

AGENDA MATERIAL

DATE 4-16-19

ITEM NO. RA 20



PIMA COUNTY

DEVELOPMENT SERVICES

DATE: May 10, 2019

TO: Clerk of the Board, Pima County Board of Supervisors

FROM: Mark Holden, Principal Planner *Mark Holden*

SUBJECT: **P18CA00007 – PIMA COUNTY - W. RIVER ROAD PLAN AMENDMENT**
Additional Materials for May 21, 2019 Board of Supervisors Hearing


The above referenced Comprehensive Plan amendment was continued for four months from the original January 22, 2019 hearing, and is scheduled to be heard by the Board of Supervisors at the May 21, 2019 hearing. Planning Division staff has conducted outreach and dialogue with affected neighbors and stakeholders, and has drafted the attached Comprehensive Plan amendment Rezoning Policies and conceptual plan that reflect comments received from neighbors regarding the plan amendment. Staff requests that the attached policies and conceptual site plan be added to case materials for the Comprehensive Plan amendment case for Board consideration. Thank you.

MAY 10 19 PM 03:27 PCC CLK DE RD



DATE: May 3, 2019

TO: The Honorable Chair and Members, Pima County Board of Supervisors

FROM: Mark Holden, AICP, Principal Planner, Planning Division 

RE: Proposed Change in Requested Land Use Designation and Rezoning Policies for P18CA00007 Pima Co. - W. River Road Plan Amendment

County staff have been conducting neighborhood outreach meetings regarding proposed Comprehensive Plan amendment P18CA00007 Pima County - W. River Road. The proposed amendment would amend land use on approx. 9 acres of county-owned property located at the northeast corner of W. River Road and N. Shannon Road from Resource Sensitive (RS) to Multiple Use (MU) land use designation for future economic development uses.

The case is currently scheduled to be heard at the May 21, 2019 Board of Supervisors hearing. Although the Planning and Zoning Commission recommended approval of the proposed amendment at their November 28, 2018 public hearing, adjoining neighbors (Meadowbrook Subdivision) listed a number of concerns with possible development associated with the amendment. Staff requested the case be continued at the January 22 and April 16, 2019 Board of Supervisors public hearings, in order to meet with the Meadowbrook Subdivision HOA to listen to and address concerns.

Staff met with the Meadowbrook Subdivision HOA on January 25, March 7, March 28 and April 25, 2019 and has drafted the following to address neighborhood concerns:

Modify original amendment request from **Multiple Use (MU)** land use designation (for wide range of residential, commercial or light industrial uses), to a lower-intensity land use designation, **Medium Intensity Urban (MIU)**, which allows uses compatible with existing adjacent residential homes and permits office, medical office or hotel uses; and, single-family, attached dwellings or garden apartments.

In addition, Rezoning Policies, below, would be enacted with the approval of the comprehensive plan amendment, and would follow through the rezoning and development processes:

1. All future rezonings shall be limited to **TR Transitional Zone**, and restricted to professional and semi-professional office uses only.
2. Maximum height is restricted to 24 feet and one story to highest point of structure.
3. Planning and design of development shall minimize appearance of traditional "strip" commercial development and promote four-sided architecture on perimeter buildings, with uniform architecture throughout the development.



4. All lighting shall be subject to the Pima County Outdoor Lighting Code (Chapter 15.12) and shall be designed to minimize light trespass on adjacent residential lots.
5. A minimum 40-foot-wide enhanced landscape bufferyard shall be placed along boundary of the Meadowbrook Subdivision. Although 40 feet wide, the plant density shall be no less than that prescribed in a 10-foot Bufferyard D (Pima County Landscape Design Manual). This bufferyard shall be installed in harmony with the existing 10-foot private landscape buffer depicted on the Meadowbrook Subdivision Plat. The bufferyard shall incorporate storm water harvesting features.
6. Parking lots shall be landscaped with groupings of shade trees supported by storm water harvesting to reduce heat-island effect.
7. Drainage will be reviewed and approved during the rezoning and development process. The site will be required to meet all Regional Flood Control District development standards including retention and detention basins and water harvesting.
8. Traffic volume and access will be reviewed and approved during the rezoning and development process. The site will be required to meet all Transportation development standards.
9. Development shall promote safe use and connectivity for pedestrians and bicyclists in addition to automobiles to, from and within the site.
10. The balance of the site (eastern portion of property) shall remain in its undeveloped / natural state.
11. Prior to issuance of a Certificate of Occupancy for any structure, a dedicated right-turn lane shall be constructed on southbound Shannon Road at the River Road intersection.
12. During the rezoning process, applicant shall work with abutting Meadowbrook Subdivision neighbors to address existing patio wall enhancements and/or additional screening options.
13. Substantial adherence to the conceptual site plan as presented at public hearing.

