

## **Section II : Specific Plan Land-Use Proposal**

## II.A Proposed Specific Plan Overview

This Property will be planned and developed under a comprehensive, unified vision through the joint efforts of the underlying separate property owners. It represents a definitive infill project, in that it is located within an already urbanized transportation corridor, is adjoined by existing residential development on nearly all sides, and is readily served by existing transportation and utility infrastructure.

The Project is primarily a residential community of similar type and character to those already abutting it, together with a small commercial site for neighborhood-appropriate retail goods and services. Potential secondary uses within the Specific Plan include garden or medical offices (within the commercial site) and luxury rental homes. This document will ensure these various uses are designed and developed in a coordinated fashion which not only accommodates their respective individual needs, but which also integrates and leverages them such that they complement and enhance one another, and assimilates them into the surrounding development matrix with appropriate buffering of existing development. In doing so, it will implement a consistent aesthetic theme and project identity so as to foster a clear sense of place and promote a focused, holistic community image.

The Project will protect and set-aside the large natural floodplain corridor that traverses the property for post-development drainage, for wildlife connectivity through the site, and as an important community open-space amenity. Each residential block will be anchored by its own neighborhood park, providing a distinct node for both active and passive recreational activities and special events, all toward the enhancement of the community's overall social fabric. Pedestrian connectivity will be implemented between these nodes and recreational features.

Exhibit II.1 illustrates the overall schematic concept for the project, as well as the specific Planning Areas (PA's) that collectively define this Specific Plan to accommodate its above major uses. Table II.1 provides a breakdown of the various PA's, their primary/secondary uses, and their associated acreages and density ranges. Appendix "A" includes two site plan concepts that depict potential build-out scenarios for the Project. Please note that these are provided for illustrative purposes only, since the exact specifics as to lot product, final commercial/retail tenants, etc. cannot be determined with certainty until the time of future market forces and subdivision platting. Also, as a result of stakeholder discussions, we have expanded the amount of a natural area that will be preserved and set-aside. These expanded natural areas encroach upon areas originally anticipated for lot development. As such, the illustrative concepts presented in Appendix "A" have been annotated accordingly and will ultimately yield less residential units than original anticipated.

Changing market conditions and buyer preferences over time will also surely result in minor refinements to the ultimate build-out program. Such market forces speak to the need for flexibility and support the various *Living Community* principles described in Section I.B.5.a of this document. It also amplifies the appropriateness of using a Specific Plan to guide the development of this particular Property.

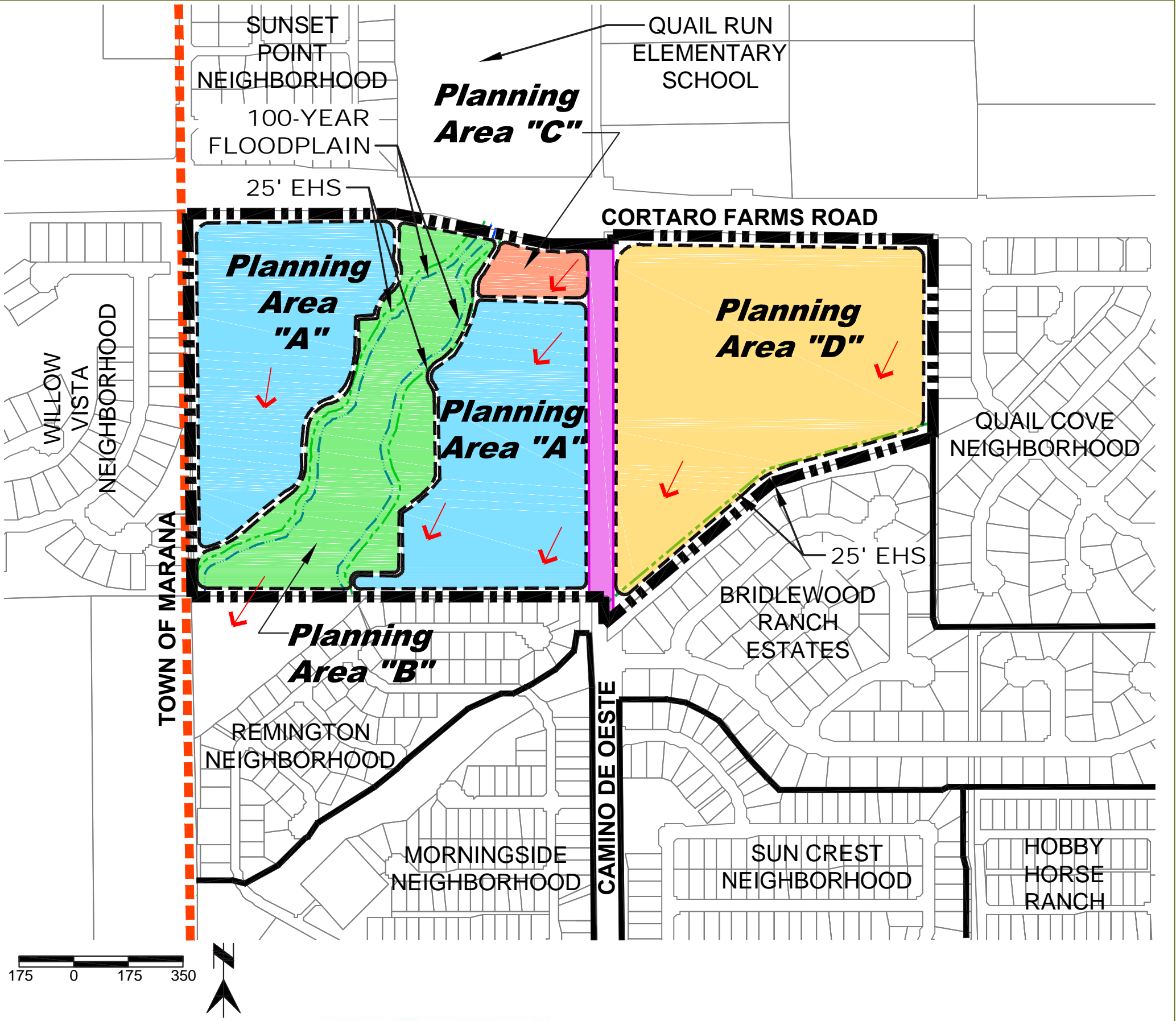
## II.A.1 Major Land Uses and Facilities

The residential areas within the Specific Plan will provide for a variety of market-rate choices, including traditional single-family detached units, single-family attached units, and luxury-home rental options. Densities and price points will vary, as will the size and character of the residences offered. The Plan will provide built-in flexibility within each particular residential Planning Area so that the developer can respond to changing market conditions in a timely manner, while still preserving the original intent and guiding vision of the Project. Within all areas of residential land uses, neighborhood mini-parks and functional open spaces will be suitably integrated. The specific development standards and regulations for the various residential options are detailed in Sections II.B.2.a below.

This Specific Plan provides for a carefully prescribed commercial/non-residential site at the Project's major intersection of Cortaro Farms Road with Camino de Oeste. The particular non-residential uses allowed have been limited to a small set that will complement the proposed residential development and provide its residents with the types of localized goods and services that would be needed and patronized by them, as well as by their existing neighbors, on a regular basis. The specific development standards and regulations for this commercial/non-residential site are detailed in Section II.B.2.b below.

Both natural and functional open space are provided throughout the Specific Plan. Functional open spaces occur in the form of active and passive use areas, pedestrian circulation routes, and areas which have been contoured and landscaped to accommodate routine project engineering needs. These areas include residential common areas, neighborhood mini-parks, pedestrian circulation routes, landscape buffers, nature trails or walking paths, and areas which have been landscaped after necessary project grading.

Natural open space is that which is formally delineated and set aside so as to preserve the Site's natural floodplain corridor, its associated wildlife movement, and to implement the Conservation Lands System (CLS). As these areas will be preserved in place, they shall not contribute to the developable acreage of the residential components nor be included in any density-related calculations. The specific development standards and regulations for natural and functional open space areas are detailed in Section II.B.2.c below.



## LEGEND

- Boundary of Subject Specific Plan
- Planning Area Boundaries
- 80' Right-of-Way Dedication by this project for extension of Camino de Oeste
- Town of Marana Boundary
- Planning Area "A": Primary Use is Residential (Single-Family, Detached Homes)
- Planning Area "B": Primary Use is Natural Open Space
- Planning Area "C": Primary Use is Neighborhood-Level Commercial / Retail Goods & Services
- Planning Area "D": Primary Use is Residential (Single-Family Detached Homes or Luxury Rental Homes)
- Existing Regulatory Floodplain
- 25' Erosion Hazard Setback (EHS)
- Predominant direction of post-development surface flows

## DRAINAGE-RELATED NOTES

- No encroachment of the existing regulatory floodplain or associated 25' erosion hazard setbacks (EHS's) within Planning Area "B" is planned.
- The erosion hazard setback along the southern boundary of Planning Area "D" will be addressed by constructing a rock rip-rapped north channel bank so as to mirror the existing south bank that is already in-place (within Pima County property) along the Bridlewood Ranch Estates subdivision. This construction will create a finished channel along this boundary. A *Facility Impact Permit* will be required for this work.

**Table II.1 Land Use Breakdown by Planning Area**

<b>Planning Area</b>	<b>Primary Land Use</b>	<b>Secondary Land Uses</b>	<b>Gross Acreage *</b>	<b>Net Density Range (Du/Ac)</b>
A	Single-Family Detached Residential	Attached Single-Family Residential	23.7	3.5 - 8.0
B	Natural Open Space	At-Grade Utility Crossing; Functional Open Space	10.3	NA
C	Neighborhood-Level Commercial Goods and Services	Garden Offices (Medical and General)	1.3	NA
D	Single-Family Detached Residential	Multi-Family (Rental Homes)	20.0	3.5 – 12.0

\* Acreages provided are based upon best available data; minor refinements to these areas may occur when finalized at the time of future subdivision platting

## **II.A.2 Compatibility with Adjoining Land Uses**

The proposed Specific Plan is quintessential infill development, in that it will wholly “fill in” a very large portion of contiguous vacant land on the south side of Cortaro Farms Road that is already surrounded by long-standing single-family residential subdivisions. In this respect, the primary single-family component that typifies the majority of the Plan property is already inherently compatible with its established surroundings. Appropriate perimeter setbacks and buffering have been incorporated to considerately and respectfully insert the proposed Project into this established residential matrix. Furthermore, due to visibility and view concerns heard repeatedly at our general neighborhood meeting, a one-story limitation has been voluntarily imposed on the first tier of new residential lots abutting each of the adjacent neighborhoods (see Section II.B.2.a.2 for the specific restriction).

The proposed Plan will not only complement the area’s existing residential mix, but also provide a new, neighborhood-level commercial component that will bring appropriately scaled and convenient goods and services to all residents in the area. The Project brings the ancillary benefit of improved transportation connectivity with Cortaro Farms Road for the thousands of existing homes located south of the Site. This is achieved through the Project’s construction of the final segment of Camino de Oeste needed to reach this major east-west arterial corridor. This Camino de Oeste extension further provides a new direct route to Quail Run Elementary School (located on the north side of Cortaro Farms Road) for the many families living to the south and eliminates their current circuitous routes to the School. The Marana Unified School District (MUSD) also anticipates benefits in more efficient bus routing to serve these same families.

To even further enhance this new School connectivity, the Project’s s interior subdivision streets will implement appropriate safe-street principles so as to ensure safe and efficient walking and bicycling routes from its homes to Cortaro Farms Road and to the new Camino de Oeste extension, the latter of which will feature paved shoulders for bicycling and a new pedestrian path on both sides of the roadway.



All in all, this Specific Plan represents an innovative, creative, and integrated addition to the existing development framework already in place and will further enhance the quality and desirability of both the immediate area and of the larger Cortaro Farms Road corridor.

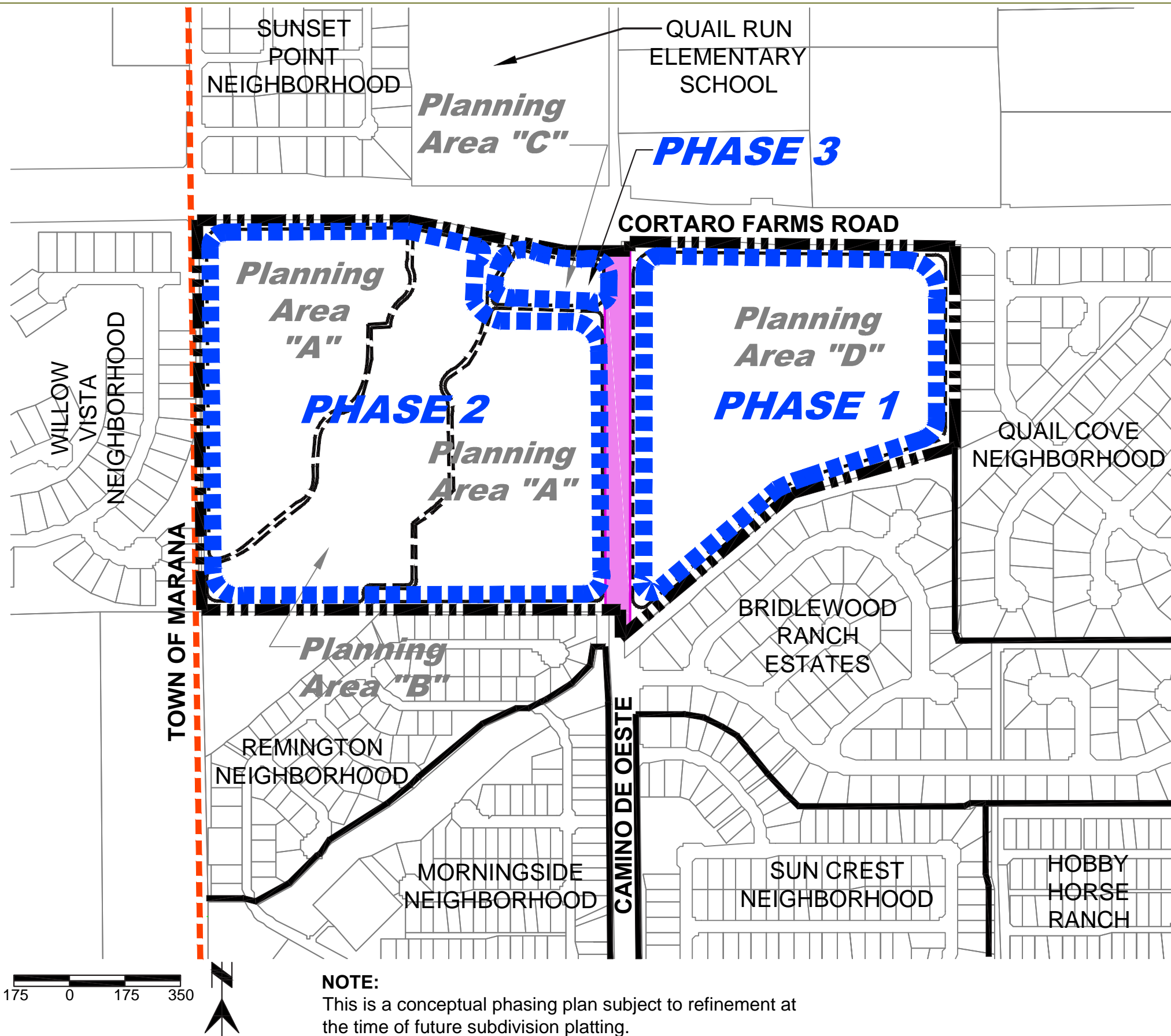
### **II.A.3 Anticipated Phasing**

Development phasing of the Specific Plan will generally proceed as follows:

- The Camino de Oeste public street extension (to its new intersection with Cortaro Farms Road) will be constructed as part of initial site improvements. We anticipate a three-lane cross-section, together with paved shoulders (multi-use/bike lanes) and a meandering pedestrian path along both sides of the street.
- Residential development will begin with Planning Area “D” and generally proceed from east to west across the Specific Plan, subject to market demand and absorption. This phasing program is largely driven by the current availability of Tucson Water service and the most logical incremental expansion of their service area.
- Planning Area “B” (the preserved natural floodplain and wildlife corridor) will be formally delineated and established in conjunction with the subdivision platting of Planning Area “A”, including the provision therein of any meandering nature trails. If trails are implemented, connectivity will be ensured between them and the new residential pedestrian paths, sidewalks, etc. provided within the adjacent Planning Area “A” residential neighborhoods.
- Planning Area “C” will be developed based upon market forces and interest by appropriate “best fit” neighborhood-level tenants that. It will likely not be occupied until some time after the populating of Planning Area “A” with sufficient residents.
- The anticipated total build-out timeframe for the residential Planning Areas is estimated at three (3) to five (5) years, depending upon market absorption.





### **II.A.4 Subdivision Block Platting & Public Right-of-Way Dedication**

A block plat will likely be filed for the entire Specific Plan area and will be based on the various Planning Areas illustrated on Exhibit II.1 (Specific Plan Masterplan). The block plat will also dedicate the aforementioned natural floodplain and wildlife corridor (Planning Area “B”) as a formal natural-area set-aside, as well as dedicate the public right-of-way for the Camino de Oeste extension to Cortaro Farms Road. This new portion of Camino de Oeste is shown as a Collector on the Pima County Major Streets and Routes Plan (MSRP), with an associated eighty foot (80’) right-of-way width. Lastly, the block plat may also incorporate the actual lotting, street layout, and common-area delineations for certain first-phase residential Planning Areas.



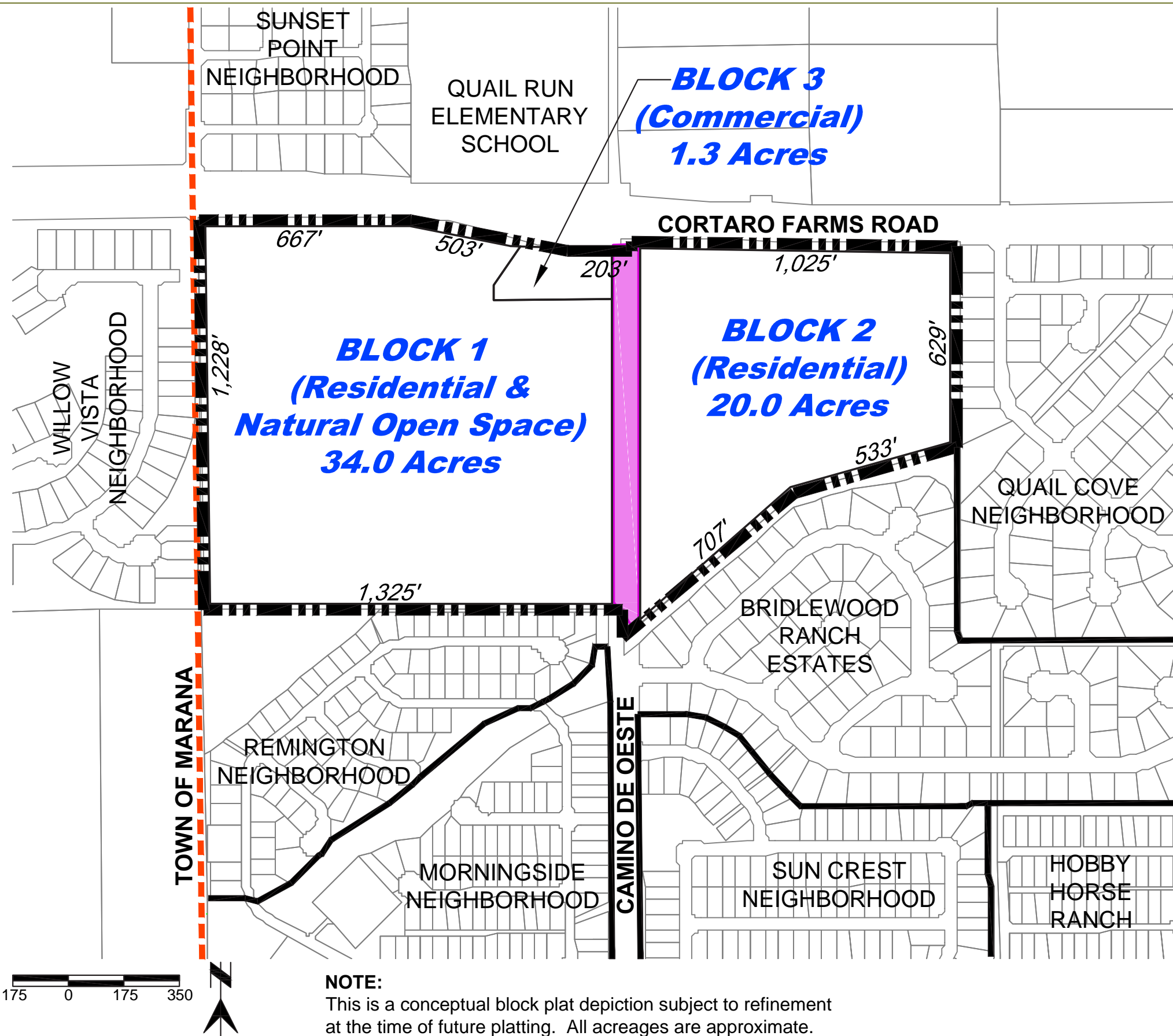
**NOTE:**  
This is a conceptual phasing plan subject to refinement at the time of future subdivision platting.

## LEGEND

-  Boundary of Subject Specific Plan
-  Phasing Boundaries
-  80' Right-of-Way Dedication by this project for extension of Camino de Oeste
-  Town of Marana Boundary

**NOTE:**

This Plan illustrates a general phasing program. Individual phases may be developed in their entirety or in sub-phases. Modifications to phasing are allowed at the time of final development.



## LEGEND



Boundary of Subject Specific Plan



80' Right-of-Way Dedication by this project for extension of Camino de Oeste

### NOTE:

The initial block plat may include blocks or portions thereof that are fully subdivided for residential development.



### **II.A.5 Maintenance Responsibilities**

Maintenance responsibilities within the Specific Plan will be apportioned as follows:

- The new segment of Camino de Oeste will be a dedicated public street. Maintenance of it will be the responsibility of Pima County after inspection and acceptance of the initial construction by the developer.
- Maintenance responsibilities for all new public streets located within residential Planning Areas “A” and “D” shall be that of Pima County after acceptance of the initial construction by developer.
- Maintenance responsibilities of all common areas, pedestrian paths, neighborhood mini-parks, nature trails, landscape borders/buffers, etc. within residential Planning Areas “A”, “B” and “D” shall be that of a designated private homeowners association (either a master HOA for the entire Specific Plan, or individual HOA’s for each neighborhood).
- Maintenance responsibility for all public utilities shall be that of the servicing utility company.
- Maintenance responsibility for any private utilities and/or irrigation improvements shall be that of the appropriate private homeowners association (HOA).
- Maintenance of all site improvements, parking areas, and landscape borders/buffers in Planning Area “C” shall be that of the developer.

### **II.A.6 Financial Assurances**

In conjunction with recordation of the Specific Plan’s Block Plat, the owner/developer shall submit a form of financial assurances for review and approval by Pima County to cover the completion of public improvements. The form of assurances submitted can be a performance bond, third-party trust, development agreement, or other suitable financial instrument that covers all applicable on-site and off-site improvements that may be necessary to serve the Specific Plan or to mitigate its impacts upon existing public infrastructure.

The owner/developer shall execute and record a separate disclaimer, in a form acceptable to Pima County, to waive any Proposition 207 rights to future claims and against the County vis-à-vis zoning conditions and amendments in conformance with A.R.S. Section 12-1134(I).

## **II.B. Land Use Regulations**

### **II.B.1 Establishment of Pima County Base Zonings for the Specific Plan**

The Specific Plan will be developed under a series of designated Base Zonings, dependent upon each particular Planning Area and its envisioned uses. The Base Zoning designation for each Planning Area is provided in the respective discussions below.

Refer to Exhibit II.1 (Framework Plan) for the location and configuration of each referenced Planning Area. Table II.1 has also been provided to summarize the major and secondary land uses of Planning Areas A through D discussed below.

a. Planning Area “A”

Planning Area A’s primary use is single-family detached residential homes under a range of lot sizes. Residential uses developed within Planning Area A shall follow the standards as outlined in Section II.B.2.a (Single-Family Residential Uses) of this Specific Plan. The Pima County Base Zoning designation for Planning Area A is CR-5 (Residential).

b. Planning Area “B”

Planning Area B’s primary use is natural open space. This preserved corridor provides for effective wildlife movement through the project, in that it constitutes an unimpeded linkage between the existing wildlife culvert crossing (beneath Cortaro Farms Road) and the Pima County-owned preserve to the immediate southwest of this Specific Plan. Meandering nature trails may be allowed to the extent that wildlife movement is not negatively affected. Uses within Planning Area B shall accord with the standards outlined in Section II.B.2.c (Natural and Functional Open Space) of this Specific Plan document. There shall be no designated Base Zoning for Planning Area B; only Section 18.07 (General Regulations & Exceptions) shall control beyond the particulars outlined in this Specific Plan.

c. Planning Area “C”

Planning Area C’s primary use is commercial/retail goods and services of a neighborhood-appropriate scale. Uses developed within Planning Area C shall accord with the standards as outlined in Section II.B.2.b (Neighborhood Commercial Goods & Services) of this Specific Plan document. The designated Base Zoning for Planning Area C is CB-1 (Business).

d. Planning Area “D”

Planning Area D’s primary use is single-family residential homes. Product offerings are similar to those of Planning Area A. The secondary use of luxury rental homes is also allowed. Planning Area “D” shall therefore accord with the standards as outlined in Section II.B.2.a for Single-Family Residential Uses or Multi-Family Residential Use, dependent upon the final selected land use. The designated Base Zoning for Planning Area D is TR (Transitional).

e. Camino De Oeste Roadway Dedication

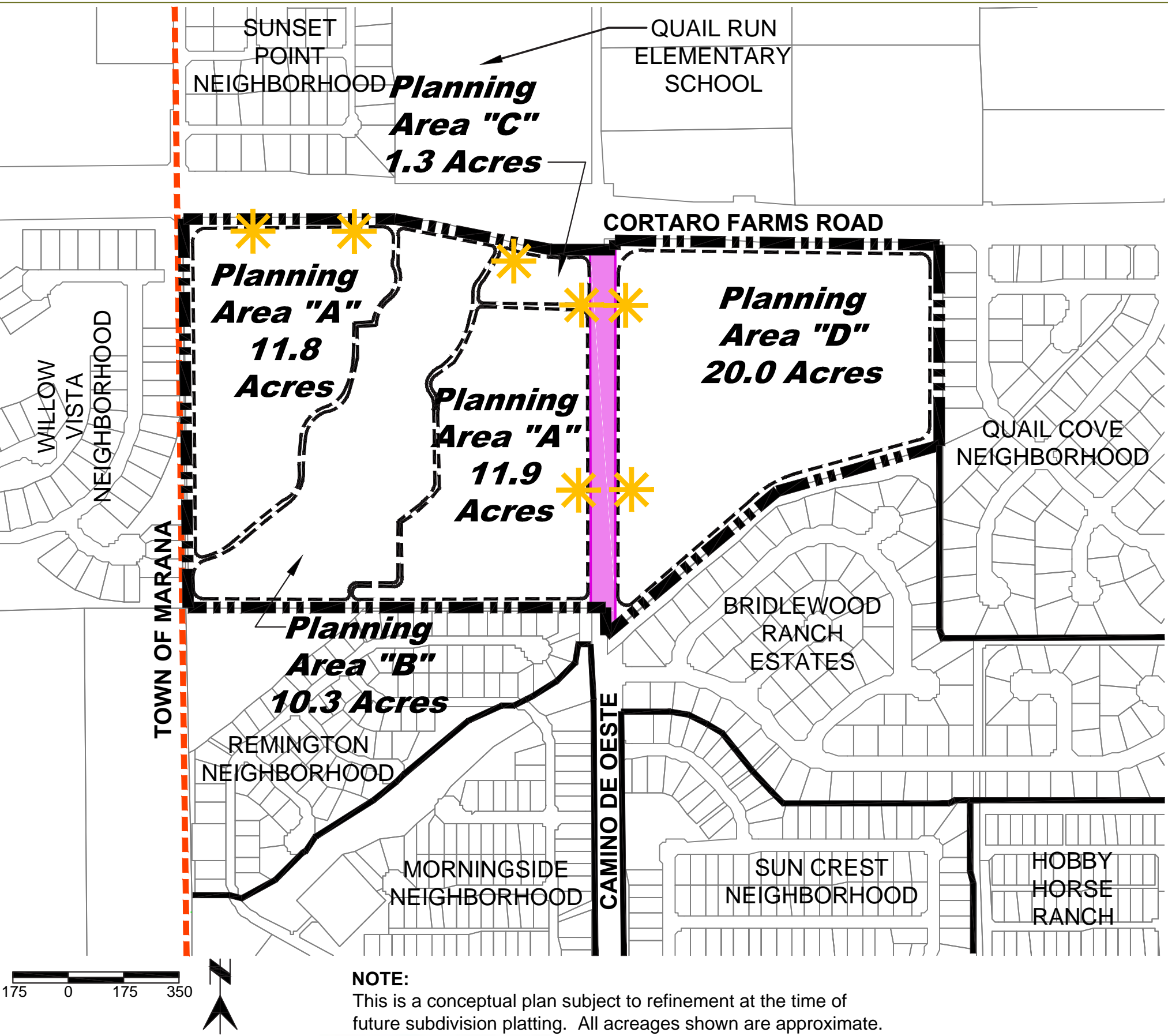
The eighty-foot (80’) Camino de Oeste eighty-foot right-of-way corridor that will be dedicated in conjunction with this Specific Plan falls outside of the above Planning Areas. It will be the property of Pima County and is not subject to any of the standards or regulations contained herein.

LEGEND

- Boundary of Subject Specific Plan
- Planning Area Boundaries
- 80' Right-of-Way Dedication by this project for extension of Camino de Oeste
- Town of Marana Boundary
- "A"** Planning Area "A": Primary Use is Residential (Single-Family, Detached Homes)
- "B"** Planning Area "B": Primary Use is Natural Open Space
- "C"** Planning Area "C": Primary Use is Neighborhood-Level Commercial / Retail Goods & Services
- "D"** Planning Area "D": Primary Use is Residential (Single-Family Detached Homes or Luxury Rental Homes)
- Access Points to Public Streets

TRANSPORTATION NOTE

All new project access points for driveways and public street intersections will comply with Section 5.1 and Table 5.1 of the 2016 Subdivision & Development Street Standards (SDSS). Compliance with this requirement will be verified at time of future subdivision platting and site development plan review.



**NOTE:**  
This is a conceptual plan subject to refinement at the time of future subdivision platting. All acreages shown are approximate.

Cortaro 57  
SPECIFIC PLAN

PLANNING AREA  
ACREAGES & ACCESS  
POINTS  
Exhibit II.4



## **II.B.2 Development Standards**

The following sections provide the particular developments standards for residential uses, non-residential uses, and natural/functional open space within this Specific Plan.

### **II.B.2.a. Residential Uses**

The intent of the residential areas within this Specific Plan (Areas “A” and “D”) is to allow for a variety of product types and densities in order to create a diverse mix of housing opportunities at different price points. The Plan provides the basic framework for the residential development of each Planning Area, while still providing flexibility to respond to future market conditions. Single-family housing variety across Planning Areas “A” and “D” may include traditional single-family detached homes, or single-family attached units on individual lots. These housing options will ensure a diversity in offerings and visual aesthetics, as well as accommodate varying age groups, income levels, and lifestyles. Multi-family residential is allowed within Planning Area “D”, specifically in the form of detached or attached rental homes in a clustered or auto-court arrangement. With the above in mind, the following regulations shall apply to planning areas or portions of planning areas that are developed for residential use.

#### **II.B.2.a.1. Applicable Planning Districts & Permitted Uses**

These development standards apply to Planning Areas “A” and “D”.

##### **II.B.2.a.1.a. Permitted & Accessory Uses**

Permitted uses within Planning Area “A” are those prescribed under Chapter 18.29 (CR-5 Zoning). The primary planned use is single-family detached or attached residences on individual lots. Related accessory uses within Planning Area “A” are guest houses, home occupations, neighborhood parks and recreation centers, farmers markets, and neighborhood special events.

Permitted uses within Planning Area “D” are those prescribed under Chapter 18.43 (TR Zoning). The primary planned use is single-family detached or attached residences on individual lots, as well as multi-family units in the form of detached or attached rental homes in a clustered or auto-court arrangement. Related accessory uses within Planning Area “D” are guest houses, home occupations, neighborhood parks and recreation centers, farmers markets, and neighborhood special events.

##### **II.B.2.a.1.b. Prohibited Uses**

Group-home care facilities and adult-care facilities will be expressly prohibited by private Covenants, Conditions & Restrictions (CC&R’s).

#### **II.B.2.a.2. Development Regulations & Densities**

Residential density minimums and maximums for Planning Areas “A” and “D” are presented in Table II.1 above.

Three (3) residential land use categories are outlined within this Specific Plan: 1) Single-Family Detached; 2) Single-Family Attached; and 3) Multi-Family Residential. These three (3) categories will be the foundation of the regulatory development standards for the residential land uses within the Project. Each residential land use category has its own development standards to allow for design flexibility within each category, while still maintaining minimum standards that are compatible and complementary throughout the overall Project.

(1) Single-Family Detached:

- a. Maximum Density: 8 RAC
- b. Minimum Lot Size: 4,000 sq. ft.
- c. Maximum Lot Coverage: 75%
- d. Maximum Building Height: 2 stories/30 feet  
**Note:** The first tier of new residential lots abutting the adjacent Willow Vista, Remington, Bridlewood Ranch Estates, and Quail Cove neighborhoods are limited to one-story residential structures only.
- e. Setbacks:
  - i. Front Yard:
    - (i) Main Structure: 5 feet
    - (ii) Front Entry Garage: 18 feet from back of sidewalk
    - (iii) Side Entry Garage: 10 feet
  - ii. Side Yard:
    - (i) 4 feet
    - (ii) Minimum distance between buildings: 10 feet
    - (iii) Side Yard Adjacent to Street: 5 feet
    - (iv) Accessory Structures: Per Building Codes Title 15
  - iii. Rear Yards:
    - (i) Main structure: 5 feet to primary structure
    - (ii) Accessory Structures: 0 feet

(2) Single-Family Attached (Includes Clustered or Auto-Court Products):

- a. Maximum Density: 10 RAC
- b. Minimum Lot Size: 1,500 sq. ft.
- c. Maximum Lot Coverage: 85%
- d. Maximum Building Height: 2 stories /30 feet
- e. Setbacks:
  - i. Front Yard:
    - (i) Main Structure: 5 feet
    - (ii) Front Entry Garage: 18 feet from back of sidewalk
  - ii. Side Yard:
    - (i) 0 feet
    - (ii) Minimum distance between buildings: 10 feet
    - (iii) Side Yard Adjacent to Street: 5 feet
    - (iv) Accessory Structures: Per Building Codes Title 15



iii. Rear Yards:

- (i) Main structure: 5 feet to primary structure
- (ii) Accessory Structures: 0 feet

(3) Multi-Family:

- a. Minimum Site Area: 1 acre
- b. Maximum Density: 12 RAC
- c. Minimum Lot Size: None
- d. Maximum Lot Coverage: None
- e. Maximum Building Height: 2 stories /34 feet
- f. Minimum Building Setback:
  - i. To Streets: 10 feet
  - ii. To Adjacent Residential Development: 40 feet
  - iii. To Adjacent Non-Residential Development: 10 feet
- g. Minimum Distance Between Buildings: 6 feet
- h. Minimum Functional Open Space: 10% of the site excluding parking areas and driveways

II.B.2.a.3. Diversity in Product Type

The Project will include a variety of housing products and architectural styles in keeping with the above standards so as to create a dynamic and distinctive community within the Cortaro Farms Road Corridor. This product mix creates a spectrum of housing options for both homebuyers and renters, while satisfying their varying interests, needs and income levels. Consistent with this approach, Planning Areas “A” and “D” are allowed to feature more than one potential residential use as identified for each in Section II.B.2.a and Table II.1.

II.B.2.a.4. Streetscape & Garage Treatments

The primary entrances into the Project will be taken only from Cortaro Farms Road and the new Camino de Oeste extension; no vehicular connectivity is proposed to or through any existing adjacent neighborhood. New public streets within each residential Planning Area will feature detached sidewalks on both sides. As these streets will be per Pima County Department of Transportation (PCDOT) standards, street trees for pedestrian shading shall be located outside of the designated rights-of-way.

To guard against garage dominance and in order to ensure visual interest of the residential streetscapes, a minimum twenty-five percent (25%) of all new subdivision lots will feature some form of alternative facade configuration, such as recessed front-door entries, staggered garage setbacks, private drive entry garages, or private courtyard projections beyond the garage face.

II.B.2.a.5. Guest House Provisions

One (1) detached guest house or interior private suite living quarters will be allowed on any single lot of 4,000 square feet or greater in area. If a detached guest house, it can feature its own kitchen and bathroom, shall conform with the adopted guest-house definition per Code Chapter 18.03.020, and shall accord with the development standards for accessory structures provided above in Section II.B.2.a.2. If a private interior suite is provided within the main residence, it can again feature its own kitchen and bathroom, a separate entrance, and may

also be located above a garage with a combined height not to exceed 28'. While separate kitchens are allowed per the above, separate utility meters will not be permitted for the guest house/private suite and the main residence.

#### II.B.2.a.6. Lighting

All outdoor lighting shall comply with the Pima County Outdoor Lighting Code (OLC). Street lighting is not required for any new public or private streets, including the Camino de Oeste extension and local neighborhood streets. Lighting may be integrated at the discretion of the Developer, subject to OLC compliance. In addition, lighting is allowed within the Specific Plan to illuminate common areas, residential lots, multi-family sites, and landscape accent lighting in accordance with the OLC.

#### II.B.2.a.7. Parking Provisions (On-Street/Off-Street)

Residential Planning Areas and portions thereof within this Specific Plan will comply with the standard off-street parking requirements as prescribed in Chapter 18.75 (Off-Street Parking & Loading) of the Zoning Code.

#### II.B.2.a.8. Trash Collection and Recycling

The specific method of solid waste (trash) and recycling collection will depend on the specific type of residential development and the particular housing units built. Individual curb-side service will be provided in the neighborhood rights-of-way or in alleyways (if provided). If curb-side pick-up is not possible due to truck maneuvering constraints, a common area for collection will be provided. Further collection particulars are as follows:

- (1) Residential Single-Family Detached/Attached: standard curb-side Automatic Plastic Containers (APC) rollaways will be utilized; APC's will be stored within the garage or behind a side or rear yard screen wall or fence.
- (2) Residential Multi-Family: standard curb-side service for APC's will be allowed; APC storage will be within garages or within centralized trash containers in screened enclosures. At the developer's discretion, shared trash and recycle dumpsters within screened enclosures may be provided for resident use.
- (3) In the event that the spatial or pull-through or turnaround requirements for APC's cannot be met due to maneuvering constraints, then centralized trash container(s) within screened enclosures will be provided. Where provided, such centralized trash containers will be located no more than 300' from any residence. Centralized trash enclosures shall be screened on three sides by a solid wall and an opaque, decorative gate on the access side. Centralized trash enclosure walls shall have a minimum height of 8'.

#### II.B.2.a.9. Pedestrian/Bike Circulation and Connectivity

The pedestrian circulation network for residential land uses is comprised of new public sidewalks, pedestrian paths and trails, and bike-friendly neighborhood streets. These circulation elements will accommodate both pedestrians and bicyclists and will connect to the public sidewalks and multi-use lanes on the adjacent public arterials (Cortaro Farms Road, the new Camino de Oeste extension). As such, they promote safe-street principles.

Pedestrian paths may be constructed of concrete, stabilized decomposed granite, pervious concrete, permeable pavers, concrete pavers, reclaimed asphalt or other materials which meet the intent of this Section. Pedestrian elements that occur within residential areas shall further consider the following design principles to enhance connectivity:

- Pedestrian connections will be provided from neighborhoods to nearby commercial/retail parking areas (i.e. Planning Area “C”) via striped pedestrian crosswalks.
- Connections will be made to the commercial/retail parking lots from the closest public sidewalk adjacent to the Planning Area “C”.
- When a designated residential pedestrian route crosses a street or commercial driveway, the route will be clearly visible to pedestrians and motorists through the use of: 1) a change in paving material, paving height or paving color; 2) a painted crosswalk; or 3) signage.

#### II.B.2.a.10. Signage

Pima County Sign Standards (Chapter 18.79 of the Zoning Code) will apply to the entire Specific Plan. However, the following modifications to same are made:

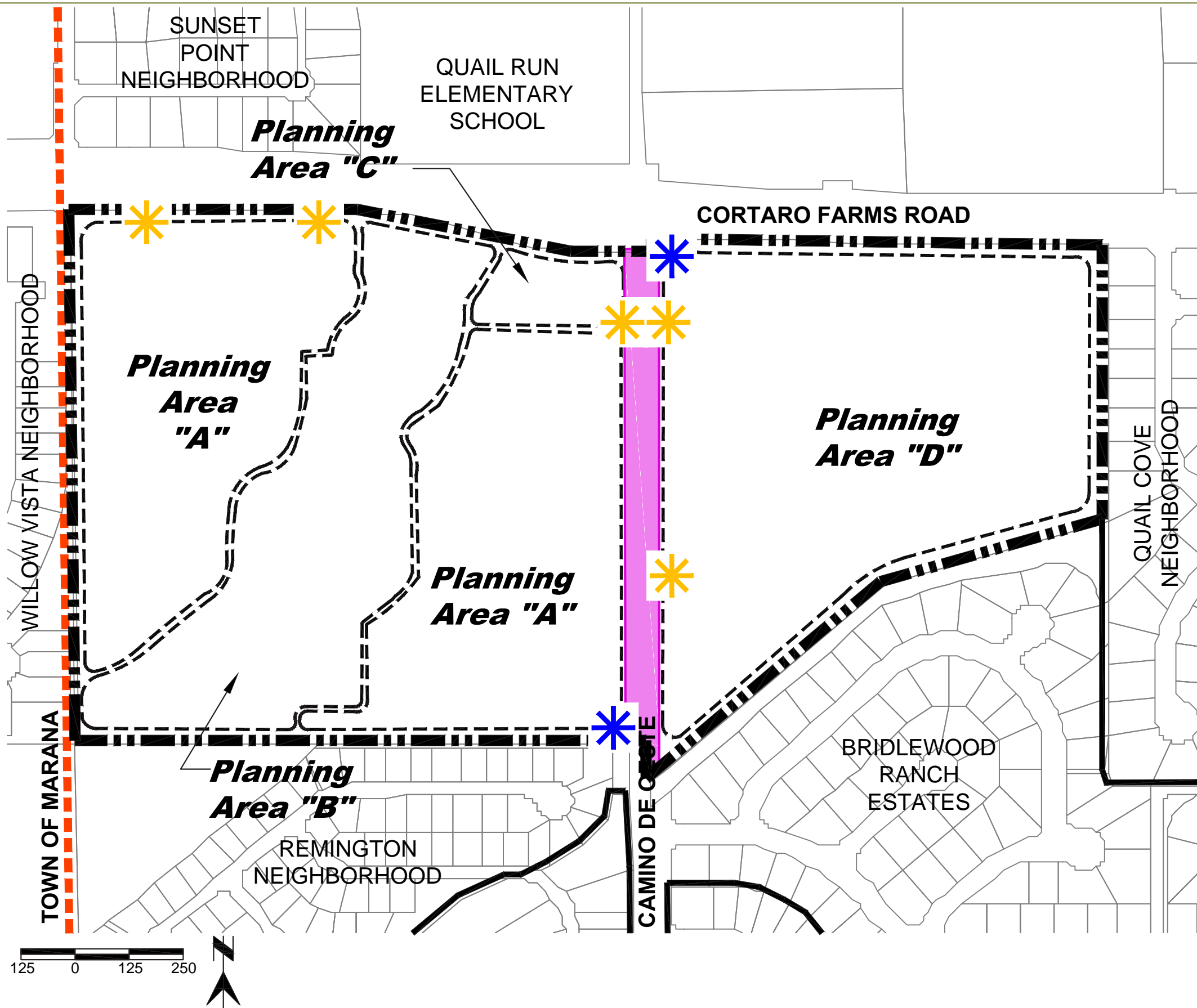
##### (1) Subdivision Entry Monuments

Entry monumentation is an essential design element for the project. Uniform design of monuments shall provide visual continuity throughout all phases of residential development and establish a distinct identity, image and sense of place for the community. In addition to informing and directing residents, all entry monuments shall be designed to be generally consistent with the materials, color, size and scale of adjacent community elements.


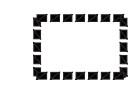




- (1) Primary and secondary subdivision or multi-family entry monuments shall be provided at the locations shown on Exhibits II.5.a and as conceptually illustrated on Exhibit II.5.b. These monuments shall meet the subdivision-entry standards of Code Section 18.79.080.F, but shall not be limited to the total of two (2) prescribed therein. The total number allowed shall be one (1) per each of the primary or secondary locations shown on Exhibit II.5.a. Forms, colors, materials and textures used in both primary and secondary entry monuments shall complement the overall character and aesthetics of the Project.
- (2) A series of wayfinding signs shall be implemented, at the developer’s discretion, throughout the Project to assist directing pedestrian traffic to shared community elements such as neighborhood parks, nature trails, walking paths.

##### (2) Materials / Color Scheme

Consistency will be maintained between building style and signage design. Color schemes and graphic schemes for signage should clearly relate to the established color and material palette of community structures so as to achieve an overall consistent sense of identity and aesthetics.



## LEGEND

-  Boundary of Subject Specific Plan
-  Planning Area Boundaries
-  80' Right-of-Way Dedication by this project for extension of Camino de Oeste
-  Town of Marana Boundary
-  Primary Entry Monuments
-  Secondary Entry Monuments

NOTE:

See Exhibit II.5.B for Monument Concepts



## Examples of Primary Monuments

1. Utilize a variety of textures and finishes that are consistent throughout the monumentation
2. Include the name of the development
3. Are a stand alone feature
4. Include landscape to enhance the monumentation



## Examples of Secondary Monuments

- Utilize the same texture and finish palette as the Primary Monuments
- May or may not include the name of the development
- May consist of an enhanced wall treatment on a subdivision wall or be a stand alone feature
- Include landscape to enhance the monumentation

MONUMENT CONCEPTS  
Exhibit II.5.B



## II.B.2.a.11. Landscape Requirements and Perimeter Buffering

The following landscape elements, principles and particulars govern residential areas.

### II.B.2.a.11.a. Landscape Concept & Plant Palette

This Specific Plan establishes base performance criteria for the project to address requirements established by Chapter 18.73 (Landscaping, Buffering and Screening Standards) of the Zoning Code. The Project is intended to meet or exceed these base performance criteria, with certain modifications of Code requirements applying where existing site conditions and specialized design criteria necessitate such design flexibility.

The Project will implement a regionally adapted and native plant palette through the entire Specific Plan that will feature varying textures, colors and forms of plant material so as to create an inviting environment for residents and visitors. The landscape design will reinforce vehicular and pedestrian circulation routes throughout the Property by highlighting primary circulation routes and key entry points to all Project facilities and amenities.

Trees will be placed strategically along new subdivision streets (but outside of the right-of-way per PCDOT preferences) so as to provide shade for pedestrians, while still allowing visibility for way-finding and signage to all subdivision facilities and path/trail amenities. In graded and revegetated areas, a mix of desert shrubs and wildflowers will be used along with nursery stock to minimize erosion and enhance the ground-story. These areas will be maintained as a naturalistic environment. Surface drainage and stormflows will be captured within landscape areas for passive water-harvesting whenever practical.

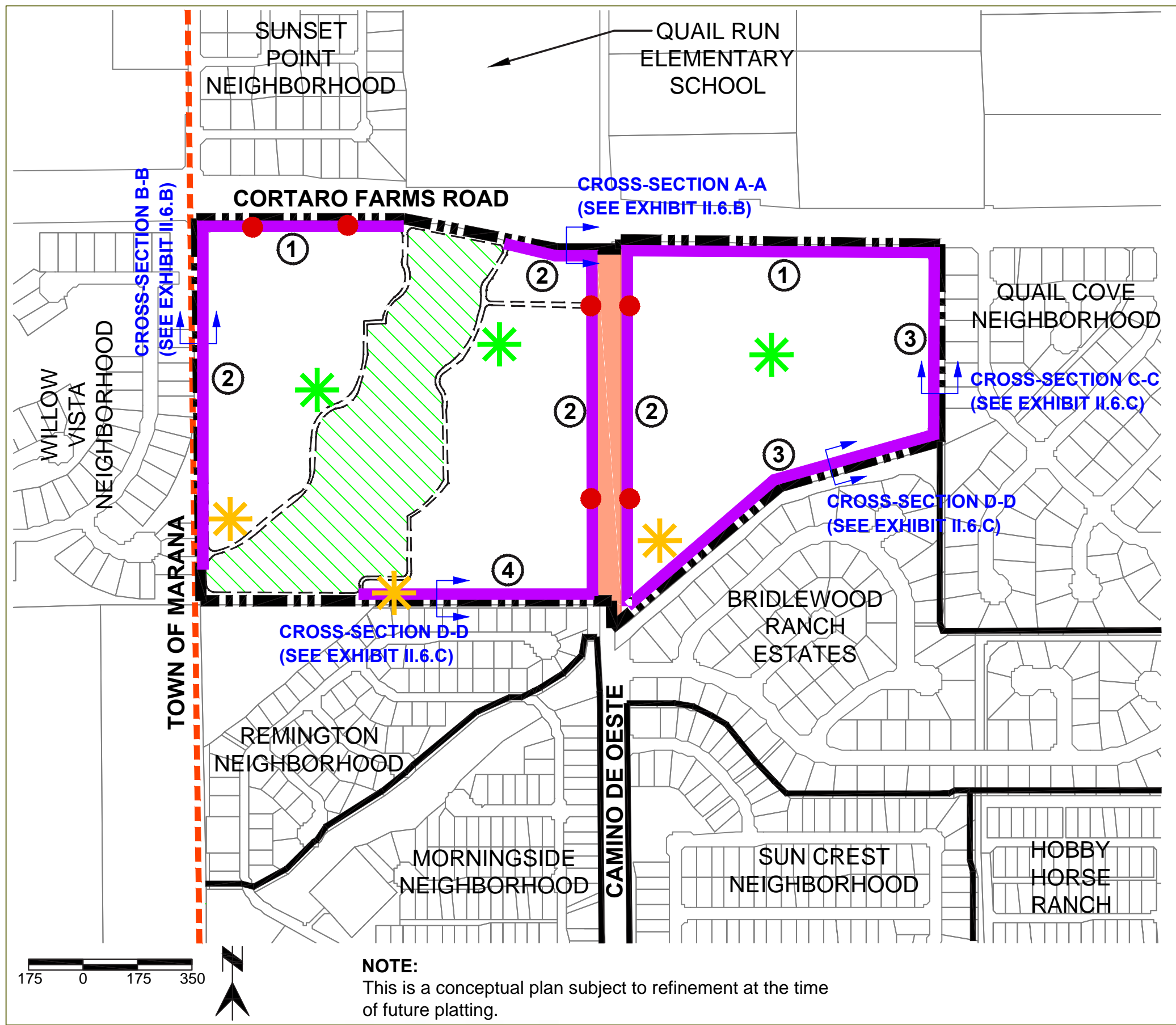
A low water use irrigation system will be utilized for all landscape areas. The system will incorporate an automatic controller, rain shut-off capability, and will also be metered separately to monitor water usage throughout the Specific Plan area.

### II.B.2.a.11.b. Perimeter Screening Requirements

All residential Planning Areas will comply with the following landscaping and screening requirements:

1. Street landscape borders along Cortaro Farms Road and Camino de Oeste shall accord with the following:
  - Be a minimum of twenty (20) feet in width along the public right-of-way.
  - Feature a minimum of (1) tree and (10) shrubs and/or accents per forty (40) linear feet of linear border shall be required along these street frontages.
  - Primary emphasis is placed upon using trees salvaged from the site. If salvaged material is not available, trees shall be a minimum of 75% 15 gal., and 25% 24" box. If nursery stock is used, trees shall be a species native to the Sonoran, Chihuahuan or Mohave Desert.
  - Shrubs shall be species native to the Sonoran, Chihuahuan or Mohave Desert and shall include salvaged material from the site. In order to provide visual variety throughout the year, up to 20% of the plant material, may be drought tolerant, non-native species, such as *Leucophyllum* spp or similar species.

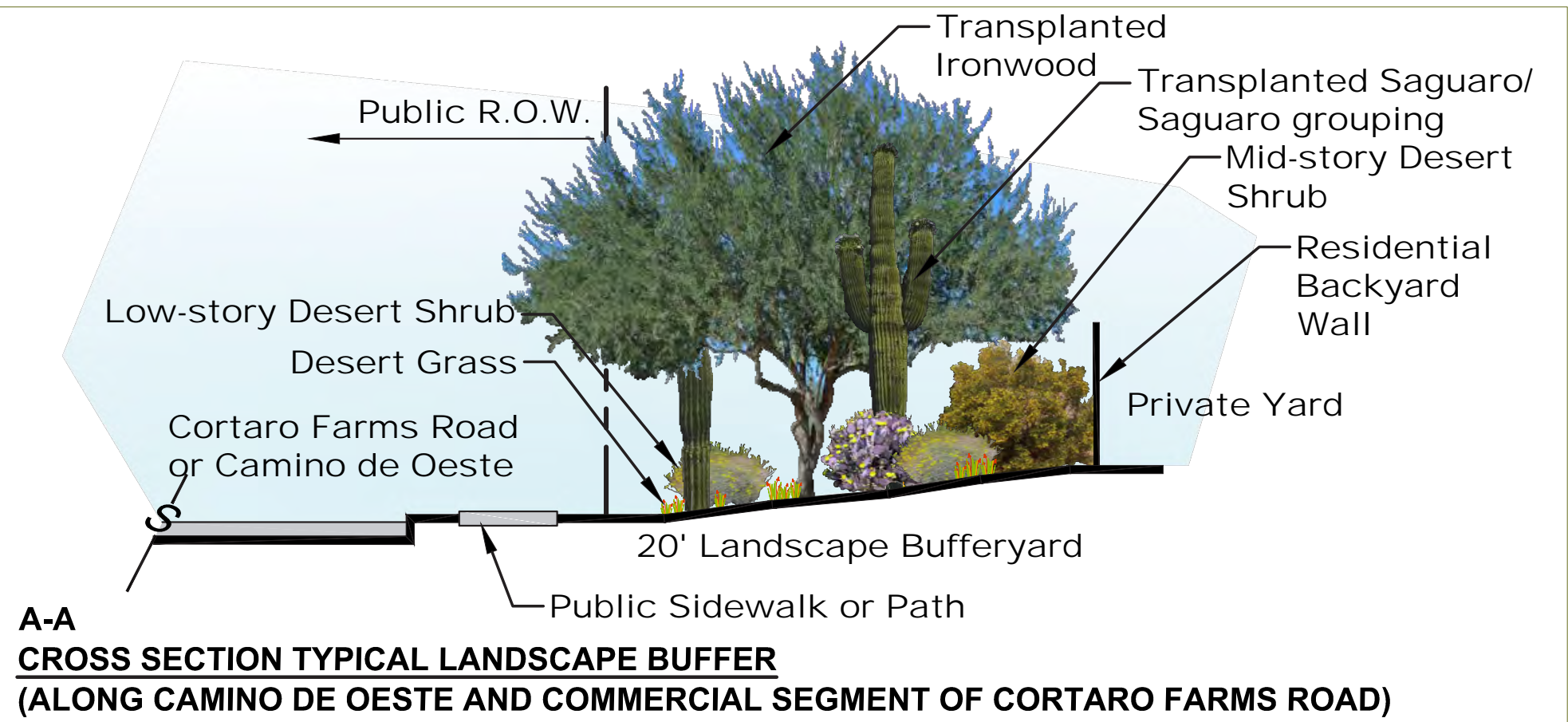
- Species shall be 40% midstory plantings and 60% understory plantings. Cacti, such as Prickly Pear, Cholla, Barrel Cactus, etc shall be considered as shrubs for this ratio. Ground story shall be hydroseeded with a native desert mix and may include smaller cacti such as Pincushion, Hedgehog, etc.
  - Plant materials will be irrigated with automated drip irrigation that incorporates rain sensing technology and should begin to be weaned off of irrigation after two years.
  - At primary and secondary entrances into the subdivisions where entry monumentation exists, and in all areas within regulatory sight visibility triangles, rock or DG ground covering is acceptable.
  - Visual screening in conjunction with the above may be accomplished with existing vegetation if preserved in place, supplemental/ salvaged vegetation, nursery stock, berms and/or walls.
  - Residential lots adjoining the landscape borders and whose rearyards face Cortaro Farms Road or Camino de Oeste shall include a screen wall with a minimum height of five (5) feet. Said walls may have wrought-iron “view” sections.
  - All of the above are subject to compliance with all applicable sight visibility triangle (SVT) requirements as enforced by the Department of Transportation.
  - All private landscape buffers and common areas, per standard procedure, will be maintained by the subdivision HOA or by a master association established for the entire specific plan area.
- (2) Buffering of Adjacent Existing Neighborhoods: Exhibits II.6.a, II.6.b and II.6.c provide a schematic plan and typical cross-sections along the existing residential neighborhoods that abut the Project (Willow Vista, Remington, Bridlewood Ranch, Quail Cove). These landscape areas vary in width, depending on the accompanying drainage needs, but in all cases provide a minimum of twenty feet (20') of stand-alone landscape border. This, combined with the adjoining drainage channels, provides substantial setbacks that meet or exceed any given to the subject Property by the adjoining subdivisions. Where feasible, overstory desert trees will be planted within or adjacent to the drainage channels associated with this buffering. Any such planting is subject to acceptance by the Pima County Regional Flood Control District and project design engineer.
  - (3) Local neighborhood streets shall integrate street trees (desert species), behind the sidewalks, within the lot, where feasible and be positioned outside of sight visibility triangles.
  - (4) Residential lots shall have a minimum of one (1) desert tree or saguaro cactus, both preferably transplanted from on site in the front yard of each lot along the neighborhood street. For corner lots, a minimum of one (1) tree or saguaro cactus shall be located in the side yard of the lot. Front yard landscaping shall be restricted to desert species with encouragement to provide overstory trees, mid-story cactus and shrubs, understory plantings and desert grasses for ground cover. The initial landscape requirements shall not have a requirement to use gravel or dg.
  - (5) Any clustered parking areas within residential or non-residential areas shall have one (1) tree per four (4) parking spaces, to be located along the perimeter of



## LEGEND

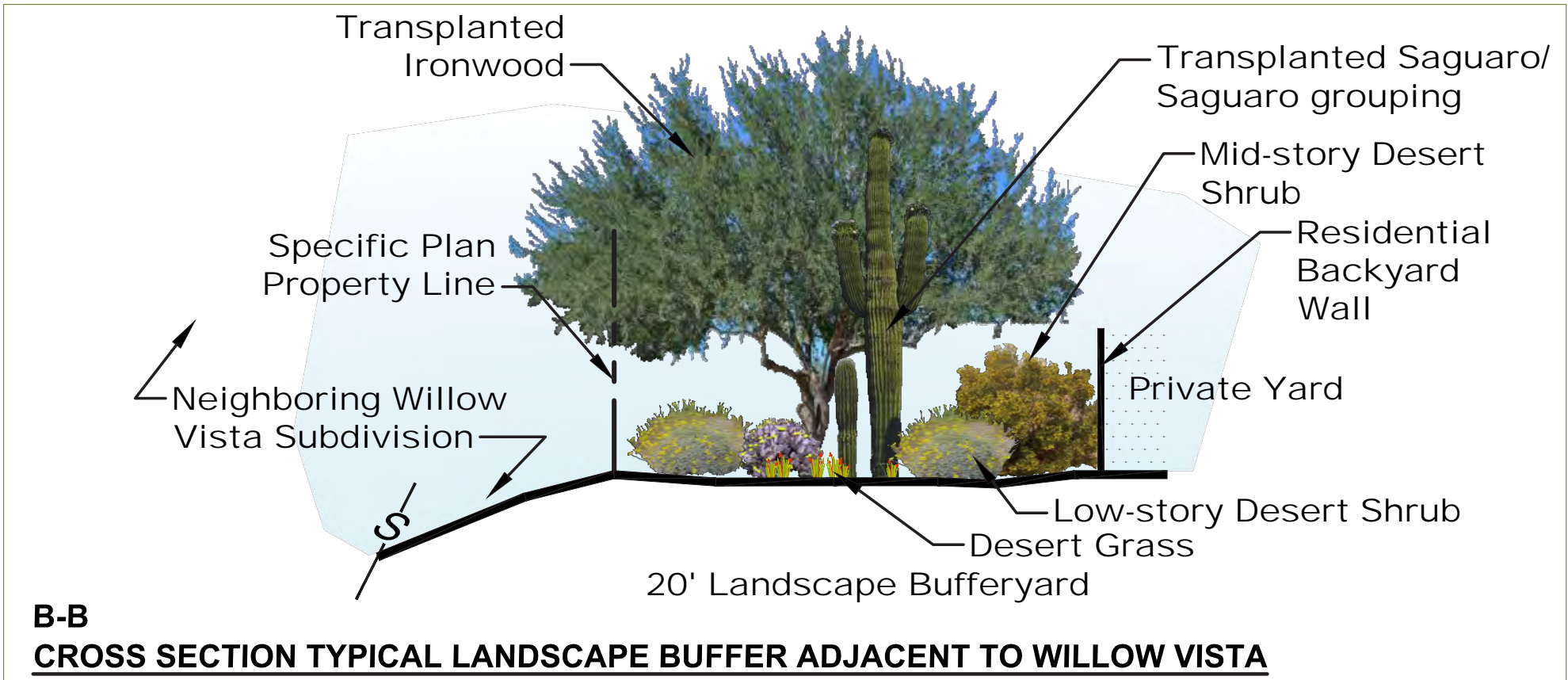
- Boundary of Subject Specific Plan
- Town of Marana Boundary
- Camino de Oeste Alignment
- Planning Area Boundaries
- Subdivision Street Entrances
- Recreation Area / Neighborhood Park
- Landscaped Detention / Retention Basin
- Preserved Natural Drainage Corridor
- Landscape Buffers:**
  - Fifty foot (50') Natural Buffer; excluding subdivision entrances
  - Twenty foot (20') buffer width; excluding subdivision entrances
  - Maximum forty foot (40') wide corridor / setback comprised of a drainage channel and adjoining parallel landscape buffer; the respective widths of these to be determined at time of final design and subdivision platting. Plantings to also be provided in channel bottom to the extent allowed by the Regional Flood Control District (RFCD)
  - Maximum sixty foot (60') wide corridor / setback comprised of a drainage channel and adjoining parallel landscape buffer; the respective widths of these to be determined at time of final design and subdivision platting. Plantings to also be provided in channel bottom to the extent allowed by the Regional Flood Control District (RFCD)
- Location and orientation of landscape buffer cross-section illustrations; see Exhibits II.6.B and II.6.C.



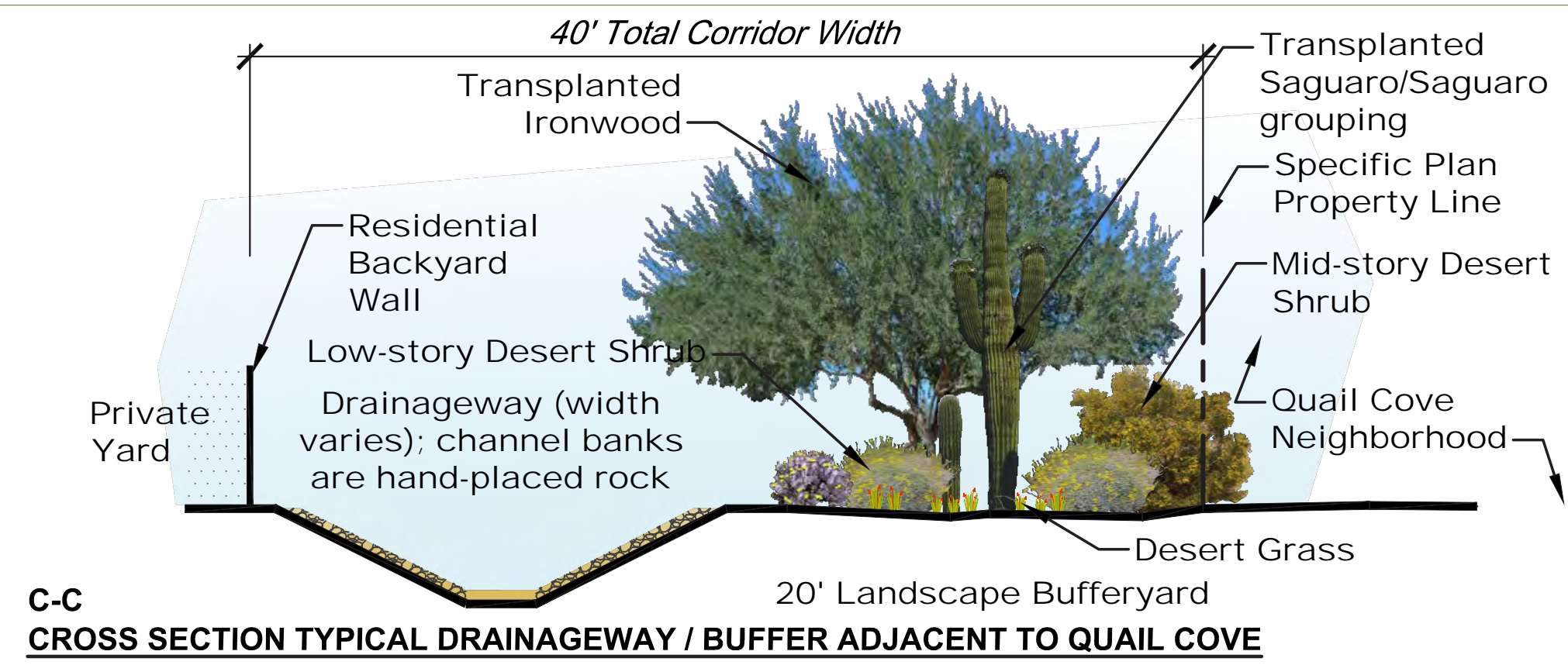


**LANDSCAPE BUFFER GUIDING APPROACH:**

The guiding principle of these areas is to create practical replications of natural habitat while still maintaining an aesthetically pleasing appearance. Where possible, landscape borders will preserve existing vegetation in place. In those areas where preservation is not possible, the landscape borders will highlight transplanted Saguaro groupings and transplanted Ironwood trees. Understory plantings will be from a drought-tolerant, desert plant palette, utilizing species found on-site, wherever possible. Plant densities will mimic the natural desert, with enhancements to provide more effective screening and an aesthetic border.



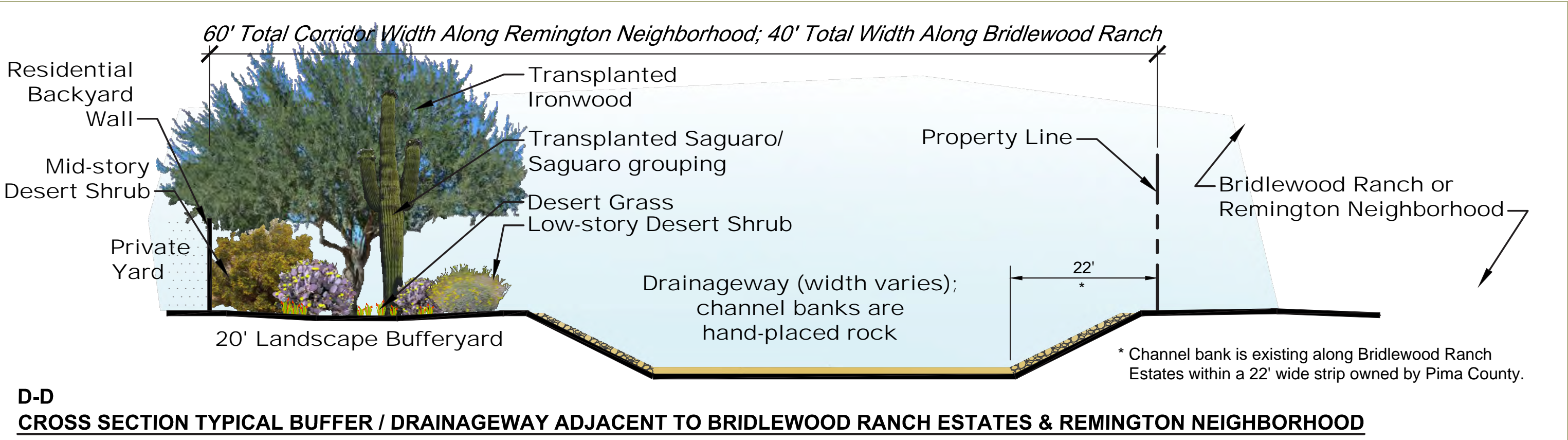




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Plantings will occur within drainageways to the extent allowed by the Regional Flood Control District (RFCD).





- the parking area or within landscape islands. Screening of any such clustered parking areas along Cortaro Farms Road or Camino de Oeste shall have a landscape or screen wall element of minimum thirty inches (30") in height.
- (6) Tree and shrub substitution ratio shall be as follows: 1 tree or saguaro cactus is equivalent to ten (10) shrubs and/or accent plants.
  - (7) Where a Planning Area "A" abuts natural open space, a neighborhood park, and/or a local neighborhood street, a landscape border is not required.
  - (8) A minimum landscape border of fifteen feet (15') shall be provided within the neighborhood commercial/retail area (Planning Area "C") where it abuts any neighborhood street or adjacent residential use.
  - (9) Private irrigation and associated sleeves, as well general utility sleeves, are allowed in public and private street rights-of-way. Those located within public rights-of-way shall be subject to a license agreement executed with Pima County. Sleeve locations shall be stamped on street curbs in an easily visible manner
  - (10) The Plant List found in Appendix G represents the primary plant palette for landscape borders and generally captures their intended character. This list does not restrict the addition of other shrubs and cacti native to the Sonoran, Chihuahuan and Mohave deserts at the time of final landscape design.

#### II.B.2.a.11.c. Native Plant Preservation & Salvage

Due to the certain unique aspects of the Property's existing Saguaro and Ironwood plant community, the declining health characteristics of many of the aged Saguaros, and the challenges of successfully salvaging and transplanting such specimens, this Specific Plan will effectuate a customized salvage and transplantation program to satisfy the intent of Chapter 18.72 (Native Plant Preservation) of the County Zoning Code. The applicable regulatory standards and approach for this effort are described in detail in Section II.E (Native Plant Preservation Program) of this Specific Plan document.

#### II.B.2.a.11.d. Water Harvesting Provisions

Active and passive rainwater harvesting features will be detailed on the tentative subdivision plats, engineering plans, and landscape plans submitted for each new residential neighborhood within this Specific Plan. Such features can include, but not be limited to, curb cuts to direct street surface drainage into landscaped areas, depressed landscape areas that provide micro-basins, flush curbs, minimally compacted landscape areas, and pervious/semi-pervious pavers. No separate or stand-alone rainwater harvesting plans are required.

#### II.B.2.a.12. School Capacity Considerations

Coordination has been completed with the Marana Unified School District (MUSD) to determine the anticipated student population being generated by the Specific Plan at full build-out, as well as its impacts upon school capacity. MUSD's capacity analysis is provided in Exhibit II.10. Per same, the three District schools serving this site (Quail Run Elementary, Tortolita Middle, and Mountain View High School) are all well under capacity and can readily absorb the anticipated student population generated by the Project. We anticipate that the ultimate build-out will produce far less residential units than are contemplated in MUSD's letter, but this approach was taken to ensure that the worst-case scenario was fully accommodated. The developer will participate in MUSD's voluntary roof-top contribution program with the sale of each individual residential lot.

## GOVERNING BOARD

Maribel Lopez, Ed.D., President  
Hunter Holt, Vice President  
Tom Carlson, Member  
John Lewandowski, Member  
Dan Post, Member



## ADMINISTRATION

Daniel Streeter, Ed.D., Superintendent  
Carolyn Dumler, Ed.D., Assistant Superintendent  
Kristin Reidy, Assistant Superintendent  
Dan Contorno, Chief Financial Officer

July 27, 2021

Mr. Jim Portner  
PROJECTS INTERNATIONAL, INC.  
10836 E. Armada Lane  
Tucson, AZ 85749

### **RE: Rezoning of Property on E. Cortaro Farms Road near the Camino de Oeste Alignment, Cortaro 57 Specific Plan**

Dear Mr. Portner,

Thank you for informing us of the 57-acre property on which ACM Ventures, LLC is proceeding with a rezoning application to Pima County. Based upon the ACM proposal, we understand that the site could be developed into approximately 250 single family homes and a maximum of 440 home units directly south of Quail Run Elementary. Marana Unified School District currently uses a factor of .25 students per home for elementary and .1 students per home for secondary. The maximum conceptual design of 440 homes could generate about 110 elementary and 44 secondary students.

These future potential students can be supported by the following schools with their current enrollment/capacity numbers shown; Quail Run Elementary School (551/703), Tortolita Middle School (577/1234), and Mountain View High School (1867/2257). All schools have capacity for the impact this proposed development may have on our student population under current conditions.

Thank you for supporting the development of quality homes and businesses in our community. Marana Unified School District knows that one of the keys to the continued success of our wonderful community is the quality of our children's education. This belief is held so strongly that we have multiple developers providing the school district with rooftop impact development fees. The district uses these funds to ensure that necessary infrastructure is in place to support growth and maintain an inspiring education for every child. Voluntary developer participation in this process is an invaluable investment in our community. Please contact the Marana Schools Finance Office at 520-682-4756 to learn more about participation.

Please contact Dan Contorno at 520-682-4756, or myself at 520-616-4521 if you have any further questions.

Sincerely,

Russell Federico, M.Ed.  
Executive Director of Bond and Capital Projects  
Marana Unified School District

*Inspiring students to learn today and lead tomorrow.*

11279 W. Grier Road • Marana, Arizona 85653 • (520) 682-3243 • [www.maranausd.org](http://www.maranausd.org)

**MUSD CAPACITY ANALYSIS**  
**Exhibit II.7**

## **II.B.2.b. Development Standards: Non-Residential Uses**

This Specific Plan features a small commercial site (Planning Area “C”) with limited options for neighborhood-appropriate retail goods and services. It is highly possible that this commercial site will be developed after residents are already in place within Planning Area “A”, so special care is required to ensure that the ultimate commercial or office uses in Planning Area “C” are integrated carefully and considerately within an established residential context. The following regulations and development standards shall apply.

### **II.B.2.b.1. Applicable Planning Areas & Permitted Uses**

Non-residential uses are allowed in Planning Area “C” only.

#### **II.B.2.b.1.a. Permitted & Accessory Uses**

Permitted uses are generally those found in Chapter 18.43.030.A & B (Local Business) of the Zoning Code. However, the intent here is to allow only those types of lesser-intensive uses and retail goods & services that will integrate well with the immediate residential neighborhoods and be utilized by them on a regular basis. Best examples include bakeries, cafes, coffee shops, automated carwash, professional offices, and medical/dental offices or clinics. An extensive list of voluntarily prohibited uses has been provided below to help facilitate the above intent.

#### **II.B.2.b.1.b. Prohibited Uses**

The following uses normally permitted by Chapter 18.43.030.B are expressly prohibited and are listed here by their associated numbering in the Code:

7. auto mechanical repair
8. auto parking lot
10. automobile lubrication and oil-change operation
11. auto tire store
17. billiard/pool hall
41. garage, for public storage
42. gasoline service station
46. hotel
53. large-scale retail establishment
60. mechanical and electronic games arcade
88. shopping center; neighborhood
90. shopping center, regional
93. station, bus or stage
98. theatre
102. trailer rental
108. water, telephone, or telegraph distribution station
109. wholesale of oil

While not specifically enumerated in Chapter 18.43.030.B, a convenience store with multiple fuel pumps and canopy is also voluntarily precluded from Planning Area “C”. While this use might provide a variety of desirables to the nearby residences, its traffic intensity is viewed as inappropriate for the neighborhood-appropriate concept being sought here.

#### II.B.2.b.2. Neighborhood Commercial Concept

Exhibit II.8 provides a pictorial of commercial/retail/office offerings that fit the principles and the desired look and feel of Planning Area “C”. There is no guarantee that any of these individual users will ultimately occupy the Site; these examples are provided for a sense of character only. As articulated above, the intent here is to provide neighborhood-appropriate retail goods and services that are complementary to the new Specific Plan communities, as well as to the existing residential subdivisions already established in the surrounding area. While traffic from a major arterial such as Cortaro Farms Road will always be a significant part of any businesses at this location, the desire here is to provide ones that will optimally derive a material part of their customer base and revenue from the more immediate residents, with a significant amount of their arriving traffic being pedestrians living nearby.

#### II.B.2.b.3. Site Development Criteria

- (1) Minimum Lot Area: None
- (2) Minimum Lot Width: None
- (3) Separation Between Buildings: Per Building Code
- (4) Maximum Building Height: 2 stories/30 feet (30')
- (5) Minimum Building Setback Along Adjacent Public Streets: 30 feet
- (6) Minimum Landscape Border Along Adjacent Neighborhood Street or Residential Development: 15 feet\*
- (7) Maximum Lot Coverage: None
- (8) Setbacks and buffers along the Cortaro Farms Road frontage will conform with applicable Scenic Route requirements per the County’s Major Streets and Routes Plan

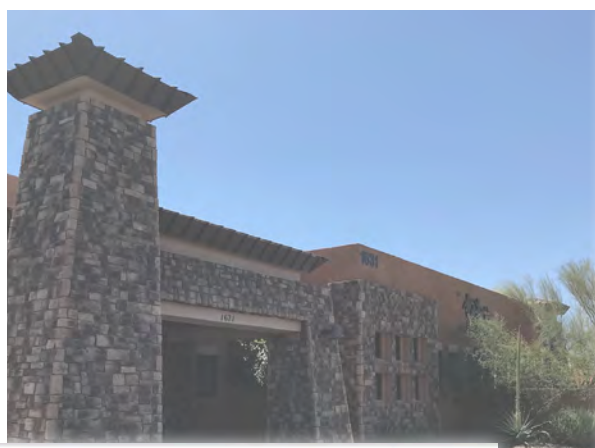
Note:

\* Minimum Landscape Border refers to the perimeter of Planning Area “C” only, not to individual buildings, tenants or sub-parcels within it.

#### II.B.2.b.4. Parking Requirements

Motor Vehicle and Bicycle Parking requirements of Zoning Code Chapter 18.75 (Off-Street Parking and Loading) will apply, with the following exception to encourage alternative transportation and to better manage for heat-island effects: 1) the cumulative vehicle requirements at full build-out, as calculated for all individual uses or tenants, may be reduced by 20% of the parking spaces normally required; and 2) due to the neighborhood-appropriate and lesser-intensive focus of this commercial/office site, alternative durable pavement material such as stabilized pavers, gravel or aggregate shall be pursued rather than conventional asphalt. Final approval of any such alternative materials shall be subject to the protocols





**NEIGHBORHOOD COMMERCIAL/  
OFFICE CHARACTER**  
Exhibit II.8



outlined in the 2016 Subdivision and Development Street Standards (SDSS).

#### II.B.2.b.5. Off-Street Loading Criteria

Planning Area “C” will comply with the off-street loading requirements contained in Chapter 18.75 of the Zoning Code, with the following exceptions:

- (1) No designated loading spaces are required for businesses of 2,500 square feet or less of GFA. Loading spaces provided for businesses of more than 2,500 GFA may be reduced in size to accommodate a van or small panel truck and shall be a minimum of 8.5' x 23'.
- (2) Two or more principal uses within Planning Area “C” may be treated as a single project and so may share designated loading spaces. No loading zone shall be larger than 12'x35'. An overhead clearance of fifteen (15) feet shall be provided.

#### II.B.2.b.6. Landscape Requirements

As mentioned above, in terms of timing, it is highly possible that Planning Area “C” will be developed after adjoining residents are already in place within Planning Area “A”. The following landscape requirements shall therefore apply to Planning Area “C” to help ensure an appropriate juxtaposition of any new retail/office uses with existing residences.

##### (1) Landscape Concepts and Plant Palette

The landscape concept and plant palette for this non-residential area shall be consistent with that as articulated above in Section II.B.2.a.11.a of this Specific Plan.

##### (2) Screening Requirements & Standards

A minimum twenty foot (20') wide landscape border will be provided along both Cortaro Farms Road and Camino de Oeste. A minimum fifteen foot (15') wide landscape border will be provided where Planning Area “C” abuts an adjacent neighborhood street or residential lots. Screening of any clustered parking along Cortaro Farms Road, Camino de Oeste, an adjacent neighborhood street, or adjacent to residential lots shall have a landscape or screen wall element of minimum thirty inches (30”) in height. Any drive-thru facilities adjoining a neighborhood street or adjacent residential lots shall also require the same thirty inch (30') screening element. Screenwalls may be located within prescribed landscape borders.

##### (3) Functional Open Space Standards

Functional Open Space (FOS) will be provided within this non-residential planning area through a combination of outdoor seating areas, covered patios, or connections to nearby trails/pathways/sidewalks within adjacent residential neighborhoods. A total of 2% of the total Planning Area will be required to be set aside as FOS. For more information regarding functional open space particulars, refer to Section III.B.2.c of this Specific Plan.

#### (4) Water Harvesting Provisions

Development within Planning Area “C” will integrate passive water harvesting features. Such features can include, but not be limited to, curb cuts to direct pavement surface drainage into landscaped areas, depressed landscape areas that provide micro-basins, flush curbs, minimally compacted landscape areas, and pervious/ semi-pervious pavers. No separate or stand-alone rainwater harvesting plans are required; water-harvesting features will be detailed on the project’s engineering and landscape construction drawings.

##### II.B.2.b.7. Lighting

All outdoor lighting shall comply with the Pima County Outdoor Lighting Code (OLC). Lighting is allowed within parking areas, along pedestrian routes, and attendant to non-residential signage using full cut off lights. Landscape accent lighting is permitted.

##### II.B.2.b.8. Trash, Recycling, Loading Operations & Screening

Trash and recycle collection will be allowed between 7:00 am and 7:00 pm only. Loading and delivery docks, if facing residential neighborhoods, will be screened with walls that are a minimum of six feet (6’) height and which are designed to prevent unreasonable light, noise and visual impact on such residential neighborhoods. Solid waste & recycling enclosures will be located within a walled and gated enclosure of minimum six feet (6’) height. All such screenwalls or waste/recycling enclosures shall generally match the predominant color and materials palette of the buildings within the Planning Area.

##### II.B.2.b.9. Signage and Monumentation

The signage of Planning Area “C” shall further the identity and image of the Specific Plan, be consistent in character with the monuments used at residential subdivision entries. Signage shall accord with the following

#### (1) Free-Standing Signs

A single (1) free-standing sign shall be allowed at the Planning Area’s lone access driveway onto Cortaro Farms Road. It shall be in accordance with Chapter 18.79 (Sign Standards) of the Zoning Code, with the following modification to Sub-Chapter 18.79.080.D: the maximum sign copy area is seventy-five (75) square feet.

#### (2) Building Entryway and Wall Signs

Building entry signs and wall signs shall accord with Sub-Sections 18.79.080.B & H of the Zoning Code.

#### (3) Wayfinding

A series of small wayfinding signs, as needed, shall be implemented within Planning Area “C” to assist directing vehicular traffic, and to guide pedestrian traffic from adjacent residential areas.

#### (4) Materials/Color Scheme

A general aesthetic consistency between commercial building style and sign design shall be provided. Color schemes for signage are allowed to vary from one another for aesthetic interest, but must still generally relate to other signs, graphics and building color schemes in the vicinity.

#### **II.B.2.c. Development Standards: Natural and Functional Open Space**

Natural and functional open space elements are provided throughout all Planning Areas of this Specific Plan. Please refer to Exhibit II.9, which provides an overall schematic breakdown of natural and functional open space, together with the Project's calculations for its Conservation Lands System (CLS) on-site contribution. This text Section provides their standards and regulatory parameters, and distinguishes between natural and man-made elements accordingly.

##### II.B.2.c.1. Applicable Planning Areas & Permitted Uses

While the standards and provisions of this Section apply to all Planning Areas, particular emphasis is given to Planning Area "B", since the majority of this Area will be set-aside as undisturbed, natural open space to protect and preserve the existing floodplain and wildlife corridor that traverses the site. That being said, man-made functional open space elements (FOS) also represent a key part of the entire Project, providing both active and passive experiences for all residents.

##### II.B.2.C.1.a. Permitted & Accessory Uses

The primary use and purpose of Planning Area "B" is natural, undisturbed open space. This corridor provides for unimpeded and effective natural drainage and wildlife movement through the Project. Accessory permitted uses within Planning Area "B" are: 1) incidental at-grade trenching, utility installation, backfilling, and re-vegetation as necessary for a maximum of two (2) utility crossings for public water lines and dry utilities needed to provide required loops to serve Planning Area "A"; these trenched & revegetated areas will not be counted towards the Project's on-site CLS contribution; and 2) nature trails (4' width maximum), if allowed in conjunction with the Pima County Department of Conservation and Sustainability, carefully routed within the natural area so as to avoid disturbance of any tree specimens or significant shrubs.

Permitted open space uses within Planning Area "A", "C" and "D" are all of the man-made variety and formally comprise Functional Open Space (FOS). Functional Open Space (FOS) is that which provides passive and active recreation opportunities, and includes elements such as neighborhood mini-parks, trailheads to Planning Area "B" nature trails, landscaped detention/retention basins and drainage channels, shared common areas, and perimeter landscape buffers of existing adjacent neighborhoods. FOS calculations will be provided at the time of future final design and subdivision platting.

##### II.B.2.C.1.b.Prohibited Uses

Prohibited uses with respect to open space apply only to Planning Area "B". In that this corridor is designated primarily a natural-area set-aside, all uses other than those certain Accessory ones enumerated in Section II.B.2.C.1.a immediately above (i.e. utility crossings and natural trails) shall be expressly prohibited.





# LEGEND

- Boundary of Proposed Specific Plan
- Natural Undisturbed Open Space (NUOS); exceptions for at-grade utility crossings (see Exhibit II.12)
- 20' Landscape Buffer with habitat planting concept as described in Specific Plan
- Drainage Channel; width varies from 20' to 40' with landscape plantings as allowed by RFCD
- Landscaped Detention / Retention Basin
- Landscaped Recreation Area; minimum size of each is 1/3 acre
- On-Site regulatory floodplains
- Existing 25' erosion hazard setbacks

## NATURAL OPEN SPACE CALCULATIONS

Total NUOS Set-Aside within CLS MUMA/SSMA = 578,470 SF (13.28 AC).

Total NUOS Set-Aside = 25.10% of CLS Area



### II.B.2.C.2 Neighborhood Mini-Park Provisions

Neighborhood mini-parks will be provided within the Planning Areas “A” and “D” (refer to prior Exhibit II.6.a for neighborhood park conceptual locations). A minimum of three (3) mini-parks will be provided to serve the residents of these two Planning Areas; these may be integrated with drainage basins in joint-use fashion, if feasible, subject to ensuring appropriate safety considerations for all users.

Each mini park will each provide a minimum of one-third of an acre (14,375 SF) of landscaped park area. Each mini-park will include the following minimum amenities:

- (1) Play features such as swings and/or active play elements for age 3-5 and 5-12 (ADA accessible)
- (2) 2 Benches
- (3) 1 Ramada
- (4) Durable ground treatments such as turf, decomposed granite, or rubberized surfacing in play areas.

Formal Recreation Area Plans (RAP's) for all neighborhood parks will be provided per Pima County Natural Resources, Parks & Recreation standards at the time of future subdivision platting or site development plan filings. All such parks shall be privately maintained.

### II.B.2.C.3 Trail and Pathway Provisions

Pedestrian pathway and trail elements will be provided in accordance with the following:

- (1) Pedestrian connectivity shall be provided between the residential areas, neighborhood mini-parks, and open spaces. Sidewalks will be provided on all neighborhood streets and will generally occur on both sides, but may occur only one side when the other is not fronted with residential lots or where other site conditions do not warrant the continuation of a double sidewalks. All sidewalks will be paved and be a minimum of five (5) feet in width.
- (2) Supplemental pedestrian trails within landscaped common areas, when provided, will have a minimum width of four (4) feet and may be paved or compacted natural surface. Trails shall further provide linkages within residential Planning Areas “A” and “D” to their sidewalk systems, common areas, and neighborhood mini-parks. Passive recreational amenities such as seating and small shade structures are encouraged, but not required.
- (3) Nature trails within Planning Area “B”, if permitted in accordance with the Pima County Department of Conservation & Sustainability, shall be no more than four feet (4') wide and shall be circuitously routed as necessary within the natural area so as to not disturb or require the removal of any significant trees, shrubs, or ground-story groupings of vegetation. Asphalt or concrete surfacing is not allowed for nature trails.

### II.B.2.C.4 Open Space Relationship to Common Areas

Private common areas within the various residential neighborhoods will function as open space areas that generally provide for active or passive open space, or which incorporate basic common elements and services to all residents of the neighborhood. Common areas can incorporate the neighborhood's mini-park, drainage and perimeter buffer areas, and landscape



areas adjacent to street rights-of-way. All common areas within residential neighborhoods will be owned and maintained by the respective homeowners association of that particular subdivision.

#### II.B.2.C.5 Maintenance Responsibilities

All natural open space (NOS) and functional open space (FOS) within Planning Areas “A” and “D” will be owned and maintained by either a Master Homeowners Association for the entire Specific Plan, or by individual HOA’s within each residential neighborhood.

#### II.B.2.C.6. Contribution to Conservation Lands System (CLS) Compliance

The natural, undisturbed portion of Planning Area “B” shall constitute this Specific Plan’s primary on-site contribution toward compliance with the Conservation Lands System (CLS). Additional natural set-asides also occur within Planning Areas “A” and “D”. Please refer to Exhibit II.9, which provides an overall schematic breakdown of the Project’s natural and functional open spaces. The final acreage of our total on-site natural-area contribution towards CLS compliance (shown in Exhibit II.9 as 25.1% of designated CLS area) shall be calculated/ provided at the time of future subdivision platting. Any permitted nature trails within Planning Area “B” can be included in the total on-site set-aside figure, as long as they are routed in accordance with Section II.B.2.c.3 above. Based upon the final on-site natural acreage figure, the Pima County Office of Conservation and Sustainability shall promulgate the total acreage of off-site mitigation lands required to achieve the Project’s full CLS compliance.

## II.C Transportation Infrastructure

A preliminary traffic impact analysis has been prepared for this Specific Plan by M. Esparza Engineering, LLC (MEE). This preliminary report is a companion document to this Specific Plan and is contained in Appendix B. The narrative below summarizes the particulars and findings of the report so as to provide a capsulized version of the Project’s traffic-related particulars and impacts. Readers desiring more in-depth traffic and transportation detail are directed to Appendix B. A full TIA, in conformance with Pima County Department of Transportation (PCDOT) standards, will be furnished in conjunction with future subdivision platting of the Specific Plan area. This is the appropriate timing for a full TIA, in that this is when final lot yields and other pertinent development specifics are known.

### II.C.1 Traffic Impact Analysis (TIA) Summary of Impacts

The MEE traffic study projected and evaluated the immediate transportation system in both the pre-development and post-development (i.e. ultimate build-out) condition. This analysis assessed the operations of Cortaro Farms Road and Camino de Oeste in the post-development condition, where the latter is extended in conjunction with this Project and creates a new intersection with Cortaro Farms Road. The study also touches upon related issues such as the proximity of Quail Run Elementary School and the potential for increased pedestrian crossings.

#### a. Scope of Traffic Study & Methodology

The traffic study's scope and methodology was structured to achieve the following objectives:

- Evaluate the current and future operational characteristics of the adjacent roadway network surrounding the Specific Plan site.
- Conservatively estimate the traffic generation associated with the proposed Specific Plan and assign that traffic to the adjacent roadway system. Approaching things conservatively at this stage assures that the proverbial worst-case scenario has been contemplated and that any future changes will result in a lessening, rather than an increase, in anticipated impacts.
- Analyze future traffic operations at the new intersection being created when Camino de Oeste is extended to meet Cortaro Farms Road.
- Examine the potential need for any improvements, such as deceleration and/or dedicated turn lanes, on the adjacent public streets.
- Discuss the proximity of Quail Run Elementary School and any related issues that emerge from development of the Specific Plan property and the extension of Camino de Oeste to a connection with Cortaro Farms Road.

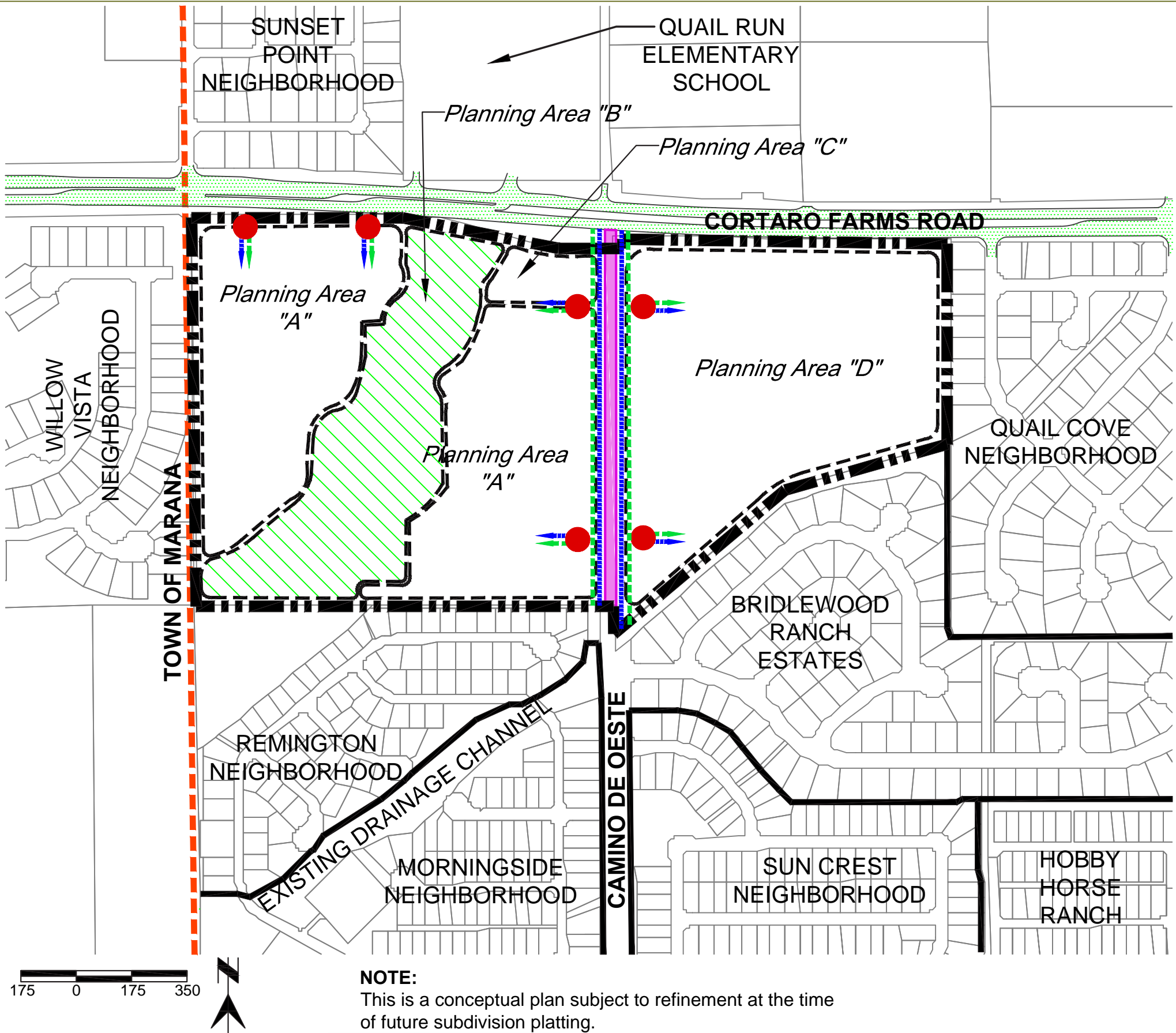
#### b. Traffic/Transportation Impacts of Proposed Build-out

At full build-out (estimated at 3-5 years), the proposed Specific Plan is projected to add a total of approximately 4,722 weekday vehicle trips per day (VTPD) to the transportation system, with 505 trips occurring during the AM peak hour and 340 trips during the PM peak hour. These trips are effectively split at 50% (2,361) being incoming trips and 50% (2,361) being outgoing trips. This total reflects a maximum-case development scenario for the overall Property, and has conservatively contemplated the highest potential trip generators for the future commercial block (Planning Area "C"), together with the development of rental homes in Planning Area "D" instead of detached single-family residences. As such, the ultimate trip-generation for the overall Project may be significantly less than the above, depending on the final neighborhood-commercial end users, together with the likelihood that Planning Area "D" may very well be developed with conventional single-family residences rather than rental homes. Nonetheless, this conservative approach is appropriate so that the worst-case alternative is fully contemplated.

All intersections within the surrounding study area currently operate at an adequate level of service (LOS) and are expected to continue to do so with the new traffic from the project.

#### c. Public Transit Considerations

No Sun Tran routes currently serve Cortaro Farms Road. The nearest public transit is Sun Shuttle Route #412, which serves the Thornydale Road corridor one (1) mile to the east. The continued development and associated increase in population along Cortaro Farms Road will help raise demand levels to where Sun Tran service can ultimately be justified.



# LEGEND

- Boundary of Subject Specific Plan
- Planning Area Boundaries
- Town of Marana Boundary
- Preserved Natural Drainage and Wildlife Corridor
- Existing Pavement and Median in Cortaro Farms Road
- New 3-lane roadway for Camino de Oeste extension with this Specific Plan
- Paved shoulder for multi-use / bike lane; both sides of Camino de Oeste; bike-friendly on-site subdivision streets
- Pedestrian path or sidewalk; both sides of Camino de Oeste and on-site subdivision streets
- Subdivision access points with bike & pedestrian connectivity to on-site public streets

d. Multi-Modal Considerations, Impacts & Benefits

Sidewalks and striped multi-use/bike lanes already exist along both sides of Cortaro Farms Road. Pedestrian paths will be provided along the extended section of Camino de Oeste (a designated *Major Streets and Routes [MS&R]* collector) that will be completed in conjunction with this Specific Plan, thereby generally enhancing connectivity with the Cortaro Farms Road corridor. We also anticipate that PCDOT requirements for this *MS&R* street will include paved shoulders; these can double as multi-use and bicycle lanes. All of these improvements enhance multi-modal connectivity throughout the surrounding area and provide a new, direct linkage between Cortaro Farms Road and the thousands of existing residences to the immediate south.

## II.C.2 Transportation Improvements & TIA Recommended Modifications

a. Camino de Oeste Extension

As already mentioned several times, this Specific Plan will extend Camino de Oeste (CDO) northward to create a new intersection with Cortaro Farms Road. It is expected that this connection will be a T-intersection, in that no median opening currently exists within Cortaro Farms Road at this specific location, and none is envisioned or being requested. It is anticipated that the new CDO segment will have a three-lane cross-section with a continuous left turn lane, paved shoulders, and pedestrian paths (perhaps meandering asphalt as opposed to concrete sidewalks) on both sides of the street. The aforementioned center turn-lane will transition just before the Cortaro Farms Road intersection since (without a median opening) only right-turns will be allowed onto this arterial. Final details as to all of the above will be determined with PCDOT at the time of future tentative platting and final design.

b. Traffic-Control Measures

Based upon the preliminary traffic study, it is possible that an eastbound right-turn deceleration lane may be required on the south side of Cortaro Farms Road (along the Project's frontage) to safely effectuate southbound right turns into the driveway entry for Planning Area "C" (the proposed commercial/retail/office site) and southbound onto the new Camino de Oeste extension. Final determination as to whether such a dedicated right-turn lane will ultimately be required, along with any associated storage length, can only be determined when specific end users are known. We anticipate these specifics will be finalized when the aforementioned full Traffic Impact Assessment (TIA) is completed at the time of future subdivision platting and when particular commercial/retail/office tenants are identified.

All access into and out of the Specific Plan off of Cortaro Farms Road shall be right-in/right-out only. Access into and out of the Project from the Camino de Oeste extension shall be unrestricted in terms of turning movements.

c. Signalization Considerations

Based upon the existing background traffic and the additional vehicle trips resulting from the proposed Project, no new traffic signal appears warranted at the Cortaro Farms Road/ Camino de Oeste intersection. This is due, in large part, to the fact that this is anticipated as a T-intersection, where only right-turns will be allowed.



#### d. Quail Run Elementary School Issue

Quail Run Elementary School is located on the north side of Cortaro Farms Road, directly across the street from this Specific Plan. The aforementioned extension of Camino de Oeste to a new intersection with Cortaro Farms Road raises the following issues:

2. All of the existing residences south of the Specific Plan will now have a direct vehicular, pedestrian and bicycle route approaching the School.
3. The proposed neighborhood-level commercial goods and services contemplated in this Specific Plan within Planning Area “C” may comprise an attractive destination for school students. The ultimate degree of appeal in this regard is dependent, of course, on the final end-users. A coffee or donut shop, for example, would be more attractive than medical offices.

Nonetheless, and even without final end-users identified in Planning Area “C”, the above points raise the possibility of a designated pedestrian crossing. As the impetus for such a crossing arises not only out of this Specific Plan, but also as a result of increased traffic anticipated from the more than one thousand existing homes to the south, this issue is one that must be discussed in conjunction with both the Pima County Department of Transportation (PCDOT) and the Marana Unified School District (MUSD) at the time of future subdivision platting and actual site development.

### **II.C.3 Typical Cross-Sections for Subdivision Public Streets**

All subdivision streets within this Specific Plan’s single-family residential neighborhoods will be public, have a forty-five foot (45’) right-of-way width, and be designed and constructed in accordance with PCDOT standards. Final specifics as to pavement widths, cross-sectional features, and provisions for on-street parking will be detailed at the time of future tentative platting for each residential block.

Streets or parking area access lanes (PAAL’s) in conjunction with multi-family/rental homes (if developed within Planning Area “D”) will be constructed to private street standards and be privately maintained.

## **II.D Conceptual Drainage Solution and Associated Improvements**

### **II.D.1 Master Drainage Plan**

The entire Specific Plan is located within a designated critical basin. Post-development outflows generated by each developed Planning Area must achieve a minimum reduction of ten percent (10%), as prescribed by the Pima County Floodplain Ordinance, over the pre-developed conditions for the 2-year, 10-year and 100-year storm events. Exhibit II.11 provides the post-development master drainage schematic for the Project.

In general, incoming offsite drainage flows will have minor impacts upon the planned residential neighborhoods. By far the largest incoming flow (approximately 350 cfs) enters the property via four (4) 4' x 8' RCBC's beneath Cortaro Farms Road and proceeds directly into Planning Area "B". This Area is designated as a preserved natural wash corridor by the Specific Plan. This flow will be conveyed through the Site via the existing natural channel within Planning Area "B". Given this preservation focus, no encroachment of the existing regulatory floodplain is planned. Any new residential lots that encroach into the associated 25' erosion hazard setback (EHS) will be suitably protected from erosion and scour by setting the lots slightly above the existing grade and employing simple rock-rip slopes.

The other incoming flows to the Plan site are comparatively small (ranging from 10 to 32 cfs) and can be considered routine in terms of incorporating them into the Project's drainage design.

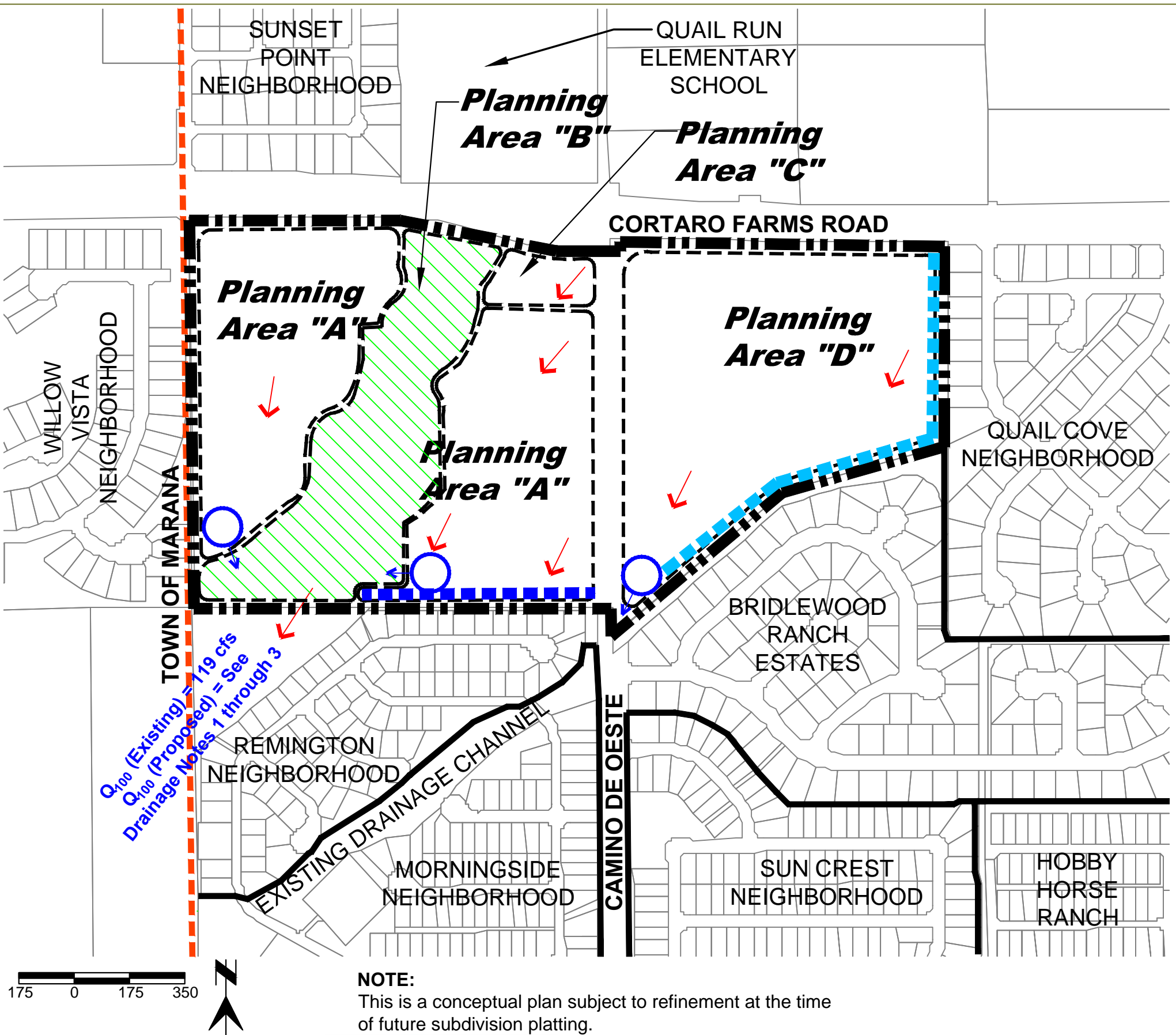
Given the overall size of this Project, the anticipated length of its build-out (3-5 years), and the changes in market preference that often occur over time, detailed lot planning is wholly conceptual at this point and will not be fully finalized until the time of future subdivision platting. As such, the hydrologic analysis and master drainage plan presented in Exhibit II.10 is similarly conceptual. At the same time, the findings and approach presented herein represent a reliable schematic of the Project's post-development major drainage features.

With all of the above in mind then, Planning Areas "A", "C" and "D" will be developed such that drainage generated within each new neighborhoods or commercial site will be directed to the interior residential streets, and from there conveyed to new perimeter channels and ultimately to strategically located retention/retention basins. The channels and basins will be sized accordingly so as to accommodate all post-development flows and to achieve the aforementioned 10% critical-basin discharge reduction.

#### **II.D.2 Post-Development Outfall Locations Existing the Specific Plan**

Post-development flows exiting the Specific Plan occur in two primary outfall locations (see Exhibit II.10):

1. At the southern terminus of Planning Area "B" (the preserved natural wash and wildlife corridor), where the existing natural channel exits the Property and continues off-site in a southwesterly direction. Two (2) detention basins within adjacent Planning Area "A" will outlet into this same channel, but do so in metered fashion. These basins will be sized to ensure that the outflows from Planning Area "A" satisfy the 10% critical-basin reduction requirement.
2. At the proposed basin in the southwest corner of Planning Area "D" adjacent to Camino de Oeste. This basin will outlet to the southwest, where its flow will ultimate be conveyed to the existing drainage channel that presently bisects the downstream Remington and Morningside residential neighborhoods. The method of conveyance across or beneath Camino de Oeste will be jointly determined in conjunction with RFCD and PCDOT during final engineering design of the Camino de Oeste extension to Cortaro Farms Road.



### LEGEND

Boundary of Subject Specific Plan

Planning Area Boundaries

Town of Marana Boundary

Preserved Natural Drainage Corridor

Maximum forty foot (40') wide corridor comprised of a drainage channel and parallel landscape buffer; respective widths of both to be determined at time of final design and subdivision platting. Planting in channel bottom possible to the extent allowed by the Regional Flood Control District (RFCD)

Maximum sixty foot (60') wide corridor comprised of a drainage channel and parallel landscape buffer; respective widths of both to be determined at time of final design and subdivision platting. Planting in channel bottom possible to the extent allowed by the Regional Flood Control District (RFCD)

Detention / retention basin with direction of discharge flow

Predominant direction of post-development surface flows

### PROPOSED DRAINAGE NOTES

1. This Specific Plan is located within a designated critical basin. Post-development outflows generated by each developed Planning Area shall reflect a minimum reduction of ten percent (10%), as prescribed by the Pima County Floodplain Ordinance, over the pre-developed condition.
2. No encroachment of the existing regulatory floodplain or associated 25' erosion hazard setbacks (EHS's) within Planning Area "B" is planned.
3. Final post-development exiting flows, together with final volumes and capacities of proposed detention/retention basins, will be determined and demonstrated at the time of future subdivision platting. A full Drainage Report per Regional Flood Control District (RFCD) standards shall be submitted at that time and be subject to RFCD review and approval.
4. Some form of conveyance across or beneath Camino de Oeste will be required to conduct the basin discharge from Planning Area "D" to the existing channel that bisects the downstream Remington & Morningside neighborhoods. The method of conveyance will be jointly determined with RFCD and PCDOT during final engineering design of the Camino de Oeste extension to Cortaro Farms Road. The particulars of the conveyance method will be detailed in the aforementioned full Drainage Report.



3. Comparatively minor flows exit the property along its western boundary into the adjacent Willow Vista neighborhood. The developer has worked with its HOA leadership to help address certain downstream drainage problem being experienced within Willow Vista. Appendix F contains a letter of understanding with the HOA to help improve these downstream issues through a reduction in the existing flow entering their subdivision, as well as certain future improvements that we can effectuate within their neighborhood to help with these matters.

### **II.D.3 Retention/Detention Requirements & Provisions**

As mentioned above, the critical-basin designation of the entire Specific Plan site requires a minimum 10% reduction over the pre-development condition for the 2-year, 10-year and 100-year storm events. The detention basins discussed above shall effectuate these statutory reductions. First-flush retention will also be provided in all new basins.

## **II.E Project Landscape Program & Native Plant Preservation**

### **II.E.1 Proposed Landscape Concept: Major Components & Features**

As referenced earlier, Exhibits II.6.A, 6.B, 6.C, provide a simplified framework of the overall Project's major landscape elements and features. The Project's landscape palette and principles shall accord with those parameters outlined in Section II.B.2.m of this document so as to provide a consistent and unified character throughout the entire Specific Plan. Final design detail of all landscape areas will be provided on formal Landscape Plans submitted in conjunction with future subdivision plats and development plans for review and approval by Pima County.

### **II.E.2 Native Plant Inventory Findings**

A complete inventory of saguaros and ironwood trees has been completed as part of this Specific Plan's preparation and is provided in Appendix C. The inventory focused on these two species alone because the set-aside methodology, as allowed per Chapter 18.72 (Native Plant Preservation) of the Zoning Code will be utilized on this Project. The set-aside percentage calculation shall contemplate substantial off-site mitigation lands being provided for Conservation Lands System (CLS) compliance; we anticipate the final set-aside calculation shall be a minimum of three hundred percent (300%) of the developed acreage.

The Project Site contains saguaro and ironwood specimens at densities which are slightly higher than those found in the typical desert environment. Each specimen has been inventoried, located by GPS, and assessed in terms of condition (viability) and transplantability (see Appendix C for individual specimen evaluations).

### **II.E.3 General Condition & Health of On-Site Plant Community**

In general terms, the overall health of the saguaro and ironwood community on the property is good. The one significant qualifier to this statement pertains to the larger saguaro specimens (those more than eighteen feet [18'] in height) on the property. As found during the aforementioned inventory, many of these specimens are aged and in decline. In fact, the Site already contains numerous older saguaros that have expired, wholly collapsed in place or are currently leaning or decaying. With this factor in mind, specialized criteria and procedures for the treatment of the larger saguaro specimens are needed. These are described more fully in Section II.E.4 immediately below.

### **II.E.4 Proposed Salvage & Transplantation Program**

All saguaros under eighteen feet (18') in height, together with all Ironwood trees, will be addressed in accordance with Chapter 18.72 (Native Plant Preservation) of the Zoning Code through a combination of on-site preservation and/or salvage, together with the off-site mitigation provisions prescribed within Chapter 18.72.090.B. Smaller cacti and succulents on the property not being salvaged and transplanted will be offered to the public through coordination with a local conservation organization, such as the Tucson Cactus and Succulent Society. An advanced notice period shall be provided prior to the commencement of grading activity, during which time interested individuals will be permitted to enter the Property (under suitable liability waivers) to remove specimens of interest.

Saguaros eighteen feet (18') or taller will also be generally addressed in accordance with Chapter 18.72 mitigation provisions, but additional discussion of these specimens is appropriate due to their greater aesthetic and environmental value.

The Specific Plan site contains a significant number of saguaros in this size category, many of which feature multiple arms. The aforementioned health issues of some of these notwithstanding, all of these specimens represent substantial difficulties when it comes to their successful transplantation and prospects for subsequent survival. These difficulties stem from the prodigious weights involved, together with structural issues and the pragmatic mechanical limitations of physically unearthing and then safely transporting and ultimately replanting each specimen in intact fashion.

Moving and transplanting saguaros of any significant size is challenging due to factors such as access, slopes, soil instability, and pronounced leaning due to structural deficiencies. These manifold factors are amplified greatly with larger specimens and further undermine the overall prospects for success and survival. Preserving all, or even most, of these larger saguaros in place is simply not a practical option, in that it would essentially render the entire property unusable. While this may be desirable to some environmental enthusiasts, it represents an unrealistic and improper hardship on a private landowner and is not consistent with the intent and purpose of Chapter 18.72.

Based upon the inventory and assessment work completed to date, we know that the Specific Plan property contains one hundred forty-one (141) Saguaros that are 18' or more in height. Of these, approximately fifty percent (50%) are more than twenty-five feet (25') tall. The breakdown of these specimens is as follows:

- Twenty (20) can be preserved in place.
- Five (5) can be salvaged and transplanted.
- Thirty-five (35) are non-viable. These specimens are already declining and in some stage of dying, are significantly diseased, or have severe structural deficiencies that will ultimately lead to collapse
- Thirty-seven (37) are generally healthy but non-movable for deficiencies other than sheer size. These specimens are already leaning and/or a collapsing hazard, or sit on slopes or in areas that preclude any physical access or handling by industry best practices and available salvage technology.
- Forty-four (44) are healthy, but not moveable because of sheer size alone, their immense weight, and the mechanical limitations of currently available salvage equipment and technology.

At the time of future subdivision platting and the preparation of final Native Plant Preservation Ordinance (NPPO) plans, a joint field-walk will be conducted by the project landscape architect and a local expert in saguaro salvage and relocation. This field-walk will determine whether any additional specimens, beyond the number identified above, might represent realistic prospects for successful salvage and transplantation.

With respect to the above breakdown, it is the last two categories of immovable giant saguaros (84 in total) which can be acknowledged as suitable for a specialized mitigation program. This Specific Plan proposes that a targeted off-site property of significant environmental and habitat value be used as mitigation for these giant specimens.

We have completed a field-sampling inventory of the “Primavera” parcel located in Cochie Canyon (Tax Parcel Nos. 218-09-002B & C). Three (3) representative areas (totaling 1.2 acres) were sampled to ensure an unbiased assessment that was truly representative of the overall property. This sampling yielded the following results:

- a density of 49.2 saguaros per acre that are less than 18’ tall
- a density of 10.2 saguaros per acre that 18’-25’ tall
- a density of 35.0 saguaros per acre that are greater than 25’ tall

Given the above, and if concerned only with a plant-for-plant replacement, furnishing two (2) acres of the above lands as additional off-site mitigation would constitute a 1:1 matching of the identified eight-four (84) large saguaros. Furnishing 5.6 acres would achieve a 3:1 replacement ratio.

Far beyond this simple plant-for-plant focus, however, furnishing such mitigation lands would also provide the tremendous manifold benefits of many smaller saguaros, ironwood trees, palo verde trees, and generally intact, high-quality habit that is contiguous with already preserved lands. Furthermore, these off-site lands would have no presence of wildcat/illegal dumping, homeless encampment, vandalism and plant theft, nor all-terrain vehicle (ATV) tracks, all of which occur copiously on the Specific Plan property.

Given the dismal success/survival rate that results from moving large saguaros (20% success at best), it is our position that monies involved in any such efforts are better channeled in the larger community interest toward the purchase and dedication of additional off-site mitigation lands like those described above.



This Specific Plan stipulates that the off-site mitigation lands furnished to compensate for the eighty-four (84) giant saguaros on this property must:

- Be in addition to those off-site mitigation lands being already set-aside to satisfy the 4:1 Conservation Lands System (CLS) mitigation requirement for this Specific Plan.
- Be found acceptable by the Pima County Development Services Department, in coordination with the Office of Conservation and Sustainability's determination of whether the property used for offsite CLS mitigation meets the applicable CLS guidelines.
- Be contiguous with existing public preserves, or deemed of special value for targeted preservation areas (e.g. within a designated wildlife corridor).
- Possess significantly less (ideally none) of the negative qualities of the Specific Plan property (e.g. dumping, vandalism, homeless encampments, ATV use).

Given that this proposal for additional off-site mitigation lands is made towards compliance with the Native Plant Preservation Ordinance (NPPO, Chapter 18.72), it is appropriate to contemplate the NPPO's 30% preservation threshold for normally satisfying the Ordinance's "set-aside method". With respect to the subject property, the following calculations are thereby relevant:

- The Specific Plan's gross acreage is 57.20 AC
- It's Net Acreage, after required public right-of-way dedications for Camino de Oeste and Cortaro Farms Road (2.84 AC total), is 54.36 AC
- Thirty-percent (30%) of 54.36 AC = 16.31 AC of natural area being required to secure the "set-aside method" of the NPPO
- The Specific Plan currently proposes to set-aside 13.28 AC of natural undisturbed open space (NUOS)
- The shortfall between this figure and that needed for the NPPO set-aside methodology is 3.03 AC
- It is appropriate to look to the Conservation Lands System (CLS) for an appropriate off-site mitigation ratio for this shortfall.
- Applying the applicable CLS mitigation ratio of 4:1 brings us to an additional amount of required off-site mitigation lands, secured specifically for NPPO purposes, of 12.12 AC.
- The owner/developer shall provide this minimum amount of additional off-site mitigation lands at the time of future subdivision platting, and these lands shall accord with the four bullet-point stipulations presented immediately above.

The above approach provides far greater net benefit to the community than any salvage & transplantation model ever could, or more than any plant-for-plant ratio program.

Implementing all of the above requires the following modification to Chapter 18.72: 1) Footnote Nos. 1, 2 & 4 beneath Table 18.72.090-1 are hereby eliminated.

## II.F Proposed Utility Infrastructure

From a utility standpoint, this Specific Plan represents the quintessential infill project. Extensive utility infrastructure sufficient to serve the entire Specific Plan already exists proximate to the Property, much of which is located within the Cortaro Farms Road right-of-way and the future right-of-way dedication for the Camino de Oeste extension. Exhibit II.12 depicts the points of connection for the Project's public sewers and potable water.

### II.F.1 Public Sewer System Connections

Given the topographic circumstances and gravity-flow conditions of the property, this Specific Plan will be served by two separate existing 8" public sewer lines, both of which are maintained by the Pima County Regional Wastewater Reclamation District (RWRD):

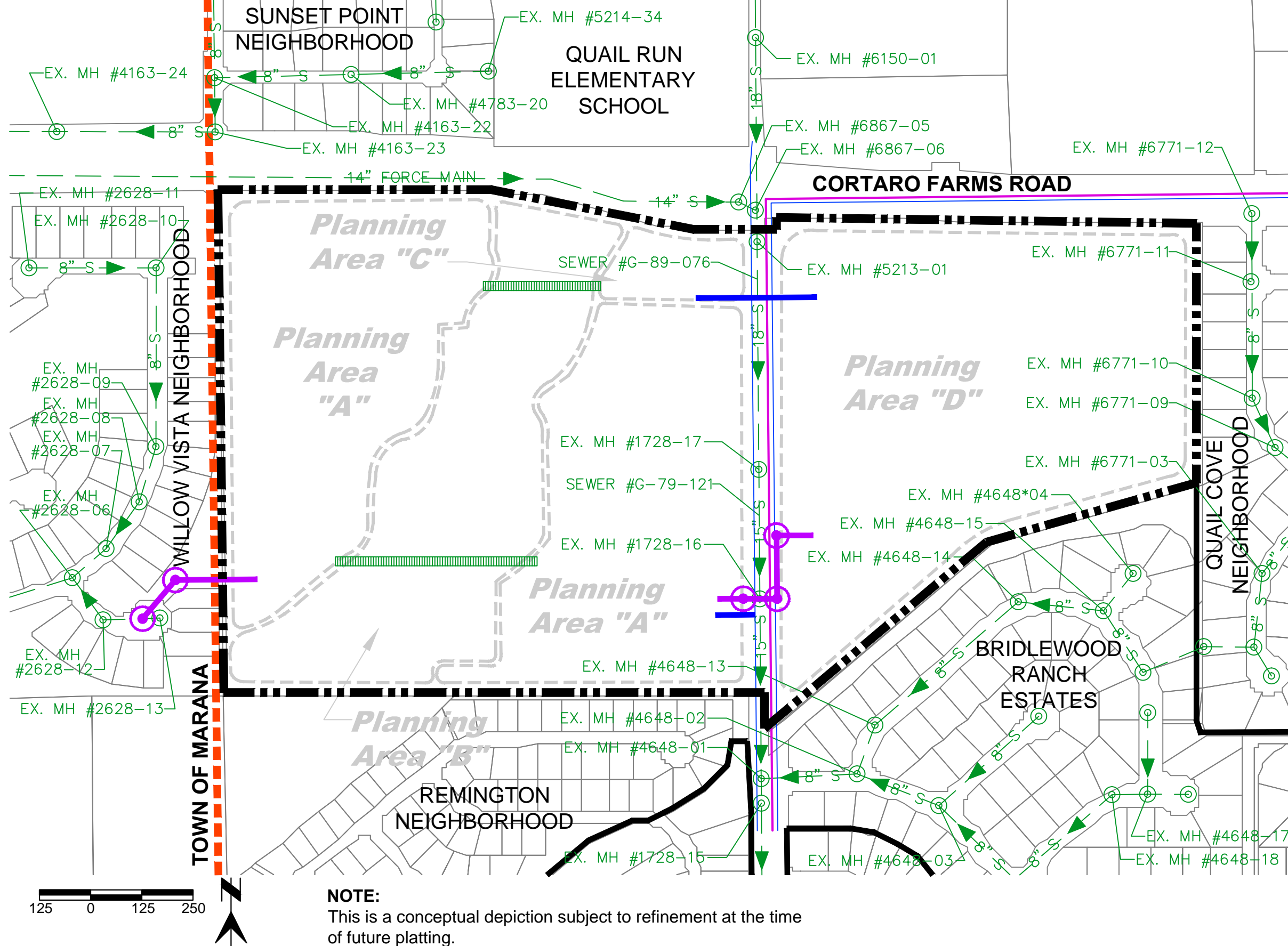
1. The western portion of Planning Area "A" (residential) will drain by gravity to the south/southwest and ultimately connect to the existing public sewer No. G-2015-067 beneath Willow Wind Place in the adjacent Willow Vista neighborhood. Although this subdivision lies within the Town of Marana, its sewers are RWRD's and its common areas are dedicated as easement areas for all utilities, including public sewers. A short off-site public sewer extension shall be required from the west boundary of the Specific Plan across the Willow Vista common area to the aforementioned manhole in Willow Wind Place. This extension has been discussed with the HOA leadership of Willow Vista. Appendix F contains a letter of understanding with the HOA covering a variety of issues of concern to them, including certain improvements that we can and will make at the time of sewer construction to improve the drainage difficulties they are currently experiencing.
2. The eastern portion of Planning Area "A", Planning Area "C", and Planning Area "D" (residential) will drain by gravity and ultimately connect to the existing public Sewer No. G-79-121/G-89-076 located within the future right-of-way of the Camino de Oeste extension.

Both of the above existing sewer lines have system capacity to accommodate the build-out of the Specific Plan project. Given the above "split" nature of the sewer gravity-flow, RWRD has issued two (2) separate Type I Capacity letters. These investigations verify the availability of system capacity for the project. Both letters are provided in Appendix D.

### II.F.2 Public Potable Water System Connections

The entire Specific Plan property will ultimately be served by Tucson Water (TW). The qualifier "ultimately" is used because TW's granting of service will occur in stages. A will-serve letter has already been obtained for the acreage east of Camino de Oeste (Planning Area "D") and is provided in Appendix D.

Tucson Water has clear criteria for the acceptance of properties into their system, two of which require: 1) that their existing franchise area mapping shows a property as abutting their service area on a minimum of three (3) sides; and 2) that a newly added parcel be no more than twenty (20) acres in size. Through a series of steps and service-area mapping updates,



# LEGEND

- Boundary of Subject Specific Plan
- Existing Pima County / RWRD Public Sewer, Flow Direction, Manhole Number & Line Size
- Proposed point of connection to existing public sewer
- Existing Tucson Water Public Reclaimed Water Line
- Existing Tucson Water Public Water Line
- Proposed point of connection to existing potable water line
- Potential At-Grade Crossings for Potable Water Lines and Dry Utilities; disturbed areas to be kept at existing grade and revegetated with ground-story and mid-story native plants, as well as salvaged on-site tree specimens. These crossing areas will not be counted towards the project's on-site CLS contribution.

**NOTE:**  
This is a conceptual depiction subject to refinement at the time of future platting.



## Cortaro 57 SPECIFIC PLAN

## PROPOSED CONNECTIONS TO PUBLIC SEWERS & WATER MAINS Exhibit II.12



the entire Specific Plan will ultimately be brought into the TW service area and a series of individual will-serve letters will be incrementally issued by the provider. The owner/developer is currently engaged in this sequential process.

### **II.F.3 Dry Utilities Masterplan**

All dry utilities are all project-convenient to the Specific Plan and are easily extended to service it:

- Tucson Electric Power (TEP) has existing facilities in Cortaro Farms Road and in all of the existing surrounding neighborhoods.
- Southwest Gas Corporation has high pressure natural gas line in Cortaro Farms Road; gas service also exists in the adjacent residential neighborhoods.
- Cable television and telecommunications infrastructure surrounds the property.

### **II.F.4 Phasing of Utility Infrastructure, Upgrades, Augmentations**

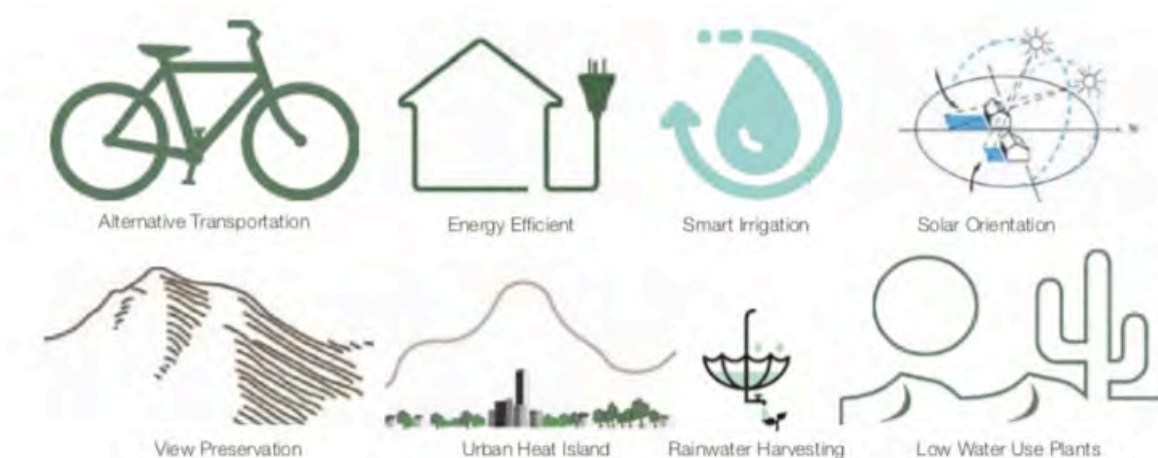
It is anticipated that residential development will commence with Planning Area “D” and proceed from east to west across the Specific Plan. This approach plays off of the extension of Camino de Oeste to Cortaro Farms Road, which will be completed at the onset of project construction. Residential development will conclude with Planning Area “A”. Planning Area “C” (neighborhood commercial/retail) will occur somewhere along that continuum based solely on market demand. Attendant utility infrastructure will be sequentially constructed per the above development program.

### **II.F.5 Maintenance Responsibilities for Utility Infrastructure**

Potable water will be owned, operated and maintained by Tucson Water. Public sewers will be owned, operated and maintained by RWRD. Dry utilities will be owned, operated and maintained by their respective service providers.

## **II.G Conservation Measures & Considerations**

### **II.G.1 Conservation/Sustainability Standards**



**Exhibit II.13: Energy & Water Conservation Measures**

The Specific Plan promotes a variety of conservation and sustainability principles. These are discussed individually below.

a. Residential Structures & Neighborhood Features

Sustainable, energy-conscious design and alternative power generation appurtenances are allowed, such as cool roofs, solar panels, and roof decks (these shall be considered exclusive of building height). Neighborhood wide conservation standards will be accomplished via low water use plants, efficient “smart” irrigation systems, and rainwater harvesting.

From the neighborhood design perspective, residential neighborhoods will feature the following characteristics that promote overall sustainability:

- Single-family housing options that include clusters of smaller and pocketed lots that provide for significantly increased densities and for the associated superior efficiency in the overall use of land.
- From the perspective of energy efficiency, application of the HERS (Home Energy Rating System) index is encouraged to determine a specific energy score for each model home. These HERS scores are then compared to the annual energy costs of more conventional or average homes in the market, thereby affording the buyer a detailed estimated utility cost.
- An array of housing choices and design options for consumers, thereby fostering increased visual variety, aesthetics, and individuality, all of which contribute to enhanced social fabric and neighborhood aesthetics.
- Avoiding uniformity in both design and the spatial placement of residential units on individual lots. This creates a streetscape with greater variety and with unique and varying negative spaces in each front yard, providing the homeowner with opportunities for more individualized landscaping and front yard amenities.

From the water conservation perspective, the following are relevant:

- Native or regionally adapted plants will comprise the overall landscape palette, stressing low water use specimens in suitable locations to achieve significant water conservation. The overall palette will focus on zoning appropriate plants and long-term durability and viability of the entire planting mix.
- A low water use irrigation system will be utilized for all landscape areas. The system will incorporate an automatic smart controller, flow sensing valves, rain shut-off capability, and will also be metered separately to monitor water usage throughout the various Planning Areas. The system will include an enviro-transpiration module to enhance its ability to connect with local weather stations and thereby automatically adjust for seasonal weather changes. The use of a smart irrigation system will provide superior performance to maximize water conservation.
- Rainwater harvesting techniques will be implemented where feasible to supplement the irrigated and non-irrigated landscape areas. Passive water harvesting features will include curb cuts, flush curbs, recessed planting areas, minimized compaction of planting areas, and pervious/semi-pervious pavers.

## b. Overall Site Improvements & Amenities

The Specific Plan will encourage walkable neighborhoods and pedestrian/bike connectivity to adjacent public arterial streets. The integration of neighborhood pedestrian routes, nature trails, concrete sidewalks, bicycle ways and mini-parks will activate the community and encourage social interaction and recreational pursuits. This serves to maximize the active and passive spaces within each neighborhood, while leveraging the potential for meaningful connectivity to outlying public preserves and recreational opportunities in the surrounding region.

### **II.G.2 Heat Island Considerations and Mitigation Measures**

Specific heat island mitigation measures will include a combination of strategies. The preserved natural floodplain corridor (Planning Area "B") will provide a significant heat island mitigating element for the entire project. In addition, new neighborhood parks and landscaped common areas, perimeter landscape buffers, and revegetated detention/ retention basins and drainage channels will provide cooler green components. Walkways, pathways and inorganic ground-covering landscape materials will be limited to lighter colors so as to minimize heat absorption and maintain comfortable pedestrian surfaces.

### **II.G.3 Self-Certification of Conservation & Sustainability Measures**

Concurrent and included with the submittal of future subdivision plats and site development package (SDP's) to the Pima County Development Services Department (DSD), or with the submittal of architectural plans to PDSD for building permits, the owner/ developer (or their appropriate design professional) shall submit a letter detailing the particular measures employed in final design to:

- 1) promote the above Conservation and Heat Island Measures described above in Sections II.G.1 and II.G.2
- 2) explain how the plat or development plan contributes towards the above sustainability principles outlined in this document.

The self-certification letter(s) accompanying a future tentative subdivision plat or SDP submittals to DSD shall describe the particular measures employed, and the results attained (quantifying same, where possible), toward furthering the following:

- 1) the landscape-related Potable Water Conservation Standards found in Section II.G.1; and
- 2) applicable Heat Island Considerations & Mitigation Measures per Section II.G.2

The self-certification letter(s) accompanying future architectural plan submittals to PDSD for building permits shall describe the particular measures being employed to further the building-related energy efficiency provisions found in Section II.G.1.a.



# II.H Architectural Standards and Design Guidelines

The Specific Plan will have a unified image and identity through the use of defined theming principles and a consistent vocabulary in color, materials, and form. The residential and neighborhood-commercial components will be designed and constructed as an integrated whole, both functionally and aesthetically, so as to achieve the unique project identity alluded to earlier in this document and to provide a further contribution to high-quality residential and mixed-used development within the Cortaro Farms Road corridor.

## II.H.1 Residential Architectural Design Concept & Building Elevations

Residences within the Specific Plan will provide a clean, indigenous architectural style and feature a variety of house elevations and color & material schemes. Specific aesthetic elements may include, but are not limited to, a variety of homestyles within a single streetscape, varying front yard setbacks, recessed garages, side-loaded garages, courtyards, and covered terraces. Enhanced elevations will be achieved through the use of pop-outs, cornices, window treatments, porches, varying roofing materials and landscaping. Alternative accent materials will be used for posts and columns and will include stone, brick, tile or wood depending on buyer preferences.

While home designs naturally evolve over time and the examples shown here will be refined in accordance with market preferences, they are provided to demonstrate a certain standard of quality and character that will typify the planned neighborhoods throughout the Project.

In order to ensure a diverse streetscape, a minimum of three (3) architectural features from a Menu of Architectural Features (see Exhibit II.15) will be included in each home. In addition, the following architectural guidelines and design objectives will apply:

- 1) Emphasizing articulated building massing.
- 2) Emphasizing front, side and rear elevations that maintain a high aesthetic quality and which relate strongly to the streetscape and any adjacent open spaces.
- 3) Modifying certain models for street-corner conditions and providing architectural features and elevations for all sides of the residence when directly adjacent to public streets, neighborhood parks and/or open space (whether functional or natural).
- 4) Offer alternative garage configurations, such as recessed or side-loaded arrangements.
- 5) Utilizing authentic materials and accent colors that go beyond traditional muted earth tones so as to reinforce an overall community identity, character, and appeal.

## II.H.2 Building Materials & Color Palette

The overall residential architectural and neighborhood theming of the Specific Plan will include five-sided architecture that is a reflection of contemporary Southwest design. The basic objective is to achieve a certain timeless quality that, while contemporary, still reflects Tucson's heritage and personality.



**ARCHITECTURE DESIGN  
INTENT  
Exhibit II.14**



**MENU OF RESIDENTIAL  
ARCHITECTURAL  
FEATURES**  
Exhibit II.15



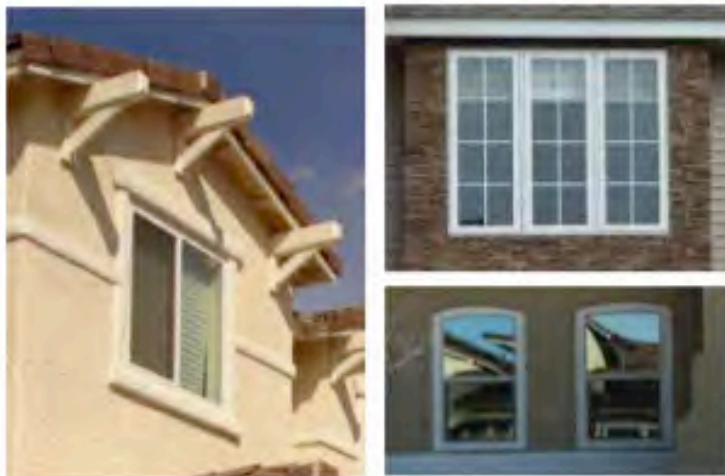
1. Gable End Trim Details



2. Gable End Window Detail with Corbels



3. Shuttered Window



4. Window Casing Detail



5. Window Header & Sill Detail



6. Decorative Garage Door



7. Roof Material



8. Entry Courtyard/Portches



9. Masonry Elements



10. Wrought Iron Details



This approach responds to climatic conditions and promotes an architecture that focuses on the qualities of surface treatment, color, light & shadow, massing and building form, and negative space as it relates to the outdoor environment. Fundamental architectural elements will include the effective use of massing, intersecting wall planes, strong accent colors, bold building forms, shade & shadow, and the interplay of light so as to create distinctive homestyles while ensuring pedestrian-scaled spaces.

Residences will break up large masses vertically and horizontally. All two-story structures will incorporate a recognizable base, middle component, and cap through the use of changes in material, architectural accents, other appropriate features. Strongest emphasis will be placed on the pedestrian level through the use of traditional materials, textures and increased building articulation.

Building materials used to further the above will be trendstone CMU, light sandblasted integral color CMU, juicy-joint constructed CMU, stucco, cast-in-place concrete, decorative hardscape, and complementary amenity packages. To allow for the innovative use of materials and advancements in technology, materials other than those on the above list may be used, in so far as they are consistent with the same basic architectural principles and aesthetics established here.

### **II.H.3 Architectural Review & Self-Certification**

Given the architectural character and detail presented in this Specific Plan document, no separate or subsequent architectural review process is required for the Project. The only protocol that will apply in this regard is the substantial conformance of the ultimate residences and structures with the aesthetics, architectural concept, building elevations, colors, and materials presented herein. The architect of record shall, at the time of submittal for building permits to the Development Services Department (DSD), submit an accompanying sealed letter certifying this substantial conformance and describing how the principles of above Section II.H are furthered.

## **II.I Interpretation/Modification of Specific Plan Regulations**

Section II (Land Use Proposal) of this Specific Plan, together with the particular Land Use Regulations presented Section II.B, have been structured to provide for clear interpretation and application by Pima County in regulating a specialized land use and zoning framework for the Property. In the event that supplemental Specific Plan changes or interpretations become necessary in the future, they shall proceed in accordance with the parameters below.

### **II.I.1 General Administration & Interpretation Authority**

This Specific Plan will not result in the modification or change of any existing Pima County adopted building code or other ordinances, except those portions of the Zoning Code that may be superseded by this document, particularly within Section II.B.2 (Development Standards) and II.E (Proposed Landscape Treatment and Native Plant Program).

The Specific Plan shall be generally administered under the authority of the Pima County Planning Official and the Pima County Chief Zoning Inspector within the Development Services Department (DSD). Whenever a conflict arises between this Specific Plan and the Zoning Code, the Specific Plan shall control. When the Specific Plan does not specifically address a particular topic, the Zoning Code shall control.

## **II.I.2 Amendments to the Specific Plan**

The Planning Official or Chief Zoning Inspector may administratively approve minor changes to land use and to the specialized land use regulations and development standards set forth in this Specific Plan, provided such changes are not in conflict with the overall intent, goals and objectives of the Project as presented herein.

### **a. Criteria for Minor Amendments & Associated Process**

The following shall be considered minor changes that fall within the administrative purview of the Pima County Planning Official or Chief Zoning Inspector:

- Addition of new information to the Specific Plan, maps, or text that do not materially alter the effect of any regulation, development standard, or guideline herein.
- Changes to the public or private infrastructure as presented herein as necessary to properly serve the Project and which do not significantly increase the development capacity of the Project nor alter the guiding goals and objectives of same.
- The addition of permitted uses that may not be specifically listed in Sections II.A.1 and II.B.2 of this document, but which are determined to be sufficiently similar in type and nature to those explicitly listed as permitted and which are judged to be compatible with the Property's surrounding developed context.
- Adjustments to the Development Standards in Sections II.B.2 of this document that are not harmful to the interests of the larger community or to adjacent neighborhoods, or which are not explicitly stated in the Specific Plan, but which are consistent with the guiding goals and objectives of the project and which do not create any public health or safety issues.
- Modifications to Section II.G (Conservation Measures & Considerations) or Section II.H (Architectural Standards & Design Guidelines) which do not diverge materially from the guiding principles outlined in those enumerated Sections.
- Adjustments to any aspect of Section II of this Specific Plan that is required in order to comply with changes in local, state or federal safety and/or health codes.

### **b. Criteria for Major Amendments & Associated Process**

Major amendments to the Specific Plan shall be only those changes or modifications that materially alter the guiding goals and objectives of this Specific Plan, or which represent an increase in density or land use intensity that exceeds that outlined herein, or which are found to be unsupported by the principles as originally written in the document. The Pima County Planning Official will determine if a proposed amendment would result in a substantial change per the criteria established in Zoning Code Section 18.91 (Rezoning Procedures). Major amendments to the Specific Plan shall be processed in accordance with the procedures outlined in same Section 18.91.