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SECTION I:
Site Inventory

A. EXISTING LAND USES

1. Site Location and Context

The subject rezoning property is located in the SW ¼ of Section 30, T12S, R13E, more particularly located on the north side of Hardy Road, approximately ¼ mile east of Thornydale Road. The rezoning site consists of a single parcel (Assessors Parcel No. 225-02-029c) approximately twenty (20) acres in gross area. See Exhibit I-A.1: Location & Regional Context.

The property sits within a developed, urbanizing context. Thornydale Road is a major north-south arterial and a designated “Major Street” on the *Pima County Major Streets & Routes Plan*; it is earmarked as a 4-lane road improvement project that is slated to begin in 2018. The rezoning site is bordered by fully developed residential subdivisions on all four sides. An existing City of Tucson water tank complex also lies to the immediate east.

2. Description of Existing Land Uses

a. Existing Land Uses On-Site

The site is vacant, natural desert (see Exhibit I-A.2a-b, 4b: Existing Land Use).

b. Easements

The site is encumbered by the following recorded easements:

- Per Docket 7118 @ Page 134, the south thirty feet (30') of the site is subject to a right-of-way easement granted to the City of Tucson for ingress & egress and the installation and maintenance of water distribution lines and other facilities appurtenant to the water tank facility located immediate east of the subject property (now operated jointly with the Metropolitan Water Improvement District).
- Per Docket 991 @ Page 544, the same south thirty feet (30') of the site as above is subject to a public roadway and utility easement granted to Pima County for the purposes of constructing and maintaining the existing Hardy Road pavement that occurs on the property.
- Per Docket 6973 @ Page 702, the same south thirty feet (30') as above is granted as an ingress and egress easement to the City of Tucson.
- Per the record of survey recorded in Sequence No. 2014-0370504, there are some minor encroachments comprised of: 1) a dirt trail and access gate, at the extreme southwest corner of the property, leading from Lot 2 of the Hardydale II subdivision to the immediate

west; and 2) a masonry wall, along the northern portion of the east boundary, near Lot 19 of the Saguaro Vista subdivision to the immediate east.

As part of this project, the south forty-five feet (45') of the rezoning site will be formally dedicated, in fee, to Pima County and all utility companies, so as to complete the required ninety foot (90') right-of-way width of Hardy Road, thereby obviating the above easements.

c. **Comprehensive Plan Designation**

The Comprehensive Plan designation for the subject property was amended to MIU (Medium Intensity Urban) per approved Comprehensive Plan amendment Case No. Co7-14-02 and adopted Resolution No. 2015-28. This MIU designation was later modified to MLIU (Medium-Low Intensity Urban) with the adoption of Pima Prospers later in 2015. Please refer to Exhibit I-A.2c, 4e for a graphic depiction of surrounding Pima Prospers designations. The following rezoning policies apply to this rezoning site per the aforementioned Resolution:

- A. The preliminary development plan submitted with the rezoning application shall demonstrate avoidance of the regulatory floodplain and Important Riparian Area associated with the Hardy Wash.
- B. Post-development floodplains shall be designated as Resource Transition.
- C. The location of off-site mitigation property should be within the same general geographic region as the original project site.
- D. Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 - 1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - 2. Vegetation community type(s);
 - 3. Habitat values for applicable CLS Special Species (e.g. breeding and dispersal);
 - 4. Surface water or unique landforms such as rock outcrops; and
 - 5. Contribution to landscape connectivity.
- E. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity. .

3. Aerial Photograph

An aerial photo (showing the site and surrounding properties within 600' of the site) is provided as Exhibit I-A.3.

4. Property Characteristics Within ¼ Mile

a. Existing Zoning & Overlay Zones

The subject property is zoned SR (Suburban Ranch). See Exhibit I-A.4a-d: Existing Zoning. The property and its surrounding area within ¼ mile are

not subject to any of the following overlay zones: the Buffer Overlay Zone, Gateway Overlay Zone, Hillside Development Zone, Cluster Development Option, Historic Zone, or Airport Environs Zone.

Existing Zoning to the North:	CR-5, SR
Existing Zoning to the South:	CB-1, CR-5 & SR with conditional CR-5 approval
Existing Zoning to the East:	CR-4, SR
Existing Zoning to the West:	CR-3, CR-4

In referring to the above list of surrounding zoning classifications, the abbreviations used therein respectively denote the following:

CB-1 denotes a Business Zone
CR-5, CR-4 & CR-1 denote Residential Zones
SR denotes the Suburban Ranch Zone

b. Existing Land Uses

The lands within ¼ mile of the subject property are a mixture of: 1) developed, single-family detached residential subdivisions of low and medium densities; 2) a professional office complex; 3) a church; 4) Arthur Pack Regional Park; 5) the Tucson Audubon Society; 6) a municipal water tank complex; and 7) vacant land. Please refer to Exhibit I-A.2a-b, 4b (Existing Land Use).

c. Stories & Heights of Existing Structures

The adjacent single-family detached residences within ¼ mile are primarily single-story, with some two-story homes, and range in height from approximately 12' - 24'. The non-residential structures within ¼ mile are comprised of: 1) a single-story office complex with buildings ranging from approximately 16' - 24' in height, 2) a church campus whose tallest building approaches 26' in height; and 3) the respective improvements at Arthur Pack Regional Park and Tucson Audubon Society, including visitor buildings, shade structures and activity buildings ranging in height from 16' to 28'.

d. Pending or Conditionally Approved Rezoning, etc.

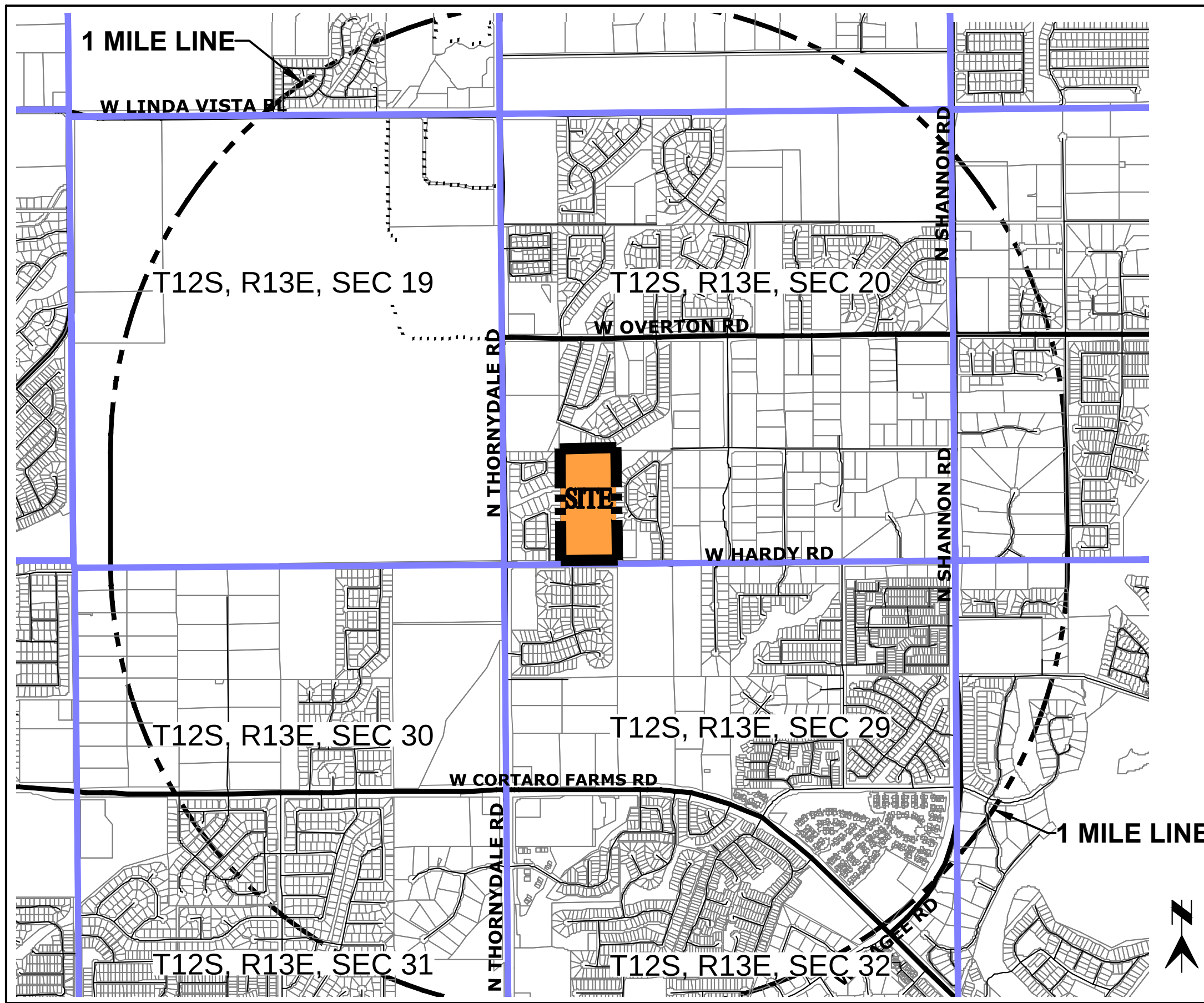
There are no (0) other pending rezonings within ¼ mile of the property.

e. Comprehensive Plan Designations

The surrounding properties are a mix of the following Pima County Comprehensive Plan designations: LIU (Low Intensity Urban) and MIU (Medium Intensity Urban). Please refer to Exhibit I-A.2c, 4e (Comprehensive Plan Designations).

To the North:	MLIU & LIU 0.3
To the South:	MLIU & NAC
To the East:	MLIU & LIU 0.3
To the West:	MLIU, LIU 0.3 & RC

Exhibits to Follow



LEGEND



Rezoning Site



Section Boundary
(e.g. T12S, R13E, SEC 30)

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917