



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 3, 2019

Title: Resolution: P18CA00007 Pima County - W. River Road Plan Amendment

Introduction/Background:

The Board of Supervisors approved the Comprehensive Plan Amendment on May 21, 2019.

Discussion:

The Comprehensive Plan Amendment was for approximately 8.64 acres. Staff conducted neighborhood outreach meetings due to a number of concerns with the development associated with the comprehensive plan amendment. The original request to Multiple Use (MU) was modified to Medium Intensity Urban (MIU) with a number of rezoning policies.

Conclusion:

The Resolution reflects the Board of Supervisors' approval of the Comprehensive Plan Amendment.

Recommendation:

Approval

Fiscal Impact:


0

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services, Planning Division Telephone: 520-724-8800

Contact: Donna Spicola, Planner Telephone: 520-724-9513

Department Director Signature/Date:  8/16/19

Deputy County Administrator Signature/Date:  8/19/19

County Administrator Signature/Date:  8/20/19



Subject: P18CA00007

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SEPTEMBER 3, 2019 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

Tom Drzegowski

DATE: August 14, 2019

RESOLUTION FOR ADOPTION

P18CA00007 Pima County - West River Road Plan Amendment

Owner: Pima County Flood Control District
(District 1)

If approved, adopt RESOLUTION NO. 2019 - _____

OWNER: Pima County Flood Control District
201 N. Stone Avenue
Tucson, AZ 85701

AGENT: Pima County Planning, Development Services

DISTRICT: 1

STAFF CONTACT: Donna Spicola, Planner

STAFF RECOMMENDATION: APPROVAL.

CP/DS/ar
Attachments

cc: P18CA00007 File

RESOLUTION 2019-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 8.64 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF W. RIVER ROAD AND N. SHANNON ROAD, SECTIONS 9 AND 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST, IN THE CATALINA FOOTHILLS PLANNING AREA FROM RESOURCE SENSITIVE (RS) TO MEDIUM INTENSITY URBAN (MIU).

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Catalina Foothills Planning Area, is hereby amended to change the planned land use intensity category for approximately 8.64 acres, as referenced in P18CA00007 Pima County - West River Road Plan Amendment, located at the northeast corner of the intersection of W. River Road and N. Shannon Road, in Sections 9 and 16, Township 13 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Resource Sensitive (RS) to Medium Intensity Urban (MIU).

Section 2. The Pima County Comprehensive Plan Rezoning Policies are amended to include the following Rezoning Policies for the site described in Section 1 of this Resolution:

- A. All future rezonings shall be limited to **TR Transitional Zone**, and restricted to professional and semi-professional office uses only.
- B. Maximum height is restricted to 24 feet and one story to highest point of structure.
- C. 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.
- D. 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.
- E. 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.

- F. Parking lots shall be landscaped with groupings of shade trees supported by storm water harvesting to reduce heat-island effect.
- G. 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.
- H. 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.
- I. Development shall promote safe use and connectivity for pedestrians and bicyclists in addition to automobiles to, from and within the site.
- J. The balance of the site (eastern portion of property) shall remain in its undeveloped / natural state.
- K. 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.
- L. During the rezoning process, applicant shall work with abutting Meadowbrook Subdivision neighbors to address existing patio wall enhancements and/or additional screening options.
- M. Substantial adherence to the conceptual site plan as presented at public hearing which is attached to this Resolution as Exhibit B.

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 4. This Resolution shall become effective on the date of adoption.

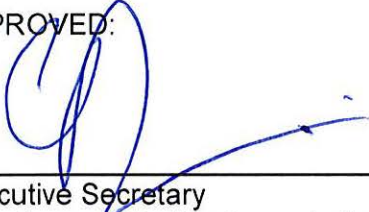
Passed and adopted, this _____ day of _____, 2019.

Chairman, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED:



Executive Secretary
Planning and Zoning Commission

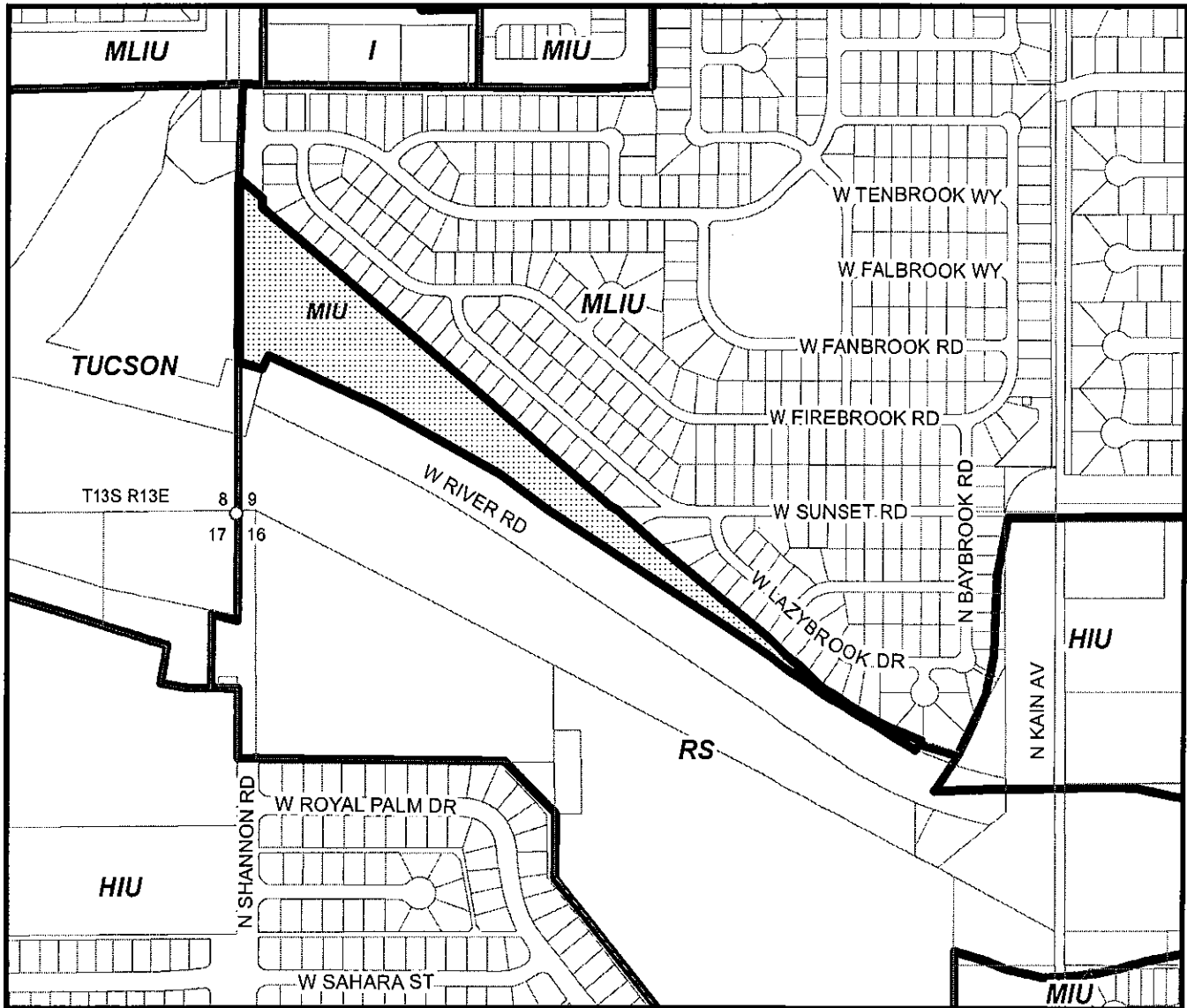
APPROVED AS TO FORM:

 7/15/2019

Deputy County Attorney
Lesley M. Lukach

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



0 220 440 880 Feet

Taxcode:
101-14-3620
101-11-7360

P18CA00007 PIMA COUNTY - W RIVER ROAD PLAN AMENDMENT

Resource Sensitive (RS) to
Medium Intensity Urban (MIU) 8.64 Acres +/-

Districts 1
Location:
Northeast
corner of
the intersection
of W. River Road
and N. Shannon
Road



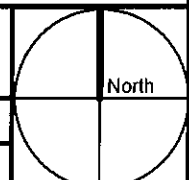
Catalina Foothills Planning Area under Pima Prospers
Sections 9 & 16, Township 13 South, Range 13 East

Planning and Zoning Commission Hearing: November 28, 2018

Map Scale: 1:6,000

Board of Supervisors Hearing: May 21, 2019

Map Date: June 12, 2019 / dms



Single-story Concept

Exhibit B

CONCEPTUAL SITE PLAN



RIVER AND SHANNON CLASS A OFFICE

PREPARED BY: [Faint text]
 FILE NUMBER: [Faint text]
 THIS DOCUMENT IS UNOFFICIAL AND NOT FOR CONSTRUCTION.

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