DRAFT

Pima County Comprehensive Plan Update

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2. Market Factors Influencing the Rise in the Price of Homes -- Findings from recent studies include:

- The real estate market forces have served the higher income residents of Pima County but left an affordability gap for other residents which is filled in part through the detrimental land use practice of unregulated development. Within the narrow band of the buyer's market, which is made up of higher income community members, there was also an increase in income which kept pace so that there has been a fairly constant ratio in past years: that is, as the cost of homes increased due to the operation of market forces, incomes of the high end earners also increased. A factor contributing to the affordability gap is that the characteristics of single family homes have changed over time. The average square footage of single family residences has more than doubled since 1950.

- In 2000, 20 percent of households had incomes below $15,000. According to Tucson Association of Realtor's Residential Sales Statistics for 2000, less than 4 percent of all residential units sold in 2000 were affordable by the lowest earning fifth of the community: less than 446 of the 11,077 units sold (assuming a 30 year fixed rate mortgage at 8.06 percent). Furthermore, only those individuals who were at the high end of the low-income range could afford any of the houses that were for sale in Pima County. Rental housing becomes the only available option. However, according to the American Community Survey (2000), 47 percent of renters in Pima County are spending one third or more of their household income on housing. With almost half of the renters in Pima County experiencing a cost burdened housing dilemma, the ability to save or invest in home ownership become even more attenuated. The affordability gap that the operation of market forces has created for many Tucson residents is a problem exacerbated by local lending practices which have a disparate impact on minority residents of Pima County.

- A review of impact fee programs found that other jurisdictions exceeded the Pima County roadway impact fee program in both range and extent. Counties in Florida typically have fees for roads, fire services, parks, library services, corrections, emergency services, public buildings, schools, and at times solid waste programs. California programs have a similar scope, and at times are extensive, such as the $14,221 total rooftop fee found in Orange County California, of which $11,566 is for roads. Today, at least two-thirds of the 35 counties in the study set collect fees greater than those collected in Pima County. In general Pima County grew faster, spent less on a per capita basis, collected less in growth related fees, and afforded less in the way of equitable housing programs than similarly situated county governments. Pima County's growth pressures are generally greater, but the program response is less.

3. Trends in Residential Types and Permitting -- From a national perspective, Pima County builds less single family residences as a percent of the residential market. Current national figures are that 80 percent of the new residences are single family residences while in Pima County the percent of such housing has averaged below 60 percent during the last decade, due to the high percentage of mobile home permits.

Single family residences cover 60 percent of the built environment in Eastern Pima County and constitute 67 percent of the full cash value of the same area. Multi-family housing returns the most in terms of assessed value per acre of the housing types. Within the built environment of Eastern Pima County, multi-family housing makes a footprint of 9 percent but holds an assessed value that constitutes 18 percent of these urbanized areas. During the 1990s, however, this type of housing did not form much of the overall market, some years making up only 2.2 to 3.5 percent of the total permits issued.

Growing Smarter Plus calls for compact form development. This goes against a decade of permitting trends, due in part to the state lot split law that allows unregulated development to create a more sprawling type of growth. Mobile homes cover 24 percent of the built environment of Eastern Pima County, but comprise only 4 percent of the full cash value. Trends in permitting data show the rising influence of unregulated development during the last half century.

In terms of total units of all residential types permitted in Pima County, since 1970 there have been more than 4,700 permits issued each year, with highs of 15,490 in 1972, and 15,107 in 1986.

C. Regional Plan Policies Related to the Land Use Element -- In order to accommodate future population growth and carry out the compact form development goals of Growing Smarter Plus, mixed use designations and affordable housing programs are a part of Pima County's Updated Comprehensive Land Use Plan. Regional Plan Policies include:

1. Establishing a Mixed Use Compact Development (MUCD) Designation -- A combination of two of the current land use designations - High Intensity Urban (HIU) and Multifunctional Corridor (MFC) - to create a mixed use designation is expected to best fulfill the needs of promoting and creating mixed use, compact development. The Mixed Use Compact Development (MUCD) designation could contain guidelines that facilitate the prescribed types of mixed use development to occur in parcels of all sizes. The Mixed Use Compact Development designation will be tested through the planning process, including potential annual plan amendments to the MUCD designation, where applicable. The success of developments within this designation will depend on incentive programs, among other factors.

2. Establishing the following housing policies and programs -- (a) inclusionary or mixed income subdivision programs; (b) homebuyer education programs; [c] enhancing opportunities for placement of manufactured housing; (d) a strategy to ensure housing availability for population groups with special needs; and (e) a program to develop a strategy to provide affordable housing for families with incomes at median, low and very low levels as determined by HUD criteria, as this is the greatest need in the region.

3. Circulation Element

A. Introduction -- Under the state law that defines the elements of the Comprehensive Plan, the Circulation Element is to consist of "the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use plan," which is required to promote compact form development. Pima County maintains just over 2000 miles of roads in the unincorporated areas. For many years the community has turned down opportunities to fund transportation improvements. Total system needs for all jurisdictions in the region by 2025 now stands at $10.7 billion, although only $6.6 billion is projected to be available given existing funding sources. The unincorporated areas of the region have additional dilemmas created by the unfunded travel demand that results from wildcat subdividing, and the fact that the outlying areas are not well serviced by transit.

As part of the Growth Area Element of the Comprehensive Plan, the development reserve areas increase the efficiency of automobile, transit and other multi-modal circulation, while at the same time conserve significant natural resources and open spaces as specified by the state law, both within the growth area and in coordination with open space outside the growth areas. Significantly, less than one-third of the County maintained roadway system is touched by biological reserves. The growth areas for Pima County are not in conflict with the goals of protecting the highest resource value lands. Because a rational pattern of land use has emerged through a focus on development reserve and conservation reserve areas, a rational and more efficient transportation plan also comes to light.

B. Overview of Past Planning Efforts and Subregional Inventories and Issues

1. Past planning and funding efforts -- During the last decades Pima County's transportation needs grew while willingness to fund such needs stood still.

- Prior to 1950 -- Tucson began paving streets in 1911; the state started registering motor vehicles in 1913; and in the early 1920s the first Tucson traffic signal went up at Stone and Congress. Federal funds for roadway improvements began to be authorized in 1916. By 1930 coast-to-coast travel was possible on paved highways. In the early 1940s, the first comprehensive roadway plan for Tucson was proposed: it established major streets along the section and quarter section lines, and routes along the Rillito, Arroyo Chico, and Canada Del Oro watercourses.

- Circulation in the 1950s -- In the 1950s, travel was downtown-oriented 25 percent of the time, for more than 100,000 residents who made more than 336,454 trips each day. The City held the business and retail district of the community. Federal funding through the Federal Interstate Highway Program led to the 1-10 and 1-19 alignments, which opened in the late 1960s.

- Circulation in the 1960s -- By the sixties the downtown area was no longer a major destination for drivers. Some 13 shopping centers and 11 plazas drew off the retail business so that only one in seventeen trips was bound for the downtown area. Automobile registration was up 3.5 fold to 143,357 and 95 percent of the 579,000 daily trips in Tucson were taken in cars. The planning philosophy of the day emphasized the freedom of the driver: "Facilities should be planned in response to how people wish to travel and where they wish to go," stated the 1965 Tucson Area Transportation Study. Fortunately funding did not follow this idea, but the legacy of our four street classifications came from this plan: local streets, collector streets, major arterials, and expressways.

- Circulation in the 1970s -- In 1970 there were 351,667 residents and 218,600 cars. By 1977, there were 435,000 people. Individuals continued to take about the same number of trips, but these trips tended to be longer, and there were more people, so that in 1977 daily vehicle miles traveled covered about 6.3 million miles.

- Circulation in the 1980s -- In 1980 there were over half a million people and 361,000 cars. Funding proposals for roadways in unincorporated Pima County were rejected by voters in 1984 and 1986. By 1988 vehicle miles traveled rose to 10.4 million miles, with 95 percent of travel taking place in automobiles.

- Circulation in the 1990s -- In 1990 another improvement plan was turned down for funding by the voters. There were 666,800 people and over half of a million registered cars. Total daily vehicle miles traveled exceeded 13 million miles. Funding on the Federal side took the form of the 1991 Intermodal Surface Transportation Efficiency Act (ISTEA), and its reauthorization in 1997, the Transportation Equity Act for the 21st Century (TEA-21). Both emphasize decision making at the local level. Pima County's bond program was also approved in 1997.

2. Summary by Sub-Region -- Highlights by subregion include the following:

- Catalina Foothills Subregion -- Pima County maintains 483 miles of road in this subregion; 434 miles are paved. Average daily traffic volumes range from 66,000 on Oracle Road to 9,700 on Catalina Highway. Public transit is very limited; bicycle lanes are provided along certain corridors. Planned improvements include a number of bond projects and other safety and drainage improvements. The vast majority of the paved roads maintained by the County are not in the biological reserve.

- Northwest Subregion -- Pima County maintains 371 miles of road in this subregion; 349 miles are paved. Average daily traffic volumes range from 38,500 on Ina to 4,600 on Mona Lisa. Public transit is available; bike routes are provided on some roads. Planned improvements include several major roadway capacity projects funded by the 1997 Transportation bond. Congestion is a major problem in this subregion. Capital improvement projects that fall within the recovery or critical habitat areas include transportation projects, a park project, and cultural resource projects.

- Rincon / Santa Rita Subregion -- Pima County maintains 253 miles of road in this subregion; 216 miles are paved. Average daily traffic volumes range from 42,900 on I-10 to 1,600 on Camino Loma Alta. Public transit and bicycle facilities are limited or not available. Planned improvements include a new Sahuarita Road corridor, but funding is not established. Additional issues in the subregion include: lot splits create demand for paved local roads. Slightly more than half of the paved roads maintained by the County are in the biological reserve.

- Southwest Subregion -- Pima County maintains 369 miles of road in this subregion; 254 miles are paved. Average daily traffic volumes range from 33,100 on Valencia to 500 on Diamond Bell Road. Public transit is available; signed bicycle lanes are provided on some roads. Planned improvements include two major roadway capacity projects funded by the 1997 Transportation bond. The vast majority of the paved roads maintained by the County are not in the biological reserve.

- Tucson Mountains / Avra Valley Subregion -- Pima County maintains 290 miles of road in this subregion; 219 miles are paved. Average daily traffic volumes range from 27,000 on Ajo Highway to 2,800 at Gates Pass. Public transit and bicycle facilities are limited. Planned improvements include a portion of Twin Peaks Road (funded by impact fees); widening of a portion of Silverbell by 2025 (PAG); and improvements to Sandario and Picture Rocks roads. Additional issues in the subregion include: lot splits create demand for paved local roads; and Ina Road through Marana is congested. Most of the paved roads maintained by the County are not in the biological reserve.

- Upper Santa Cruz Subregion -- Pima County maintains 239 miles of road in this subregion; 194 miles are paved. Average daily traffic volumes range from 12,400 on La Canada to 1,600 on Mission. Public transit is not available; multi-use lanes are provided on some roads. Planned improvements include several major roadway capacity projects funded by the 1997 Transportation bond. The vast majority of the paved roads maintained by the County are not in the biological reserve.

C. Regional Plan Policies Related to the Circulation Element -- Pima County's attempts to fund roadway improvements have met with voter disapproval on several occasions and this has contributed to the infrastructure deficit. Transportation funding, dedicated for the next decade, will only address the needs of growth that has already occurred; future growth will have to be focused in certain areas and corridors will play a major role in regional planning; and the revenue void left by failed sales tax initiatives has not been filled by impact fee or other programs.

However, a rational pattern of land use has emerged as we focus on development reserve and conservation reserve areas, and along with this a rational and more efficient transportation plan also comes to light. In general, the growth areas and corresponding circulation goals for Pima County are not in conflict with the goals of protecting the highest resource value lands and fiscal resources.

The following five policies are adopted:

1. Timing/concurrency: Off-site transportation infrastructure shall be developed concurrently with land use development to the greatest extent possible, recognizing that much infrastructure development is needed to meet existing traffic demand.

2. Environment: Roadway and transportation infrastructure shall be designed in an environmentally- or context-sensitive manner to the greatest extent feasible.

3. Neighborhoods: Existing residential areas shall be mitigated from vehicular traffic impacts to the greatest extent feasible when roadway improvements occur.

4. Alternative Modes: Multi-modal transportation infrastructure shall balance the needs of all users and provide viable alternatives to driving where appropriate and to the greatest extent feasible.

5. Funding: Alternative and equitable funding sources for transportation infrastructure shall be developed, in addition to current funding sources.

4. Open Space Element

A. Background -- State law requires planning for open space as part of the comprehensive plan. At the same time, it states in Section 11-824 (F) that "In applying an open space element or a growth area element of a comprehensive plan a county shall not designate private or state land as open space, recreation, conservation or agriculture unless the county receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner." This provision limits the open space element of the comprehensive plan to a description of the existing resource base.

B. Description of the Resource Base -- Since the establishment of Tucson Mountain Park in 1929, Pima County's mountain parks and natural preserves have played an important and diverse role in the life of the community. Pima County's Mountain Park holdings consist of Tucson Mountain Park, the crown jewel of the system; Tortolita Mountain Park, which was first acquired and established after the voters authorized bonds in 1986, and will continue to be expanded; and Colossal Cave Mountain Park, which was established in 1992 with the initial acquisition of the Posta Quemada Ranch, later expanded to its present 1,800 acres. The County also owns the Cienega Creek Natural Preserve, Agua Caliente Park, Arthur Pack Park, and Canoa Ranch. During the past years, community-based initiatives have inspired action at the local and federal level.

Examples of progressive conservation commitments include the Board of Supervisors significant expansion of Pima County's Tucson Mountain Park by over 1,500 acres, the establishment of the Ironwood Forest National Monument, and the creation of the Las Cienegas National Conservation Area. Conservation activity at this scale has not occurred in Pima County since the early part of the century, when most of the existing major reserves were created between 1902 and 1933.

1. Cienega Creek Natural Preserve --The 3,979-acre Cienega Creek Natural Preserve was Pima County's first Natural Preserve. The Preserve encompasses approximately 12 miles of the Cienega Creek, and roughly half of the protected stretch of the creek experiences perennial stream flow. Important purposes served by keeping this reach of the Cienega Creek in its existing undiminished state are the facilitation of natural aquifer recharge, and the assistance it offers in lessening the severity of flood events capable of impacting the developed area of the Tucson Basin. The utility of the Preserve's flood control capability alone makes it of exceptional value to the Tucson metro area. The lands within the preserve are in excellent natural condition, and few man-made improvements exist within its boundaries.

Recreation potential -- The Cienega Creek Natural Preserve's lush vegetation and scenic values, clean running water, outstanding mountain vistas, and sense of solitude and natural quiet make it a very attractive place to visit. However, because resource protection is the principal imperative in the preserve, recreational activities are limited to those that do not adversely impact its sensitive resources:

- Hiking, walking, backpacking, picnicking and related activities;
- Railroad train watching, photography and painting;
- Non-intrusive bird and wildlife observation, photography and painting;
- Wading in the creek's pools and stream;
- Scientific research and environmental education;
- Other low impact recreational or educational activities.

Access is limited to 50 people per day, and a permit is required to enter the preserve. Presently about 10 people per weekday visit the Cienega Preserve.

2. Colossal Cave Mountain Park -- At approximately 2,000 acres, Colossal Cave is Pima County's smallest existing mountain park, but it too has the potential to grow considerably to meet the region's conservation goals in the Rincon Valley area. While best known for the tourist attraction from which it draws its name, the park has outstanding scenic resources, and includes the 1870s Posta Quemada Ranch. As might be expected from a park that features a natural cave, the geology of Colossal Cave Mountain Park is extraordinary, and is undoubtedly its most significant characteristic. According to experts who have conducted studies on the site, the park's geology is uncommonly diverse, and represents a "mosaic" array of 20 different geologic units.

Animal species -- Special status wildlife species that are known to occur in the park include the desert tortoise, the American peregrine falcon, the Lesser long-nosed bat, the Mexican long-tongued bat, the California leaf-nosed bat, the western red bat, and Townsend's big-eared bat. The species that inhabit the park range from predatory mammals such as ringtail cats and mountain lions to at least 11 species of bats. The park is especially diverse in bird and reptile species, at least partly owing to the lush riparian habitat in the Posta Quemada Wash and along the nearby Agua Verde Creek.

Cultural resources -- Colossal Cave and the area surrounding it, including the suggested expansion lands, have considerable archeological and historical significance. The lands, with natural springs and riparian corridors, have long attracted the interest of humans and were inhabited for an extended period. To date, 13 prehistoric sites have been identified in vicinity of the park and the adjacent Pistol Hill area.

Recreation potential -- Colossal Cave Mountain Park presently offers a wide range of passive recreation opportunities, including picnicking, birdwatching, hiking, horseback riding and camping.

3. Tucson Mountain Park -- Tucson Mountain Park, formed from volcanic and fault block activity that began an estimated 70 million years ago, is presently Pima County's largest Natural Resource Park and is one of Tucson's most-visited natural areas. Pima County manages 2,514 acres owned by the Bureau of Reclamation adjacent to the western boundary of the park. Saguaro National Park adjoins the County park to the north, adding 24,034 acres to this area.

Animal species found in the park include coyotes, javelina, cottontail and jackrabbits, and mule deer. Other noteworthy wildlife found in the park include bobcats, gray foxes, mountain lions, desert tortoises, gila monsters and a variety of bats and bird species. More than 230 vertebrate species are common to the area, as well as literally thousands of invertebrates. Sensitive species that may be found in the park include the Lesser long-nosed bat and the California leaf-nosed bat.

Cultural resources -- Tucson Mountain Park contains a variety of valuable cultural resources, including prehistoric archaeological sites, rock art sites, historic structures, old mines and trails, traditional O'odham saguaro fruit gathering sites and other traditional cultural places, and natural features of the land that together form a significant cultural and historic landscape.

Recreation potential -- The park includes 26 miles of trails open to hikers, equestrians and mountain bicyclists, an archery range, a rifle range, a campground and picnic areas, and is home to the Arizona-Sonora Desert Museum, the Sonoran Arthropod Research Institute, and Old Tucson Studios.

4. Tortolita Mountain Park -- Tortolita Mountain Park was established in 1986, when the Pima County Board of Supervisors approved the expenditure of 1986 bond funds to acquire 3,055.75 acres of private property in the rugged backcountry of the Tortolita Mountains for

park purposes. The first 2,426.75 acres was purchased in 1986, and another 629 acres was added in 1988. Several recent acquisitions have brought Pima County's current holdings in the Tortolitas to 3,445.75 acres. The Tortolita Mountains are one of the oldest geological features in the Tucson area, and include 4,651 foot tall Tortolitas Peak, the highest point in the range.

Animal species -- The Tortolita Mountains area supports a wide range of wildlife, and is capable of supporting certain special status wildlife species. The park's proposed expansion lands contain habitat considered suitable for the pygmy-owl. The Sonoran desert tortoise, a species of special concern, is commonly found within the kind of Paloverde-Cacti Mixed Scrub Series habitat found in and around the park, and may be present there. Other special status wildlife found on and around the subject lands include the American peregrine falcon, the Lesser long-nosed bat, the Mexican long-tongued bat, and the California leaf-tongued bat. A wildlife survey conducted as a part of the master planning process for the park in 1996 identified a wide range of animal and bird species, including mountain lion, peccary, mule deer, and large numbers of birds and lizards. The Tortolita Mountains are also home to a small herd of wild horses--one of the few such herds remaining in southern Arizona.

Cultural resources -- The Tortolita Mountains area is rich in cultural resources. Evidence of occupation by Hohokam Indians can be found throughout the area. On the eastern side of the park, the most significant resource is the large and well-known "Indian Town" site, which is the park's first priority acquisition area. However, this area has not yet been systematically surveyed, and additional sites are expected to exist -- particularly along Honeybee Canyon and Sausalito Creek within the adopted park expansion boundary, and along Big Wash in the proposed Tortolita East Biological Corridor.

C. Regional Plan Policies Related to the Open Space Element -- Given that State law vests a right in one residence per acre for private or state land designated as open space, the Open Space Element of the Comprehensive Plan does not designate private or state land as open space, recreation, conservation or agriculture. The state law itself limits the open space element of the comprehensive plan to a description of the existing resource base.

5. Cost of Development Element

A. Cost Element and Infrastructure Service Area Boundaries for the Comprehensive Plan - The state law that defines the elements of the Comprehensive Plan calls for a cost of growth element to require development to pay a fair share of public facility costs. The same law also allows Pima County to plan for and regulate infrastructure service area boundaries beyond which the County may limit or prescribe conditions on the publicly financed extension of improvements. Information related to the distribution of fiscal resources in Pima County provides a rational basis for both. Pima County will pursue a strategy of concurrency for funding public facilities within a land base that is bounded by the sanitary sewer system service area, which serves as a rational delineation for a service boundary in Pima County.

B. Overview of Fiscal Resources -- State law calls for a cost of growth element to require development to pay a fair share of public facility costs. Pima County funds facilities in a variety of methods with the wastewater system coming the closest to achieving an effective strategy of concurrency so that the service is available when development impacts occur. State law also allows unregulated development to escape infrastructure standards. This causes land to be developed in a way that consumes available land, accommodates population and leverages a service demand, but does not contribute in kind to the property tax base. Unregulated development also has resulted in an infrastructure deficit of staggering proportions that the community will one day have to face to bring roads and other facilities up to standard for health and public safety purposes.

1. County-wide Distribution of Fiscal Resources -- Pima County's tax base is supported to a surprising extent by the improvements to the land, and not the land itself. Whereas the full cash value of Pima County in November of 2000 was $35.3 billion, $34.7 of this was found in Eastern Pima County; and $34.2 billion (97 percent) was found in the urbanizing areas of Pima County, which cover only 1/12th of the County. A similar distribution is found when actual taxes paid are measured.

2. Residential and Commercial Components of Built Environment -- When the actual built environment is studied, we find that it covers a relatively small area: 165,275 acres within Pima County's 5.8 million acre land mass, but contributes 79 percent of the total full cash value of Pima County. Commercial uses tend to contribute more than residential, with business centers having an average full cash value of $586,489 per acre and mobile homes having a value of $25,098. The highest value residential and commercial land uses are clustered in the urbanizing areas, while the lowest value residential and commercial uses are scattered to the outer edges of the county.

3. Location of Residential Components of Built Environment -- Multi-family housing covers 9 percent of the built environment but contributes 18 percent to the full cash value of the built environment. On average this use has a full cash value of more than $340,000 per acre. Single family housing covers 60 percent of the built environment but contributes 67 percent to the full cash value of the built environment. On average this use has a full cash value of more than $185,000 per acre. Mobile home uses cover 24 percent of the built environment but contribute 4 percent to the full cash value of the built environment. On average this use has a full cash value of $25,000 per acre. The mobile home map is essentially a fiscal resource sink map for Pima County.

LAND USE TYPE	AV. FCVALUE/ ACRE	% FOOTPRINT	% TOTAL FCV
Multi-Family	> $ 340,000	9	18
Single Family	> $ 180,000	60	67
Mobile Home	< $ 25,000	24	4

In the case of single family residences, improvements make up 74 percent of the value of single family residential uses, while land constitutes 26 percent of the full cash value. With multi-family residences, improvements make up 79 percent of the value and land constitutes 21 percent. With mobile homes, improvements make up 44 percent of the full cash value, while the land constitutes 56 percent of the full cash value.

LAND USE TYPE	% VALUE IMPROVEMENT	% VALUE LAND
Single Family	74 percent	26 percent
Multi-Family	79 percent	21 percent
Mobile Home	44 percent	56 percent

Over 70 percent of all single family residences are found within 16 urbanizing areas. The gross density of single family homes within each area is as follows:

URBAN AREA	DENSITY
South Tucson	6.8 homes per acre
South Valley	4.0 homes per acre
Tucson	4.0 homes per acre
Marana	3.0 homes per acre
Green Valley	2.9 homes per acre
Oro Valley	2.6 homes per acre
Ajo	2.2 homes per acre
Casas Adobes	2.0 homes per acre
Sahuarita	1.1 homes per acre
Foothills	1.0 home per acre
Catalina	1.1 acres per home
Santa Rita	1.6 acres per home
Tanque Verde	1.9 acres per home
Picture Rocks	3.3 acres per home
Tortolita	3.5 acres per home
Arivaca	8.0 acres per home

Mobile homes are not found in high proportions within the urbanizing areas. A full 62 percent of mobile home residences are found outside the 16 urbanizing areas.

LAND USE TYPE	% FOUND WITHIN 16 URBANIZING AREAS
Multi-Family	75 percent
Single Family	70 percent
Mobile Home	38 percent

4. Location of Commercial Components of Built Environment -- The state law that defines the elements of the comprehensive plan promotes mixed use development. Traditionally, neighborhood concern has been voiced against including commercial uses near or within areas with residential uses. The chart below demonstrates that commercial uses tend to carry a much greater full cash value per acre than residential uses.

LAND USE TYPES	FULL CASH VALUE PER ACRE
Business centers	$ 586,489 / acre
Malls and strip centers	$ 508,573 / acre
Restaurants	$ 393,106 / acre
Multi-family residences	$ 341,868 / acre
Hotel, motel, resort	$ 340,328 / acre
Grocery, retail, convenience	$ 283,480 / acre
Single family residences	$ 185,886 / acre
Warehouses / industrial	$ 154,129 / acre
Mobile homes	$ 25,098 / acre ($12,820 / home)

5. Service Demand Inside and Out of Infrastructure Service Area Boundaries -- State law allows Pima County to plan for and regulate infrastructure service area boundaries beyond which the County may limit or prescribe conditions on the publicly financed extension of water, sewer and street improvements. Regulations must include the procedure for determining the initial infrastructure boundary and a method and procedures for adjusting the infrastructure service area boundaries. Currently, from the perspective of maintaining the tax base and ensuring proper infrastructure investment at the time of development, Pima County has an effective service area, and an ineffective service area. The boundary between the two areas is drawn by the location of the sewer system. There is a near one-to-one relationship between the percent of taxes paid by watershed, and the percent that each watershed has in sewer system infrastructure.

PERCENT OF TOTAL TAXES PAID COMPARED TO PERCENT REGIONAL SEWER SYSTEM		
WATERSHED	PERCENT OF TOTAL TAXES	PERCENT SEWER SYSTEM
Middle Santa Cruz	77 %	78.8 %
Tortolita Fan	14.6 %	13.4 %
Upper Santa Cruz	5.4 %	5.5 %
Altar Valley	1.3 %	2.3 %
Avra Valley	0.8 %	0 %
Cienega Rincon	0.77 %	0 %
Middle San Pedro	0.02 %	0 %

The sanitary sewer system service area map serves as a starting point for a rational delineation of a service area boundary for Pima County. The area covered by the existing sewer system service area is only 9 percent of Eastern Pima County, but that land base contributes 89 percent of the taxes paid in Eastern Pima County. Land use types have a far greater average full cash value per acre when located within the area, than when located outside. The average full cash value of a single family residence within the area is $274,084, while outside the area, such value drops to $51,862. About 88 percent of Eastern Pima County's population is found within the existing service area, but land uses outside the area cover substantial acreage, and a disproportionate percent of public works infrastructure (non-sewer system public infrastructure) is found outside the service area.

6. Service demand outside the infrastructure service area boundary: Unregulated development accounts for up to 40 percent of the way Pima County accommodates population growth, and 62 percent of mobile home land use occurs outside of the boundaries of the 16 urbanizing areas of Pima County. The 2000 census shows that in watersheds where Pima County is receiving very little in tax revenue, we are accommodating substantial populations of residents:

> Avra Valley, which covers 221,404 acres but paid about the same in taxes as two sections (or 1280 acres) of regulated development in Green Valley, is accommodating a population of 24,506. The Cienega-Rincon watershed has nearly the same financial portfolio as Avra Valley and approximately the same population, but it covers 318,535 acres. Altar Valley, which sweeps across 713,000 acres, paid about the same in taxes as 3 sections (or 1,920 acres) of regulated development in unincorporated Pima County, is accommodating almost 50,000 people.

The areas outside the infrastructure service boundary established by the sewer system service area tend not to cover the cost of a single General Fund service -- calls by the Sheriff's Department. Sheriff's Department calls represent only 18 percent of the county budget funded by the primary tax levy. Therefore, all other services required by the residents of far flung areas -- including expensive services such as health care and the justice system -- are further costs that are not covered by the contribution that this land use makes to Pima County. The study of service demand demonstrates that when Pima County accommodates population outside of the regulated process and without sewer infrastructure, the cost of services out paces the contribution of the taxes generated by that land use.

LOCATION	PRIMARY TAXES PAID	COST DEPUTY SERVICES	SHORTFALL
1. Arivaca	$9,706 / section	$39,270 for 187 calls	- $29,564
2. Three Points	$24,567 / section	$37,800 for 180 calls	- $13,233
3. Taylor Lane	$43,108 / section	$62,790 for 299 calls	- $19,682
4. Southwest	$43,669 / section	$189,210 for 901 calls	- $145,541
5. Picture Rocks	$74,250 / section	$125,580 for 598 calls	- $51,330
6. Picture Rocks	$76,449 / section	$108,570 for 517 calls	- $32,121

7. Service Demand Within the Infrastructure Service Boundary: The areas inside the infrastructure service boundary established by the sewer system service area tend to cover the cost of calls by the Sheriff's Department.

LOCATION	PRIMARY TAXES PAID	COST DEPUTY SERVICES	DIFFERENCE
1. Tucson Mnts	$258,716 / section	$44,310 for 211 calls	+ $214,406
2. Catalina Hwy	$272,449 / section	$73,500 for 350 calls	+ $198,949
3. River Road	$802,338 / section	$49,770 for 237 calls	+ $752,568
4. LaCanada	$295130 / section	$140,910 for 671 calls	+ $154,220
5. First Avenue	$620,246 / section	$116,130 for 553 calls	+ $504,116

A review of other services, both publicly funded services and private amenities, demonstrates that the boundaries of the infrastructure service area, established by the sewer system service area, tend to capture the bulwark of facilities and the majority of services, with the exception of the road system, bridges and culverts. Public libraries are found more often in the center than on the edge of the urban areas. Health and hospital facilities are found in urban areas and along main streets and roads.

C. Policies and Strategies to Require Development to Pay its Fair Share -- In Pima County, the only funding method that has kept pace with development impacts is essentially a concurrency approach where wastewater infrastructure is required to be in place in time to support development related impacts. The wastewater service area also functions as a rational delineation for infrastructure service area boundaries as allowed by state law. In Florida, state law calls for concurrency programs to fund a variety of public facilities. This ensures that public facilities and services needed to support development are available concurrent with the impacts of such development by providing that certain public facilities and services meet or exceed the standards established by the County. Services potentially covered by concurrency policy include: potable water supply and treatment capacity; sanitary sewer treatment and disposal capacity; surface water management; solid waste disposal; parks and recreation, regional and community parks; roads; schools; libraries; correction facilities; emergency services; fire services; and other public buildings.

Policies and strategies to implement the cost of growth element include:

1. Establish Urban Service Area and Urban Expansion Area districts which collectively cover areas within the urban area. As a means of implementing the establishment of Growth areas and urban areas, Urban Service Area districts should be established, using the existing sewer system service area as a starting point. These districts would identify where public facilities will be provided in the near and far future and at what levels. Thus, for example, the County may focus its efforts at providing necessary infrastructure to the identified Growth Areas, while allowing infrastructure improvements in other urban areas. It may also establish time lines when facilities will be expanded into areas which may become urbanized in the future.

2. Determine minimum Level-of-Service Standards, specific to each Urban Service Area Urban Expansion Area, for selected public infrastructure and facilities. Facilities included in the level of service assessment could include: water supply and treatment capacity; sanitary sewer treatment and disposal capacity; surface water management; solid waste disposal; parks and recreation, regional and community parks; roads; schools; libraries; correction facilities; emergency services; fire services; and other public buildings

3. Establish a formal Concurrency Management System A formal permit review procedure should be established to allow the County to coordinate a determination of the individual and cumulative impacts each proposed development request will have on each of the minimum level-of-service standards identified for the urban service/expansion area where the development request is located. In the event that the County determines the construction of a project will result in a decrease in public services below the identified level-of-service minimums, the issuance of permits for the project will be contingent upon the developer making appropriate arrangements for the provision of those public facilities necessary to maintain the area's identified service levels. Facilities subject to concurrency could include: sanitary sewer treatment and disposal capacity; solid waste disposal; parks and recreation, regional and community parks; roads; schools; libraries; correction facilities; fire services; and other public buildings

4. Establish a scale of development assessment fees to finance necessary public infrastructure and facilities. Once the built-out projections of a given Urban Service Area or Urban Expansion Area has been used to calculate its total public infrastructure requirement, a total cost estimate for the area's public infrastructure can be completed. This total infrastructure cost estimate can then be used to establish equitable developer-assessment fees for each area.

6. Water Resources Element

A. Background -- The state law that defines the Elements of the Comprehensive Plan calls for water resources planning that (1) addresses the currently available surface water, groundwater and effluent supplies, and (2) provides an analysis of how the future growth projected in the county plan will be adequately served by the legally and physically available water supply, or provides plans to obtain additional necessary water supplies.

B. Water Supplies in Specific Areas -- The question about the carrying capacity of our water resource base has been answered by different groups, using different assumptions. No previous analysis has made room in the overall water budget for riparian protection or restoration. The water budget calculated in the Third Management Plan for the Tucson Active Management Area, assuming that water conservation goals are achieved by 2010, shows that with a population of 1,266,500 it would still be necessary to mine groundwater. The City of Tucson population projections predict that we will reach this population in the year 2022.

Within this short term, water supplies will probably keep up with human demand in the urban area if there is maximum utilization of CAP and treated wastewater, if conservation is accelerated, and if the legislature approves some of the proposed changes to the law. However, in the long term (beyond 25 years), the prognosis is more in doubt. Furthermore, even in the short term, there may be water supply problems in areas not within actual reach of CAP or reclaimed wastewater, if water use increases there. Supply and demand issues in seven regions of Pima County are briefly mentioned below.

1. Tucson Urban Core -- Bounded by Silverbell Road, Pantano Road, the Rillito River and the Airport, this area contains most of the population in the county and most of the urban water use. In this area water demands far exceed supply and demands cannot be satisfied through local renewable supplies. Since the 1960s water has been imported from the Avra Valley, but even this is inadequate and CAP water is now available for a new water supply in this area. Because there has been so much pumping of groundwater, the water table here has dropped up to 200 feet and subsidence is occurring in the urban area.

2. East Tucson Valley -- This area includes the Rincon Mountains, Tanque Verde Wash, and Cienega Creek, where significant riparian resources can be found. In all of these areas new groundwater pumping could negatively impact the resources. The water supply for a mesquite bosque along a tributary of Tanque Verde Creek also is threatened by urban development and the pumping in the area both to serve local residents and for the city as a whole. Davidson Canyon is a major ephemeral tributary of Cienega Creek that runs partly through state trust land which may be sold in the future. If this land is sold, nothing in current state law would prohibit pumping in the area and this would affect Cienega Creek. In addition, at the downstream end of Pima County's Cienega Creek Preserve, a small surface water diversion removes water from the creek at a man-made underground dam. Development in the general area would threaten the water supply for the creek if wells were drilled in the area. Another threat is possible at Empirita Ranch where developers are allowed to extract up to 1,600 acre feet per year from the alluvial aquifer upstream of the perennial segments of the preserve.

3. Northwest Valley -- This area includes the Tortolita Mountains and Marana and Oro Valley. The Marana area is the only part of Pima County where supply and demand have been relatively balanced. This is because a constant flow of wastewater down the Santa Cruz River has recharged the water table in the area, as have flood flows, since Marana is on the downstream end of the area. Oro Valley has a different situation. Water supplies there are limited to inflow from the northwest side of the Catalina Mountains and groundwater.

4. Green Valley -- Green Valley is located along the Santa Cruz River which is dry here except in the rainy season. This portion of the river was also ephemeral in historic times. Some flow enters this area from the Santa Rita Mountains but nowhere near enough to be a dependable water supply. The major water uses in the area are for mining, agriculture (today, pecan groves), and urban purposes. The raw CAP pipeline extends to a location north of Green Valley - Sahuarita and could become a water supply for the region.

5. Arivaca / Altar Valley -- Altar Valley has very limited water supplies and not enough renewable water to support dense development. A few intermittent streams provide habitat for a number of threatened and endangered species, including fish, birds and frogs. These streams are on or near private land which could be impacted by additional pumping. Arivaca is in the Altar Valley watershed but has a highly restricted water supply. Water use in the Arivaca region is barely delicately balanced today. Residents of the region have studied the water supply picture. They came to the conclusion that the region cannot support much more groundwater pumping.

6. San Pedro River -- Only a small part of the San Pedro River flows within Pima County, but this short stretch has perennial water and prime riparian habitat. At this time water supply is adequate to meet demand. Only a few people live in the region.

7. Ajo -- At the opposite end of the spectrum is the Ajo region. It has no surface water and only limited amounts of groundwater. Rainfall is much less in Ajo than in the Tucson area, so natural recharge potential is very small. It is very clear in this region that water use must not exceed supply as there are no alternative water sources. A major expansion of the town's population is unlikely for several reasons, of which a significant one is lack of available water.

C. Regional Plan Policies Related to the Water Resources Element In Light of Pima County's Ability to Implement Water Conservation Strategies -- Given that within the planning horizon there are foreseeable issues of limitations on water supplies for development and conservation purposes, the discussion of strategies and options becomes an important precursor to adoption of water conservation measures under the Comprehensive Plan. The list below cites the strategies identified for Pima County, along with methods for implementation.

1. Limit pumping near shallow groundwater -- Methods for implementing this strategy include land use controls and the purchase of development and water rights.

2. Maximize use of CAP and reclaimed water -- Implementation methods might include limitations on rezonings outside the service area and incentives to landowners.

3. Limit human water use in certain areas -- Again, implementation methods might include limitations on rezonings outside the service area and incentives to landowners.

4. Use CAP in riparian areas -- This strategy would require that the County have a CAP allocation, or achieve the conservation use of an allocation belonging to others through cooperative initiatives.

5. Effluent for riparian restoration -- Preservation of current discharge and allocation of the resource are listed as potential implementation methods.

6. Reduce per capita consumption -- Implementation methods might include landscape requirements and requirements for conservation features in new housing. A water conservation ordinance will be sent to the Board in the near future.

7. Limit turf water use -- Limitations on the establishment of golf course uses, and requirements that new courses use non-groundwater sources, are two suggested implementation methods.

8. Prevent subsidence -- A suggested implementation strategy is that reclaimed water be used to recharge subsidence prone areas.

9. Restore and preserve natural areas -- Implementation of this strategy could include floodplain acquisition, purchase of development and water rights, and limitations on rezonings.

10. Construct wetlands and riparian areas -- Use of reclaimed water or CAP is suggested. Recharge projects are also suggested as an implementation method to realize this strategy.

11. Protect remote basins -- This strategy includes implementation options such as purchase of development or water rights, limitations on rezonings consistent with carrying capacity, reuse of water, and limitations on golf course uses.

12. General approach -- Pima County does not have enough water to satisfy the demands of a population which grows continually into the indefinite future and to provide adequate water for habitat and riparian needs unless changes are made. A regional approach to water management will help in making potential problems more manageable.

7. Environmental Element

A. Background -- The state law that defines the Comprehensive Plan requires "analysis, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the comprehensive plan."

B. Water Quality, Air Quality, and Natural Resource Protection

1. Water Quality -- Research for the water quality component of the Environmental Element involved an overview of the quality of the principal water sources in Pima County, including groundwater, surface waterbodies, stormwater runoff, Central Arizona Project water, and treated wastewater. Highlights include:

- Groundwater -- In general, groundwater in the Tucson Active Management Area is of acceptable quality for most uses. Most of the groundwater resources meet federal and state drinking water standards, though contaminant levels exceed primary safe drinking water in a few areas. Groundwater withdrawals from wells within these identified

areas have been discontinued or are in the process of remediation. Land uses that have reportedly led to historic groundwater contamination in eastern Pima County include: landfills and disturbed area, abandoned wells, irrigated agriculture, animal impoundments, underground storage tanks, surface impoundments, wastewater treatment facilities, mines, industry and commerce. Common contaminants in the Tucson area groundwater include volatile organic compounds (VOC), nitrates, petroleum hydrocarbons, and heavy metals. There are ten known areas of contamination in eastern Pima County: (1) Broadway-Pantano site; (2) Davis Monthan Air Force Base; (3) Downtown Tucson; (4) El Camino Del Cerro Site; (5) Tucson Airport Area Remediation Project (TARP); (6) Air Force Plant 44; (7) Los Reales Site; (8) Price Service Center; (9) Silverbell Jail Annex Landfill / Miracle Mile Site; and the (10) Shannon Road-Rillito Creek Site.

- Surface Waterbodies -- Although it is relatively scarce, naturally occurring surface water in perennial and intermittent streams provides very important habitat for Pima County. Most of the streams that have been monitored are of a quality sufficient for their intended use or habitat. Monitoring is very limited compared to the other sources.

- Stormwater Runoff -- This water is not widely used as a resource. However, it is extensively monitored under existing regulations.

- Central Arizona Project Water -- The quality of this water is extensively monitored, and its quality is sufficient for its intended uses, which include drinking water, aquifer recharge, irrigation and industry.

- Treated Wastewater-- Treated wastewater is also being used in increasing quantities. It is extensively monitored, and its quality meets standards for its intended uses, which include reuse for turf irrigation, agriculture and discharge to an effluent dependent stream. The effluent discharges currently support valuable riparian habitat subject to major stormwater events.

2. Air Quality -- Air quality is identified under the state law that defines the elements the Comprehensive Plan as one aspect of the Environmental Planning Element. Growing Smarter Plus requires "analysis, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the comprehensive plan." The air quality assessment suggests two types of strategies for maintaining air quality and ensuring compliance with federal air quality standards: air quality control program improvements, and research and monitoring programs.

- Trends in Air Quality -- In 1978 Tucson was designated as being in nonattainment based on carbon monoxide concentrations. After implementation of effective corrective programs, the Environmental Protection Agency redesignated the area to the status of "maintenance." Keeping carbon monoxide levels low will be a challenge in the future as the number of vehicle miles being traveled increases with population

growth and Tucson's automobile dependent lifestyle. Ozone trends are described as nearing the threshold for violation of national standards. Particulate trends exceeded standards at times during 1999, leading to a Natural Events Action Plan.

- Strategies to Control Emissions and Increase Available Information -- It is significant for purposes of land use planning that 70 percent of the air pollution in the region comes from motor vehicle emissions, trains and airplanes, as opposed to stationary sources such as business and industry. The following programs reflect the extent to which air quality programs are transportation control measures: Federal Motor Vehicle Emissions Control Program; Arizona Vehicle Emissions Inspection Program; Arizona Oxyfuels Program; Pima Association of Governments Travel Reduction Program; Pima County Voluntary No-Drive Days (Clean Air) Program; Pima County Voluntary Vehicle Repair and Retrofit Program; Pima County Voluntary Lawn and Garden Equipment Collection Program; Mass Transit; and the Rideshare Program. Strategies to keep emissions as low as possible include:

  Market based programs: Emissions trading programs are thought to be more cost effective than non-incentive based regulatory schemes.

  Coordination with land management agencies: Prescribed burns add to the pollutant load, therefore joint planning with air quality regulators is suggested in order to allow for the minimization and mitigation of impacts.

  Landscape standards: Increased vegetation and tree planting would reduce the heat island problems found in urban areas and thus reduce energy demands by individuals.

  Building code standards: Five different building code standards are promoted by the study in the areas of natural gas fireplaces, solar water heaters, and features that promote telecommuting, electric vehicle use, and use of renewable energy sources.

  Transportation related measures: In the area of transportation, a number of suggestions are offered, ranging from increased incentives and penalties to reduce emissions, measures to maximize transportation system capacity, and land use decision making that encourages clustering land uses so trips and vehicle miles traveled are reduced as people drive from residential to business and commercial areas. Road paving is encouraged, along with measures to increase the use and availability of transit.

3. Natural Resource Protection -- The Environmental Planning Element calls for analysis, planning and strategies to address anticipated effects of plan elements on natural resources associated with proposed development under the comprehensive plan. The policies and strategies to be developed under this element shall be designed to have countywide applicability." The Elements of the Sonoran Desert Conservation Plan reflect Pima County's analysis, planning and strategies for natural and cultural resource protection.

C. Regional Plan Policies Related to the Environmental Element -- Under a Regional Conservation Lands System, regional plan policies reflect the variety of land uses and ownership that are reserved, including: (1) Federal Lands Reserve; (2) County and State Parks Reserve; (3) Scientifically Significant Reserve Lands; (4) State Land Reserve; (5) Ranch Productive Reserve Lands; (6) Resource Extractive Lands; and (7) Urban Development Lands. Regional Plan Polices for the Conservation Lands System protect natural resources according to their value. Intensity policy guidance ensures that new rezoning and specific plan requests, time extension requests for rezonings, requests for modifications or waivers of rezoning or specific plan conditions, including substantial changes, requests for Comprehensive Plan amendments, Type II and Type III conditional use permit requests, and requests for waivers of the subdivision plat requirement of a zoning plan approved within the Conservation Lands System conform with the intensity that is appropriate to protection of resources. New applications subject to the policy will be evaluated against the following criteria to determine their appropriateness:

1. Mesoriparian and riparian linkage areas should be retained at a minimum of 95 percent of their current level, including all riparian linkage areas (streambed and associated upland) as delineated by the Science Team within the biological reserve, and all washes with a discharge value of 250 cubic feet per second or larger regardless of whether such wash is located within or outside the biological reserve boundaries.

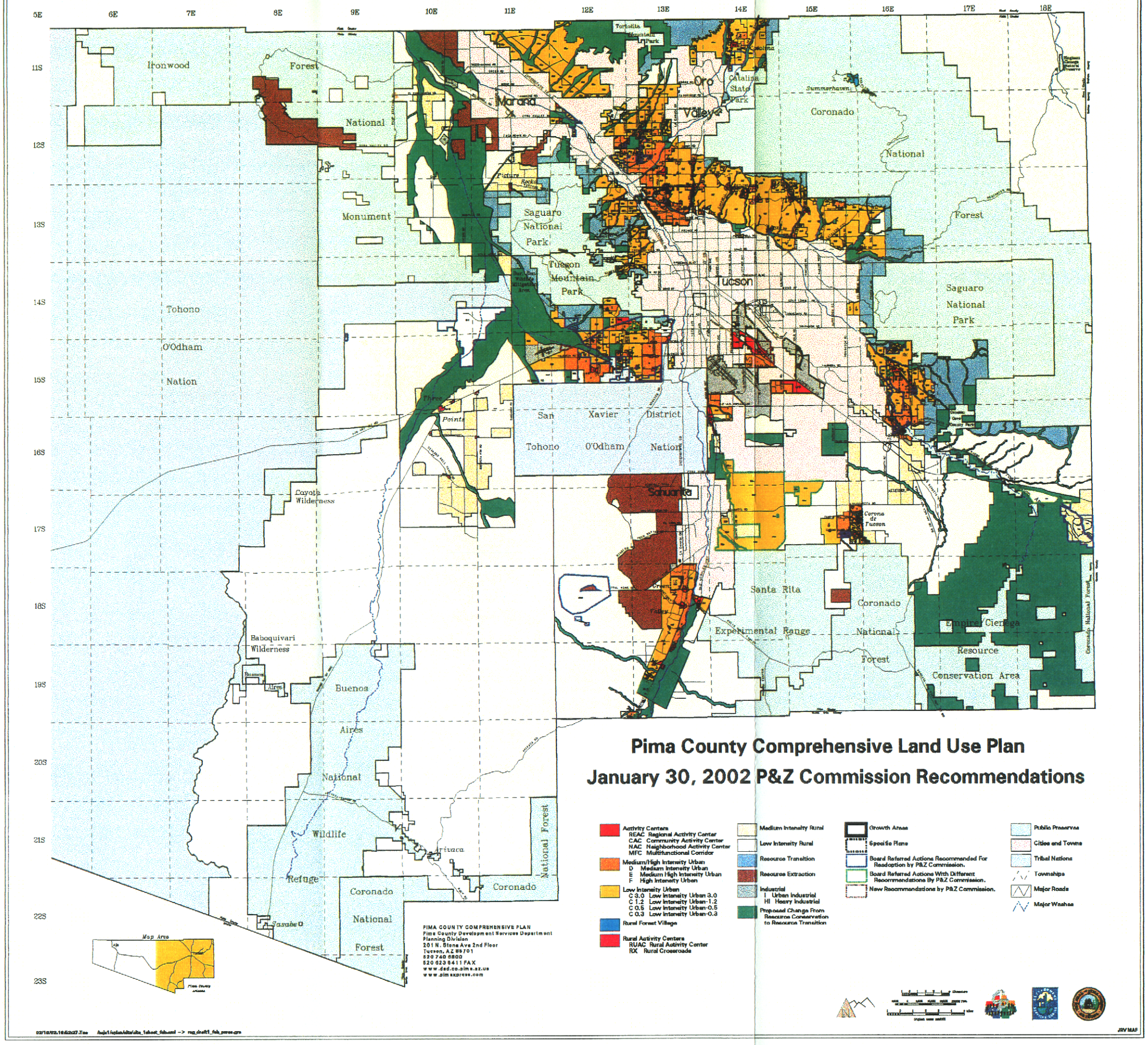
2. Biological core areas should be retained at a minimum of 80 percent of their current level, and proposed land uses should achieve actual conservation for the species that occupy the landscape.

3. Multiple use areas should be retained at a minimum of 75 percent of their current level, and proposed land uses, particularly in the recovery area, should achieve actual conservation for the species that occupy the landscape.

4. Urban buffer areas should be retained at a minimum of 60 percent of the current level with housing densities remaining at or below the 1 house per 3.3 acre level.

5. Urbanizing areas, typically not found within the Conservation Lands System, constitute a fifth tier that should be retained at a minimum level of 30, unless such area is designated a Growth Area and subject to related policies as part of the Comprehensive Plan.

New rezoning applications that require submittal of a Rezoning Site Analysis will include supplemental information in the site analysis that provides (1) mapped and descriptive documentation of the natural resources of the area applicable to the site; (2) mapped and descriptive explanations as to what extent natural resource disturbance will occur, if at all, and how actual conservation will occur as part of the development; and (3) a conceptual mapped and narrative demonstration of compliance with conservation ordinances of the Pima County Zoning Code. Actual conservation means a demonstration of in-place conservation or mitigation defined as acceptable according to adaptive management guidelines of the Sonoran Desert Conservation Plan.



Pima County Comprehensive Land Use Plan

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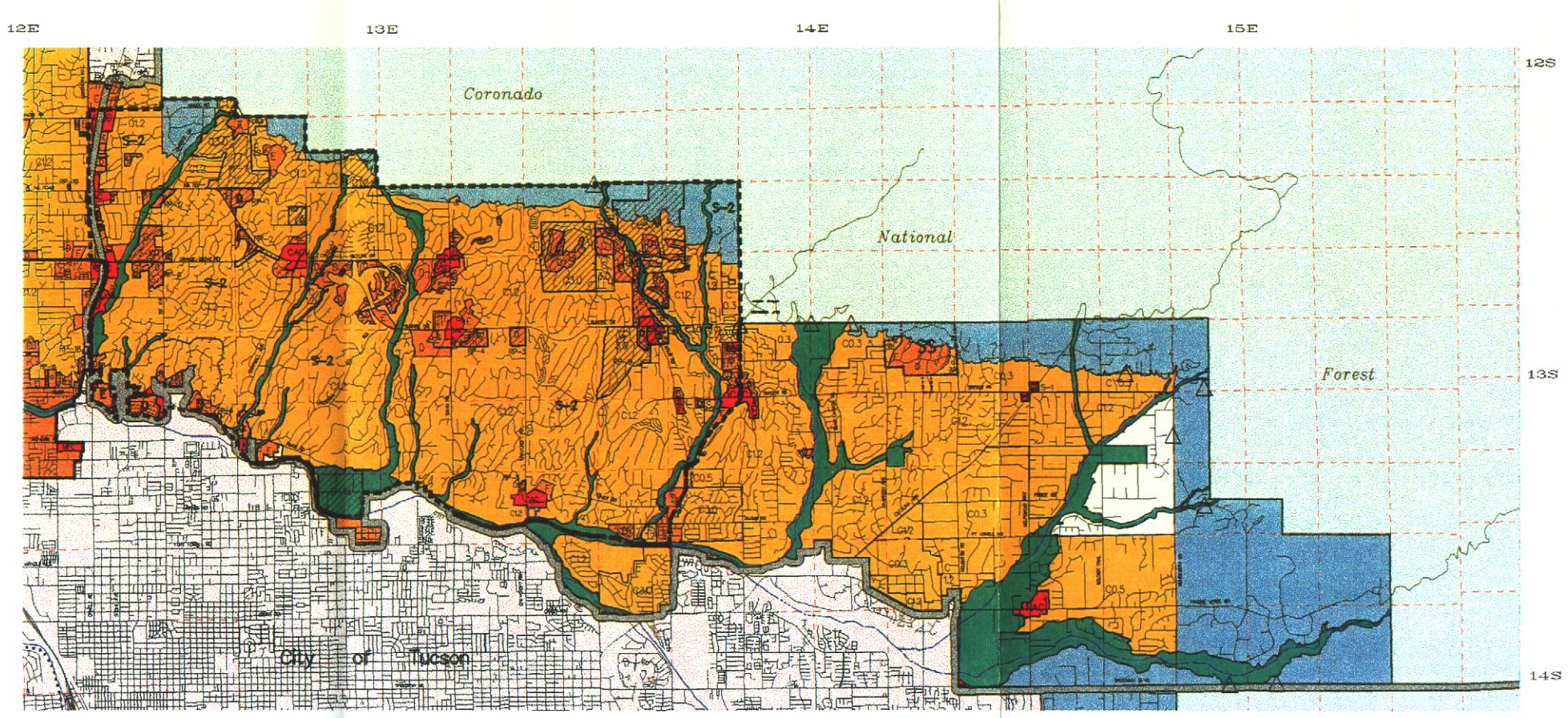
Catalina Foothills Subregion - Foothills Planning Area



Planned Land Use

- Activity Centers
  - REAC Regional Activity Center
  - CAC Community Activity Center
  - NAC Neighborhood Activity Center
  - MFC Multifunctional Corridor
- Medium/High Intensity Urban
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Base Map Features

- Public Preserves
- Cities and Towns
- Tribal Nations
- Townships
- Sections
- Roads
- Major Washes

JIW MAP

Pima County Comprehensive Land Use Plan

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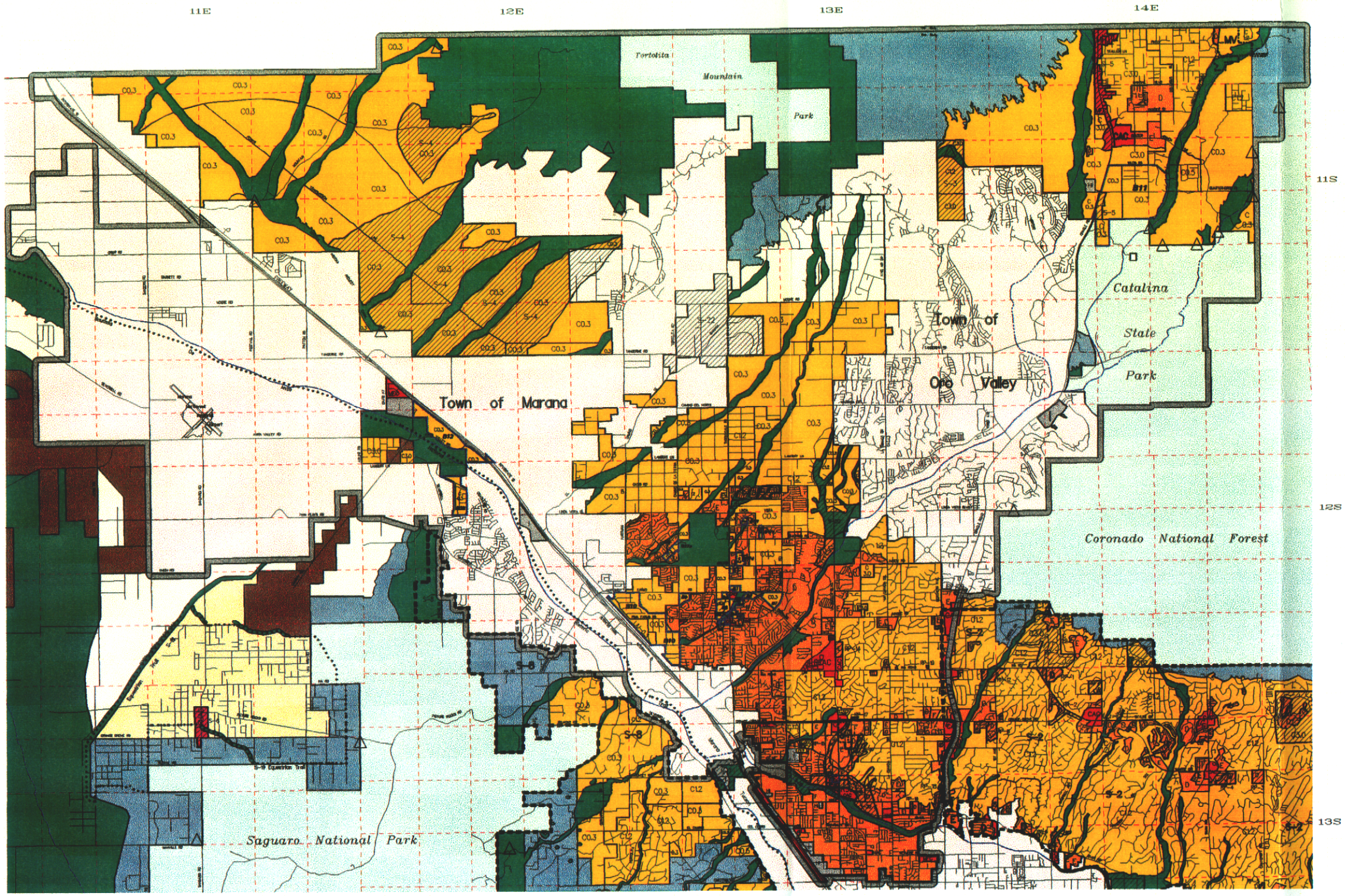
Northwest Subregion



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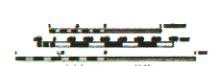

PIMA COUNTY COMPREHENSIVE PLAN
Pima County Development and Flood Control District
201 N. Stone Ave.
1st Floor
Tucson, AZ 85701
520 740-6500
520 623-1617 FAX
www.dsd.pima.gov
www.pima.gov/cmo

Pima County Comprehensive Land Use Plan

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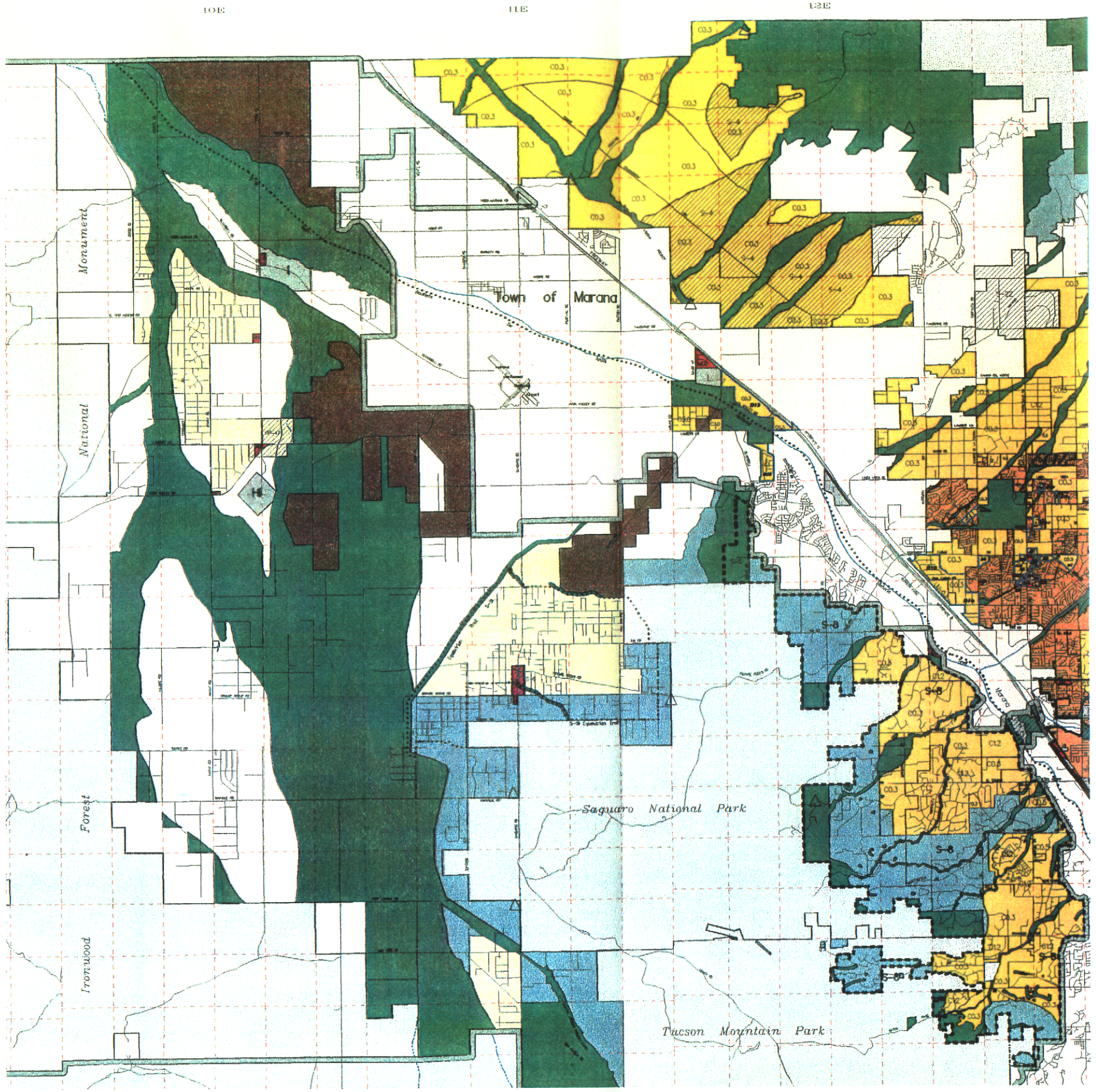
Tucson Mountains/Avra Valley Subregion East Detail



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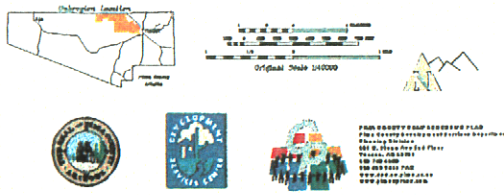

8E 9E 10E 11E 12E 13E 14S

15S

16S

17S

Tucson Mountain Park

Tohono O'odham Nation

Coyote Wilderness

San Xavier District

Tohono O'odham Nation

City of Tucson

Town of Sahuarita

Pima County Comprehensive Land Use Plan

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Southwest Subregion North Detail

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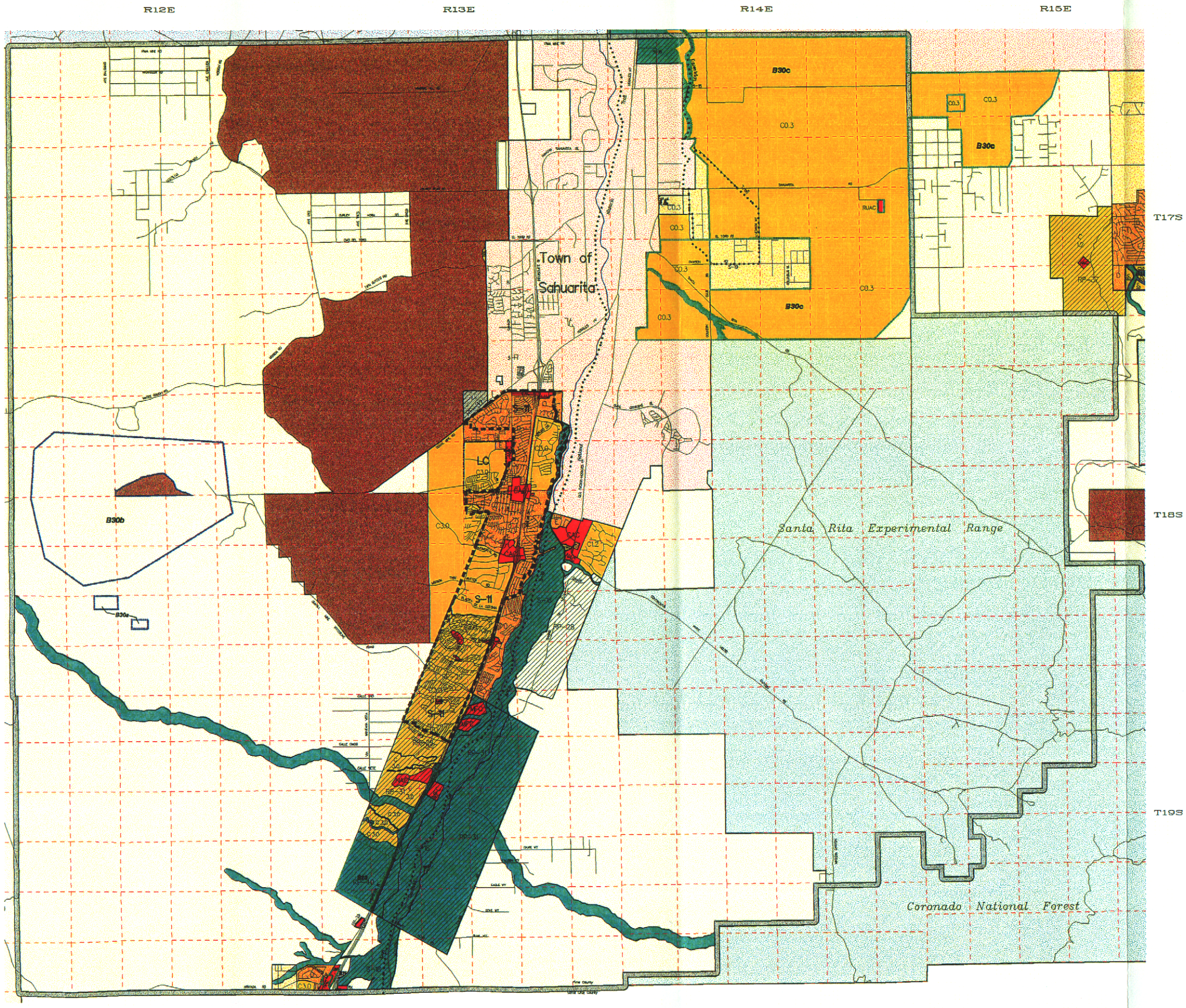

Pima County Comprehensive Land Use Plan

January 30, 2002 P&Z Commission Recommendation

Upper Santa Cruz Valley Subregion

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- Resource Extraction
- Industrial
  - I Urban Industrial
  - HI Heavy Industrial
- Proposed Change From Resource Conservation to Resource Transition
- Special Areas (S) and Rezoning Policy Areas (RP) Adopted by the Board and Recommended for Readoption.
- Special Areas (S) and Rezoning Policy Areas (RP) Referred by the Board and Recommended for Adoption.
- Special Areas (S) and Rezoning Policy Areas (RP) Referred by the Board and Recommended for Deletion.
- Special Areas (S) and Rezoning Policy Areas (RP) Referred by the Board with New Recommendation For Deletion.
- Large Special Areas
- Trail Access Special Area S-19
- Rural Equestrian Routes and National Historic Trail Special Area S-19
- Specific Plans
- Subregion Boundary
- Public Preserves
- Cities and Towns
- Tribal Nations
- Sections
- Roads
- Major Washes
- Board Referred Actions Recommended For Readoption by P&Z Commission.
- Board Referred Actions With Different Recommendations By P&Z Commission.
- New Recommendations by P&Z Commission.

PIMA COUNTY COMPREHENSIVE PLAN
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
Planning Division
201 N. Stone Ave. 2nd Floor
Tucson, AZ 85701
520 740 6600
520 740 6611 FAX
www.pimacountyland.org
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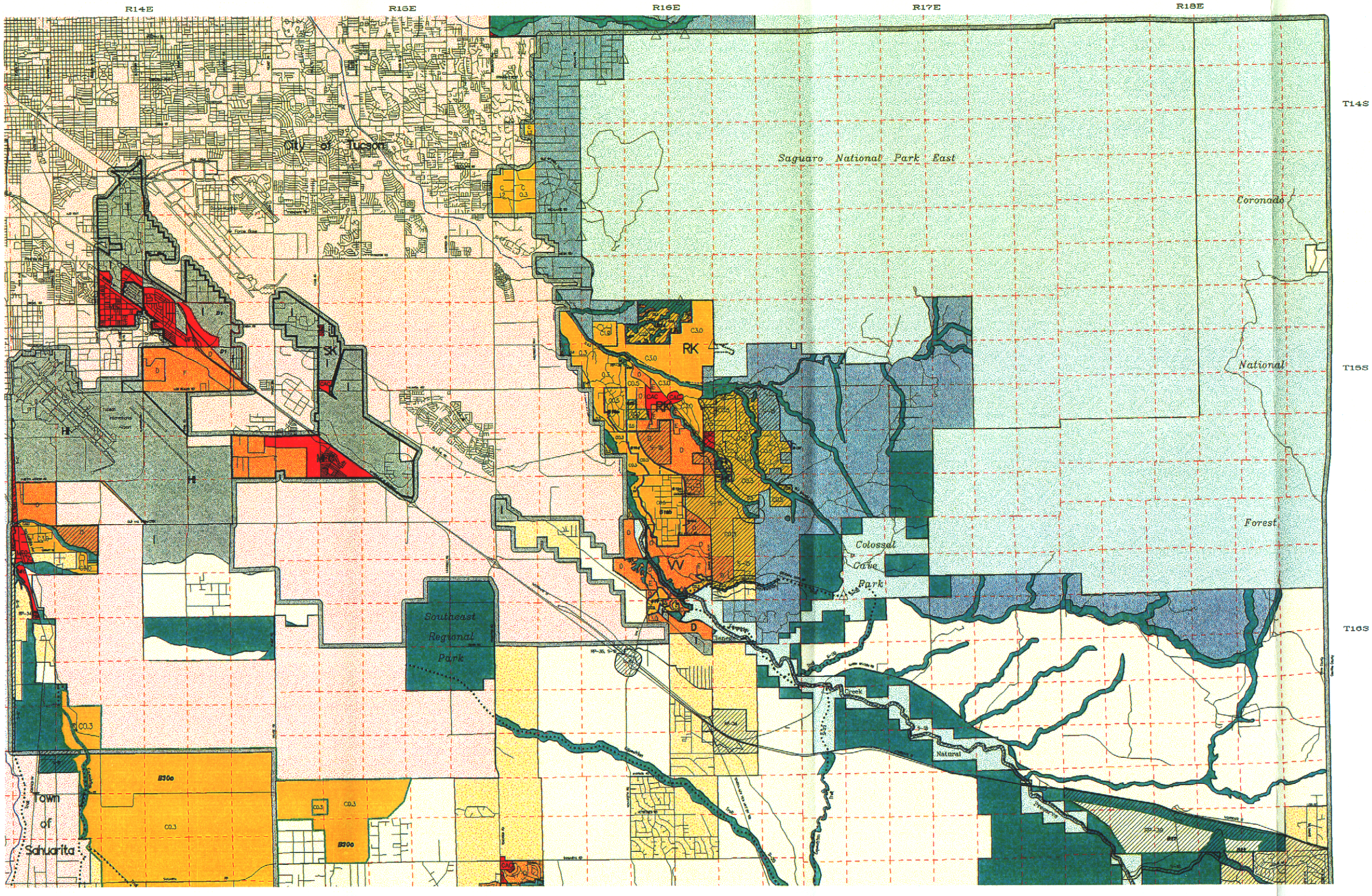
JRV MAP



Pima County Comprehensive Land Use Plan

January 30, 2002 P&Z Commission Recommendations

Rincon Southeast/Santa Rita Subregion North Half

Planned Land Use

- Activity Centers
  - REAC Regional Activity Center
  - CAC Community Activity Center
  - NAC Neighborhood Activity Center
  - MFC Multifunctional Corridor
- Medium/High Intensity Urban
  - D Medium Intensity Urban
  - E Medium High Intensity Urban
  - F High Intensity Urban
- Low Intensity Urban
  - C 3.0 Low Intensity Urban 3.0
  - C 1.2 Low Intensity Urban-1.2
  - C 0.5 Low Intensity Urban-0.5
  - C 0.3 Low Intensity Urban-0.3
- Rural Forest Village
- Rural Activity Centers
  - RUAC Rural Activity Center
  - RX Rural Crossroads
- Medium Intensity Rural
- Low Intensity Rural
- Resource Transition
- Resource Extraction
- Industrial
  - I Urban Industrial
  - HI Heavy Industrial
- Proposed Change From Resource Conservation to Resource Transition
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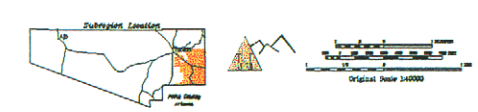
- Large Special Areas
- Trail Access Special Area S-19
- Rural Equestrian Routes and National Historic Trail Special Area S-19
- Growth Areas
- Specific Plans
- Subregion Boundary
- Public Preserves
- Cities and Towns
- Tribal Nations
- Sections
- Roads
- Major Washes
- Board Referred Actions Recommended For Readoption by P&Z Commission.
- Board Referred Actions With Different Recommendations By P&Z Commission.
- New Recommendations by P&Z Commission.



R14E R15E R16E R17E R18E

T17S

T18S

T19S

City of Tucson

Town of Sahuarita

Santa Rita Experimental Range

Coronado National Forest

Empire / Cienega

Resource Conservation Area

Coronado National Forest

Pima County Comprehensive Land Use Plan

January 30, 2002 P&Z Commission Recommendations

Rincon Southeast/Santa Rita Subregion South Half

Planned Land Use

- Activity Centers
  - RSAC Regional Activity Center
  - CAC Community Activity Center
  - NAC Neighborhood Activity Center
  - MFC Multifunctional Corridor
- Medium/High Intensity Urban
  - D Medium Intensity Urban
  - E Medium High Intensity Urban
  - F High Intensity Urban
- Low Intensity Urban
  - C 3.0 Low Intensity Urban 3.0
  - C 1.2 Low Intensity Urban-1.2
  - C 0.5 Low Intensity Urban-0.5
  - C 0.3 Low Intensity Urban-0.3
- Rural Forest Village
- Rural Activity Centers
  - RUAC Rural Activity Center
  - RX Rural Crossroads
- Medium Intensity Rural
- Low Intensity Rural
- Resource Transition
- Resource Extraction
- Industrial
  - I Urban Industrial
  - HI Heavy Industrial
- Proposed Change From Resource Conservation to Resource Transition
- Special Areas (S) and Rezoning Policy Areas (RP) Adopted by the Board and Recommended for Readoption.
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- Large Special Areas
- Trail Access Special Area S-19
- Rural Equestrian Routes and National Historic Trail Special Area S-19
- Specific Plans
- Subregion Boundary
- Public Preserves
- Cities and Towns
- Tribal Nations
- Sections
- Roads
- Major Washes
- Board Referred Actions Recommended For Readoption by P&Z Commission.
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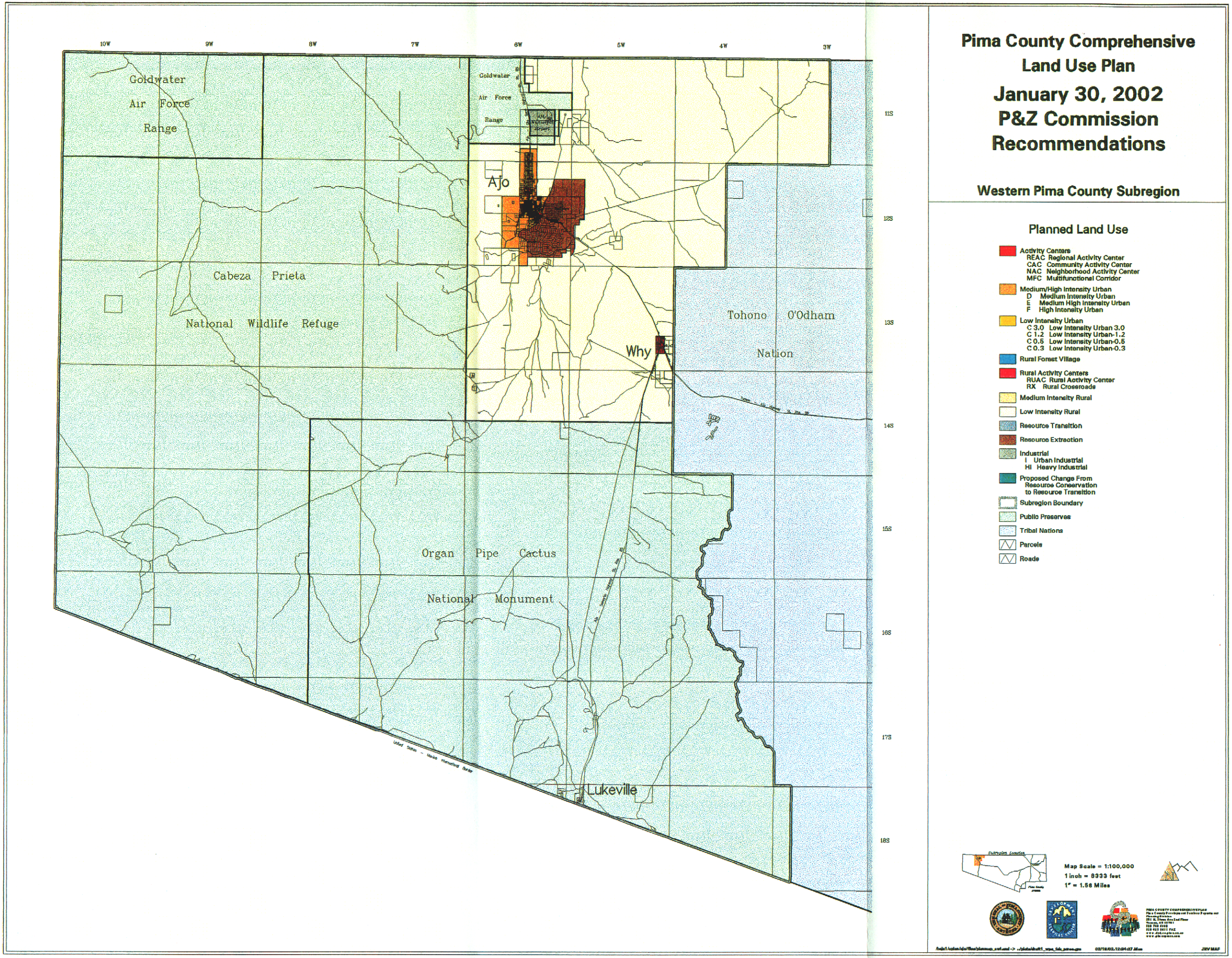
- New Recommendations by P&Z Commission.



Pima County Comprehensive Land Use Plan
January 30, 2002
P&Z Commission Recommendations
Western Pima County Subregion
Planned Land Use
Activity Centers
REAC Regional Activity Center
CAC Community Activity Center
NAC Neighborhood Activity Center
MFC Multifunctional Corridor
Medium/High Intensity Urban
D Medium Intensity Urban
E Medium High Intensity Urban
F High Intensity Urban
Low Intensity Urban
C 3.0 Low Intensity Urban 3.0
C 1.2 Low Intensity Urban-1.2
C 0.5 Low Intensity Urban-0.5
C 0.3 Low Intensity Urban-0.3
Rural Forest Village
Rural Activity Centers
RUAC Rural Activity Center
RX Rural Crossroads
Medium Intensity Rural
Low Intensity Rural
Resource Transition
Resource Extraction
Industrial
I Urban Industrial
HI Heavy Industrial
Proposed Change From Resource Conservation to Resource Transition
Subregion Boundary
Public Preserves
Tribal Nations
Parcels
Roads
Map Scale = 1:100,000
1 inch = 8333 feet
1" = 1.58 Miles
Goldwater Air Force Range
Cabeza Prieta National Wildlife Refuge
Organ Pipe Cactus National Monument
Tohono O'Odham Nation
Ajo
Why
Lukeville
10W
9W
8W
7W
6W
5W
4W
3W
11S
12S
13S
14S
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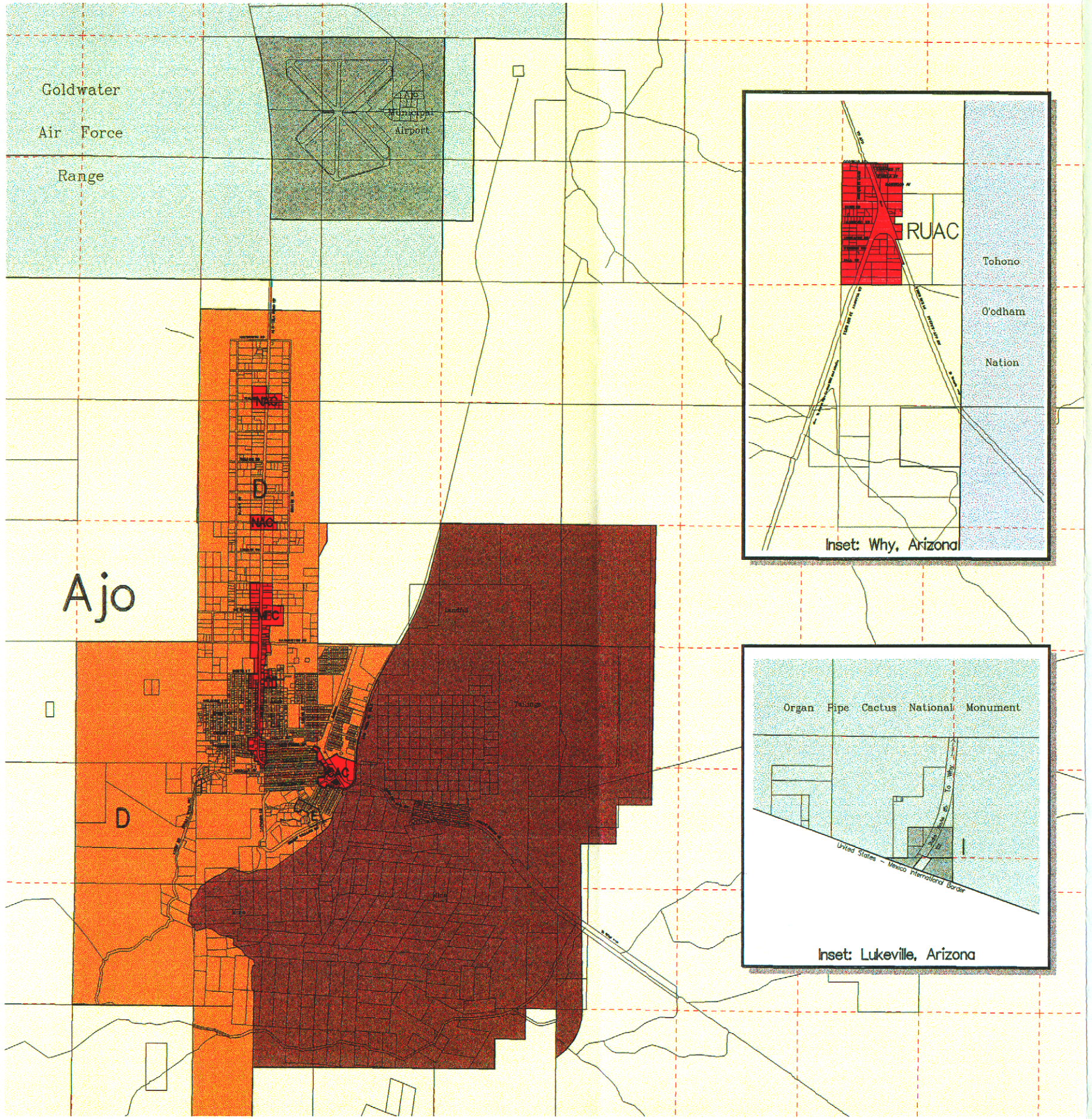
18S



Pima County Comprehensive Land Use Plan

January 30, 2002 P&Z Commission Recommendations

Ajo, Why. and Lukeville Detail Western Pima County Subregion

Planned Land Use

- Activity Centers
  - REAC Regional Activity Center
  - CAC Community Activity Center
  - NAC Neighborhood Activity Center
  - MFC Multifunctional Corridor
- Medium/High Intensity Urban
  - D Medium Intensity Urban
  - E Medium High Intensity Urban
  - F High Intensity Urban
- Low Intensity Urban
  - C 3.0 Low Intensity Urban 3.0
  - C 1.2 Low Intensity Urban-1.2
  - C 0.5 Low Intensity Urban-0.5
  - C 0.3 Low Intensity Urban-0.3
- Rural Forest Village
- Rural Activity Centers
  - RUAC Rural Activity Center
  - RX Rural Crossroads
- Medium Intensity Rural
- Low Intensity Rural
- Resource Transition
- Resource Extraction
- Industrial
  - I Urban Industrial
  - HI Heavy Industrial
- Proposed Change From Resource Conservation to Resource Transition
- Public Preserves
- Tribal Nations
- Parcels
- Roads

Map Scale = 1:18000

1 inch = 1500 feet

PIMA COUNTY COMPREHENSIVE PLAN
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IV. Regional Plan Policies

1. Land Use Element Regional Plan Policies

A. ADMINISTRATION:

1. Map Interpretation Policies:

a. Comprehensive Plan maps are created using Geographic Information Systems (GIS) digital information from a variety of sources. Based on best available data and practices, digital files and hard-copy maps may contain errors of accuracy, completeness, or timeliness. Precision may change over time as new technologies and sources of data are implemented. Maps are for general reference and are not intended for project level planning; consult with staff to confirm Land Use Intensity categories and other considerations for specific areas. Revised hard-copy maps will be produced several times a year or periodically.

b. As annual amendments and other changes to Comprehensive Plan maps are approved, the official electronic version of Comprehensive Plan map layers on the Pima County GIS data server will be updated. Archival electronic versions of these map layers will be created, at minimum once a year, at the end of each yearly amendment cycle.

c. The following policies apply to the interpretation and amendment of planned land use category boundaries which are based on hydrologic features.

1) The use of a wash centerline as a map boundary is for cartographic purposes, washes shall be considered as whole entities in the rezoning process, in accordance with applicable County regulations and procedures. The centerline of the wash, as it existed on the date a rezoning or similar action is approved by the board, shall be the land use category boundary.

2) Where a natural wash is shown as a polygon, precise location of its boundaries, as determined by detailed studies accepted by the county, shall be the land use category boundaries.

3) Where a Resource Conservation map boundary is based upon approved floodplain limits, amendment to such boundary which redefines the mapped floodplain may be requested following a FEMA Letter of Map Revision application or other detailed hydrologic study accepted by the county, and shall be processed as a Minor Revision to the comprehensive plan with public hearing.

State Conceptual Land Use Plan Coordination: Growing Smarter Plus statute requires the ate Land Department to work with the Pima County Planning and Zoning Commission garding integrating the State's conceptual land use plan into Pima County's Comprehensive an. The intent is a cooperative integration of the State land use plan into Pima County's mprehensive Plan.

Measuring Land Consumption: Create a basic unit of measurement that defines and tracks banized area land consumption as it relates to population growth. The purpose of this policy to keep attuned to land consumption and measure the impacts of conventional low density velopment and compact form development.

Land Use Intensity Legend:

a. Promote a compact form of development, restrict residential rezonings in MHIU, HIU, CAC, MFC or REAC to not be less than half of the maximum gross density or less than twelve residences per acre. Residential rezonings in MIU and NAC designations to be not less than five residences per acre.

b. Continue the review of the Land Use Intensity Legend in Chapter 18.89 of the Pima County Zoning Code to look for opportunities to promote a compact form of development and mixed use planning in designated growth areas wherever is practicable.

c. Land Use Intensity Legend Modification to redesignate Resource Productive and adding Resource Extraction. The land use legend shall be modified to indicate on the Comprehensive Plan Land Use Map that mining lands shall be designated as Resource Extractive and ranching and agricultural lands shall be designated as Resource Productive. Resource Productive shall refer to land designated as agricultural and ranching lands. These lands shall be protected for their productive capabilities and from encroachment by incompatible uses. Resource Extraction shall refer to an mining lands. These lands shall be protected for their extractive capabilities and from encroachment by incompatible uses. Chapter 18.89 Comprehensive Plan Chapter of the Pima County Zoning Code shall be amended to reflect the direction of the above designations.

d. Land Use Intensity Legend Modification: Redesignate Resource Conservation to Resource Transition.

Resource Transition and Resource Conservation
The land use legend shall be modified to indicate private land exhibited as Resource Conservation on the Comprehensive Plan Land Use Map shall be converted to Resource Transition.

The Resource Transition designation shall refer to private land with environmentally sensitive characteristics that include wildlife corridors, natural washes, floodplains, peaks and ridges, buffers to public preserves, and other environmentally sensitive areas. Development of such land shall emphasize

CULTURAL HERITAGE:

ltural heritage is a broad concept that encompasses items created by people, aspects of the tural world, and different human cultures. In a nutshell, cultural heritage is about the ationship between places and people.

important component of cultural heritage is cultural resources, which are things and places it have significance to people. Cultural resources include: archaeological sites, historic ldings, rock art, shrines, trails, human made items (such as pottery, metal objects, projectile nts, and grinding stones), traditional cultural places, and traditional cultural landscapes. ditional cultural places and traditional cultural landscapes are places and areas that have nificant meaning to one or more cultural group, and often incorporate significant aspects both the natural and human made worlds. For example, a traditional cultural landscape may lude a mountain that contains archaeological sites, human burials, herb gathering places, d other important cultural resources. Human burials are a special type of cultural resource, ich are usually, but certainly not always, found in archaeological sites or graveyards.

ltural heritage also encompasses our cultures. Each individual belongs to at least one tural group. Many people identify with more than one culture, but may regard one as their mary identity. Cultural groups may perceive the world in varied ways, and many of them ve direct connections with various cultural resources in Pima County. Many cultural groups ide within Pima County, including the Tohono O'Odham, Yaqui, Hispanic, Anglo, and Asian mmunities, and all have connections with cultural resources located here. Even cultural ups that reside outside Pima County, such as the Apache, Hopi, and Zuni, have ties to me cultural resources in Pima County. One cultural distinction that is often missed when cussing cultural heritage is the difference between the urban and rural cultures and styles. The way people interact with the natural landscape delineates what is culturally portant to them. In many ways, it is the connections that cultures have with cultural sources that help define who they are as a group. This sense of place is integral to cultural ntity and cultural heritage.

mprehensive planning in Pima County is a means of envisioning our future. Planning for owth and development is an iterative process. ***Responsible growth and development includes ewardship of the unique cultural resources in Pima County, enhancing the quality of mmunity life through the affirmation of cultural diversity and cultural heritage values, and omoting cost effective strategies that balance the needs of development with the needs of eservation and conservation of Pima County's cultural heritage.*** In this regard, this plan for ltural heritage is intimately tied to the principles and policies of the Sonoran Desert nservation Plan.

ltural heritage planning has four primary goals: conservation, protection, public education, d preservation of the historic fabric, each of which is elaborated below. These four goals and lated policies promote and enhance the stewardship of **Cultural Heritage** within Pima County. ese cultural resources policies pertain to the designation, conservation, and treatment of ltural resources including archaeological and historical sites and buildings, districts, and ndmarks, that are identified as places of exceptional importance to the Pima County mmunity. With rapid growth and development, these important places and properties may

determined to be special to the history and culture of its citizens and will provide a level of local recognition that they do not currently receive. Registration acknowledges the exceptional importance of each of these historic properties and places and gives formal sanction through historic designation to their conservation and protection. Historic sites, buildings, objects, and districts subject shall be considered eligible for inclusion in the Pima County Register that:

1) Reflect significance in Pima County history, architecture, archaeology, engineering, or culture; and

2) Possess integrity of location, design, setting, materials, workmanship, feeling, and association; and

3) Are associated with events that have made a significant contribution to the broad patterns of our history; or

4) Are associated with the lives of persons significant in our past; or

5) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or

6) Have yielded or may be likely to yield information important in prehistory or history.

c. Historic Zone Code Section 18.63: Pima County has had a long-term commitment to the protection of cultural resources; however, the current Historic Zone Ordinance passed in 1972 is in need of revision. To better address the diversity of cultural resources within the County, the following categories of cultural resources should be addressed by the broadened ordinance. The following sites, buildings, districts, objects, and features located in unincorporated Pima County are governed by this policy and form the basis for the Pima County Register of Historic Places.

- Historic Site - the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

- Historic District - a geographically defined area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development.

- Historic Landmark - a site, building, structure, object, or space of the

highest historic, cultural, architectural, or archaeological importance to Pima County, which if demolished or significantly altered or disturbed would constitute an irreplaceable loss to the quality and character of Pima County.

- Conservation District - a geographically definable area that possesses architectural character, visual patterns, archaeological potential, cultural significance, scenic, historic, land use or natural features which are representative of and contribute to Pima County's local or regional identity.

d. Cultural Resources Inventory of Pima County preserves: As Pima County continues to increase its areas of preserves, it is imperative that cultural resources inventories of these areas be completed so that Pima County can better manage and protect its cultural resources and integrate these resources into public heritage education programs.

e. Encourage Intergovernmental Cooperation in Cultural Resources Management Cultural resources in Pima County often cross-cut jurisdictions and involve multiple property owners. As such, effective protection for, and management of, Pima County's cultural resources requires the cooperation of other governments and agencies. To coordinate management goals and strategies, an advisory board consisting of professional in the fields of archaeology, architecture, and historic preservation should be formed consisting of representatives of each government and agency with responsibilities for protecting cultural resources in Pima County. Such a precedent exists in the both Tucson Pima County Historical Commission and in the Cultural and Historic Resources Technical Advisory Team formed for the Sonoran Desert Conservation Plan. Pima County seeks to become a member of the Certified Local Government program administered through the National Park Service, and this too will enhance the county's capabilities to share information with other preservation organizations on the state and national level.

2. Protections for Cultural Resources: When impacts to important cultural resources cannot be avoided, historic preservation is about saving significant cultural resources for the future by means of legally prescribed mitigation strategies that require recovery of information before the resource is adversely impacted by private or public actions. What gets preserved is often not the resource itself but the historical and cultural information that is derived from the resource.

a. Cultural Resources Protection Ordinance: Adopt a comprehensive Cultural Resources Protection Ordinance that will consolidate the County's land use and development policies and regulations pertaining to cultural resources protections to clarify and strengthen existing cultural resources protections and to ensure that cultural resources goals are effectively achieved.

Pima County has an established and long-term commitment to protect its cultural resources. In 1983 the Board of Supervisors passed a resolution providing protection for archaeological and historic sites on County projects. Various existing ordinances and policies also require the consideration and protection of cultural resources on most projects permitted by the County. Cultural resources tend to be managed within a legal and regulatory environment, largely due to the linkage between the cultural resources and property. At present, several different sections of various County ordinances delineate cultural resources management requirements for specific publicly permitted and funded developments. For example:

- Board Resolution 1983-104 requires County public works projects to comply with state law as it pertains to the identification, assessment, and mitigation of impacts to archaeological and historical sites.

- Actions under Chapter 18.81 (grading standards) require that all private development projects subject to a Development Plan or a Subdivision Plat must get a Type 2 grading permit. To receive a Type 2 grading permit, a private landowner or developer must comply with the County's cultural resources inventory and mitigation requirements as a condition of permitting.

- Actions under Chapter 18.91 (rezoning) are subject to the same cultural resources requirements whenever a Site Analysis is prepared. These requirements must be met before construction begins.

- In addition, Pima County attaches cultural resources requirements to Specific Plan review approvals, and has developed Standards and Special Requirements for Archaeological Sites and Historic Resources that apply as conditions to most rezoning and development actions.

b. Maintain Current Cultural Resources Protections: Land use planning decisions currently require the consideration of potential impacts to cultural resources. For example, as part of the site analysis process, a records check of potential archaeological and historical sites is required as part of the rezoning process. Any sites found as a result of the records check or field survey are evaluated for their eligibility to the National Register of Historic Places by a professional archaeologist and/or architectural historian, as appropriate. To the extent possible, avoidance of impacts to these significant sites is the preferred treatment. An inventory summary and historic preservation plan are further required in the site analysis.

The present process for cultural resources compliance consists of five review steps: 1) records check; 2) survey or inventory; 3) evaluation; 4) impact assessment; and 5) mitigation.

1) Records Check - This action determines whether a cultural resource survey has been previously conducted on the property and whether there are any known cultural resources. A records check provides an inventory of known archaeological and historical sites and a summary of records maintained at the Arizona State Museum.

2) Site Survey - Parcels that have not been inventoried shall be field surveyed by a professional archaeologist, and any sites encountered shall be recorded in accordance with guidelines established by the Arizona State Museum and the State Historic Preservation Office. If no cultural resources are found, the process ends here. If cultural resources are found, they are recorded with the Arizona State Museum and the project goes to Step 3.

3) Evaluation - Evaluation consists of determining the significance or eligibility of the recorded cultural resources for listing on the National Register of Historic Places. An opinion of the State Historic Preservation Officer (SHPO) is requested regarding this eligibility determination. If the cultural resources are determined not to be significant, the process usually ends at this point. If the resources are significant the project moves to Step 4.

4) Impact Assessment - Following eligibility review by the State Historic Preservation Office, County staff working with the applicant determine the protective measures that must be taken. If the project can be designed with stipulations to protect the cultural resources in place, the process usually ends here. If cultural resources will be impacted, then a plan to mitigate this impact (Step 5) must be prepared and submitted for County staff and SHPO review and approval.

5) Mitigation - Mitigation can include: covenant, deed, or easement restrictions to protect cultural resources; an archaeological excavation, analysis, report and artifact curation; or rehabilitation and adaptive use of historic buildings. Once mitigation is complete, the cultural resources requirements have been met and the process ends.

Very often, the kind of cultural resources found within development areas are archaeological sites. Typically, mitigation involves the preparation of a comprehensive research design and mitigation plan. The research design shall delineate productive areas of scientific investigation that may be pursued given the information the sites can yield and provide direction to the development of a mitigation plan. For those archaeological and historical sites that will be affected or destroyed by the proposed development, sufficient sub-surface test excavations shall be conducted to establish the research potential of the site and the nature and extent of the archaeological deposits. The goals of the testing will be to provide salient information for the development of a research

design and to establish a cost effective and efficient data recovery plan. The mitigation plan shall detail strategies for the management of the subject cultural resources and include a plan of work for implementation that may include further testing, sampling strategies, in-place preservation and protection, interpretive exhibits, and data recovery (scientific excavation and documentation, followed by analyses, report preparation, and curation) for those sites to be impacted or destroyed by the proposed development.

c. Encourage In-Place Protection of Cultural Resources: As a part of land use planning, in-place conservation and protection of cultural resources should be encouraged through the use of conservation easements; cluster zoning to avoid impacts to the resources; conveyance of title to a local government, land trust, or conservation group of that portion of the parcel that contains the cultural resource; or other creative measures that serve to protect the site for future generations.

d. Discovery of Unknown Cultural Resources: Unrecorded archaeological materials unearthed during construction activities by the builder, contractors, or individuals will be reported promptly to the Master Developer and Pima County Cultural Resources Office. Reasonable and cost efficient measures will be taken to document these archaeological features and materials by a professional archaeologist.

e. Restriction of Archaeological Site Information: Except as necessary for avoidance and protection of the cultural resources, the Master Developer shall restrict information on the location and nature of the cultural resources within the proposed development area. No site will be promoted for public or private access unless so stipulated in the mitigation plan.

f. Discovery of Human Remains: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during discovery, scientific excavation or construction, ground disturbing activities shall cease in the immediate vicinity of the discovery. State law (ARS §41-844 and ARS §44-865) requires that the Arizona State Museum be notified of the discovery of these remains so that, in consultation with Native American communities or other groups, appropriate arrangements can be made for their repatriation and reburial by cultural groups who claim cultural or religious affinity to them. The human remains shall be removed from the site pending the review and decision of the affected cultural groups and the Arizona State Museum.

g. Technical and Professional Standards & Guidelines: All aspects of the cultural resource inventory, evaluation, and mitigation efforts shall be conducted by a professional archaeologist or preservation architect using accepted professional standards and practices consistent with guidelines included in the Advisory Council on Historic Preservation 1980 Handbook; guidelines for Recovery of

Scientific, Prehistoric, Historic, and Archaeological Data: Methods, Standards, and Reporting Requirements (36CFR66, dated January 28, 1977); the Standards of Research Performance of the Society of Professional Archaeologists; the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation (Federal Register, dated September 29, 1983), the Secretary of the Interior's Standards for Archaeology and Historic Preservation (Federal Register, dated September 29, 1983), and the Secretary of the Interior's Standards and Guidelines for Professional Qualifications (Federal Register, dated September 29, 1983). In addition, archaeologists will be required to hold a current Antiquities Permit issued by the Arizona State Museum, and professional architects will be registered with the State of Arizona.

3. Cultural Resources Heritage Education & Outreach: Studies in heritage preservation have shown that the ***long-term protection*** of cultural resources is accomplished by educating the public about the past and bringing it to life for them. By educating the citizens of Pima County about our rich and diverse cultural history, the past becomes meaningful and relevant to people's daily lives and provides context in the greater scheme of life. Once informed, people generally become excited and interested in preserving their heritage for their children and for future generations.

a. Cultural Resources Education: Public education is the key to preservation. Cultural heritage education programs must be developed for all age groups and cultural backgrounds, and be made accessible to all by being provided in the dominant languages of the County. Visitors and residents alike benefit from knowing about the County's cultural resources and can be informed through active learning programs in classrooms and recreation centers, as well as from informal education methods. The County must continue to provide educational information through technical reports, brochures, a website, programs, activities, and support for the schools and colleges in the County.

b. Cultural Resources Outreach: All significant cultural resources in Pima County that would not be endangered by public knowledge of their existence should be indicated on County maps and in brochures, and provided with on-site interpretation. Exhibits, informational signs, plaques, and interpreters provide outreach at heritage sites. Excellent public outreach is currently provided by both public and private organizations and the County can act as a partner in these important outreach efforts.

c. Specific Cultural Resources Heritage Projects: Specific cultural heritage sites within the County should be identified and developed as public education and outreach projects. An example of such a project is the ***Anza National Historic Trail***. This important heritage trail runs for 60 miles through Pima County and is part of the greater 1200-mile trail that was used in 1775 by Spanish explorers looking for a land route from Sonora to San Francisco. The trail has been deemed significant by Congress and is part of the National Park Service's trails network. Its existence in Pima County brings national attention to the County's rich and diverse cultural heritage, and provides economic benefits to local

businesses in the form of heritage tourism, in addition to enriching local and national understanding of our colonial heritage.

d. Cultural Resources Education and Outreach Partnerships: Adopt a policy toward fostering education and outreach partnerships with public agencies and private organizations whose goals and objectives promote preservation of the region's heritage resources. These include all levels of government, Native American Tribes, colleges and universities, non-profit groups, civic organizations, and special interest clubs. Presently, the County is developing a partnership with the Arizona State Parks Site Steward Program which consists of volunteers dedicated to monitoring cultural resources around the state. These volunteers provide countless hours of unpaid stewardship service, often in remote locations, which would be otherwise impossible to provide. Their dedication to monitoring and protecting our shared heritage is just one example of the beneficial partnerships that the County can participate in to protect the cultural heritage.

e. Cultural Resources Recommendations for New Development Projects: The Pima County Development Code has specific requirements for new construction that are required at the time of application, as noted under Policy 2. The Code requires evaluation of impacts and mitigation, but stops short of requiring on-site preservation of cultural resources. The County must explore incentives to assist developers in preserving cultural resources whenever possible.

4. Preserve and Maintain Historic Fabric of Communities: The cultural heritage of Pima County consists of overlapping layers of history that have evolved over time into a rich and dramatic tapestry. Each layer contributes a link to the collective identity that we all share. For example, as tangible links to its past, a community's historic buildings reflect the unique character of its neighborhoods and public places and provide us with a sense of place and a sense of continuity and interaction with our past. Outside our urban areas, the historic fabric of ranch lands and rural communities define an historic working landscape, also worthy of acknowledgment as contributing to our sense of place. Effective long-range planning for the County's cultural heritage requires a) the identification of significant cultural resources in both urban and rural environments, and b) the development of incentives to encourage the conservation and in-place preservation and protection of the historic fabric of the County.

a. Encourage Nominations to the National Register of Historic Places: The National Register of Historic Places provides local historic properties and districts with national recognition for their heritage significance. The criteria for nomination to the National Register are similar to those listed under ***Policy 1b. Pima County Register of Historic Places***. Currently, Pima County has over 100 properties currently listed on the National Register. They include a diversity of resources, including archaeological sites, historic sites, religious shrines and churches, military installations, evidence of early industry, entire historic neighborhoods, and historic structures representative the County's unique architectural heritage. Every effort will be made to ensure the preservation of those properties listed on the National Register and to nominate additional sites

whenever possible.

b. Preservation and Rehabilitation Incentives: Development of incentives to encourage the conservation and in-place preservation and protection of the County's cultural resources is an on-going priority. Cultural resources tax incentive programs are available at the state and federal levels and County staff should facilitate private participation; development of opportunities at the local level are an on-going priority. Public projects such as the Agua Caliente Ranch and the Colossal Cave rehabilitations are examples of Pima County voters supporting preservation with community funding. Critical architectural, engineering and technical expertise go into the preservation of these irreplaceable properties. Additional local incentives in the form of tax benefits or technical assistance to private property owners need to be explored.

c. Cultural Resources Protection Ordinance: The County has made the adoption of a revised comprehensive Cultural Resources Historic Zone overlay a priority. This zone would offer a voluntary protection mechanism for properties not covered by other zoning designations. Special landscapes in the County such as rural working landscapes and expanses of open space may be protected without hindrance on property owners' abilities to manage and utilize their properties. Other examples of property for which this designation could be suitable include individual buildings, corridors or linkages between communities, traditional cultural properties and sacred sites, ranches, and rural communities.

d. Adaptive Use of Cultural Resources: Whenever it is possible to preserve a structure and rehabilitate it for a compatible use, it is the County's policy that this is preferred over demolition or significant alteration of the structure. In keeping with this policy, Pima County will make every effort to rehabilitate and find an adaptive use for County-owned buildings.

List of Priority Cultural Resources in Pima County by property type

Archaeological Sites	Archaeological Site Complexes	Historic Sites
49er's	Brawley - Batamote	1st United Methodist Church
Agua Caliente Ranch	Canoa Ranch	4th Ave Streetscape
Black Sheep Cave	Continental- Madera	4th Ave Trolley Line
Blackstone Ruin	Coyote Mountain	4th Ave Underpass
Bojorquez-Aguirre Ranch Site	Dairy	A-7 Ranch
Bosque	Davidson Canyon	Adkins Property
CCC Camp Pima	Downtown Tucson	Agriculture (Forbes) Building - U of A

Archaeological Sites	Archaeological Site Complexes	Historic Sites
Cienega Stage Stop	Eastern Sierrita Mountains	Agua Calliente Ranch
Cocoraque Butte	Gunsight Mountain	Ajo Plaza
Cortaro Fan	Honeybee	Arizona Daily Star Building
Costello-King/Las Capas	Los Morteros	Arizona Inn
Court Street cemetery	Los Robles	Bayless House
Dairy Site	Marana Mound	Bear Down Gym
Donaldson Site	Middle Santa Cruz	Benedictine Sanctuary
Emkay	Redington	Binghampton Rural Landscape
Esmond	Rincon Creek	Blenman House (Royal Elizabeth Bed & Breakfast)
Fort Lowell	Rincon Mountain	Boudreaux-Robinson House
Greaterville	River Confluence	Brady Court Bungalows (AZ Theater Company)
Helvetia	Tanque Verde Creek	Broadway Village
Hodges/Furrey Ranch	Tucson Mountain	Brown House / Old Adobe Patio
Honeybee Village	Upper and Lower Cienega Creek	Campbell Ave Farm
Houghton Road	Upper Sutherland Wash	Canoa Ranch
Julian Wash	Valencia	Carnegie Free Library
Lime Kilns -Silverbell Road	West Branch	Carrillo School
Linda Vista Hill	Wild Burro Canyon	Catalina Foothills Estates
Loma Alta	Zanardelli	Chemistry Building - U of A
Los Morteros		Chicago Store
Los Pozos		Cienaga Bridge
Marana Mound		Cochise Hall
Marsh Station Road site		Colossal Cave

Archaeological Sites	Archaeological Site Complexes	Historic Sites
National Cemetery @Stone and		Commissary & Quartermaster Offices
Pantano Townsite		Communications Building - U of A
Picture Rocks		Convent Streetscape & Meyer
Pig Farm		Corbett House
Proto historic burials @17th St		Cordova House
Quitobaquito		Coronado Hotel
Rabid Ruin		Cushing St Bar
Redington Ruin/Bayless Ruin		Davis School
Reeve Ruin/Davis Ruin		Desert Laboratory
Roland		Dodson-Esquival House
Romero Ruin		Douglass Building - U of A
Rosemont Townsite		Dunbar Spring School
Sabino Canyon Ruin		El Charro
Saguaro Springs		El Con Water Tower
San Agustin/Clearwater		El Paso & Southwestern Railroad
Santa Anna del Chiquiburitac		El Tiradito
Santa Cruz Bend		Empire Ranch (BLM)
Second Canyon Ruin		Engineering Building - U of A
Steam Pump Ranch		Esmond Station
Stone Pipe		Fish-Stevens House
Sutherland Wash Site		Fox Theater
Tanque Verde Wash		Gallery in the Sun
The Tucson Presidio		Garden of Gethsemane
Total Wreck		Gas Station (Art Deco)
Tumamoc Hill		Gila Hall - U of A

Archaeological Sites	Archaeological Site Complexes	Historic Sites
University Ruin		Goodrich House
Valencia/Valencia Vieja		Grace Lutheran Church
Warner's Mill		Growler Mine
West Branch		Healy House
Whiptail Ruin		Hereford House
Yuma Wash		Herring Hall - U of A
Zanardelli		Hinchcliffe Court
		Hinchcliffe House
		Historic Warehouse District
		Holy Family Church
		Hotel Congress
		Julian-Drew Bldg / Lewis Hotel
		Kentucky Camp
		Kitt House
		Kruttschnitt House/ El Presidio Bed and Breakfast
		Lee-Cutler House
		Lincoln House
		Mac Arthur Building
		Manning Cabin
		Mansfeld Middle School
		Maricopa Hall - U of A
		Marist College (West end, St. Augustine Cathedral)
		Mexican Baptist Church (Templo de Bethel)

Archaeological Sites	Archaeological Site Complexes	Historic Sites
		Missile Site 8
		Nugent Bldg
		Odd Fellows Hall
		Olcott House (State Land Department)
		Old Main
		Old Pueblo Club
		Old UA Library (currently ASM)
		Pima County Courthouse
		Pioneer Hotel
		Producer Cotton Gin Bldg
		Rancho Las Lomas
		Reiley Funeral Home
		Rialto Theater and Apartments
		Rincon Market
		Robles Ranch
		Rockwell House
		Romero House
		Ronstadt House
		Ronstadt-Sims Adobe Warehouse
		Roskruge House
		Roskruge School
		Safford Middle School
		Sam Hughes School
		Samaniego House

Archaeological Sites	Archaeological Site Complexes	Historic Sites
		San Pedro Chapel
		San Xavier del Bac
		Santa Catalina Apts
		Santa Cruz Church
		Scottish Rite Temple Bldg
		Second Owl's Club
		Southern Pacific RR Depot & Assoc. Bldgs
		St Augustine Cathedral
		St Joseph's / Immaculate Heart Academy
		St Michael's and All Angels
		St Phillips in the Hills Episcopal Church
		Steinfeld House / First Owl's Club
		Steward Observatory - U of A
		Stillwell-Twiggs House
		Stone Ashley
		Stone Ave Temple (Temple Emmanu-El)
		Telles Block
		Tempe of Music and Art
		Third Street Streetscape
		Tohono Chul Park
		Tucson High/Gymnasium/Vocational Ed. Bldg
		Tucson Mountain Park (buildings)
		U.S. Courthouse

Archaeological Sites	Archaeological Site Complexes	Historic Sites
		Valley National Bank (Banc One)
		Velasco House
		Verdugo House
		Veteran's Hospital
		Victoria Mine
		Wells Fargo (First Interstate) Bank Building
		Wright-Zellweger House
		WWII Hangars / Triple Hangar

C. SITE DESIGN AND HOUSING:

1. Site Planning:

a. Bufferyards: Promote adequate buffering in rezonings with greater intensity uses. The bufferyards shall be used to protect the privacy and character of an adjoining neighborhood. Bufferyards shall be designed to ensure efficient site design and mitigate adverse impacts of noise odors, views, and traffic as applicable. The bufferyards may contain landscaping, opaque screening, and natural areas.

b. Existing neighborhoods: Ensure that new or redeveloped mixed use or infill rezonings assess the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project.

c. Scale of development: Ensure ,where possible, new development shall be designed at a human-scale, i.e. development with ~~mulitmodal~~ multimodal opportunities and mixed uses, rather than solely a car-oriented land use pattern.

d. Sense of place: Encourage development where there are natural resources to create opportunities for natural area linkage or create in more urbanized areas a sense of place in the Sonoran Desert.

2. Compact Development - Rezoning activity shall be promoted which increases housing density and compatible residential infill or refill in a range of prices and housing products to accommodate changing family arrangements, market conditions, and demographics adjacent to multifunctional corridors, neighborhood, community, and regional activity centers; and provides for mixed use and higher density residential development along or at the intersections

of major streets or adjacent to commercial or employment sites; and provides for transit-oriented development along major streets and in or adjacent to activity centers and other similar functional or high density areas.

3. Affordable Housing - Rezoning activity and other land uses shall promote affordable housing including inclusionary or mixed income subdivisions.

4. Low Density Residential Areas -- Low density development (one acre or greater in size) shall integrate natural areas and a residential setting within environmentally sensitive lands. Adjacent to public preserves and sensitive natural resource areas, only very low density development (lots of three acres or greater in size) shall occur. The conservation subdivision process is the most appropriate development option for subdivision development in low density areas.

D. PUBLIC SERVICES AND FACILITIES:

1. Wastewater Policies:

a. Sewer Line Infrastructure:

1) All nonresidential development and residential development at densities of 1.0 residences per acre or greater shall be connected to the public sanitary sewer system in a manner acceptable to Pima County Wastewater Management Department (PCWMD).

2) The PCWMD reserves the right to determine the ownership classification of all new interior/on-site sewage collection systems.

3) Sanitary sewers that will become part of the public system shall be located to the maximum extent feasible within the paved area of public rights-of-way in order to achieve adequate visibility and vehicular maintenance accessibility in accordance with Arizona Administrative Code R18-9-E301.D.3.h. Sewer line easements and rights-of-way may be located within areas designated as natural open space provided that alternative routes are not feasible from an engineering/economic standpoint. These new sewer alignments shall require the approval of both PCWMD and PCDOTFCD. The area contained within these sewer line easements or rights-of-way may not be included in the computation of natural open space but may be credited toward fulfillment of functional open space requirements of the density range on an acre-by-acre basis.

4) Sewer construction plans shall require the contractor to revegetate disturbed areas. A plan for the re-vegetation of these disturbed open space areas shall be established during the review of the associated tentative plat or development plan. The re-vegetation plan shall provide for unrestricted maintenance vehicle access to all public sanitary sewer manholes and other access structures and shall not include plant types that have a history of aggressive root growth that can invade the sanitary sewer system. The re-vegetation plan must be approved by the PCWMD

Field Operations Division.

5) All extensions of the public sanitary sewer system required to provide service to the development and all sanitary sewer lines and other wastewater transporting facilities within the development shall be paid for with private funds.

6) Installation of all utilities and infrastructure shall be phased to coincide with development of individual communities and shall be sized generally to accommodate future needs based on a sewer basin study prepared at the developer's expense, and reviewed and approved by PCWMD.

b. Sewage Treatment Facilities:

1) All new wastewater treatment/reclamation facilities shall be public.

2) All new wastewater treatment facilities shall be financed by all parties, persons and/or landholders who either benefit from the improvements or who have created the need for their installation.

c. Solid Waste:

1) The creation of additional solid waste facilities and sites shall be subject to the review and approval of Pima County. All solid waste facilities shall be publicly owned and operated.

2) Pima County reserves the right to designate and require the dedication of any site suitable for a solid waste transfer station and/or landfills.

3) The siting of new landfills shall be subject to approval by Pima County and shall be based on the analysis of constraint areas as outlined in the "Alternative Locations for a Regional Waste Disposal and Management Center" report (July, 1991).

2. Flood Control Policies

a. Washes with a base flood peak discharge equal to or greater than 100 cfs shall be evaluated in the rezoning site analysis and during the development process for maintenance of natural conditions and preservation of existing riparian habitat. Opportunities for transferring densities to other areas of the property in order to preserve habitat shall also be described during the development process.

b. Flood control planning and design shall be administered on an area-wide basis, and shall be compatible with the Regional Master Drainage Plan. Drainage improvements shall be consistent with the overall character of the area, and shall not create nor worsen existing drainage problems.

c. Road crossings of washes identified for preservation shall be designed to cross the floodplain with only minor encroachment. Reducing the floodplain width may be

acceptable based on site specific characteristics, including but not limited to achieving on-site detention requirements, or facilitating wildlife or pedestrian access.

d. When modifications of watercourses are proposed which will result in significant reduction of over-bank storage, the Chief Engineer may require a study to demonstrate that the proposed encroachment will not significantly increase downstream peak flood discharges, or create an adverse impact within the watershed. Regional effects shall be analyzed as necessary, and the study limits may be determined by the Chief Engineer.

e. Where mitigation or restoration is required, projects shall not be considered complete until the vegetation is established and accepted by PCDOTFCD. If the project is considered otherwise complete, a separate and enforceable agreement to ensure completion of said requirements shall be entered into by PCDOTFCD and the developer.

f. Alternatives to locating a utilities corridor parallel to and within the floodplain of watercourses identified for preservation shall be investigated to lessen the impact on riparian habitat, and to avoid the costs of structural flood control works. Should the riparian habitat be affected, appropriate mitigation in an approved location shall be required.

g. Plans for development located in flood hazard areas which propose uses or densities consistent with urban land use intensity categories shall be regarded as inconsistent with County policy, unless provisions of the development plan are designed to remove the area from flooding hazards.

h. When public or private development is planned for a parcel or parcels equal to or greater than 80 acres, a sub-basin management study may be required, at the discretion of the Chief Engineer. The scope of work shall be determined by the Chief Engineer, and shall include, at a minimum, an evaluation of the existing and with-development watershed conditions.

3. Fire Service Policy

A rezoning application for an urban land use intensity category located within a rural or volunteer fire district shall include a letter from the local fire district acknowledging that district's ability to provide adequate fire protection.

4. School Policy

Rezoning requests to TR for a child care center shall be permitted in all Comprehensive Plan designations.

2. Circulation Element Regional Plan Policies

A. Timing / Concurrency -- Off-site transportation infrastructure shall be developed concurrently with land use development to the greatest extent possible, recognizing that much infrastructure development is needed to meet existing traffic demand.

B. Environment -- Roadway and transportation infrastructure shall be designed in an environmentally- or context-sensitive manner to the greatest extent feasible.

C. Neighborhoods -- Existing residential areas shall be mitigated from vehicular traffic impacts to the greatest extent feasible when roadway improvements occur.

D. Alternative Modes -- Multi-modal transportation infrastructure shall balance the needs of all users and provide viable alternatives to driving where appropriate and to the greatest extent feasible.

E. Funding -- Alternative and equitable funding sources for transportation infrastructure shall be developed, in addition to current funding sources.

F. Density and Use -- Promote high density, mixed use development/redevelopment along the major transit corridors, and formulate a set of incentives to encourage such development within Growth Areas and along transit corridors.

G. All new public or private bridges, arterial, collector and local streets shall conform to Pima County Roads and Streets Standards. Any proposed rezoning or specific plan requiring a site analysis shall include a transportation impact study with the site analysis. Parameters and the extent of the transportation impact studies shall be established on a case-by-case basis by the Pima County Department of Transportation and Flood Control District.

H. Pima County standards for roadway design may be modified by the Board of Supervisors if the design provides substantial environmental protection and meets minimum safety standards.

I. With the exception of private streets, all streets and routes shall require a dedicated right-of-way. The right-of-way shall match street capacity needs or, where identified on the adopted Major streets and Routes Plan of Pima County, the specified right-of-way shall be dedicated. All arterial, collector and local streets required for development will be designed for the ultimate capacity of the planned land uses, except where a phased construction plan is approved by the County Engineer.

J. A rezoning or specific plan which generates traffic demands in excess of Level of Service D for the affected roadways shall not be approved unless concurrent improvements are funded and scheduled.

K. Bikeways:

1. All arterial and collector streets which are a part of the Regional Bikeway Plan shall be

constructed according to the classification shown on the plan. All other major streets should have sufficient pavement width to accommodate bicycle travel.

2. Developers shall provide bikeway facilities in conjunction with all types of development when determined appropriate by the Pima County Department of Transportation.

3. Where appropriate, bike systems within developments shall connect to the Regional Bikeway System. In addition to or in place of connecting to the Regional Bikeway System, a bicycle connection may be provided to adjacent developments. This is encouraged particularly when the adjacent development is adjacent to the Regional Bikeway System.

L. The development shall provide pedestrian facilities necessary for linkages to the regional trail system and for safe access to community facilities, employment centers, schools, and adjacent commercial nodes.

M. Sidewalks shall be provided on both sides of public and private streets for double-loaded streets in all developments greater than ten acres and net densities greater than 2.5 residences per acre. Developments of less than ten acres may be required to provide sidewalks that adjoin existing developments. Paths may be used as an alternative to sidewalks in accordance with Pima County subdivision street standards.

N. Circulation patterns shall discourage transitory automobile traffic flows through existing neighborhoods.

O. Higher density residential, commercial, and office uses shall include appropriately designed internal circulation in order to prevent individually accessed and signed strip commercial development. The functional orientation of these developments shall consider and provide for pedestrians as well as passing automobile traffic.

3. Water Resources Element Regional Plan Policies

A. Limit pumping near shallow groundwater -- Methods for implementing this strategy include land use controls and the purchase of development and water rights.

B. Maximize use of CAP and reclaimed water -- Implementation methods might include limitations on rezonings outside the service area and incentives to landowners.

C. Limit human water use in certain areas -- Again, implementation methods might include limitations on rezonings outside the service area and incentives to landowners.

D. Use CAP in riparian areas -- This strategy would require that the County have a CAP allocation, or achieve the conservation use of an allocation through cooperative initiatives.

E. Effluent for riparian restoration -- Preservation of current discharge and allocation of the resource are listed as potential implementation methods.

F. Reduce per capita consumption -- Implementation methods might include landscape requirements and requirements for conservation features in new housing. A proposed

water conservation ordinance will be sent to the Board in the near future.

G. Limit turf water use -- Limitations on the establishment of golf course uses, and requirements that new courses use non-groundwater sources, are suggested.

   1. Maximum use of renewable water supplies such as effluent, reclaimed water, or Central Arizona Project water shall be required for the irrigation of golf courses and turf areas within new development subject to site analysis. Where effluent or reclaimed water is not physically available, groundwater use for irrigation is permitted provided the groundwater consumption is offset when practicable through Central Arizona Project water replenishment or recharge.

   2. All turf irrigation shall be through the use of reclaimed water when such water becomes available for wholesale purchase from a public effluent system.

   3. Effluent shall be properly treated and used in such a manner that it will have no adverse impact on the quality of existing ground water as determined by the Pima County Department of Environmental Quality.

   4. Restrict further growth of golf course communities proposals by weighing effluent use as irrigation against its use as potential groundwater recharge.

H. Prevent subsidence -- A suggested implementation strategy is that reclaimed water be used to recharge subsidence prone areas.

I. Restore and preserve natural areas -- Implementation of this strategy could include floodplain acquisition, purchase of development and water rights, and limitations on rezonings.

J. Construct wetlands and riparian areas -- Use of reclaimed water or CAP is suggested. Recharge projects are also suggested as an implementation method to realize this strategy.

K. Protect remote basins -- Pursue options such as purchase of development or water rights, limitations on rezonings consistent with carrying capacity, and limitations on golf course uses.

L. General approach -- Pima County does not have enough water to satisfy the demands of a population which grows continually into the indefinite future and to provide adequate water for habitat and riparian needs unless changes are made. A regional approach to water management will help in making potential problems more manageable.

4. Open Space Element Regional Plan Policies

State law requires planning for open space as part of the comprehensive plan. At the same time, it states in Section 11-824 (F) that "In applying an open space element or a growth area element of a comprehensive plan a county shall not designate private or state land as open space, recreation, conservation or agriculture unless the county receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner." This provision limits the open space element of the

comprehensive plan to a description of the existing resource base.

5. Growth Area Element Regional Plan Policies

A. Mixed use planning shall be encouraged in designated growth areas and areas with community-wide commercial activity that have opportunities for multimodal transportation.

B. The current growth area profile shall be reviewed during the review of a development proposal. Infill and redevelopment proposals within a growth area shall attempt to create a mix of uses most beneficial to encourage multimodal transportation opportunities and be coordinated with any current or planned transit stop locations.

C. Development proposals shall be evaluated for their potential to increase the mix of uses within the growth area and create a demand for residential density and a commercial base that supports a ~~mulitmodal~~ multimodal transportation option.

D. Development proposals shall be reviewed for potential pedestrian and bicycle access opportunities among surrounding land uses.

E. Development proposals shall be designed to add architectural attractiveness to the area and to protect the character and privacy of adjoining existing residential areas.

F. A residential proposal shall attempt to increase densities to not less than eight residences per acre within an evolving mixed use area and provide a variety of housing types, costs, and ownership concepts.

G. A commercial proposal's design may support a local and community customer base and shall create multimodal transportation options within the growth area.

H. The City of Tucson shall be designated as a growth area of Pima County.

6. Environmental Element Regional Plan Policies

A. Water Quality

1. Groundwater Quality Policies

a. Encourage the protection of groundwater quality within the framework of federal, state, and local laws, regulations, and guidelines that govern water quality.

b. Continue to assess soil and groundwater quality in the vicinity of all County-owned sites of concern, including landfills.

c. Monitor soil and groundwater, develop and implement cleanup strategies.

d. Continue to operate existing remediation systems and continue existing monitoring programs, or implement new programs to protect groundwater quality at County facilities that have the potential to impact groundwater.

e. Continue to ensure septic systems are installed and maintained in accordance with

applicable federal, state and local requirements.

f. Encourage coordination among County departments that use or generate hazardous materials and waste to institute pollution prevention policies and practices.

g. Implement practices that reduce the generation of wastes that could impact groundwater quality and implement spill management plans.

2. Natural Waterbody Quality Policies

a. Evaluate planned activities within the County relative to their cumulative impacts and compliance with state water quality standards. Strive to minimize human impact to aquatic and riparian ecosystems from development, roads, and trails.

b. Encourage land use decisions that maintain the function and quality of watercourses and areas designated in the Sonoran Desert Conservation Plan as riparian and aquatic habitat. Land use proposals should be evaluated as to their potential to cause water quality degradation.

c. Further protect surface water from degradation through land use planning to limit the potential for unforeseen discharges and review emergency response plans for existing transportation corridors.

d. Work with the appropriate entities to ensure suitable stream flows that maintain channel morphology and function, support hydrological connected wetlands and promote biological diversity in these systems.

e. Evaluate land use proposals including transportation as to their potential impact on water quality. County and utility roads should be graded and maintained in such a way as to reduce side-casting of material into streams or watercourses.

3. Stormwater Quality Policies

a. Promote land use policies and best management practices that protect the quality of stormwater runoff where a receiving waterbody is a perennial or intermittent stream with habitat for native aquatic species.

b. Continue to comply with Clean Water Act stormwater permit requirements.

c. Continue to operate and manage County-owned facilities and properties in a manner that does not degrade stormwater quality.

d. Continue to implement the Floodplain and Erosion Hazard Management Ordinance to manage and purchase lands in the regulatory floodplain areas to enhance overall watershed management.

e. Continue to implement the Watercourse and Riparian Habitat Protection and Mitigation Requirements Ordinance to protect endangered natural riparian areas.

f. Continue to comply with requirements for pollutant control at landfills.

B. Natural Resources

1. Conservation Lands System

The Environmental Planning Element calls for analysis, planning and strategies to address anticipated effects of plan elements on natural resources associated with proposed development under the comprehensive plan. The policies and strategies to be developed under this element shall be designed to have countywide applicability. The Elements of the Sonoran Desert Conservation Plan reflect Pima County's analysis, planning and strategies for natural and cultural resource protection.

Under a Regional Conservation Lands System, regional plan policies reflect the variety of land uses and ownership that are reserved, including: (1) Federal Lands Reserve; (2) County and State Parks Reserve; (3) Scientifically Significant Reserve Lands; (4) State Land Reserve; (5) Ranch Productive Reserve Lands; (6) Resource Extractive Lands; and (7) Urban Development Lands.

Regional Plan Polices for the Conservation Lands System protect natural resources according to their value. Intensity policy guidance ensures that new rezoning and specific plan requests, time extension requests for rezonings, requests for modifications or waivers of rezoning or specific plan conditions, including substantial changes, requests for Comprehensive Plan amendments, Type II and Type III conditional use permit requests, and requests for waivers of the subdivision plat requirement of a zoning plan approved within the Conservation Lands System conform with the intensity that is appropriate to protection of resources. New applications subject to the policy will be evaluated against the following criteria to determine their appropriateness:

1. Mesoriparian and riparian linkage areas should be retained at a minimum of 95 percent of their current level, including all riparian linkage areas (streambed and associated upland) as delineated by the Science Team within the biological reserve, and all washes with a discharge value of 250 cubic feet per second or larger regardless of whether such wash is located within or outside the biological reserve boundaries.

2. Biological core areas should be retained at a minimum of 80 percent of their current level, and proposed land uses should achieve actual conservation for the species that occupy the landscape.

3. Multiple use areas should be retained at a minimum of 75 percent of their current level, and proposed land uses, particularly in the recovery area, should achieve actual conservation for the species that occupy the landscape.

4. Urban buffer areas should be retained at a minimum of 60 percent of the current level with housing densities remaining at or below the 1 house per 3.3 acre level.

5. Urbanizing areas, typically not found within the Conservation Lands System, constitute a fifth tier that should be retained at a minimum level of 30, unless such area is designated a Growth Area and subject to related policies as part of the Comprehensive Plan.

New rezoning applications that require submittal of a Rezoning Site Analysis will include supplemental information in the site analysis that provides (1) mapped and descriptive documentation of the natural resources of the area applicable to the site; (2) mapped and descriptive explanations as to what extent natural resource disturbance will occur, if at all, and

how actual conservation will occur as part of the development; and (3) a conceptual mapped and narrative demonstration of compliance with conservation ordinances of the Pima County Zoning Code. Actual conservation means a demonstration of in-place conservation or mitigation defined as acceptable according to adaptive management guidelines of the Sonoran Desert Conservation Plan.

2. Regional Trail System

The proposed regional trail system, as identified in the Eastern Pima County Trail System Master Plan (EPCTSMP) is a blueprint for a public trails network. The network will expand on the existing and planned river park system, and is intended to include natural tributary washes and upland segments, and road and utility rights-of-way that together will form an interconnected system linking urbanized areas with surrounding public preserves. Successful implementation of the Eastern Pima County Trail System Master Plan will require a collaborative effort between Pima County, local jurisdictions and land managing agencies.

a. Dedication of High Priority Trail System Elements: High priority trail system elements, as identified in the EPCTSMP and approved by the Department of Natural Resources, Parks and Recreation, shall be given a high priority for acquisition by Pima County for the regional trail system. Based on the priority status of the trail system element, as determined by the Department of Natural Resources, Parks and Recreation, dedication of particular trail system elements shall be required as a condition of rezoning approval. Examples of high priority trail system elements include, but are not limited to, primary trails identified in the EPCTSMP, trail corridors that link individual public lands units, connect public lands with existing or planned river parks, create local trail linkages to parks, schools, or activity centers, or provide public access to established public lands trails.

b. Regulatory flood-prone areas, which are dedicated as drainage easements to the Flood Control District and which are identified as candidate trails on the EPCTSMP, shall also be dedicated to Pima County to allow additional uses such as recreational and equestrian activities.

c. Dedication of high priority trail corridors, trail access points, and associated staging areas for public use shall be negotiated by the Department of Natural Resources, Parks and Recreation. Any fencing of the trail corridor shall meet the specifications of the Department of Natural Resources, Parks and Recreation and said specifications shall be included as a condition of rezoning or specific plan approval.

d. Trails Access--Vehicular Access to Public Land Trailheads: Vehicular access to trailheads at public preserve boundaries shall be promoted, based on a determination by the public lands manager and the Department of Natural Resources, Parks and Recreation. In those cases where road access to public lands trailheads is deemed critical, dedication of public road rights-of-way and associated parking and equestrian staging areas shall be required as a condition of rezoning or specific plan approval.

e. Trails within the Project Site: (1) Where appropriate to the scale and nature of the planned development and its location relative to inventoried trail system elements, trails and paths within the project site shall connect with the regional system to provide open space and recreational opportunities for planned community residents. The developer and the Department of Natural Resources, Parks & Recreation will determine application of this policy; (2) If the project site contains a route identified

on the EPCTSMP that provides irreplaceable access to a public preserve boundary, public access through the site shall be provided.

7. Cost of Development Element Regional Plan Policies

A. Establish Urban Service Area and Urban Expansion Area districts which collectively cover areas within the urban area. As a means of implementing the establishment of Growth areas and urban areas, Urban Service Area districts should be established, using the existing sewer system service area as a starting point. These districts would identify where public facilities will be provided in the near and far future and at what levels. Thus, for example, the County may focus its efforts at providing necessary infrastructure to the identified Growth Areas, while allowing infrastructure improvements in other urban areas. It may also establish time lines when facilities will be expanded into areas which may become urbanized in the future.

B. Determine minimum Level-of-Service Standards, specific to each Urban Service Area Urban Expansion Area, for selected public infrastructure and facilities.

C. Establish a formal Concurrency Management System. A formal permit review procedure should be established to allow the County to coordinate a determination of the individual and cumulative impacts each proposed development request will have on each of the minimum level-of-service standards identified for the urban service/expansion area where the development request is located.

D. Establish a scale of development assessment fees to finance necessary public infrastructure and facilities. Once the built-out projections of a given Urban Service Area or Urban Expansion Area has been used to calculate its total public infrastructure requirement, a total cost estimate for the area's public infrastructure can be completed. This total infrastructure cost estimate can then be used to establish equitable developer-assessment fees for each area.

V. Rezoning Policies

1-00 REZONING POLICIES (RP)

Rezoning Policies apply to discrete areas composed of one parcel or a limited number of parcels and frequently reflect either an approved, individual plan amendment or a policy carried forward from a previous (rescinded) area plan (e.g. Catalina Foothills Area Plan). Rezoning policies act as guidelines for rezoning conditions and are labeled as "RP" and numbered individually on the Comprehensive Plan subregional maps.

RP-1 Skyline/Ina (CF)

General location: T13S, R14E, S6.

Policies:

A. Within the area designation Medium High Intensity Urban, professional uses only may be developed provided that:

1. Height is limited to one story;
2. A 100 foot buffer of natural vegetation is provided along the east property line;
3. A decorative wall is provided along the west property line; and
4. As much natural vegetation as possible shall be preserved.

B. Within the area designated Medium Intensity Urban:

1. A 100 foot natural buffer shall be maintained along the wash which defines the south and east boundaries of the property;
2. The wash shall be left in a pre-development state; and
3. As much natural vegetation as possible shall be preserved.

RP-2 Skyline/Orange Grove (CF)

General location: T13S, R14E, S5.

Policy: The maximum overall density on the property south of Orange Grove and Skyline shall be two residences per acre. Building height shall be limited to one story, not to exceed 24 feet.

RP-3 Craycroft/Sunrise (CF)

General location: T13S, R14E, S14.

Policy: Open space or one residence per acre buffers shall be provided for adjacent low density development to the west and south.

RP-4 Swan/Sunrise (CF)

General location: T13S, R14E, S14.

Policy: Density within the one residence per acre edge (east and south edge) shall not be increased, however, one residence per acre densities may be transferred to the five residences per acre (rezoning policy area other than the east and south one residence per acre edge) provided that the one residence per acre area remains in permanent open space.

RP-5 Craycroft Road North of River Road (CF)

Policy: Use is limited to townhouse residential with a maximum of 45 units.

RP-6 River Road East of Via Entrada (CF)

General location: One acre located on the north side of River Road, east of Via Entrada and approximately 1/3 mile west of Campbell Avenue in Section 19, Township 13 South, Range 14 East.

Policies:

A. Office buildings shall not exceed 18 feet from existing natural ground elevation.
B. Public ingress and egress shall be from River Road along the eastern boundary of the property only.

C. The structure, including parking, shall be buffered on all sides other than from River Road, by minimum 6-foot wall (measured from grade on the highest land side). The wall shall be set back 10 feet from the property line and buffered by desert vegetation.
D. Prior to rezoning, the developer shall submit the development plan to the Design Review Committee of the Catalina Foothills Association.
E. The parking area, utility areas, maintenance equipment, air conditioning and/or heating units shall be screened from view of all existing residences, and at no time shall there be aboveground power poles for electric or telephone services.
F. Screening shall consist of earth berming and landscaping, and a wall may be built provided it is not greater than the height of the equipment it is shielding. Walls for screening must be solid. Landscape used for screening shall provide an opaque thickness in one year's time.
G. External and parking lot lighting is restricted to that which is necessary for safety and security, and shall under no circumstances be directed toward residential areas.
H. Architectural styles and motifs must be Territorial or Santa Fe style to maintain the integrity of the surrounding area.
I. There shall be no white roofs.
J. Material, texture and color of all exterior finishes of any structure shall be consistent with the surrounding residential area. No bold or dominant colors, but only muted, desert tones or earth tone colors shall be used.
K. Chain link fencing is prohibited.
L. Only one sign for the structure is permitted and shall be no larger than 2 by 8 feet and no higher than four feet. There shall be no roof signs and no flood lighting on signs.

RP-7 Pima Canyon (CF)

General location: T12S, R14E, S31.

Description: Due to the large size of this property, a preliminary development plan for the entire property, consistent with the following policy requirements shall be submitted prior to the scheduling of a rezoning hearing for all or part of the property. (These rezoning policies paralleled development standards under the Stouffer-Pima Canyon Specific Plan (Co23-92-01) which was rescinded in 1994.)

Policies:

A. Any non-residential use on this property shall not front on major arterials, but rather shall be limited to the interior of the site, and shall be sufficiently buffered from surrounding uses by the property itself;
B. Access to any non-residential use on the property shall not be on the existing Skyline Drive alignment, and shall be built and maintained to county standards;
C. Except as provided for under Section 18.40.030 MR Major Resort Zone, of the Pima County Zoning Code, no commercial development shall exceed two stories or 30 feet in height.

RP-8 Roberta Circle/First Avenue (CF)

General Location: T13S, R13E, S12.

Description: Due to the unified control and sensitive location of this parcel, detailed development plans and covenants for this property shall accompany a rezoning request and shall conform with the following minimum requirements:

Policies:

A. Development shall be restricted to a floor-area ratio (FAR) of 0.3 and building coverage ratio of 25%;
B. A minimum of 40% of the parcel area shall remain in its natural state, including but not limited to, the two washes bisecting it (Pima Wash and Descanso Acres Wash);
C. No development shall occur south of the Descanso Acres wash, except that up to five detached single-family residences may be built at Roberta Circle as presently recorded;
D. No common-wall buildings shall be located less than 200 feet from any single-family residence existing around the perimeter of the property;
E. No building south of Pima Wash shall be higher than 25 feet above the top elevation of the south rim of Pima Wash; and
F. All multi-family residential units shall be recorded as townhouses or condominiums for individual transfer of ownership. A homeowners' association shall be formed to assume responsibility for all common areas.

RP-9 Sunrise/Kolb (CF)

General location: T13S, R15E, S18.

Description: Due to the large size of this property, a preliminary development plan for the entire property, consistent with the following policy requirements shall be submitted prior to the scheduling of a rezoning hearing for all or part of the property:

Policies:

A. Commercial development shall be limited to 15 acres of CB-1 uses west of the Kolb Road alignment. No commercial development shall exceed two stories nor shall it exceed 30 feet in height; and
B. Overall maximum density on this property (excluding commercial and transitional areas) shall be 2.5 residences per acre.

RP-10 Ventana (CF)

General location: T13S, R15E, S6.

Description: Due to the large size of this property, a preliminary development plan for the entire property, consistent with the following policy requirements shall be submitted prior to the scheduling of a rezoning hearing for all or part of the property:

Policies:

A. All areas above 3,200 feet elevation shall be developed at no greater than .25 residences per acre;
B. Access to Ventana Canyon trail shall be provided at the time of rezoning as determined by the Pima County Parks and Recreation Department, or as previously donated to Pima County by the property owner;
C. Commercial development shall be limited to 15 acres of CB-1 uses west of the Kolb Road alignment;
D. No commercial development shall exceed two stories nor shall it exceed 30 feet in height; and
E. Overall maximum density on this property (excluding commercial, transitional and .25

residences per acre areas) shall be two residences per acre.

RP-11 Oracle Road / Genematas Drive (CF)

General location: A .66 acre site located on the east side of Oracle Road and the north side of Genematas Drive in Section 13, Township 13 South, Range 13 East.

Policies:

A. A rezoning request to the CB-1 zone shall be deemed to be in conformance with the Comprehensive Plan, provided the use is limited to a tea room (or a café which is comparable in type, scale, and intensity) and further provided the following policies are met.
B. Prior to the submittal of a rezoning application, the applicant will meet with representatives of the Oracle Foothills Neighborhood Association to determine an acceptable plan for access, subject to approval by the Arizona Department of Transportation. If there is evidence of increased traffic internal to the subdivision due to the use, the applicant shall provide, at their own expense, traffic calming measures to minimize this situation.
C. Structures will maintain a residential appearance.
D. No regular late night (after 10:00 PM) or early morning (midnight to 6:00 AM) hours of operation. This does not include use of the site when the business is closed or an occasional special event.
E. No liquor license.
F. No amplifiers or public address system will be allowed; no excessive noise or sound beyond the site.
G. Lighting shall not be directed toward the residential lots.
H. Dumpsters will be fully screened and located in the parking area.

RP-12 Transition/Ina (CF)

General location: T13S, R13E, S1; T13S, R14E, S6.

Description: To allow higher intensity development opportunities while at the same time protect existing neighborhood character.

Policies:

A. Landscaping buffers are promoted between the higher intensity development area and the existing neighborhoods;
B. Building height shall be limited to one story, not to exceed 24 feet;
C. Development will be limited to office uses; and
D. Architectural design, materials, signage and colors shall be such that they blend with the natural desert landscape and topography of the area.

RP-13 River Road/La Cholla Blvd (NW)

General location: T13S, R13E.

Policy: CB-1 Local Business Zone may be allowed on up to 25% of a project site of 80 acres or more in size, provided there is no more than 1,000 feet of CB-1 Local Business Zone frontage along La Cholla Boulevard, no more than 1,000 feet of CB-1

Local Business Zone frontage along Sunset Road, no more than 1,000 feet of CB-1 Local Business Zone frontage along the north side of River Road, and no more than 1,000 feet of CB-1 Local Business Zone frontage along the south side of River Road.

RP-14 La Cholla Boulevard/Ina Road (NW)

General location: T12S, R13E, S34, east side of La Cholla Blvd., north of Ina Road.

Description: This rezoning policy establishes design criteria to enhance compatibility of development on this site with surrounding neighborhoods.

Policies:

A. Maximum residential density of 12 residences per acre.
B. Lighting: No direct light into adjacent residential property; downwards lighting only.
C. No hotels, industrial, or retail.
D. Northern floodplain to be left open and natural.
E. Public salvage of native plants before grading of property in accordance with Pima County requirements and regulations.
F. Dust must be minimized with regular watering during construction.
G. No more than two points of access on La Cholla Blvd.
H. Dumpsters to be fully screened and located at least 125 feet from the north and east walls.
I. All buildings must be earthtone colors.
J. There will be a 24 foot height limit.
K. There will be a 90 foot building setback from the neighboring property lines to the north and east.
    1. No buildings, common parking or driveway will be permitted in this area.
    2. A minimum six foot masonry wall will be constructed 50 feet from the existing east property line.
    3. Screen walls along the north property line shall be consistent and compatible with the walls along the La Cholla Blvd. frontage.
    4. Landscaping consisting of minimum 24 inch box, drought tolerant trees will be planted to create a complete screen along the length of the wall. Maintenance will be the responsibility of the property owner.
L. No common parking will be allowed within 120 feet of the east property line.
M. During site grading, fill material will not be imported to raise any portion of the site higher than the existing level of the terrain.

RP-15 Oracle-Jaynes Station Road (NW)

General location: North side of Oracle-Jaynes Station Road, between Shannon Road and La Cholla Blvd., Section 9, T13S, R13E.

Description: The rezoning policy area overlays Low Intensity Urban 3.0 (LIU-3.0) and provides guidelines to achieve infill development while mitigating impacts to adjacent residential areas; preserves existing floodplain and riparian habitat.

Policies:

A. Distribution of densities on the subject property shall be consistent with the concept

presented at the Planning and Zoning Commission hearing, (Co7-94-17) including larger lots (¾ to 1 acre) on the eastern sloping part of the property to buffer adjacent low density residential uses to the east.

B. There shall be no encroachment into the Pegler Wash 100-year floodplain.

RP-16 West River Road (NW)

General location: T13S, R13E, Section 14, on the north side of W. River Road, approximately 1700 feet east of La Canada Drive.

Description: This rezoning policy will permit the CB-2 zone in this Medium High Intensity Urban designation and provides special architectural and buffering requirements.

Policy: A rezoning request to CB-2, limited to the use of a mini-warehouse facility and boat and RV storage, and further limited to compliance with review by the Design Review Committee for architectural elements, buffering, and other features, shall be deemed in conformance with the Comprehensive Plan.

RP-17 Orange Grove/Corona Road (NW)

General location: 3.8 acres located on the north side of Orange Grove Road, on the east side of Corona Road, and east of La Cholla Boulevard, in Section 3 Township 13 S, Range 13 East.

Policies:

A. Uses are limited to low-density residential and office. Professional and semi-professional offices shall have limited hours of operation.
B. Structures shall retain a residential appearance and a maximum height of 18 feet.
C. Access is limited to Orange Grove Road; no internal access within the subdivision. If significant redevelopment of the lots is proposed, the design should promote shared access onto Orange Grove Road.
D. Parking, trash pick-up, and lighting shall be oriented away from the surrounding residential uses.
E. The use of amplifiers or public address systems is not allowed.

RP-18 Oracle Road North of Cresta Loma Drive (NW)

General location: 4.71 acres located on the west side of Oracle Road, north of Cresta Loma Drive in Section 14, Township 13 South, Range 13 East.

Policies:

A. Ingress and egress shall be solely to and from Oracle Road.
B. There shall be no ingress or egress to or from Cresta Loma Drive.
C. There will be no increase in drainage leaving the property as a result of the development of the office project.
D. Retention/detention basins will be designed to empty within 24 hours after rain. A property owners' association will be formed for the project which will have the responsibility for ensuring that the retention/detention basins are in proper working order and are maintained in accordance with Pima County standards.
E. If Arizona Department of Transportation (ADOT) will allow, the property owner shall pay (if ADOT will not do or pay) for the cost of building an earthen channel along the

eastern boundary of the property to collect drainage in the Oracle Road right-of-way at the northeast corner of the property and carrying the water to the culvert in the Oracle Road right-of-way on the north side of Cresta Loma.

F. All buildings will be single story.

G. The maximum building height shall be 18 feet for flat roofs and not to exceed 21 feet for pitched roof portions of the roof. If neighbors prefer solely or primarily pitched roofs, an agreement on the maximum height of the buildings will need to be reached.

H. The maximum build-up of building pads will be three feet above the highest elevation in the pad area.

I. Buildings will be located primarily at the east and north sides of the property.

J. There shall be no spotlights. Parking lot lighting shall be low (3-foot to 4-foot high) lighting, not high pole lighting.

K. Noisy landscape equipment shall not be used prior to 9:00 AM.

L. The property shall be for office use only. There shall be no restaurants, bars, or other retail uses; there shall be no industrial uses, apartments, hotels/motels, public libraries or correctional/penal or similar facilities.

M. There shall be no highly-reflective roofs or roof coating.

N. All mechanical equipment on the roofs shall be screened by parapet walls or by an alternative screening method.

O. Trash dumpsters shall have a wall on three sides.

P. The slope on the west side of the property will remain natural.

Q. There shall be a 40-foot natural buffer adjacent to the property to the south (Parcel No. 10505019A) per the site plan; except that by agreement, the buffer may be wider at one end and narrower at the other.

R. There shall be a perimeter wall on all sides of the property except for Oracle Road.

S. Where there is not a natural buffer yard, there shall be a 10-foot landscaped bufferyard along the north and south sides of the property. The 10-foot bufferyards shall be kept natural to the extent reasonably feasible. The bufferyards shall be supplemented by additional landscaping pursuant to Pima County requirements.

T. There shall be no construction traffic nor the parking of construction vehicles on Cresta Loma Drive.

U. No uses or businesses shall be allowed whose primary business hours extend beyond daytime working hours from 7:00 AM to 7:00 PM. This restriction does not preclude persons working late into the evening in their offices without clients or customers. Generally, parking lot lights shall be turned off by 8:00 PM but lights for parking lots near buildings may remain on longer and motion sensors or similar devices may be used on lights for "after hours".

V. Colors shall be muted earth-toned colors (no bright purples) and shall not exceed light-reflective value of 60 percent. Pitched roofs may be of tasteful reddish-orange clay, such as Mexican or Spanish style tile, or concrete tile.

W. No roof signs shall be permitted and no floodlighting on signs or neon signs shall be allowed. Signs may be backlighted. A permanent office park monument-type sign shall be permitted at the entrance (it may be similar to the existing sign at 1050 East River Road).

X. The parking lot shall include at least one tree every 10 spaces. Covered parking, if any, shall not have high reflective roofs.

RP-19 Ina Road/Paseo del Norte (NW)

General location: A 1.1 acre site located on the north side of Ina Road, west of Paseo del Norte, in Section 35, Township 12 South, Range 13 East.

Policies:

A. A rezoning to TR for professional office use is permitted.
B. Buildings shall be limited to one story.
C. Non-residential development shall be residential in character.

RP-20 W. Camino Cortaro/N. Oracle Road (NW)

General location: 1.8 acres located on the southwest corner of W. Camino Cortaro and N. Oracle Road, approximately ½ mile north of Magee Road in Section 25, Township 12 South, Range 13 East.

Policies:

A. Any rezoning request for the subject property shall fulfill the conditions stated in Co9-00-09 where no more than 9,000 square feet will be devoted to a salon and day spa ("Gadabout Salon and Day Spa") replacing approximately 19,200 square feet of building space currently designated for office space.
B. The use of the subject property shall be restricted by rezoning to a hair salon or day spa. Any change in use shall be a substantial change of rezoning which first shall require a Comprehensive Plan amendment to Neighborhood Activity Center.

RP-21 Kinney and Ajo Regional Activity Center (SW)

General location: T14S, R12E, portion of Section 36; T14S, R13E, portion of Section 31.
Description: Unified ownership; large parcel size; special development standards and design incentives.

Policies:

A. Areas within this Regional Activity Center (REAC) not currently zoned commercial shall be developed for office and other non-retail uses, including apartments. No additional commercial zoning shall be granted;
B. No additional access from Sheridan Avenue for higher density residential or non-residential uses shall be allowed. Development shall be encouraged to promote internal circulation; and
C. One story office buildings oriented to the south or accessory parking for the regional shopping center are acceptable on the property adjacent to the Boy Scouts of America (BSA), provided that such development meets the bufferyard requirements of Chapter 18.73 Landscaping, Buffering and Screening Standards.

RP-22 Kinney Road/South of Tucson Estates (SW)

General location: T14S, R12E, portion of Section 26.

Description: Unified ownership; large parcel size; overlays LIU 1.2; special development standards (buffering of Boy Scouts of America property). Amended Co7-95-15.

Policies:

A. Sufficient recreation and useable open space shall be provided for use by the residents of this development, as determined by the Pima County Natural Resources, Parks and

Recreation Department.

B. A single site analysis shall be conducted and a single site plan shall be developed for this entire property. Such site plan shall be binding on the property, regardless of ownership. Such site plan shall apply whether the property is rezoned in whole or in part and shall be made a condition of rezoning. The plan shall demonstrate the provision of adequate water, sewer, roads, and other infrastructure required for by the proposed plan.

C. The Low Intensity Urban-3.0 (LIU-3.0) designation within this rezoning policy area shall define the gross overall density of the project. The total number of dwelling units shall not exceed 600, excluding a resort/hotel facility and assisted living facility.

D. Building height shall be limited to one story for residential units and two stories for a resort/hotel facility.

E. Approval of any specific plan shall be contingent upon final approval of a development agreement which shall include financial assurances that all infrastructure shall be installed in accordance with the approved development agreement.

RP-23 Postvale Road/Ajo Highway (SW)

General location: T15S, R11E, Section 10, approximately one mile east of Sandario Road and ¾ mile north of Ajo Highway.

Description: This rezoning policy area will permit a rezoning request to GR-1 in this Resource Conservation designation.

Policy: Notwithstanding the zoning district options and maximum density requirements for this rezoning policy area, the total number of residential units permitted within this area is two (reference Co7-96-03).

RP-24 West Montana Street (SW)

General location: T15S, R12E, Section 1, approximately 660 feet south of Irvington Road on the west side of Camino De Oeste.

Description: This rezoning policy limits the total number of residential units permitted.

Policy: The total number of residential units within this rezoning policy area shall not exceed nine.

RP-25 South Mission Road (SW)

General location: T14S, R13E, Section 34, west of Mission Road, approximately 600 feet south of Ajo Hwy.

Description: Large parcel size, sensitive ~~General~~ location and topography.

Policies:

A. The portion of the property above the 2540-foot contour line shall remain natural and that development be subject to review by the Design Review Committee under the Cluster Option of the Zoning Code.

B. A single zoning and development plan should be submitted for the parcels. Because of multiple ownership, a diligent effort shall be made by the property owners to submit

a single rezoning and development plan for the parcels.

RP-26 Diamond Bell/ Medium Intensity Rural (SW)

General location: Diamond Bell community.

Description: This rezoning policy area reflects CR-1 zoned subdivisions in Diamond Bell.

Policy: Only site-built homes are allowed within this rezoning policy area.

RP-27 Canoa Land Grant/ Southwest (USC)

General location: Southwest corner of the Canoa Land Grant from the Santa Cruz River Resource Conservation (RC) west to the Land Grant Boundary.

Description: This rezoning policy area includes a large parcel of unified ownership, formerly identified in the Green Valley Community Plan as "Green Valley Hills Special Planning Area #3."

Policy: Development of urban land uses within this rezoning policy area shall be subject to approval of a planned community under the Specific Plan provision of Chapter 18.90 of the Pima County Code.

RP-28 Upper Canoa Land Grant (USC)

General location: Northeastern portion of the Canoa Land Grant, from the Santa Cruz River Resource Conservation (RC) area east to the Land Grant Boundary.

Description: This rezoning policy area includes property typically owned in large parcels of over 100 acres. Existing deed restrictions on these properties require that property owners work together with regard to roads, drainage, water, sewer, and other infrastructure. Past County plans, especially the Green Valley Community Plan, have promoted cooperation for long range planning. Comprehensive Plan rezoning policy designation will continue to promote coordination among affected property owners in their planning and development efforts.

The Green Valley Community Plan classified the majority of the area for residential uses at densities of 3 to 6 residences per acre ("D") and 6 to 12 residences per acre ("E"). Smaller portions were classified for more than 12 residences per acre and commercial.

Policies: Development of urban land uses within this rezoning policy area shall be subject to the following conditions:

A. A Specific Plan, in accordance with Chapter 18.90 of the Pima County Zoning Code, shall be prepared and submitted to staff. The plan shall demonstrate provision of adequate water, sewer, roads, and other infrastructure required for the densities proposed by the Specific Plan.
B. A draft Development Agreement shall be prepared and submitted to staff which shall outline the terms of financing the infrastructure required by the Specific Plan.
C. Approval of any Specific Plan shall be contingent upon final approval of the Development Agreement which shall include financial assurances that all infrastructure shall be installed in accordance with the approved Development Agreement.

RP-29 Fairfield Green Valley Project (USC)

General location: Center of Canoa Land Grant, I-19 west to Land Grant boundary.

Description: This rezoning policy area identifies the current and projected Fairfield Homes development in Green Valley.

Policy: The Low Intensity Urban (LIU) 3.0 designation within this rezoning policy area shall define the gross overall density of the Fairfield Green Valley Project. Notwithstanding this designation, in addition to zoning districts permitted under LIU, Transitional zone (TR) shall be permitted within this rezoning policy area to provide design and site planning flexibility consistent with the Fairfield Homes master plan and existing or conditional zoning.

RP-30 Continental Road / Whitehouse Canyon Road (USC)

General location: 56 acres located on the north side of Whitehouse Canyon Road, east of Continental Road, in the Continental Section, Township 18 South, Range 13 East.

Policy: In addition to serving as an employment and service center for the east side of the Santa Cruz River, this Community Activity Center is intended to include a neighborhood park for surrounding residential development.

RP-31 Canoa Ranch Master Planned Community (USC)

General location: Southern part of San Ignacio de la Canoa Land Grant, T19S,R13E, south of Green Valley on both sides of I-19.

Description: Single ownership, 5153 acres, sensitive site. Policies provide guidance for development of a master planned community (Low Intensity Urban 3.0 and Multifunctional Corridor) under the Specific Plan provision. Special requirements and development standards regarding the Santa Cruz River floodplain, trail access, and cultural resources, including the Historic Canoa Ranch site, are included.
Policies:

A. Specific Plan.
   A Specific Plan, in accordance with Chapter 18.90 of the Pima County Zoning Code, shall be prepared and submitted to staff consistent with the Specific Plan submittal process. A major streets and routes amendment shall be processed concurrently, supported by a comprehensive technical transportation analysis report.

B. Resource Conservation.
   1. Modification of the boundary between the Resource Conservation land use designation and other land use designations is permitted based upon the results of a detailed hydrological study submitted and approved as part of the Specific Plan.
   2. The following uses are permitted within the Resource Conservation land use designation: structures in association with recreational uses and trails subject to meeting Pima County ~~F~~lood ~~P~~lain ~~O~~rdinances requirements.

C. Upper Santa Cruz River Management.
   Land use planning in the Santa Cruz River floodplain from the Santa Cruz County line downstream to the Tohono O'odham Nation shall be based on a river management study. Channelization, encroachment, development or rezoning shall not be permitted

within the Santa Cruz River 100-year floodplain or erosion hazard area, whichever is greater, west of the Southern Pacific Railroad, until completion of the river management study. A landowner proposing to modify the Santa Cruz River floodplain prior to the completion of said study shall be responsible for providing a comparable study for the proposed rezoning area addressing impacts of the proposed development, based on a scope of work acceptable to the Flood Control District. The study scope and results shall be submitted to the District for review and approval.

D. Trail Resources.
   1. If the proposed rezoning or Specific Plan includes an identified trail access point, or proposed rural equestrian trail, the rezoning application shall map and evaluate the impact of the rezoning/Specific Plan on the trail resources identified in the Canoa Ranch Area; and
   2. Based on the mapping and analysis requirements in Policy A above, dedication of trail resources identified in this Canoa Ranch Area shall be required as a condition of rezoning.

E. Cultural Resources.
   A Cultural Resources Management Plan (CRMP) for the Canoa Ranch Headquarters Area shall be prepared and submitted to Pima County with the Specific Plan required by Policy A. The CRMP shall be reviewed by the Pima County Archeologist and State and Federal agencies charged with protection of cultural resources. The CRMP shall include:
   1. Specific results of surveys, testing programs, and evaluations of prehistoric and historic archeological sites on the entire Canoa Ranch property.
   2. Results of research, analysis, photographs and recommendations for the future use of the Canoa Ranch buildings.
   3. Recommendation for the alignment of the Juan Bautista de Anza National Historic Trail through coordination within the Anza coalition and the National Parks Service.
   4. A complete plan for cultural resources and stipulate actions to be undertaken which will protect significant cultural resources as part of the review and approval of future development proposals for the entire Canoa Ranch property.

RP-32 Industrial-Duval Mine Road (USC)

General location: T18S, R13E, portion of Section 3.

Description: This rezoning policy restricts use to light industrial uses, and provides special buffering requirements.

Policies:

A. Notwithstanding the zoning district options listed for Urban Industrial in the Comprehensive Plan land use legend, in this rezoning policy area zoning districts CB-1, CB-2, and CI-1 shall not be allowed; and
B. The total bufferyard setback from Duval Mine Road shall be a minimum of 50 feet.

RP-33 Halfway Station Mobile Home Park Policy (USC)

General location: T19S, R13E, S30, approximately ¾-mile north of the Amado interchange on the west frontage road (Old Nogales Highway) of Interstate-19.

Description: The policy permits the CMH-2 zone in this Rural Activity Center.

Policy: Notwithstanding the zoning district options listed under Rural Activity Center, a

rezoning to CMH-2 is permitted.

RP-34 South Nogales Highway (RSE/SR)

General location: T16S, R14E, Section 7, west side of Nogales Highway, approximately 1¾ miles south of Old Vail Road.

Description: The policy permits rezoning request to GR-1 in this Multifunctional Corridor designation.

Policy: In addition to the zoning district options listed under Multifunctional Corridor land use intensity category, GR-1 is a permitted zoning classification for the property subject to this policy (reference C07-96-01).

RP-35 Reserved. ~~Restricted (Non-residential) Medium High Intensity Urban (RSE/SR)~~

~~General location: T16S, R15E, portions of sections 2 & 12; T16S, R16E, portions of sections 7, 18, 17, & 20; T16S, R14E, portions of Section 5.~~

~~Description: Underlying MHIU, with restriction against residential uses, provides for office and campus park industrial areas as transitions between industrial and lower intensity residential in portions of the I-10 corridor and areas south of Tucson International Airport.~~

~~Policy: Residential uses shall not be permitted in this rezoning policy area.~~

RP-36 Reserved. ~~Sonoita Highway / I-10 (RSE/SR)~~

~~General location: T16S, R16E, S26 and 34.~~

~~Description: Unified ownership, large parcel size, sensitive General location. The rezoning policy area overlays Medium Intensity Rural (MIR), Community Activity Center (CAC) and Multifunctional Corridor (MFC) with special development standards.~~

~~Policies:~~

~~A. The entire parcel shall be subject to approval of a Specific Plan.~~

~~B. That area north of Interstate-10 in which the plan designation is changed from MIR to MFC shall be restricted to TH or GR-1 uses, with the exception of the eastern-most 18 acres adjacent to Interstate-10 which may be used for a museum and associated uses. A 100-foot setback along Interstate-10 shall be required for the museum portion.~~

~~C. In the area remaining MIR south of Interstate-10, residential home occupations may have up to two employees per residence provided that all activities are conducted indoors or within an area enclosed by 6-foot opaque screening material.~~

~~D. There shall be a 60-foot natural desert buffer along Interstate-10 and SR 83 (Sonoita Highway).~~

RP-37 Sahuarita Road/S. Houghton Roads (RSE/SR)

General location: Approximately one mile southwest of S. Houghton and Sahuarita Roads near Corona de Tucson in T17S, R15E, Sections 15, 21, 22, 26, 27, 28.

Policy: The maximum number of dwelling units is 1,200.

RP-38 Reserved. ~~**NAC Area at the Southeast Corner of Old Spanish Trail and Camino Garanon (RSE/SR)**~~

~~General Location: Southeast Corner of Old Spanish Trail and Camino Garanon~~
~~Description: Allows expansion of Neighborhood Activity Center with natural open space design.~~
~~Policy:~~

~~The subject property may increase the Neighborhood Activity Center by one acre. The balance of the property shall be left as natural open space.~~

RP- 39 Old Empirita Community Plan (RSE/SR)

General location: South of 1-10 and southwest of the Pima/Cochise County line.
Description: Medium Intensity Rural designation on a previous satellite community plan.
Policy:

The subject property previously planned as the Empirita Community Plan may be developed through the specific plan or rezoning process. The designated community within the Empirita Community Plan contains the following acreage and density range: Community 2 (5,100acres with a density range of 2,500 to 3,000 units).

In Community 2, designated Medium Intensity Rural, the density shall be reduced by 30% from the minimum density range designated above.

RP- 40 Reserved. ~~**Canoa Land Grant/Southwest (USC)**~~

~~General location: Southwest corner of the Canoa Land Grant west of I-19.~~
~~Description: Approximate 600 acre parcel in the southwest corner of the Canoa Land Grant.~~
~~Policy:~~

~~The subject property is limited to 275 residential units and shall be developed with 60% of the property being left as natural open space.~~

RP- 41 Rocking K Specific Plan/South of Saguaro National Park (RSE/SR)

General location: Northeasterly from Old Spanish Trail and directly south of the Saguaro National Park.
Description: A 780 acre area designated for master planning within the Rocking K Specific Plan. Acreage was state land - now purchased by a private property owner.
Policy:

Allow density transfers among the planned building pods within the 780 acres. Allow those densities to be transferred among those development pods as identified in the Rocking K Specific Plan. Indicate that those development densities can be transferred provided that the number of allowable units that are within one-half mile of the national park cannot be increased, that is, density can be transferred to the south but not to the north.

RP-42 ~~**One acre on**~~ **Meadowlark Avenue (SW)**

General Location: 600' south of Los Reales and east of Cardinal Avenue.

Description: Privately owned, one-acre parcel previously known as Co7-01-14.

Policy: Parcel limited to two mobile homes.

RP-43 ~~16 acres on~~ San Joaquin Road (SW)

General Location: ½ Mile north of Bopp Road on San Joaquin Road.

Description: Privately owned portion of a parcel previously known as Co7-01-09.

Policy: Allow a rezoning to TH in the existing RT designation.

RP-44 ~~21.46 acres on the n~~Northwest corner of River Road and La Cholla Blvd. (CF)

General Location: North of River Road, south of Sunset Road and east of La Cholla Blvd.

Description: ~~3~~ Three privately owned parcels previously known as Co7-01-17.

Policy: Limit retail and commercial development to 70% of property.

RP- 45 ~~235 Acre Area~~ North of Valencia Road and East of Viviana Road (SW)

General Location: North of Valencia Road and east of Viviana Road.

Description: Privately owned area of 235 acres previously known as Co7-01-18A and 19.5 acres in the southwest corner of the subject area.

Policy~~ies~~:

A. The Black Wash floodplain shall be designated at Resource Transition.
B. Regional trails shall be constructed along the Central Arizona Project and El Paso Natural Gas Line if these entities permit it. As an alternative, the trail dedication shall be located adjacent to the said rights of way.
C. The riparian area in the northwesterly middle area of the subject property shall require special planning.

RP-46 Santa Rita Road/South of Sahuarita Road (USC)
General location: One-fourth mile south of Sahuarita Road on the east side of Santa Rita Road (Co7-01-01).
Description: Plan amendment intended to address existing and expanded land uses.
Policy: Notwithstanding the zoning districts allowed under the LIU 3.0 designation, a rezoning request for the CB-2 General Business Zone to expand the zoned area for the existing automotive repair use, and CI-2 General Industrial Zone to expand the automotive salvage use, only as referenced, described, and mapped by Co7-01-01 Johnson - S. Santa Rita Road, shall be deemed in conformance with the Comprehensive Plan.

RP-47 Avra Valley Road/Trico Road (TM/AV)
Description: Proposed residential and commercial development (Co7-01-7).
General location: A 311 acres site located on the corners of Avra Valley Road and Trico Road in the Tucson Mountains/Avra Valley Subregion.
Policies:
A. Require the dedication of Brawley Wash with the provision of a low-intensity buffer adjacent to the wash.
B. Require the realignment of Avra Valley Road and Trico Road.

VI. Special Area Policies

2-00 SPECIAL AREA POLICIES

Special area policies apply to sites typically composed of multiple parcels that share a unique physical feature or ~~General~~ location over a relatively large area. Special area policies overlay areas such as, for example, transportation gateways into metro Tucson, protected floodplains, or large areas covering a significant portion of a subregion carried forward from a previous (rescinded) area plan (e.g. Catalina Foothills Area Plan). Special area policies act as guidelines for rezoning conditions and are labeled as "S" and numbered individually on the Comprehensive Plan subregional maps.

S-1 Catalina Highway/Snyder Road (CF)

General location: T13S, R15E, S24; T13S, R16E, S18.

Description: Due to the importance of this site as a "gateway" to the Catalina Mountains and the Catalina Highway and its unique, rural character, special design standards are suggested to protect the rural and scenic qualities of this area:.

Policies:

A. Development shall be limited to one story building height and shall not exceed 24 feet.

B. Natural landscaping will be promoted and used to buffer commercial development including parking areas from the road and from adjacent neighborhoods;

C. Architectural design, materials, signage and colors shall be such that they blend with the natural desert landscape and topography of the area. Muted colors are acceptable for use on building exteriors and may include ranges of brown, such as rusts, sepia, sand, tans and buffs and some gray tones. Other tones and colors may be used for trim;

D. Buildings shall have reduced front setbacks with parking lots located to the rear or side of buildings;

E. Construction methods that result in minimal site disturbance shall be used; and

F. Architectural design, materials, landscaping, color and signage shall be approved by the Pima County Design Review Committee.

S-2 Catalina Foothills (CF)

General location: T13S, R13E, R14E, R15E.

Policy: No construction of building exceeding 24 feet in height shall be permitted without specific authorization from the Board of Supervisors. The Board of Supervisors reserves the right to limit construction to one story.

S-3 Rancho Vistoso Neighborhood (NW)

General location: T11S, R13E, S13.

Description: Policies for the Rancho Vistoso Neighborhood Special Area derive from the Rancho Vistoso Community Plan Neighborhood #12 policies as well as general RVCP policies.

Policies:

A. Development shall be limited to residential development only;

B. If the Special Area is developed as a unique entity, the area designated Resource Conservation shall be permanent natural open space;

C. The maximum number of dwelling units for the portions of the Special Area designated Low Intensity Urban 3.0 (LIU 3.0) shall be ; and for the portions of the Special Area designated Low Intensity Urban 1.2 (LIU 1.2) shall be 200. Units may be transferred to either portion of the Special Area provided the overall dwelling unit cap is not exceeded.

D. Natural open space shall be dedicated as a condition of Neighborhood 12 development as follows: 125 acres in Section 13 on the north side of Neighborhood 12; 65 acres within Section 14 west of Neighborhood 12; 157 acres within Sections 13 and 24 on the east side of Neighborhood 12; and 60 acres south of Rancho Vistoso Boulevard within Section 24. In total, 407 acres of natural open space generally encompassing Honeybee Canyon shall be dedicated to the Flood Control District as natural open space, with a conservation easement dedicated to Pima County or the Town of Oro Valley as a distinct entity.

E. Site development and conservation will result in a minimum of 70 percent of the residential Neighborhood 12 site being conserved in natural open space. This minimum percentage will be met through a combination of dedication to the Flood Control District of the 125 acres of Honeybee Canyon lying immediately north of Neighborhood 12, the common areas and natural open space areas designated within Neighborhood 12, and those natural areas of each residential lot that are to be deed-restricted from development and will lie outside of an allowable maximum building site envelope to be graded on each residential lot within Neighborhood 12 of 16,000 square feet, excluding driveways.

F. To improve the effectiveness of the Honeybee Wash biological corridor, 150 acres of formerly farm floodplain of Big Wash/Cañada del Oro Wash will be restored with riparian vegetation in accordance with a riparian restoration plan approved by the Flood Control District. Once restored, the 150 acres shall also be dedicated to the Flood Control District.

S-4 Tortolita Alluvial Fan (NW)

General location: North of Tangerine Road (primarily in T11S, R12E).

Description: This Special Area provides special designation for portions of the Tortolita alluvial fan planned for urban land use intensities. Because of Federal Emergency Management Agency (FEMA) regulations and insurance requirements, there are economic disincentives for development within FEMA designated alluvial fans. Although planned urban intensities within the alluvial fan are less intense than comparable areas out of the fan, even low intensity urbanization will require costly mitigation of flood hazards and/or insurance premiums that will increase the cost of development and home ownership.

Policy: Petitioners required to develop a site analysis in accordance with the official "Site Analysis Requirements" document, shall include an evaluation of unique development costs, including required flood insurance costs associated with

development in an alluvial fan.

S-5 Oracle Corridor/Northern Gateway (NW)

General location: T11S, R14E, Sections 4 & 16; T12S, R13E, Sections 25 & 36.

Description: Standards to preserve scenic quality along major transportation corridor and enhance sense of entry into metropolitan area; design criteria for visual standards, preservation of viewsheds of ridge lines and preservation of native vegetation; mitigate the negative impacts of strip commercial development.

Policies:

A. Visibility of development within this area of Oracle Road shall be of low profile. No greater than 24 feet of building height shall be visible from Oracle Road;
B. Parcels adjacent to one another but of different owners shall share access and signage in order to minimize curb cuts and minimize visual clutter;
C. Large parcels under one ownership shall be developed as one development and shall be designed to promote internal circulation;
D. Office, commercial and/or mixed-use developments shall be designed to promote internal circulation for pedestrians;
E. Landscaping shall develop the transition to natural open space to office, commercial, and/or mixed-use development;
F. Landscape buffering shall be required for all development along this section of Oracle Road; and
G. Development within this Gateway Route Special Area shall be approved by the Pima County Design Review Committee.

S-6 Picture Rocks Rural Activity Center (TM/AV)

General location: T13S, R11E, portions of Sections 3 & 4.

Description: This Special Area provides design guidelines to protect rural character and scenic quality and mitigate negative impacts of strip commercial. Appropriate site design will enhance the economic life and "sense of place" of this rural community. Tourism is anticipated to be a significant component of the local economy. Providing unified and coordinated character for streets and buildings will encourage tourist interest. In addition to tourist services, the Rural Activity Center will provide space for agriculture-related businesses as well as services for local residents.

Policies: The following street character and architectural criteria shall be considered in the review of all rezonings within this Special Area:

A. In order to create a pedestrian and equestrian scale streetscape, the development of unique street standards for Sandario Road will be encouraged. Such standards, to be developed by the Pima County Department of Transportation, in cooperation with the Picture Rocks Business Association, will result in slower traffic speeds and more attention to the street's relation to parking, sidewalks, and buildings. Examples of street design features include provision for on-street parking, sidewalks, and planters and street trees;
B. Development shall enhance this pedestrian scale environment, avoid strip auto-oriented commercial, and support through site planning and architectural design the traditional

western "main street." The following development guidelines shall be considered:

1. Buildings shall have reduced front setbacks, with parking lots located to the rear or side of buildings;
2. Access to parking lots shall be off of side roads rather than directly off Sandario Road; and
3. Hitching areas and access to local businesses shall be provided for equestrians;

C. Southwestern and western motifs shall be promoted, including, but not limited to, boardwalks, courtyards, and the general scale and appearance of a traditional "main street"; and

D. Residential structures shall be limited to one story, unless the unit is above a commercial establishment that fronts on Sandario Road.

E. Each rezoning application shall be submitted to the Saguaro National Park staff for agency review and comments.

S-7 Santa Cruz River Corridor (TM/AV)

General location: T13S, R12E, portions of sections 1, 2, & 12; T13S, R13E, portions of sections 6, 7, 8, & 17.

Description: High risk flood area; river park and other recreational opportunities; restriction against new residential uses.

Policies:

A. Due to high-risk flooding potential, land east of Silverbell Road and west of the Santa Cruz River, as shown on the plan map, shall be procured by Pima County for multi-purpose functions of flood control and recreation, including extension of the Santa Cruz River Park. Existing Zoning is the alternative land use recommendation, subject to acceptance by Pima County Flood Control District of sufficient right-of-way (dedication in fee simple) to provide flood control improvements and river park public access.

B. Property east of the Santa Cruz River is for industrial and commercial use only. Neighborhood Activity Center (NAC) designation is restricted to non-residential uses.

S-8 Tucson Mountains North (TM/AV)

General location: Northern portion of the Tucson Mountains Subregion (Portions of T13S, R12E; T13S, R13E, T14S, R12E, T14S, R13E).

Description: The northern portion of the subregion is located between urbanization areas in the City of Tucson and the public reserves of Tucson Mountain Park and Saguaro National Park, and is distinguished by rugged terrain, highly diverse vegetation, significant wildlife habitat and many riparian areas. The purpose of the Tucson Mountains North Special Area is to protect this special environment while planning for expected growth. To achieve this purpose, planning strategies include: 1) declining westward land use intensities; and 2) a low-density conservation area and buffer to Tucson Mountain Park and Saguaro National Park.

Policies:

A. Structures. All structures west of Silverbell Road shall be limited to a maximum height of 24 feet, and shall be sited and landscaped to minimize negative visual impacts. All structures shall be of a color which is in context with the surrounding environment;

B. Open Space Dedication. Natural area designations dedicated to and accepted by Pima

Policy: A Major Streets and Scenic Routes Plan amendment shall be processed concurrently with the filing of a rezoning or specific plan for any part of the Comprehensive Plan amendment area, to be supported by a comprehensive technical transportation analysis report.

S-14 Santa Cruz River & Historic Canoa Ranch Area (USC)

General location: East of Interstate 19 and west of the Santa Cruz River.

Policies:

A. To ensure the historic integrity of Canoa Ranch, no development will be allowed within 1,000 feet of historic Canoa Ranch.
B. Any development east of Interstate 19 and west of the Santa Cruz River will be required to conform to an architectural style compatible with historic Canoa Ranch, as well as be limited to no more than one story in height.
C. No single building shall be larger than 100,000 square feet.
D. Parking shall not be massed in aggregates of 400 spaces or more unless a 100-foot tree buffer is provided adjacent to Interstate 19.
E. If any use is larger than 100,000 square feet, approval must be received by the Board of Supervisors.
F. An historical/architectural review committee shall be formed to review the site, as well as architectural plans for any development east of Interstate 19 and west of the Santa Cruz River. Membership of the architectural review committee shall be approved by the Board of Supervisors.
G. The owner/developer shall establish a stakeholder process, that will occur during the rezoning phase, to be reviewed by the Planning and Zoning Commission and the Board of Supervisors.
H. Any proposed golf course shall have no more than nine holes.

S-15 Rincon Valley (RSE/SR)

General location: T15S, R16E, (sections); T16S, R16E, portions of Sections 11, 2, & 3.

Description: Incorporates major portions of the plan area and relevant policies from the Rincon Valley Area Plan. Overlays various land use intensities. Provides special incentives to protect rural character, discourage strip commercial and protect scenic quality, especially along Camino Loma Alta.

Policies: The policies listed below are based on those found in the Rincon Valley Area Plan (Co13-87-1). The Comprehensive Plan regional policies, priority policies in the Rincon Valley Area Plan, and analysis in the Development Capability Analysis provide the policy frame work for the Rincon Valley Special Area. Following adoption of the Comprehensive Plan, further review of the Rincon Valley Area Plan will be conducted by County staff. Based on this review, final recommendations will be made for amendments to special area policies.

A. General Objectives:

1. Maintain dark night skies.
2. Protect steep slopes from degradation.
3. Identify and protect natural landmarks.
4. Encourage the restoration of Rincon Creek areas.

B. Design:
   1. Activity centers at nodes shall be designed to facilitate interior circulation.
   2. Architectural design will be characterized by a rural southwestern ranching style of architecture. Materials shall include masonry, adobe, brick, rock, stucco with wood beams used for support and or trim only.
   3. Muted colors are acceptable for use on building exteriors and may include ranges of brown, such as rusts, sepia, sands, tans and buffs; some olive tones and gray tones. Other tones and colors may be used for trim.
   4. All architectural elements, including color, are subject to approval by Design Review Committee. [Review may be limited to particular geographical areas and/or project size, i.e., Community Activity Center, portions of Camino Loma Alta and Old Spanish Trail].
   5. Construction methods that result in minimal site disturbance shall be required.
   6. The number of vehicular access points along Camino Loma Alta and Old Spanish Trail shall be limited and no direct access to individual residential lots shall be permitted from these streets.
   7. Development which encroaches upon any riparian areas shall be re-vegetated with plant material salvaged from the site. Riparian habitat shall be recreated through the planting of trees, shrubs, and seed mix native to the site and be equal to the predisturbance plant density, diversity and volume on the net site.

C. Visual Impacts: Important viewsheds, especially as seen from the vicinity of Camino Loma Alta and Old Spanish Trail, need to be protected through low profile development, clustering, and height restrictions. [The Rincon Valley Development Capability Analysis will be used as a resource guide for visual resource protection.] Views to the northeast of this intersection are of Saguaro National Park and of the Rincon Mountain peaks. Views to the south and southeast are of the Santa Rita Mountains and are less dominant than those to the north. Policies to be implemented within this category are as follows:
   1. Development shall be designed to be visually harmonious in form, line, color and texture with its natural surroundings.
   2. Development, including infrastructure, shall apply appropriate mitigation techniques such as desert varnish, innovative grading methods, boulder and rock replacement, in addition to implementing required re-vegetation policies.
   3. Development within the viewshed area along Camino Loma Alta and Old Spanish Trail shall be screened with landscape buffers which utilize native plant materials and earth berms. Land uses and buffers shall be positioned to allow for views of the Saguaro National Park and of the mountains through the intervening developed areas.

D. Village Center Area, (CAC areas south of Rincon Creek):
   1. Development within the Village Center area shall be consistent with that portion of the center within the Rocking K Specific Plan.
   2. Create a unique identity for the village and community nodes through techniques that promote a pedestrian scale to streetscapes and enhance landscaping and building design.

E. Trails:
   The area between Rocking K and Vail Valley is an important linkage area and provides an opportunity to integrate urban and rural land uses. Trails in this area shall accommodate commuter bicyclists, recreational bicyclists, pedestrians, and equestrian linkages. The following policies will provide the backbone for a future trail system which will be integrated with any proposed development within this area as a condition of rezoning.
   1. Multi-use path system shall be designed along Camino Loma Alta to create a linkage between Rocking K and Vail Valley and any development in between.
   2. Bike path along Camino Loma Alta shall be separated from vehicular traffic.

3. A 30-foot wide easement shall be designated by the developer for land adjacent to Rincon Creek for continuous hiking and equestrian trails.

F. Public Improvements:
   1. For floodplain management and safety purposes the following standards shall apply to future roadway crossing improvements at Rincon Creek for Old Spanish Trail and Camino Loma Alta:
      a) The ten year discharge shall be conveyed under the roadway provided that:
         1) The depth of flow of the design flood on the roadway shall not exceed one foot for a duration of four hours.
         2) Drainage structures and roadway approaches shall be constructed so as to pass the design 100-year flood flow without damage to the roadway.
         3) No adverse channel bed response shall occur.
      b) Drainage structures and roadway approaches shall be constructed so as to withstand the design flow without damage to the roadway.
   2. A transportation improvement financing and transportation system implementation agreement between Pima County and individual developers shall be required before any subdivision plat or development plan is approved. The financing and implementation agreement shall address the provision of capacity and route continuity accessing the proposed developments and the areas of responsibility of construction or financing of road improvements.

S-16 Reserved. ~~I-10 Corridor/Eastern Gateway (RSE/SR)~~

~~General location: T16S, R16E, portions of sections 7, 18, 17, 20, & 21; T16S, R15E, portions of Section 12.~~

~~Description: Standards to preserve scenic quality along major transportation corridor and enhance sense of entry into metropolitan area; design criteria for visual standards, preservation of viewsheds of ridge lines and preservation of native vegetation; mitigation of negative impacts of industrial uses; buffering of existing residential; restriction of future residential.~~

~~Policies~~

~~A. Industries within this area shall be screened by grading, landscaping and/or decorative walls to visually soften massive structures from I-10;~~
~~B. No further residential uses shall be permitted within this corridor area;~~
~~C. Landscaping and grading shall be designed to transition from natural open space to industrial, commercial and office uses; and~~
~~D. Architectural design, materials, color and signage shall be approved by the Pima County Design Review Committee. Building colors shall blend with their desert surroundings and may include ranges of browns, rusts, sepia, sands, tans, buffs and some gray tones.~~

S-17 Tohono O'odham Boundary (San Xavier District) Special Area

General location: San Xavier District boundary adjacent to planned urban uses.

Description: In recognition of Tohono O'odham Nation boundaries, this special area overlays all areas planned for urban land use intensities along the Nation boundaries. At this time urban intensities are designated for portions of the San Xavier District boundary. The general purpose of special area designation is to recognize tribal sovereignty and promote dialogue and coordination between the Nation, especially the San Xavier District and Pima County. A more specific objective is to mitigate against negative impacts of potentially incompatible urban

development with setback and landscaping requirements. To address this objective, except as otherwise noted below, buffering and screening shall be provided in accordance with Chapter 18.73 of the Pima County Zoning Code, Landscaping, Buffering and Screening Standards.

Policies: In addition to applicable provisions in the Zoning Code, the following conditions shall apply:

A. Setback Requirements and Bufferyards:
   1. New residential development on parcels of 80 acres and greater shall require a 100 foot setback from the District boundaries of all structures and improvements, including an undisturbed natural desert buffer of at least 40 feet or a designed bufferyard of not less than 25 feet. Where a road or utility right-of-way exists along District boundaries, setbacks will be decreased by half the existing right-of-way width, but the setback reduction shall not exceed 75 feet or affect the 25 foot minimum bufferyard.
   2. New residential development on parcels of less than 80 acres shall adhere to all setback requirements of the applicable zoning district, and, in addition, require a bufferyard option of not less than 10 feet.
   3. New non-residential development shall adhere to all setback requirements of the applicable zoning district, and, in addition, require a bufferyard option of not less than 10 feet.
B. Building Height Limitations: No building shall exceed 24 feet within 100 feet from District boundaries; and
C. Expansion of Special Area Designation: In the event future land use plan amendments designate additional urban land use intensities along the boundary, this special area will be extended to include those areas and all provisions of this special area shall apply.

S-18 Floodplain Management

General location:

There are several sites within eastern Pima County designated as Floodplain Management Special Areas by the Pima County Flood Control District. They are: Upper Santa Cruz River (Upper Santa Cruz Valley Subregion); Rillito Creek Overbank Storage (Catalina Foothills Subregion); Cienega Creek (Rincon Southeast/Santa Rita Subregion); Wakefield and Anderson Washes (Rincon Southeast/Santa Rita Subregion).

Policies:

A. Upper Santa Cruz River Special Area Policy: Land use planning in the Santa Cruz River floodplain from the Santa Cruz County line downstream to the Tohono O'odham Nation shall be based on a river management study. Channelization, encroachment, development or rezoning shall not be permitted within the Santa Cruz River 100-year floodplain or erosion hazard area, whichever is greater, west of the Southern Pacific Railroad, until completion of the river management study. A landowner proposing to modify the Santa Cruz River floodplain prior to the completion of said study shall be responsible for providing a comparable study addressing impacts of the proposed development, based on a scope of work acceptable to the Flood Control District. The study scope and results shall be submitted to the District for review and approval.
B. Rillito Creek Overbank Storage Special Area Policy: Proposed improvements in the floodplain designated to be preserved for overbank storage and located on the north side of Rillito Creek between Country Club Boulevard and Columbus Boulevard or between La Cholla Boulevard and the Southern Pacific Railroad shall not unreasonably diminish existing

overbank storage volumes.

C. Cienega Creek Special Area Policy: No channelization or bank stabilization shall be permitted along Cienega Creek upstream of Colossal Cave Road to the Empire-Cienega Resource Conservation Area. Cienega Creek's regulatory floodplain and/or erosion hazard area, whichever is greater, shall be dedicated in fee simple to the Pima County Flood Control District upon approval of any tentative plat or development plan.
D. Wakefield and Anderson Wash Special Area Policy: The Wakefield and Anderson Washes' 100-year floodplains and/or erosion hazard areas, whichever is greater, shall be dedicated in fee simple to the Pima County Flood Control District upon approval of any tentative plat or development plan.

S-19 Trail Access, Rural Equestrian Routes, National Historic Trail

General location: Regional, refer to map symbols.

Description: This special area highlights selected trail access points, proposed rural equestrian routes and the conceptual route of the Juan Bautista de Anza National Historic Trail. Trail access points have been identified in all six subregions by public lands managers for inclusion in this Special Area. Proposed rural equestrian trails are designated for four subregions (Northwest, Tucson Mountains/Avra Valley, Upper Santa Cruz, Rincon Southeast/Santa Rita Subregions). The Juan Bautista de Anza National Historic Trail is located along the Santa Cruz River and is shown on three subregional land use plans (Upper Santa Cruz, Tucson Mountains/Avra Valley, and Northwest Subregions).

Purpose: Trail access and recreational trail linkages are priority concerns noted by panel members and the general public throughout the region. The identification of proposed equestrian trails, especially in rural areas experiencing increased urbanization, complements prior planning for multi-use recreational trails, as previously identified in the Eastern Pima County Trail System Master Plan. Trail access points mapped on the Comprehensive Plan have potential for serving trail users from throughout the region.

Policies:

A. If the proposed rezoning or Specific Plan area includes an identified trail access point, proposed rural equestrian trail, or the route of the Juan Bautista de Anza National Historic Trail, as shown in this Special Area, the rezoning application shall map and evaluate the impact of the rezoning/Special Plan on the trail resources identified in the Special Area; and
B. Based on the mapping and analysis requirements in Policy A above, and as further determined by Pima County Natural Resources, Parks & Recreation Department, dedication of trail resources identified in this Special Area shall be required as a condition of rezoning, if determined to be essential to the intent of this Special Area.

S-20 Urban Floodplain Mitigation

General location: FEMA 100-year floodplain at Rillito River/La Cholla Blvd., Cañada Del Oro Wash/La Cholla Blvd., Santa Cruz River/Old Nogales Hwy., Silverbell Road and Ina Road, and east of Thornydale Road and south of the North Ranch Subdivision.

Description: These areas are currently mapped as FEMA floodplains. However, it is likely that as these areas are developed into urban uses precise floodplain boundaries will be determined through the rezoning process based on the submittal of more accurate information or the approval of flood control projects.

Policy:

Upper Floodplain Mitigation - South of Cortaro Farms Road.

Prior to approval of any rezoning or specific plan application within this special area, the boundaries of the 100-year floodplain, as it affects the subject property, shall be established by the applicant and approved by the Pima County Flood Control District (PCFCD).

Required floodplain alterations or plans for such floodplain alterations, as approved by the PCFCD, shall be a condition of rezoning. Notwithstanding the land use designation on the Land Use Plan, areas determined to be within the 100-year floodplain and which will not be removed from the 100-year floodplain through implementation of plans approved by the PCFCD, shall revert to Resource Conservation.

Those areas determined to be outside the 100-year floodplain or which will be outside the 100-year floodplain prior to development through implementation of plans approved by PCFCD shall retain the land use designation shown on the Land Use Plan.

S-21 Pasqua Yaqui Fee Lands
General location: T15S R11E S31 and surroundings, T14S R10E S36 and surroundings, T14S R9E S33 environs, T15SR13E S18 environs.
Description: Pascua Yaqui Nation Fee Lands various parcels and locations.
Policy: The actual planning of the Pascua Yaqui Nation Fee Lands must be consistent with current Pima County Zoning. The properties shall be developed through a cooperative planning relationship with the Pascua Yaqui Nation.

S-22 Disputed Annexation Areas of the Town of Marana
General location: Various locations near Tangerine Road and Thornydale Road.
Description: Disputed annexation areas of the Town of Marana.
Policy: This property is located within the jurisdictional boundaries of the Town of Marana, having been annexed into Marana pursuant to Marana Ordinance No. 97-24 in August of 1997. A referendum election to reverse the annexation failed. However, the putative Town of Tortolita filed an action contesting the annexation, and that action is currently pending. The Town of Tortolita has been deemed defunct by decisions of the Arizona State courts. But, the Town of Tortolita has filed an action in the U.S. District Court the effect of which might conceivably have an impact upon the annexation into Marana. If Marana's annexation were invalidated, this property could possibly come within the statutory "area of jurisdiction" of Pima County. Should such event occur; this property would be included within Pima County's Comprehensive Land Use Plan Update as per the map displayed to the Board of Supervisors and approved by the Board of Supervisors on December 18, 2001.

VII. Land Use Intensity Legend

A. URBAN INTENSITY CATEGORIES: *The following intensity categories shall be applied to designate planned land use within urban areas only:*

1. Regional Activity Center

REAC on the Land Use Plan Maps

a. *Purpose:* To designate high intensity mixed-use areas designed to provide the fullest range of goods and services and compatible multiple residential housing.

b. *Objective*: Goods and services are provided that attract customers living significant distances from the center. A regional shopping mall may be the nucleus of the activity center. The center provides a variety of high density housing types and employment opportunities, including government services and educational institutions. The center has direct access to regional transportation facilities, including public transit and pedestrian and bicycle paths. Regional Activity Centers are generally greater than one hundred acres in size.

c. *Residential Gross Density*: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
   1) Minimum - 12 RAC
   2) Maximum - 44 RAC

d. *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
   1) CR-3 Single Residence Zone
   2) CR-4 Mixed-Dwelling Type Zone
   3) CR-5 Multiple Residence Zone
   4) TR Transitional Zone
   5) CMH-2 County Manufactured And Mobile Home-2 Zone
   6) MR Major Resort
   7) CB-1 Local Business Zone
   8) CB-2 General Business Zone
   9) CPI Campus Park Industrial Zone

2. Community Activity Center

CAC on the Land Use Plan Maps

a) *Purpose:* To designate medium intensity mixed-use areas designed to provide goods and services needed generally on a weekly basis along with compatible medium to high density housing types.

b) *Objective:* The center provides the range of goods and services necessary to satisfy the weekly shopping and service needs of the surrounding community. The center may include a major

supermarket, along with other anchor tenants such as a discount department store, large variety store, or specialty stores such as a hardware/building/home improvement store. The center includes complementary uses, such as high density housing, offices, and government services. Public transit provides direct access to these centers as well as connections to regional activity centers. The center has direct access to a major arterial roadway, with pedestrian and bicycle paths providing access from surrounding neighborhoods. Community Activity Centers are generally less than forty acres in size.

c) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
1) Minimum - (none)
2) Maximum - 24 RAC

d) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
1) CR-2 Single Residence Zone
2) CR-3 Single Residence Zone
3) CR-4 Mixed-Dwelling Type Zone
4) CR-5 Multiple Residence Zone
5) TR Transitional Zone
6) CMH-2 County Manufactured And Mobile Home-2 Zone
7) MR Major Resort Zone
8) CB-1 Local Business Zone
9) CB-2 General Business Zone
10) CPI Campus Park Industrial Zone

3. *Neighborhood Activity Center*

NAC on the Land Use Plan Maps

a) *Purpose:* To designate low intensity mixed-use areas designed to provide convenience goods and services within or near suburban residential neighborhoods for day-to-day living needs.

b) *Objective:* The center provides commercial services that do not attract vehicle trips from outside the immediate service area. A grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, church, and bank. The center may include a mix of medium density housing types. Neighborhood Activity Centers are generally less than fifteen acres in size.

c) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space

shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:

1) Minimum - (none)
2) Maximum - 10 RAC

d) Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:

1) CR-2 Single Residence Zone
2) CR-3 Single Residence Zone
3) CR-4 Mixed-Dwelling Type Zone
4) CMH-1 County Manufactured and Mobile Home-1 Zone
5) CMH-2 County Manufactured and Mobile Home-2 Zone
6) TR Transitional Zone
7) RVC Rural Village Center Zone
8) CB-1 Local Business Zone
9) CB-2 General Business Zone, provided however that the uses in such zone shall be limited to those set forth in Section 18.45.030B through 18.45.030C.

4. *Multifunctional Corridor*

MFC on the Land Use Plan Maps

a) Purpose: To designate areas for the integrated development of complementary uses along major transportation corridors.

b) Objective: These areas contain commercial and other non-residential use services and high density residential clusters in a linear configuration along major transportation corridors. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, such as standards for building setbacks, open space, signs, parking, and landscaping. Special attention is given in site design to provide an atmosphere that is pleasant to the pedestrian.

c) Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:

1) Minimum - (none)
2) Maximum - 44 RAC

d) Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:

1) GC Golf Course Zone
2) TH Trailer Homesite Zone
3) CR-3 Single Residence Zone
4) CR-4 Mixed-Dwelling Type Zone
5) CR-5 Multiple Residence Zone

6) TR Transitional Zone
7) CMH-2 County Manufactured And Mobile Home-2 Zone
8) MR Major Resort Zone
9) CB-1 Local Business Zone
10) CB-2 General Business Zone
11) CPI Campus Park Industrial Zone

5. *High Intensity Urban*

F on the Land Use Plan Maps

a) *Purpose:* To designate areas for a mix of high density housing types and other compatible uses.

b) *Objective:* These areas have direct access to major transportation corridors and are within walking or bicycling distance from major commercial services and employment centers.

c) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
1) Minimum - (none)
2) Maximum - 44 RAC

d) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
1) GC Golf Course Zone
2) TH Trailer Homesite Zone
3) CR-2 Single Residence Zone
4) CR-3 Single Residence Zone
5) CR-4 Mixed Dwelling Type Zone
6) CR-5 Multiple Residence Zone
7) TR Transitional Zone
8) CMH-1 County Manufactured And Mobile Home-1 Zone
9) CMH-2 County Manufactured And Mobile Home-2 Zone
10) MR Major Resort Zone
11) CPI Campus Park Industrial Zone

6. *Medium/High Intensity Urban*

E on the Land Use Plan Maps

a) *Purpose:* To designate areas for a mix of medium to high density housing types and other compatible uses.

b) *Objective:* These areas provide opportunities for a variety of residential housing types, including cluster option developments, single family attached dwellings, and apartment

complexes. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.

c) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
1) Minimum - (none)
2) Maximum - 24 RAC

d) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
1) GC Golf Course Zone
2) CR-1 Single Residence Zone
3) CR-2 Single Residence Zone
4) CR-3 Single Residence Zone
5) CR-4 Mixed-Dwelling Type Zone
6) CR-5 Multiple Residence Zone
7) TR Transitional Zone
8) CMH-1 County Manufactured And Mobile Home-1 Zone
9) CMH-2 County Manufactured And Mobile Home-2 Zone
10) MR Major Resort Zone
11) CPI Campus Park Industrial Zone

7. *Medium Intensity Urban* — D on the Land Use Plan Maps

a) *Purpose:* To designate areas for a mix of medium density housing types and other compatible uses.

b) *Objective:* These areas provide an opportunity for a variety of residential types, including cluster option developments, and single family attached dwellings. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.

c) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
1) Minimum - (none)
2) Maximum - 10 RAC

d) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:

1) GC Golf Course Zone
2) CR-1 Single Residence Zone
3) CR-2 Single Residence Zone
4) CR-3 Single Residence Zone
5) SH Suburban Homestead Zone
6) CR-4 Mixed-Dwelling Type Zone
7) CR-5 Multiple Residence Zone
8) CMH-1 County Manufactured And Mobile Home-1 Zone
9) CMH-2 County Manufactured And Mobile Home-2 Zone
10) MR Major Resort Zone
11) TR Transitional Zone

8. *Low Intensity Urban*

C on the Land Use Plan Maps

a) Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.

b) Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:

1) Low Intensity Urban 3.0:
(a) Minimum - (none)
(b) Maximum - 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:
(I) Gross density of 4.0 RAC with 30 percent cluster open space.

2) Low Intensity Urban 1.2:
(a) Minimum - (none)
(b) Maximum - 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster options:
(I) Gross density of 2.5 RAC with 30 percent cluster open space, plus 15 percent natural open space; or
(ii) Gross density of 4.0 RAC with 30 percent cluster open space, plus 30 percent natural open space.

3) Low Intensity Urban 0.5:
(a) Minimum - (none)
(b) Maximum - 0.5 RAC. The maximum gross density may be increased in accordance with the following cluster options:
(I) Gross density of 1.2 RAC with 30 percent cluster open space, plus 20 percent natural open space; or
(ii) Gross density of 2.5 RAC with 30 percent cluster open space, plus 35 percent natural open space.

1) GC Golf Course Zone
2) CR-1 Single Residence Zone
3) CR-2 Single Residence Zone
4) CR-3 Single Residence Zone
5) SH Suburban Homestead Zone
6) CR-4 Mixed-Dwelling Type Zone
7) CR-5 Multiple Residence Zone
8) CMH-1 County Manufactured And Mobile Home-1 Zone
9) CMH-2 County Manufactured And Mobile Home-2 Zone
10) MR Major Resort Zone
11) TR Transitional Zone

8. *Low Intensity Urban*

C on the Land Use Plan Maps

a) Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.

b) Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:

1) Low Intensity Urban 3.0:
(a) Minimum - (none)
(b) Maximum - 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:
(I) Gross density of 4.0 RAC with 30 percent cluster open space.

2) Low Intensity Urban 1.2:
(a) Minimum - (none)
(b) Maximum - 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster options:
(I) Gross density of 2.5 RAC with 30 percent cluster open space, plus 15 percent natural open space; or
(ii) Gross density of 4.0 RAC with 30 percent cluster open space, plus 30 percent natural open space.

3) Low Intensity Urban 0.5:
(a) Minimum - (none)
(b) Maximum - 0.5 RAC. The maximum gross density may be increased in accordance with the following cluster options:
(I) Gross density of 1.2 RAC with 30 percent cluster open space, plus 20 percent natural open space; or
(ii) Gross density of 2.5 RAC with 30 percent cluster open space, plus 35 percent natural open space.

4) *Low Intensity Urban 0.3:*
   (a) Minimum - (none)
   (b) Maximum - 0.3 RAC. The maximum gross density may be increased in accordance with the following cluster options:
      (I) Gross density of 0.7 RAC with 30 percent cluster open space, plus 20 percent natural open space, or
      (ii) Gross density of 1.2 RAC with 30 percent cluster open space, plus 40 percent natural open space.

c) *Zoning Districts:*
1) Within Low Intensity Urban 3.0 and Low Intensity Urban 1.2, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
   (a) GC Golf Course Zone
   (b) SR Suburban Ranch Zone
   © SR-2 Suburban Ranch Estate Zone
   (d) SH Suburban Homestead Zone
   (e) CR-1 Single Residence Zone
   (f) CR-2 Single Residence Zone
   (g) CR-3 Single Residence Zone
   (h) CR-4 Mixed-Dwelling Type Zone
   (I) CR-5 Multiple Residence Zone
   (j) CMH-1 County Manufactured And Mobile Home-1 Zone
   (k) MR Major Resort Zone

2) Within Low Intensity Urban 0.5 and Low Intensity Urban 0.3, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
   (a) GC Golf Course Zone
   (b) SR Suburban Ranch Zone
   © SR-2 Suburban Ranch Estate Zone
   (d) SH Suburban Homestead Zone
   (e) CR-1 Single Residence Zone
   (f) CR-2 Single Residence Zone
   (g) CR-3 Single Residence Zone
   (h) MR Major Resort Zone

d) *Open Space Standards For MR Major Resort Zone:* In Low Intensity Urban 1.2, 0.5, and 0.3, the following minimum open space requirements shall apply within areas rezoned MR Major Resort Zone. Open space for purposes of these requirements shall be natural open space as defined in Section 18.09.040B6.
   1) Low Intensity Urban 1.2 - 15 percent.
   2) Low Intensity Urban 0.5 - 20 percent.
   3) Low Intensity Urban 0.3 - 30 percent.

B. *RURAL INTENSITY CATEGORIES:* The following land use categories shall be applied to designate rural development intensities on the land use plan.

1. *Rural Activity Center*

RUAC on the Land Use Plan Maps

a) *Purpose:* To designate mixed-use areas where convenience goods and personal services are provided to rural residents on a daily or weekly basis.

b) *Objective:* The intent is to minimize vehicle travel between rural settlements and suburban areas. Residential densities slightly higher than the surrounding rural neighborhoods are permitted to provide opportunities for special housing needs, ie. elderly, single households, low income. The center is not intended to attract vehicle trips from outside the immediate rural service area. A grocery market may be the principal anchor tenant, along with other uses such as a drugstore, variety/hardware store, self-service laundry, church, and bank. The site area requires generally less than twenty acres.

c) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
   1) Minimum - 1.3 RAC
   2) Maximum - 10 RAC

d) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
   1) GR-1 Rural Residential Zone
   2) SH Suburban Homestead Zone
   3) CR-2 Single Residence Zone
   4) CR-3 Single Residence Zone
   5) CR-4 Mixed Dwelling Type Zone
   6) CMH-1 County Manufactures And Mobile Home- 1 Zone
   7) RVC Rural Village Center Zone
   8) CB-1 Local Business Zone
   9) CB-2 General Business Zone

2. *Rural Crossroads*

RX on the Land Use Plan Maps

a) *Purpose:* To designate areas at major rural roadway intersections for the provision of limited commercial services to travelers and rural residents.

b) *Residential Gross Density:* Residential gross density shall comply with existing zoning.

c) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
   1) CB-1 Local Business Zone
   2) CB-2 General Business Zone

3. *Rural Forest Village*

a) *Purpose:* To designate rural villages within confines of the Coronado National Forest.

b) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
   1) Minimum - (none)
   2) Maximum - 1.3 RAC

c) *Zoning Districts:* Only the ML Mount Lemmon Zone shall be deemed in conformance with the land use plan.

4. *Medium Intensity Rural*

B on the Land Use Plan Maps

a) *Purpose:* To designate areas for residential uses at densities consistent with rural settlements in close proximity to Rural Activity Centers.

b) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
   1) Minimum - (none)
   2) Maximum - 1.3 RAC

c) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
   1) RH Rural Homestead Zone
   2) GR-1 Rural Residential Zone
   3) SR Suburban Ranch Zone
   4) SR-2 Suburban Ranch Estate Zone
   5) MR Major Resort Zone

d) *Open Space Standard For MR Major Resort Zone:* In Medium Intensity Rural a minimum of 20 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space as defined in Section 18.09.040B6.

5. *Low Intensity Rural*

A on the Land Use Plan Maps

a) *Purpose:* To designate areas for residential uses at densities consistent with rural and resource-based characteristics.

b) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:

1) Minimum - (none)
2) Maximum - 0.3 RAC

c) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:

1) RH Rural Homestead Zone
2) SR Suburban Ranch Zone
3) SR-2 Suburban Ranch Estate Zone
4) GR-1 Rural Residential Zone
5) MR Major Resort

d) *Open Space Standard For MR Major Resort Zone:* In Low Intensity Rural a minimum of 30 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space as defined in Section 18.09.040B6.

6. *Resource Transition*

RT on the Land Use Plan Maps

a) *Purpose:* To preserve open space characteristics of development sensitive lands in the vicinity of public resource management units; to promote development that blends with the natural landscape; to extend visually the public land boundaries; and to protect wildlife habitat.

b) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:

1) Minimum - (none)
2) Maximum - 0.3 RAC

c) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
   1) RH Rural Homestead Zone
   2) SR Suburban Ranch Zone
   3) MR Major Resort

d) *Open Space Standard For MR Major Resort Zone:* In Resource Transition a minimum of 30 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space as defined in Section 18.09.040B6.

7. *Development Reserve*

DR on the Land Use Plan Maps

a) *Purpose:* To designate areas for potential urban land use based on considerations regarding the provision of public services and infrastructure. As part of the first Comprehensive Plan update immediately following adoption, a specific procedure shall be prescribed in the Pima County Zoning Code for removing properties from the Development Reserve classification.

b) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
   1) Minimum - (none)
   2) Maximum - 0.3 RAC

c) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
   1) RH Rural Homestead Zone
   2) SR Suburban Ranch Zone

C. *URBAN AND RURAL INTENSITY CATEGORIES:* The following land use categories shall be applied to designate urban and rural development intensities on the land use plan.

1. *Urban Industrial*

I on the Land Use Plan Maps

a) *Purpose:* To designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities, but generally incompatible with residential uses.

b) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:

1) CB-1 Local Business Zone
2) CB-2 General Business Zone
3) CPI Campus Park Industrial Zone
4) CI-1 Light Industrial/Warehousing Zone
5) CI-2 General Industrial Zone

2. *Heavy Industrial*

HI on the Land Use Plan Maps

a) *Purpose:* To designate adequate area for industrial uses that are incompatible with non-industrial uses.

b) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:

1) CI-1 Light Industrial Zone
2) CI-2 General Industrial Zone
3) CI-3 Heavy Industrial Zone
4) CPI Campus Park Industrial Zone

3. *Resource Conservation*

on the Land Use Plan Maps

a) *Purpose:* To recognize and protect existing, and provide for future, public open space land necessary to achieve policy objectives regarding environmental quality, public safety, open space and recreation and cultural heritage and to promote an interconnected, regional open space network, including parks, trails, desert belts, natural washes, flood-plains, and other open space areas.

b) *Objective:* Implementation options include acquisition, easements, dedications, and cluster

development options.

c) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
   1) Minimum - (none)
   2) Maximum - 0.3 RAC

d) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
   1) IR Institutional Reserve Zone
   2) RH Rural Homestead Zone
   3) SR Suburban Ranch Zone

4. *Resource Productive*

RP on the Land Use Plan Maps

a) *Purpose:* To designate cultivated, ranching and mining lands for their productive capabilities and to protect these areas from encroachment by incompatible uses.

b) *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
   1) Minimum - (none)
   2) Maximum - 0.3 RAC

c) *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.060D major resort community, Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
   1) RH Rural Homestead Zone
   2) SR Suburban Ranch Zone

D. *MAJOR RESORT COMMUNITY:* Notwithstanding the provisions of Sections 18.89.060A, B, or C, the following zoning districts shall be deemed in conformance with the land use plan provided such projects conform with the residential gross density, zoning district, and special development standards set forth herein.

1. *Purpose:* To promote the development of major resort development as an integrated, planned community and in a manner compatible with existing neighborhoods, physical site constraints, and sensitive environments.

2. *Residential Gross Density:* Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Gross residential densities shall not exceed that specified for each land use intensity category in which the project is located.

3. *Zoning Districts:* Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under Section 18.89.030A3b plan policies, or Section 18.90.030E specific plans:
   a. GC Golf Course Zone
   b. CR-1 Single Residence Zone
   c. CR-2 Single Residence Zone
   d. CR-3 Single Residence Zone
   e. CR-4 Mixed-Dwelling Type Zone
   f. CR-5 Multiple Residence Zone
   g. TR Transitional Zone
   h. MR Major Resort Zone
   I. CPI Campus Park Industrial Zone
   j. CB-1 Local Business Zone

4. *Special Development Standards:*
   a. A minimum of 10 percent of the total project area shall be developed in accordance with the MR Major Resort Zone.
   b. Notwithstanding the provisions of Section 18.67.030, the project shall be subject to and action taken in accordance with Chapter 18.67 Buffer Overlay Zone.
   c. The developer shall demonstrated that the occupants of the project will create a need for the planned commercial uses proposed as part of the project and, in any case, the combined area of CB1 Local Business Zone shall not exceed 6.0 percent of the total project area.
   d. The combined area of CPI Campus Park Industrial Zone and TR Transitional Zone shall not exceed 15.0 percent of the total project area and CPI Campus Park Industrial Zone shall not be permitted, under the provisions set forth herein, in the Tucson Mountains North Special Area 5-01.
   e. Areas classified Resource Conservation on the land use plan shall remain in their pre-development state.
   f. The provisions of this section shall not apply in areas classified Low Intensity Rural or Medium Intensity Rural on the land use plan.
   g. The entire land area within a project for which the provisions contained in this section are applied

shall be part of a single rezoning request.

h. Notwithstanding the provisions of paragraph c, above, CPI Campus Park Industrial Zone, TR Transitional Zone, and CB-1 Local Business Zone shall not be permitted in areas classified Resource Transition on the land use plan.

I. The following minimum open space requirements shall apply in areas classified Low Intensity Urban 1.2, Low intensity Urban 0.5, Low Intensity Urban 0.3, and Resource Transition. Open space for purposes of these requirements shall be natural open space as defined in Section 18.09.040B6. Requirements are set forth as percentages of the total project site.

1) Low Intensity Urban 1.2 - 15 percent.
2) Low Intensity Urban 0.5 - 20 percent.
3) Low Intensity Urban 0.3 - 30 percent.
4) Resource Transition - 30 percent.

E. SPECIAL AREAS: Special Areas may be designated on the Comprehensive Plan Land Use Plan. Special Areas have unique characteristics or qualities different than elsewhere in the planning area, such as established neighborhoods, historical sites, visually and environmentally sensitive areas or areas in need of rehabilitation or redevelopment. The designation of Special Areas allows for the application of plan policies necessary to protect the unique qualities or characteristics of the area or provide incentives to promote certain types of development activity.

Current provisions in the Zoning Code provide, under Section 18.89.030A3, that the Comprehensive Plan Land Use Plan may establish plan policies that shall apply to properties rezoned. Plan policies will be considered as a special condition of rezoning. Plan policies may recommend development, design, or procedural standards that are more restrictive than the code. Such plan policies will be set forth on the Land Use Plan and may apply within the entire planning area or within Special Areas designated on the Land Use Plan. The text of the Land Use Plan will establish a clear connection between the unique qualities or characteristics of a particular area and recommended plan policies. Plan policies are implemented as conditions of approval for rezoning or specific plan applications.