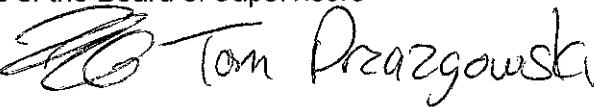


## MEMORANDUM

**DATE:** October 31, 2017

**TO:** Honorable Chair and Members of the Board of Supervisors

**FROM:** Chris Poirier, Planning Official 

**SUBJECT:** P16RZ00012 TUCSON LINDA-VISTA 20 LTD PARTNERSHIP, ET AL – N.  
SHANNON ROAD REZONING  
November 7, 2017 Board of Supervisors' Agenda Item 28

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Staff has received the attached request for clarification of the application of Rezoning Condition #5A as it relates to the Maeveen Marie Behan Conservation Lands System (MMBCLS) conservation guidelines if the proposed lot sizes of 55' X 120' were reduced to 50' X 120'. The applicant proposes on-site and off-site natural open space to achieve compliance with the MMBCLS. The clarification demonstrates that compliance with the MMBCLS will be met through the adjustment of on-site and off-site mitigation calculations based upon the developed area. Staff is recommending the clarification to provide flexibility in the application of rezoning condition #5A.

5. Environmental Planning conditions:

A. The property owner shall achieve compliance with the Maeveen Marie Behan Conservation Lands System conservation guidelines by providing a total of 107 acres as Natural Open Space (NOS). Should the developed area be reduced from that which is reflected in the PDP, the property owner shall provide a minimum of 4 acres of natural open space for every acre developed to achieve full compliance with the MMBCLS conservation guidelines. No less than 49 acres NOS will be provided on-site and will conform to the approximate location and configuration shown on the approved Preliminary Development Plan. The difference between the total 107 acres (or less depending upon developed area) NOS and NOS provided on-site will be provided off-site. Off-site NOS must conform to the CLS Off-site Mitigation Policies (Pima County Comprehensive Plan 2015, Chapter 3 Use of Land Goals and Policies, Section 3.4 Environmental Element, Policy 11 of Conservation Lands System Mitigation Lands) and comply with all of the following:

- 1) Off-site NOS is acceptable to the Pima County Planning Official or their designee; and
- 2) Prior to the approval of the final plat, off-site NOS will be permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or their designee.



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October 26, 2017

Terri Tillman, Sr. Planner  
Pima County Development Services  
Terri.Tillman@Pima.gov

Subject: **Linda Vista & Shannon Rezoning**  
**Request to Amend a Recommended Condition of Approval**  
WLB No. 199031-B-001

Dear Ms. Tillman,

In accordance with our recent correspondence we respectfully request an amendment to one of the recommended conditions of approval associated with the Linda Vista & Shannon project's rezoning application. As you know, the Preliminary Development Plan shown in our rezoning proposal shows residential lots with a minimum size of 55' x 120'. As a result of market conditions the builder is contemplating developing the property with a minimum lot size of 50' x 120'. The number of lots would not change from what is currently shown on the PDP, nor would the general arrangement of the site plan. However, reducing the lot size would have the effect of allowing more Natural Open Space (NOS) to be provided onsite than is currently depicted. Of course, providing more NOS onsite would reduce the amount of NOS that must be provided offsite in order to meet the Conservation Lands System (CLS) guidelines, which this project is committed to achieving. However, as currently worded, Environmental Planning Condition 5.A. would require this project to provide a set amount of NOS even if the CLS guidelines would dictate less due to a site plan change. We request that said Condition be amended to provide for an adjustment to the site plan and resulting NOS acreage requirement, understanding that CLS compliance will still be achieved.

Thank you for considering our request. Please contact me at your convenience to discuss this matter further.

Sincerely,  
THE WLB GROUP, INC.

A handwritten signature in black ink, appearing to read "Paul Oland", is written over a horizontal line.

Paul Oland  
Sr. Project Manager

C:\Users\gpoland\Desktop\20171026 Ltr to PC Requesting Condition Revision.docx

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