

Request to Amend Pima Prospects

22.5 Acres -- NWC La Cholla Boulevard @ Overton Road

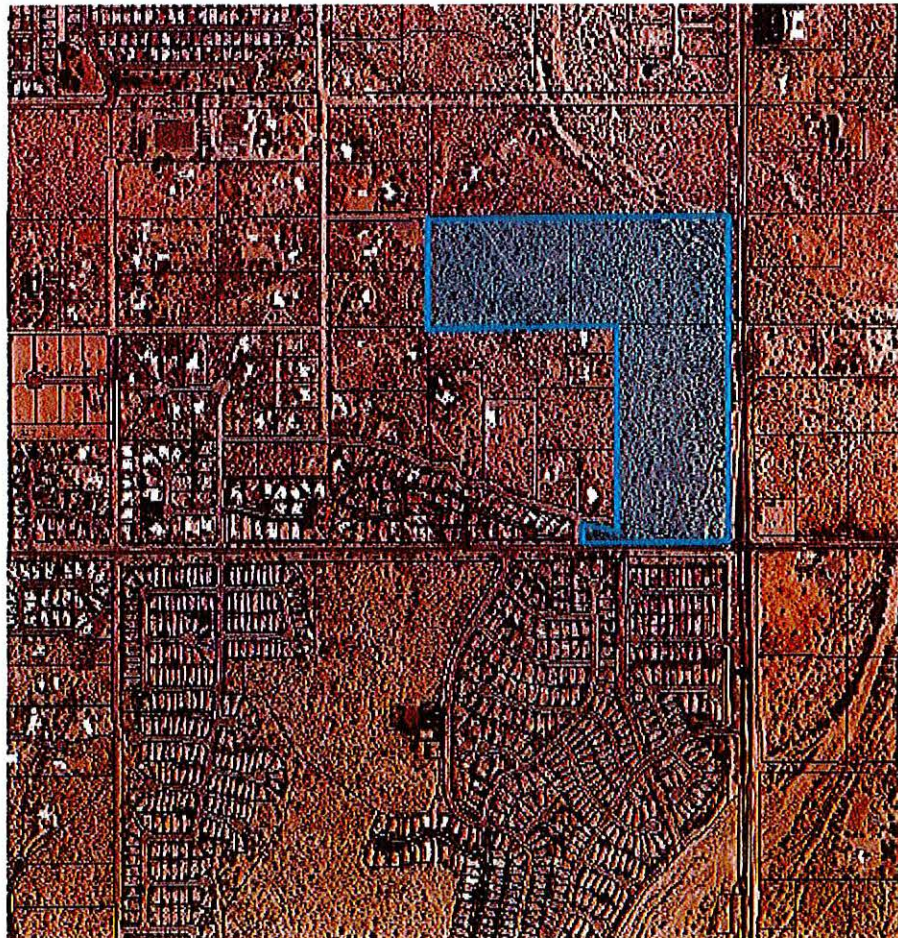
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29.5 Acres -- La Cholla Boulevard North of Overton Road

Explanation & Justification of Proposed Amendments

1. Location and General Nature of the Requests

The owners of two adjacent properties are seeking comprehensive plan amendments for their 22.5-acre and 29.5-acre holdings, respectively. The properties are located on La Cholla Boulevard, north of Overton Road. La Cholla Boulevard is a full, four-lane divided arterial roadway up to Overton Road. The Town of Oro Valley is in preparations to imminently construct the same four-lane divided cross-section (with curbs, sidewalks, raised median and multi-use lanes) from Overton Road to Tangerine Road; completion of construction is anticipated in the Year 2020.



While two separate, stand-alone amendment applications have been submitted for the respective properties in question, this narrative addresses them collectively. This approach is appropriate because, from a best-practices land-use planning perspective, we envision the combined properties as a single, integrated residential development. The separate applications have been filed only because the respective properties are under different ownership, and it is those owners' preference that they each proceed through the public process as distinct entities.

These separate applications notwithstanding, the envisioned integrated residential project clearly provides the best construct from which to discuss and address all pertinent land use planning and conservation issues and, as such, best demonstrate the reasonableness and appropriateness of the specific new designations (see Item #2 below) being requested.

The combined site is located at the northern reach of an extensive, fully-developed and urbanized residential area. The generally northward growth of this entire region prompted Pima County to recently complete its construction of the new arterial, four-lane divided roadway cross-section for La Cholla Boulevard from Magee Road to Overton Road. The anticipated and continued urbanization of this sector has prompted the Town of Oro Valley to now proceed with its aforementioned plans to extend that same arterial street section all the way northward to Tangerine Road.

The proposed residential project will expand the existing residential/urbanized core and is envisioned as detached, single-family homes of a type, character and density that is generally similar to those which already exist to the immediate south. The 22.5-acre site is envisioned as a density of 3.0 to 3.5 RAC. The 29.5-acre site to the immediate north will contain an overall gross density of less than 2.5 RAC, with the majority of the property being preserved as natural open space. Significant buffers, composed of both natural desert and landscaped areas augmented with mature salvaged tree/shrub specimens, will be established along the boundaries adjoining the existing residences to the immediate west.

This development scheme appropriately creates a denser framework near the immediate intersection of La Cholla Boulevard and Overton Road, while ensuring an appropriate reduction in density and significant open-space conservation as one moves northward away from Overton. While densification and urbanization seems to be ultimately anticipated throughout the entire La Cholla Boulevard corridor, the proposed comprehensive plan amendment requests constitute a suitable request, development construct, and density transition for the more immediate future.

2. Requested Comprehensive Plan Designations

The requested comprehensive plan designation for the entire 22.5-acre property is *Medium Intensity Urban (MIU)*. The companion request for the 29.5-acre property, to the adjacent north, is *Low Intensity Urban 1.2 (LIU)*.

As mentioned in Item #1 above, and notwithstanding the submittal of separate plan amendment applications for each respective property, we envision these sites as ultimately comprising a single, integrated residential development. The two different land use designations being requested (*MIU and LIU 1.2*) were specifically chosen to create an effective density transition proceeding northward from Overton Road.

The *MIU* designation of the 22.5-acre corner property materially expands the substantial *MIU* district already in place south of Overton Road via the La Cholla Bluffs subdivision and the extensive, multi-phased Bluffs neighborhoods. The *MIU* district has already “jumped” Overton via the developed subdivisions of Altamira Village and Overton Ridge Estates on the north side of the roadway.

The approval of the requested new designations will create an effective density transition that proceeds from *MIU* to *LIU 1.2*, then to the existing *LIU 0.3* as one proceeds northward along La Cholla Boulevard. We believe this transition is acceptable and appropriate for the immediate future, given the imminent extension of La Cholla Boulevard as a four-lane divided arterial by the Town of Oro Valley. This construction clearly designates La Cholla Boulevard as another major north-south transportation corridor and justifies an increase in development densities to help further Pima County’s stated policy goals towards transit and alternative modes.

3. Reasons for Plan Amendment Request

As mentioned above, these two plan amendment sites are collectively envisioned as an integrated single-family residential development. This use is justified as an expansion of the well-established urbanized core already in place to the immediate south and is further validated by the imminent extension of La Cholla Boulevard as a four-lane divided arterial northward to Tangerine Road. Beyond these fundamentals, the proposed requests further the policies and principles of both the *Growing Smarter Act* and *Pima Prospers*. Same are discussed below.

a. Implementation of Growing Smarter Act

The proposed plan amendment requests are consistent with, or further, several of the Smart Growth Principles as identified by the Smart Growth Network (SGN). These are individually discussed below:

Multi-Modal Transportation Opportunities

The continued northward expansion of the well-established residential district already in place within the La Cholla Boulevard corridor will further a material contribution toward regional opportunities for multi-modal transportation. While La Cholla Boulevard has long been an important north-south artery within the metropolitan region, its standing in this regard has risen notably in recent years with the major arterial roadway improvements completed by Pima County northward to Magee Road, and now with the imminent extension of that same four-lane divided cross-section to Tangerine Road by the Town of

The CLS topic is discussed further below in Section 3.b (Environmental Element) and Section 3.f (Compatibility with Conservation Lands System).

b. Compliance With & Implementation Of Pima Prospers

This Project complies with the County's Pima Prospers Use of Land (Chapter 3) and Physical Infrastructure Connectivity (Chapter 4) policies.

The pertinent policies are as follows: Land Use Element (Section 3.1), Environmental Element (Section 3.4), Housing & Community Design Element (Section 3.5), Transportation Element (Section 4.1), and Cost of Development (Sections 7.1 & 7.2).

Land Use Element (Section 3.1)

The proposed project works substantially toward the established Goal 1 objective (p.3.2) of integrating land use with physical infrastructure and resource conservation to insure long-range viability of the region. The requested plan amendments integrate with the existing or already-planned transportation, wastewater, potable water, and utilities resources adjacent to or near the property and within the larger La Cholla Boulevard corridor. It represents a reasonable and prudent extension of the existing residential development pattern and, as such, can be effectuated off of the existing infrastructure framework rather than requiring the further expansion of it. The continued residential densification of the La Cholla Boulevard corridor takes advantage of these available efficiencies and enhances the opportunity for expanded multi-modal transportation and future transit options.

Environmental Element (Section 3.4)

The proposed project will be in full compliance with the Conservation Lands System (CLS) and its stated Goal 1 (p. 3.23) objective of conserving and protecting valuable natural resources, together with its enumerated Policies (pp. 3.23 thru 3.31). The *Framework Plans* presented herein provide for a significant natural-area set aside of the Xeroriparian "C" habitat and wildlife corridor that traverses the site. This on-site set-aside respects applicable ordinances pertaining to the regulated riparian habitat and, together with the use of off-site habitat dedications, will satisfy all prescriptions of the CLS.

Housing and Community Design Element (Section 3.5)

The proposed project furthers the Goal 8 (p. 3.45) objective of providing new development that is generally compatible and scale-appropriate, as well as the Goal 10 (p. 3.46) objective of ensuring development that reflects the character and sense of place of its given area. This project is guided by the simple goals of: 1) providing a single-family residential use that, as best as possible, fits with and responsibly extends the clearly emerging trend of urbanization in the area; and 2) respects and generally emulates the type,

character, and density of this established residential pattern, while suitably buffering the small number of lower-density residences that exist nearby.

Transportation Element (Section 4.1)

The proposed project furthers the Goal 1 (p. 3.45) objective of promoting a comprehensive and multi-modal transportation system. The La Cholla Boulevard corridor is emerging as one of the most significant north-south transportation arteries within the overall County transportation system. Multi-modal objectives are furthered by fostering the intensification and residential densification of such corridors. At present, La Cholla Boulevard is served by no (0) public transit routes or Sun *Shuttle* services north of Magee Road. Continued growth and urbanization through projects such as the one proposed will contribute toward the goal of achieving truly multi-modal, transit-rich corridors throughout the metro region.

Cost of Development (Sections 7.1 & 7.2)

The proposed project furthers the principles of Section 7.1 and the *Goals and Policies* of Section 7.2 to achieve fairness in public infrastructure funding and to ensure that all new development pays its appropriate fair-share of same. The proposed project will assume the design and construction cost of all extensions or augmentations of public infrastructure necessary to serve its proposed residences and will further contribute to the public funding of regional transportation improvements through its participation in the Department of Transportation's impact fee program.

c. Existing Relevant/Applicable Special-Area Policies.

No Special Area policies apply to the properties in question. At the time of this submittal, no Special-Area policies are proposed or anticipated for the subject plan amendments. On-going discussions with staff and stakeholders will occur throughout the amendment process, which may result in such Policies being promulgated and refined as circumstances warrant.

d. Existing Relevant/Applicable Rezoning Policies.

There are no adopted Rezoning Policies that apply to the two plan-amendment sites.

e. Potential/Proposed Special-Area or Rezoning Policies

Based upon similar and recent plan amendments approved over the past several years, we anticipate no extraordinary rezoning policies applying to this particular request, with the exception of certain particulars pertaining to

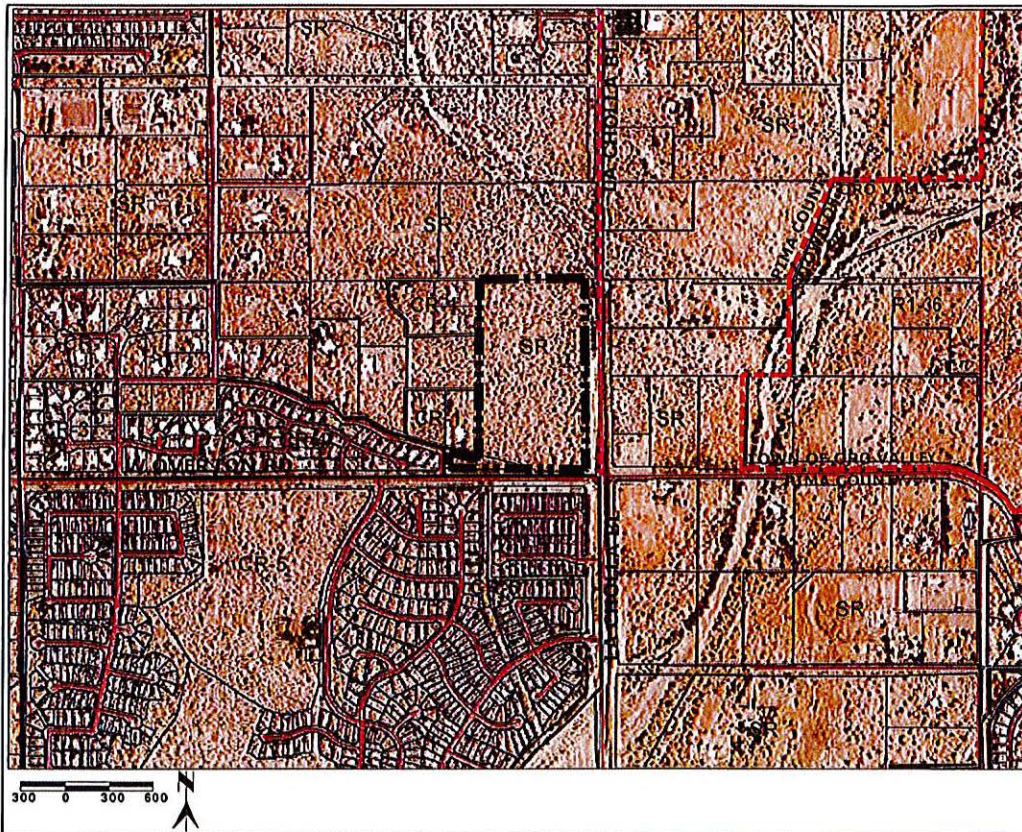
compliance with the Conservation Lands System (CLS) and with certain pertinent Pima County Regional Flood Control District (RFCD) policies. With that in mind, rezoning policies that address these matters may ultimately be promulgated in conjunction with these requests.

f. Compatibility with Conservation Lands System (CLS)

As mentioned previously, the site is designated as *Multiple Use Management Area (MUMA)* and also contains Xeroriparian "C" regulated habitat areas. Further, the site is subject to the CLS Special-Species Management overlay. The *Framework Plans* submitted with these plan amendment applications indicate the set-aside of more than seventeen (17) acres of existing Xeroriparian "C" habitat as well as other on-site natural areas toward compliance with the CLS. Supplemental mitigation areas to fully satisfy the remaining CLS obligations will occur off-site and be coordinated with the Pima County Office of Sustainability and Conservation.

g. Impact on Existing Land Uses in the Surrounding Area

Development of the proposed plan amendment sites as intended is a density-appropriate expansion of an existing urbanized residential sector that is already well established within the La Cholla Boulevard corridor. Special care must be given to the treatment of project perimeters to the immediate west so as to appropriately respect the small number of existing lower-density residences that exist nearby. The submitted *Framework Plans* provide for appropriate buffering in these locations through the use of natural-area setbacks, together with landscaped buffers augmented with mature salvaged/transplanted specimens taken from the site.



LEGEND

Boundary of Subject Comprehensive Plan Amendment Request

Town/County Limits

CR-4 Existing Zoning, typ.

Imminent 4-lane divided roadway improvements with median, sidewalks and multi-use lanes by Town of Oro Valley. See Note #3, below.

NOTES:

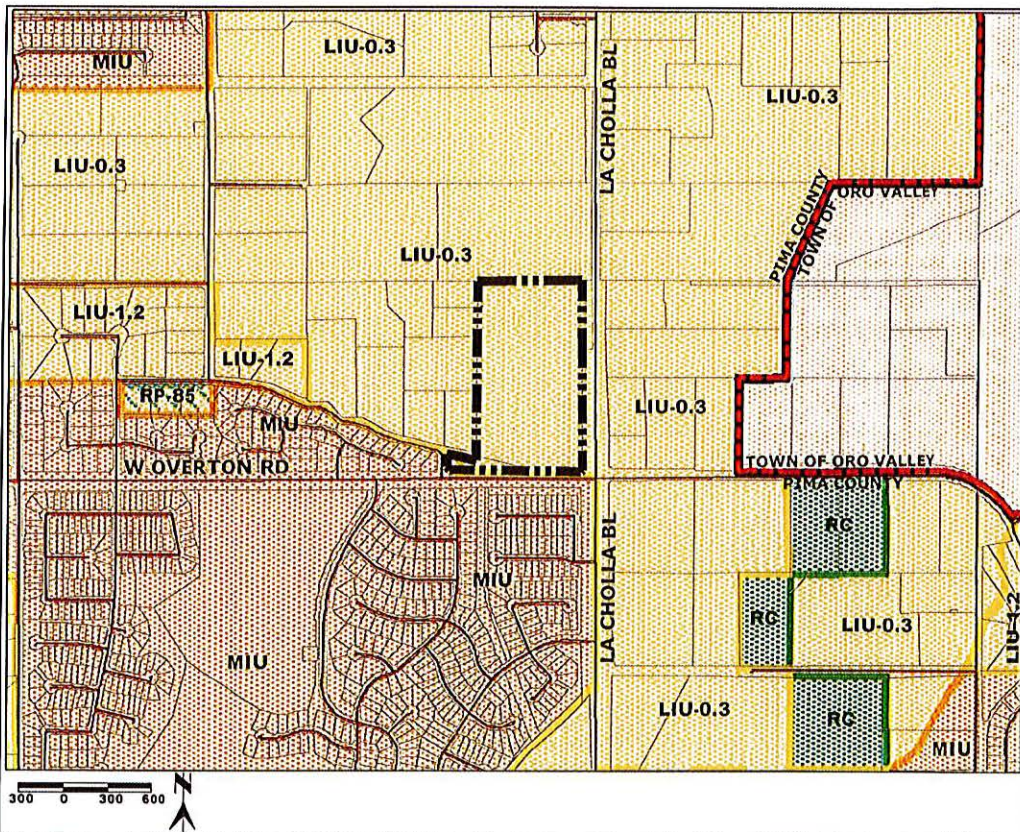
1. The Subject Property is a vacant, undeveloped property located at the northern reach of an urbanizing residential corridor.
2. Existing 4-lane divided roadway improvements in place on La Cholla Boulevard up to Overton Road.
3. Town of Oro Valley to construct continuation of 4-lane divided roadway cross-section, from Overton Road to Tangerine Road, per Project No. OV-30-04/05-26. Completion of construction Year 2020.



COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU

Ownership Entity: Robert & Michelle Harbour Family Living Trust, et al.

AERIAL PHOTOGRAPH
SURROUNDING LAND-USE
CONTEXT



LEGEND

- Boundary of Subject Comprehensive Plan Amendment Request
- Town/County Limits
- MIU -- Medium Intensity Urban
- LIU-1.2 -- Low Intensity Urban 1.2
- LIU-0.3 -- Low Intensity Urban 0.3
- RC -- Resource Conservation
- RP -- Rezoning Policies
- Town of Oro Valley

NOTES:

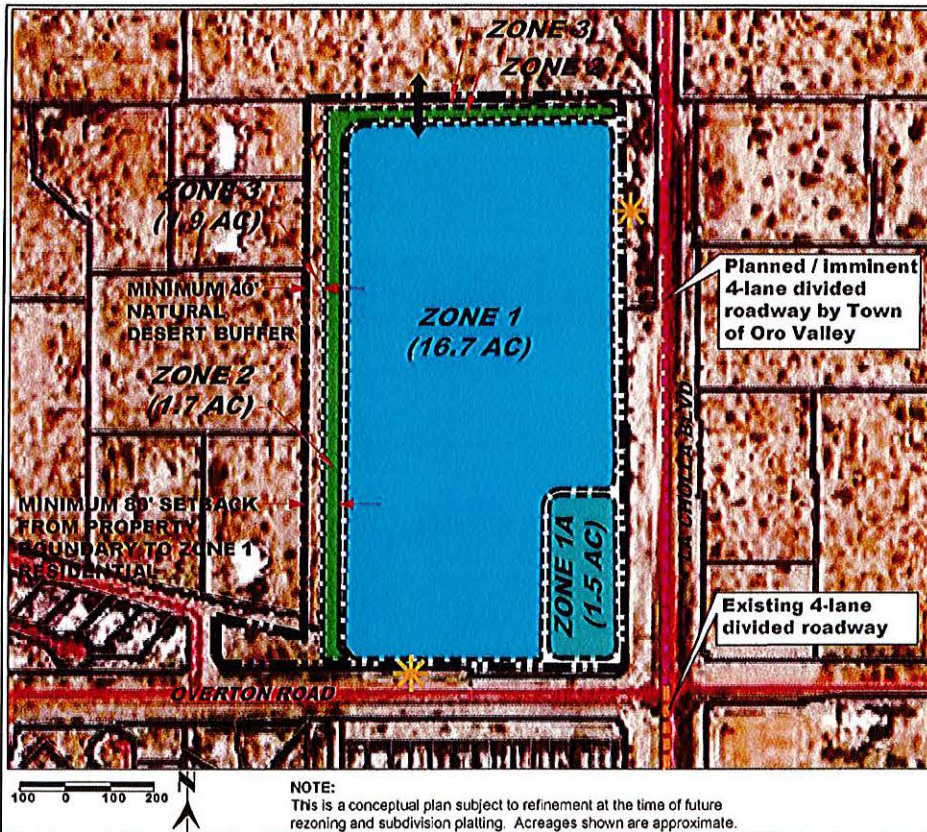
1. Subject Property Existing Comprehensive Plan Designation: LIU-0.3
2. Requested Designation: MIU (Entire 22.5 acres)
3. No Special Area or Rezoning Policies apply to this property.



COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU

Ownership Entity: Robert & Michelle Harbour Family Living Trust, et al.

COMPREHENSIVE PLAN
DESIGNATIONS



LEGEND

- Boundary of Subject Comprehensive Plan Amendment Request
- Vehicular Access to Public Street
- Potential Vehicular/Pedestrian Connection to Adjacent Property

ZONE DESCRIPTIONS

Zone 1: Single Family Residential Component. This area dedicated to detached single family residential subdivision with a density range between 2.5 to 3.5 RAC. Final form, lot size and product type to be market-responsive at the time of future rezoning and development.

Zone 1A: Landscape Detention Basin. This area dedicated to a shallow earthen basin to collect and control stormwater run-off from the residential portion of Zone 1. The basin will be fully landscaped with salvaged plant specimens and new nursery stock so as to create an aesthetically pleasing and visually attractive statement at the immediate corner of the street intersection.

Zone 2: Landscaped and Natural Area to Buffer Adjacent Properties. This area will be a minimum of 40' in width and will be a combination of natural desert and graded/re-landscaped area for the purpose of providing additional separation and buffering (beyond Zone 3, see below) to protect adjacent properties. Particular emphasis is placed upon ensuring separation from those existing residences to the immediate west. The width of natural area versus graded & re-landscaped area within Zone 2 will vary depending upon site conditions and natural topography. The natural portion of Zone 2 will be part of the project's on-site contribution towards Conservation Lands System (CLS) compliance.

Zone 3: Natural Undisturbed Open Space to Buffer Adjacent Properties. This area will be a minimum of 40' in width and will be preserved as natural open space to protect and buffer adjacent properties. Particular emphasis is placed upon ensuring separation from those existing residences to the immediate west. This Zone 3, together with Zone 2 above, will provide for a minimum on-site buffer width of 80' from the property boundary to the edge of the Zone 1 residential area. All of Zone 3 will be part of the project's on-site mitigation towards overall CLS compliance.

GENERAL NOTES

1. Primary vehicular access to this site will occur via one street connection, respectively, to La Cholla Boulevard and Overton Road. Access points have been located in conjunction with the median openings provided on the four-lane roadway improvement plans for La Cholla Boulevard (Town of Oro Valley Project No. OV 30 0405 28). A secondary vehicular connection may be allowed between this property and the one to the immediate north.
2. Enhanced landscaped borders as provided herein will be provided wherever the proposed residential development abuts existing residential lots. Details of the buffering and mitigation measures adjacent to the existing residences will be determined at the time of final design and will be more fully described in the Site Analysis and Preliminary Development Plan (PDP) provided at time of future rezoning.
3. Salvaged native desert tree and shrub specimens from the property will be transplanted into the project's perimeter landscaped buffer adjacent to the existing residences so as to achieve a mature character along the project edges as rapidly as possible.
4. Conservation Lands System (CLS) compliance to be accomplished with on-site set-aside areas, together with suitable off-site mitigation as approved by and in coordination with the Pima County Office of Sustainability & Conservation.



COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU to MIU

Ownership Entity: Robert & Michelle Harbour Family Living Trust, et al.

FRAMEWORK PLAN

DATE: June 21, 2018



TO: Case Planner, DSD

FROM: Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: P18CA00003

I have reviewed the application and have the following comments:

1. The site is entirely within FEMA Special Flood Hazard Area Zone A in an area of distributory flow patterns and therefore is also entirely within Pima Prospects Flood Control Resource Areas.
2. The concept plan submitted depicts a basin and perimeter buffer yard with no indication of on-site natural or engineered drainageway set-asides.
3. As required, staff has conducted the Water Resources Impact Analysis (WRIA), including providing demand projections as follows:
 - a. The site is within the Metropolitan Water District main service area wherein they provide Renewable and Potable Water.
 - b. The site is within the Tucson Active Management Area modeled by the Safe Yield Task Force wherein declines of over 30' are expected between 2010 and 2025 resulting in depths over 350'.
 - c. The site is not located within a covered subsidence zone.
 - d. The site is not within a mile of a shallow groundwater area.
 - e. The site is not within an Isolated Basin, and the depth to bedrock ranges from 1600 to 3200 feet.

Therefore, the District **has no objection subject to the following rezoning policies.**

- a) Post development Flood Control Resource Areas to be avoided including developer mapped floodplains shall be identified at the time of Rezoning.
- b) Developer mapped floodplains shall include habitat enhancements.

GS

Cc: File