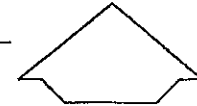


Deputy County Attorney
Michael LeBlanc

EXHIBIT A

207
AMENDMENT NO'S 13,1,1,2,2 BY ORDINANCE NO. 2001-35
TO PIMA COUNTY ZONING MAP NO'S 1141, 1280, 1281, 1428, EPC SHT #6
PORTIONS OF PARCELS 1Y, 4B, 3C, 3D, and 4 BEING PART OF
THE RANCH SECTION OF THE SAN IGNACIO DE LA CANOA LAND GRANT.

ADOPTED 3-13-01 EFFECTIVE 4-13-01



0 3500'



[Signature]
EXECUTIVE SECRETARY, PIMA COUNTY PLANNING AND ZONING COMMISSION

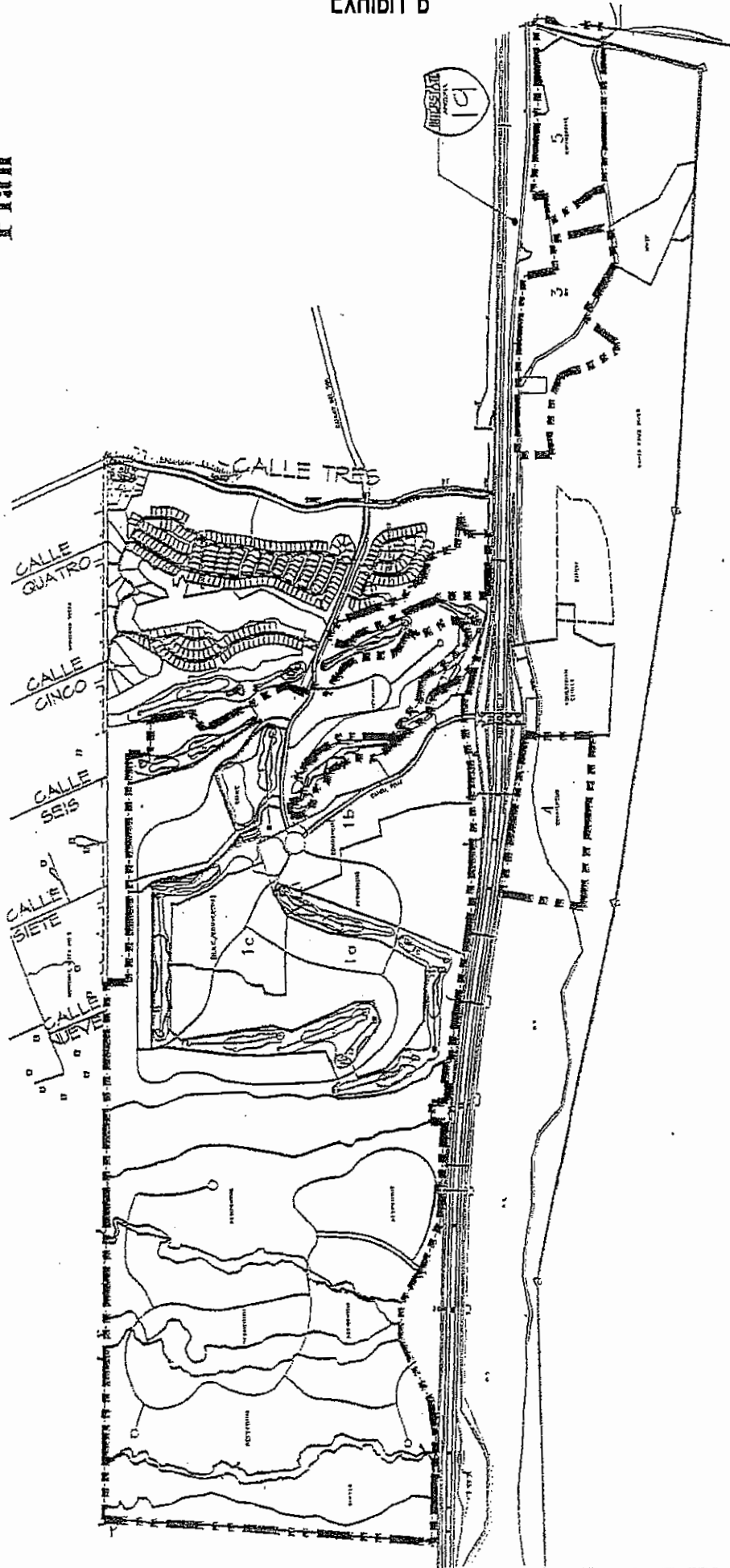
© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
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CO9-01-01
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(PORTIONS OF)
304-28-001Y, 004B.
304-68-003C,
304-68-003D, 0040

**EXHIBIT II-B:
Preliminary
Development
Plan**

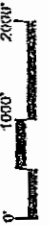
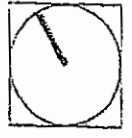
EXHIBIT B

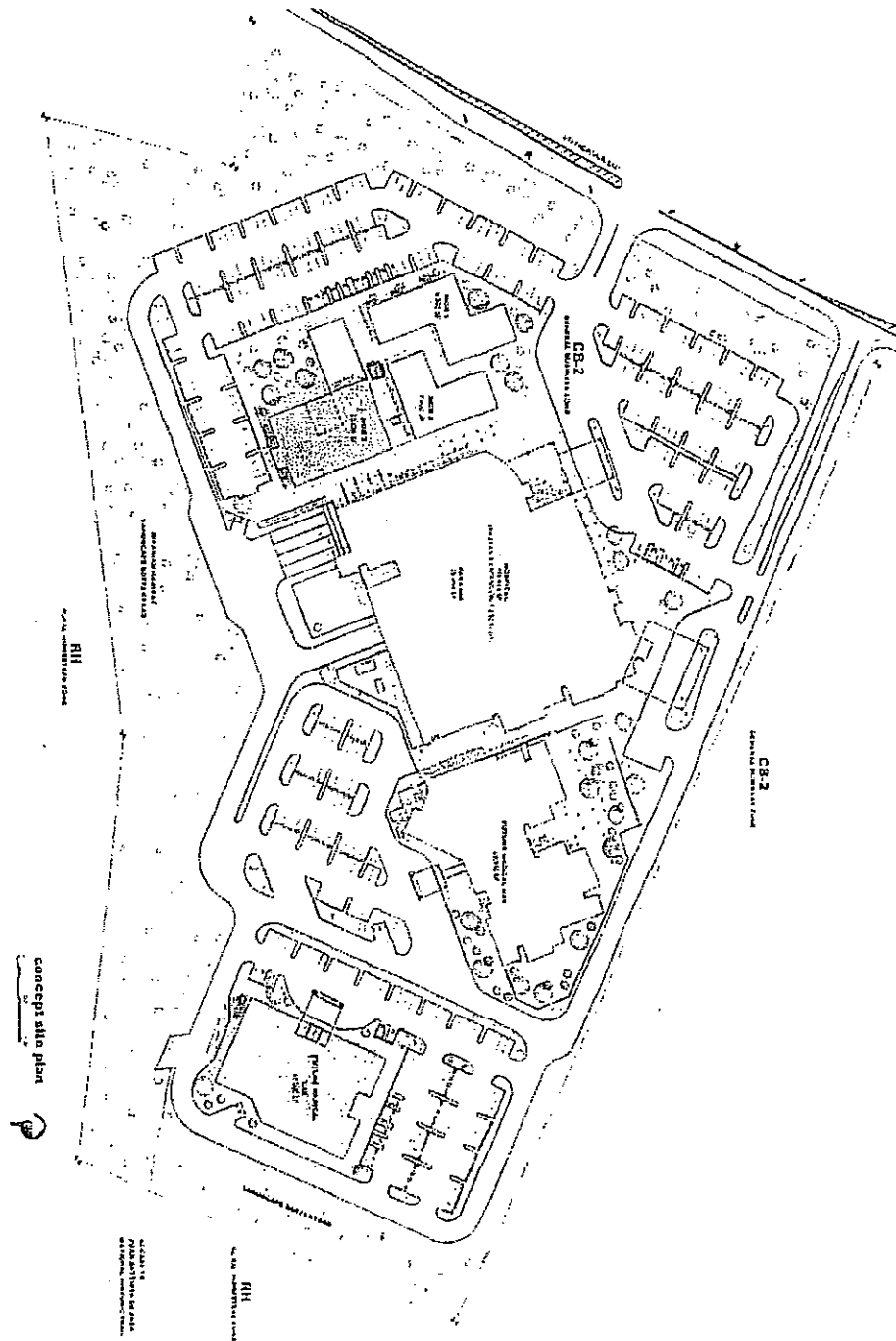
CANOA RANCH



COY-01-01

*Approved Preliminary
Development Plan (PDP)
BOS Public Hearing 3-13-01 D.P.*





cp1.0	Concept site plan	GREEN VALLEY MEDICAL CENTER Concept Design Package	1208.00 10.01.15	SWAIM 03/02
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EXHIBIT D

October 22, 2012

Proposed Project

The site is located on the East side of I-19, South of Continental Ranch Road and North of Canoa Ranch Road.

Site

The site is 21.86 acres. This project will develop approximately 12.50 acres.

- a. **Building Location:** The Green Valley Medical Center is located 270 feet east of the Frontage Road, with the finished floor elevation approximately 8 feet below the frontage road elevation. This will minimize the size of the proposed building. Medical Office Buildings 1, 2, and 3 are low single story buildings.
- b. **Vehicular Circulation:** 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 will be provided. An outside service road will provide access for emergency vehicles and access to parking and delivery. The parking areas have been broken into smaller lots and circle the buildings. There are 512 parking spaces; 55 of these are under the proposed hospital building. There are a total of 4 loading zones provided on the site.

Buildings

There are six (6) proposed buildings.

- a. **Green Valley Medical Center:** Three levels, two above grade.

i.	Basement Level (exclusive of parking)	
	Building Support Services	23,032 SF
ii.	Main Level	
	Main Functions	78,378 SF
iii.	Upper Level	
	Additional Functions	37,143 SF
Total		138,553 SF

Building height to parapet is approximately 34 feet, decorative roof screens extend to approximately 40 feet, and the central architectural element at the core extends to approximately 55 feet.

- b. **Future Medical Use:** Three levels, two above grade.

i.	Basement Level (connection to Main Function)	5,272 SF
ii.	Main Level	32,411 SF
iii.	Upper Level	21,952 SF
Total		59,635 SF

Building height to parapet is 32 feet and architectural elements extend to approximately 45 feet.

EXHIBIT D

- c. Medical Office Buildings (MOB 1, 2, 3): Mostly one level, partial second floor, possibly three buildings. Leasable space.

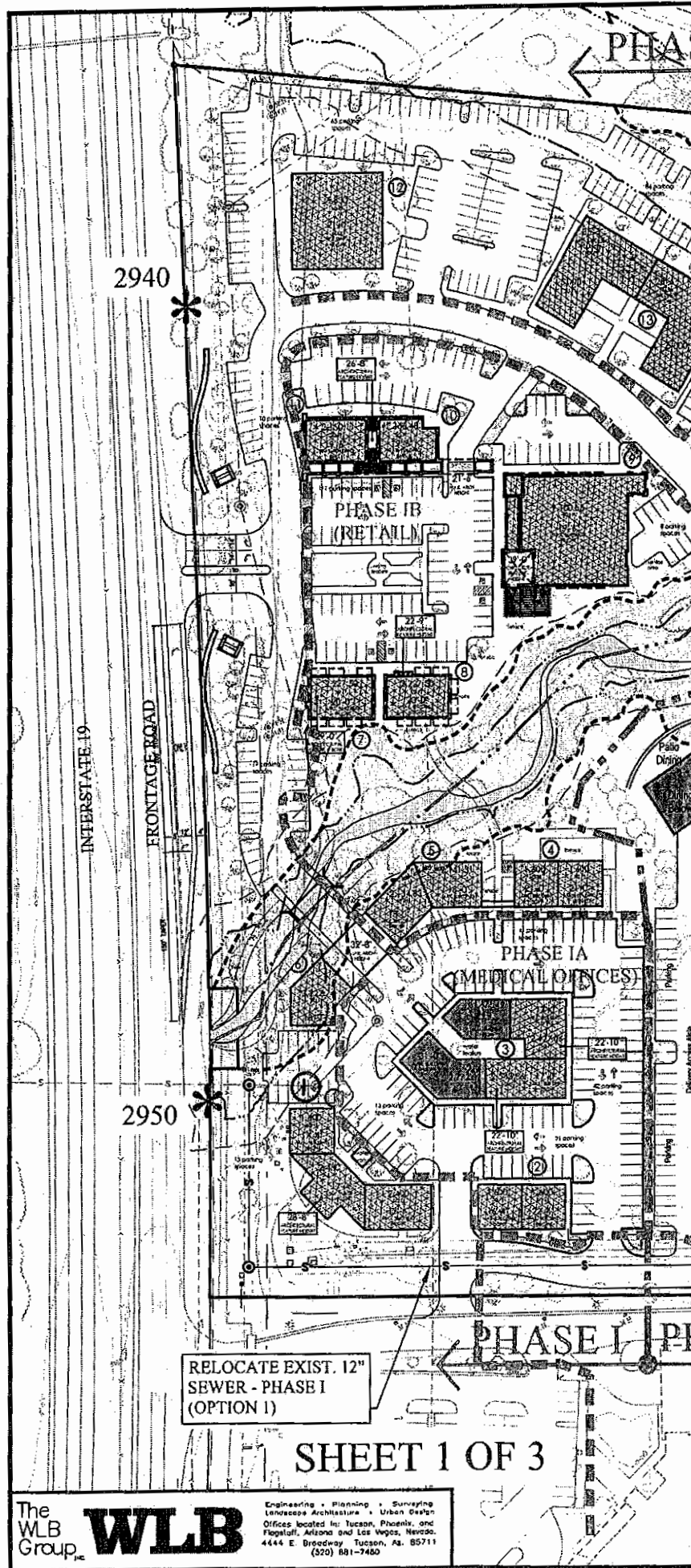
i.	Approximate First Floor Square Footage	30,000	SF
ii.	<u>Approximate Second Floor Square Footage</u>	<u>10,630</u>	<u>SF</u>
	Total	40,630	SF

Building height to parapet is 32 feet and architectural elements extend to approximately 40 feet.

- d. Future Medical Use: Two levels.

i.	Main Level	20,000	SF
ii.	<u>Upper Level</u>	<u>20,000</u>	<u>SF</u>
	Total	40,000	SF

Building height to parapet is 32 feet and architectural elements extend to approximately 45 feet.



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	18'-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"	-

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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	26'-0"
16	Hospitality West	14,825	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	60,000	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

SHEET 3 OF 3

