

Request to Amend Pima Prospects

9.77 AC -- NWC Camino de Oeste @ Massingale Road

Explanation & Justification of Proposed Amendment

1. Location and General Nature of the Request

The owner of the above subject property is seeking a comprehensive plan amendment for their 9.77-acre parcel. The property is located on Camino de Oeste at the northwest corner of Massingale Road, and is one (1) mile west of Thornydale Road. Camino de Oeste is a designated *major route* on the Pima County Major Streets and Routes Plan and is classified as a public collector street.



The property presently serves as the owner's primary residence. In light of the continued urbanization of the surrounding area and the associated establishment of higher density residential subdivisions, together with the recently approved CR-4 zoning of the adjacent 9.7-acre property directly to the north, the owner has elected to prepare his property for future development that is consistent with the emerging trend of urbanization.

2. Requested Comprehensive Plan (Pima Prospers) Designation

The requested comprehensive plan amendment for the entire 9.77-acre property is to redesignate the site from *Low Intensity Urban (LIU) 3.0* to *Medium Intensity Urban (MIU)*. The *MIU* designation materially expands the substantial *MIU* district already in place to the immediate/adjacent northwest, north, northeast and east. This *MIU* district presently contains more the seven hundred (700) developed residences in the immediate proximity of the site, with many more in place as one moves further eastward toward the Thornydale Road corridor.

The ultimate intent of this request, if approved, is to subsequently pursue a rezoning of the property that would allow its future development as a single-family residential subdivision which is consistent in its type and character to those already in place nearby and throughout the adjacent *MIU* district. No non-residential or multi-family uses are proposed. The proposed single-family density for the site will be approximately five (5) units per acre (5 RAC).

With this in mind, the approval of this request would have the material impact of raising the allowed density of the property by only two (2) units per acre over that which is presently permitted under the existing *LIU 3.0* Pima Prospers designation.

3. Reasons for Plan Amendment Request

The proposed request is justified as an expansion of the well-established urbanized sector of *MIU* that is already in place along Camino de Oeste, a designated major street (collector) on the *Pima County Major Streets and Routes Plan*. The proposed request also furthers several of the policies and principles of the *Growing Smarter Act* and *Pima Prospers*. Same are discussed below.

a. Implementation of Growing Smarter Act

The proposed plan amendment request is consistent with 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 widening and westward expansion of the well-established Thornydale Road urbanized corridor will make a material contribution toward regional opportunities for multi-modal transportation. The ultimate creation of robust multi-modal opportunity throughout our overall transportation system requires a critical-mass of densified population that can only be achieved through continued urbanization. The proposed comprehensive plan amendment request makes another contribution toward the level of densification necessary to grow our population base and justify extended transit and multi-modal services.

Take Advantage of Compact Building Designs

In the global perspective, this proposed request does not “leap frog” into otherwise isolated areas, but instead expands a large mass of existing single-family residential and designated *MIU* that is already well established in adjacent proximity to the site. In doing so, it furthers a compact spatial arrangement of urbanization and materially fosters an intelligent and practical expansion of the growth pattern for the area that is well underway.

Rational Infrastructure Expansion and Improvements

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

Conservation of Natural Resources

The plan amendment site lies wholly **outside of** the Maeveen Behan Conservation Lands System (CLS). In addition, the majority of the property has already been disturbed/impacted by prior grading and residential activities on the site. As such, approval of this plan amendment request and the future development of the property as intended will have no negative impact upon any valuable biological resources nor be in conflict with any adopted environmental policies contained within Pima Prospers.

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 toward the established Goal 1 objective (p.3.2) of integrating land use with existing physical infrastructure to ensure long-range viability of the region. The requested plan amendment integrates with the existing transportation, wastewater, potable water, and utilities resources already adjacent to the property. It represents a reasonable and prudent extension of the existing residential urbanization pattern and, as such, will be effectuated off of the existing network of infrastructure rather than requiring any further expansion of it.

Environmental Element (Section 3.4)

The proposed property lies wholly **outside of** the Maeveen Behan Conservation Lands System (CLS), as does the majority of the larger urbanized area around it. Furthermore, the majority of the property has already been disturbed/impacted by prior grading and residential activities on the site. As such, approval of this plan amendment request and the future development of the property as intended will have no negative impacts upon any valuable biological resources nor will it be in conflict with any adopted environmental policies contained within Pima Prospers.

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 dominant 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 co-exists with its surroundings, and 2) reflects and generally emulates the type, character, and density of the established urbanized pattern to the north and east, while suitably buffering the lower-density residences that exist to the immediate west.

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 Thornydale Road corridor to the east is emerging as a significant north-south transportation artery within the overall County transportation system. Multi-modal objectives are furthered by fostering the continued intensification and residential densification of such corridors. At present, Thornydale Road is served by limited public transit routes, most of which are *Sun Shuttle* services rather than full-fledged Sun Tran routes. Continued growth and urbanization through projects such as the one proposed will contribute towards the goal of achieving a critical mass of population that supports a multi-modal, transit-rich corridor.

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 new public infrastructure necessary to serve its proposed residences. Further, it

will contribute to the funding of prioritized regional public transportation improvements through its payment of impact fees in accordance with 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 new Special-Area policies are proposed or anticipated for the subject plan amendment. 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 this plan-amendment site.

e. Potential/Proposed Special-Area or Rezoning Policies

Based upon similar plan amendment requests approved over the past several years, we anticipate no extraordinary rezoning policies applying to this particular request, with the potential exception of certain particulars pertaining to appropriate density limits on the property, as well as the proper protection of the lower-density residences to the immediate west. With this in mind, rezoning policies that address these matters may ultimately be promulgated for these items as we move through the amendment process.

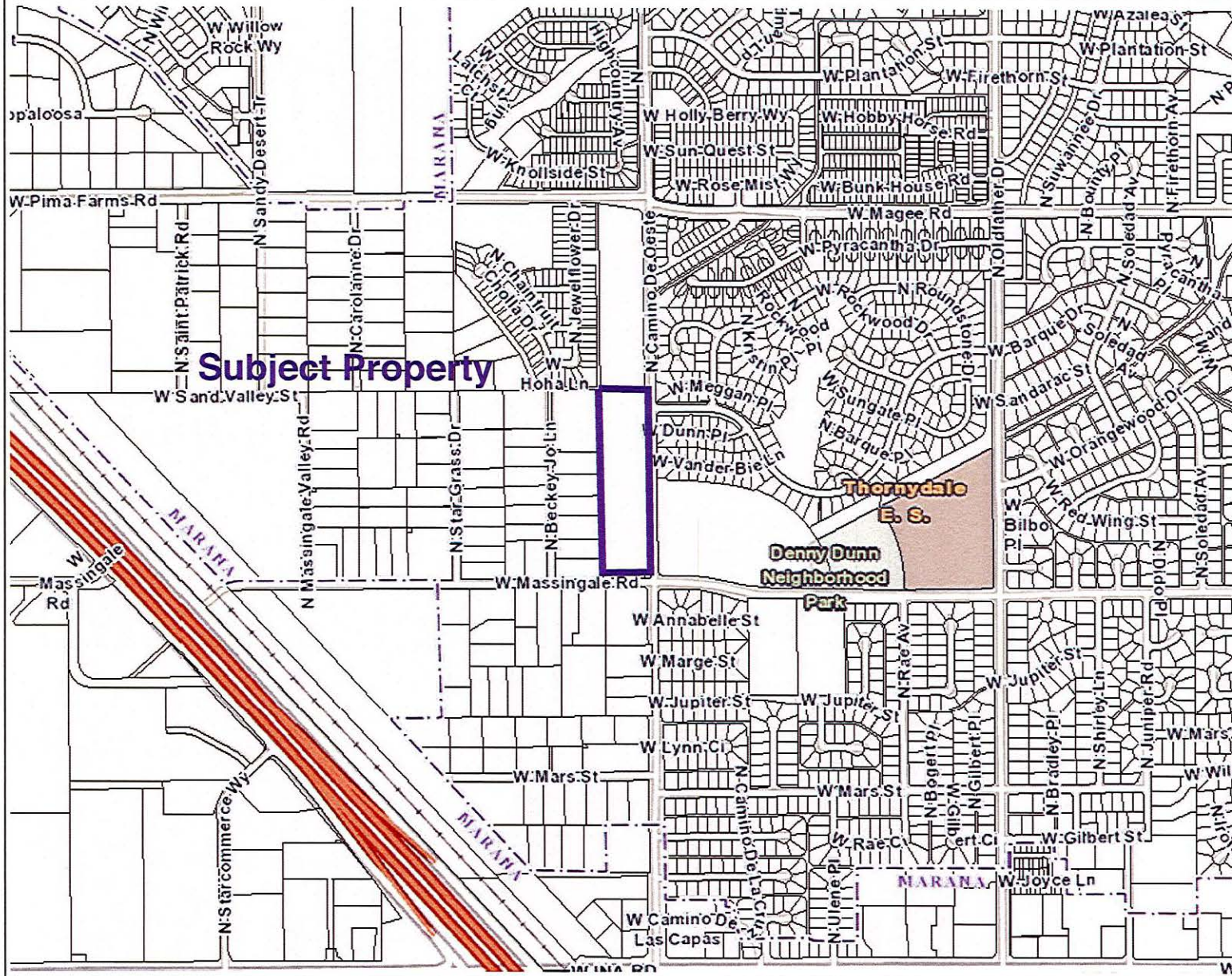
f. Compatibility with Conservation Lands System (CLS)

The proposed property lies wholly **outside of** the Maeveen Behan Conservation Lands System (CLS), as does the majority of the larger urbanized area surrounding it. As such, no compliance with CLS is required and there is no requirement for on-site set-asides nor off-site mitigation.

g. Impact on Existing Land Uses in the Surrounding Area

Development of the proposed plan amendment site as intended is a density-appropriate expansion of the existing urbanized residential character that is well established in the area. Special care must be given to the treatment of project's western boundary to appropriately respect the existing lower-density residences in place there. The submitted *Framework Plan* provides for an appropriate buffer and setback along this western boundary, together with the planned use of landscape stock and salvaged/transplanted specimens to create a mature appearance along this edge in a reasonably rapid timeframe.

Avilez Property -- Location Plan

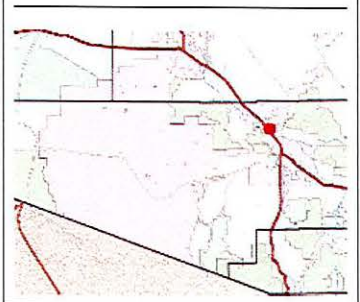


NOTES

The Subject Property is located at the northwest corner of Camino de Oeste @ W. Massingale Road.

It is Assessor's Parcel No. 221-35-0640. The Property's gross area is 9.77 AC.

The property to the immediate north is now in the rezoning process under Case # P18RZ00012.



Notes:

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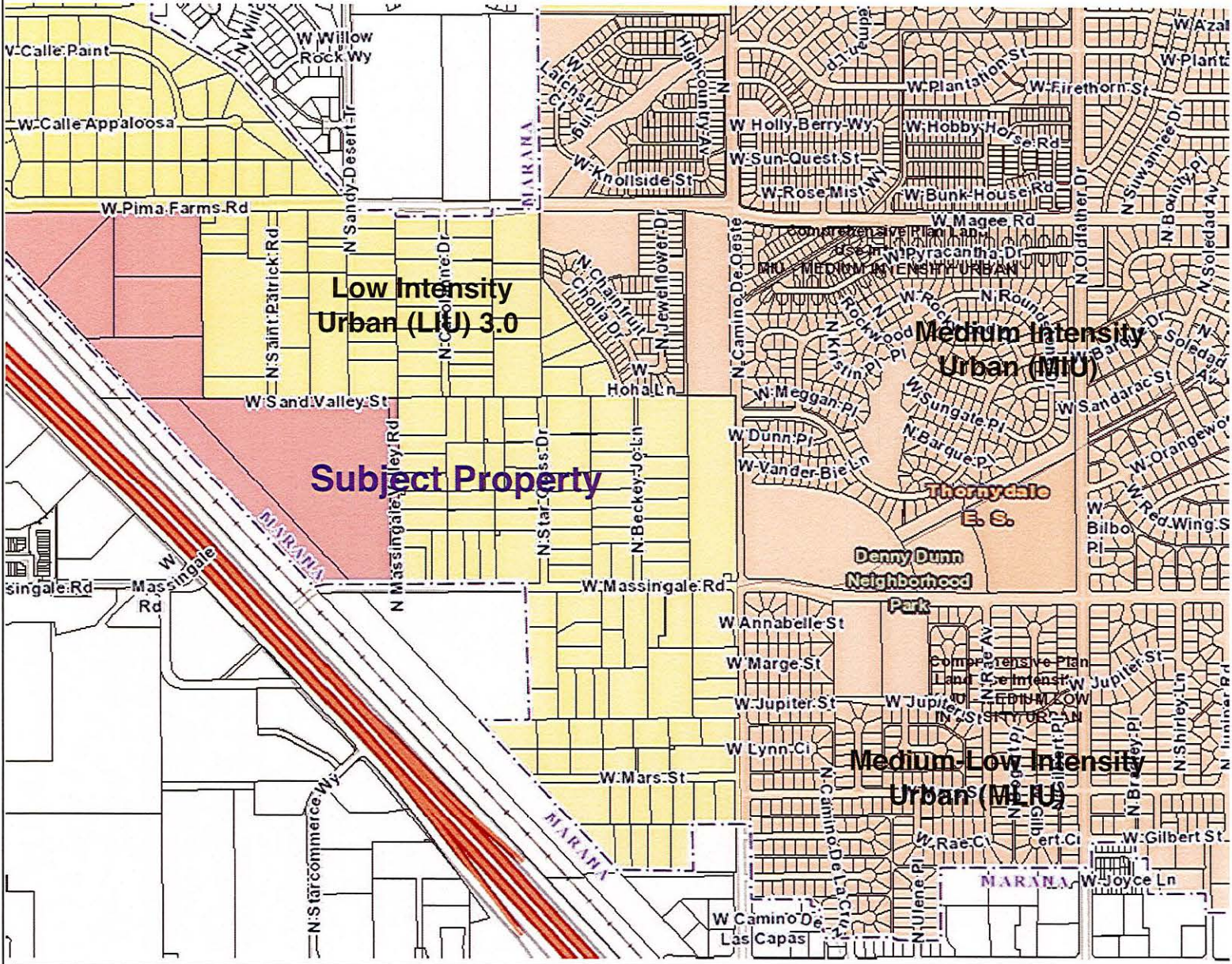
Feet



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

4/29/2019

Avilez Property -- Surrounding Pima Prosper Designations

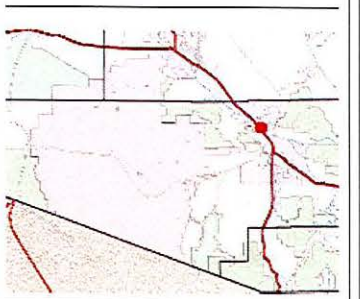


NOTES

**The Subject Property
is currently designated
LIU 3.0.**

The requested Pima Prospects designation is Medium Intensity Urban (MIU). The proposed use is a single-family detached residential subdivision.

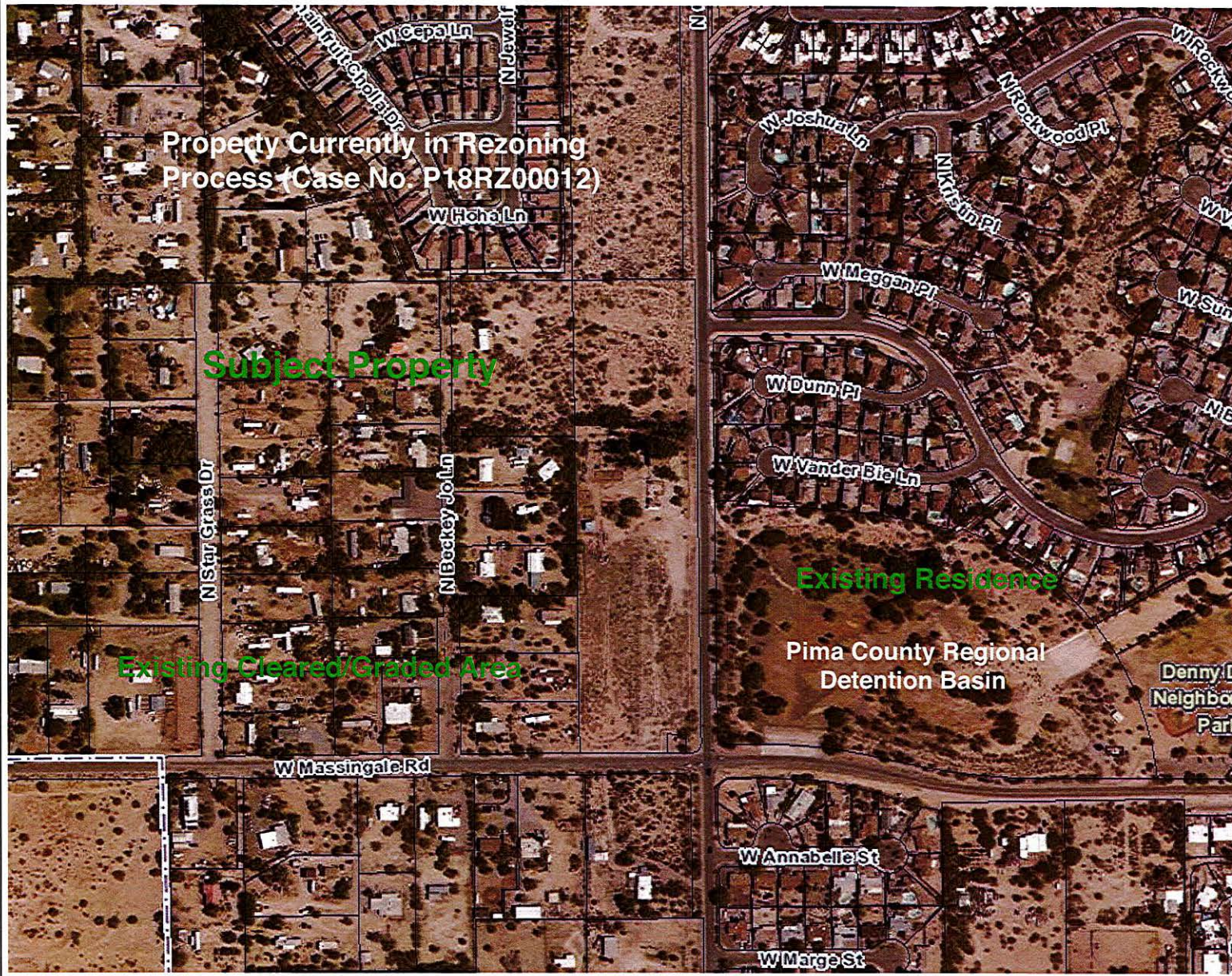
This request expands the large block of existing MIU already in place to the north and east, and is appropriate given the Property's location adjacent to Camino de Oeste, a designated major street.



Notes:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

Avilez Property -- Aerial Photo/Site Detail

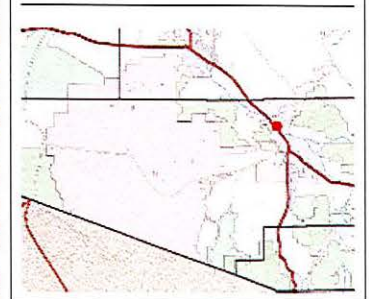


NOTES

The Subject Property contains an existing residence and several accessory buildings.

The southern two-thirds of the property is disturbed via the above residence, together with the significant prior grading that has occurred over the southern half of the site.

The Property lies **OUTSIDE OF** the Conservation Lands System.



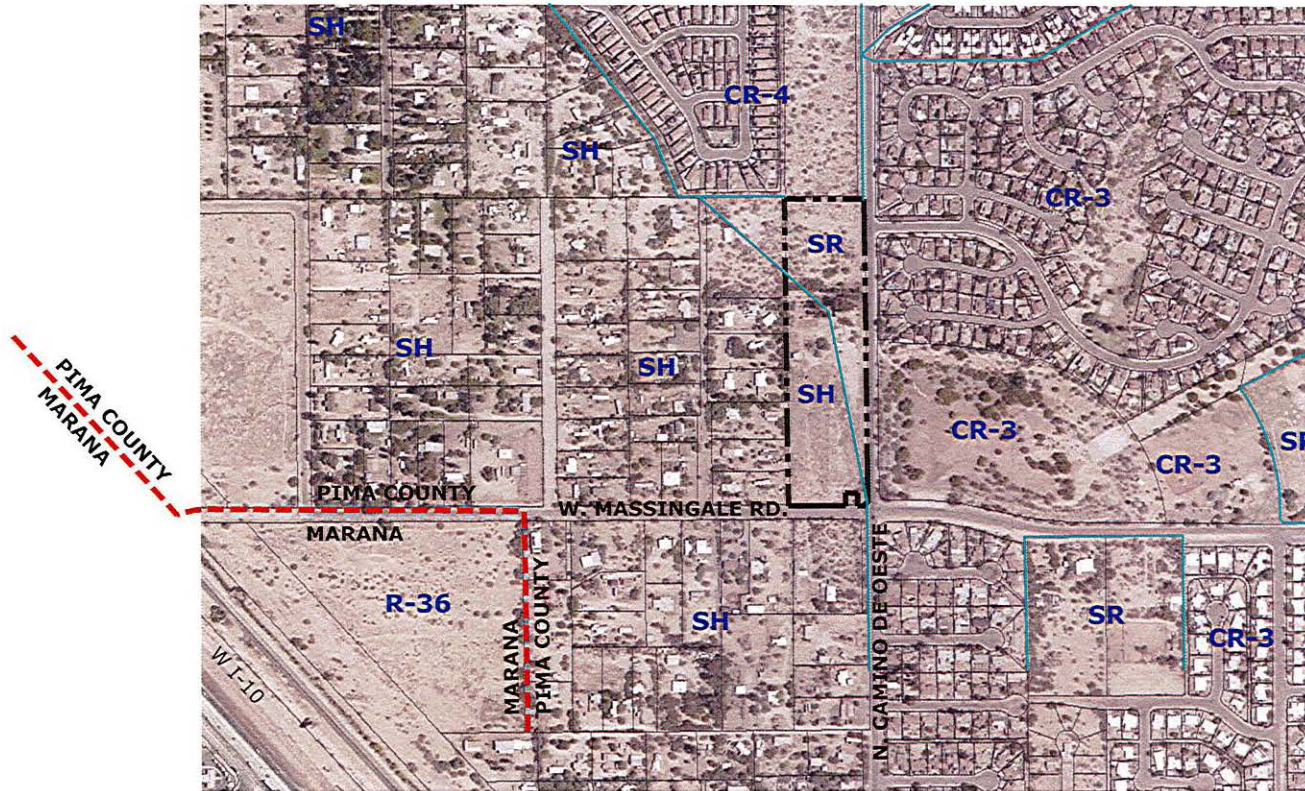
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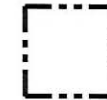


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4/29/2019



LEGEND



Boundary of Subject Property
Comprehensive Plan
Amendment



Town/City Limits

SR

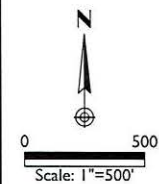
Existing Zoning, typ.



Zoning Boundary

NOTES:

1. The Subject Property presently contains one (1) single-family residence.
2. The Property has been significantly impacted and disturbed by past grading activity, together with the existing residence's accessory buildings, driveways, storage areas, etc.
3. The Property lies OUTSIDE OF the Maeveen Behan Conservation Lands System (CLS).
4. Camino de Oeste is classified as a Collector on the Pima County Major Streets & Routes Plan.
5. The Property to the adjacent north is conditionally approved for CR-4 zoning under Pima County Case No. P18RZ00012.



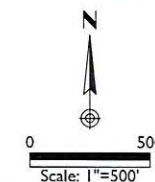
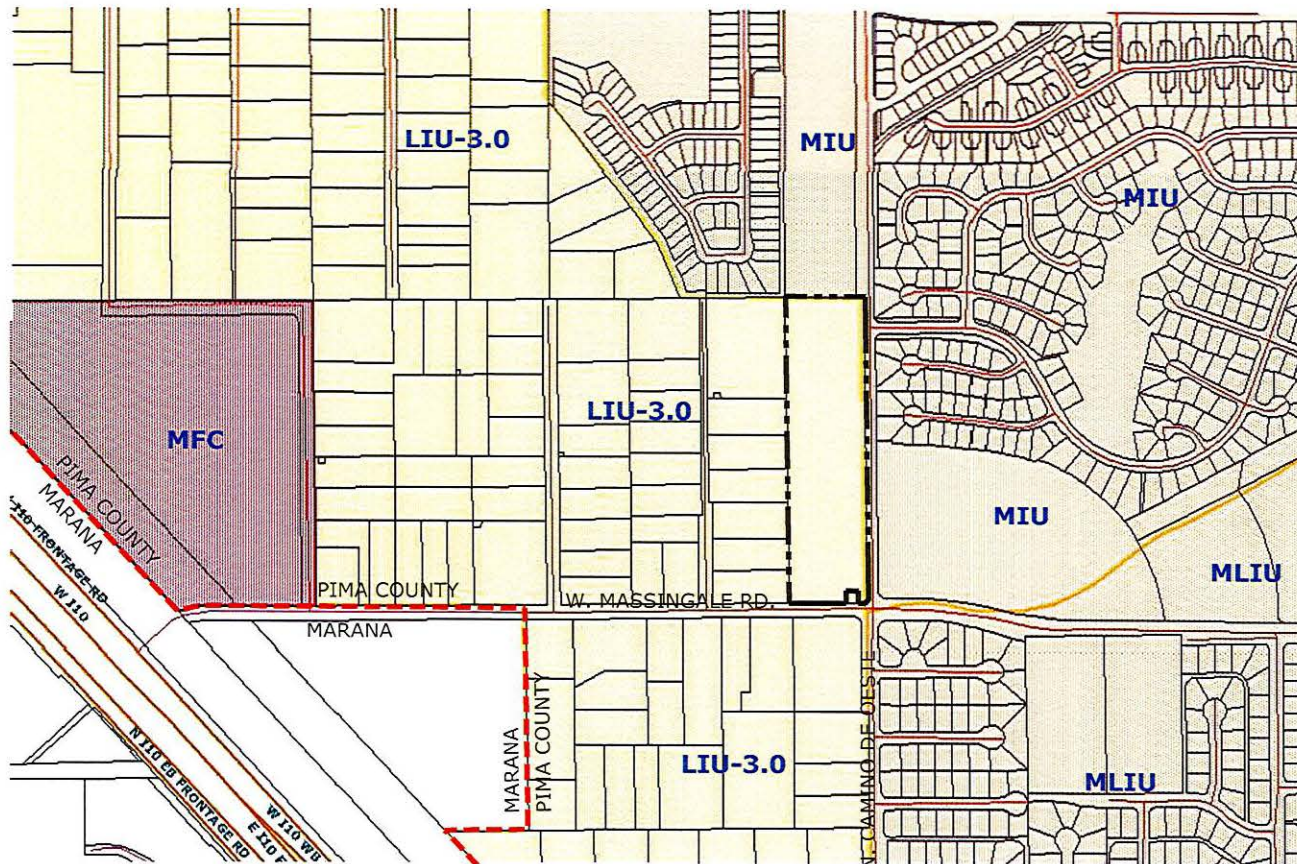
Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917



COMPREHENSIVE PLAN AMENDMENT REQUEST:

LIU 3.0 TO MIU
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE @ MASSINGALE ROAD
(OWNERSHIP: HIGINIO AVILEZ)

LOCATION MAP &
SURROUNDING
LAND USE CONTEXT



LEGEND



Boundary of Subject Property
Comprehensive Plan
Amendment



MIU-Medium Intensity Urban



MLIU-Medium/Low Intensity Urban



LIU-3.0-Low Intensity Urban 3.0



MFC-Multifunctional Corridor

--- Town/County Limits

NOTES:

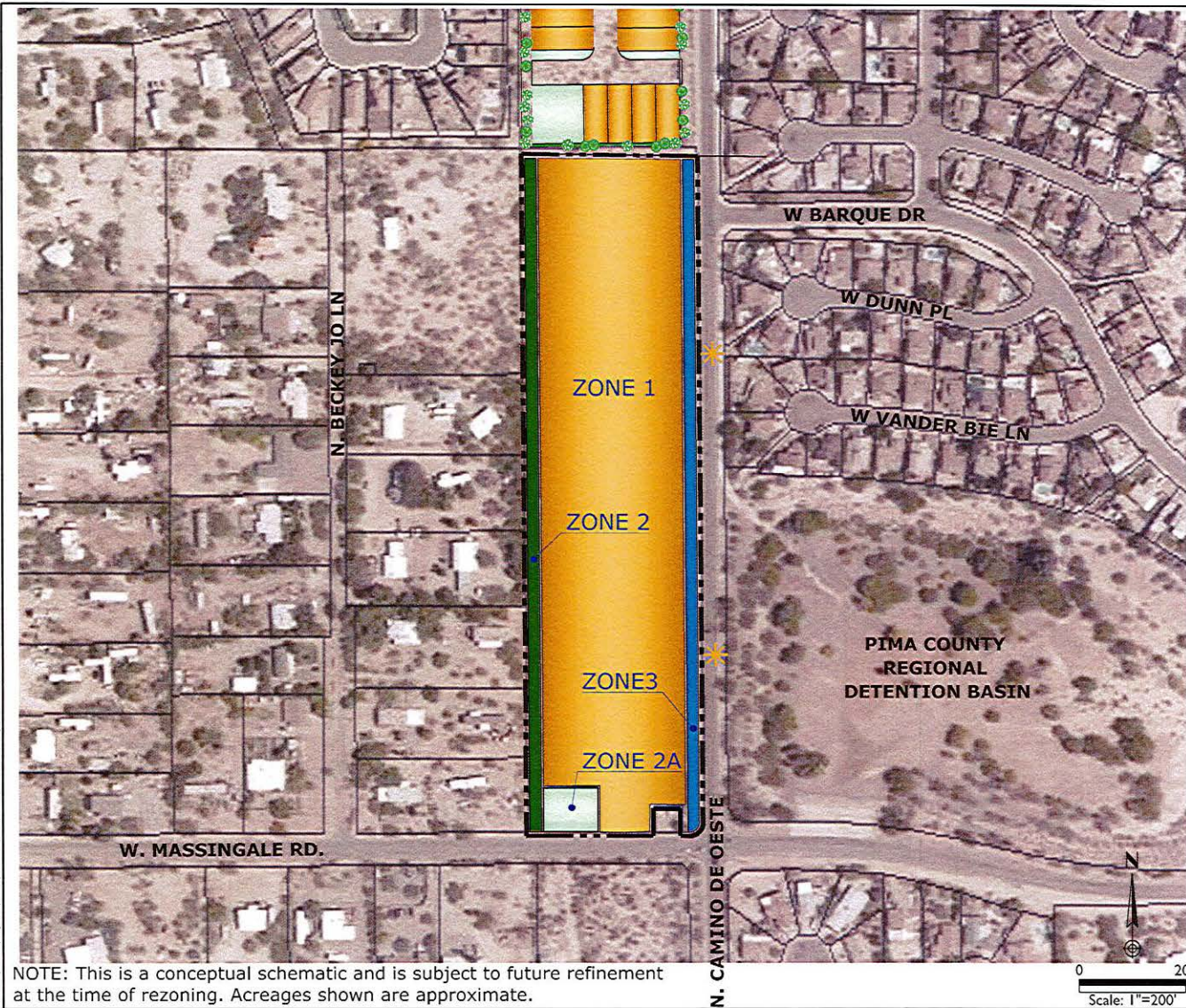
1. The Subject Property is immediately adjacent to a large and long-established sector of medium density single-family residential development. This sector is designated Medium Intensity Urban (MIU).
2. The goal of this comprehensive plan amendment is to develop the Subject Property in a manner that is consistent with and expands the established block of single-family residential that is already in place.
3. The subject Property is currently designated as Low Intensity Urban 3.0 (LIU).
4. The requested designation is Medium Intensity Urban (MIU).
5. No Special Area or Rezoning Policies apply to the Subject Property.



COMPREHENSIVE PLAN AMENDMENT REQUEST:

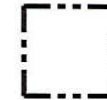
LIU 3.0 TO MIU
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE @ MASSINGALE ROAD
(OWNERSHIP: HIGINIO AVILEZ)

EXISTING
COMPREHENSIVE PLAN
DESIGNATIONS



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

LEGEND



Boundary of Subject Property
Comprehensive Plan
Amendment



Vehicular Access to
Camino De Oeste only

ZONE DESCRIPTIONS:

Zone 1: Single Family Residential Component. This area dedicated to residential uses of the type and density generally similar to the existing single-family residential subdivisions adjacent to the property to the northwest, north (approved rezoning), east, and southeast. Final form and product type to be market-reflective at the time of future rezoning and development. A Bufferyard "A" planning will be provided along both the Camino de Oeste and Massingale Road frontages.

Zone 2: Perimeter Landscape Buffer. This area is a twenty-five foot (25') wide buffer to benefit existing lower-density residential properties to the west. This Zone is a combination of natural, undisturbed desert and graded/re-landscaped area. Sparse natural areas will be supplemented with additional plantings of desert trees and shrubs.

Zone 2A: Detention Basin. This area will capture the post-development drainage run-off from the property and will meter out at a rate that is, at a minimum, 10% less than the existing drainage condition. The basin will be landscape with desert trees and shrubs so as to integrate with Zone 2 above and with the required landscape buffer that will also be provided along Massingale Road.

Zone 3: Public Right-of-Way Dedication. This is a thirty-five foot (35') wide strip that will be dedicated to Pima County for Camino de Oeste. This dedication is in keeping with the adopted Major Streets & routes Plan.

GENERAL NOTES:

1. Vehicular access to and from this site will occur only from Camino de Oeste.
2. An enhanced landscaped border will be provided where the proposed residential development immediately abuts existing lower-density residential lots. See Zone 2 above. Details of the buffering and mitigation adjacent to these lots will be determined at the time of final design and will be detailed in the Site Analysis and Preliminary Development Plan (PDP) provided at the time of future rezoning.
3. Salvaged native-desert tree and shrub specimens, to the extent available from the property, will be transplanted primarily into the above Zone 2 buffer, with an intent to achieve a mature character along this edge as rapidly as possible.
4. This property lies outside of the Maeveen Behan Conservation Lands System (CLS) and contains no Xeroriparian "C" regulated habitat.



COMPREHENSIVE PLAN AMENDMENT REQUEST:

LIU 3.0 TO MIU
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE @ MASSINGALE ROAD
(OWNERSHIP: HIGINIO AVILEZ)

FRAMEWORK PLAN



PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

10236 E. Armada Lane
Tucson, Arizona 85749-9460
520-850-0917
jportner@projectsintl.com
www.projectsintl.com

Delivery Via On-Line Application & Email

April 30, 2019

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
9.77 Acres at the NWC of Camino de Oeste @ Massingale Road**

Dear Mr. Holden:

This letter constitutes my formal request, on behalf of the property owner, to amend Pima Prospects and redesignate the above-referenced 9.77acre property from *Low Intensity Urban 3.0 (LIU 3.0)* to *Medium Intensity Urban (MIU)*. This requested designation is consistent with the large block of *MIU* that already exists immediately adjacent to the east and north. The proposed use is a single-family detached residential subdivision.

This submittal is comprised of:

- This cover letter
- A letter of authorization from the property owner
- A set of exhibits providing a location map, the existing Pima Prospects designations surrounding the property, and an aerial photo depiction of the site
- The Assessors print-out and map for the subject property

I will subsequently be submitting a detailed narrative that provides an explanation and policy justification for our request, together with a more detailed set of exhibits providing additional particulars and a *Framework Plan* for our proposed development concept for the site. I will also provide the Biological Impact Report (BIR) at that time; please note that the property lies OUTSIDE OF the CLS and none of the County's special-status species have ever been found on it.

Please let me know if you have any questions. Thank you very much for accepting this submittal; I look forward to working with you through the amendment process.

Best Regards,
PROJECTS INTERNATIONAL, INC.

Jim Portner, Principal
Designated Representative of the Property Owner



201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

Biological Impact Report

(Not Applicable for Rezoning that Require a Site Analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1. Is the project located in the Maeveen Marie Behan Conservation Lands System?
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
4. Is the project located within the Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl
 - b. Western burrowing owl
 - c. Pima pineapple cactus
 - d. Needle-spined pineapple cactus

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?

If yes, provide a summary of those communications: _____



2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No	NA	No
Western burrowing owl	No	NA	No
Pima pineapple cactus	No	NA	No
Needle-spined pineapple cactus	No	NA	No

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.

Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip to view or extract the files. Make sure you do a virus scan before trying to access these files on your system.

Download (<http://allforms.maillol.net/file.php?id=712a2c2e-11151763-b8214377>)

Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	HIGINIO AVILEZ
Owner Address	7701 N. CAMINO DE OESTE
Owner City	TUCSON
Owner State	AZ
Owner Zipcode	85741
Owner Phone	520-909-2062
Owner_Email	ginoavilez@gmail.com
Applicant Name	JIM PORTNER, PROJECTS INTERNATIONAL, INC.
Applicant Address	10836 E. ARMADA LANE
Applicant City	TUCSON
Applicant State	AZ
Applicant Zipcode	85749
Applicant Phone	520-850-0917
Applicant_Email	jportner@projectsintl.com
Property Address	7701 N. CAMINO DE OESTE
Property Parcel Number	221-35-0640
Property Acreage	9.77 AC
Current Land Use Designation	LIU 3.0 (entire property)
Proposed Land Use Designation	MIU (entire property)
Policies	TORTOLITA PLANNING AREA; NO SPECIAL AREA OR REZONING POLICIES
Concurrent Property Acreage	
Property Present Zone	

Property Proposed Zone	
FTP-Link	
Signature	I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)
Application Date	30-Apr-2019
More Information about this submission and submitter	
Submission ID	11151763
Date & Time	30th Apr 2019 11:33 AM
Form Location	--
IP Address	174.238.137.100
Browser info	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_14_3) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.0.3 Safari/605.1.15
Predicted Country	United States

**Higinio Avilez
7701 N. Camino De Oeste
Tucson, AZ 85741**

April 29, 2019

Mr. Chris Poirier, Planning Official
Pima County Development Services Department
Planning Division
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

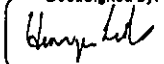
**RE: LETTER OF AUTHORIZATION
Comprehensive Plan Amendment and Rezoing – NWC Massingale Rd @
Camino de Oeste (Parcel #221-35-0640)**

Dear Mr. Poirier:

As the owner-of-record of the above referenced property (7701 N. Camino de Oeste; Assessor's Tax Parcel No. 221-35-0640), I hereby authorize Jim Portner of Projects International, Inc. to represent me as the applicant and agent in the Comprehensive Plan Amendment and Rezoning of this property.

Sincerely,

Higinio Avilez
7701 N. Camino De Oeste
Tucson, AZ 85741

DocuSigned by:

D02E6EAB83DC4F5...