

Cortaro 57 Specific Plan

Cortaro Farms Road @ Camino de Oeste Alignment Pima County, Arizona

Submitted to:

Pima County Development Services Department (DSD)
Planning Division
201 N. Stone Avenue – 1st Floor
Tucson, Arizona 85701

Prepared On Behalf of Property Owners:

Horizon Church, Inc.
Tricar Investments, Inc.
Cortaro Farms 15, LLC

Project Team:

Projects International, Inc. (Rezoning Manager)
c/o Jim Portner, Principal
10836 E. Armada Lane
Tucson, Arizona 85749
Cell Phone # 520.850.0917
Email: jportner@projectsintl.com

Baker & Associates Engineering, Inc. (Project Civil Engineer)
3561 E. Sunrise Drive – Suite 225
Tucson, Arizona 85718

GRS Landscape Architects, LLC
35974 S. Desert Sun Drive
Tucson, Arizona 85739

M. Esparza Engineering, LLC (Project Traffic Engineer)
2934 W. Salvia Drive
Tucson, Arizona 85745

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Section I : Introduction & Policy

I.A Forward

This Specific Plan (SP) applies to approximately fifty-seven (57) acres of land that will be masterplanned and developed under a unified vision through the joint efforts of three separate ownership interests, namely Cortaro Farms 15, LLC, Tricar Investments, Inc., and Horizon Church, Inc. The primary use envisioned for the Project is that of detached, single-family private residences, together with a small portion of neighborhood-level retail services. Secondary uses may also include garden offices and luxury rental homes. The Specific Plan will ensure that this complement of uses is developed in a coordinated fashion which not only accommodates their individual needs, but which also integrates and leverages them such that they complement and enhance one another. The Specific Plan vehicle also allows for due consideration of existing adjacent development and the provision of appropriate edge and buffering treatments where these existing uses abut the Property.

Toward this objective, the Project will be developed under a comprehensive approach that effectively weaves new residential neighborhoods and neighborhood-level commercial/retail goods and services into the existing urbanized context. It will do so under a consistent aesthetic theme and project identity, thereby fostering a clear sense of place and reinforcing a focused, holistic community image.



I.A.1 Rationale for Using the Specific Plan (SP) Zone

The Specific Plan is the most appropriate entitlement vehicle for the Property for the following reasons:

- It provides flexibility not found in traditional zoning constructs to cohesively integrate the holdings of three separate property owners into a synergistic and functional whole.
- It provides the best construct for the development and regulatory enforcement of customized design and higher aesthetic standards throughout the Project.
- It is the most effective approach for facilitating a mix of housing styles, residential densities, and neighborhood-level retail/commercial, as well as their integration into an interconnected pedestrian, recreational and multi-modal framework.

- It provides a superior construct for developing and implementing a unique project vision, identity, and image.
- It provides the vehicle to assemble multiple owners under a single umbrella and thereby produce a unified project with consistent aesthetics, rather than multiple disparate development approaches and appearances.
- It provides the best vehicle to achieve a comprehensive preservation approach towards implementing the Maeveen Marie Behan Conservation Lands System.

From a land use perspective, the Subject Property is located within the established and expanding urban context that is the Cortaro Farms Road corridor. The Project represents infill development in every way, in that it is a veritable “hole in the donut” on the south side of Cortaro Farms Road that is bounded by existing residential subdivisions zoned CR-4 and CR-5 to the north, south and southeast. An existing subdivision within the Town of Marana (zoned R-6) adjoins the site to the immediate west.

While lower-density, unsubdivided legacy parcels still remain to the northeast and to the southwest, it is clear that Cortaro Farms Road now represents a major east-west corridor within the larger metropolitan urban matrix, making an increased density of development not only acceptable, but also appropriate for reasons including infrastructural efficiency and the furthering of our community’s multi-modal & transit goals.

With all of the above in mind, the proposed Specific Plan represents a clear, justifiable and quintessential infill opportunity that will integrate and co-exist well within its established/ surrounding residential context.

I.A.2 Physical, Economic, & Environmental Suitability of the SP

The Specific Plan vehicle is wholly suitable for the regulatory administration of this Property. From a physical perspective, it abuts Cortaro Farms Road, a major east-west transportation corridor within the larger metropolitan matrix. This entire segment of the roadway was recently reconstructed to a full four-lane cross-section with landscaped medians, sidewalks and striped bike/multi-use lanes along both sides of the roadway. This four-lane cross-section extends eastward to Oracle Road and westward to a major interchange with Interstate 10.



Cortaro Farms Road

From an economic standpoint, development of the Property as a quality masterplanned community that offers a variety of housing types and complementary neighborhood-level retail and services will only serve to further strengthen a robust housing market, while providing convenient commercial goods and services to not only its own new residents, but to all of their existing neighbors already in the area. It is key that all new development within this important transportation corridor maintains a high standard that will support a position in the marketplace as a preferred and desirable housing sector.

From a different but no less important economic perspective, the Property will develop largely off of the existing, established framework of public infrastructure already in place, as opposed to necessitating any costly expansion of it. In fact, the only significant public improvement associated with this project, namely the extension of Camino de Oeste from its current dead-end to a new intersection with Cortaro Farms Road, will be designed and constructed at developer expense. In a community whose historic pattern of sprawl and low-density development has led to chronic difficulties in paying for its public infrastructure, the importance of such infill development and developer-funded construction cannot be minimized. This project will integrate seamlessly and efficiently, over its entire build-out, with the existing infrastructure framework.

From the environmental perspective, the Property contains an appreciable natural floodplain corridor, which will be protected and preserved as an important natural open space amenity for the residents, as well as constitute an unimpeded corridor for wildlife movement through the Project. The site also features a large stand of specimen saguaros, together with a passel of Ironwood trees. While the saguaro community is substantial, it must also be noted that many of its specimens are of significant age and in declining health. The Specific Plan allows for specialized criteria and methodologies that can best deal with the unique characteristics of this particular stand in terms of preservation, transplantation, salvage and/or removal.



Lastly, the Property falls within the Multi-Use Management Area (MUMA) and Special Species Management Area (SSMA) categories of the Maeveen Marie Behan Conservation Lands System (CLS). Full compliance with CLS policies will be achieved through a combination of on-site natural set-aside areas that collectively exceed 25% of the total on-site CLS, together with the purchase and dedication of off-site mitigation lands at a 4:1 ratio.

I.A.3 General Compatibility of the SP with Adjoining Land Uses

The proposed Specific Plan is entirely compatible with its existing adjoining uses. To the north, west, south, southeast, and east are existing residential subdivisions of generally similar character to that which is proposed. This project will integrate nicely into this established residential mix. Appropriate setbacks and buffers have been provided adjoining these existing subdivisions, together with a one-story height restriction for the first tier of new residential lots abutting each neighborhood.

Quail Run Elementary School lies immediately north across Cortaro Farms Road. With the extension of Camino de Oeste, a direct transportation link will now be provided to Quail Run from not only the Specific Plan site, but from the thousands of existing homes that already feed the School from the south.

To the northeast and southwest lie lower-density and unsubdivided properties, some of which are occupied with existing residents and some of which are vacant preserves. The redevelopment of these legacy properties is highly unlikely. The Specific Plan is well separated from these by Cortaro Farms Road, and also incorporates appropriate buffers to respect the neighboring lands.

I.B Introduction & Guiding Principles

This Section provides a general overview of the proposed Specific Plan project, its planned development program, and the goals and objectives that guide this SP. The details and specific standards of this program are provided in Section II (Specific Plan Proposal) of this document.

I.B.1 Project Location

The Specific Plan is comprised of approximately fifty-seven (57) acres of vacant land located on the south side of Cortaro Farms Road, approximately one (1) mile west of Thornydale Road. Ultimately, Camino de Oeste will effectively bisect the Property; it presently dead-ends at the south boundary of the SP, but will be extended northward through it as part of this development program, so as to provide a new connection and intersection with Cortaro Farms Road. See Exhibits I.1 & I.2 for its Regional Location and more detailed Site Location, both of which also illustrate the various nearby uses that define the site's existing context. The Property is presently composed of four (4) tax parcels, these being Nos. 221-16-029D, 221-16-029E, 225-33-059M, and 225-33-059R.

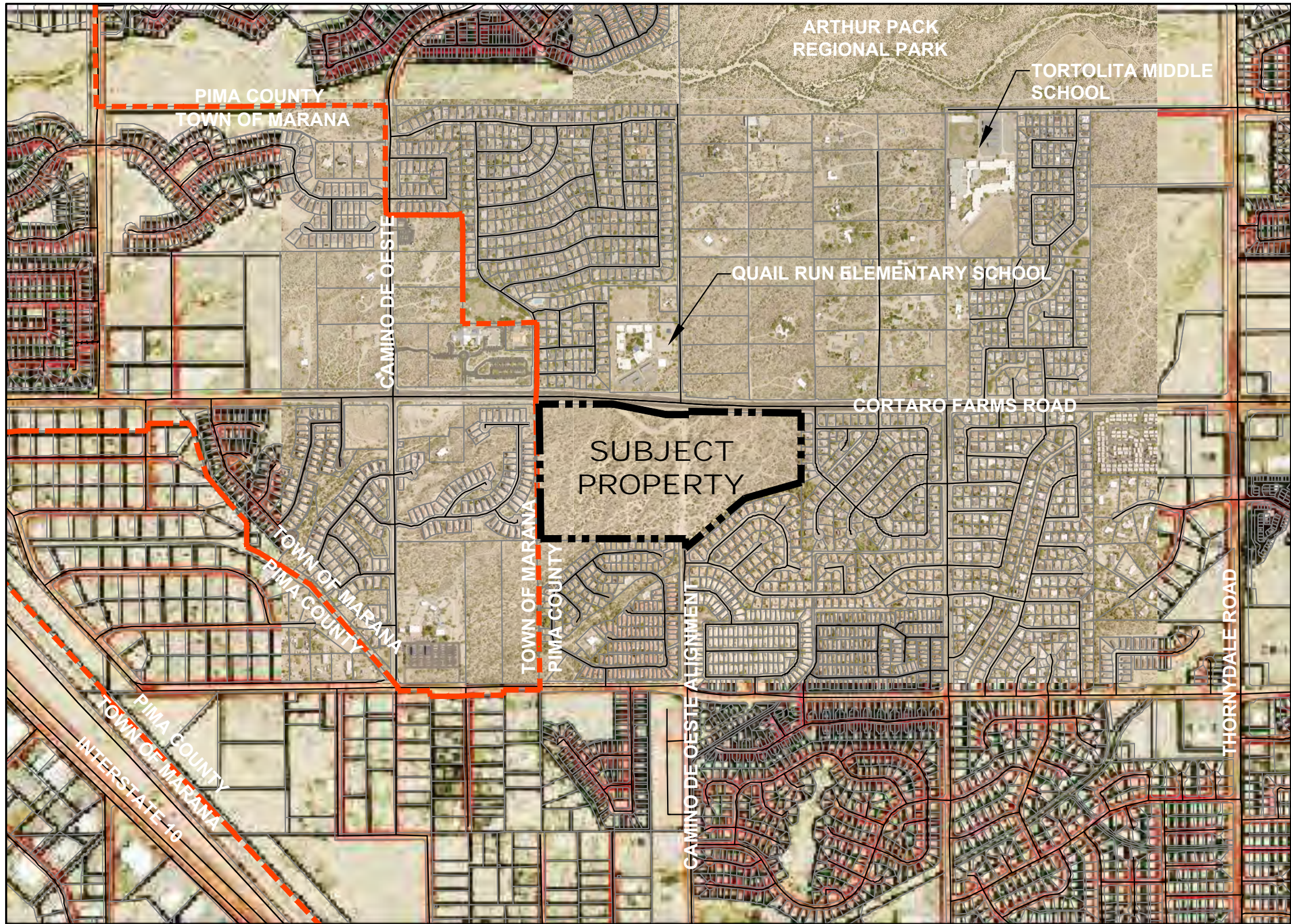
I.B.2 Property Ownership

The Property is owned by multiple interests who are working jointly on this Specific Plan so as to provide a common, integrated design and imaging for the site

I.B.3 Historic and Existing Uses of the Site

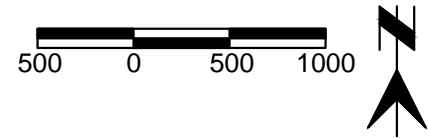
The Property is currently vacant. Various portions of it have been disturbed by past activities, including the recent reconstruction of Cortaro Farms Road, wherein a portion of the site was used for construction-staging purposes. The future Camino de Oeste public right-of-way, which will extend northward through the site, has been wholly cleared in a wide swath for the installation of a existing public sewer and water lines. Numerous wildcat paths and all-terrain vehicle (ATV) trails, apparently used by pedestrians, dirt-bikers or off-road vehicles, also scar the Property. There is significant evidence of native plant theft, wildcat dumping, vandalism, and homeless encampments. All of these further justify development of the property as a new residential community.





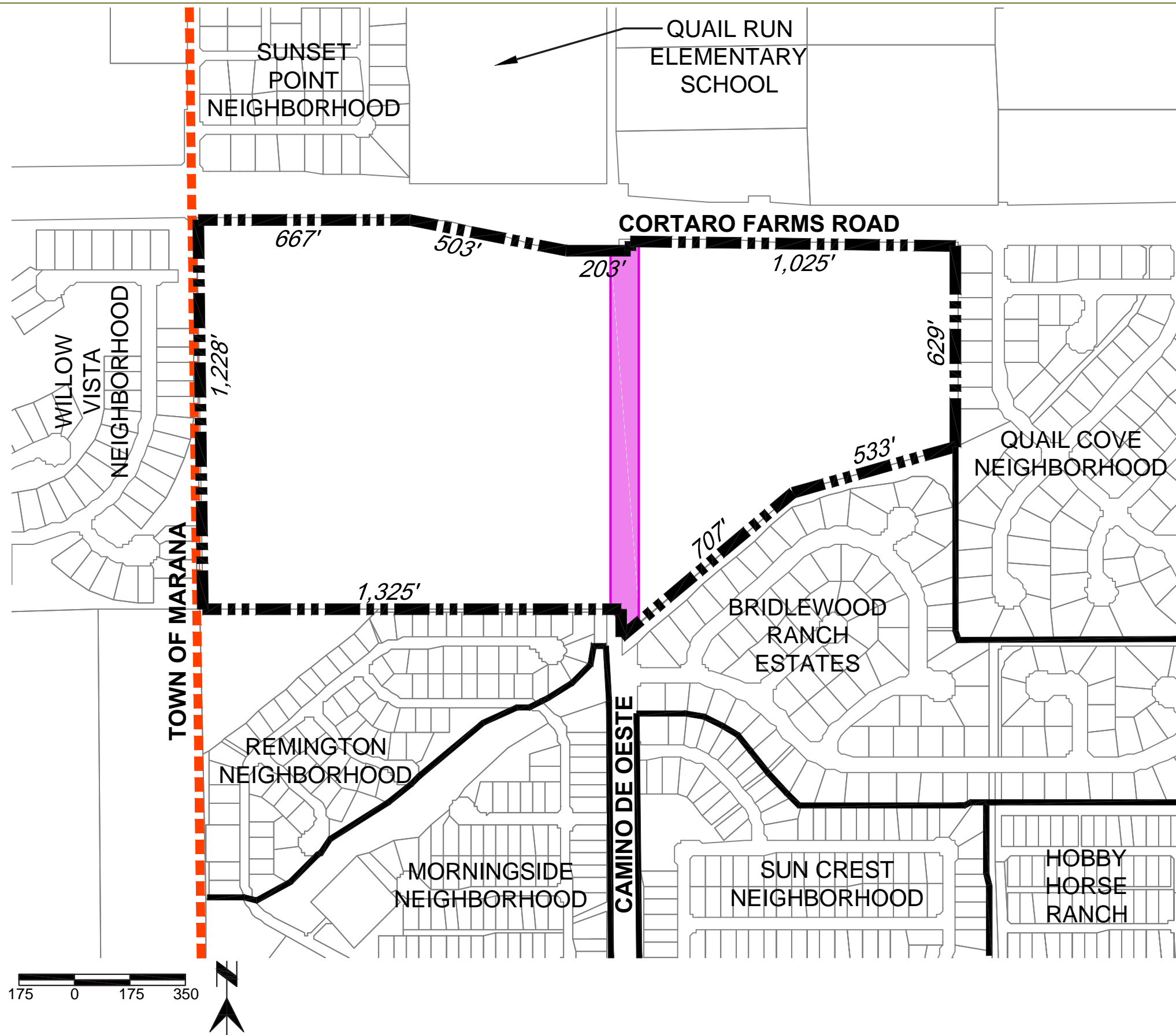
LEGEND

- Boundary of Specific Plan Subject Property
- Town/County Limits



Cortaro 57 SPECIFIC PLAN

REGIONAL LOCATION MAP Exhibit I.1



LEGEND



Boundary of Subject Specific Plan



Town of Marana Limits



Future 80' Right-of-Way Dedication by this project for extension of Camino de Oeste to new Intersection with Cortaro Farms Road.

1,025'

Boundary Dimension, Typ.

I.B.4 General Description of Proposed Project

The proposed project will be primarily composed of detached, single-family residential neighborhoods, together with a small site for neighborhood-level commercial goods and services abutting Cortaro Farms Road (at its future intersection with the extension of Camino de Oeste). Secondary-use options include garden offices and luxury rental homes.

The residential neighborhoods will include small pocket parks to provide for both active and passive recreational activities, special events, and the overall enhancement of the community's social fabric. Street sidewalks will provide linkages to adjacent public streets so as to foster both internal and regional pedestrian connectivity.

Access to the Specific Plan will occur only via Cortaro Farms Road and the new extension of Camino de Oeste through the Property. No vehicular access will occur into any of the adjacent residential neighborhoods.



I.B.5 Project Goals and Standard of Quality

The overarching goal of this Specific Plan is to create an integrated community where the new residential communities and proposed neighborhood-level commercial/retail uses functionally complement and benefit from each other, implementing a consistent level of quality, aesthetics and image for the entire project that knits nicely into the existing matrix of surrounding residential subdivisions. The detailed development concept and regulatory criteria presented in Section II of this document (Specific Plan Proposal) provide the regulatory controls and procedural mechanisms to ensure this overarching goal is achieved.



a. Guiding Objectives

This Specific Plan intends to create a dynamic residential community that carefully integrates its new neighborhoods with those existing ones around it, and which will provide a variety of housing types and styles that will attract a diverse population of active residents, set and maintain a high standard in the Tucson market, meet the full measure of resident needs and



preferences, and generally help elevate the local housing market by providing choices that are fresh, exciting, and innovative.

Beyond this, there is the important sub-goal of creating and fostering a truly Living Community, a term which is defined on several levels. First, it means that the community's primary purpose is to serve the lives of its residents. This purpose cannot be achieved by simply constructing a conventional production-home community with cookie-cutter offerings. It is realized by understanding resident needs, preferences, hopes, and expectations, and then by helping implement these through buyer-inspired housing products, floorplans, site amenities, and resident services.

On a second level, the term Living Community stresses the fact that the community itself is an evolving entity. This approach demands input from existing residents and potential buyers on an on-going basis, and the critical evaluation of each completed neighborhood to determine the extent to which it works as intended and/or whether modifications and refinements are needed going forward in subsequent phases. A Living Community naturally adapts and evolves over time to improve itself... and thereby best serves the lives of its residents.



With all of this in mind, the appropriateness and need for this project to proceed under a Specific Plan is clear. A dynamic, evolving community is a combination of: 1) basic principles of high quality and design and that are inviolate and 2) flexible implementation measures that provide for responsiveness to ever-changing market demands. Only the Specific Plan vehicle can strike this balance.

b. Specific Goals, Purpose and Intent of this SP

The specific goals of this Specific Plan (SP) are as follows:

- Ensure a thoughtfully designed and executed residential community with complementary neighborhood-level retail and services that will fit well into its surrounding context,
- Execute a clear and defined project vision and image through quality design and detailing which, by doing so, serves as a notable example of the built environment within the Cortaro Farms Road corridor and in the Tucson community at large,
- Provide for development flexibility going forward and ensure the ability to respond to changing market conditions and preferences within an established regulatory framework,
- Bring the separate underlying owners under a single umbrella that ensures a consistent image and level of quality for the entire Property, and thereby avoid development that might otherwise occur in piecemeal, disparate fashion.
- Functionally integrate the Project's internal components as a cohesive whole, but also effectively knit it into the surrounding developed area in a manner that is considerate and respectful of our neighbors.

- Provide a comprehensive framework of on-site preservation towards implementing the Maeveen Marie Behan Conservation Lands System,
- Provide Pima County staff with an effective and easily interpreted regulatory tool for managing the on-going review and permitting of the Project over its entire build-out.

I.C Conformance with Pima Prospers

Regulatory direction for this Specific Plan is provided by Pima Prospers (the formal Pima County comprehensive plan), together with higher-level policy guidance by the Arizona Growing Smarter Act and the Smart Growth Network. Further detail is provided below.

I.C.1 Pima Prospers Guiding Land Use & Growth Policies

As already mentioned, the Property is primarily envisioned as a single-family residential community. It's prevailing density and character shall be generally in-keeping with the matrix of residential subdivisions already adjoining and/or nearby to the Site. This primary land use, together with the proposed neighborhood-level commercial/retail component, is justified in light of the established residential context already predominating the area, together with the fact that Cortaro Farms Road (especially in light of its recent reconstruction into a four-lane divided arterial) clearly represents a major east-west transportation corridor within the larger region. This proposed Specific Plan represents quintessential infill development that furthers and conforms with manifold adopted land planning policies and principles; these are discussed in more detail below.



a. Implementation of Pima Prospers (Comprehensive Plan) Policies

The proposed Specific Plan complies with or furthers the Pima Prospers policies discussed below. The pertinent policies are contained in the following two primary Chapters:

- Chapter 3: Use of Land (Land Use, Conservation, Housing & Community Design, and Cultural Resources Elements)
- Chapter 4: Physical Infrastructure Connectivity (Transportation, Water Resources, Wastewater Treatment, Trails, Flood Control & Drainage, and Infrastructure Concurrency Elements)

These are discussed in detail below.

Chapter 3.1 -- Land Use Element

The Land Use Element integrates land-use development strategies with physical infrastructure, human infrastructure, economic development and resource conservation to ensure the long-range viability of the region. The following specific policies apply:

Goal 1: Integrate Land Use strategies with physical infrastructure, human infrastructure, economic development, and resource conservation to ensure long-range viability of the region.

Policy 1. Promote land use patterns that support healthy people, a healthy environment, and a healthy economy.

Policy 2. Provide an appropriate mix of uses that: a) supports a balance of housing, employment, shopping, recreation, and civic uses; b) furthers expansion of economic development goals; c) recognizes the dominant suburban growth pattern within the metropolitan area and the dominant rural growth pattern outside of the metropolitan area; d) promote the integrated and efficient use of public infrastructure and services; and e) conserves, protects and maintains culturally and biologically important lands.

Policy 4. Support land uses, densities and intensities appropriate for the urban, suburban and rural areas of the County.

Policy 5. Include regulatory floodplains and regulated riparian habitat areas as open space priorities to maintain hydrologic integrity, wildlife corridor connectivity and contiguous open space corridors.

Policy 6. Promote a compact form of development in urban and suburban areas where infrastructure is planned or already in place and the market is receptive.

Policy 8. Require all mixed-use developments to incorporate design elements for walkability, bikeability, and access to work, school, and public infrastructure.

The proposed project further diversifies the existing land-use mix of the area by providing for a variety of housing types and densities that are compatible and consistent with their established context, while also integrating desirable neighborhood-level retail goods and services. This mix complements the predominant residential character of the immediate area, while also offering convenient services to all surrounding residents. The Project will ensure appropriate on-site buffering and screening of these neighbors and be of a human scale that visually integrates well with them.

Compact development is achieved by preserving the existing natural floodplain corridor which traverses the property from northeast to southwest, and by

accordingly concentrating residential development in the adjacent upland areas. This approach preserves an important regulatory drainage area, while also providing a valuable open-space amenity to on-site residents for walking trails and passive recreation.

With respect to multi-modal connectivity, sidewalks will be provided along all new residential streets and furnish direct linkages to Camino de Oeste and to the existing multi-use/bike paths and sidewalks along Cortaro Farms Road. These linkages provide for connectivity with nearby Quail Run Elementary School, as well as with the important public and private cultural elements in the region. These include the Tucson Audubon Society and Arthur Pack Regional Park & Golf Course, together with the large dedicated public preserve (approximately forty-five acres of Pima County owned lands) at the northwest corner of Cortaro Farms Road and Thornydale Road.

Chapter 3.4 – Environmental Element

The Environmental Element calls for analysis, policies and strategies to address the anticipated effects of implementing the various Pima Prospers plan elements on existing natural resources. Conservation actions are to be encouraged, and the protection of biological resources is considered an essential component of land-use planning. The specific policies outlined in the Environmental Element largely detail the application and administration of the Maeveen Marian Behan Conservation Lands System, which is colloquially referred to as the CLS.

The Project fully implements the goals and intent of the CLS. The site is designated as Multiple Use Management Area (MUMA) and is also subject to the CLS Special-Species Management Area (SSMA) overlay. As mentioned above, this Specific Plan will preserve and set aside the existing regulatory floodplain corridor that bisects the Property, together with other on-site natural areas; these set-asides represent the Project's on-site contribution towards full compliance with the CLS and constitute slightly more than 25% of the total on-site designated CLS areas. Supplemental off-site mitigation lands will satisfy our remaining CLS obligations and be furnished by the developer at the time of future subdivision platting; these will be duly coordinated with the Pima County Office of Sustainability and Conservation.

Chapter 3.5 – Housing and Community Design Element

The Housing and Community Design Element addresses the provision of a wide variety of housing to meet varying needs, access to services and supplies, safe and healthy housing, and fair practices. The following stated goals apply:

Goal 1: *Create livable, viable, multi-generational communities.*

Goal 2: *Maintain a safe and healthy housing stock.*

Goal 8: *Ensure that all development and redevelopment is generally compatible and scale-appropriate.*

Goal 9: *Support quality development at appropriate scales in urban and suburban areas.*

Goal 10: *Ensure that all new development and redevelopment reflects the character and sense of place of the area.*

This Specific Plan ensures density-appropriate residential development and complementary neighborhood-level goods and services along a major public arterial roadway (Cortaro Farms Road) and within a well-established residential setting. Developing the Property under the Specific Plan umbrella is the best method of ensuring a uniform set of standards, design guidelines, and development standards, thereby constituting the best vehicle for achieving a higher overall level of Project quality, aesthetics, and image.

Specific development standards and guidelines are provided in this document to ensure same and to further enhance the established sense of place that is defined by the area's existing residential neighborhoods, and to provide for a variety of housing products at different levels of affordability.

Chapter 4.1 – Transportation Element

The Transportation Element addresses existing and proposed roadways, bicycle and pedestrian routes and correlates with the land use and economic development goals of Pima Prospers. The following policies apply:

Goal 1: *Provide a comprehensive and multi-modal transportation system while providing mobility for all users and goods, and all modes of travel including automobile, transit, bicycling, and walking which will reduce carbon emissions.*

Policy 1. *Manage traffic congestion and demand through capacity improvements, land use decision, transit service and other comprehensive strategies.*

Policy 3. *Support multi-modal transportation and transit-oriented development to improve mobility and reduce traffic congestion.*

The presently non-existent segment of Camino de Oeste through the Specific Plan site will be constructed with this Project so as to now connect with Cortaro Farms Road. The final specifics and design parameters of this new segment will be determined by the Pima County Department of Transportation (PCDOT) at the time of future engineering.

That being the case, we nonetheless envision a three-lane cross-section with striped shoulders on both sides of the street; the latter will jointly serve as multi-use and bicycle lanes. A separate sidewalk or meandering pedestrian path will also be provided on both sides of this new roadway segment so as to provide multi-modal connectivity to Cortaro Farms Road, where public bike paths and

pedestrian sidewalks already exist. These new multi-modal features will further be physically tied to the Project's internal system of sidewalks and bike/pedestrian ways, thereby providing a new network of multi-modal connectivity that knits together the Cortaro Farms Road and Camino de Oeste corridors. This network not only benefits this Project's new residents, but also the thousands of homes and residents living south of the site.

In keeping with Pima County's objective of providing safe streets and access to nearby schools, all new streets within the Project will provide a system of concrete sidewalks that ensure safe walking routes for children to both Camino de Oeste and Cortaro Farms Road. A designated pedestrian crossing of the latter may also be warranted at some time in the future to serve Quail Run Elementary School; this issue is one to be determined via future discussions with the Pima County Department of Transportation (PCDOT) and the Marana Unified School District (MUSD).

A full preliminary Traffic Impact Analysis (TIA) is furnished with this Specific Plan so as to identify, up front, all pertinent traffic-related issues. All new vehicular traffic generated by the Project will be routed directly to Cortaro Farms Road and Camino de Oeste only. No traffic from this project will be directed into any adjacent neighborhood;

Chapter 4.2 – Water Resources Element

While Pima County is not a potable water provider, it does fulfill the role of analyzing known water supply and demand as it pertains to all newly proposed development to determine whether there is negative impact on the overall water supply.

Goal 3: Support efficient water demand management practices and strategies that protect both local and basin-wide water supplies.

Policy 9. *Conduct a Water Resource Impact Assessment on any rezoning that requires a site analysis, which shall include a Water Supply Impact Review, plus information provided by the applicant in a Preliminary Integrated Water Manage Plan (PIWMP).*

The proposed plan amendment site will be served by Tucson Water. It will be evaluated by PCRFCF staff for current and projected groundwater depth and other pertinent factors. Provisions for a Preliminary Integrated Water Management Plan (PIWMP) have been made in this Specific Plan; the PIWMP will detail the project's specific water conservation measures being employed by the Project and will be finalized at the time of future subdivision platting. These measures will include water-harvesting and run-off containment, grey-water systems, and specific site-planning and building construction measures.

Chapter 4.4 – Wastewater Treatment Element

The Wastewater Treatment Element addresses Pima County's responsibilities in designing, managing, and maintaining the public sanitary sewer system.

Goal 1: Efficiently manage and operate the County's wastewater system.

Policy 3. Encourage growth in areas with or in close proximity to existing infrastructure.

Policy 4. Utilize existing right-of-way for the placement and realignment of public sewer systems.

Policy 5. Continue to support development of regional economic opportunities and new development through well-planned, infill sewer system capacity expansions.

With respect to sewer line infrastructure, the Project will connect to existing wastewater conveyance infrastructure already in place. Extensions of the public system into and throughout the subject property will be funded exclusively on a private basis and meet all applicable design, access, and construction parameters of the Pima County Regional Wastewater Reclamation Department.

Chapter 4.8 – Trails Element

The Trails Element addresses implementation of the Pima Regional Trail System Master Plan, which is the County's blueprint of a high-quality, interconnected, multi-modal regional trail system in Eastern Pima County. The following policies apply:

Goal 1: Continue to support the development of a high-quality, integrated and multi-use trail system countywide trail system.

Policy 4. Continue to require dedication of trails identified in the Pima Regional Trail System Master Plan as a condition of all rezoning approvals.

Policy 10. Continue to ensure that Residential Recreation Areas comply with the following: a) available for the use and enjoyment of subdivision residents; b) protect and enhance community health and quality of life; and c) meet minimum standards for safety and efficacy.

This Specific Plan details the Regional Trail System Trail Master Plan as it applies to the Property. Any special easements or points of connectivity necessary to implement the Master Plan will be furnished accordingly at the time of future subdivision platting.

On-site recreation will be addressed through neighborhood private recreation areas (mini-parks), together with limited walking trails that supplement residential sidewalks. Supplemental in-lieu fees, if applicable, will also be paid by the developer towards public park improvements throughout the region as mandated by ordinance.

Chapter 4.9 – Flood Control and Drainage Element

The Flood Control and Drainage Element articulates County responsibilities, through the Pima County Regional Flood Control District (RFCD), for overall floodplain management, administration of all requirements pertaining to the National Flood Insurance Program, and to review and regulate all proposed private development for conformance with Floodplain Ordinance requirements.

Goal 1: Minimize flood and erosion damages for all County residents, property and infrastructure.

Policy 1. Continue to monitor, control and manage natural resources to minimize flood and erosion damages by implementing the Floodplain Management Ordinance and addressing the impact of new development on flooding, erosion and riparian habitat.

Policy 3. Preserve washes with a base flood peak discharge equal to or greater than 100 cfs in their natural condition.

Goal 2: Manage stormwater to protect lives and property, to reduce flood risk and to assure no adverse impact to adjacent or downstream properties.

Policy 1. Require new development to comply with all applicable requirements of the Floodplain Management Ordinance addressing the impact of development on flooding, erosion and riparian habitat.

Policy 2. Require all new development to comply with all applicable provisions establishing minimum standards for site grading, drainage and design.

All surface drainage and hydrologic design will proceed in full conformance and coordination with the Pima County Regional Flood Control District (PCRFC), both during the Specific Plan (rezoning) process and during future residential subdivision platting. All vehicular drainage crossings and any pedestrian trails will proceed in close coordination with RFCD staff and with the Pima County Office of Sustainability and Conservation. All such resources will be treated in accordance with adopted preservation policies found in the CLS and in those related ordinances enforced by the District.

Chapter 4.10 – Infrastructure Concurrency Element

This Element describes the on-going administration of the Pima County Concurrency Management System so as to ensure that public infrastructure improvements are keeping pace with new development and to ensure that new development makes its fair-share contribution to needed infrastructure improvements.

Goal 1: Update and expand the existing Concurrency Management System which guides development to areas with in-place or planned infrastructure.

Policy 2. *Ensure that the Concurrency Management System review for all rezonings and specific plans includes an evaluation of: a) wastewater treatment capacity; b) flood control infrastructure and drainage capacity; c) potable water supply infrastructure and capacity; d) transportation infrastructure and capacity; e) parks and recreation, f) school capacity impacts; and g) cost of development.*

Policy 3. *Require that needed infrastructure improvements be provided concurrently with development.*

Existing or planned public infrastructure necessary to serve the Specific Plan is already in place, with the exception of Camino de Oeste, which presently dead-ends at the south boundary of the Property. This street is a designated Collector on the Pima County Major Streets and Routes Plan (MSRP). Concurrency requirements will require that this last segment of Camino de Oeste be constructed in conjunction this Specific Plan. The developer will satisfy this obligation by providing for the actual construction of this remaining roadway segment, or by providing a fair-share financial contribution as determined by the Department of Transportation (PCDOT).

b. Implementation of Growing Smarter Act

The proposed Specific Plan also helps implement multiple principles embodied in the original Arizona Growing Smarter Act that was first signed into law by the Arizona State Legislature in 1998. The Act mandated that all Arizona communities and counties formulate and adopt their own comprehensive plan to ensure more intelligent, coordinated growth going forward. To guide such efforts on a national basis, a set of Smart Growth Principles has been formulated by the Smart Growth Network (SGN). These are individually discussed below:

Foster a Mix of Land Uses

Given the emerging urbanization already generally ongoing in the area, considering the four-lane arterial nature of Cortaro Farms Road, and taking into account the Property's immediate context of existing single-family neighborhoods, the site is best developed primarily as a similar single-family residential subdivision that fits with its immediate neighbors. That being said, however, neighborhood-level commercial/retail is not only an appropriate

component, but a needed one to provide convenient goods and/or services to the immediate population. The “mix of land uses” objective is thereby served, especially when considering the existing elementary school immediately across the street, the nearby public preserves that extend from Cortaro Farms Road all the way northward to the Audubon Society and Arthur Pack Park, and the major activity center that exists no more than a mile west at the interchange of Cortaro Farms Road and Interstate 10.

Take Advantage of Compact Building Design

The Project will locate its proposed single-family residential units in a compact spatial arrangement that affords the opportunity for efficient on-site infrastructure while, at the same time, establishing an important open space corridor element that is valuable from a preservation, wildlife and amenity perspective. Towards this end, the existing unnamed drainage corridor and associated floodplain that traverses the western portion of the Site will be set-aside as a preserved natural area. The clustering of development shall occur uses in the upland areas of the Property.

Create a Range of Housing Opportunities and Choices

The single-family residential portion of this Specific Plan will afford a variety of housing styles, floorplans and neighborhood feel. In addition, the Plan allows for secondary residential uses such as luxury rental homes. This structure furthers the objective of providing housing options that serve different sectors of the market and which provide the resident with different lifestyle experiences.

Foster Distinctive, Attractive Communities with a Strong Sense of Place

A Specific Plan is the best vehicle for implementing this objective, in that it mandates a clear framework of integrated design guidelines and development standards across the entire Project. This framework results in a consistent level of overall aesthetic quality and attractiveness, as well as a uniform and distinctive image that gives the Project its own unique identity while still integrating easily into the established context of homes.

Multi-Modal Transportation Opportunities

Further expansion of residential development throughout the Cortaro Farms Road transportation corridor will clearly contribute to our community’s larger regional opportunities for multi-modal transportation. The corridor extends from Interstate 10 eastward to Oracle Road, along its path intersecting with several major north-south corridors, including Thornydale Road, La Cholla Boulevard, and La Canada Drive. The continued growth in population within this corridor builds growing demand for enhanced transit and multi-modal offerings in the future.

Rational Infrastructure Expansion and Improvements

Intelligent and efficient growth demands the intelligent and efficient use of established, existing public infrastructure rather than the continued outward expansion of it. The proposed Specific Plan will be served wholly by the site-convenient public utility infrastructure already adjoining the property. The developer will also make their fair share contribution, in the form of construction and/or financial commitments, to provide for the completion of Camino de Oeste, through the Project acreage, to its planned new intersection with Cortaro Farms Road.

Conservation/Preservation of Natural Resources and Open Space

As discussed earlier, the entire Specific Plan falls within the Multiple Use Management Area (MUMA) classification of the Conservation Lands System (CLS) and is also subject to its Special-Species Management Area (SSMA) overlay, thereby increasing the CLS's established conservation and mitigation goals. The site's diagonal drainage corridor will be preserved as a natural open space amenity; this will represent a significant on-site contribution towards full CLS compliance. Suitable off-site habitat, acceptable to the Pima County Office of Sustainability & Conservation, will also be provided to fully meet the CLS's mitigation thresholds.

I.C.2 Existing & Proposed Pima Prospers Designations

The current comprehensive plan designation for the majority of the subject Property is Low Intensity Urban (LIU) 0.3. The easternmost seventeen (17) acres of the site is designated as Medium Intensity Urban (MIU), which is the result of an approved amendment to the comprehensive plan under Case No. Co7-08-08. The applicant's original request in that case was for Multi-Functional Corridor (MFC), which was in line with their intentions to pursue commercial and other non-residential uses. That request was ultimately modified to MIU when the applicant agreed to scale back their plans and instead proceed with an assisted living facility.

Rezoning Policy RP-120 was adopted in conjunction with the above MIU approval on the eastern 17 acres, that made it subject to the following:

1. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a service provider other than Tucson Water, the applicant will provide document as to why Tucson Water is unable to provide service.
2. Compliance with the Conservation Lands System (CLS) will be achieved to the greatest extent possible. On-site mitigation may occur anywhere on the site and will include open space on the north, east, and south portions of the property, with a minimum width of 125' of open space on the east and the south.
3. Future rezoning will be restricted to TR (Transitional Zone).

The above policies affect only to the eastern 17 acres of the overall Specific Plan property. Yet, for all intents and purposes, the bulk of their purpose will be realized over the entire fifty-seven (57) acres of this development:

- Tucson Water will service the entire SP site; same is described further in Sec. II-F.2 of this document,
- The Specific Plan will fully comply with the Conservation Lands System through a combination of on-site natural area set-asides and off-site mitigation lands.
- The 125' setback will not be maintained with the proposed Specific Plan. This setback dimension was promulgated under an originally proposed non-residential use. This Specific Plan proposes residential uses on these same lands, together with sufficient setbacks and buffering of the adjacent/existing residential neighborhoods.
- The new zoning designation for the entire Specific Plan property will be SP, not TR. The eastern 17 acres was originally targeted for non-residential uses. The TR zone restriction was therefore applied so as to limit these non-residential uses to only those lesser intensive ones permitted under the TR zoning category. The proposed Specific Plan intends uses that are less intensive than those permitted in TR.

The requested comprehensive plan designation for this Specific Plan property is Planned Development Community (PDC), which is a category reserved exclusively for masterplanned projects promulgated under Section 18.90 of the Zoning Code.

I.C.3 Applicable Overlay Zones & Special-Area Policies

At the time of this submittal, no Special-Area policies apply, or are proposed or anticipated, in conjunction with this Specific Plan. On-going discussions with staff and stakeholders will occur throughout the rezoning process, which may result in such Policies being promulgated and refined as circumstances warrant.

I.D Community Issues & Benefits

This Specific Plan will result in significant community benefits to the immediate area, the Cortaro Farms Road Corridor, and the region at large.

I.D.1 Benefits to the Community

This Specific Plan facilitates the following direct benefits to the community:

- It embodies responsible infill development within an already-urbanized context that will integrate, both functionally and aesthetically, with the established complement of residential neighborhoods in the area.
- It ensures a quality of development, consistent aesthetic, and uniform imaging for the entire Project that can only serve to enhance the overall appearance of the area and the property values of its entire surroundings.

- It brings the existing underlying property owners under this single, consistent framework, thereby avoiding the prospect of uncoordinated, disparate development that might otherwise occur if each proceeded independently.
- It will be served almost entirely off of existing public infrastructure already in place. The only infrastructure “expansion” involved is the sorely needed extension of Camino de Oeste through the Property to its intersection with Cortaro Farms Road. This last segment has been identified on the adopted Major Streets and Routes Plan (MSRP) for decades and will be constructed by the developer in conjunction with this Project.
- Completion of Camino de Oeste as described above opens up direct access to Cortaro Farms Road for the thousands of homes that exist to the south but which had to, heretofore, use circuitous routes to travel northward. Overall access and circulation will be greatly enhanced for all concerned.
- The same circulation benefits accrue to the Marana Unified School District, in that its bus routing will now be far more efficient, and to all of the hundreds of existing families with children attending Quail Canyon Elementary school north of the Site.
- It provides for a comprehensive preservation approach towards implementing the Conservation Lands System. In doing so, it ensures wildlife connectivity of the upstream wildlife culvert crossing beneath Cortaro Farms Road and the downstream preservation lands owned by Pima County.

I.D.2 Public Participation & Neighborhood Outreach Program

So as to ensure substantive input and feedback during the rezoning legislative process, this Specific Plan has proceeded with on-going discussions and interactions with affected parties, homeowner associations (HOA's), and other important stakeholders such as the Coalition for Sonoran Desert Protection. Issues that have arisen during these interactions were addressed in good faith between the parties and reflected as appropriate within the final Specific Plan document.

At the onset of the project, and prior to the project's general neighborhood meeting, the applicant proactively reached out to the leadership of each of the affected adjacent HOA's, offering to meet with them at their request to discuss whatever issue of concern or import they might possess. Only one HOA engaged the invitation, this being the Willow Vista HOA to the adjacent west.

As a result of on-site meetings and discussions with the Willow Vista HOA, their particular issues of concern were identified and addressed; these discussions have been memorialized in a letter of understanding that can be found in Appendix F of this Specific Plan. Affected sections of this Specific Plan have been edited to cite and incorporate the understandings found in the aforementioned letter.