BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 16, 2018

Title: P18CA00004 QUEST LAND GROUP LLC, ET AL., NORTHWEST BIBLE CHURCH-NORTH LA CHOLLA BOULEVARD PLAN AMENDMENT

Introduction/Background:

This Comprehensive Plan Amendment reflects a desire to increase the density of a parcel of 29.5 acres from Low Intensity Urban 0.3 to Low Intensity Urban 1.2 (LIU 1.2). Approval of that request would result in a density of 1.2 units per acre or 2.5 (with 45% open space), or 4 units per acre (with 60 percent open space).

Discussion:

This Plan Amendment is one of two adjoining requests for land use density increases. This Plan Amendment, as well as P18CA00003, represents a request for an integrated development project. The anticipated density for this portion of the project is approximately 1.2 units per acre. The applicant states that the proposed plan amendment is consistent with, or further, several of the Smart Growth Principles relating to transportation, compact building designs, infrastructure expansion, and conservation of national resources.

Conclusion:

Consistency with Pima Prospers goals has been considered as part of this request. The lower density component of this project will support an appropriate transition of land use. CLS issues have been identified and will be addressed during the discretionary review process with on-site or off-site mitigation. At the Planning Commission hearing one nearby resident raised issue with a public hearing notice. In this project, design considerations were also raised and it was noted that subsequent rezoning would provide opportunity to resolve architectural and site considerations.

Recommendation:

Staff and Planning and Zoning Commission recommend approval of the Comprehensive Plan Amendment to Low Intensity Urban 1.2.

Fiscal Impact:

N/A

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

OCT 02 '18 PM 4:47 PC BD

Department: Development Services, Planning Division Telephone: 724-8800

Contact: Tom Coyle Telephone: 724-6792

Department Director Signature/Date: 10/1/18

Deputy County Administrator Signature/Date: 10/2/18

County Administrator Signature/Date: C. Bettenbaum 10/2/18

PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

FROM: Chris Poirier, Deputy Director Tom Prazgovski
Public Works-Development Services Department-Planning Division

DATE: September 24, 2018

SUBJECT: **P18CA00004 QUEST LAND GROUP LLC, ET AL, NORTHWEST BIBLE CHURCH-N. LA CHOLLA BOULEVARD PLAN AMENDMENT**

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, OCTOBER 16, 2018** hearing.

REQUEST: To amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 1.2 (LIU 1.2) land use designation for approximately 29.5 acres located on the west side of N. La Cholla Boulevard and 1,400 feet north of W. Overton.

OWNERS: Quest Land Group LLC, et al.
Attn.: Gary Brainard
2614 W. Oasis Springs Court
Tucson AZ 85742

Northwest Bible Church
Attn.: Gary Brainard
889 W. Chapala Drive
Tucson, AZ 85704

AGENT: Projects International, Inc.
Attn.: Jim Portner
10836 E. Armada Lane
Tucson AZ 85749

DISTRICT: 1

STAFF CONTACT: Thomas Coyle

PUBLIC COMMENT TO DATE: As of September 24, 2018, staff received two correspondence regarding the proposed comprehensive plan amendment. These communications also related to the adjoining property, which is identified as P18CA00003.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO REZONING POLICIES (7-1; Commissioner Cook voted Nay, Commissioners Gungle and Hook were absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO REZONING POLICIES.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The applicant correctly states "that the plan amendment site falls within the Multiple Use Management Area (MUMA) classification of the Conservation Lands System (CLS) and is also subject to its Special Species Management overlay, thereby increasing the CLS's established conservation and mitigation thresholds. The project will fully satisfy CLS requirements through a combination of significant on-site set-asides and off-site mitigation."

TD/TC/ar
Attachments

PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P18CA00004

FOR OCTOBER 16, 2018 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: September 24, 2018

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

P18CA00004 QUEST LAND GROUP LLC, ET AL, NORTHWEST BIBLE CHURCH-N. LA CHOLLA BOULEVARD PLAN AMENDMENT
Request of Quest Land Group LLC, et al, and Northwest Bible Church represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 1.2 (LIU 1.2) land use designation for approximately 29.5 acres located on the west side of N. La Cholla Boulevard and 1,400 feet north of W. Overton, in Section 21, Township 12 South, Range 13 East, in the Tortolita Planning Area. On motion, the Planning and Zoning Commission voted 7-1 to recommend **APPROVAL SUBJECT TO REZONING POLICIES** (Commissioner Cook voted Nay; Commissioners Gungle and Hook were absent). Staff recommends **APPROVAL SUBJECT TO REZONING POLICIES**. (District 1)

Planning and Zoning Commission Public Hearing Summary (August 29, 2018)

Staff presented information from the comprehensive plan amendment to the Commission, stating that the applicant seeks to develop a residential development, as well as on the adjoining property immediately south of this development (P18CA00003), and is envisioned as one integrated development. Consistent with the desire of the Commission, staff gave a report on both Comprehensive Plan Amendment requests. The Commission, in the desire to facilitate public input, open the hearings for both applications, and directed that two separate votes be taken on the requests.

Staff provided an overview of both applications. Specifically, the 22.5 acre request for MIU (P18CA00003) and the 29.5 acre request for LIU 1.2 (PCA1800004). Included in the presentation was nearby land use, comp plan policies, and interagency comments concerning the project.

The applicants' agent spoke and provided additional information about the amendment request and the proposed residential projects.

The Commission had no questions and opened the public hearing. One speaker expressed their desire to address the Commission. The speaker reiterated a receipt of notice concern.

After the applicant responded to questions, the Commission closed the public hearing

Commissioner Matter, seconded by Commissioner Becker, made a motion to recommend **APPROVAL** of the comprehensive plan amendment P18CA00004 to **LIU 1.2** with the following rezoning policy:

Post development Flood Control Resource Areas to be avoided including developer mapped floodplains and Pima County Regulated Riparian Habitat shall be identified at the time of Rezoning.

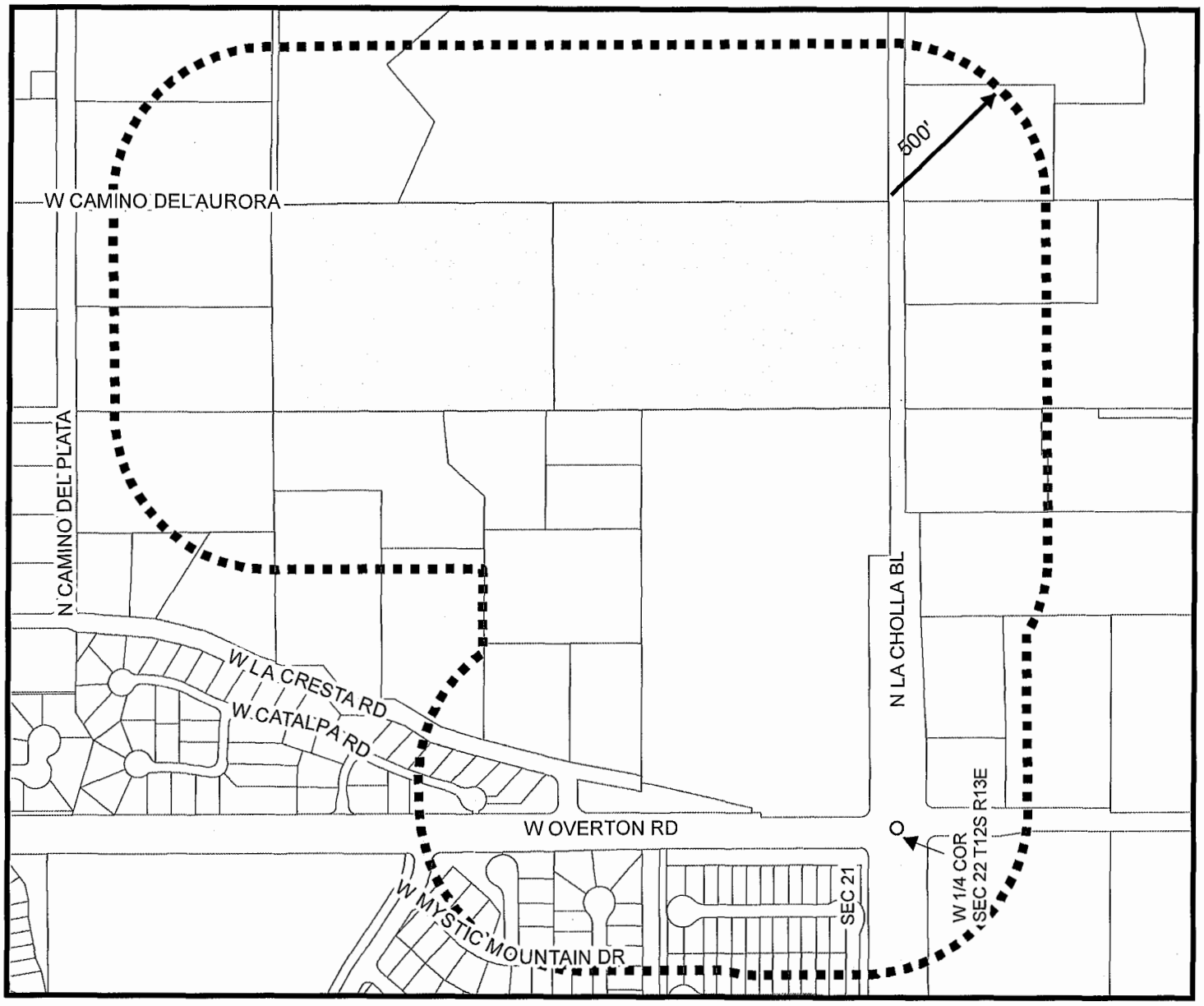
Upon a roll call vote, the motion to recommend **APPROVAL** passed (7-1; Commission Cook voted Nay; Commissioners Gungle and Hook were absent).

TD/TC/ar
Attachments

cc: Quest Land Group LLC, et al., Attn.: Gary Brainard, 2614 W. Oasis Springs Court
Tucson AZ 85742
Northwest Bible Church, Attn.: Gary Brainard, 889 W. Chapala Drive, Tucson, AZ 85704
Projects International, Inc., Attn: Jim Portner, 10836 E. Armada Lane, Tucson AZ 85749
Tom Drzazgowski, Chief Zoning Inspector
P18CA00004 File

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 220 440 880 Feet

Subject Property

500' Notification Area

Taxcodes: 225-04-002A 225-04-002B	**P18CA00004 QUEST LAND GROUP LLC, ET AL - N LA CHOLLA BOULEVARD PLAN AMENDMENT** Request: Low Intensity Urban 0.3I (LIU-0.3) to Low Intensity Urban 1.2 (LIU-1.2) 29.5 Acres +/-	Districts 1 Location: West side of N La Cholla Boulevard, 1400 feet north of W. Overton Road

Tortolita Planning Area under Pima Prospers
Section 21, Township 12 South, Range 13 East

Planning and Zoning Commission Hearing: August 29, 2018	Map Scale: 1:6,000
Board of Supervisors Hearing: October 16, 2018	Map Date: Septembert10, 2018 / dms

North

2018 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION
STAFF REPORT

Pima County Development Services

HEARING DATE	**August 29, 2018**
CASE	**P18CA00004 Quest Land Group LLC, et al. – N. La Cholla Boulevard Plan Amendment**
PLANNING AREA	Tortolita
DISTRICT	1
LOCATION	West of N. La Cholla Boulevard, 1400 feet north of the intersection of N. La Cholla Boulevard and W. Overton Road
REQUEST	Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 1.2 (LIU 1.2) on 29.5 acres
OWNERS	Quest Land Group LLC and Northwest Bible Church
APPLICANT	Projects International, Inc.

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

"The requested comprehensive plan designation for the entire 22.5-acre property [P18CA00003] is *Medium Intensity Urban (MIU)*. The companion request for the 29.5-acre property, to the north, is *Low Intensity Urban 1.2 (LIU 1.2)*... 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... 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."

STAFF REPORT:

Staff recommends approval of the proposed Comprehensive Plan Amendment.

Background

As noted in the application submittal, this request is one of two adjoining land use amendment requests. P18CA00003 is to the south of this project area, and requests to increase the residential land use density to Medium Intensity Urban. A rezoning consideration would be subsequently processed should this amendment be approved which will provide for the opportunity for project-specific conditioning. Staff is supportive of this approach to consider the policy implications of a land use change prior to the addressing of more precise site design considerations.

The proposal is within an area of the County that can be described as transitioning from vacant and large lot residential use to residential subdivisions ranging from 5,000 to

37,000 square-foot lots. A golf course development is approximately one mile to the south. The closest commercial development is at West Magee Road and La Cholla Boulevard, which is four and one half miles to the south.

Infrastructure is available to the subject property, as is circulation via two arterial roads. Sewer and water service are also available. Comments from relevant advisory agencies follow later in this report.

This area of the region is transitioning to accommodate higher residential densities with multi-lot subdivisions. While promoting more compact and efficient residential development, careful consideration should be made in determining if adequate public services are available to current and future residents.

Compatibility with neighborhood interests and development patterns would appear to be evident in this request. Similar densities and residential styles have been developed within 3 miles of the project site. When the development is considered for rezoning, site specific conditions would be expected.

Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

Arizona Growing Smarter Acts

The applicant states that the proposed plan amendment is consistent with, or further, several of the Smart Growth Principles as identified by the Smart Growth Network. Specifically, the applicant identifies multi-modal transportation opportunities, compact building designs, rational infrastructure expansion, and conservation of national resources as supportive of implementation of the Growing Smarter Act. The applicant's submittal is attached for reference.

Staff concurs with the assertion forwarded by the applicant. The project follows a development pattern in the region that supports a variety of housing types and costs. With regard to services, infrastructure is in place to support this development. Similarly designed projects are within the nearby area.

Fundamental to Smart Growth principles is that growth should be provided in a manner that lessens impact to outlining areas. By focusing growth to areas where services are available, development pressure on outlining areas are lessened. This project will advance those principles.

One of the most important provisions of the Growing Smarter Acts, is that local communities would prepare and follow comprehensive land use plans. Discussion of that legislation is found within the following section of this report.

Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

The applicant highlights 5 areas of Pima Prospers that are consistent with this amendment request. Specifically, he notes that the Land Use Element, Environmental Element, Housing and Community Design Element, Transportation Element, and Cost of

Development Element are supported by approval of this request. The entire discussion forwarded by the applicant is attached.

In addition, staff has reviewed the proposal against the goals and policies of Pima Prospers and suggests the following policies are also applicable to this application, and are advanced by its approval.

- Supports a balance of housing, employment, shopping, recreation, and civic uses (Land Use Element).
- Promotes the integrated and efficient use of infrastructure and services (Land Use Element).
- Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County (Land use Element).
- Ensure a safe, diverse, and quality housing supply for all income ranges for existing and future populations (Housing and Community Design Element)

There are no Special Area Policies or Rezoning Policies associated with this request.

Maeveen Marie Behan Conservation Lands System (MMBCLS)
The applicant correctly states "that the plan amendment site falls within the Multiple Use Management Area (MUMA) classification of the MMBCLS and is also subject to its Special Species Management overlay, thereby increasing the CLS's established conservation and mitigation thresholds. The project will fully satisfy CLS requirements through a combination of significant on-site set-asides and off-site mitigation." Additional information regarding CLS issues follow in the following section of this report.

It is expected that mitigation will be addressed in subsequent discretionary approvals; specifically, rezoning.

Oversights, Inconsistencies, or Land Use Related Inequities/Changes
n/a

AGENCY/DEPARTMENT COMMENTS:

Regional Flood Control District:
I have reviewed the application and have the following comments:

1. The eastern half of the site is within FEMA Special Flood Hazard Area Zone A in an area of distributory flow pattern breakout from La Cholla Wash and the main flow channel. There is Pima County Regulated Riparian Habitat associated with the wash. Therefore the site also includes Pima Prospers Flood Control Resource Area.
2. The concept plan submitted depicts setting aside the habitat and upland as natural area. Drainage improvements to remove the residential component from the floodplain have not been identified.
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 policy**.

a) Post development Flood Control Resource Areas to be avoided including developer mapped floodplains and Pima County Regulated Riparian Habitat shall be identified at the time of Rezoning.

Department of Transportation:
DOT has no objections to this request. Without a detailed site plan, traffic impacts, circulation and connectivity cannot be determined at this time. Compliance will be determined as the development progresses through the rezoning and permitting stages. Please be aware that the La Cholla roadway improvement project by the Town of Oro Valley may impact this development's ability to connect directly to La Cholla due to pavement moratorium or other features. Therefore, coordination with the Town of Oro Valley is recommended to avoid conflicts in the proposed project access point and the La Cholla roadway improvement project.

Regional Wastewater Reclamation Department:
The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has received and reviewed the proposed plan amendment and offers the following comments for your use. The plan amendment would allow the subject property to be developed as a single-family residential subdivision subject to obtaining the proper zoning. The applicant is requesting the Low Intensity Urban (LIU 1.2) designation to support the proposed use, over the current designation of Low Intensity Urban (LIU 0.3). The plan amendment area is located at the northwest corner of the intersection of N La Cholla Blvd and W Overton Rd.

The plan amendment area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the Canada del Oro Interceptor. PCRWRD identified no capacity issues for this development in the downstream public sewer system at this time. The applicant will need to obtain an approved sewer capacity letter from PCRWRD at the time of rezoning review.

The PCRWRD has no objection to the proposed comprehensive plan amendment. A "no objection" shall not construe any action by Pima County as a commitment to provide sewer to any new development within the plan amendment area, and does not ensure that there is adequate treatment and conveyance capacity to accommodate this plan amendment area in the downstream public sewerage system.

Office of Sustainability and Conservation, Environmental Planning Division:
SITE CHARACTERISTICS:

• The approximately 29.5-acre amendment site is located in an area of northwest Tucson that is transitioning from low density residential uses to higher intensity uses. Adjacent properties to the north, east and west are low density residential. The property to the south is subject to a related Comprehensive Plan Amendment proposal; south of that parcel, land uses are high density residential. The Town of Oro Valley boundary is located approximately 1,000 feet to the east.
• The amendment site is located entirely within the Multi-Use Management Area designation of the MMBCLS. The entire site is also designated as a Special Species Management Area.
• The amendment does not occur within any CLS Critical Landscape Connection; the site's northeast corner falls within a Wildlife Movement Area (Landscape – 2009-2013) identified by the Arizona Dept. of Transportation or Arizona Game and Fish Dept.
• The amendment site was identified for acquisition as "Secondary Priority Private" under the 2004 Open Space Bond Program.
• The amendment site is located within ¼ mi to the west of a county-owned preserve.
• The amendment site lies within the Priority Conservation Areas for the Cactus ferruginous pygmy owl. No cactus ferruginous pygmy-owl (CFPO) have been detected in Northwest Tucson since 2006 when the last known CFPO was captured and placed in a captive breeding program.
• The amendment site lies outside the Priority Conservation Areas for the Western burrowing owl, Pima Pineapple Cactus, and Needle-spined pineapple cactus.
• The amendment site includes a portion of La Cholla Wash that runs in a north-south orientation across the site's eastern portion, a resource feature that has both on- and off-site importance as a part of a larger wash system that contributes to landscape permeability in the immediate area. Disturbances to this resource are regulated by the Regional Flood Control District according to the Watercourse and Riparian Protection and Mitigation Requirements of Pima County Code Title 16.
• Disturbances to on-site vegetation (e.g., saguaro, ironwood trees, and any agave) are regulated by DSD according to the Native Plant Preservation Ordinance of Pima County Code Title 18.
• The application states that "The proposed project will be full compliance with the Conservation Lands System," using preservation of the site's riparian habitat and other on-site natural areas in combination with off-site mitigation to comply with CLS conservation guidelines.

CONCLUSIONS:
No Special Area or Rezoning Policies are recommended at this time.

Mitigation for potential impacts to the CLS will be addressed at subsequent development approval stages; any required mitigation will conform to the CLS Conservation Guidelines established in Pima Prospers (Pima County Comprehensive Plan 2015, Chapter 3 Use of Land Goals and Policies, Section 3.4 Environmental Element, Policies 1-12).

Office of Sustainability and Conservation, Cultural Resources Protection Division:
Associated Conditions DS1350. Survey needed prior to construction.

PUBLIC COMMENTS:

None received at the time of preparation of this report.

Respectfully submitted,

Tom Coyle, AICP

COMPREHENSIVE PLAN AMENDMENT

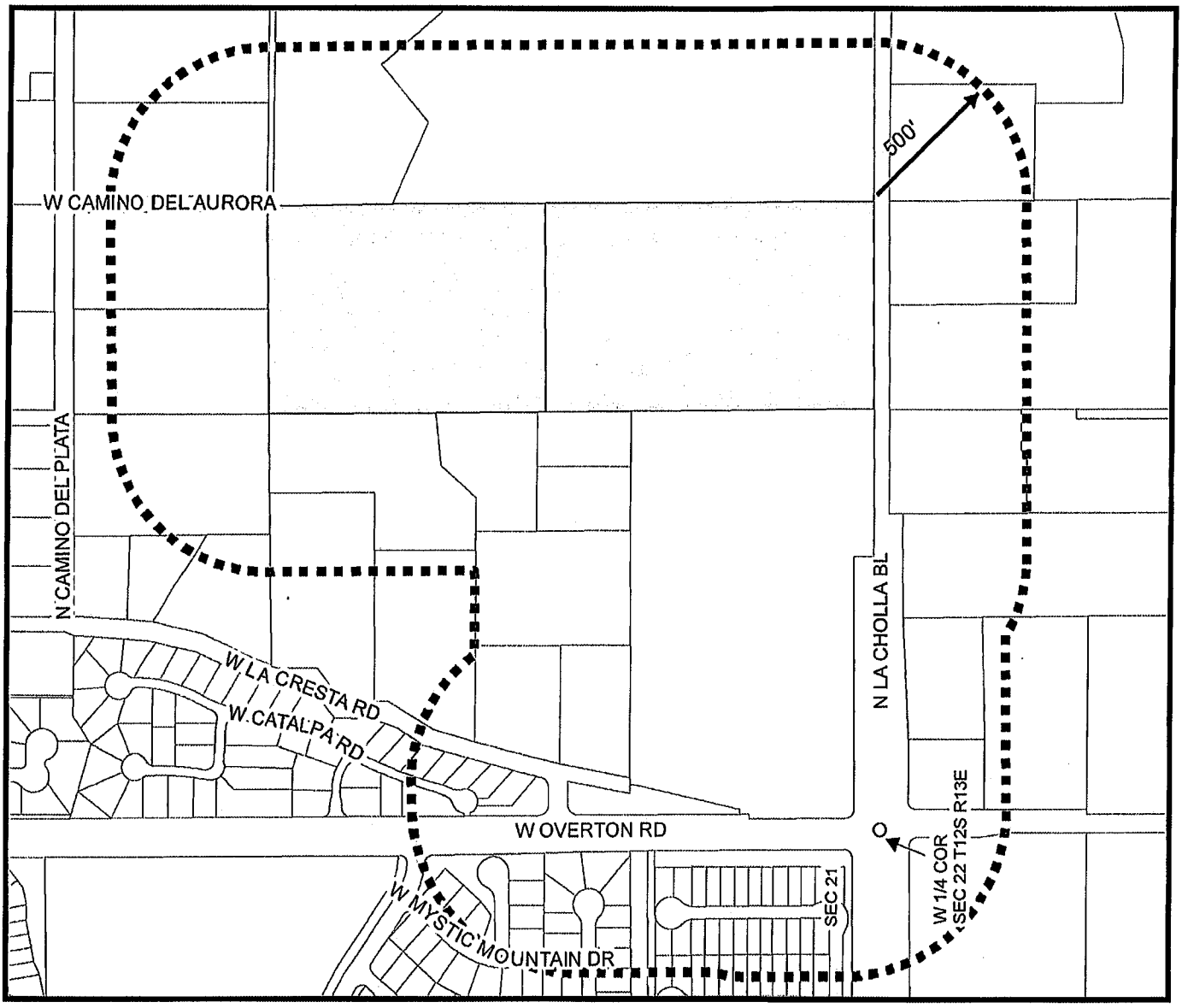
Planned Land Use

0 220 440 880 Feet

Taxcodes: 225-04-002A 225-04-002B	**P18CA00004 QUEST LAND GROUP LLC, ET AL - N LA CHOLLA BOULEVARD PLAN AMENDMENT** Request: Low Intensity Urban 0.3I (LIU-0.3) to Low Intensity Urban 1.2 (LIU-1.2) 29.5 Acres +/-	Districts 1 Location: West side of N La Cholla Boulevard, 1400 feet north of W. Overton Road
	Tortolita Planning Area under Pima Prospers Section 21, Township 12 South, Range 13 East	North
	Map Date: August 9, 2018 / dms	Map Scale: 1:6,000

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 220 440 880 Feet

Subject Property

500' Notification Area

Taxcodes: 225-04-002A 225-04-002B	**P18CA00004 QUEST LAND GROUP LLC, ET AL - N LA CHOLLA BOULEVARD PLAN AMENDMENT** Request: Low Intensity Urban 0.3I (LIU-0.3) to Low Intensity Urban 1.2 (LIU-1.2) 29.5 Acres +/-	Districts 1 Location: West side of N La Cholla Boulevard, 1400 feet north of W. Overton Road

Tortolita Planning Area under Pima Prospers
Section 21, Township 12 South, Range 13 East

Planning and Zoning Commission Hearing: August 29, 2018	Map Scale: 1:6,000
Board of Supervisors Hearing: October 16, 2018 (projected)	Map Date: August 8, 2018 / dms

North

PROJECTS INTERNATIONAL, Inc.
STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

10836 E. Armada Lane
Tucson, Arizona 85749-9460
520-850-0917
jportner@projectsinl.com
www.projectsinl.com

Delivery Via Email

April 27, 2018

Mr. Mark Holden
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

RE: REQUEST TO AMEND THE PIMA COUNTY COMPREHENSIVE PLAN
29.5 Acres on La Cholla Boulevard North of Overton Road

Dear Mr. Holden:

This letter constitutes my formal request, on behalf of the property owners, to amend Pima Prospers and to redesignate the above-referenced 29.5-acre property from *Low Intensity Urban (LIU 0.3)* to *LIU 1.2.*

Please note that this application is submitted as a companion request to the one also being filed by me on the 22.5-acre property to the immediate south. We see these two sites comprising a single project and, given the respective amendment requests, creating an appropriate density transition from MIU to LIU 1.2 and, ultimately, back to the existing LIU 0.3 further north.

We are filing the requests as two separate applications only because the properties are under different ownership, and it is the owners' preference that they therefore proceed separately through the public process.

This submittal is comprised of the following items:

- This cover letter
- A detailed narrative that provides an explanation and justification for these requests
- A set of three (3) graphic exhibits, two (2) of which illustrate the site context and one (1) of which provides a Framework Plan (sketch plan) for the proposal
- A letter of authorization from the property owners
- A Biological Impact Report (BIR)

Please let me know if you have any questions. We look forward to working with you through the amendment process.

Best Regards,
PROJECTS INTERNATIONAL, INC.

Jim Portner, Principal
Designated Representative of the Property Owners

Request to Amend Pima Prospers

22.5 Acres -- NWC La Cholla Boulevard @ Overton Road

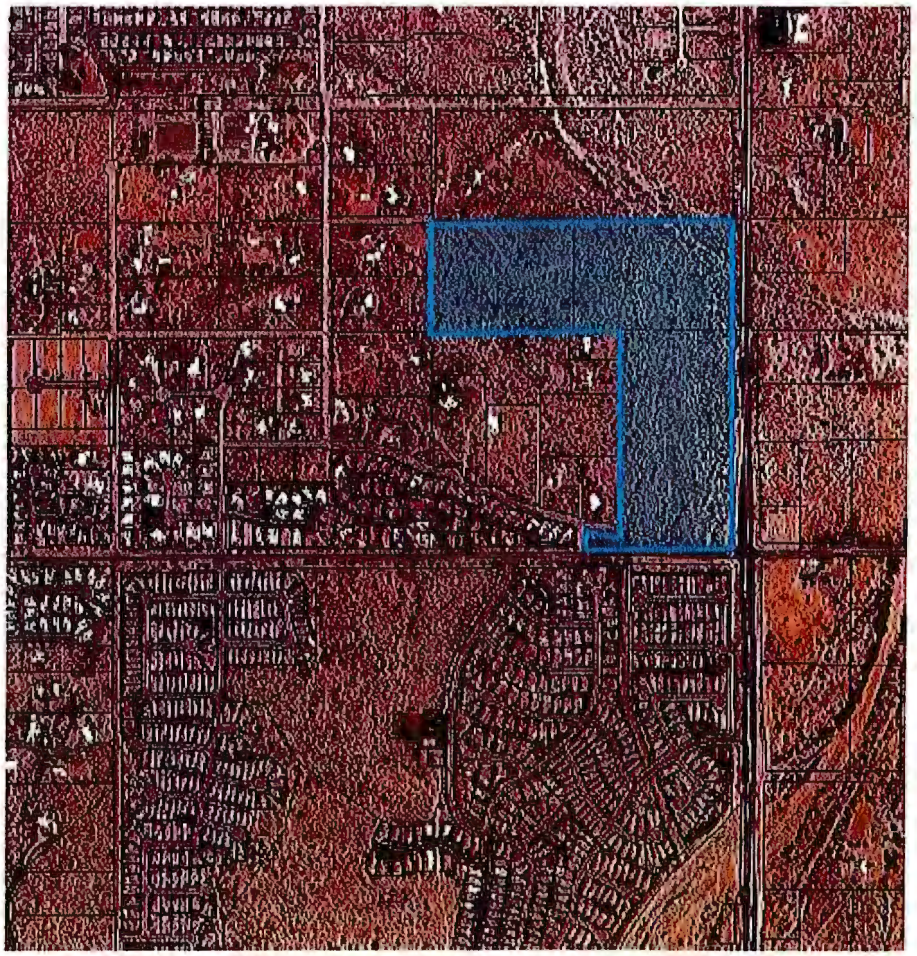
&

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:

<u>Multi-Modal Transportation Opportunities</u>

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

Oro Valley. These roadway improvements will not only provide a new continuous bike route from the central metropolitan core northward to Oro Valley and points beyond, but also set the stage for the extension of more robust transit opportunities. Sun Tran currently has no established routes nor Sun Shuttle services north of Magee Road. The continued northward urbanization of the La Cholla Boulevard corridor will help grow the population base necessary to justify extended Sun Tran services.

Take Advantage of Compact Building Designs

In the global perspective, the project will not "leap frog" into otherwise isolated areas, but will instead expand a large mass of existing single-family residential that is already well established in the immediate area. In doing so, it furthers a compact spatial arrangement of urbanization and merely represents an intelligent and practical expansion of a basic growth pattern that is already set.

From a site-specific perspective, the project concentrates its developed residential improvements in those areas with limited environmental or habitat value, while providing for significant and contiguous set-asides of the site's valuable resources as undisturbed natural open space. This approach not only creates obvious efficiencies in on-site infrastructure, but also furthers regional conservation goals. The project proposes to preserve the site's entire Xeroriparian "C" regulated habitat in undisturbed fashion.

Rational Infrastructure Expansion and Improvements

Intelligent and efficient regional growth demands the intelligent and efficient use of established public infrastructure. Given that the proposed project is contiguous to an established urbanized residential area, the plan amendment sites are developable using the existing framework of public infrastructure that is already project convenient. No significant system expansions or augmentations are necessary to serve it.

Conservation of Natural Resources

The plan amendment site falls within the *Multiple Use Management Area (MUMA)* classification of the Conservation Lands System (CLS) and is also subject to its Special-Species Management overlay, thereby increasing the CLS's established conservation and mitigation thresholds. The project will fully satisfy CLS requirements through a combination of significant on-site set-asides and off-site mitigation.

Going forward, the site's final development program will be promulgated in consultation with the Pima County Office of Sustainability & Conservation, and will be subject to their approval and acceptance of suitable off-site mitigation lands.

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

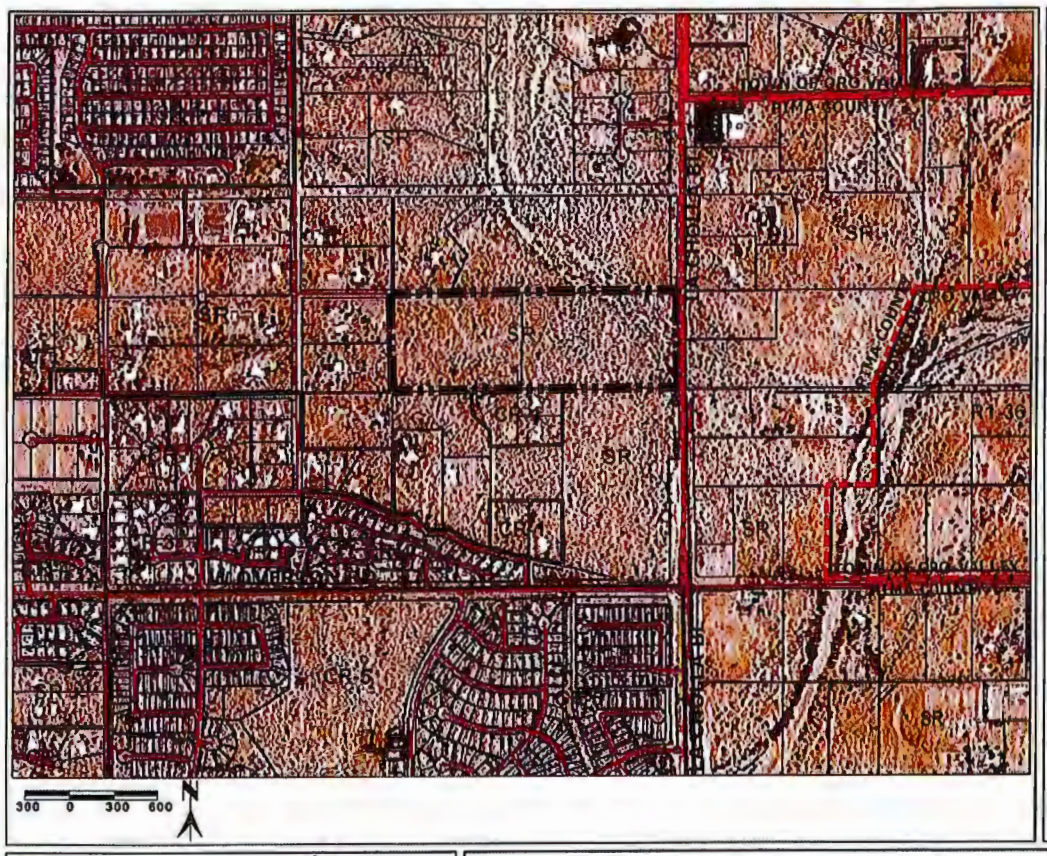
compliance with the Conservation Lands System (CLS) and with certain pertinent Pima County Regional Flood Control District (RFCD) policies. With that in mind, rezoning policies that address these matters may ultimately be promulgated in conjunction with these requests.

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 near the northern reach of an urbanizing residential corridor. This property is submitted as a companion request to that of the 22-acre site to the immediate south.
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.

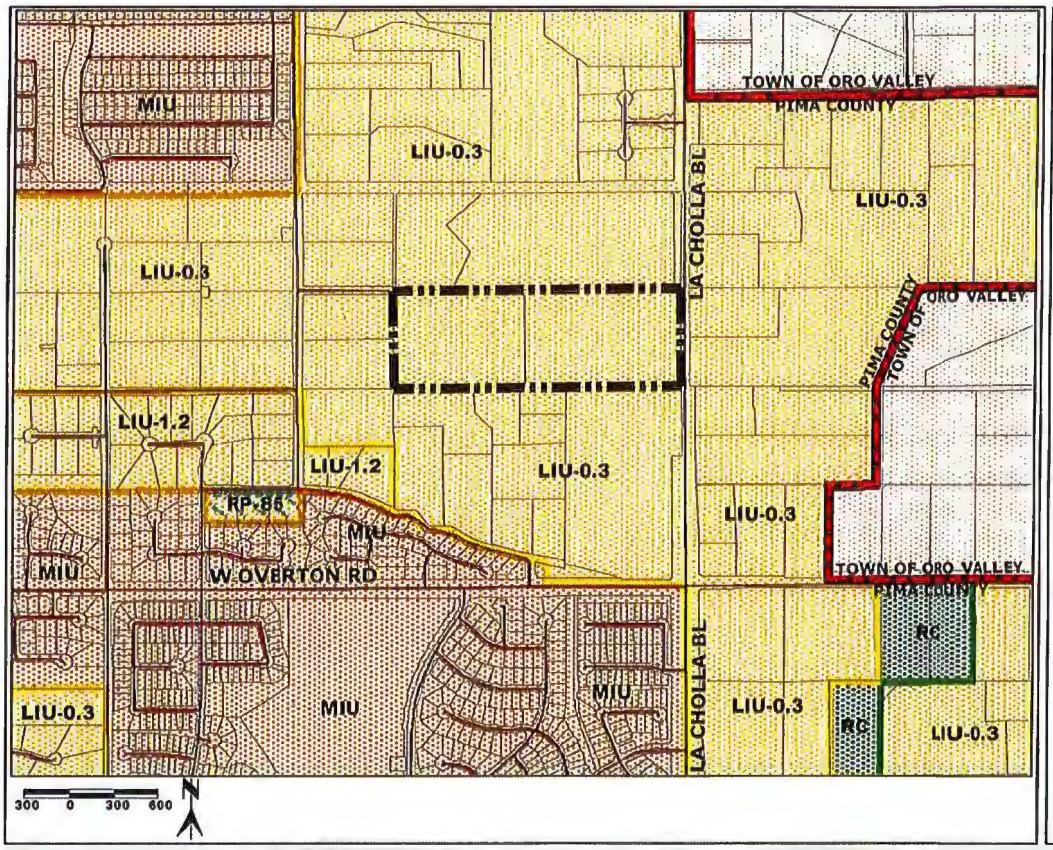
PROJECTS INTERNATIONAL, Inc.
STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

GRS
LANDSCAPE ARCHITECTS, LLC

COMPREHENSIVE PLAN AMENDMENT REQUEST:
LIU-0.3 to LIU-1.2

Ownership Entity: Northwest Bible Church & Quest Land Group, LLC

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: LIU-1.2 (Entire 29.5 acres)
3. No Special Area or Rezoning Policies apply to this property.

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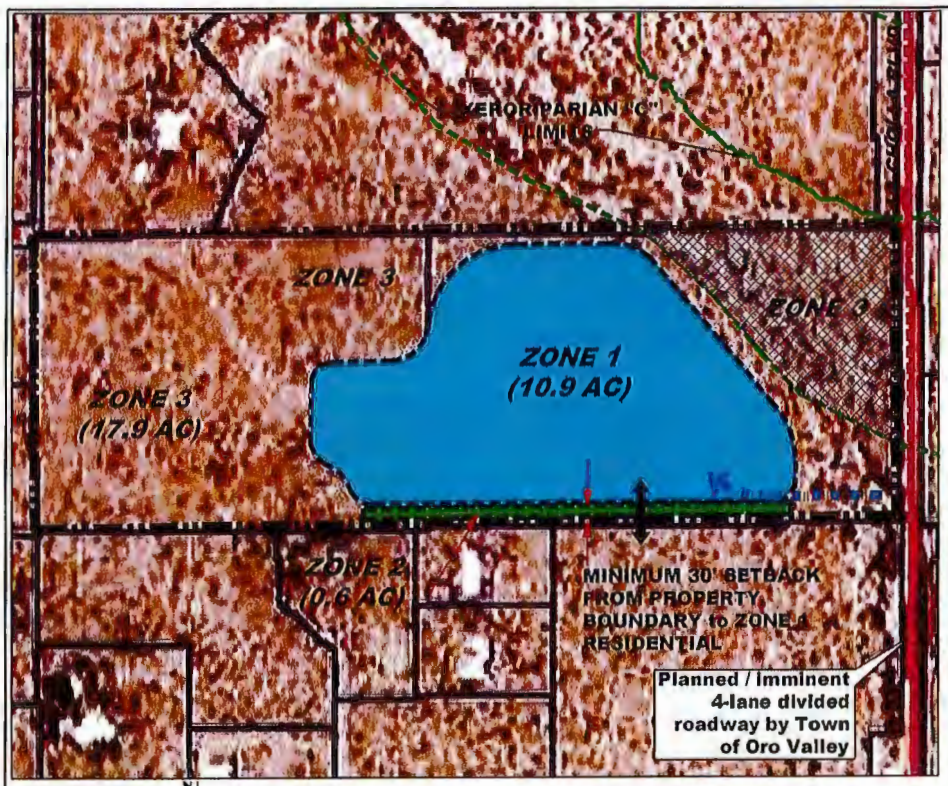
COMPREHENSIVE PLAN DESIGNATIONS



100 0 100 200

N

NOTE:
This is a conceptual plan subject to refinement at the time of future rezoning and subdivision platting. Acreages shown are approximate.

LEGEND

- Boundary of Subject Comprehensive Plan Amendment Request
- Limits of Xeroriparian "C" Regulated Habitat
- Project Entry Drive
- Potential Vehicular and Pedestrian Connection to Adjacent Property

ZONE DESCRIPTIONS

Zone 1: Single-Family Residential Component. This area dedicated to a detached single-family residential subdivision that will result in an overall site-wide density of less than 2.5 RAC. Final form, lot size and product type to be market-responsive at the time of future rezoning and development.

Zone 2: Landscaped & Natural Area to Buffer Adjacent Properties. This area will be a minimum of 30' in width and will be a combination of natural desert and graded/re-landscaped area for the purpose of providing separation and buffering of adjacent properties to the south. Particular emphasis is placed upon that portion of Zone 2 where the nearest existing residence abuts to the immediate south. This portion will receive the most intensive planting of salvaged and transplanted specimens. The overall respective width of natural area in Zone 2, versus graded & re-landscaped area, 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. This area will satisfy the project's minimum 45% on-site open space requirement as prescribed within the LIU 1.2 comprehensive plan category. Zone 3 will also be part of the project's on-site mitigation towards overall CLS compliance.

GENERAL NOTES

1. Overall residential gross density to be no more than 2.5 RAC, as allowed for under the LIU 1.2 designation, subject to the provision of a minimum 45% of the site as open space.
2. Primary vehicular access to this site will occur via one point of street connection to La Cholla Boulevard. This access point has been located to best coordinate with the four-lane roadway improvement plans La Cholla Boulevard (Town of Oro Valley Project No. OV 30 04/05 26).
3. Salvaged native desert tree and shrub specimens from the property will be transplanted into the project's Zone 2 perimeter landscape buffer adjacent to the existing residences so as to achieve a mature character along this project edge as rapidly as possible. Details of the buffering and mitigation measures adjacent to the existing residences will be more fully described at the time of final design and will be detailed in the Site Analysis and Preliminary Development Plan (PDP) provided at time of future rezoning.
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.
5. No disturbance of the Xeroriparian "C" Regulated Habitat is proposed with this project.

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GRS
LANDSCAPE ARCHITECTS, LLC

COMPREHENSIVE PLAN AMENDMENT REQUEST: LIU-0.3 to LIU-1.2

Ownership Entity: Northwest Bible Church & Quest Land Group, LLC

FRAMEWORK PLAN

PIMA COUNTY
FLOOD CONTROL

MEMORANDUM

DATE: June 21, 2018

TO: Case Planner, DSD

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

SUBJECT: P18CA00004

I have reviewed the application and have the following comments:

1. The eastern half of the site is within FEMA Special Flood Hazard Area Zone A in an area of distributory flow pattern breakout from La Cholla Wash and the main flow channel. There is Pima County Regulated Riparian Habitat associated with the wash. Therefore the site also includes Pima Prospers Flood Control Resource Area.
2. The concept plan submitted depicts setting aside the habitat and upland as natural area. Drainage improvements to remove the residential component from the floodplain have not been identified.
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 policy**.

a) Post development Flood Control Resource Areas to be avoided including developer mapped floodplains and Pima County Regulated Riparian Habitat shall be identified at the time of Rezoning.

GS

Cc: File