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**MEMORANDUM  
PUBLIC WORKS - DEVELOPMENT SERVICES  
PLANNING DIVISION**

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DATE: April 8, 2002

TO: C. H. Huckelberry, County Administrator

FROM: Manabendra Changkakoti, Comprehensive Plan Administrator

SUBJECT: Comprehensive Plan Staff Report: Board of Supervisors Public Hearing,  
April 23, 2002

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**Summary**

In September 2000, the Pima County Board of Supervisors directed staff to update the Pima County Comprehensive Plan. On December 18, 2001, the Board, at their hearing, adopted a majority of the Pima County Comprehensive Plan, as recommended by the Planning and Zoning Commission (Commission) at their hearing on December 12.

On December 18, the Board also referred the Comprehensive Plan back to the Commission for further review and recommendations, which the Commission carried out on January 30, 2002. This additional review involved primarily the Davis-Monthan Air Force Base (DMAFB) and the Western Pima County Planning Subregion, as well as re-review of changes adopted by the Board to the Commission's original recommendations. In early-February the Board hearing on the Plan was scheduled for April 23, 2002.

The Planning Division staff held three public meetings on January 2, 15 and 23, 2002. The January 2 meeting was held to fulfill *Arizona Revised Statutes* (A.R.S.) meeting requirements and the others were a courtesy to the general public.

On February 21, copies of the Comprehensive Plan, recommended by the Commission on January 30, were mailed to various jurisdictions to meet the 60-day review requirements, as per A.R.S. (*Growing Smarter Plus* legislation).

To comply with A.R.S.'s 30-day and Pima County Zoning Code's 15-day notification requirements, copies of the Update reflecting the Commission's January 30, 2002 recommendations have been sent to various public agencies to satisfy the requirements of the *Growing Smarter Plus* legislation and notice of the Board's April 23, 2002 public hearing on the revised Update has been published in the *Arizona Daily Star*, *Green Valley News*, *Ajo Copper News* and the *Daily Territorial*. Furthermore, the revised Update has been placed on the County's web site and is available for review at the Development Services customer counter. Also, as a courtesy, over 20,000 postcards were mailed to property owners directly affected by the Plan and those within 300 feet of such affected property owners.

## TABLE OF CONTENTS

Chapter	Page
<b>Summary</b> .....	<b>i</b>
<b>Table of Contents</b> .....	<b>ii</b>
<b>List of Maps</b> .....	<b>iv</b>
<b>Staff Report</b> .....	<b>1</b>
Introduction .....	1
2001 Comprehensive Plan Update .....	1
2002 Comprehensive Plan Update Process .....	2
Staff Recommendations .....	2
Table of January 30, 2002 P&Z Commission Recommendations .....	3
 <b>Public Hearing Recommendations and Decisions</b> .....	 <b>6</b>
Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors' Decisions (by Map Referral Numbers) ..	6
Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors' Decisions (by Planning Subregions) ...	22
Maps Related to Planning and Zoning Commission Recommendations and Board of Supervisors Decisions .....	38
 <b>New Actions</b> .....	 <b>92</b>
Davis-Monthan Air Force Base .....	92
Western Pima County (WPC) Planning Subregion .....	93
Background .....	93
Public Participation .....	93
Elements of the Comprehensive Plan .....	93
Growth Area Element .....	93
Land Use Element .....	93
Circulation Element .....	98
Open Space Element .....	99
Cost of Development Element .....	100
Water Resources Element .....	101
Environmental Element .....	102
 <b>2001 Plan Amendment Program</b> .....	 <b>103</b>
List of Plan Amendments (Chart) .....	103
Summary of Individual Plan Amendments	
Co7-01-01, Johnson - Santa Rita Road .....	104
Co7-01-02, Stewart Title & Trust TR #'s 3396, 3250/ Tucson Air Industrial Limited Partnership - Alvernon Way .....	105
Co7-01-03, 1601 Ina, LLC - Ina Road .....	106
Co7-01-04, Lee Plaza, LLC - Mark Road .....	107
Co7-01-05, Archer Investments Company, LLC - Valencia Road .....	108
Co7-01-06, Novahud, LLC - Oracle Road .....	109
Co7-01-07, Fidelity National Title Agency TR 10849 & 10470-Avra Valley Road .	110
Co7-01-08, Cesare - River and Craycroft Roads .....	111
Co7-01-09, Justins RV Park & Water World, LLC - San Joaquin Road .....	112

## TABLE OF CONTENTS

Chapter	Page
Co7-01-10, Odell - Curtis Road . . . . .	113
Co7-01-11, Schwartz - Ina Road . . . . .	114
Co7-01-12, Lopez - Lincoln Street . . . . .	115
Co7-01-13, Biede - Ina Road . . . . .	116
Co7-01-14, Moreno - Meadowlark Avenue . . . . .	117
Co7-01-15, St. Phillips Foothills, LLC - Campbell Avenue . . . . .	118
Co7-01-16, Bratton - Anway Road . . . . .	119
Co7-01-17, Tucson Mountain Investors, LLC - River Road . . . . .	120
Co7-01-18A, Title Guaranty Agency of Arizona Inc., T-1326-Valencia Road . . . . .	121
Co7-01-18B, Pima County - Camino Verde . . . . .	122
Co7-01-19, Kilanna Properties, LLC - Oracle Road . . . . .	123
<b>List of Planning and Zoning Commission Initiated Plan Amendments for 2002 . . . . .</b>	<b>124</b>
<b>Planning and Zoning Commission Findings (January 30, 2002 Public Hearing) . . . . .</b>	<b>128</b>
<b>Summary of Public Meetings Held on January 2, 15 and 23, 2002 . . . . .</b>	<b>139</b>
<b>Regional, Rezoning and Special Area Policies . . . . .</b>	<b>141</b>
<b>Appendices . . . . .</b>	<b>201</b>
Resolution . . . . .	202
<b>Attachments</b>	
Attachment A: Land Use Element for Western Pima County . . . . .	206
Attachment B: Davis-Monthan Air Force Base . . . . .	207
Attachment C: 2001 Annual Plan Amendments (pending Board Action) . . . . .	209
Attachment D: Letter dated December 17, 2001 (including Summary) . . . . .	210
Attachment E: Letter from Coalition for Sonoran Desert Protection, dated December 18, 2001 (including Summary) . . . . .	242
Attachment F: Southwest Growth Area Down-planning . . . . .	245
Attachment G: Special Request, Rincon Southeast/Santa Rita (RSSR - 3) . . . . .	247
Attachment H: Pascua Yaqui Nation Fee Lands . . . . .	249
Attachment I: Empirita Community Plan . . . . .	251
Attachment J: Property located at the southwest corner of the Canoa Land Grant (Upper Santa Cruz Subregion) . . . . .	255
Attachment K: Special Request RSSR-2, Part 1 . . . . .	257
Attachment L: Special Request RSSR-2, Part 2 . . . . .	259
Attachment M: Special Request RSSR-8 . . . . .	261
Attachment N: Special Request NW-12 . . . . .	264
Attachment O: Santa Rita Ranch Specific Plan, letter dated December 16, 2001 . . . . .	266
Attachment P: Request on property at southwest corner of La Cholla Blvd. and Sunset . . . . .	268
Attachment Q: Request by the City of Tucson to eliminate up-planning (Upper Santa Cruz Subregion) . . . . .	270
<b>Letters Received with Regard to December 18, 2001 Public Hearing . . . . .</b>	<b>274</b>
<b>Letters Received since December 18, 2001 . . . . .</b>	<b>306</b>
<b>January 2002, Public Meetings - Comment Forms . . . . .</b>	<b>315</b>
<b>Addendum I: Public Comments, letters, etc. Received Since January 30, 2002 . . . . .</b>	<b>321</b>

## LIST OF MAPS

Map	Page
1. B1, NW Corner of Cortaro Farms and Thornydale Roads . . . . .	38
2. B2, SE Corner of Cortaro Farms and Thornydale Roads . . . . .	39
3. B3, SE Corner of Cortaro Farms and Thornydale Roads (SW of B2) . . . . .	40
4. B4, SW Corner of Cortaro Farms and Thornydale Roads . . . . .	41
5. B5, SW Corner of Cortaro Farms and Thornydale Roads (S of B4) . . . . .	42
6. B6, SW Corner of Cortaro Farms and Magee Roads . . . . .	43
7. B7, Area Bounded by Club Drive, Cortaro Farms and Shannon Roads . . . . .	44
8. B8, SE of intersection of Camino de Oeste and Bald Eagle Avenue . . . . .	45
9. B9, SW Corner of Cortaro Farms Road and Camino de Oeste . . . . .	46
10. B10, Area Bounded by I-10, Camino de Oeste and south of Cortaro Farms Road . . . . .	47
11. B11, SW Corner of Oracle Road and East Golder Ranch Drive . . . . .	48
12. B12, Area Bounded by I-10, Avra Valley and Cement Plant Roads . . . . .	49
13. B13, Area Bounded by Linda Vista Blvd., Silverbell and Milligan Roads . . . . .	50
14. B14, Intersection of E. Old Vail and Colossal Cave Roads . . . . .	51
15. B15, NE Corner of I-19 and Arivaca Road (Arivaca Junction) . . . . .	52
16. B16a, SW Corner of W. Irvington Road and Camino Verde . . . . .	53
17. B16b, Area bounded by San Joaquin Road, Ajo Hwy., south of Irvington Road . . . . .	54
18. B16c, North and south of W. Valencia Road, west of S. Viviana Road . . . . .	55
19. B16d, SW of Los Reales and Valhalla Roads, one mile south of Valencia Road . . . . .	56
20. B16e, SW of Los Reales and Valhalla Roads (SW of B19) . . . . .	57
21. B16f, SW of Los Reales and Valhalla Roads (West of B20) . . . . .	58
22. B16g, South of intersection of S. San Joaquin Road and Ajo Hwy. . . . .	59
23. B16h, NW Corner of S. San Joaquin and W. Irvington Roads . . . . .	60
24. B16i, NW Corner of W. Irvington Road and Broken Spur Lane (North of B16h) . . . . .	61
25. B17a, West of Camino de Oeste (NE of B8) . . . . .	62
26. B17b, South of Overton Road, west of Bald Eagle Avenue (NW OF B8) . . . . .	63
27. B17c, SW Corner of W. Hardy and N. Thornydale Roads . . . . .	64
28. B17d, NE Corner of W. Hardy and N. Thornydale Roads (NE of B17c) . . . . .	65
29. B17e, North of Overton Road, west of Shannon Road . . . . .	66
30. B17f, SW of W. Linda Vista Blvd. and N. Thornydale Road (NW of B17e) . . . . .	67
31. B18a, NW Corner of S. Camino Loma Alta and E. Colossal Cave Road . . . . .	68
32. B18b, SW of S. Camino Loma Alta and E. Voyager Road . . . . .	69
33. B18c, SW of S. Camino Loma Alta and E. Voyager Road (East of B18b) . . . . .	70
34. B18d, SE of Camino Dorotea and Wentworth Road (East of Pantano Wash) . . . . .	71
35. B18e, North of Camino Dorotea (NW of B18d) . . . . .	72
36. B18f, SW of Camino Dorotea and Rincon Valley Ranch Road . . . . .	73
37. B19a, NE of Irvington and Century Roads (South of W. Ajo Hwy.) . . . . .	74
38. B19b, SW of Valencia Road and Camino de Oeste . . . . .	75
39. B19c, NW of S. Mission and W. Hermans Roads . . . . .	76
40. B19d, South of Irvington Road, at intersection of Ajo Hwy. . . . .	77
41. B20, SW Corner of Old Spanish Trail and E. Camino del Garanon . . . . .	78
42. B21, (West) North of Three Points/Robles Junction (Pascua Yaqui lands) . . . . .	79
43. B21, (East) Between Valencia and Hermans Roads (Pascua Yaqui lands) . . . . .	80
44. B22, South I-10, near Marsh Station Road . . . . .	81
45. B23, NW Corner of I-19 and W. Elephant Head Road . . . . .	82

**LIST OF MAPS**

<b>Map</b>	<b>Page</b>
46. B24, North of E. Old Spanish Trail (Rocking K) . . . . .	83
47. B25, North and south of E. Los Reales Road (East of B18e) . . . . .	84
48. B26, SE Corner of E. Old Spanish Trail and S. Camino Loma Alta . . . . .	85
49. B27, NW Corner of N. Thornydale and W. Magee Roads . . . . .	86
50. B28, SW Corner of S. Houghton Road and E. Camino Aurelia . . . . .	87
51. B29, SW Corner of N. La Cañada Blvd. and W. Sunset Road . . . . .	88
52. B30a, SW of W. Duval Mine Road (City of Tucson Request) . . . . .	89
53. B30b, West of W. Duval Mine Road (City of Tucson Request) . . . . .	90
54. B30c, North and south of Sahuarita Road (East of I-19) . . . . .	91
55. Land Use Map (Inset) of Lukeville (WPC Subregion) . . . . .	94
56. Planned Land Use Map of Western Pima County . . . . .	96
57. Planned Land use Map of Ajo, Why and Lukeville (WPC Subregion) . . . . .	97
58. Transit Map of Ajo (Western Pima County Subregion) . . . . .	99

Miscellaneous maps as they relate to the Attachments found in the Appendices

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## **Introduction**

This report provides information on the Pima County Comprehensive Plan process and product, which includes the Pima County Planning and Zoning Commission's Recommendations and the Board of Supervisors Actions.

The report also includes maps, policies, public requests and comments, the Commission's motions and findings from its public hearings, 2001 annual plan amendment requests, and other related material for the Board's perusal with regard to the Comprehensive Plan public hearing scheduled for April 23, 2002.

### **2001 Comprehensive Plan Update**

In September of 2000, the Pima County Board of Supervisors (the "Board") directed Planning staff to proceed with an update of the 1992 Comprehensive Plan in accordance with State *Growing Smarter Plus* Legislation (the "Update"). Staff presented a work program for the Update to the Pima County Planning and Zoning Commission (the "Commission") which approved it in March 2001, and in May 2001 the Board adopted a public participation program for the Update.

To make the Update process less cumbersome, seven land use panels corresponding to seven planning subregions were created. The subregions are: (1) Catalina Foothills, (2) Northwest, (3) Tucson Mountains/Avra Valley, (4) Southwest, (5) Upper Santa Cruz, (6) Rincon Southeast/Santa Rita, and (7) Western Pima County. Between May 30 and November 2001, 35 land use panel public meetings were held for the seven subregions.

On October 17, 2001, the draft 2001 Comprehensive Plan Update was submitted for review to various public agencies. On November 28, 2001, the Commission held its study session on the Update and, on December 12, 2001, held its public hearing. At that hearing the Commission recommended that the Board approve the Update except for the Western Pima County subregion and the environs of Davis-Monthan Air Force Base ("DMAFB").

After a duly noticed public hearing on December 18, 2001, the Board adopted the Updated Comprehensive Plan. In doing so, the Board adopted a majority of the Commission's recommendations from its December 12 public hearing. However, the Board also approved changes to the Update different from those recommended by the Commission. Because the Commission had made no recommendation regarding the Western Pima County subregion and the DMAFB environs, the Board took no action with respect to either.

Accordingly, at the December 18, 2001 hearing, the Board referred the Update back to the Commission for the purpose of receiving recommendations and re-recommendations on the following matters: (1) the Western Pima County subregion and DMAFB environs, (2) differences in the Update approved by the Board from that recommended by the Commission based upon changes by the Board, (3) changes to the Comprehensive Plan made separately from the Update process through the 2001 annual plan amendment process, and (4) the portions of the Update approved by the Board consistent with the Commission's recommendations.

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## 2002 Comprehensive Plan Update Process

In furtherance of the Board's December 18, 2001 directive, the Commission had Planning Division staff hold three public meetings on January 2, 15 and 23, 2002 to provide the general public with information regarding the Update and to receive public comment. At the meetings, Planning Division staff gave presentations, answered questions and explained the Update documents and maps that were on display.

On January 30, 2002, the Commission held a study session with representatives from government agencies in other jurisdiction in Arizona and then a public hearing on the Update. The Commission then made a series of recommendations to the Board which are reflected in Table 1. Table 1 also sets forth prior actions of the Commission on December 12, 2001 and of the Board on December 18, 2001.

Copies of the Update reflecting the Commission's January 30, 2002 recommendations have been sent to various public agencies to satisfy the requirements of the *Growing Smarter Plus* legislation and notice of the Board's April 23, 2002 public hearing on the revised Update has been published in the *Arizona Daily Star*, *Green Valley News*, *Ajo Copper News* and the *Daily Territorial* (as shown in the table below). Furthermore, the revised Update has been placed on the County's web site and is available for review at the Development Services customer counter.

NEWSPAPER	ADVERTISEMENT PUBLISH DATES			
	FIRST	SECOND	THIRD	FOURTH
Daily Territorial	Friday, March 22	Monday, April 8	Monday, April 15	Monday, April 22
Arizona Daily Star	Sunday, March 24	Sunday, April 7	Sunday, April 14	Sunday, April 21
Green Valley	Wednesday, March 27	Wednesday, April 3	Wednesday, April 10	Wednesday, April 17
Ajo Copper News				

As a courtesy to County residents, between April 1 and 5, 2002, the Comprehensive Plan Section staff mailed over 20,000 postcards to: (1) property owners directly affected by the Comprehensive Plan Update, and (2) other property owners within a radius of 300 feet of the affected property owners.

### Staff Recommendation

Planning Division Staff recommend that the Board adopt the revised Update as recommended by the Commission on January 30, 2002, since any changes to that recommendation will require a new, re-review by the Commission unless such changes re-adopt matters re-referred previously as they were adopted on December 18, 2001 in the form of changes to the Commission's initial recommendation. Staff's recommendation is summarized in the following Table.

**PLANNING AND ZONING COMMISSION RECOMMENDATIONS - JANUARY 30, 2002**

SUBREGION/LOCATION	PLANNING AND ZONING COMMISSION RECOMMENDATION January 30, 2002
<b>Parcels Adjacent to Davis-Monthan AFB (located in Rincon Southeast/Santa Rita Subregion)</b>	
Parcels 140-36-0010 and 140-36-0050	Recommended Urban Industrial
<b>CATALINA FOOTHILLS SUBREGION</b>	
Catalina Foothills Subregion	Recommended approval of the Catalina Foothills Subregion as adopted by the Board on 12/18/01
Location: Approximately 40 acres near the intersection of Catalina Highway and Ft. Lowell Road	Included in the 2002 annual plan amendment cycle
Location: Four parcels located on the west side of Campbell Ave. just north of River Road	Included in the 2002 annual plan amendment cycle
<b>UPPER SANTA CRUZ SUBREGION</b>	
Upper Santa Cruz Subregion	Recommended approval of the Upper Santa Cruz Subregion as adopted by the Board on 12/18/01, <b>with the following exceptions:</b>
Map Referral Number: <b>B15</b>	Recommended NAC
Map Referral Number: <b>B23</b>	Recommended RC
Map Referral Number: <b>B30c</b>	Recommended LIU 0.3 with Special Area Policy requiring minimum of 50% natural open space
<b>SOUTHWEST SUBREGION</b>	
Southwest Subregion	Recommended approval of the Southwest Subregion as adopted by the Board on 12/18/01, <b>with the following exceptions:</b>
Map Referral Number: <b>19a</b>	Recommended LIU-0.3
Location: 176 acres east of Ryan Airfield and west of the intersection of Ajo Highway and San Joaquin Road	Recommended Urban Industrial
Southwest Growth Area	Recommended same as BOS with exception that all down-planning be retained.
Parcel 210-09-026C	Included in the 2002 annual plan amendment cycle

SUBREGION/LOCATION	PLANNING AND ZONING COMMISSION RECOMMENDATION January 30, 2002
<b>TUCSON MOUNTAINS/AVRA VALLEY SUBREGION</b>	
Tucson Mountains/Avra Valley Subregion	Recommended approval of the Tucson Mountains/Avra Valley Subregion as adopted by the Board on 12/18/01
<b>NORTHWEST SUBREGION</b>	
Northwest Subregion	Recommended approval of the Northwest Subregion as adopted by the Board on 12/18/01, with the following exceptions:
Special Area Policy <b>S-22</b> (Marana annexation area)	Adopted amended policy language as recommended by the County Attorney's Office
Map Referral Number: <b>B1</b>	Included in the 2002 annual plan amendment cycle
Map Referral Number: <b>B6</b>	Included in the 2002 annual plan amendment cycle
Map Referral Number: <b>B7</b>	Included in the 2002 annual plan amendment cycle
Map Referral Number: <b>B11</b>	Included in the 2002 annual plan amendment cycle
Map Referral Number: <b>B12</b>	Included in the 2002 annual plan amendment cycle
Map Referral Number: <b>B27</b>	Included in the 2002 annual plan amendment cycle
Map Referral Number: <b>B29</b>	Recommended same as BOS except did not include special area policy
Parcels 225-29-014, 009D, 009F, 225-33-066, 032A, 032C, 225-02-004M	Included in the 2002 annual plan amendment cycle
Thornycroft Road	Included in the 2002 annual plan amendment cycle for consideration as a Scenic Route

SUBREGION/LOCATION	PLANNING AND ZONING COMMISSION RECOMMENDATION January 30, 2002
<b>RINCON SOUTHEAST/SANTA RITA SUBREGION</b>	
Rincon Southeast/Santa Rita Subregion	Recommended approval of the Rincon Southeast/Santa Rita Subregion as adopted by the Board on 12/18/01, with the following exceptions:
Map Referral Number: <b>B18a</b>	Recommended approval of LIU 0.3 if not in conflict with March, 1990 Pima County/ Horizon agreement
Map Referral Number: <b>B20</b>	Recommended LIU-0.3
Map Referral Number: <b>B22</b>	Recommended MIR with same policy as BOS, except MIR only applicable to Community #2 of Empirita Ranch Community Plan
Map Referral Number: <b>B25</b>	Recommended LIU-0.3
Airport Growth Area	Included in the 2002 annual plan amendment cycle
<b>WESTERN PIMA COUNTY SUBREGION</b>	
Land Use Element, maps, and plan for the Western PC Subregion	Recommended adoption as presented by Staff with the following exception:
Lukeville	Recommended Urban Industrial for lands Staff recommended for RUAC
<b>ALL SUBREGION ACTIONS</b>	
Special Area and Rezoning Policies	Recommended approval as approved by BOS on December 18, 2001
Resource Transition/Resource Conservation policy	Recommended approval of policy language recommended by Staff, based on BOS action on 12/18/01
City of Tucson	Recommended approval of the City of Tucson as a growth area
2001 Plan Amendment Requests	Recommended approval of BOS actions for all plan amendments requests, excluding Co7-01-15, which had not been heard by 1/30/02

**SUMMARY OF FORWARDED PLANNING AND ZONING COMMISSION RECOMMENDATIONS  
AND DECEMBER 18, 2001 BOARD OF SUPERVISORS' DECISIONS  
BY MAP REFERRAL NUMBERS**

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
<b>Board-referred items ("B")</b>			
Map Referral Number: <b>B1</b> (NW subregion) Location: Northeast corner of Thornydale and Cortaro Farms Roads Acreage: 6.5 Source: Adopted C. McVie letter Existing Zoning: CB-1	No Recommendation	Approved	<b>Proposed for 2002 Plan Amendment process</b>
Map Referral Number: <b>B2</b> (NW) Location: Approx. 1/4 mile southeast of Thornydale and Cortaro Farms Roads Acreage: 17 Source: Adopted C. McVie letter Existing Zoning: CB-1, TR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B3</b> (NW) Location: East side of Thornydale Road between Magee and Cortaro Farms Roads Acreage: 38 Source: Adopted C. McVie letter Existing Zoning: CB-1, TR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B4</b> (NW) Location: Southwest corner of Thornydale and Cortaro Farms Roads. Acreage: 5 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B5</b> (NW) Location: Ranchitos Norte subdivision located on Thornydale Road between Magee and Cortaro Farms Roads. Acreage: 25 Source: Adopted C. McVie letter Existing Zoning: SH	No Recommendation	Approved LIU 0.3	Recommended same as BOS

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
<b>Map Referral Number:</b> B6 (NW) <b>Location:</b> South side of Magee Road, west of Thornydale Road. <b>Acreage:</b> 8 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> CR-5, CB-2	No Recommendation	Approved LIU 0.3	<b>Proposed for 2002 Plan Amendment process</b>
<b>Map Referral Number:</b> B7 (NW) <b>Location:</b> Northeast corner of Cortaro Farms and Shannon Roads. <b>Acreage:</b> 46 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> CB-1, TR	No Recommendation	Approved LIU 0.3	<b>Proposed for 2002 Plan Amendment process</b>
<b>Map Referral Number:</b> B8 (NW) <b>Location:</b> East side of Camino de Oeste at the intersection of Bald Eagle Ave. <b>Acreage:</b> 18 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> CB-1, TR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
<b>Map Referral Number:</b> B9 (NW) <b>Location:</b> Southeast corner of Cortaro Farms Road and the Camino de Oeste alignment. <b>Acreage:</b> 21 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> SR		Approved LIU 0.3	Recommended same as BOS
<b>Map Referral Number:</b> B10 (NW) <b>Location:</b> East of I-10 between Cortaro Farms and Ina Roads <b>Acreage:</b> n/a <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> SH	No Recommendation	Approved LIU 0.3	Recommended same as BOS
<b>Map Referral Number:</b> B11 (NW) <b>Location:</b> East of Oracle Road, south of Wilds Road and west of Lago Del Oro <b>Acreage:</b> n/a <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> GR-1, SH	No Recommendation	Approved LIU 0.3	<b>Proposed for 2002 Plan Amendment process</b>

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
<b>Map Referral Number:</b> B12 (NW) <b>Location:</b> West side of I-10 at the Avra Valley intersection. <b>Acreage:</b> n/a <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> RH, GR-1, and CI-2	No Recommendation	Approved LIU 0.3	<b>Proposed for 2002 Plan Amendment process</b>
<b>Map Referral Number:</b> B13 (NW) <b>Location:</b> East of Silverbell Road and south of Avra Valley Road. <b>Acreage:</b> 50+ <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> GR-1, TH	No Recommendation	Approved LIU 0.3	Recommended same as BOS
<b>Map Referral Number:</b> B14 (RS/SR) <b>Location:</b> Vail townsite <b>Acreage:</b> 111 <b>Source:</b> Adopted McVie & Coalition for Sonoran Desert Protection letters <b>Existing Zoning:</b> CI-2, CB-1, CB-2, RH, SP	Recommended CAC	Approved LIU 0.3	Recommended same as BOS
<b>Map Referral Number:</b> B15 (USC) <b>Location:</b> I-19 and Arivaca Junction <b>Acreage:</b> 22 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> RH, CB-1, GR-1	Recommended NAC expansion	Approved LIR and MIU (reverts to 1992 plan)	<b>Recommended NAC</b>
<b>Map Referral Number:</b> B16a (SW) <b>Location:</b> North of Ajo Highway, west of San Joaquin <b>Acreage:</b> 404 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> RH	Recommended MIU	Approved LIU 0.5	Recommended same as BOS
<b>Map Referral Number:</b> B16b (SW) <b>Location:</b> North of Ajo Highway, east of San Joaquin Road <b>Acreage:</b> 158 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> SR	Recommended LIU 3.0	Approved LIU 0.5	Recommended same as BOS
<b>Map Referral Number:</b> B16c (SW) <b>Location:</b> South of Black Wash, north and south of Valencia Road <b>Acreage:</b> 720 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> BOS deletion of growth area RH, GR-1	Recommended MIU	Approved LIU 1.2	Recommended same as BOS

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
Map Referral Number: <b>B16d (SW)</b> Location: West side of Valhalla Road, 1 mile south of Valencia Road Acreage: 240 Source: Adopted C. McVie letter Existing Zoning: RH	Recommended LIU 0.3	Approved LIR	Recom- mended same as BOS
Map Referral Number: <b>B16e (SW)</b> Location: 1 mile south of Valencia Road and west of Valhalla Road Acreage: n/a Source: Adopted C. McVie letter Existing Zoning: RH	Recommended LIU 0.3	Approved RC	Recom- mended same as BOS
Map Referral Number: <b>B16f (SW)</b> Location: 1 mile south of Valencia Road and west of Valhalla Road Acreage: 650 Source: Adopted C. McVie letter Existing Zoning: RH	Recommended LIU 0.3	Approved LIR	Recom- mended same as BOS
Map Referral Number: <b>B16g (SW)</b> Location: South of Ajo Hwy, ½ mile west of Camino Verde Acreage: 188 Source: BOS deletion of growth area Existing Zoning: RH	Recommended MIU	Approved LIU 1.2	Recom- mended same as BOS
Map Referral Number: <b>B16h (SW)</b> Location: West of San Joaquin Road, approx. 1 mile north of Ajo Hwy. Acreage: 104 Source: Adopted C. McVie letter Existing Zoning: GR-1	Recommended MIU	Approved RT	Recom- mended same as BOS
Map Referral Number: <b>B16i (SW)</b> Location: Bisected by San Joaquin Road, south of Bopp Road Acreage: 340 Source: Adopted C. McVie letter Existing Zoning: GR-1	Recommended LIU 3.0	Approved RT	Recom- mended same as BOS
Map Referral Number: <b>B17a (NW)</b> Location: East of Camino de Oeste, north of the Bald Eagle intersection Acreage: 7.5 Source: Adopted C. McVie letter Existing Zoning: CR-5	No Recom- mendation	Approved LIU 0.3	Recom- mended same as BOS

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
Map Referral Number: <b>B17b (NW) *NO CHANGE</b> Location: South of Bald Eagle Road and east of the Overton intersection Acreage: 10 Source: Adopted C. McVie letter <b>*Originally identified but determined to be developed.</b>	-----	-----	-----
Map Referral Number: <b>B17c (NW)</b> Location: Southeast corner of Thornydale and Hardy Roads Acreage: 4.7 Source: Adopted C. McVie letter Existing Zoning: CB-1	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B17d (NW)</b> Location: North of Hardy Road, approx. 1/4 mile east of Thornydale Road Acreage: 21 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B17e (NW)</b> Location: North of Overton Road, approx. 1/4 mile east of Camino de la Tierra Acreage: 10 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B17f (NW)</b> Location: North of Freer Drive, approx. 1/2 mile east of Thornydale Road Acreage: 10 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3	Recommended same as BOS

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
<b>Map Referral Number:</b> B18a (RS/SR) <b>Location:</b> Northeast of Vail townsite <b>Acreage:</b> 76 <b>Source:</b> Adopted Coalition for Sonoran Desert Protection letter <b>Existing Zoning:</b> SP - Vail Valley Specific Plan (commercial uses)	Recommended CAC	Approved LIU 0.3	Recommended approval of LIU 0.3 if not in conflict with March, 1990 Pima County/ Horizon agreement
<b>Map Referral Number:</b> B18b (RS/SR) <b>Location:</b> Garrigan's Gulch/Rex Molly area <b>Acreage:</b> 810 <b>Source:</b> Adopted Coalition for Sonoran Desert Protection letter <b>Existing Zoning:</b> GR-1	Recommended LIU 1.2	Approved LIU 0.5	Recommended same as BOS
<b>Map Referral Number:</b> B18c (RS/SR) <b>Location:</b> East of Garrigan's Gulch area <b>Acreage:</b> 61 <b>Source:</b> Adopted Coalition for Sonoran Desert Protection letter <b>Existing Zoning:</b> GR-1,CR-2	Recommended MIU	Approved LIU 0.5	Recommended same as BOS
<b>Map Referral Number:</b> B18d (RS/SR) <b>Location:</b> North of Garrigan's Gulch area <b>Acreage:</b> 211 <b>Source:</b> Adopted Coalition for Sonoran Desert Protection letter <b>Existing Zoning:</b> GR-1	Recommended MIU	Approved LIU 0.5	Recommended same as BOS
<b>Map Referral Number:</b> B18e (RS/SR) <b>Location:</b> Rocking K Estates IV <b>Acreage:</b> 273 <b>Source:</b> Adopted Coalition for Sonoran Desert Protection letter <b>Existing Zoning:</b> CR-1	Recommended LIU 1.2	Approved LIU 0.5	Recommended same as BOS
<b>Map Referral Number:</b> B18f (RS/SR) <b>Location:</b> West end of Coyote Creek <b>Acreage:</b> 6 <b>Source:</b> Adopted Coalition for Sonoran Desert Protection letter <b>Existing Zoning:</b> SR	Recommended LIU 0.5	Approved RT	Recommended same as BOS

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
<b>Map Referral Number:</b> B19a (SW) <b>Location:</b> North of Irvington, ½-mile east of Kinney Road <b>Acreage:</b> 175 <b>Source:</b> BOS elimination of growth area <b>Existing Zoning:</b> SR	Recommended LIU 0.3	Approved MIU	Recom- mended LIU 0.3
<b>Map Referral Number:</b> B19b (SW) <b>Location:</b> South of Valencia and east of Camino de Oeste <b>Acreage:</b> 142 <b>Source:</b> BOS deletion of growth area <b>Existing Zoning:</b> GR-1	Recommended MIU	Approved LIU 3.0	Recom- mended same as BOS
<b>Map Referral Number:</b> B19c (SW) <b>Location:</b> West of Mission Road, north of Herman's Road, ½ mile south of Los Reales <b>Acreage:</b> n/a <b>Source:</b> BOS deletion of growth area <b>Existing Zoning:</b> SH, GR-1	Recommended LIU 3.0	Approved LIU 1.2	Recom- mended same as BOS
<b>Map Referral Number:</b> B19d (SW) <b>Location:</b> South of Ajo Hwy and north of Nebraska <b>Acreage:</b> 171 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> SR <b>Reason:</b> BOS deletion of growth area	Recommended LIU 3.0	Approved LIU 1.2	Recom- mended same as BOS
<b>Map Referral Number:</b> B19e (SW) <b>Location:</b> South of Valencia Road and north of Black Wash, west of CAP canal <b>Acreage:</b> 17 <b>Source:</b> BOS deletion of growth area <b>Existing Zoning:</b> RH	Recommended MIU	Approved LIU 1.2	Recom- mended same as BOS

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
<p>Map Referral Number: <b>B20 (RS/SR)</b>  Location: Southeast of the Rincon Valley  General Store  Acreage: 3  Source: RSSR-3  Existing Zoning: SR</p>	Recommended LIU 0.3	Approved with special area policy limiting commercial uses to one acre with the remaining two acres to be left as natural open space	<b>Recom- mended approval of LIU 0.3</b>
<p>Map Referral Number: <b>B21 (SW)</b>  Location: Fee Lands  Acreage: 7068  Source: Pascua-Yaqui Nation  Existing Zoning: RH, GR-1</p>	Recommended LIR, LIU 3.0, MIU, RC and special area policy to provide more development guidance	Approved special area policy that develop- ment shall be in accordance with County zoning and in cooper- ation with the Pascua- Yaqui nation	Recom- mended same as BOS
<p>Map Referral Number: <b>B22 (RS/SR)</b>  Location: East I-10 near Cochise County line, Empirita Ranch  Acreage: n/a  Source: Property Owner  Existing Zoning: RH</p>	Recommended MIR	Approved MIR with rezoning policy - limits dwel- ling units to 70% per previous policy (SAP 1-04)	<b>Recom- mended MIR with same policy as BOS but applicable only to Community #2</b>

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
Map Referral Number: <b>B23 (USC)</b> Location: West of Canoa Land Grant Acreage: 537 Source: Property Owner Existing Zoning: RH	Recommended RC	Approved LIU 0.5 with special area policy (275 units and 60% natural open space)	<b>Recom- mended RC</b>
Map Referral Number: <b>B24 (RS/SR)</b> Location: Rocking K Specific Plan (north of Rincon Creek) Acreage: 760 Source: RSSR-2 Existing Zoning: Rocking K Specific Plan  *Saguaro National	Recommended various designations but no special area policy	Approved special area policy to allow transfer of densities beyond ½-mile south of *S.N. Park (East)	Recom- mended same as BOS.
Map Referral Number: <b>B25 (RS/SR)</b> Location: Immediately to the west of Rocking K development Acreage: 96 Source: RSSR-2 Existing Zoning: GR-1, RH	Recommended LIU 0.3	Approved LIU 1.2 (western 300'), LIU 3.0	<b>Recom- mended approval of LIU 0.3</b>
Map Referral Number: <b>B26 (RS/SR)</b> Location: East of Camino Loma Alta and west of Coyote Creek Acreage: ±160 Source: RSSR-8 Existing Zoning: RH	Recommended LIU 0.3	Approved LIU 1.2	Recom- mended same as BOS
Map Referral Number: <b>B27 (NW)</b> Location: [NW-12] Northwest corner of Thornydale and Magee Roads (Parcel# 225-33-0660) Acreage: 20 Source: Adopted C. McVie letter Existing Zoning: SR	Recommended LIU 1.2	Approved LIU 0.3	<b>Proposed for 2002 Plan Amendment process</b>
Map Referral Number: <b>B28 (RS/SR)</b> Location: Santa Rita Ranch Specific Plan Acreage: 160 Source: Property Owner Existing Zoning: SP	Recommended LIU 1.2	Approved LIU 3.0	Recom- mended same as BOS

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
<b>Map Referral Number:</b> B29 (NW) <b>Location:</b> [NW-1] Northwest corner of La Cholla Blvd. and River Road <b>Acreage:</b> 8.5 <b>Source:</b> NW-1	Recommended HIU	Approved CAC, with Special Area Policy restricting commercial use to 70%	Recommended same as BOS except no special area policy
<b>Map Referral Number:</b> B30a (USC) <b>Location:</b> West of Canoa Land Grant <b>Acreage:</b> 120 <b>Source:</b> City of Tucson (down-planning request) <b>Existing Zoning:</b> CI-2	Recommended Industrial	Approved LIR	Recommended same as BOS
<b>Map Referral Number:</b> B30b (USC) <b>Location:</b> West of Canoa Land Grant <b>Acreage:</b> 5810 <b>Source:</b> City of Tucson <b>Existing Zoning:</b> RH	Recommended expansion of RP (287 acres)	Approved LIR	Recommended same as BOS
<b>Map Referral Number:</b> B30c (USC) <b>Location:</b> East of the Town of Sahuarita <b>Acreage:</b> 18,945 <b>Source:</b> City of Tucson <b>Existing Zoning:</b> RH	Recommended LIU 0.3	Approved LIR	Recommended LIU 0.3 with Special Area Policy requiring minimum of 50% natural open space
<b>Map Referral Number:</b> B31 (SW) <b>Location:</b> Southwest Growth Area <b>Existing Zoning:</b> Various	Recommended approval	Deleted	Recommended same as BOS with exception that all down-planning be retained
<b>New Request:</b> B32 (TAA request) <b>Location:</b> Southeast of Ryan Airfield <b>From:</b> MIU <b>Acreage:</b> Approx. 176 acres			Recommended approval of I (Urban Industrial)

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
<b>MOTIONS PER SUBREGION</b>			
<b>Catalina Foothills Subregion</b>			
Location: Up-planning between Catalina Highway and Agua Caliente Wash Reason: Conform to the Agua Caliente-Sabino Creek Zoning Plan	Recommended LIU 1.2	Approved LIU 1.2	No new action required
Location: Approx. 90,071 acres added to plan coverage including the San Pedro Basin Reason: Comprehensive plan coverage	Recommended approval	Approved LIR	No new action required
Location: Summerhaven near Mount Lemmon added to plan coverage Reason: Comprehensive plan coverage <i>RFV - Rural Forest Village</i>	Recommended RFV and NAC for commercial areas	Approved RFV and NAC	No new action required
Location: Down-planning between Agua Caliente Wash and Catalina Highway Reason: Conform to the Agua Caliente-Sabino Creek Zoning Plan	Recommended LIU 0.3	Approved LIU 0.3	No new action required
			<b>Catalina Foothills Subregion plan recommended for readoption</b>
			<b>Two individual sites proposed for 2002 Plan Amendment process (e.g. Marum, Reyes sites)</b>
<b>Upper Santa Cruz Subregion</b>			
Area of mining activity west of Green Valley is up-planned - Low Intensity Rural (LIR) to Resource Extraction (RE)	Recommended approval	Approved	No new action required

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
Approx. Down-planning of 5,700 acres from Development Reserve to LIR and LIU 0.3 and an area of RC on Mission Road is changed to LIR	Recommended approval	Approved	No new action required
Down-planning - USC-2 (Santa Rita Experimental Range)	Recommended approval	Approved LIR and LIU	No new action required
			<b>Upper Santa Cruz Subregion plan recommended for readoption same as BOS with exceptions as noted</b>
<b>Southwest Subregion</b>			
Approx. 419, 000 acres in the Altar Valley have been added to the plan area and designated LIR.	Recommended approval	Approved LIR	No new action required
Approx. 175 acres are recommended for down-planning. Also, the land use designation on approx. 3,401 acres changed from Industrial to Residential or Mixed (MFC).	Recommended approval	Approved	No new action required
			<b>Southwest Subregion plan recommended for readoption same as BOS with exceptions as noted</b>
Cross-reference B32			<b>Recommended Urban Industrial for Ryan Airfield triangle as requested by TAA</b>

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
Cross-reference B31		Delete southwest growth area	<b>Recommended same as BOS except retain down-planning</b>
			<b>Parcel Number 210-09-026C proposed for 2002 Plan Amendment process</b>
<b>Tucson Mountains/Avra Valley Subregion</b>			
Approx. 21, 908 acres are added to the plan area: 1) Private in-holdings in Ironwood Forest National Monument area designated LIR; 2) Silverbell Mine is designated Resource Extraction (RE)	Recommended approval	Approved	No new action required
Approx. 2,400 acres have been down-planned. Sweetwater Wash near Saguaro National Park (West) to Silverbell Road. LIU 0.3 and LIU 0.5 to RT. Second area - southeast corner of S.N. Park (West) is designated RT. Area includes TM/AV #1.	Recommended Approval	Approved	No new action required
			<b>Tucson Mountains/Avra Valley plan recommended for readoption same as BOS</b>
<b>Northwest Subregion</b>			
Approx. 600 acres up-planned in the Flowing Wells growth area	Recommended approval with the *exception of the area between Oracle Road and La Canada and 3/4 mile north of River Road (south of Sunset Road alignment)	Approved with the same *exception as December P&Z Commission	No new action required

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
NW-16	Recommended approval per CHH's 12/11/01 memo	Approved per CHH's 12/11/01 memo	No new action required
Approx. 23,051 acres are down-planned, mostly north of Cortaro Farms Road and in the Tortolita Fan area, to LIU 0.3 and smaller areas of LIU 1.2	Recommended approval	Approved	No new action required
			<b>Northwest plan recommended for readoption same as BOS with exceptions as noted</b>
	Except for "B27" portion - a new request	Except for "B27" portion - a new request	<b>Parcels 225-29-014, 009D, 009F, 225-33-066, 032A, 032C, 225-02-004M proposed for 2002 Plan Amendment process</b>
			<b>Recommend Thornydale Road for consideration as "Scenic Route" as part of 2002 plan amendment process</b>

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
S-22: 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.			<b>Special Area Policy S-22 recommended for approval</b>
<b>Rincon Southeast/Santa Rita Subregion</b>			
Airport growth area involving Industrial land recommended for residential or MFC planning designations for higher density residential urban uses (up-planning approvals) with two exceptions - TAA site and Davis Monthan parcels.	Recommended approval with exception of TAA requested parcels to remain Industrial and action deferred on two DM parcels	Approved with exception of TAA requested parcels to remain Industrial and action deferred on two DM parcels	No new action required (TAA decisions equivalent) except for DM parcels referenced below
DMAFB parcels: Two parcels located in the high noise or accident potential zone near the Davis-Monthan military airport, as defined by A.R.S. §28-8461 and §28-8481. Parcel #1 is 140-36-0010; Parcel #2 is 140-36-0050.	Deferred	Deferred	<b>Recommended approval of Urban Industrial (I) designation</b>
Approximately 12,599 acres are proposed for down-planning in areas of Rincon Valley, along the Interstate 10 corridor east from the City of Tucson to the Cochise County line, and north of Sahuarita Road east of Sahuarita	Recommended approval	Approved	No new action required
			<b>RSSR/SR Subregion plan recommended for readoption same as BOS with exceptions as noted</b>

	December 12, 2001 P&Z Commission	December 18, 2001 Board of Supervisors	January 30, 2002 P&Z Commission
			<b>Review of Airport Growth area as part of 2002 Plan Amendment process</b>
<b>Western Pima County Subregion</b>			
Land Use Element, maps, and plan for the Western PC Subregion	Deferred action	Deferred action	<b>Recommended for adoption</b>
Special area policy to allow industrial rezonings (Lukeville)	Deferred action	Deferred action	<b>Recommended approval of Urban Industrial (I) designation for Lukeville</b>
<b>All Subregion Actions</b>			
			<b>Recommended readoption of policies</b>
		Approved	<b>Recommend adoption of the new RT/RC definitions policy</b>
		Approved	<b>Designation of the C.O.T. as growth area</b>
			<b>Adopt all plan amendments per BOS excluding Co7-01-15</b>

**SUMMARY OF FORWARDED PLANNING AND ZONING COMMISSION RECOMMENDATIONS  
AND DECEMBER 18, 2001 BOARD OF SUPERVISORS' DECISIONS  
BY PLANNING SUBREGIONS**

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
<b>Catalina Foothills Subregion</b>			
Location: Up-planning between Catalina Highway and Agua Caliente Wash Reason: Conform to the Agua Caliente-Sabino Creek Zoning Plan	Recommended LIU 1.2	Approved LIU 1.2	<sup>(1)</sup> No new action required
Location: Approx. 90,071 acres added to plan coverage including the San Pedro Basin Reason: Comprehensive plan coverage	Recommended approval	Approved LIR	<sup>(1)</sup> No new action required
Location: Summerhaven near Mount Lemmon added to plan coverage Reason: Comprehensive plan coverage <i>RFV - Rural Forest Village</i>	Recommended RFV and NAC for commercial areas	Approved RFV and NAC	<sup>(1)</sup> No new action required
Location: Down-planning between Agua Caliente Wash and Catalina Highway Reason: Conform to the Agua Caliente-Sabino Creek Zoning Plan	Recommended LIU 0.3	Approved LIU 0.3	<sup>(1)</sup> No new action required
<sup>(1)</sup> Since the Commission and Board actions are equivalent and the Catalina Foothills subregional plan was readopted, no new action is required.			<sup>(1)</sup> <b>Catalina Foothills Subregion plan recommended for readoption</b>
			<b>Two individual sites proposed for 2002 Plan Amendment process (e.g. Marum, Reyes sites)</b>

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
<b>Upper Santa Cruz Subregion</b>			
Area of mining activity west of Green Valley is up-planned - Low Intensity Rural (LIR) to Resource Extraction (RE)	Recommended approval	Approved	<sup>(2)</sup> No new action required
Approx. Down-planning of 5,700 acres from Development Reserve to LIR and LIU 0.3 and an area of RC on Mission Road is changed to LIR	Recommended approval	Approved	<sup>(2)</sup> No new action required
Down-planning - USC-2 (Santa Rita Experimental Range)	Recommended approval	Approved LIR and LIU	<sup>(2)</sup> No new action required
Map Referral Number: <b>B15</b> Location: I-19 and Arivaca Junction Acreage: 22 Source: Adopted C. McVie letter Existing Zoning: RH, CB-1, GR-1	Recommended NAC expansion	Approved LIR and MIU (reverts to 1992 plan)	<sup>(3)</sup> <b>Recommended NAC</b>
Map Referral Number: <b>B23</b> Location: West of Canoa Land Grant Acreage: 537 Source: Property Owner Existing Zoning: RH	Recommended RC	Approved LIU 0.5 with special area policy (275 units and 60% natural open space)	<sup>(3)</sup> <b>Recommended RC</b>
Map Referral Number: <b>B30a</b> Location: West of Canoa Land Grant Acreage: 120 Source: City of Tucson (down-planning request) Existing Zoning: CI-2	Recommended Industrial	Approved LIR	Recommended same as BOS
Map Referral Number: <b>B30b</b> Location: West of Canoa Land Grant Acreage: 5810 Source: City of Tucson Existing Zoning: RH	Recommended expansion of RP (287 acres)	Approved LIR	Recommended same as BOS

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
<b>Map Referral Number: B30c</b> <b>Location:</b> East of the Town of Sahuarita <b>Acreage:</b> 18,945 <b>Source:</b> City of Tucson <b>Existing Zoning:</b> RH	Recommended LIU 0.3	Approved LIR	<sup>(3)</sup> <b>Recommended LIU 0.3 with Special Area Policy requiring minimum of 50% natural open space</b>
<sup>(2)</sup> Since the Commission and Board actions are equivalent and the Upper Santa Cruz subregional plan was readopted, no new action is required.  <sup>(3)</sup> January 2002 Commission recommendation continues to differ from the December 2001 Board of Supervisors decision.			<b>Upper Santa Cruz Subregion plan recommended for readoption same as BOS with exceptions<sup>(3)</sup></b>
<b>Southwest Subregion</b>			
Approx. 419, 000 acres in the Altar Valley have been added to the plan area and designated LIR.	Recommended approval	Approved LIR	<sup>(4)</sup> No new action required
Approx. 175 acres are recommended for down-planning. Also, the land use designation on approx. 3,401 acres changed from Industrial to Residential or Mixed (MFC).	Recommended approval	Approved	<sup>(4)</sup> No new action required
<b>Map Referral Number: B16a</b> <b>Location:</b> North of Ajo Highway, west of San Joaquin <b>Acreage:</b> 404 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> RH	Recommended MIU	Approved LIU 0.5	Recommended same as BOS
<b>Map Referral Number: B16b</b> <b>Location:</b> North of Ajo Highway, east of San Joaquin Road <b>Acreage:</b> 158 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> SR	Recommended LIU 3.0	Approved LIU 0.5	Recommended same as BOS

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
<b>Map Referral Number:</b> B16c <b>Location:</b> South of Black Wash, north and south of Valencia Road <b>Acreage:</b> 720 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> BOS deletion of growth area RH, GR-1	Recommended MIU	Approved LIU 1.2	Recommended same as BOS
<b>Map Referral Number:</b> B16d <b>Location:</b> West side of Vahalla Road, 1 mile south of Valencia Road <b>Acreage:</b> 240 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> RH	Recommended LIU 0.3	Approved LIR	Recommended same as BOS
<b>Map Referral Number:</b> B16e <b>Location:</b> 1 mile south of Valencia Road and west of Vahalla Road <b>Acreage:</b> n/a <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> RH	Recommended LIU 0.3	Approved RC	Recommended same as BOS
<b>Map Referral Number:</b> B16f <b>Location:</b> 1 mile south of Valencia Road and west of Vahalla Road <b>Acreage:</b> 650 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> RH	Recommended LIU 0.3	Approved LIR	Recommended same as BOS
<b>Map Referral Number:</b> B16g <b>Location:</b> South of Ajo Hwy, ½ mile west of Camino Verde <b>Acreage:</b> 188 <b>Source:</b> BOS deletion of growth area <b>Existing Zoning:</b> RH	Recommended MIU	Approved LIU 1.2	Recommended same as BOS
<b>Map Referral Number:</b> B16h <b>Location:</b> West of San Joaquin Road, approx. 1 mile north of Ajo Hwy. <b>Acreage:</b> 104 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> GR-1	Recommended MIU	Approved RT	Recommended same as BOS

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
<b>Map Referral Number: B16i</b> <b>Location:</b> Bisected by San Joaquin Road, south of Bopp Road <b>Acreage:</b> 340 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> GR-1	Recommended LIU 3.0	Approved RT	Recom- mended same as BOS
<b>Map Referral Number: B19a</b> <b>Location:</b> North of Irvington, ½-mile east of Kinney Road <b>Acreage:</b> 175 <b>Source:</b> <sup>(5)</sup> BOS elimination of growth area <b>Existing Zoning:</b> SR	Recommended LIU 0.3	Approved MIU	<sup>(5)</sup> <b>Recom- mended LIU 0.3</b>
<b>Map Referral Number: B19b</b> <b>Location:</b> South of Valencia and east of Camino de Oeste <b>Acreage:</b> 142 <b>Source:</b> BOS deletion of growth area <b>Existing Zoning:</b> GR-1	Recommended MIU	Approved LIU 3.0	Recom- mended same as BOS
<b>Map Referral Number: B19c</b> <b>Location:</b> West of Mission Road, north of Herman's Road, ½ mile south of Los Reales <b>Acreage:</b> n/a <b>Source:</b> BOS deletion of growth area <b>Existing Zoning:</b> SH, GR-1	Recommended LIU 3.0	Approved LIU 1.2	Recom- mended same as BOS
<b>Map Referral Number: B19d</b> <b>Location:</b> South of Ajo Hwy and north of Nebraska <b>Acreage:</b> 171 <b>Source:</b> Adopted C. McVie letter <b>Existing Zoning:</b> SR <b>Reason:</b> BOS deletion of growth area	Recommended LIU 3.0	Approved LIU 1.2	Recom- mended same as BOS
<b>Map Referral Number: B19e</b> <b>Location:</b> South of Valencia Road and north of Black Wash, west of CAP canal <b>Acreage:</b> 17 <b>Source:</b> BOS deletion of growth area <b>Existing Zoning:</b> RH	Recommended MIU	Approved LIU 1.2	Recom- mended same as BOS

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
<p>Map Referral Number: <b>B21</b>  Location: Fee Lands  Acreage: 7,068  Source: Pascua Yaqui Nation  Existing Zoning: RH, GR-1</p>	<p>Recommended LIR, LIU 3.0, MIU, RC and special area policy to provide more development guidance</p>	<p>Approved special area policy that development shall be in accordance with County zoning and in cooperation with the Pascua-Yaqui nation</p>	<p>Recommended same as BOS</p>
<p>Map Referral Number: <b>B31</b>  Location: Southwest Growth Area  Existing Zoning: Various</p>	<p>Recommended approval</p>	<p>Deleted</p>	<p>Recommended same as BOS with exception that all down-planning be retained</p>
<p>New Request: <b>B32</b> (TAA request)  Location: Southeast of Ryan Airfield  From: MIU  Acreage: Approximately 176 acres</p>			<p><sup>(5)</sup> Recommended approval of I (Urban Industrial)</p>
<p><sup>(4)</sup> Since the Commission and Board actions are equivalent and the Southwest subregional plan is reaffirmed, no new action is required.</p> <p><sup>(5)</sup> December 2001 Commission recommendation differs from the December 2001 Board of Supervisors decision or it is a "new" request.</p>			<p><sup>(4)</sup> Southwest Subregion plan recommended for readoption same as BOS with exception noted as <sup>(5)</sup></p>

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
			Parcel 210-09-026C proposed for 2002 Plan Amendment process
<b>Tucson Mountains/Avra Valley Subregion</b>			
Approx. 21, 908 acres are added to the plan area: 1) Private in-holdings in Ironwood Forest National Monument area designated LIR; 2) Silverbell Mine is designated Resource Extraction (RE)	Recommended approval	Approved	<sup>(6)</sup> No new action required
Approx. 2,400 acres have been down-planned. Sweetwater Wash near Saguaro National Park (West) to Silverbell Road. LIU 0.3 and LIU 0.5 to RT. Second area - southeast corner of S.N. Park (West) is designated RT. Area includes TM/AV #1.	Recommended Approval	Approved	<sup>(6)</sup> No new action required
<sup>(6)</sup> Since the Commission and Board actions are equivalent and the Tucson Mountains/Avra Valley subregional plan was readopted, no new action is required.			<sup>(6)</sup> Tucson Mountains/Avra Valley plan recommended for readoption same as BOS
<b>Northwest Subregion</b>			
Approximately 600 acres up-planned in the Flowing Wells growth area	Recommended approval with the *exception of the area between Oracle Road and La Canada and 3/4 mile north of River Road (south of Sunset Road alignment).	Approved with the same *exception as December P&Z Commission.	<sup>(7)</sup> No new action required

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
NW-16	Recommended approval per CHH's 12/11/01 memo	Approved per CHH's 12/11/01 memo	<sup>(7)</sup> No new action required
Approx. 23,051 acres are down-planned, mostly north of Cortaro Farms Road and in the Tortolita Fan area, to LIU 0.3 and smaller areas of LIU 1.2	Recommended approval	Approved	<sup>(7)</sup> No new action required
Map Referral Number: <b>B1</b> Location: Northeast corner of Thornydale and Cortaro Farms Roads Acreage: 6.5 Source: Adopted C. McVie letter Existing Zoning: CB-1	No Recommendation	Approved	<sup>(8)</sup> Proposed for 2002 Plan Amendment process
Map Referral Number: <b>B2</b> Location: Approx. 1/4 mile southeast of Thornydale and Cortaro Farms Roads Acreage: 17 Source: Adopted C. McVie letter Existing Zoning: CB-1, TR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B3</b> Location: East side of Thornydale Road between Magee and Cortaro Farms Roads Acreage: 38 Source: Adopted C. McVie letter Existing Zoning: CB-1, TR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B4</b> Location: Southwest corner of Thornydale and Cortaro Farms Roads. Acreage: 5 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3	Recommended same as BOS

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
Map Referral Number: <b>B5</b> Location: Ranchitos Norte subdivision located on Thornydale Road between Magee and Cortaro Farms Roads. Acreage: 25 Source: Adopted C. McVie letter Existing Zoning: SH	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B6</b> Location: South side of Magee Road, west of Thornydale Road. Acreage: 8 Source: Adopted C. McVie letter Existing Zoning: CR-5, CB-2	No Recommendation	Approved LIU 0.3	<sup>(8)</sup> Proposed for 2002 Plan Amendment process
Map Referral Number: <b>B7</b> Location: Northeast corner of Cortaro Farms and Shannon Roads. Acreage: 46 Source: Adopted C. McVie letter Existing Zoning: CB-1, TR	No Recommendation	Approved LIU 0.3	<sup>(8)</sup> Proposed for 2002 Plan Amendment process
Map Referral Number: <b>B8</b> Location: East side of Camino de Oeste at the intersection of Baldeagle Ave. Acreage: 18 Source: Adopted C. McVie letter Existing Zoning: CB-1, TR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B9</b> Location: Southeast corner of Cortaro Farms Road and the Camino de Oeste alignment. Acreage: 21 Source: Adopted C. McVie letter Existing Zoning: SR		Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B10</b> Location: East of I-10 between Cortaro Farms and Ina Roads Acreage: n/a Source: Adopted C. McVie letter Existing Zoning: SH	No Recommendation	Approved LIU 0.3	Recommended same as BOS

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
Map Referral Number: <b>B11</b> Location: East of Oracle Road, south of Wilds Road and west of Lago Del Oro Acreage: n/a Source: Adopted C. McVie letter Existing Zoning: GR-1, SH	No Recommendation	Approved LIU 0.3	<sup>(8)</sup> Proposed for 2002 Plan Amendment process
Map Referral Number: <b>B12</b> Location: West side of I-10 at the Avra Valley intersection. Acreage: n/a Source: Adopted C. McVie letter Existing Zoning: RH, GR-1, and CI-2	No Recommendation	Approved LIU 0.3	<sup>(8)</sup> Proposed for 2002 Plan Amendment process
Map Referral Number: <b>B13</b> Location: East of Silverbell Road and south of Avra Valley Road. Acreage: 50 + Source: Adopted C. McVie letter Existing Zoning: GR-1, TH	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B17a</b> Location: East of Camino de Oeste, north of the Baldeagle intersection Acreage: 7.5 Source: Adopted C. McVie letter Existing Zoning: CR-5	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B17b</b> <b>*NO CHANGE</b> Location: South of Baldeagle Road and east of the Overton intersection Acreage: 10 Source: Adopted C. McVie letter <b>*Originally identified but determined to be developed.</b>	-----	-----	-----
Map Referral Number: <b>B17c</b> Location: Southeast corner of Thornydale and Hardy Roads Acreage: 4.7 Source: Adopted C. McVie letter Existing Zoning: CB-1	No Recommendation	Approved LIU 0.3	Recommended same as BOS

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
Map Referral Number: <b>B17d</b> Location: North of Hardy Road, approx. 1/4 mile east of Thornydale Road Acreage: 21 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B17e</b> Location: North of Overton Road, approx. 1/4 mile east of Camino de la Tierra Acreage: 10 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B17f</b> Location: North of Freer Drive, approx. 1/2 mile east of Thornydale Road Acreage: 10 Source: Adopted C. McVie letter Existing Zoning: SR	No Recommendation	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B27</b> Location: [NW-12] Northwest corner of Thornydale and Magee Roads (Parcel# 225-33-0660) Acreage: 20 Source: Adopted C. McVie letter Existing Zoning: SR	Recommended LIU 1.2	Approved LIU 0.3	<sup>(B)</sup> Proposed for 2002 Plan Amendment process
Map Referral Number: <b>B29</b> Location: [NW-1] Northwest corner of La Cholla Blvd. and River Road Acreage: 8.5 Source: NW-1	Recommended HIU	Approved CAC, with Special Area Policy restricting commercial use to 70%	Recommended same as BOS except no special area policy
<sup>(7)</sup> Since the Commission and Board actions are equivalent and the Southwest subregional plan was readopted, no new action is required.			Northwest plan recommended for readoption same as BOS with exceptions <sup>(B)</sup>

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
	Except for "B27" portion - a new request	Except for "B27" portion - a new request	<sup>(8)</sup> <b>Parcels 225-29-014, 009D, 009F, 225-33-066, 032A, 032C, 225-02- 004M proposed for 2002 Plan Amendment process</b>
			<b>Recommend Thornycroft Road for considera- tion as "Scenic Route" as part of 2002 plan amendment process</b>
			<b>**Special Area Policy S-22 recom- mended for approval</b>
<b>Rincon Southeast/Santa Rita Subregion</b>			
Airport growth area involving Industrial land recommended for residential or MFC planning designations for higher density residential urban uses (up-planning approvals) with two exceptions - TAA site and Davis Monthan parcels.	Recommended approval with exception of TAA requested parcels to remain Industrial and action deferred on two DM parcels	Approved with exception of TAA requested parcels to remain Industrial and action deferred on two DM parcels	<sup>(9)</sup> <b>No new action required (TAA decisions equivalent) except for DM parcels referenced below and</b> <small>(11)</small>

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
DM parcels: Two parcels located in the high noise or accident potential zone near the Davis-Monthan military airport, as defined by A.R.S. §28-8461. Parcel #1 is 140-36-0010; Parcel #2 is 140-36-0050.	Deferred	Deferred	<b>Recommended approval of Urban Industrial (I) designation</b>
Approx. 12,599 acres are proposed for down-planning in areas of Rincon Valley, along the Interstate 10 corridor east from the City of Tucson to the Cochise County line, and north of Sahuarita Road east of Sahuarita	Recommended approval	Approved	<sup>(9)</sup> No new action required
Map Referral Number: <b>B14</b> Location: Vail townsite Acreage: 111 Source: Adopted McVie & Coalition for Sonoran Desert Protection letters Existing Zoning: CI-2, CB-1, CB-2, RH, SP	Recommended CAC	Approved LIU 0.3	Recommended same as BOS
Map Referral Number: <b>B18a</b> Location: Northeast of Vail townsite Acreage: 76 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: SP - Vail Valley Specific Plan (commercial uses)	Recommended CAC	Approved LIU 0.3	<sup>(10)</sup> <b>Recommended approval of LIU 0.3 if not in conflict with March, 1990 Pima County/ Horizon agreement</b>
Map Referral Number: <b>B18b</b> Location: Garrigan's Gulch/Rex Molly area Acreage: 810 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: GR-1	Recommended LIU 1.2	Approved LIU 0.5	Recommended same as BOS
Map Referral Number: <b>B18c</b> Location: East of Garrigan's Gulch area Acreage: 61 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: GR-1, CR-2	Recommended MIU	Approved LIU 0.5	Recommended same as BOS

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
Map Referral Number: <b>B18d</b> Location: North of Garrigan's Gulch area Acreage: 211 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: GR-1	Recommended MIU	Approved LIU 0.5	Recommended same as BOS
Map Referral Number: <b>B18e</b> Location: Rocking K Estates IV Acreage: 273 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: CR-1	Recommended LIU 1.2	Approved LIU 0.5	Recommended same as BOS
Map Referral Number: <b>B18f</b> Location: West end of Coyote Creek Acreage: 6 Source: Adopted Coalition for Sonoran Desert Protection letter Existing Zoning: SR	Recommended LIU 0.5	Approved RT	Recommended same as BOS
Map Referral Number: <b>B20</b> Location: Southeast of the Rincon Valley General Store Acreage: 3 Source: RSSR-3 Existing Zoning: SR	Recommended LIU 0.3	Approved with special area policy limiting commercial uses to one acre with the remaining two acres to be left as natural open space.	<sup>(10)</sup> Recommended approval of LIU 0.3
Map Referral Number: <b>B22</b> Location: East I-10 near Cochise County line, Empirita Ranch Acreage: n/a Source: Property Owner Existing Zoning: RH	Recommended MIR	Approved MIR with rezoning policy - limits dwelling units to 70% per previous policy (SAP 1-04).	<sup>(10)</sup> Recommended MIR with same policy as BOS but applicable only to Community #2

	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
<p>Map Referral Number: <b>B24</b>  Location: Rocking K Specific Plan  (north of Rincon Creek)  Acreage: 760  Source: RSSR-2  Existing Zoning: Rocking K Specific Plan</p> <p>*Saguaro National</p>	Recommended various designations but no special area policy	Approved special area policy to allow transfer of densities beyond ½-mile south of *S.N. Park (East)	Recommended same as BOS
<p>Map Referral Number: <b>B25</b>  Location: Immediately to the west of Rocking K development  Acreage: 96  Source: RSSR-2  Existing Zoning: GR-1, RH</p>	Recommended LIU 0.3	Approved LIU 1.2 (western 300'), LIU 3.0	<sup>(10)</sup> Recommended approval of LIU 0.3
<p>Map Referral Number: <b>B26</b>  Location: East of Camino Loma Alta and west of Coyote Creek  Acreage: ± 160  Source: RSSR-8  Existing Zoning: RH</p>	Recommended LIU 0.3	Approved LIU 1.2	Recommended same as BOS
<p>Map Referral Number: <b>B28</b>  Location: Santa Rita Ranch Specific Plan  Acreage: 160  Source: Property Owner  Existing Zoning: SP</p>	Recommended LIU 1.2	Approved LIU 3.0	Recommended same as BOS
<p><sup>(9)</sup> Since the Commission and Board actions are equivalent and the Rincon Southeast/Santa Rita subregional plan was readopted, no new action is required.</p>			<b>RSE/SR Subregion plan recommended for readoption same as BOS with exceptions<sup>(10)</sup></b>
			<b><sup>(11)</sup> Review of Airport Growth area as part of 2002 Plan Amendment process</b>

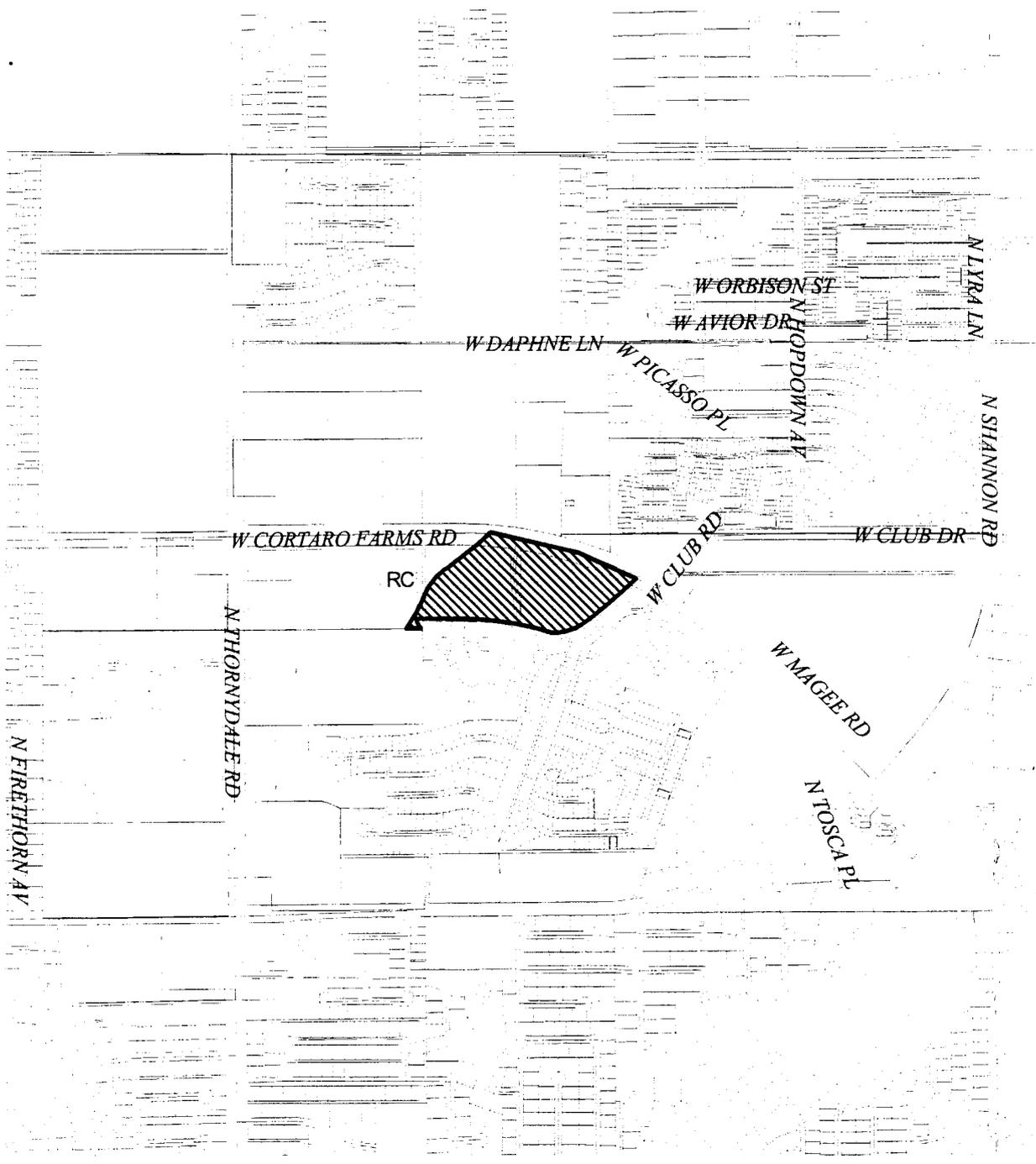
	December 2001 P&Z Commission	Board of Supervisors	January 2002 P&Z Commission
<b>Western Pima County Subregion</b>			
Land Use Element, maps, and plan for the Western PC Subregion	Deferred action	Deferred action	<b>Recommended for adoption plus<sup>(12)</sup></b>
Special area policy to allow industrial rezonings (Lukeville)	Deferred action	Deferred action	<sup>(12)</sup> <b>Recommend ed approval of Urban Industrial (I) designation for Lukeville</b>
<b>All Subregion Actions</b>			
			<b>Recommended readoption of policies</b>
			<b>Recommend adoption of the new RT/RC definitions policy</b>
			<b>Designation of C.O.T. as growth area</b>
			<b>Adopt all plan amendments per BOS excluding Co7-01-15</b>

**\*\*S-22:**

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.

The following pages, **40** through **93** contain the **Maps Related to Planning and Zoning Commission Recommendations and Board of Supervisors Decisions.**



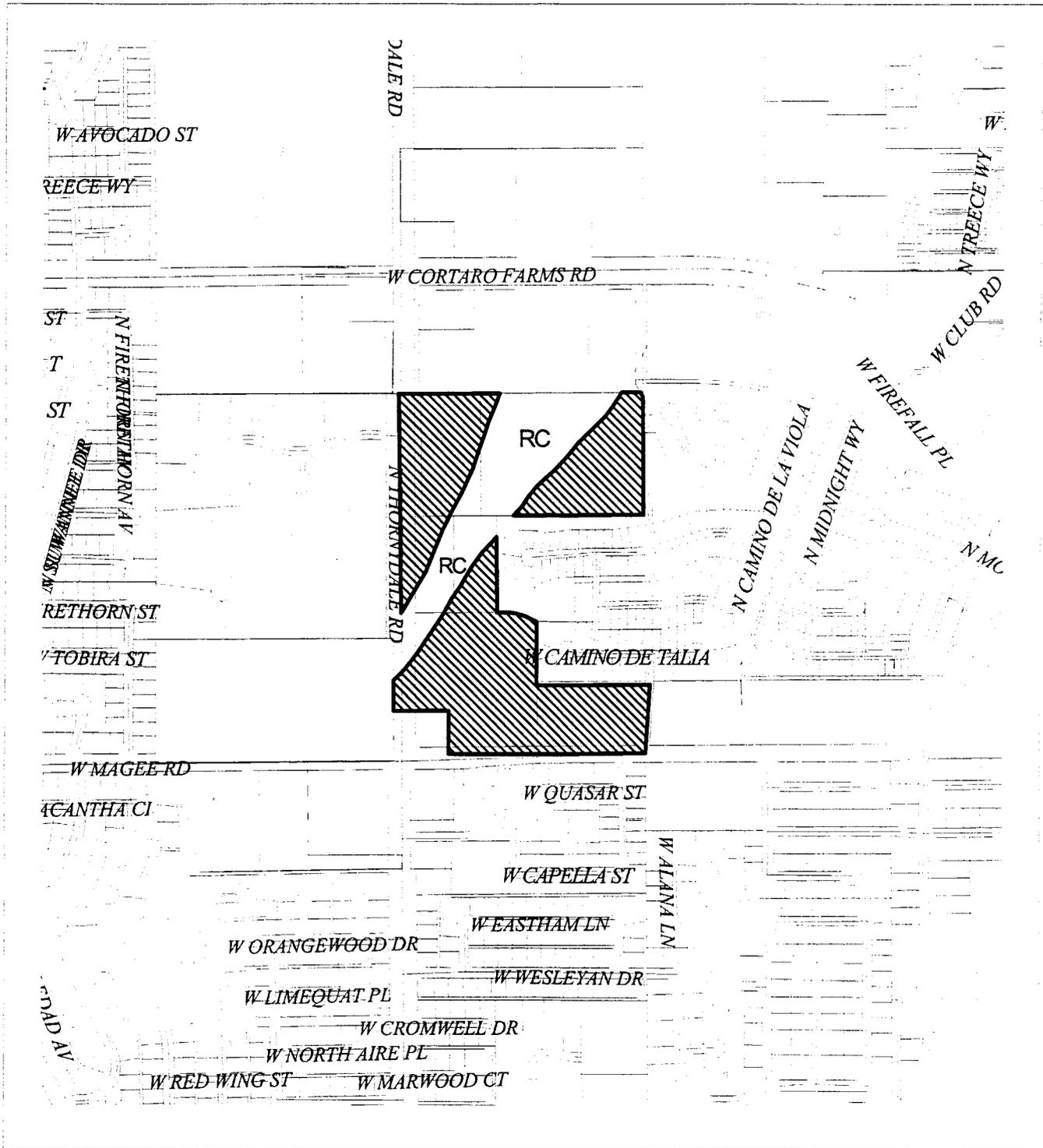


**B2**

Parcel #: 225-32-048A  
225-32-0470

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002





**B3**

Parcel #: 225-30-033B,  
 225-30-033D, 225-30-051B,  
 225-32-051E, 225-32-050C,  
 225-32-051G

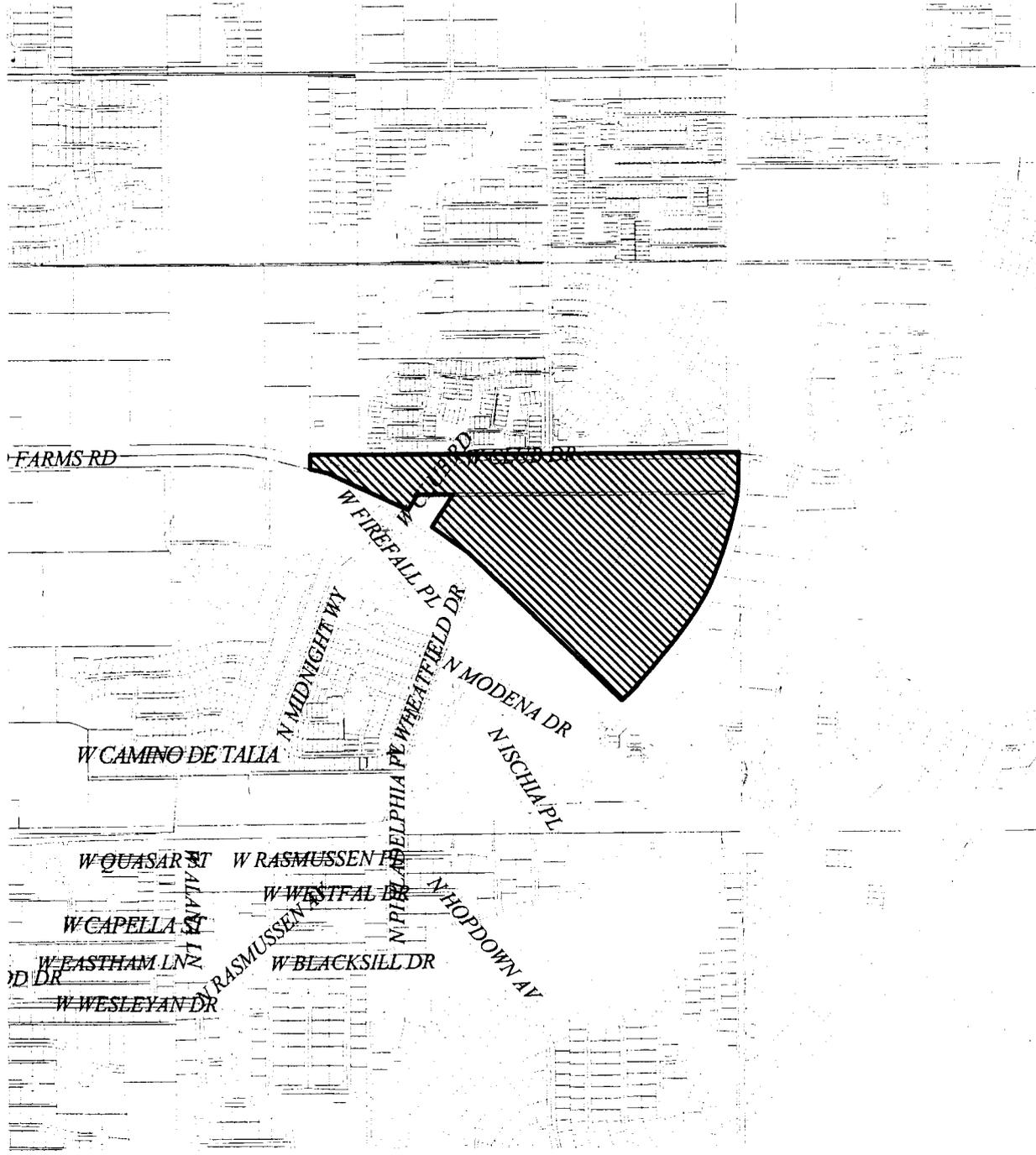
Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002









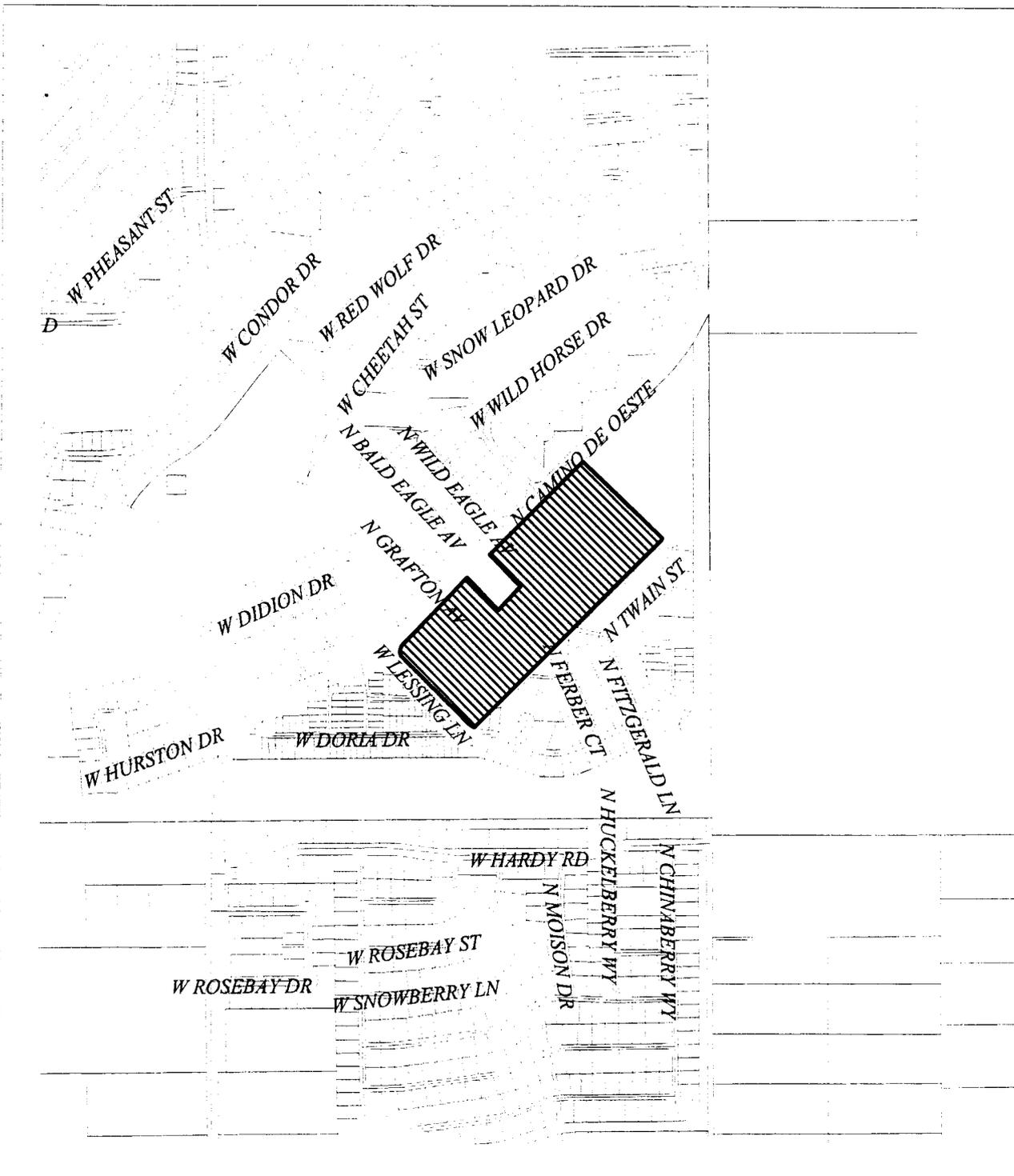


**B7**

Parcel #: 225-32-0040,  
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 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



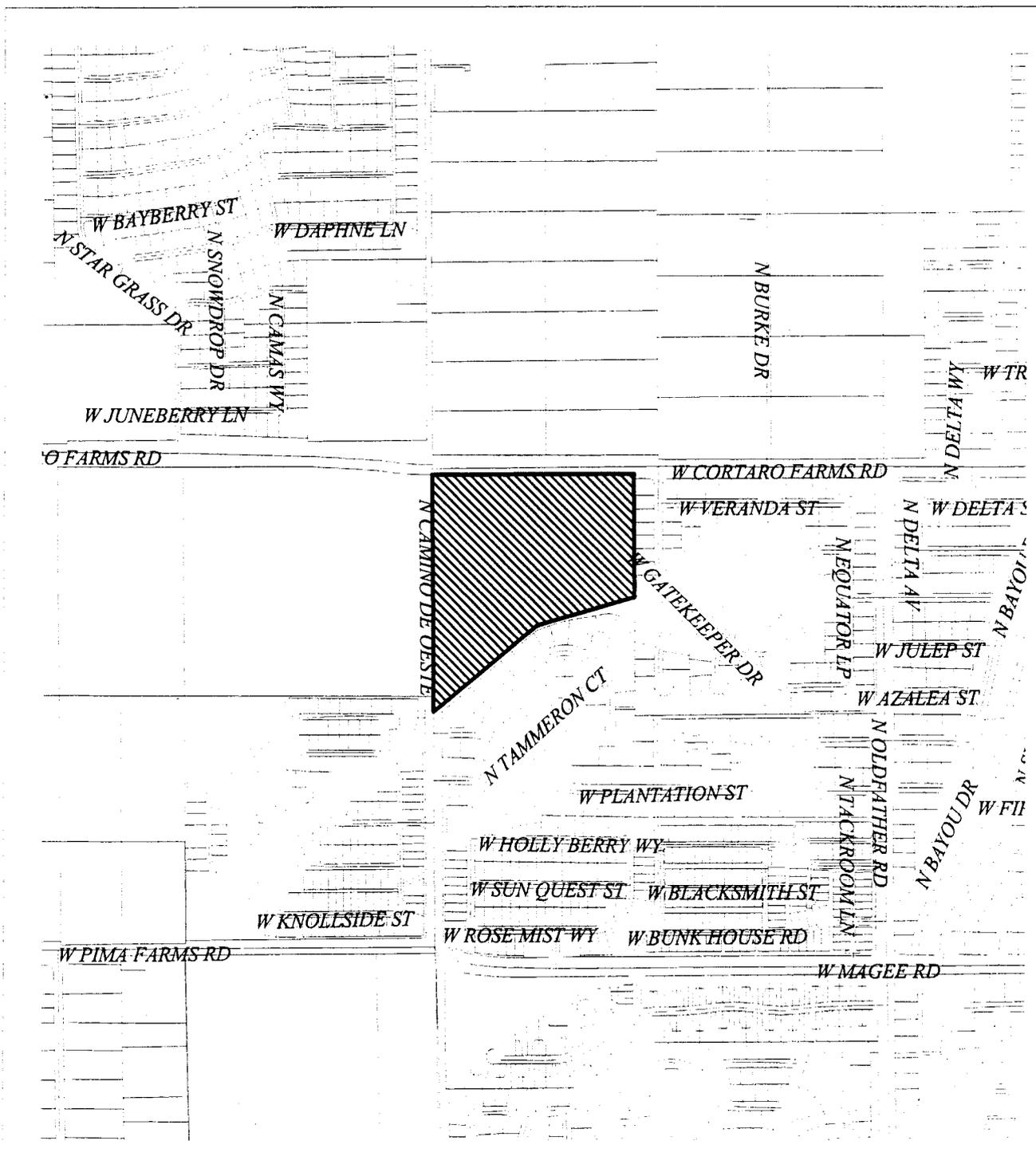


**B8**

Parcel #: 221-11-1320,  
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 221-11-1280, 221-11-1270

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 03/21/2002



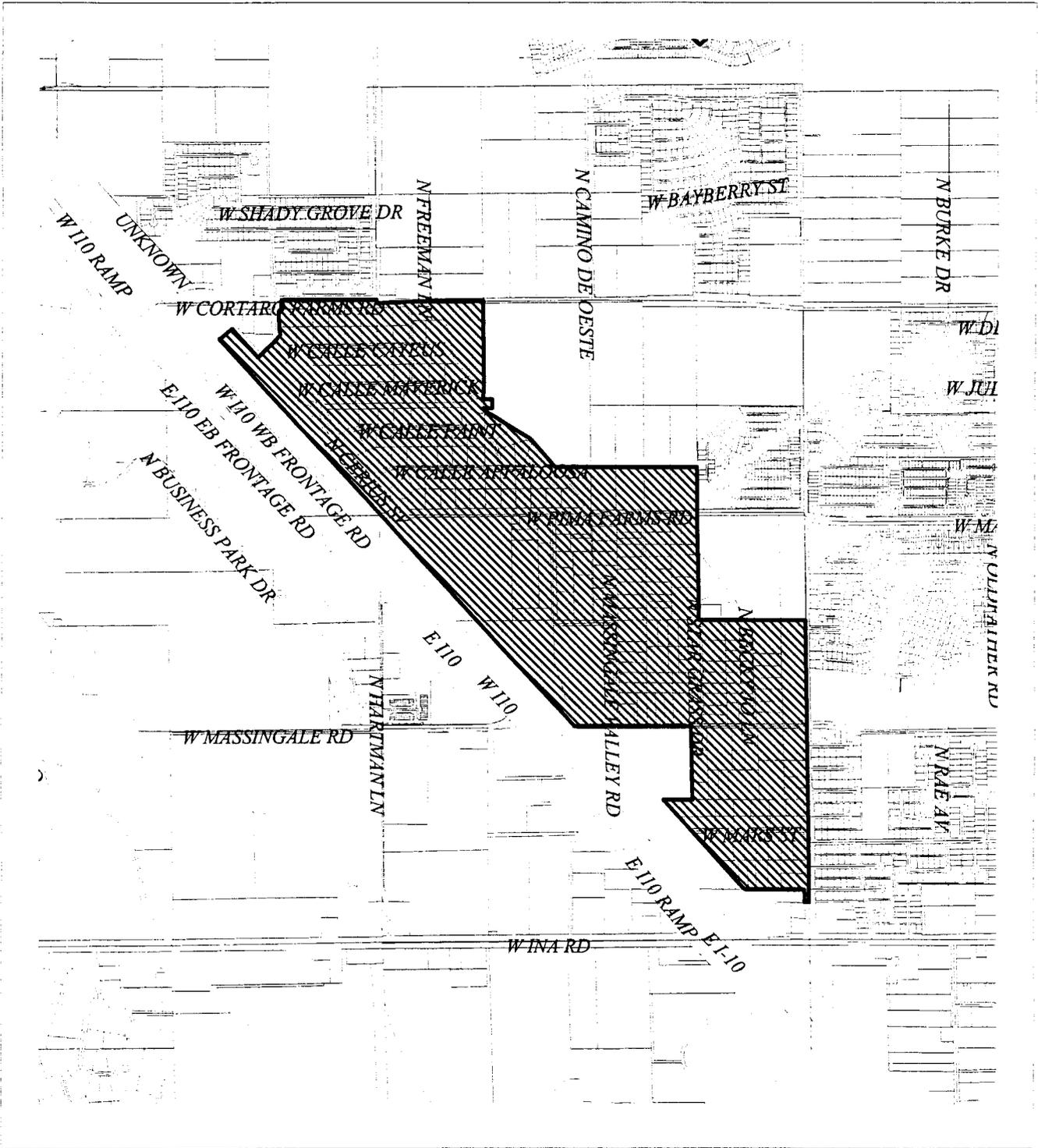


**B9**

Parcel #: 225-33-059K

Pima County Development Services  
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 03/21/2002





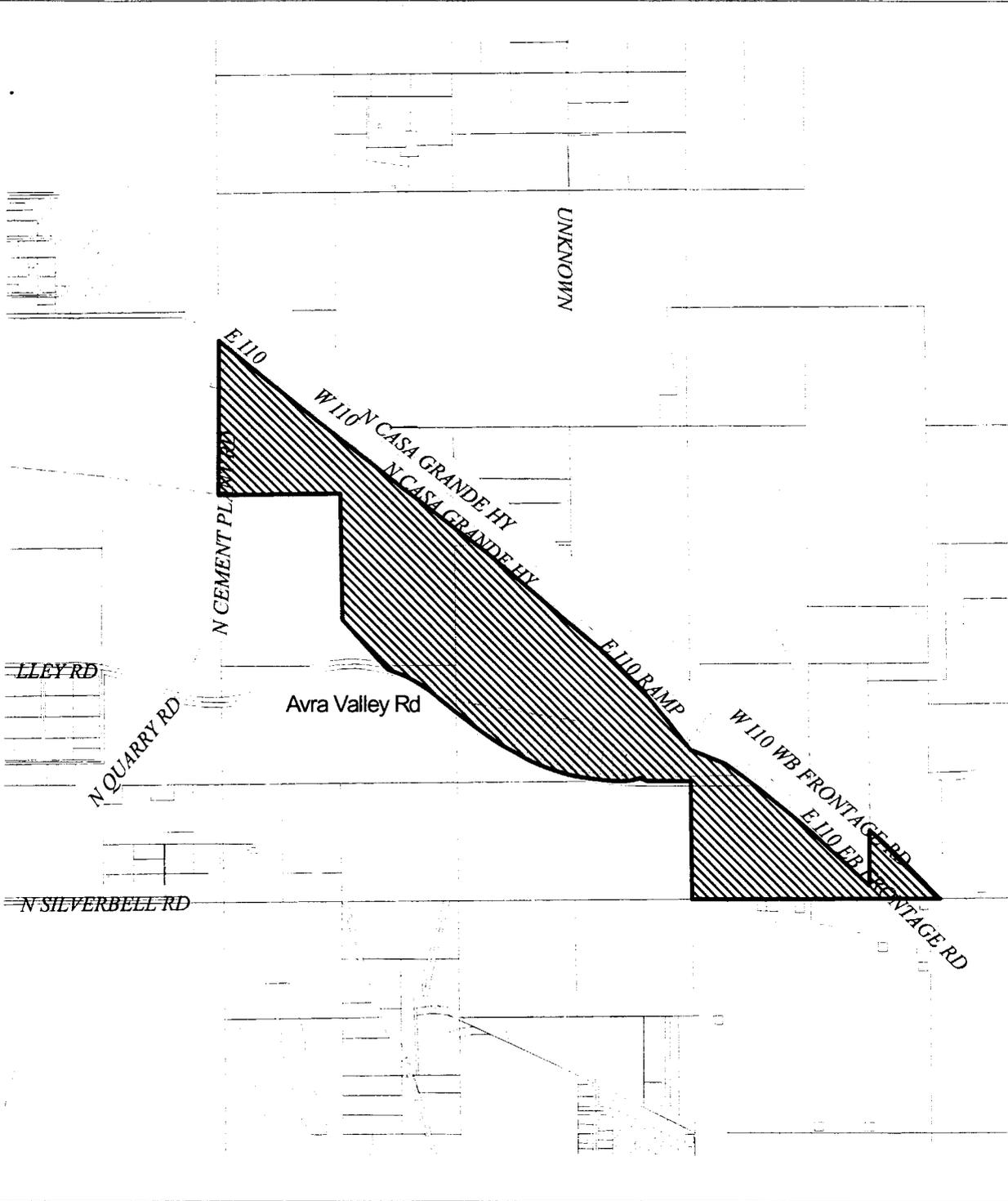
**B10**

Parcel #: Multiple

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 03/21/2002





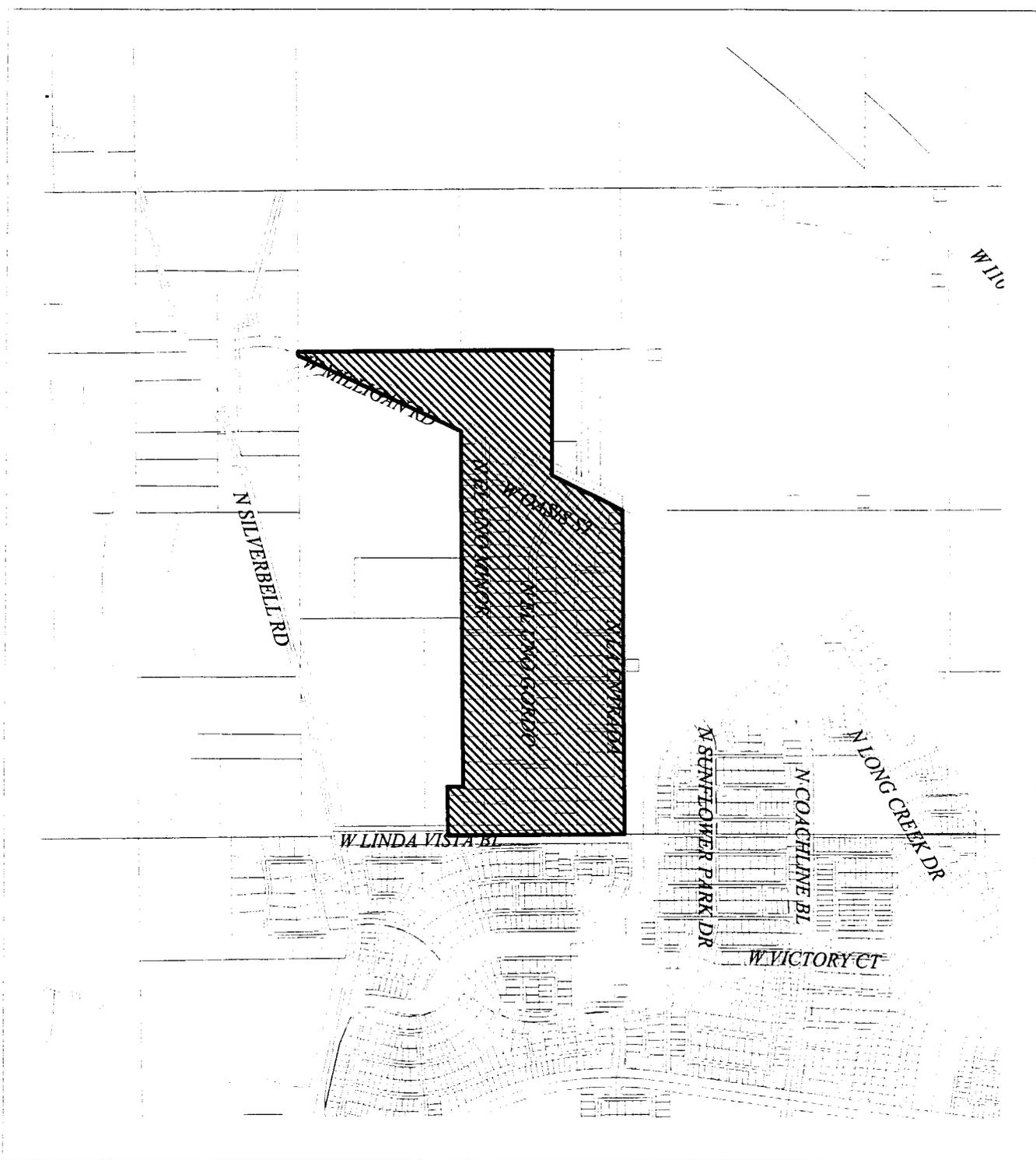


**B12**

Parcel #: Multiple

Pima County Development Services  
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 03/21/2002



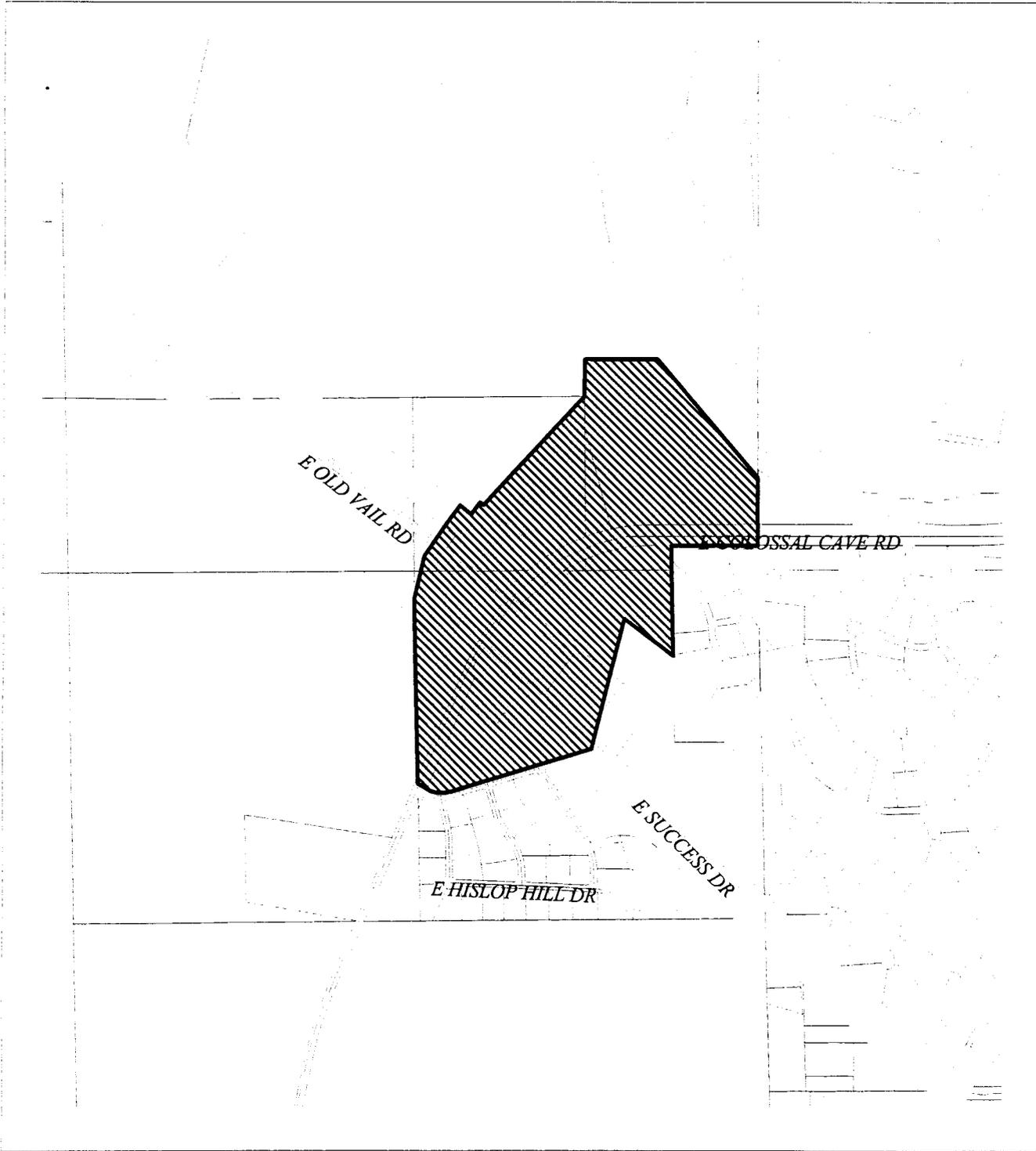


**B13**

Parcel #: Multiple

Pima County Development Services  
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 Comprehensive Plan Section  
 03/21/2002



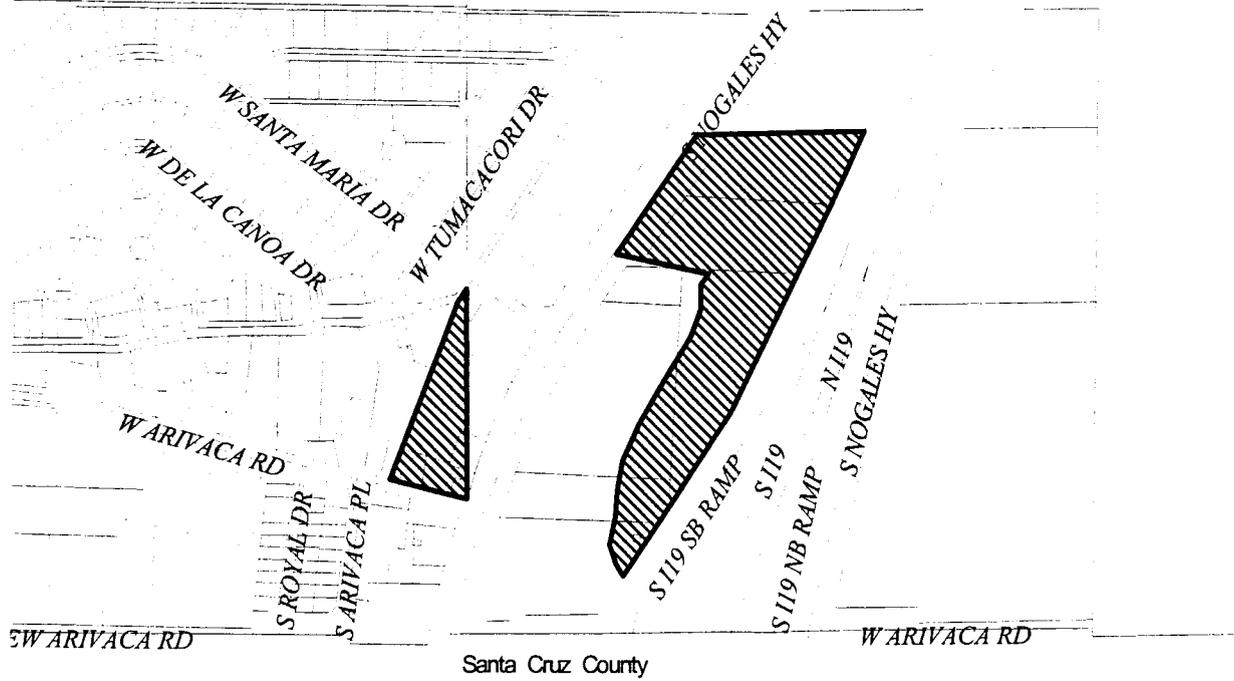


**B14**

Parcel #: Multiple

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 Comprehensive Plan Section  
 03/21/2002





Santa Cruz County

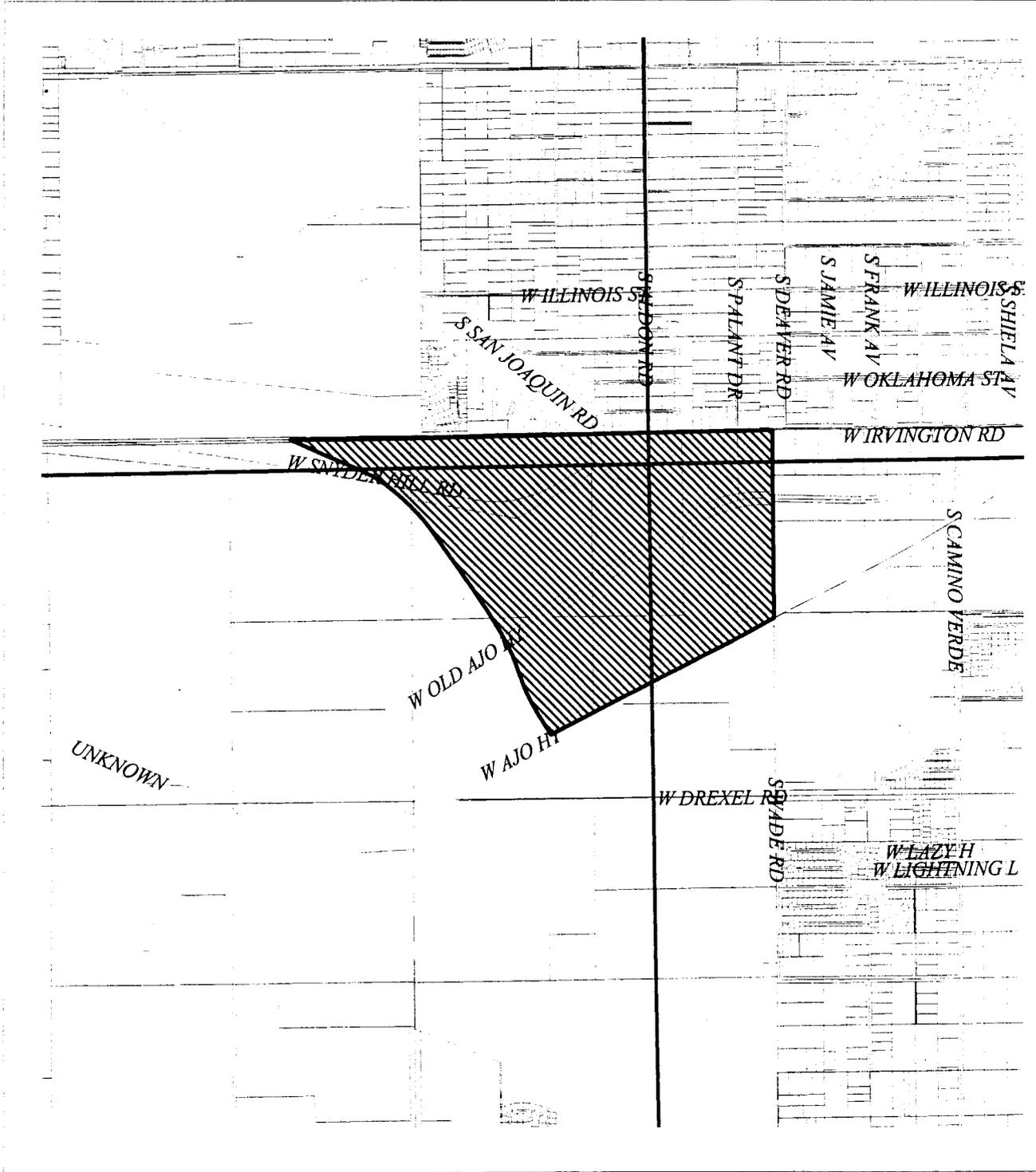


**B15**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



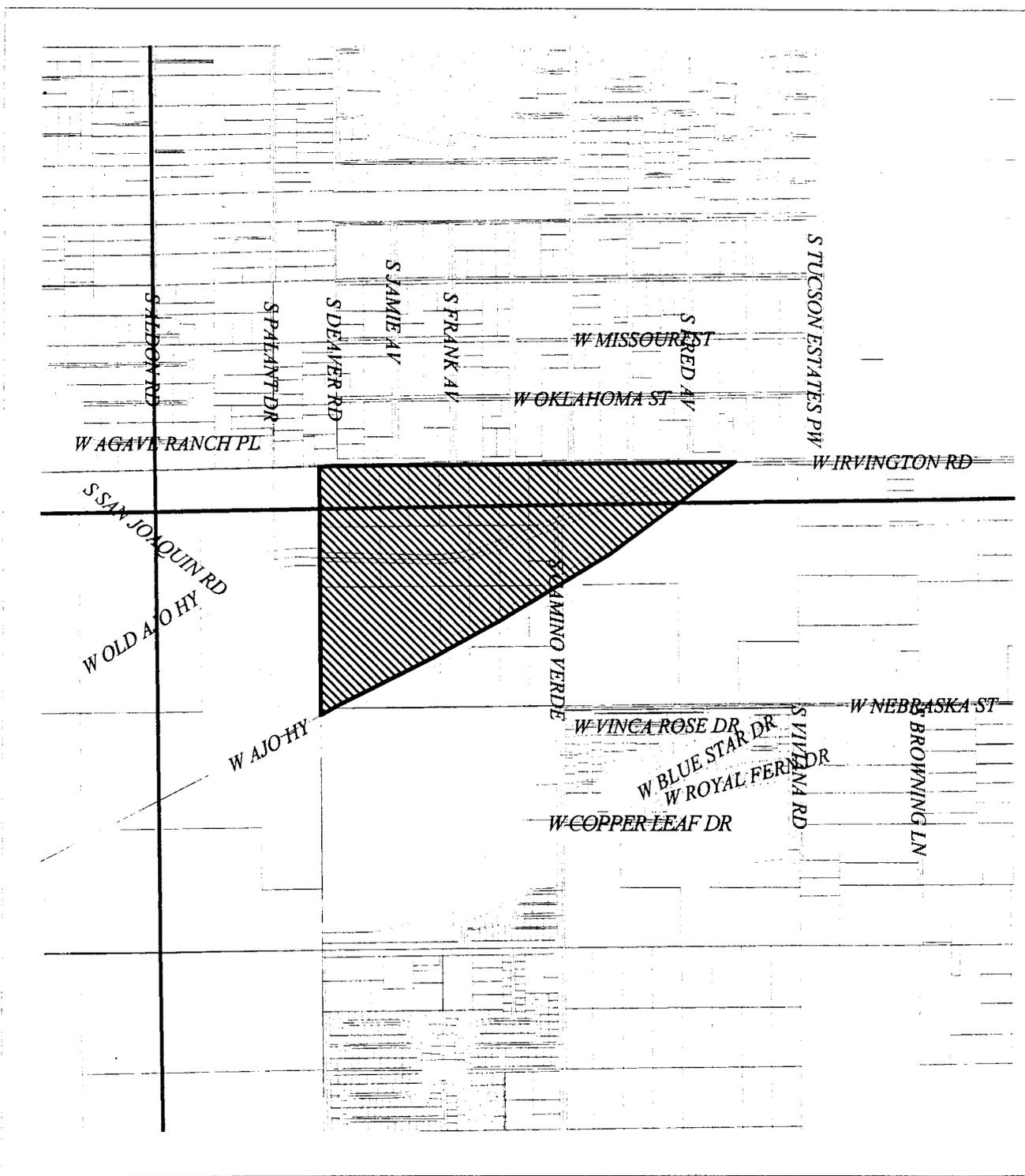


**B16a**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002





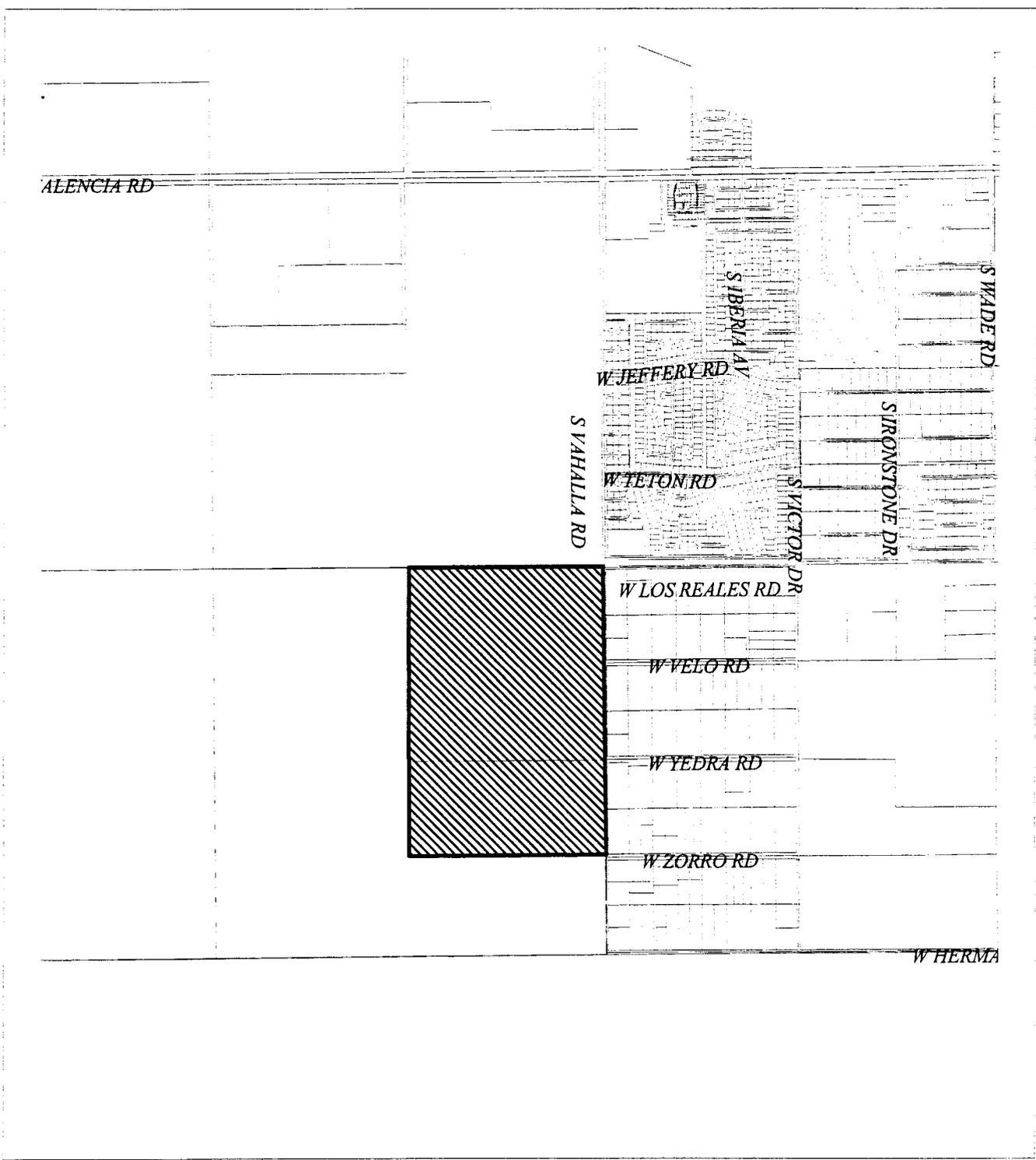
**B16b**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002





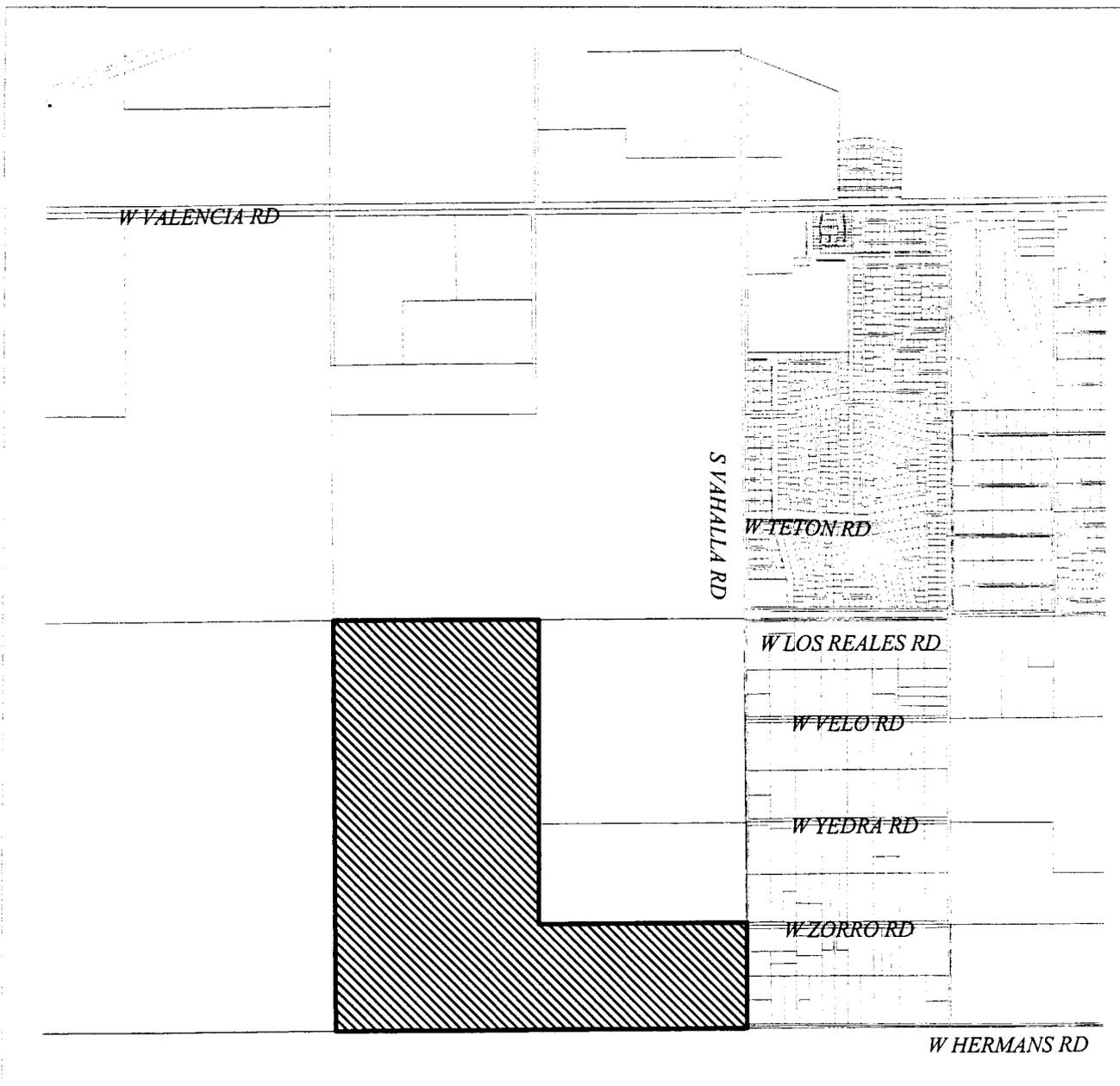


**B16d**

Parcel #: 210-40-023C  
210-40-023D

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



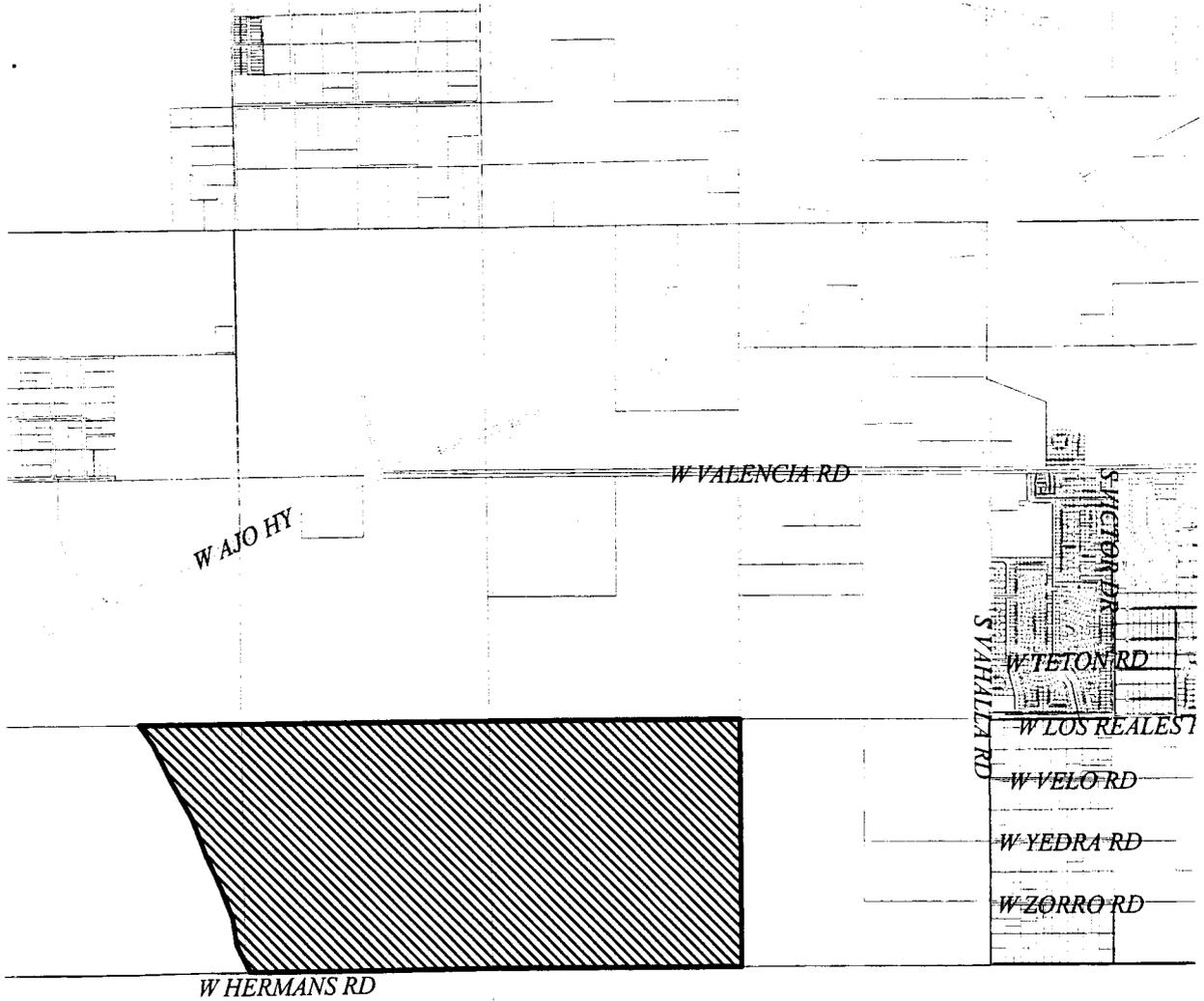


**B16e**

Parcel #: 210-40-023C

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



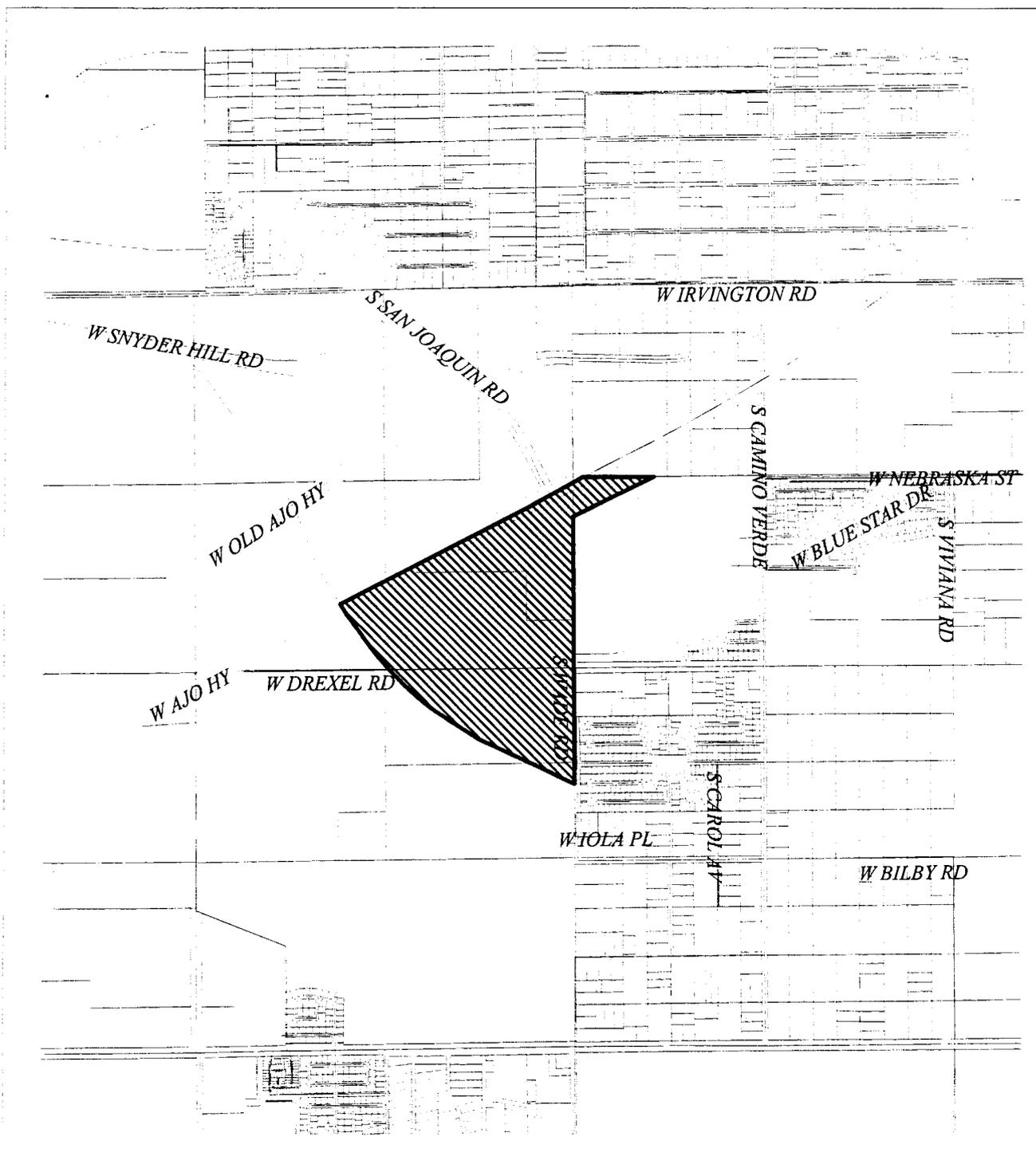


**B16f**

Parcel #: 210-40-023B,  
209-22-0010, 209-22-0020

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



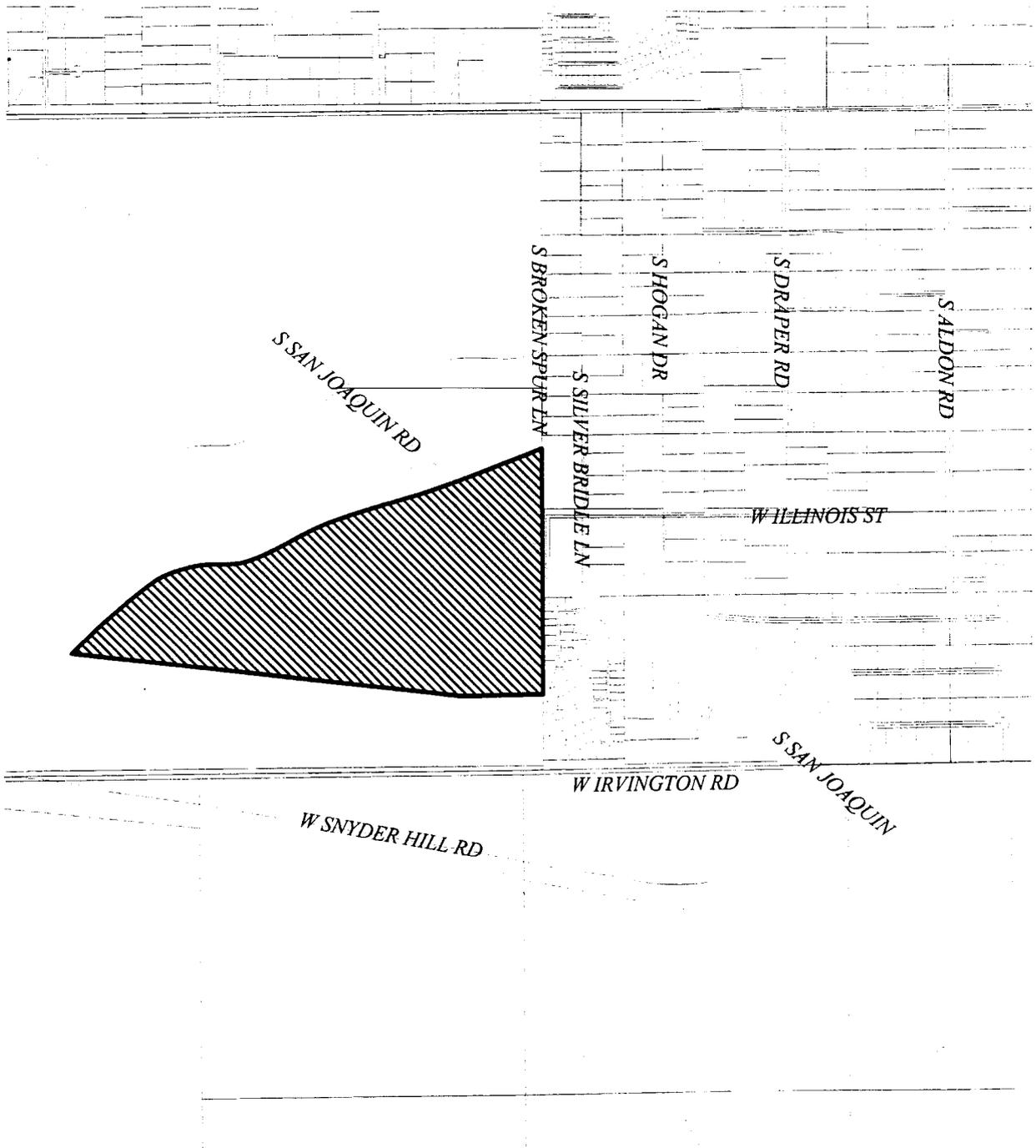


**B16g**

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Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



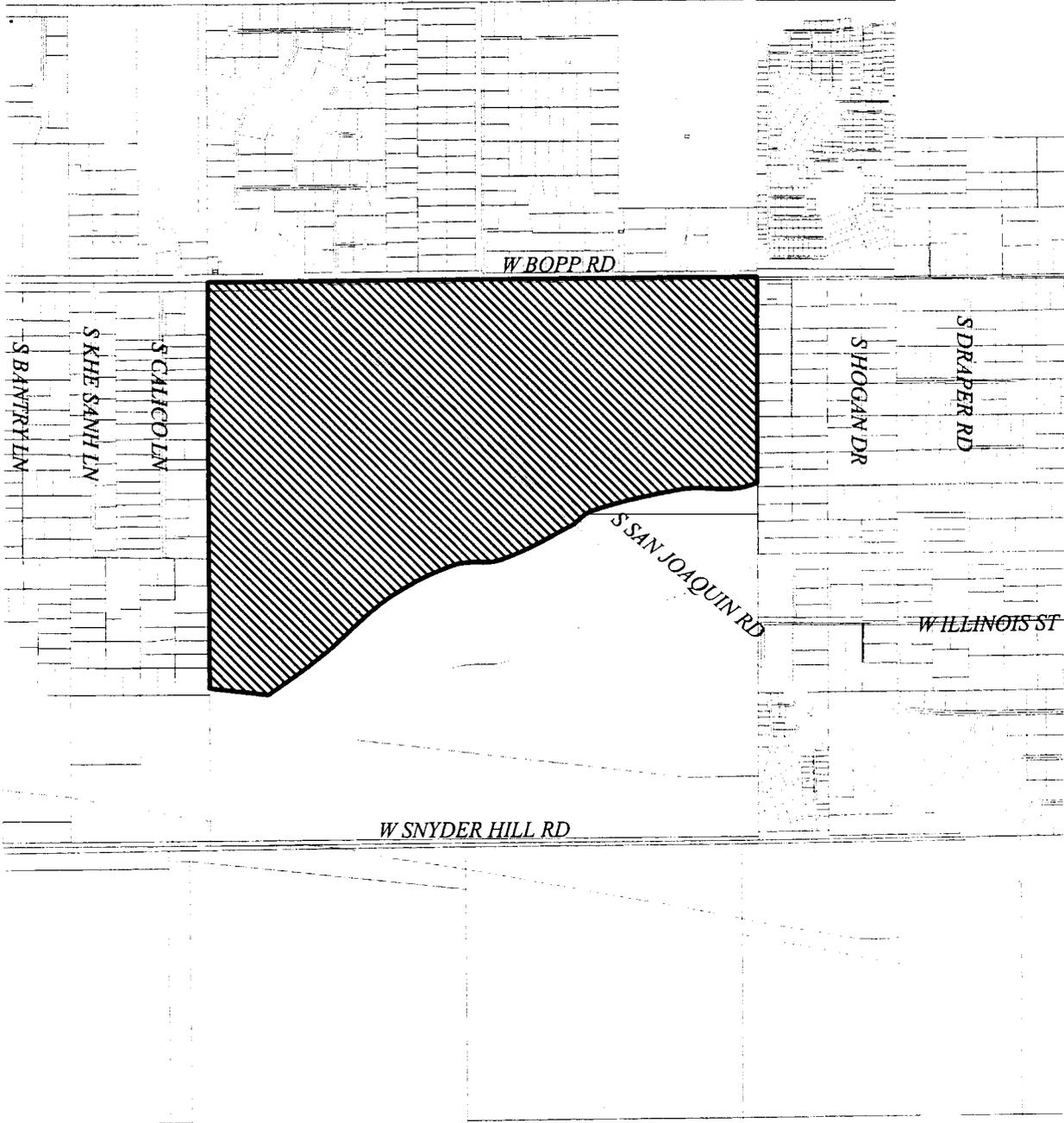


**B16h**

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Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



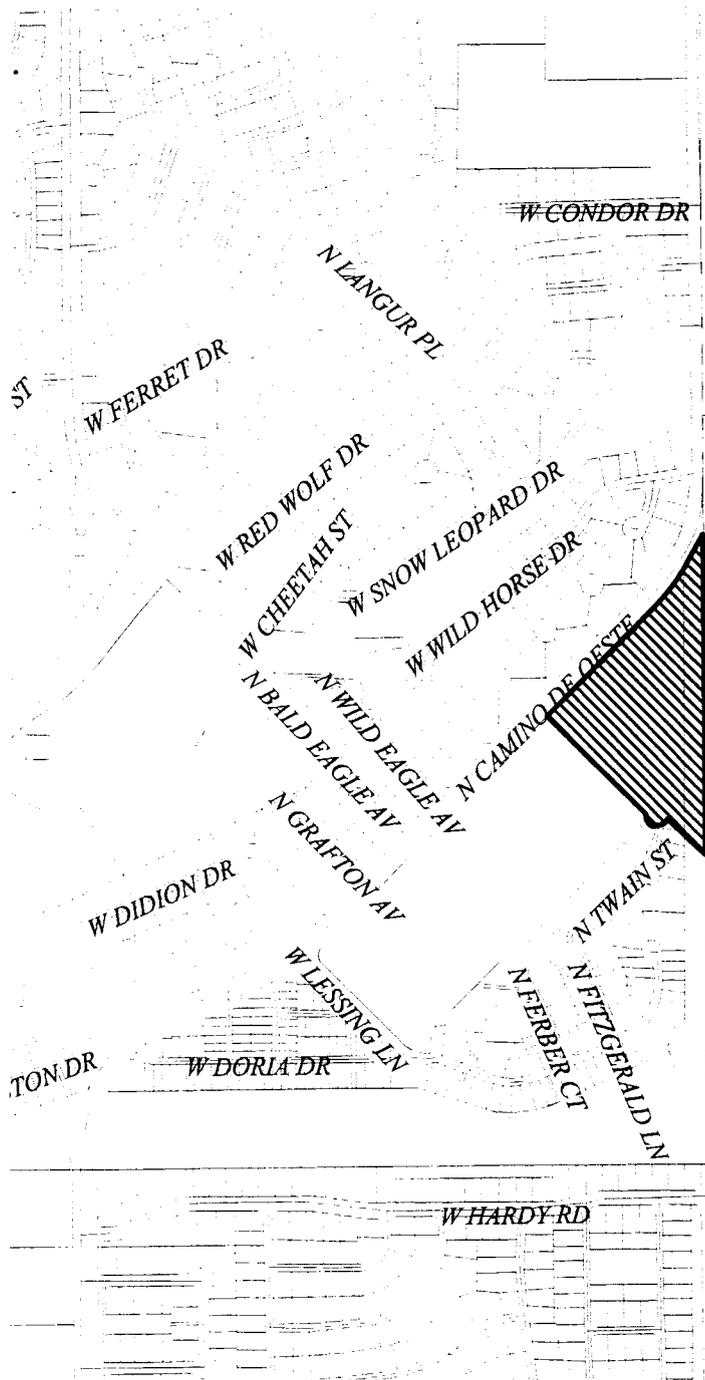


**B16i**

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Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



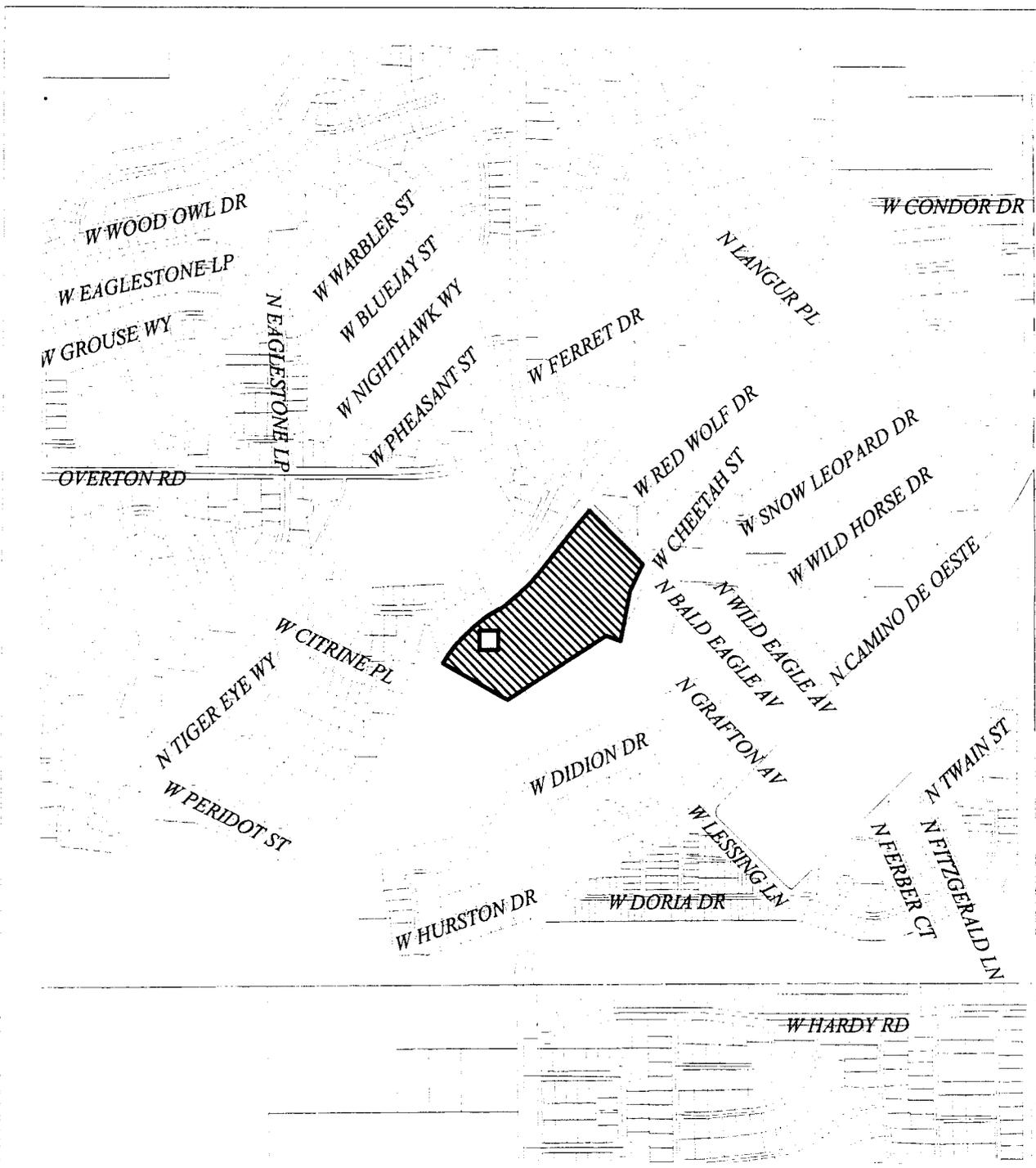


**B17a**

Parcel #: 221-11-1270

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002





**B17b**

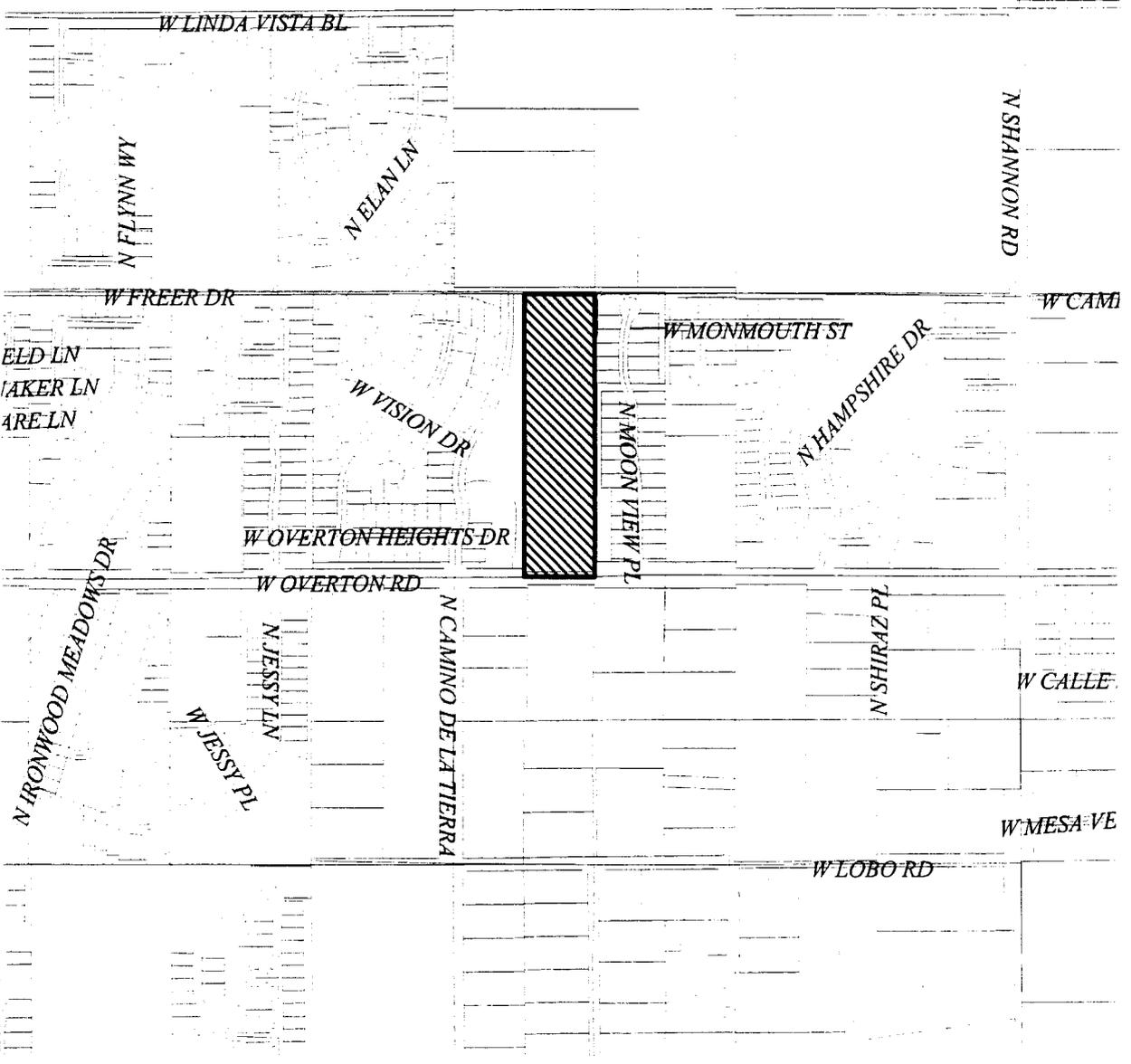
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Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002







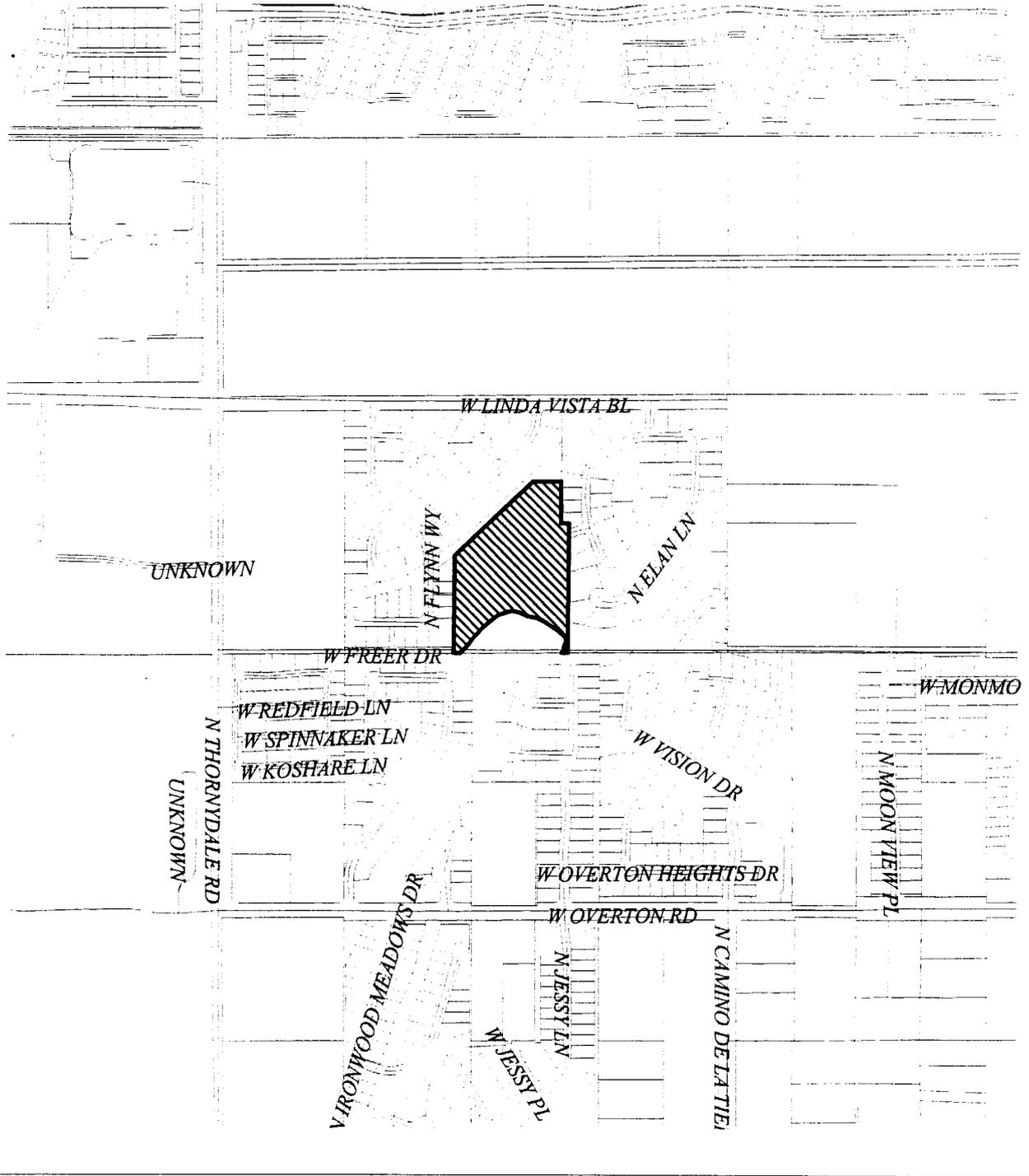


**B17e**

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Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



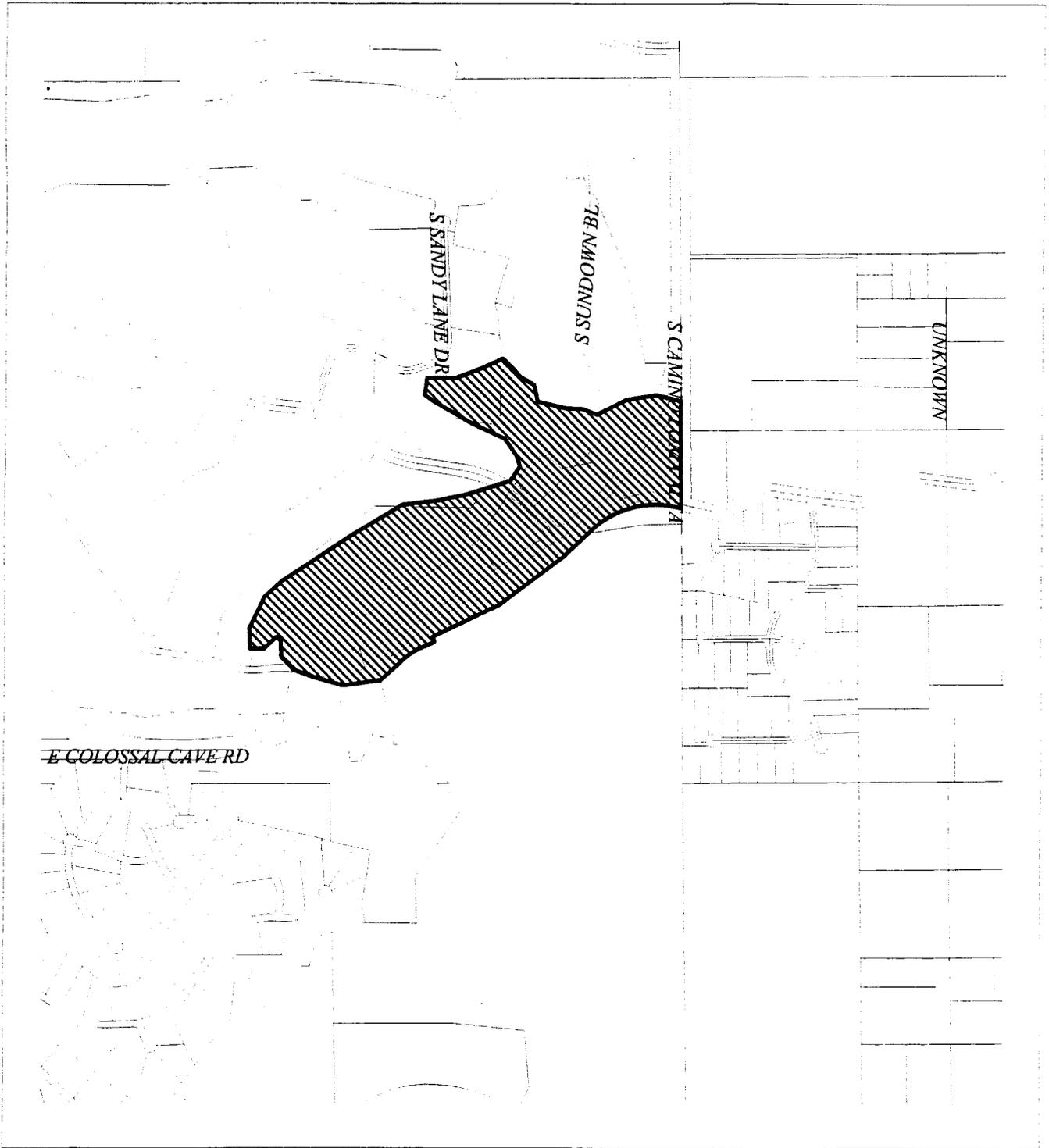


**B17f**

Parcel #: 225-02-004G

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



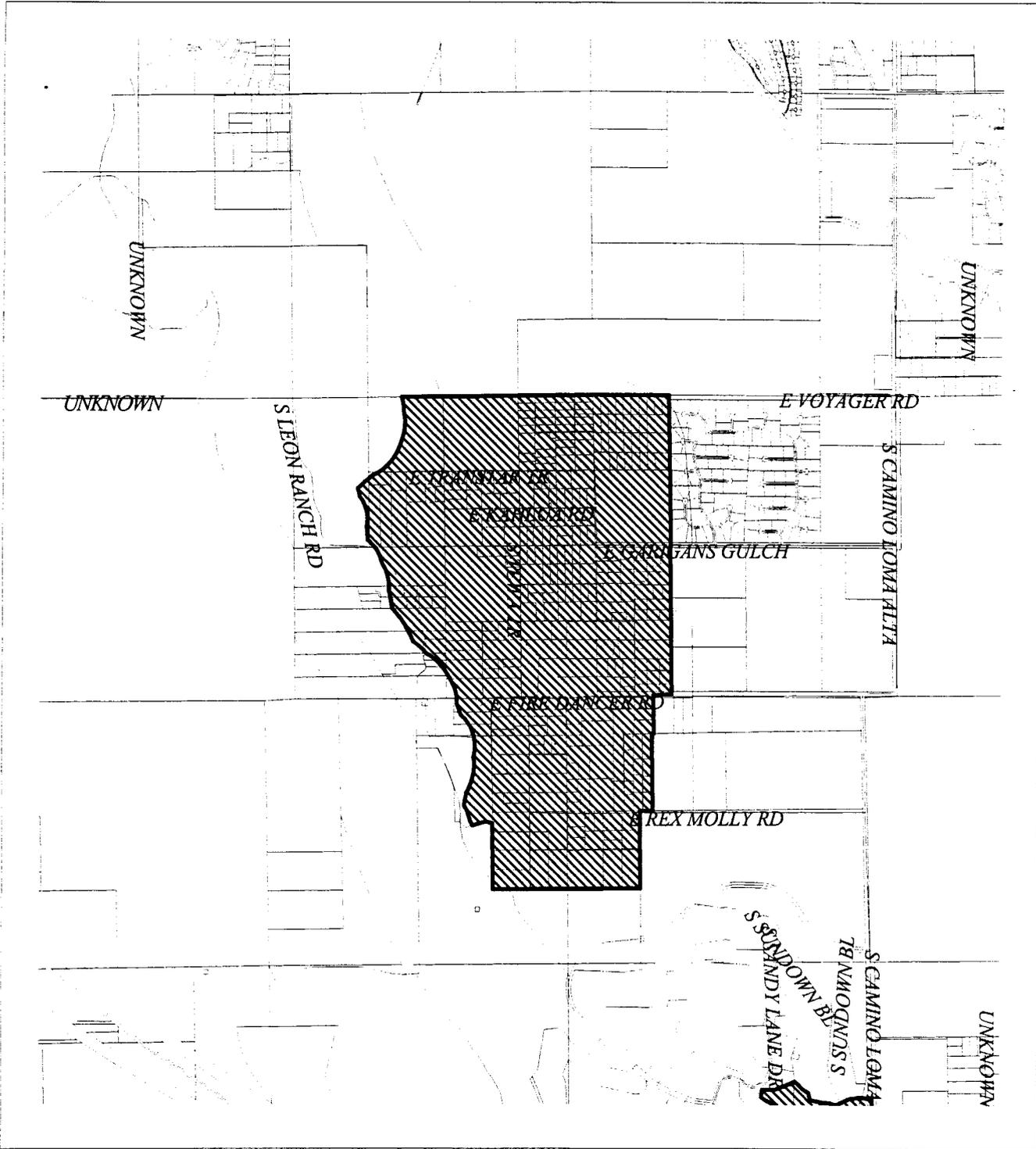


**B18a**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



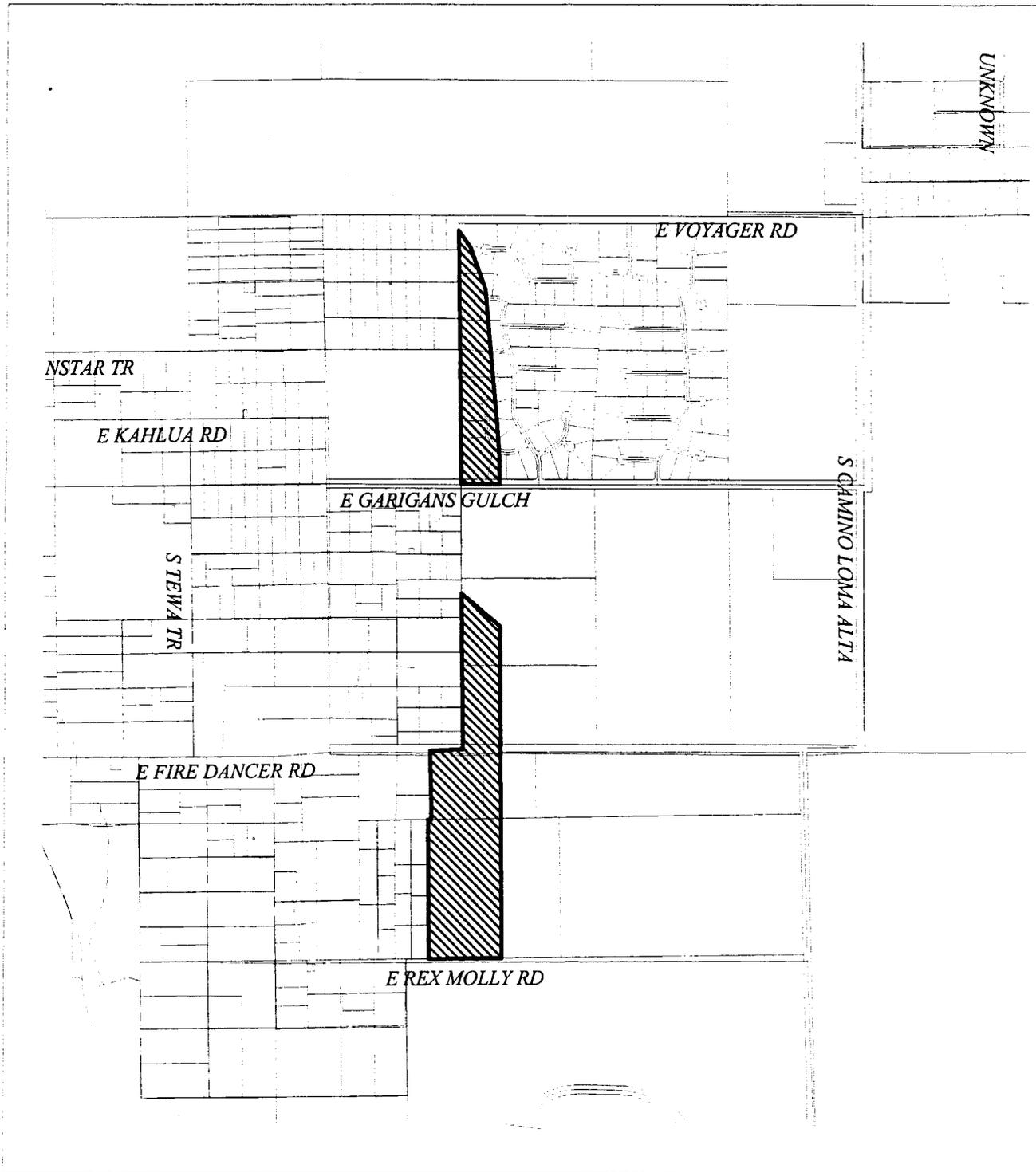


**B18b**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



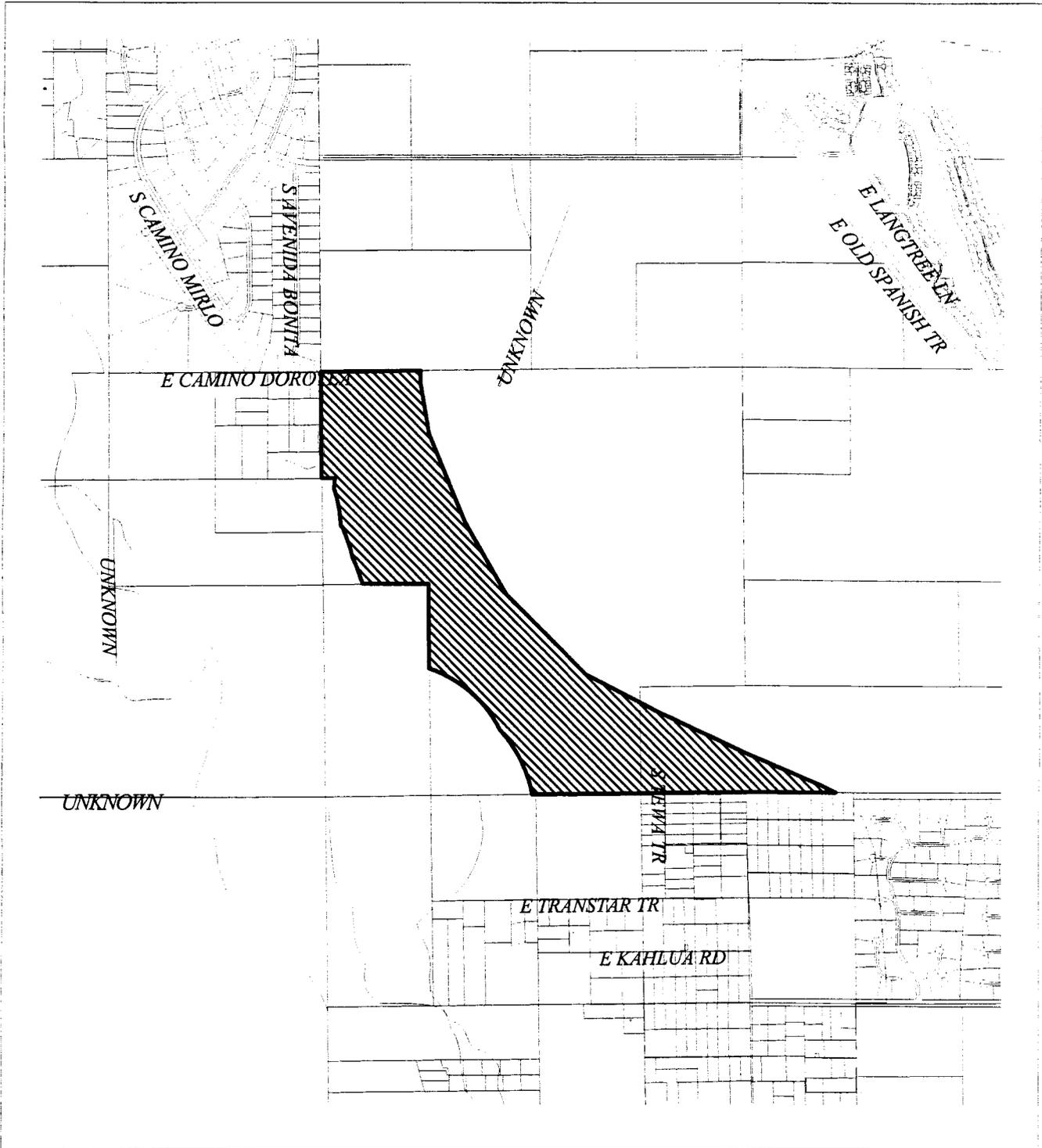


**B18c**

Parcel #: Multiple

Pima County Development Services  
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 Comprehensive Plan Section  
 03/21/2002



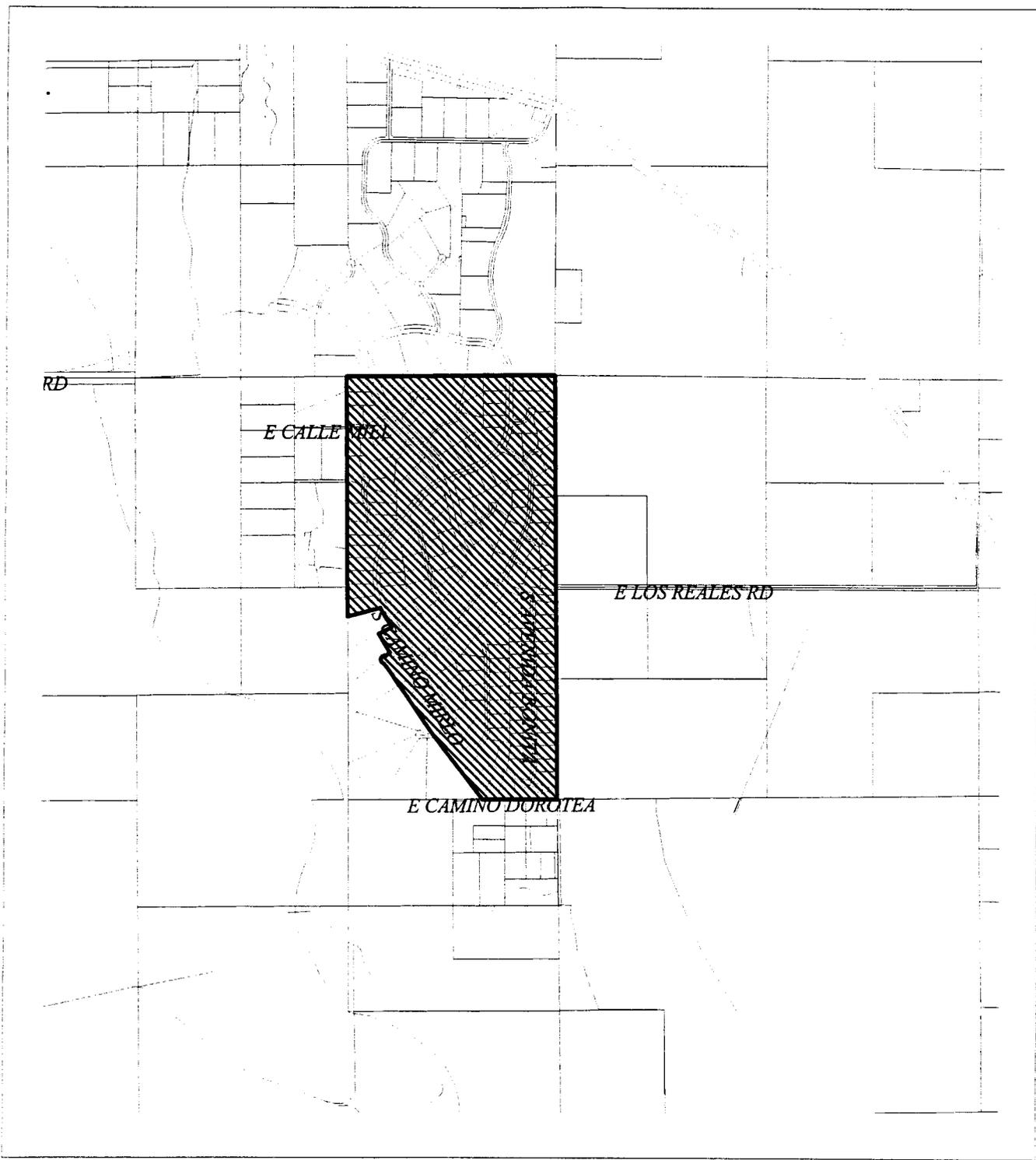


**B18d**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002

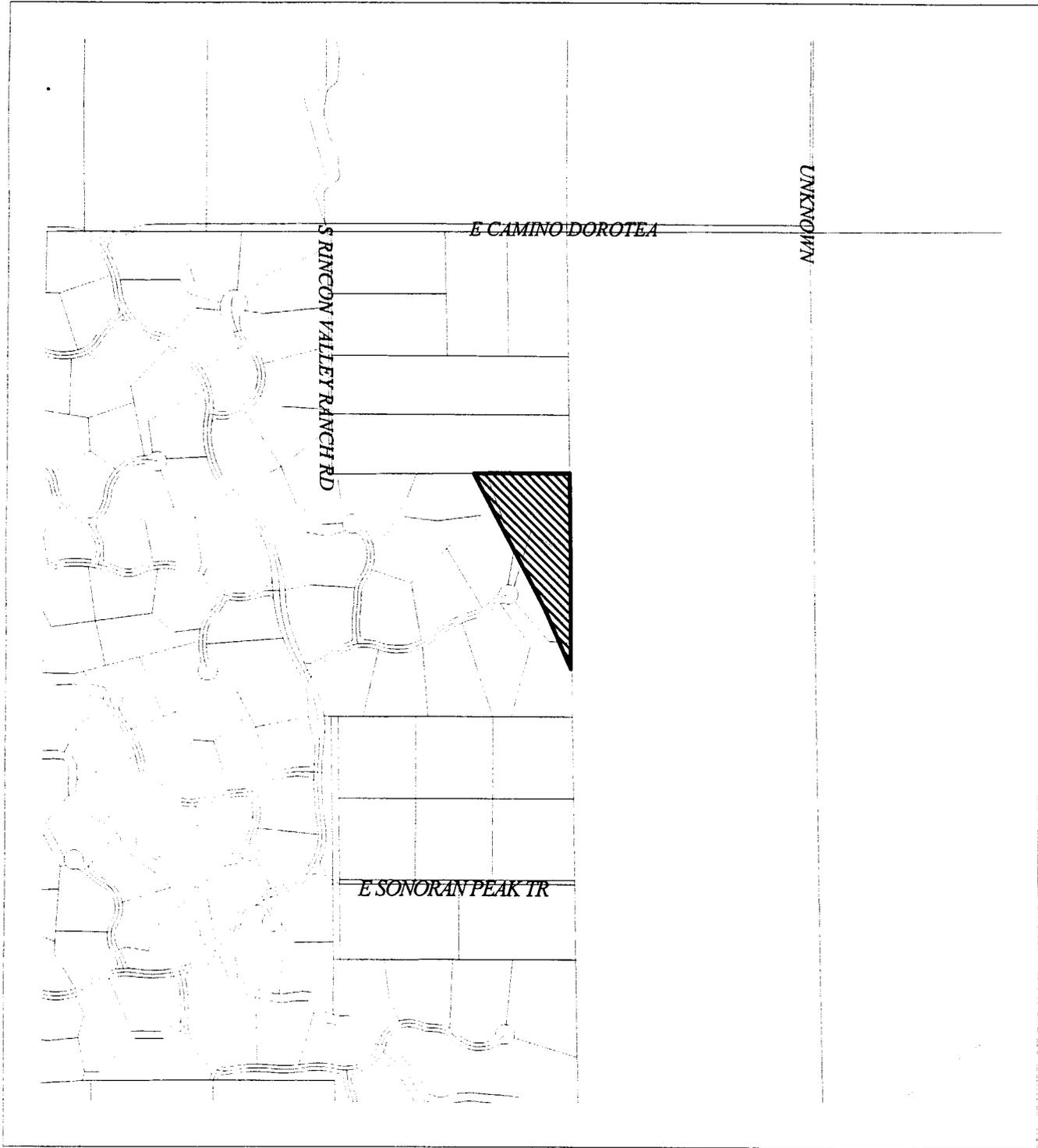




**B18e** Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



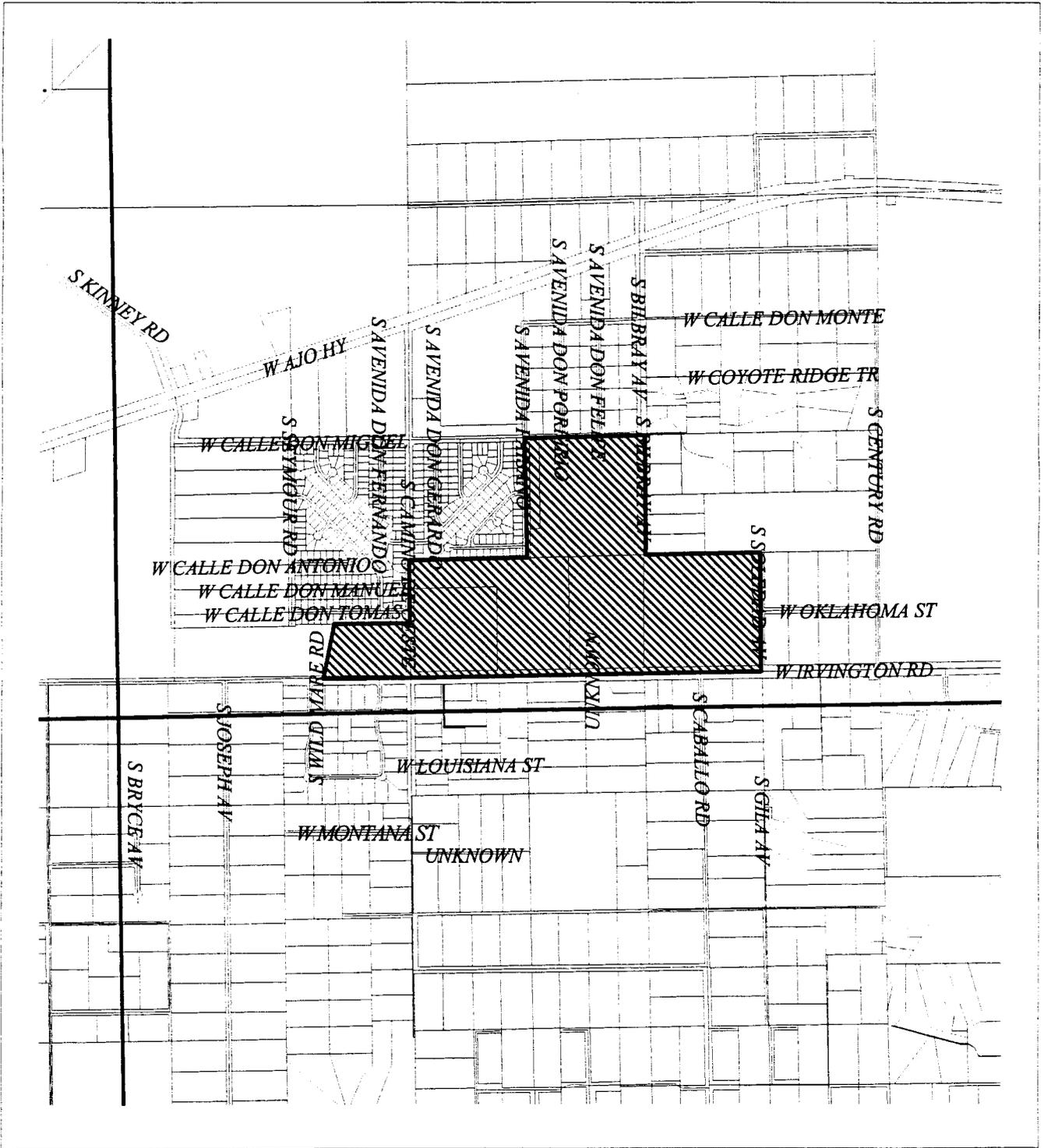


**B18f**

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Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



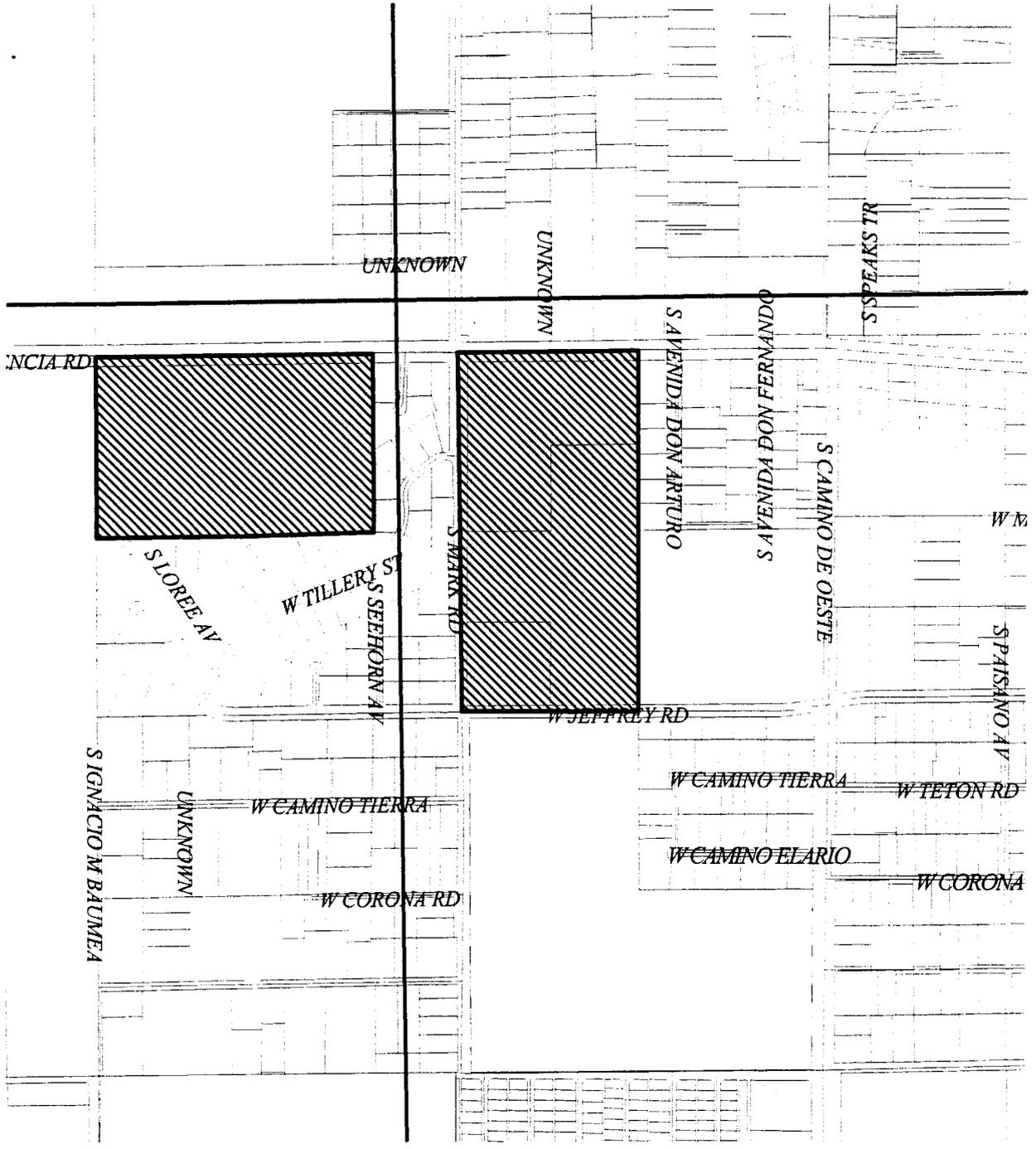


**B19a**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002





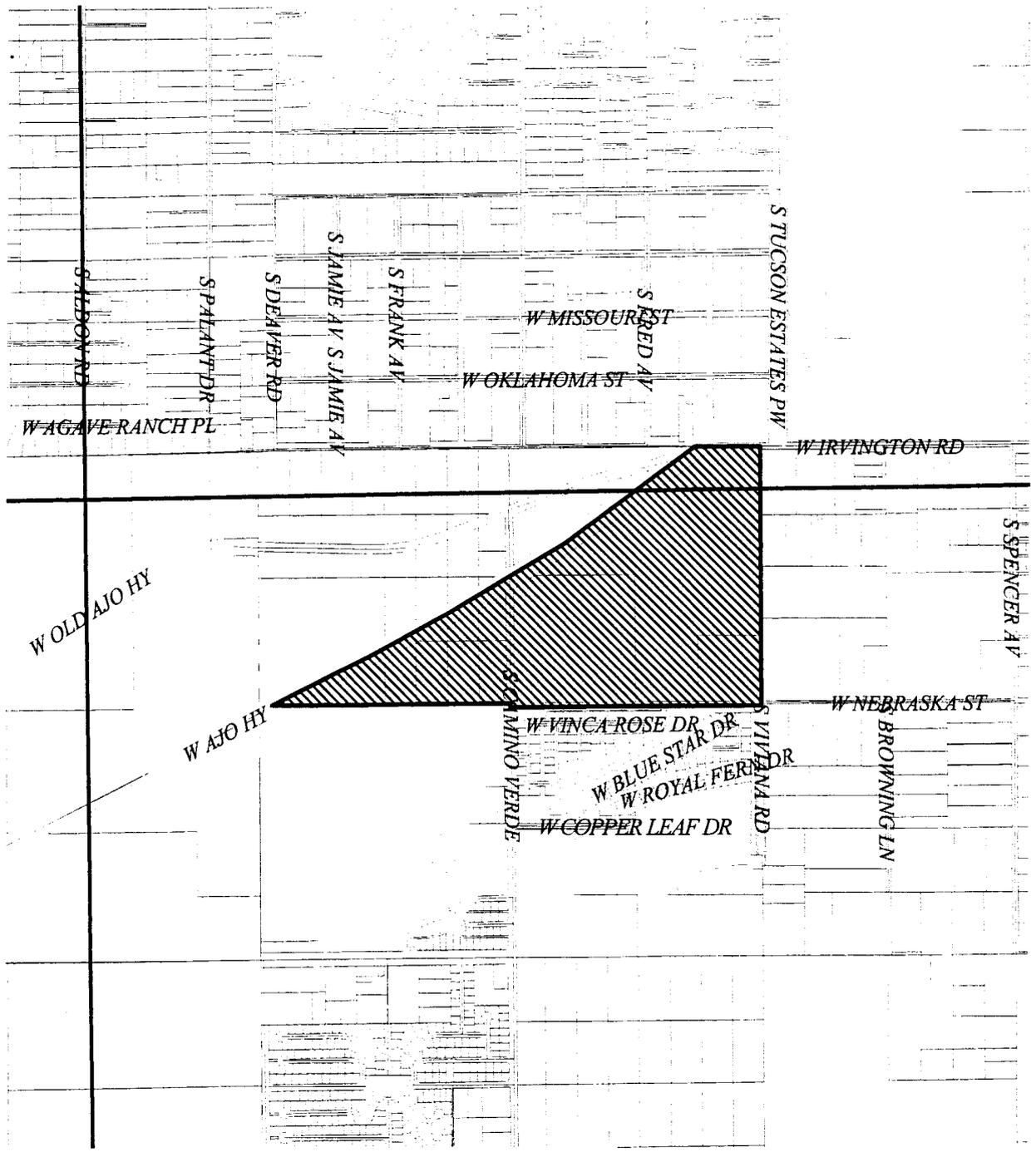
**B19b**

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210-25-0250

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002





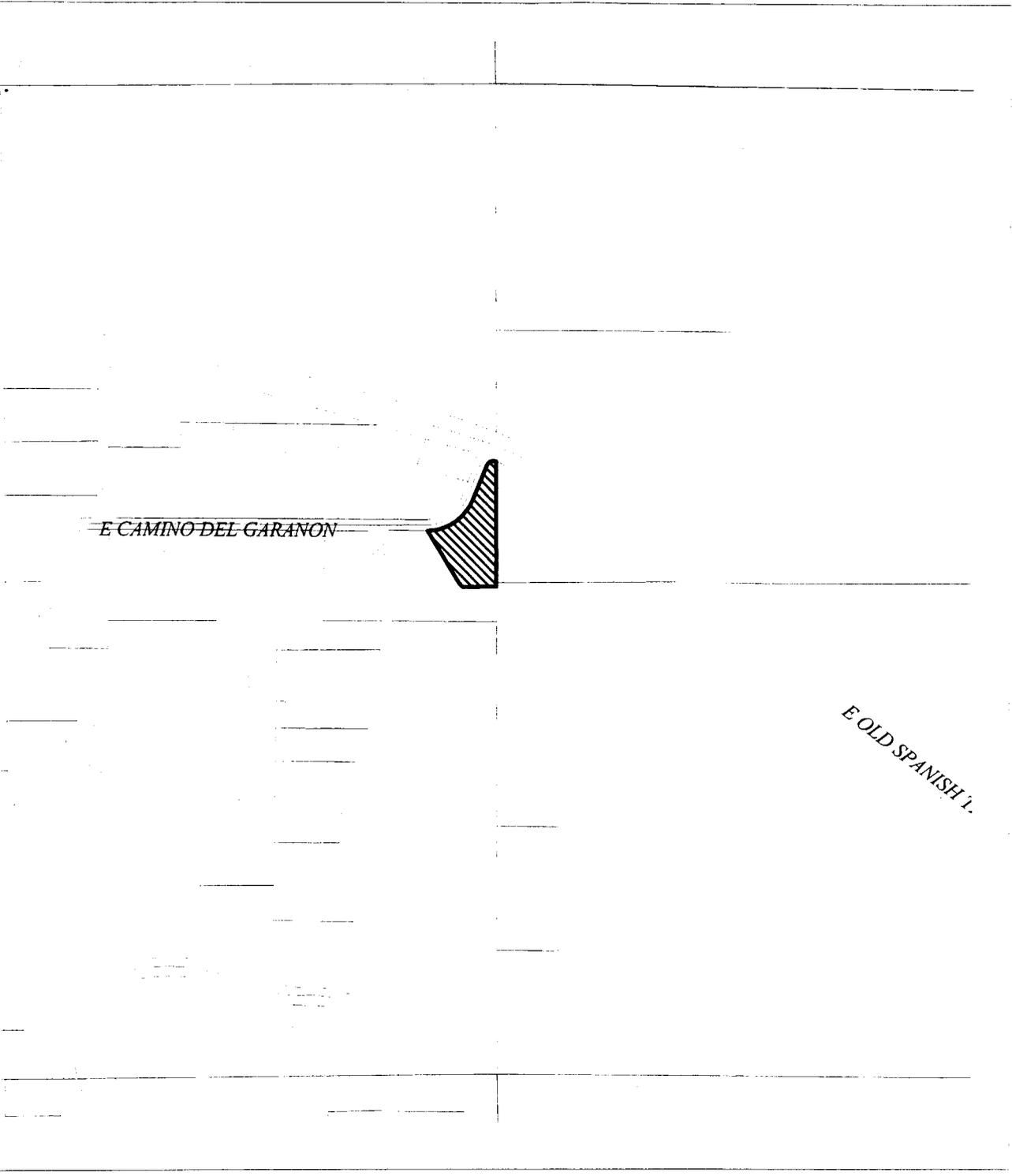


**B19d**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002





E CAMINO DEL GARANON

E OLD SPANISH L.



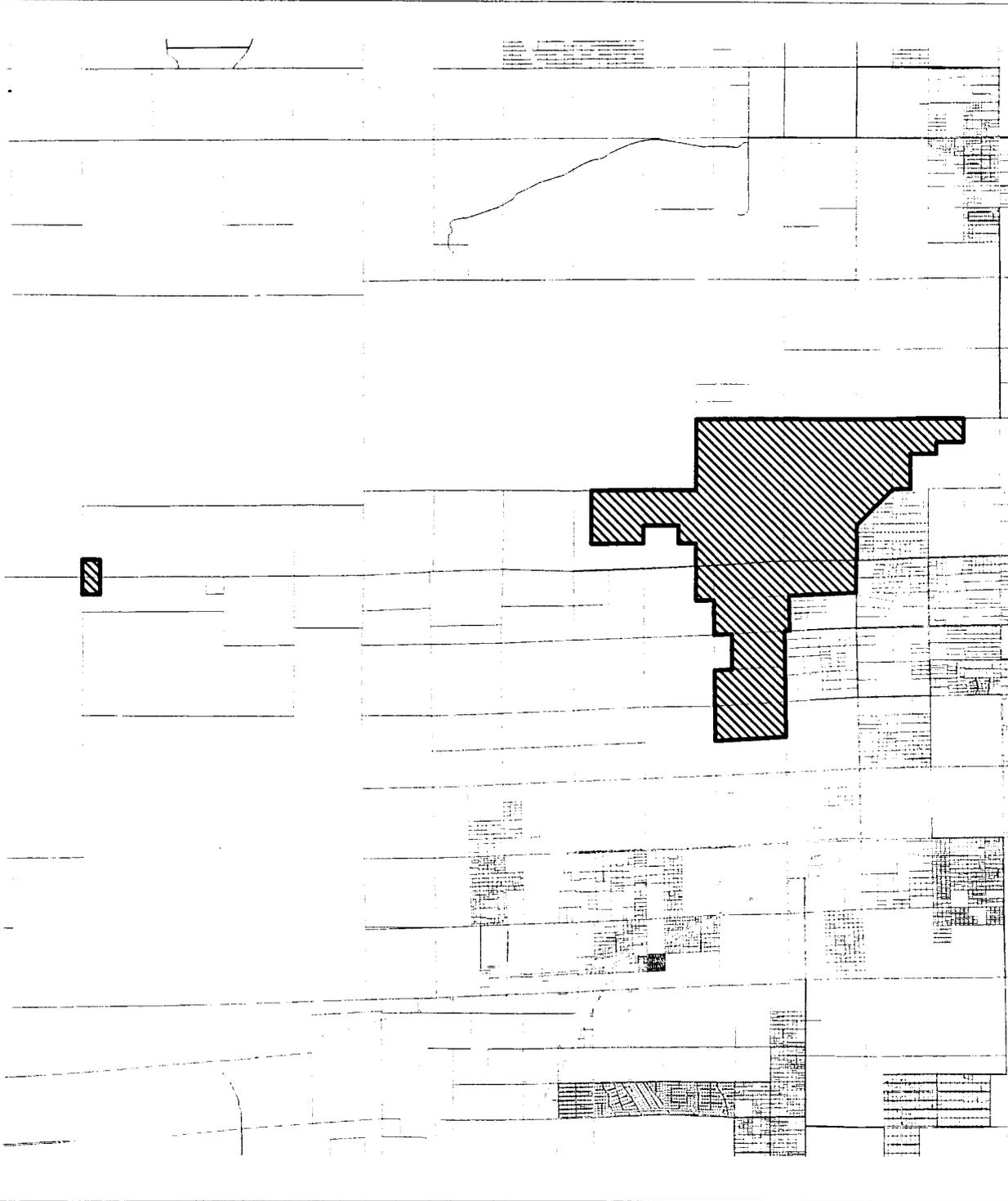
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Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002





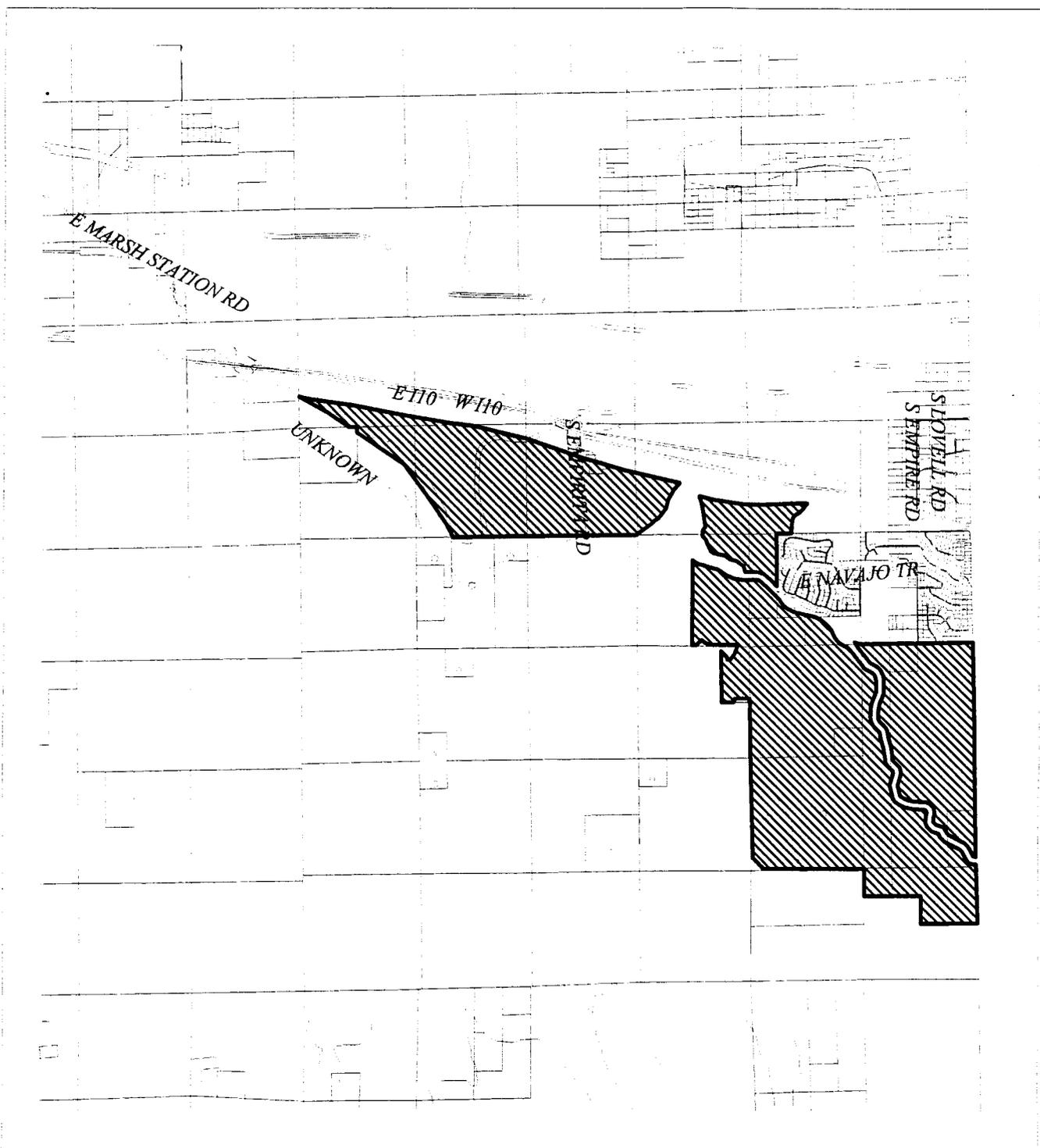


**B21**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



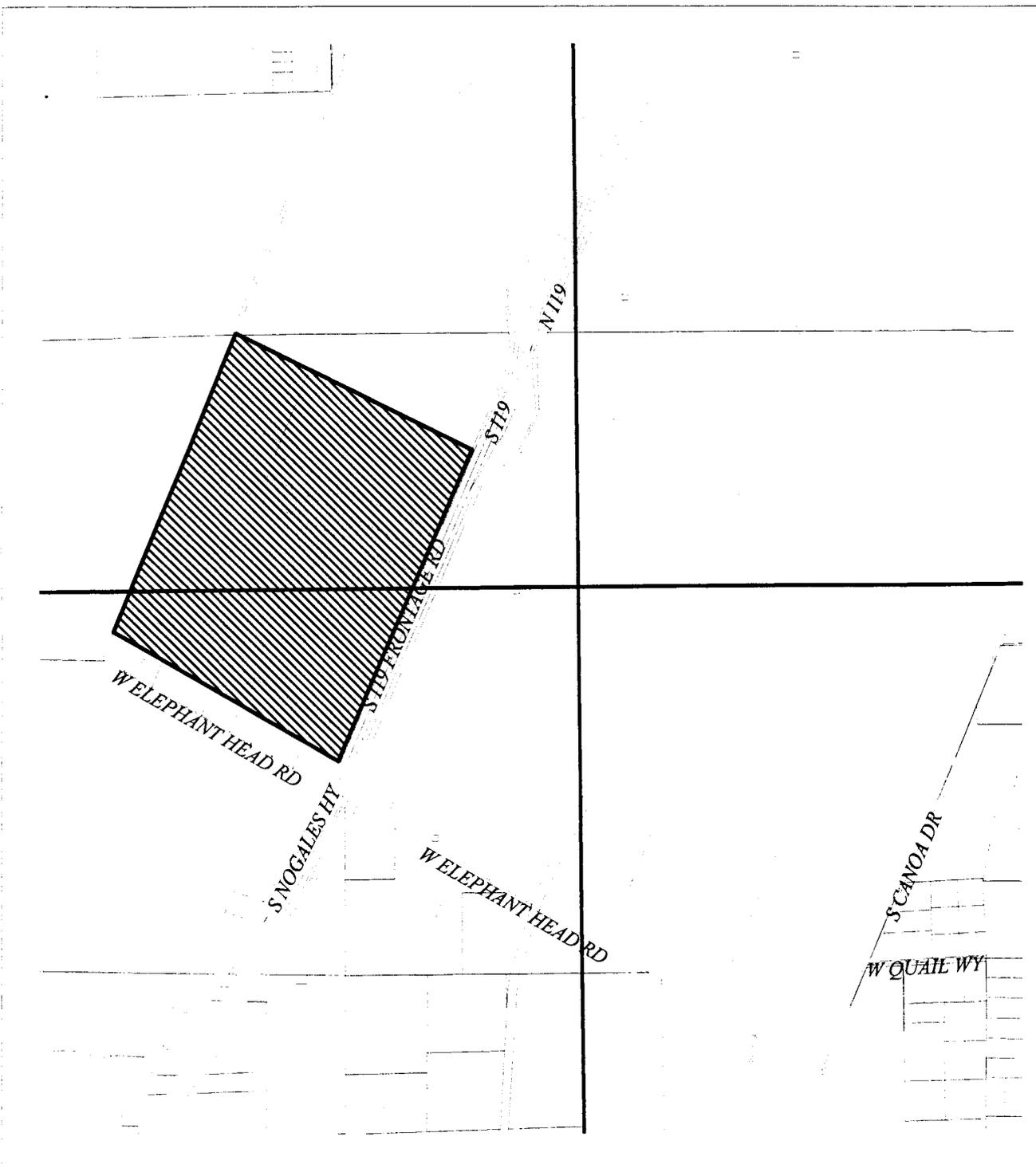


**B22**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



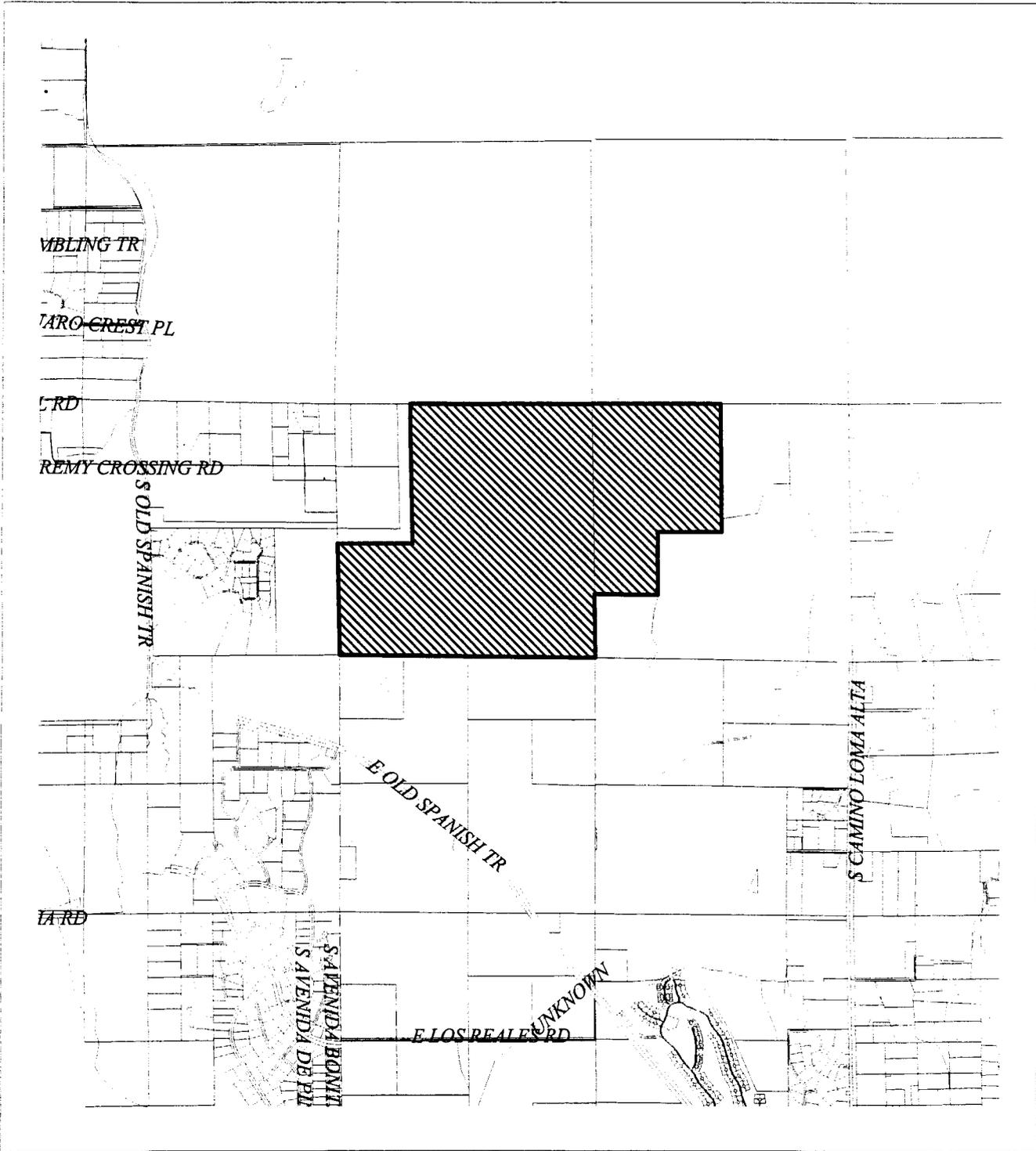


**B23**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002





**B24**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002

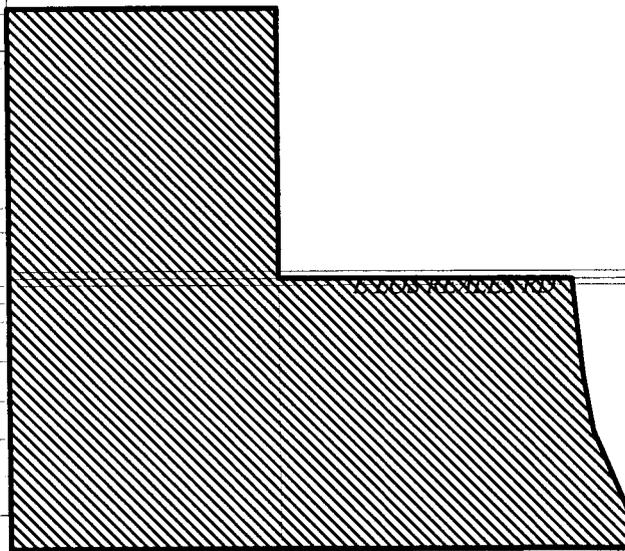


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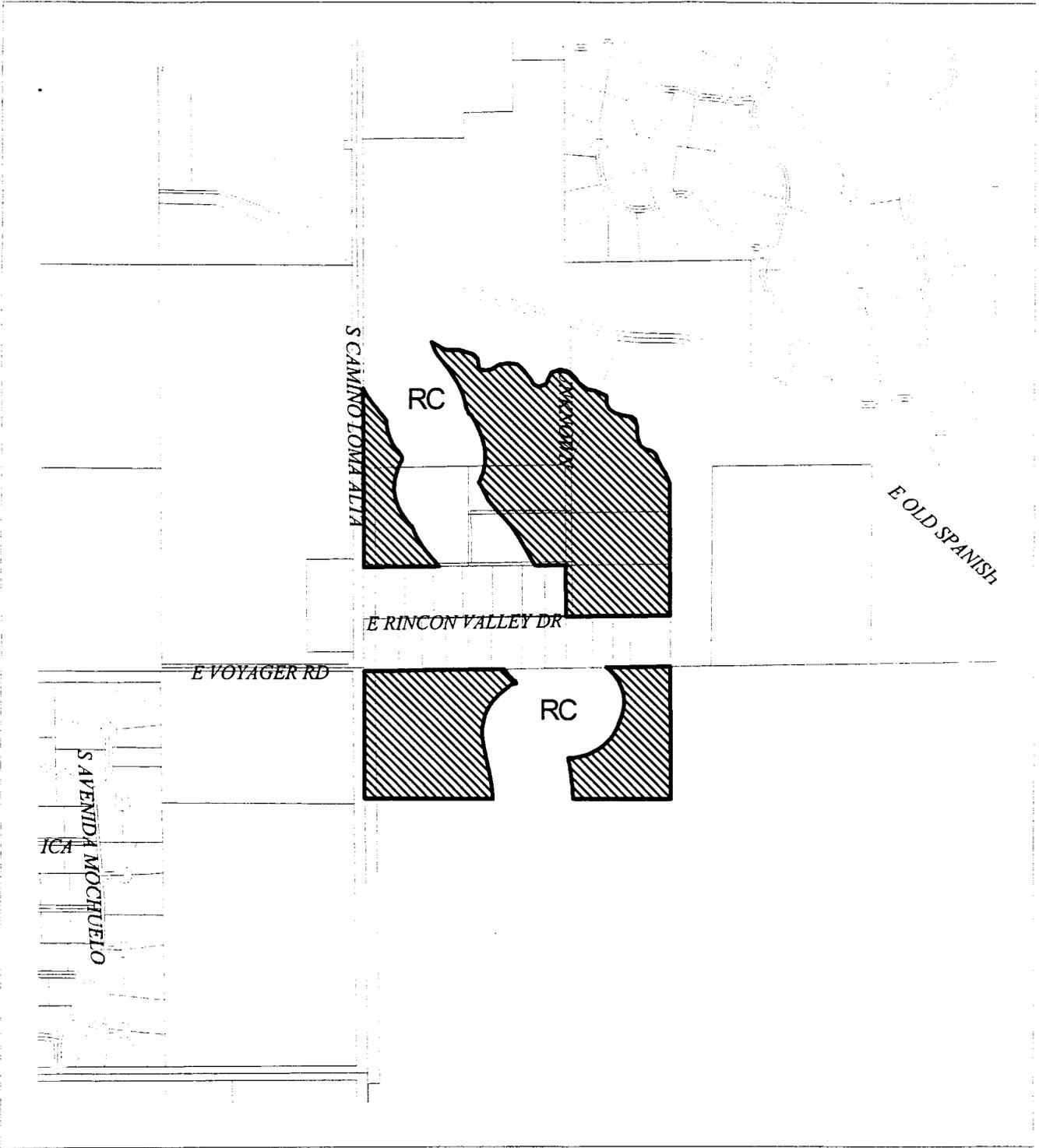


**B25**

Parcel #: 205-72-005G,  
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205-72-006E

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002





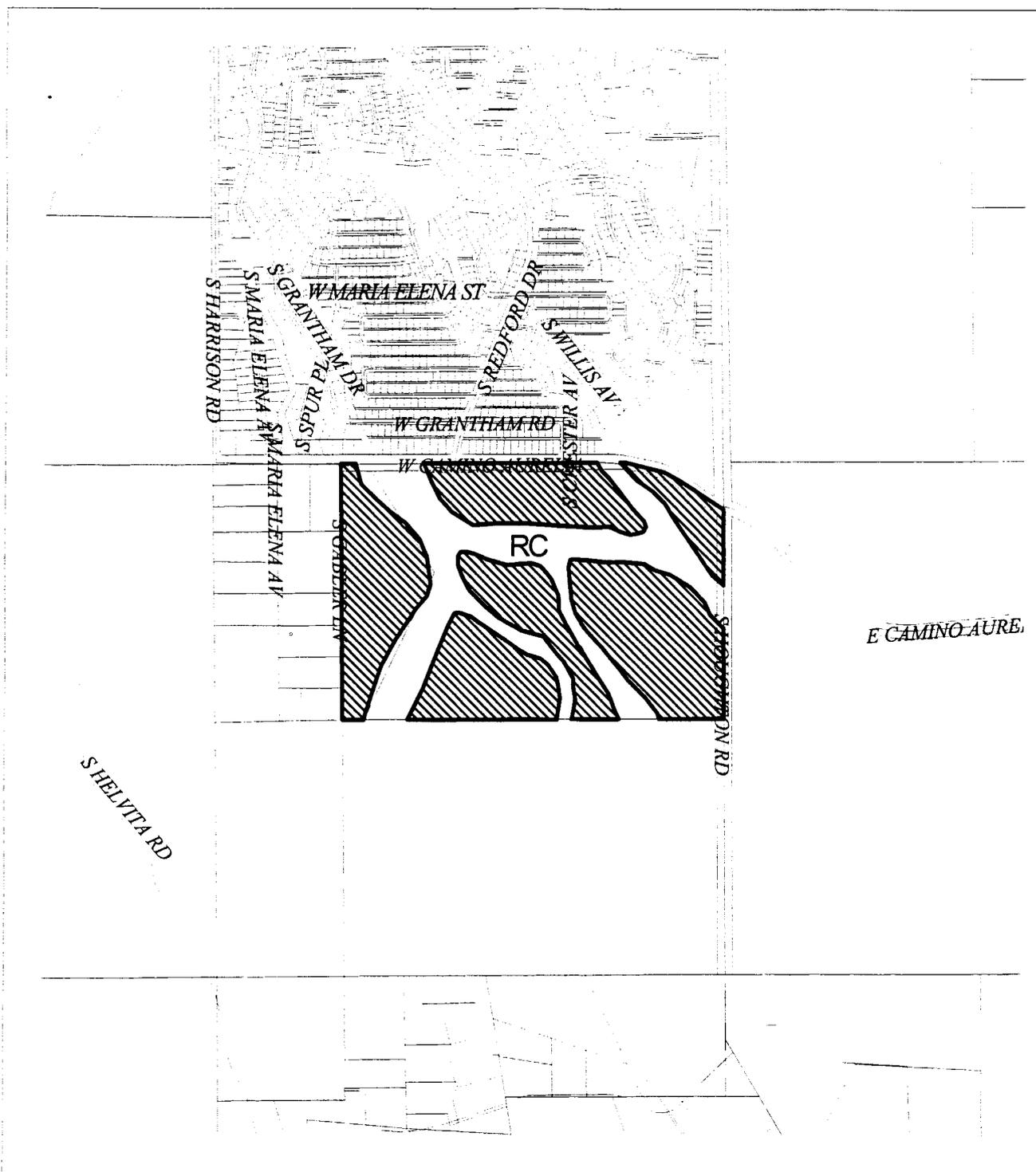
**B26**

Parcel #: Multiple

Pima County Development Services  
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 Comprehensive Plan Section  
 03/21/2002





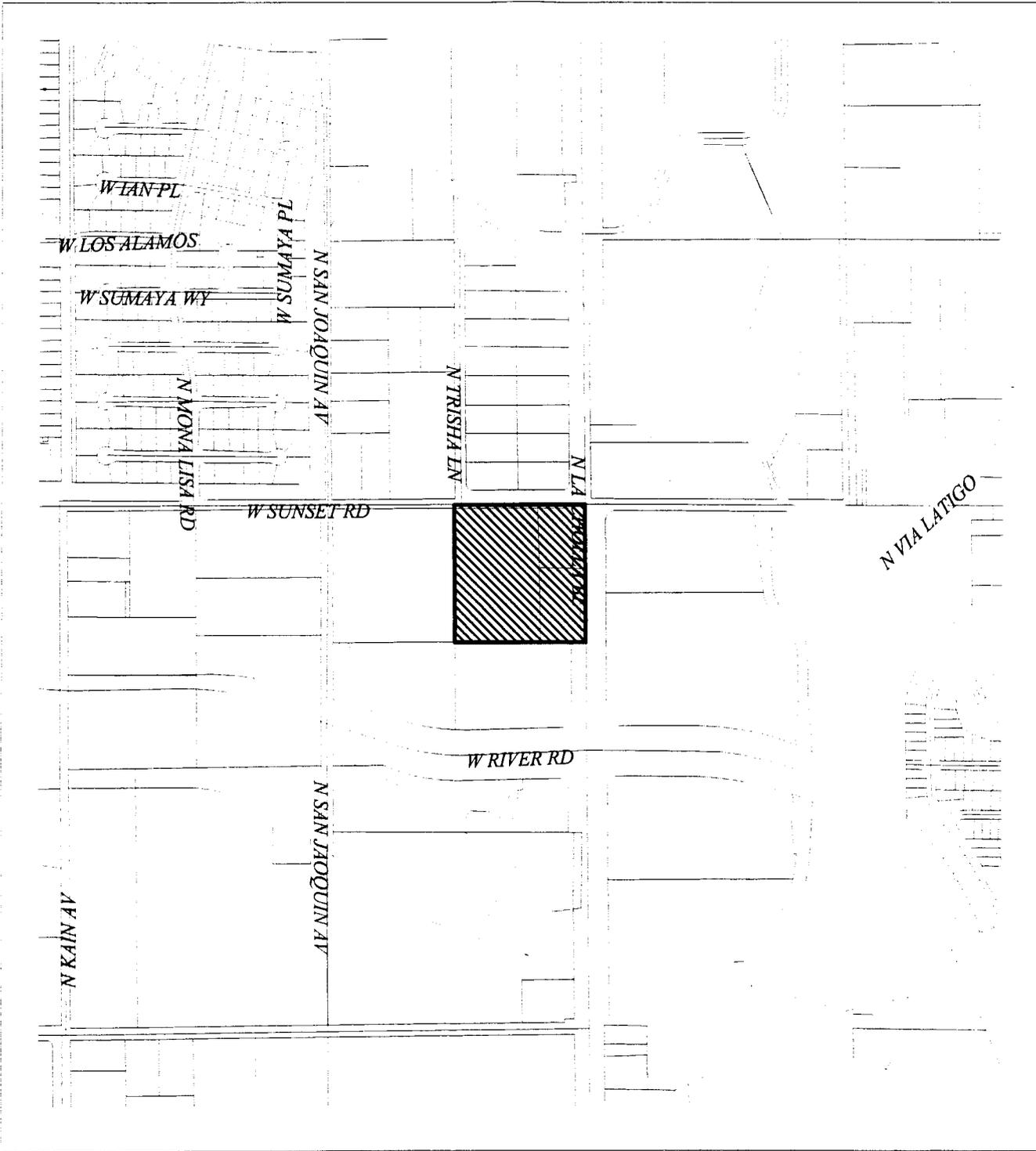


**B28**

Parcel #: Multiple

Pima County Development Services  
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 Comprehensive Plan Section  
 03/21/2002



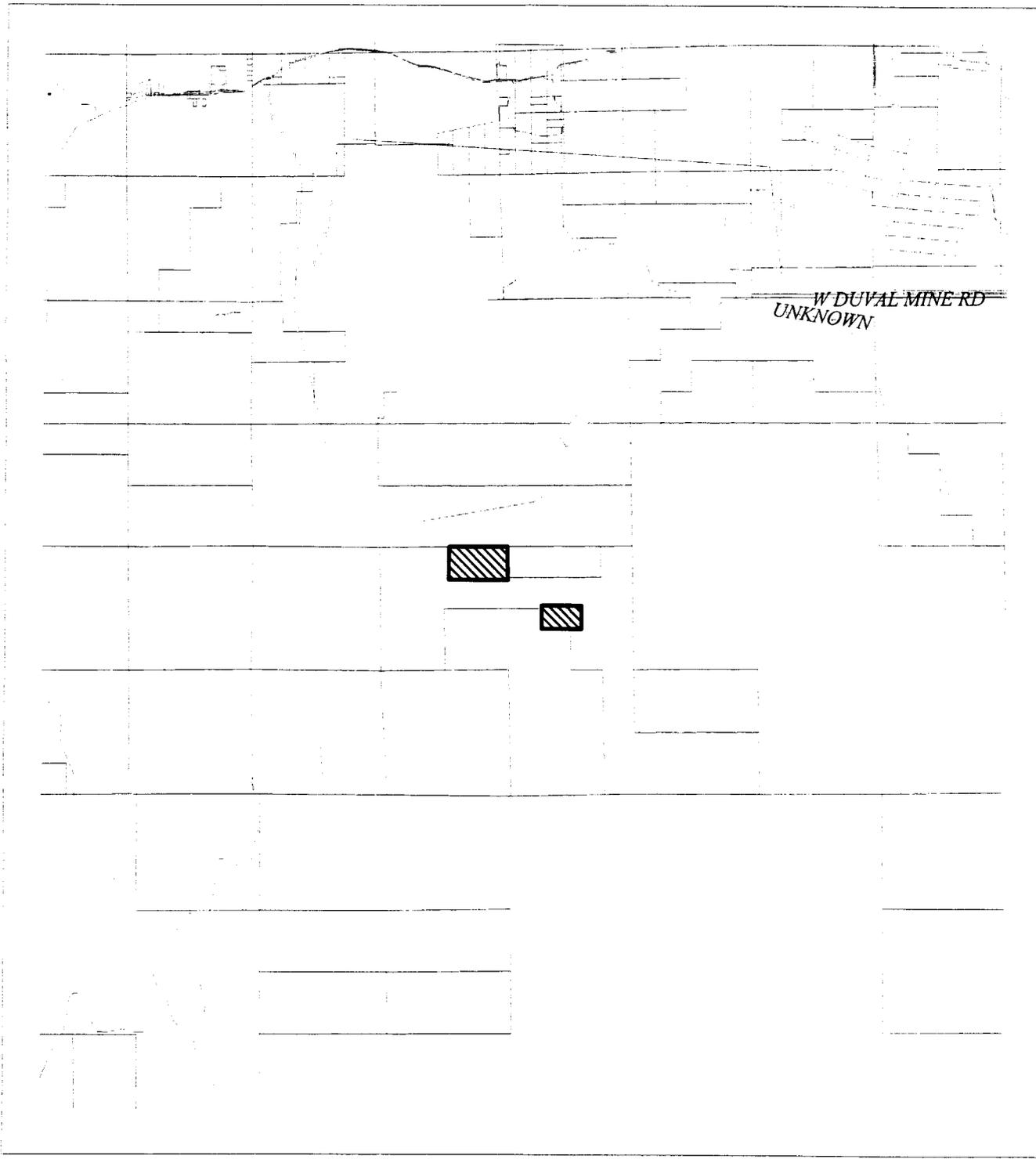


**B29**

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101-13-001A

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



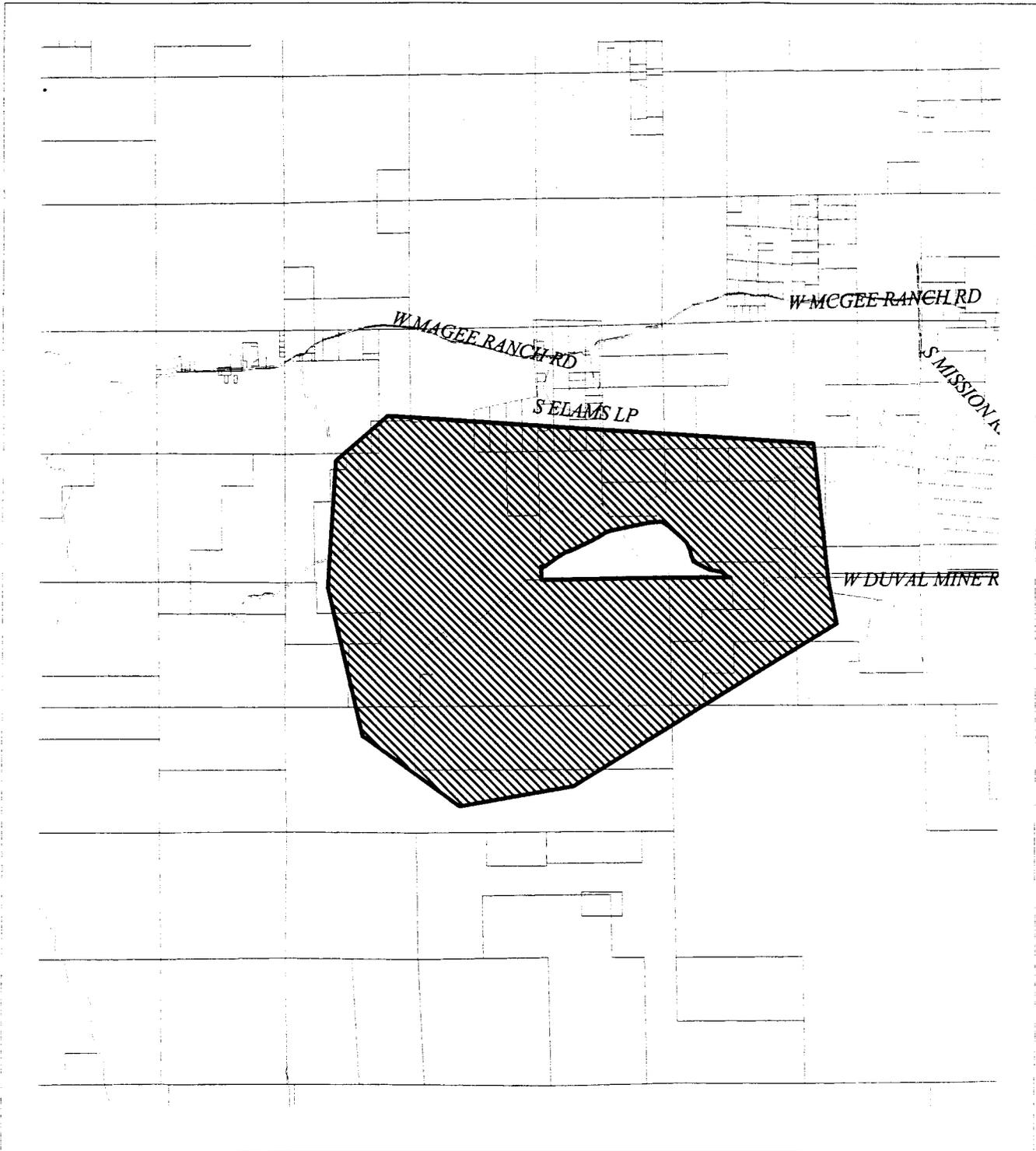


B30a

Parcel #: 304-01-018H,  
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Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



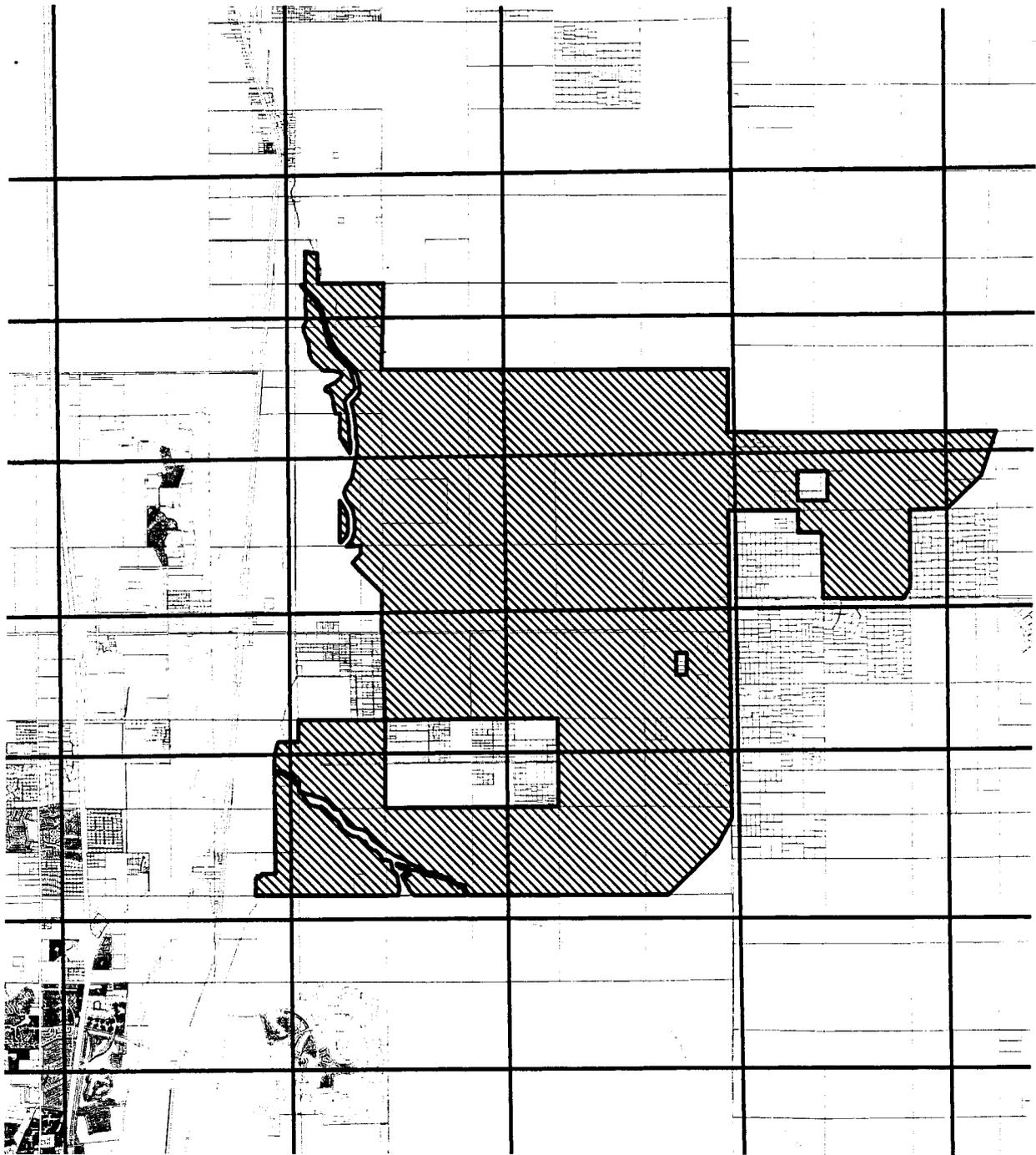


**B30b**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002





**B30c**

Parcel #: Multiple

Pima County Development Services  
 Planning Division  
 Comprehensive Plan Section  
 03/21/2002



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### **New Actions**

The following is a list of items on which the Commission did not make recommendations on December 12, 2001, and the Board did not take any action on December 18, 2001. The proper notice has been provided and the Commission made its recommendations on these items on January 30, 2002.

#### **Davis-Monthan Air Force Base**

There are two parcels located in the high noise or accident potential zone near the Davis-Monthan military airport (**please refer to map in Attachment A**), as defined by Section 28-8461 and 28-8481 of the *Arizona Revised Statutes*. These parcels lie within the Airport Growth Area. To properly coordinate with other parcels that lie within this growth area, staff is recommending the proposed change in planned land use designation from Urban Industrial (I) to High Intensity Urban (HIU), which will adequately accommodate the requirements of the Growth Area Element. The two parcels are identified as follows:

Parcel One is approximately 448 acres located north of Valencia Road; and,  
Parcel Two is approximately 176 acres of a 280-acre parcel located on the northeast corner of Interstate 10 and Valencia Road.

**This is a new item which was properly noticed and the Commission made its recommendation on January 30, 2002.**

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## Western Pima County Subregion

### **Resources of the Ajo/Why/Lukeville Subregion (Western Pima County)**

#### **Background**

This document provides an inventory of resources in Ajo and Western Pima County and land use planning proposals so that the Planning and Zoning Commission and Board of Supervisors have the opportunity to add Western Pima County to the Comprehensive Plan as part of the 2001 Plan Update. Although there are planning documents (Co13-64-04, Co13-67-03 and Co13-67-04) which apply to Ajo, Why and Lukeville respectively, the 1992 Comprehensive Plan did not provide mapped guidance for traditional land use planning in Western Pima County. This memorandum and the attached maps suggest planned land uses that could guide future land use decisions in Western Pima County.

#### **Public Participation**

A Public Participation Program was adopted by the Board of Supervisors on April 17, 2001. Under this Program, land use panels were established for seven subregions including Western Pima County. Four public meetings took place for individuals who became land panel members in Western Pima County. The first meeting was held on July 11, 2001. The second was held on August 15, 2001. A third meeting took place on October 17, 2001 and the fourth meeting was held on November 20, 2001. The draft Comprehensive Plan Update for Eastern Pima County was forwarded to the Board on October 17, 2001. There was a need for additional public comment to complete the draft proposal for the Western Pima County subregion and the final land use plan meeting was scheduled for the 17th of October, the Western Pima County resource inventory and land use proposals were forwarded for consideration to the Commission at their hearing on January 30.

#### **Elements of the Comprehensive Plan**

State law identifies these seven elements as components of the Comprehensive Plan: (1) Growth Area Element; (2) Land Use Element; (3) Circulation Element; (4) Water Resources Element; (5) Open Space Element; (6) Cost of Development Element; and (7) Environmental Planning Element. Each is discussed in relation to Ajo, Why and Lukeville in this document.

#### **Growth Area Element**

State law requires the County to identify "growth areas" as one of seven elements of the Comprehensive Plan. Three potential areas have been identified in Eastern Pima County based on criteria including: (1) utilizing multimodal transportation; (2) creation of mixed use, compact development; and (3) opportunities for infrastructure expansion. Staff is not recommending that any area of Western Pima County be designated as a Growth Area given the relatively small population of less than 4,000 people (Appendix, Map 1), and other constraints.

#### **Land Use Element**

##### Low Intensity Rural (LIR)

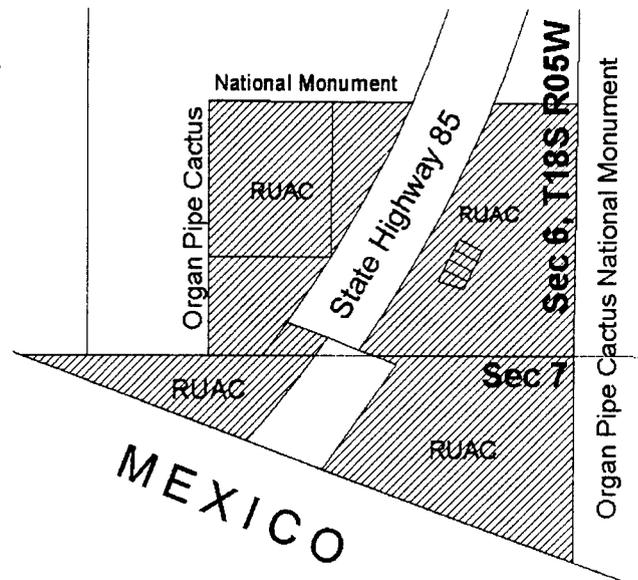
Much of the land in the planning area is owned by the Bureau of Land Management and it is preferred that it remain in this status, not subject to disposal. In the event land does convert to urban uses, staff does not recommend any use greater than the lowest intensity available.

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This is consistent with Rural Homestead zoning in Eastern Pima County. The area outside the three communities of Ajo, Why and Lukeville is zoned Institutional Reserve (federal land) and Rural Homestead.

Rural Activity Center (RUAC)

The Rural Activity Center designation allows commercial uses and residential development up to 10 residences per acre. Planning staff has suggested that this designation be applied to the core area of Why, which is currently zoned GR-1 Rural Residential with a large area of CB-2 General Business, and lesser areas of TR Transitional and TH Trailer Homesites. Planning staff also suggests that this designation be applied to all the privately owned areas of Lukeville. This small area provides visitor services and lodging immediately north of the United States-Mexico international border, and is zoned RH and CB-2. These areas are relatively compact, and non-residential uses are expected to remain clustered along the State Highways. Staff received a special request for the area of Lukeville to be designated as Urban Industrial (I) to allow warehousing. RP-46 (proposed) would be a Special Area Policy Overlay that would allow rezoning to industrial to accommodate warehousing for the importing and exporting of goods at the international border.



Inset: Lukeville, Arizona

Medium Intensity Urban (MIU)

The Medium Intensity Urban (MIU) designation allows a mix of medium intensity uses including residential up to 10 residences per acre, and compatible non-residential uses allowed in the TR zone, including professional office.

Staff suggests that this designation apply to most of Ajo. Much of this area is zoned CR-3 Single Residence and CR-4 Mixed Dwelling Type, with TH extending north along Ajo-Gila Bend Highway. There are areas of other zoning, such as CMH-1 County Manufactured and Mobile Home-1, SH Suburban Homestead, and TR, plus small areas of CB-1 Local Business which remain as spot uses. There are also some non-residential uses permitted as Conditional Uses.

Neighborhood Activity Center (NAC)

The Neighborhood Activity Center designation allows commercial uses and residential up to 10 residences per acre. The intent is to provide for a small mixed use node serving a local area, but in some cases it may also include highway uses such as lodging.

Staff suggests that the Neighborhood Activity Center designation apply to two emerging commercial nodes on Ajo's north side, along the Ajo-Gila Bend Highway. Public comment

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avored new businesses locating in improving existing commercial areas, so these boundaries for the most part, reflect existing zoning and use.

Community Activity Center (CAC)

The Community Activity Center designation allows commercial uses and residential uses up to 24 residences per acre, to serve as a medium intensity mixed-use center for a surrounding community. Staff proposes to apply this designation to the Plaza area of Ajo, surrounding higher intensity uses.

Multi-functional Corridor (MFC)

The Multi-functional Corridor designation allows commercial, office, high-density residential, and other higher intensity uses along major roadways. A proposed Multi-functional Corridor designation is found running north in Ajo from approximately Solana Avenue, along Ajo-Gila Bend Highway for approximately 1.5 miles, to accommodate an existing mix of commercial and other uses in an area largely zoned commercial.

Resource Extraction (RE)

The Resource Extraction designation identifies current mining districts. Staff applied this in the New Cornelia Mine complex, which includes the area zoned CI-2 plus a surrounding area zoned RH.

Urban Industrial (I)

The Urban Industrial designation allows CI-1 Light Industrial/ Warehousing, CI-2 General Industrial, and CPI Campus Park Industrial zoning, and CB-1 and CB-2 zone commercial uses. It does not encourage residential development. Staff proposes to designate the Ajo Community Airport area as Urban Industrial, which is consistent with other small airports in the County,

The maps on the following pages reflect these proposals and display them in the context of Western Pima County, and at a finer level of detail for Ajo, Why and Lukeville.





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## **Circulation Element**

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.

Ajo Roadways -- The primary roads serving this sub region are state routes: Ajo-Tucson Highway (SR 86) and Ajo-Gila Bend Highway (SR 85). In central Ajo, the Ajo-Tucson Highway becomes North Taladro Street, North Pizal Street, North Yermo Street, and West Solana Avenue. The Ajo-Gila Bend Highway becomes North Second Avenue before turning east and becoming West Solana Avenue. Other major streets in the community of Ajo include North Well No. 1 Road, which serves the Ajo Municipal Airport, and Rasmussen Road that is located approximately 1 mile north of downtown Ajo. Rocalla Avenue becomes Alley Road, which circles around the New Cornelia Mine to the south and west of town. Pima County maintains 50 miles of roads in the vicinity of Ajo and Why, of which 44 miles are paved. The majority of roads in this vicinity (246 miles) are not maintained by Pima County. These include private roads and unimproved public road easements. Maps 2, 3 and 4 in the Appendix reflect the road system and its relation to land that is high in natural resource value.

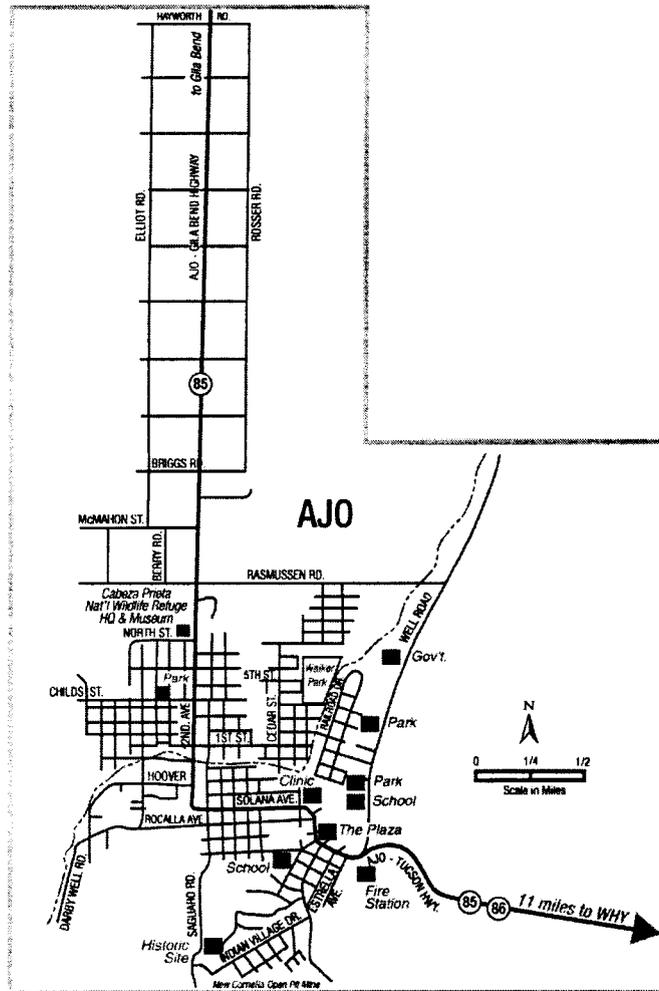
Airport -- The Ajo Municipal Airport is located approximately five miles north of downtown Ajo on Mead Road.

## Public Transit

1. Ajo-Tucson Service -- Pima County Rural Transit provides service to and from the communities of Ajo, Why and Tucson. The Ajo route traverses the Tohono O'odham Nation on State Route 86, continues to Robles Junction (Three Points) and on into Tucson to the Laos Transit Center. This service operates one round-trip per day on Monday, Wednesday and Friday. The bus leaves Ajo, Arizona at 6:15 am arriving Tucson 9:05 am, and departs Tucson at 3:20 p.m., arriving in Ajo at 6:15 p.m. One-way fare varies by destination. The maximum fare from Tucson to Ajo is \$7.50. This route stops in Robles Junction, Sells, Quijotoa, San Simon, Hickiwan Turnoff, Gunsight Turnoff, Why and Ajo.

2. Ajo-Phoenix Service -- Pima County Rural Transit provides public service between Ajo, Gila Bend and Phoenix, with stops in Buckeye and Avondale. This service operates three round-trips Monday-Friday and two round-trips on Saturday. One-way fare is \$7.00 from Ajo to Phoenix.

**3. Ajo Dial-a-Ride Service** -- The Ajo Dial-a-Ride van provides demand- responsive, "first come, first served" public transit in the community of Ajo. The service area, shown at right, extends six miles from the Ajo Plaza. This service operates five days a week, Monday through Friday, from 8:00 a.m. until 5 p.m. This service uses a 15-passenger handicapped-accessible van. The one-way fare for this service is \$0.75.



### Open Space Element

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.

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### **Cost of Development Element**

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.

Ajo -- The average full cash value, and taxes paid per acre in Ajo is highest in land that is distant from high natural resource land. The location of land that pays taxes from a low range (\$401 to \$800 per acre) to a higher range (more than \$2001 per acre). Similarly, the range of full cash value per acre is illustrated from a low (\$40,001) to high range (exceeding \$200,001 per acre in value).

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.

Western Pima County and Ajo -- In Western Pima County, business centers have an average full cash value of \$112,962, while mobile homes average \$8,047 per acre. In Ajo itself, the business center data is the same, but mobile homes average \$12,466 per acre.

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.

Single Family Homes in Western Pima County and Ajo -- In Western Pima County there are 1,580 single family homes; the average full cash value is \$95,447. Approximately 1,543 of these homes are in Ajo; the average full cash value is \$106,981 per acre.

Multi Family Homes in Western Pima County and Ajo -- In Western Pima County there are 44 multi family homes; the average full cash value is \$4,764. Forty of these are in Ajo; the average full cash value is \$20,807 per acre.

Mobile Homes in Western Pima County and Ajo -- In Western Pima County there are 215 mobile homes; the average full cash value is \$8,047. One hundred sixty eight of these are in Ajo; the average full cash value is \$12,466 per acre.

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. The chart also demonstrates that uses in Ajo carry a full cash value per acre that is far less than values found in the built environment across Pima County.

LAND USE TYPES	FULL CASH VALUE/ACRE-PIMA	FULL CASH VALUE/ ACRE - AJO
Business centers	\$ 586,489 / acre	\$ 112,963
Malls and strip centers	\$ 508,573 / acre	\$ 322,223
Restaurants	\$ 393,106 / acre	\$ 101,147
Multi-family residences	\$ 341,868 / acre	\$ 20,807
Hotel, motel, resort	\$ 340,328 / acre	\$ 85,098
Grocery, retail, con	\$ 283,480 / acre	\$ 72,788
Single family residences	\$ 185,886 / acre	\$ 106,981
Warehouses / industrial	\$ 154,129 / acre	\$ 69,465
Mobile homes	\$ 25,098 / acre (\$12,820 / home)	\$ 12,466

5. Other Facilities and Services -- Maps 35 through 42 in the Appendix illustrate the location and extent of facilities such as Sheriff's facilities, hospitals, health facilities and fire stations, public libraries and swimming pools.

**Water Resources Element**

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.

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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.

Ajo -- The Ajo region has even more difficult constraints. 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.

### **Environmental Element**

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." 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.

Regional Plan Polices for the Conservation Lands System should protect natural and cultural resources according to their value: (1) Mesoriparian areas and natural and cultural high value resources deserve the highest protection; (2) Biological core, priority conservation and recovery areas require the second highest level of protection; (3) Multiple use and landscape linkage areas establish a third tier of protection; (4) Urban buffer areas are a fourth tier of protection; and (5) Urbanizing areas constitute a fifth tier. Resource extraction areas should begin to have recovery and reclamation planning take place. Interim and long-term policies should be framed within the regional Conservation Lands System. Intensity policy guidance or zones might be established according to the level of protection needed to protect natural and cultural resources.

Ajo Area -- The latest draft of the conservation lands system indicates that land around Ajo is generally in the multiple use and landscape linkage tier.

**2001 Plan Amendments Program**

The following is a chart of the 2001 Annual Plan Amendments with Commission recommendations and Board actions.

Case	Applicant	Requested Change	Acreage	Location	P&Z Recommendations	BOS Action
Co7-01-01	Neil Johnson	LIU 3.0 → I	2.5	Sahuarita /Santa Rita Road	Modified Approval, staff reco.(9-	Approved, SAP
Co7-01-02	Stewart Title/Tucson Air	HI → MIU	145	Valencia & Alvernon [RSSR]	Approval (9-0)	Approved
Co7-01-03	1601 Ina LLC/Dave Martin	LIU 1.2 → MIU	6.9	Ina & La Canada [NW]	Approval (10-0)	Approved
Co7-01-04	Lee Plaza	LIU 0.3 → LIU	49	Mark Road & Valencia [SW]	Approval (9-0)	Approved
Co7-01-05	Archer Investments	MIU → MFC	1.0	Valencia & Cmo de la Tierra	Approval (10-0)	Approved
Co7-01-06	Novahud LLC	LIU 1.2 → MIU	1.0	Oracle & Casas Adobes Rd.	Denial (9-0)	Denied
Co7-01-07	Fidelity National Title	LIR → MIR/MFC	311	Avra Valley Rd & Trico	Approval (6-3)	Approved, SAP
Co7-01-08	L. Cesare	LIU 1.2 → CAC	11.2	River Road & Craycroft [CF]	Denial (7-0)	Withdrawn
Co7-01-09	Justins RV Park/Wyatt	RT → MFC	16	San Joaquin & Bopp [SW]	Approval for SAP in RT (10-0)	Approved, SAP in RT for TH
Co7-01-10	Odell	MIU → NAC	1.23	La Cholla & Curtis [NW]	Approval (9-0)	Approved
Co7-01-11	Schwartz	LIU 1.2 → MIU	0.8	Ina Road & Mona Lisa [NW]	Denial (9-1)	Denied
Co7-01-12	Lopez	RT → MIU	4.32	Bilbray & Ajo [SW]	Denial (9-1)	Denied
Co7-01-13	Biede	LIU 1.2 → MIU	0.9	La Canada & Ina [NW]	Denial (9-1)	Denied
Co7-01-14	Moreno	LIU 1.2 → LIU	1.0	Cardinal & Los Reales [SW]	Approval (10-0)	Approved, SAP- 2 mobile
<b>Co7-01-15</b>	<b>St. Phillips</b>	<b>LIU 1.2 → MHIU</b>	<b>4.2</b>	<b>Campbell &amp; River Road [CF]</b>	<b>Denial (8-1)</b>	<b>Pending (04-16-2002)</b>
Co7-01-16	Bratton	LIR → MFC	9.5	Anway & Tucker [TMAV]	Modified Approval, SAP ( )	Denied
Co7-01-17	Tucson Mtn. Investments	HIU → CAC	21.5	Sunset & La Cholla [NW]	Approval (7-0)	Approved, SAP
Co7-01-18A	Title Guaranty	LIU 1.2 → LIU	209	Valencia & Viviana [SW]	Denial (6-4)	Modified Approval, SAP
Co7-01-18B	Pima County - Camino Verde	LIU 1.2 → MIU	340	Valencia and Camino Verde	Denial, except 19.5 acres	Denied, except 19.5 acres
Co7-01-19	Kilanna Properties	I → MIU	15	N. Oracle Road (Pusch R) [NW]	Approval (10-0)	Denied

The Plan Amendment case highlighted in **BOLD** and **ITALICS** is scheduled to be heard by the Board of Supervisors on April 16, 2002.

**Case:** Co7-01-01  
Johnson - Santa Rita Road

**BOS Hearing:** January 22, 2002

**BOS Decision:** Approved with Special Area Policies

**Commission Action:** Modified Approval, as recommended by staff (9-0)

**Subregion:** Upper Santa Cruz

**District:** 2

**Location:** West side of Santa Rita Road, 650 feet south of Sahuarita Road

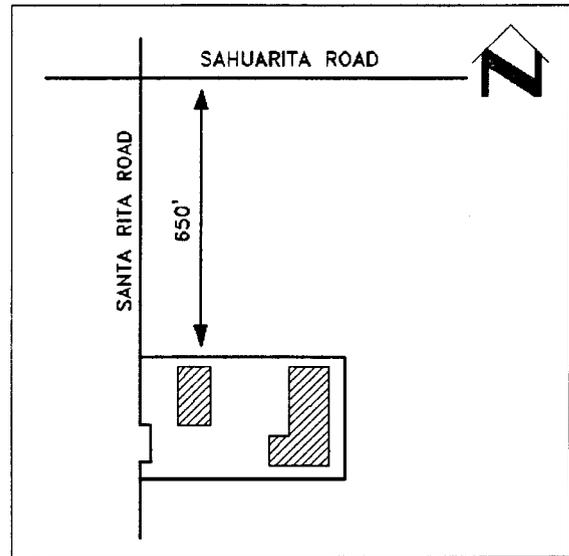
**Request:** Amend the Comprehensive Plan from Low Intensity Urban 3.0 (LIU 3.0) to Urban Industrial (I)

**Acreage:** ± 2.5 acres

**Staff**

**Recommendation:** MODIFIED APPROVAL. Establish a Special Area Policy that allows the applicant to begin the rezoning process to better address existing uses.

**Brief Summary:** This amendment request was one step toward solving zoning problems that have existed on the subject property for years. The applicant has had numerous zoning violations and rectified all but one, that the auto repair business has expanded beyond the appropriately zoned area. The applicant reported that the salvage yard also was allowed to extend beyond its CI-2 zoned area, and while that use has now been concentrated on the appropriately zoned area and in conformance with zoning, he requested expansion of the CI-2 zone to an additional two acres. This case was a repeat of Co7-00-05 Johnson - S. Santa Rita Road but there is a significant change in the applicant's status compared to the previous request, in that he has resolved most of the zoning issues on his property.



**Case:** Co7-01-02  
Stewart Title & Trust TR #  
3396, 3250/Tucson Air  
Industrial Limited Partnership-  
Alvernon Way

**BOS Hearing:** January 15, 2002

**BOS Decision:** Approved

**Commission  
Action:** Approval (9-0)

**District:** 2

**Subregion:** Rincon Southeast / Santa Rita

**Location:** On the east side of Alvernon Way and 1/4 mile south of Valencia Road.

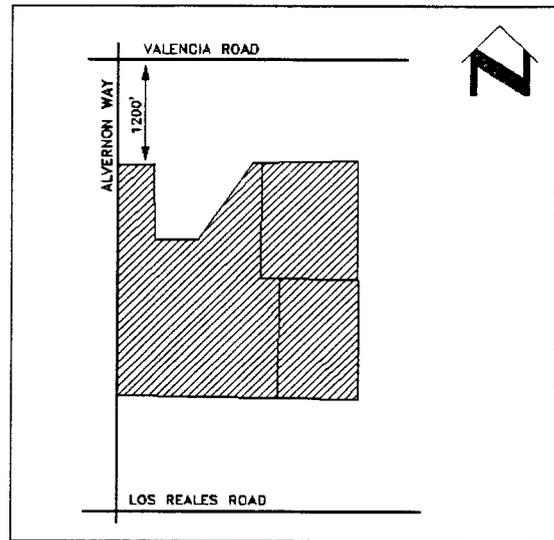
**Request:** Amend the Comprehensive Plan from Heavy Industrial (HI) to Medium Intensity Urban (MIU)

**Acreage:** ± 145 acres

**Staff**

**Recommendation:** APPROVAL. The site is supported by adequate infrastructure and is in close proximity to commercial uses and job opportunities. The draft 2001 Comprehensive Plan Update has identified the area as a future growth area.

**Brief Summary:** This site is located within the proposed Airport Growth Area. A large portion of this area is under-utilized as industrial uses. There has been rezoning activity within this area from industrial zones to accommodate retail or higher density residential zones. Future development within this area will require analysis and research to locate proper residential and retail uses, as well as noise mitigation. It is crucial to ensure the adjacent land uses remain compatible to protect future residents and long term viability of Tucson International Airport. *Growing Smarter Plus* encourages compact development and a mix of uses where there is infrastructure and multi-modal transportation.



**Case:** Co7-01-03  
1601 Ina, LLC -Ina Road

**BOS Hearing:** December 4, 2001

**BOS Decision:** Approved

**Commission  
Action:** Approval (10-0)

**District:** 1

**Subregion:** Northwest

**Location:** On the south side of Ina Road  
and west of La Canada Drive

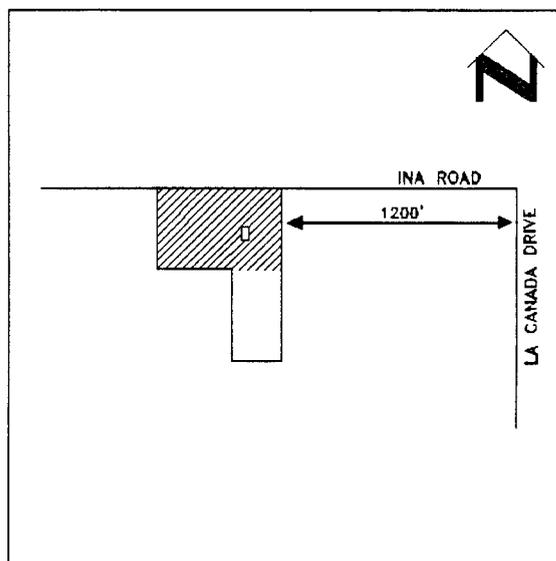
**Request:** Amend the Comprehensive Plan from Low Intensity Urban (LIU 1.2) to  
Medium Intensity Urban (MIU)

**Acreage:** ± 6.87 acres

**Staff**

**Recommendation:** APPROVAL. This is the opportunity to bring this legal non-conforming use into compliance with a designation more appropriate for medical offices. This property is considered an oversight in the 1992 Plan.

**Brief Summary:** This medical facility/office can expand the existing non-conforming use 100% without a public hearing or rezoning. However, the SR zone does not permit the division of lots with an area of less than 144,000 square feet per unit. The applicant's intent is to further develop the site and sell individual office space. In addition, a rezoning to TR would bring additional requirements for signage and landscaping.



**Case:** Co7-01-04  
Lee Plaza, LLC - Mark Road

**BOS Hearing:** November 20, 2001

**BOS Decision:** Approved

**Commission  
Action:** Approval (9-1)

**District:** 3

**Subregion:** Southwest

**Location:** On the west side of Mark Road  
and approximately 500 feet North of Valencia Road

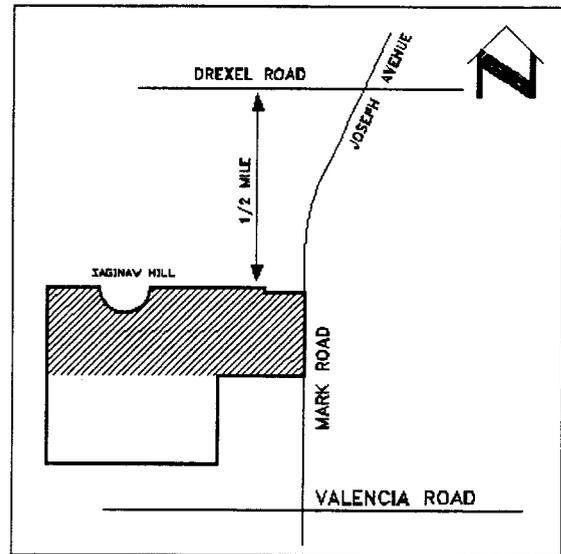
**Request:** Amend the Comprehensive Plan from Low Intensity Urban (LIU 0.3) to Low Intensity Urban 3.0 (LIU 3.0)

**Acreage:** ± 51 acres

**Staff**

**Recommendation:** APPROVAL. There have been significant changes in the surrounding area which has brought utilities to the vicinity of the property. This site has access to multi-modal transportation and meets the *Growing Smarter Plus* criteria for compact development.

**Brief Summary:** This amendment request area is part of a larger parcel already planned Medium Intensity Urban (MIU). The applicant believes they would have greater flexibility in developing the site with a residential subdivision and would then be able to leave 27.5 acres of undisturbed natural open space around Saginaw Peak.



**Case:** Co7-01-05  
Archer Investments Company,  
LLC - Valencia Road

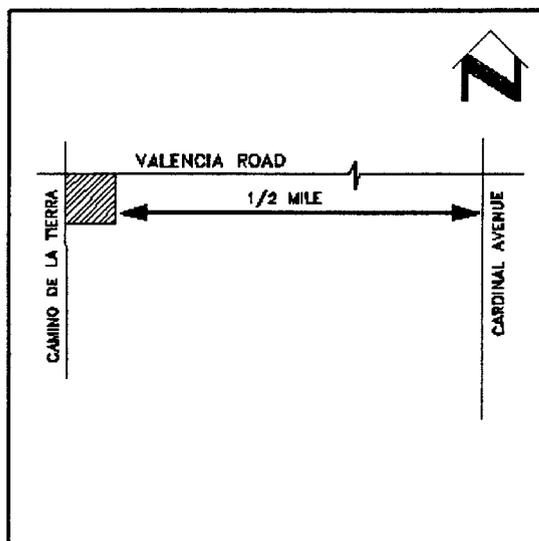
**BOS Hearing:** November 20, 2001

**BOS Decision:** Approved

**Commission  
Action:** Approval (10-0)

**District:** 3

**Subregion:** Southwest



**Location:** On the southeast corner of Valencia Road and Camino De La Tierra

**Request:** Amend the Comprehensive Plan from Medium Intensity Urban (MIU) to Multifunctional Corridor (MFC)

**Acreage:** ± One acre

**Staff**

**Recommendation:** APPROVAL. Conditions have changed in the area. The entire stretch of Valencia Road from Cardinal Avenue to Camino De La Tierra was amended to Multifunctional Corridor (MFC) in 1999 except this parcel. *Growing Smarter Plus* encourages mixed uses, and approval of this request would make it easier to create a unified activity center at this location.

**Brief Summary:** Land Use Plan designations to the east and north are Multifunctional Corridor (MFC). An oversight has possibly occurred from the 1999 amendment. By designating this property MFC, it will be allowed to be developed with the property to the east as a single project.

**Case:** Co7-01-06  
Novahud, LLC - Oracle Road

**BOS Hearing:** December 18, 2001

**BOS Decision:** Denied

**Commission Action:** Denial (9-1)

**District:** 1

**Subregion:** Northwest

**Location:** On the northwest corner of Oracle and Casas Adobes Roads

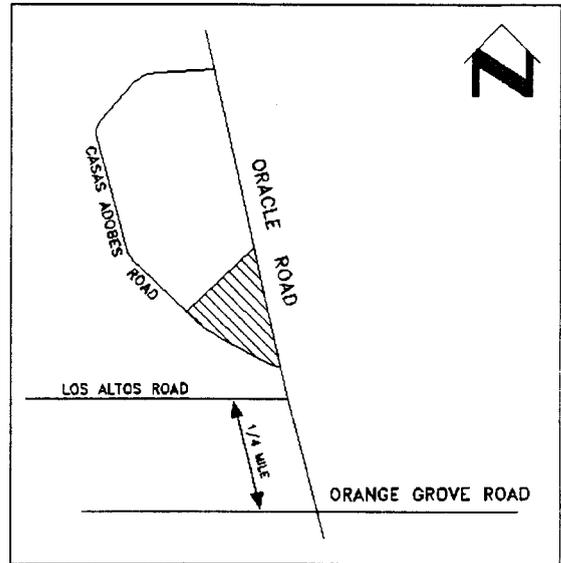
**Request:** Amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU)

**Acreage:** 1 acre

**Staff**

**Recommendation:** DENIAL. It could create a pattern of nonresidential development, with multiple access points, and with trip generations of commercial uses on an over-capacity arterial.

**Brief Summary:** If approved, the amendment would allow the applicant to request a rezoning to TR Transitional for a medical office. The subject property is not at an intersection of major arterials. It is a perimeter subdivision lot in a well-defined, established, historical neighborhood with many of the neighbors in protest of the requested change. If the plan amendment and subsequent rezoning are approved the applicant plans to move his practice to the site. The subdivision lots to the north, south and west are developed CR-1 Single Residence. Developed office uses to the east are separated by Oracle Road, a 200-foot divided roadway. There are no other land use designations within the defined boundaries of this subdivision.



**Case:** Co7-01-07  
Fidelity National Title Agency  
TR 10849 & 10470 - Avra  
Valley Road

**BOS Hearing:** January 15, 2002

**BOS Decision:** Approved with Special Area  
Policy

**Commission  
Action:** Approval (6-3)

**District:** 3

**Subregion:** Tucson Mountains/Avra Valley

**Location:** On the corners of Trico Road and Avra Valley Road

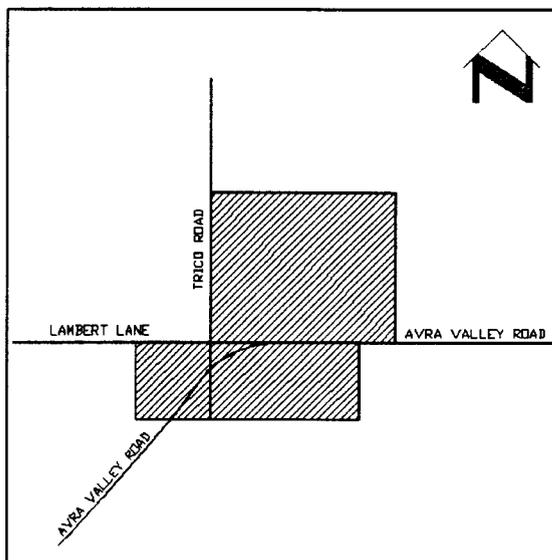
**Request:** Amend the Comprehensive Plan from Low Intensity Rural (LIR) and Resource Conservation (RC) to Medium Intensity Rural (MIR) and Multi-functional Corridor (MFC)

**Acreage:** ± 311 acres

**Staff**

**Recommendation:** DENIAL. This area is not proposed as a growth area in the Comprehensive Plan. Significant portions of the subject property lie within the draft Biologically-Preferred Reserve System of the Sonoran Desert Conservation Plan. There have been no subdivision plats approved or development of a previously approved plan amendment to Medium Intensity Rural (MIR) to the west of the subject site.

**Brief Summary:** The owner intends to develop the property for residential and commercial uses. The developer proposes no development for the Brawley Wash floodplain and plans to dedicate the acreage to Pima County. The advantages of the applicant's willingness to meet current Pima County standards for subdivision development, which is preferable to uncontrolled lot-splitting and to set aside the Brawley Wash as natural open space are recognized; but, the proposal is premature, until the SDCP is adopted.



**Case:** Co7-01-08  
Cesare - River and Craycroft  
Roads

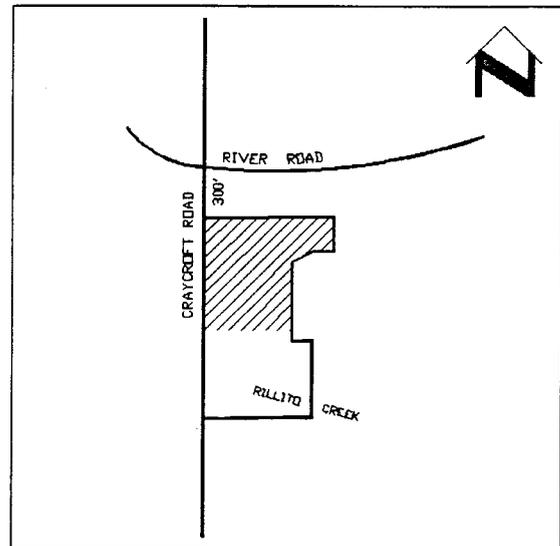
**BOS Hearing:** January 15, 2002

**BOS Decision:** Withdrawn

**Commission  
Action:** Denial (7-0)

**District:** 4

**Subregion:** Catalina Foothills



**Location:** On the east side of Craycroft Road 300 feet south of River Road

**Request:** Amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Community Activity Center (CAC)

**Acreage:** ± 11.16 acres

**Staff**

**Recommendation:** MODIFIED APPROVAL. Amend to CAC for area west of the wash subject to special area policies on architectural controls, traffic impact, setbacks, and riparian areas. As per *Growing Smarter Plus*, traffic capacity improvements to Craycroft Road provide an opportunity to match a more intense land use to urban infrastructure.

**Brief Summary:** The applicant proposes to develop an activity center with office and retail pads that would integrate the topography and natural wash on the site. A previous amendment case for the property was denied by the Board in 2000. A significant change to the area, since, is that the Community Activity Center (CAC) areas west of Craycroft Road are now committed to office and a CR-1 cluster uses. This corner of River and Craycroft is the last opportunity for meaningful intensification of uses in the area. The plan amendment could reduce miles traveled by adding additional commercial services nearer to residential areas. The applicant submitted a slope analysis report to confirm that the property can be developed for commercial uses.

**Case:** Co7-01-09  
Justin's RV Park & Water  
World, LLC - San Joaquin Road

**BOS Hearing:** November 20, 2001

**BOS Decision:** Approved with Special Area  
Policy in RT to allow a TH  
rezoning

**Commission  
Action:** Approval for Special Area  
Policy in RT (10-0)

**District:** 3

**Subregion:** Southwest

**Location:** Approximately 1500' north of Bopp Road on San Joaquin Road

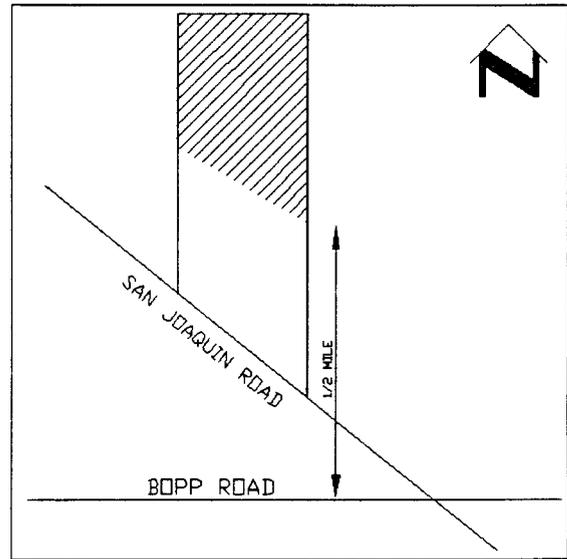
**Request:** Amend the Comprehensive Plan from Resource Transition (RT) to  
Multifunctional Corridor (MFC)

**Acreage:** ± 16 acres

**Staff**

**Recommendation:** APPROVAL. Staff recommends approval of a special area policy that would allow the owner to rezone the remaining 16 acres of a developed site to TH Trailer Homesite under the current plan designation of Resource Transition (RT) and would not allow other uses under the Multifunctional Corridor (MFC) designation.

**Brief Summary:** The subject property is the northern portion of a developed recreational vehicle park and recreation area developed without permits. A rezoning would require a development plan that would bring the site into conformance with the Zoning Code.



**Case:** Co7-01-10  
Odell - Curtis Road

**BOS Hearing:** December 4, 2001

**B.O.S decision:** Approved

**Commission  
Action:** Approval (9-0)

**District:** 3

**Subregion:** Northwest

**Location:** At the northwest corner of  
Curtis Road and La Cholla Blvd.

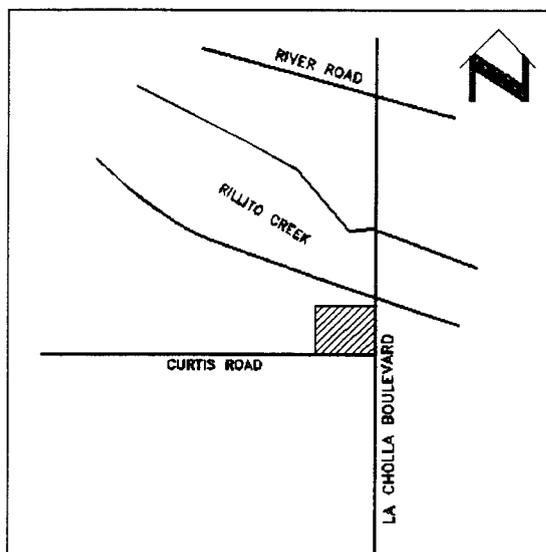
**Request:** Amend the Comprehensive Plan from Medium Intensity Urban (MIU) to  
Neighborhood Activity Center (NAC)

**Acreage:** ± 1.23 acres

**Staff**

**Recommendation:** APPROVAL An oversight occurred when the Comprehensive Plan was adopted in 1992. The area surrounding the subject property is in commercial or light industrial uses and the only residential uses south of the Rillito River are at least one-half mile away. The vacant property adjacent to the subject property may be unsuitable for residential use.

**Brief Summary:** The property owners state that when they bought the property in 1978, the area was rural and the property was used as horse property. However, in the subsequent years, the area has urbanized, the roads have expanded and the County took a quarter-acre of their property for roads. An oversight occurred, as the area surrounding the subject property is either in nonresidential use or may be unsuitable for residential use.



**Case:** CO7-01-11  
Schwartz - Ina Road

**BOS Hearing:** January 22, 2002

**BOS Decision:** Denied

**Commission  
Action:** Denial (9-1)

**District:** 1

**Subregion:** Northwest

**Location:** On the south side of Ina Road,  
approximately 400 feet east of Mona Lisa Road

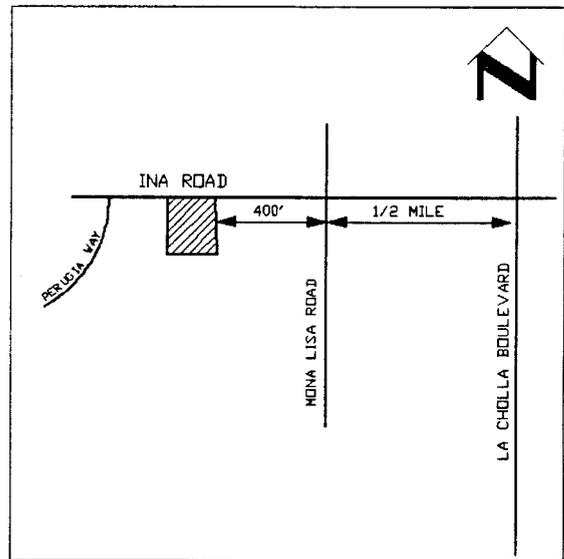
**Request:** Amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU1.2) to  
Medium Intensity Urban (MIU)

**Acreage:** 0.9 acre

**Staff**

**Recommendation:** DENIAL. This could create a pattern of nonresidential development, with multiple access points, and with trip generations of commercial uses on an over-capacity arterial. Approving this request could set a precedent that would start "strip commercial" zoning along all major arterials that are currently developed residential.

**Brief Summary:** If approved, the amendment would allow the applicant to request a rezoning to the TR Transitional zone for office use. The subject property is a perimeter one-acre subdivision lot in an established residential neighborhood. There are no other land use designations within the defined boundaries of this subdivision and the existing plan designations in this area are consistent with existing development.



**Case:** CO7-01-12  
Lopez - Lincoln Street

**BOS Hearing:** November 20, 2001

**BOS Decision:** Denied

**Commission  
Action:** Denial (9-1)

**District:** 3

**Subregion:** Southwest

**Location:** On Bilbray Avenue, approximately  
60 feet south of Ajo Highway

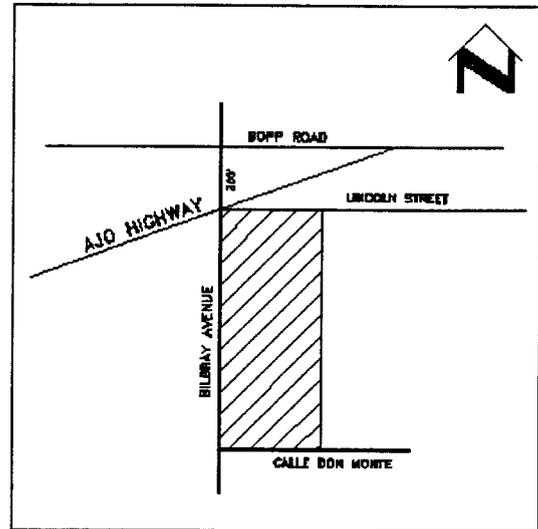
**Request:** Amend the Comprehensive Plan from Resource Transition (RT) to Low  
Intensity Urban 1.2 (LIU 1.2)

**Acreage:** ± 4.32 acres

**Staff**

**Recommendation:** DENIAL. This property and its environs continue to serve the stated  
purpose of the Resource Transition (RT) land use category.

**Brief Summary:** This property was denied a plan amendment request to Low Intensity Urban  
1.2 (LIU 1.2) in 1997. Staff continues to believe that the property should  
remain within the Resource Transition (RT) designation because of the  
existing natural resources to the north, Tucson Mountain Park, and the  
potential for an expansion of a natural resource area to the east with the  
600 acres of undeveloped land, in unincorporated Pima County, lying  
within a proposed Biological Core area of the draft Biologically-Preferred Reserve  
System of the Sonoran Desert Conservation Plan.



**Case:** CO7-01-13  
Biede - Ina Road

**BOS Hearing:** January 22, 2002

**BOS Decision:** Denied

**Commission  
Action:** Denial (9-1)

**District:** 1

**Subregion:** Northwest

**Location:** On the north side of Ina Road  
approximately 500 feet east of La Canada Drive

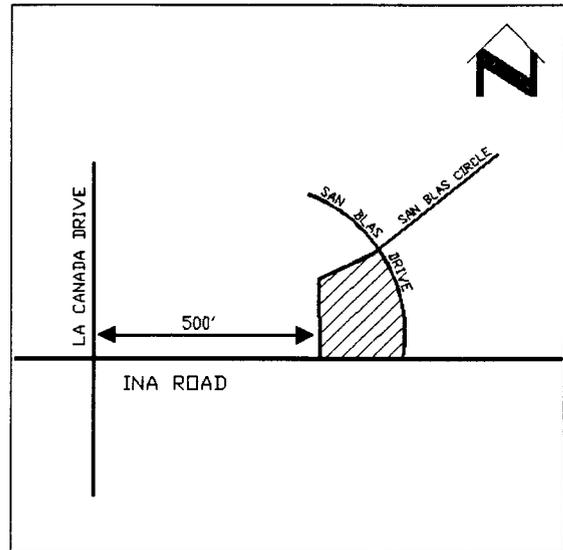
**Request:** Amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU1.2) to  
Medium Intensity Urban (MIU)

**Acreage:** 0.9 acre

**Staff**

**Recommendation:** DENIAL This could create a pattern of nonresidential development, with multiple access points, and with trip generations of commercial uses on roads over capacity. It could set a precedent that would start "strip commercial" zoning along all major arterials currently developed residentially.

**Brief Summary:** If approved, the amendment would allow the applicant to request a rezoning to the TR Transitional zone for office use. The subject property is a perimeter, one-acre subdivision lot in an established residential neighborhood. A neighborhood day-care facility is directly west of the subject property which was granted with a special area policy to allow a rezoning to TR only for day-care in residential neighborhoods. The adjacent dentists' office was a rezoning request made prior to the adoption of the Comprehensive Plan and is limited to a medical office or CR-1 Single Residence uses.



**Case:** C07-01-14  
Moreno - Meadowlark Avenue

**BOS Hearing:** November 20, 2001

**BOS Decision:** Approved with Special Area Policy to allow two mobile homes

**Commission Action:** Approval (10-0)

**District:** 3

**Subregion:** Southwest

**Location:** On Meadowlark Avenue 600 feet south of Los Reales Road and approximately 1,200 feet east of Cardinal Avenue

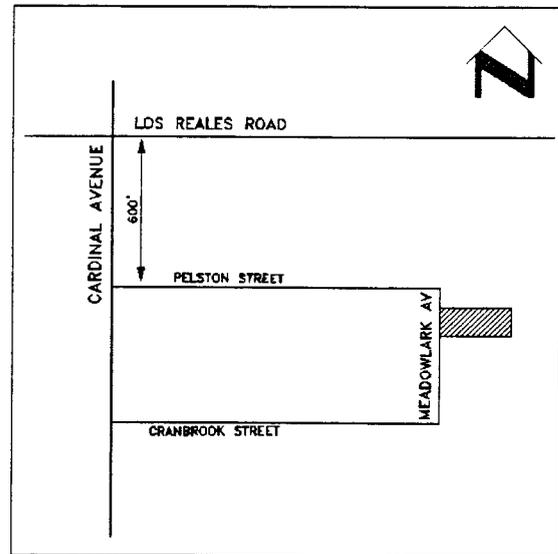
**Request:** Amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU1.2) to Low Intensity Urban 3.0 (LIU 3.0)

**Acreage:** ± One acre

**Staff**

**Recommendation:** APPROVAL. Staff believes this is a minor adjustment in an area that already features pockets of SH Suburban Homestead zones and two-unit, one-acre parcels.

**Brief Summary:** If approved, the amendment would allow the applicant to request a rezoning to SH which would allow two permanent mobile homes on the property.



**Case:** Co7-01-15  
St. Phillips Foothills, LLC -  
Campbell Avenue

**BOS Hearing:** April 16, 2002

**BOS Decision:** Pending

**Commission  
Action:** Denial (8-1)

**District:** 1

**Subregion:** Catalina Foothills

**Location:** 1700 feet north of River Road on the east side of Campbell Avenue

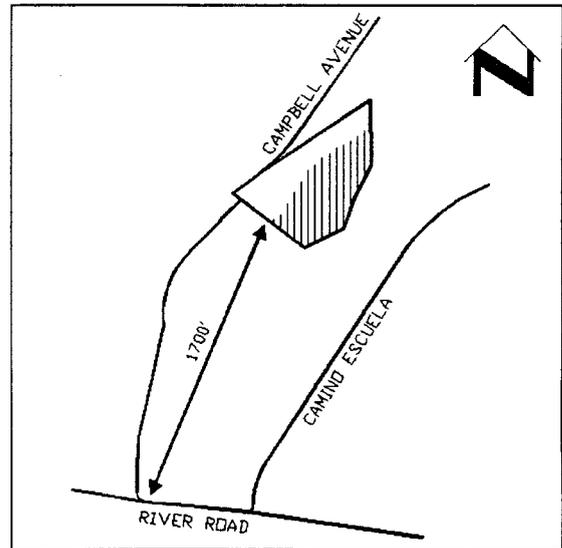
**Request:** Amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium/High Intensity Urban (MHIU)

**Acreage:** ± 4.16 acres.

**Staff**

**Recommendation:** DENIAL. This proposal for up to 24 RAC does not appear to be an oversight from the 1992 plan that considered the surrounding low density neighborhood. In the draft 2001 Update, there are no plans to intensify residential development in this area. Optional LIU 3.0 would provide a more appropriate transition into the foothills region.

**Brief Summary:** Campbell Wash runs adjacent to the amendment site along the western boundary of the parcel. The nodal activity at the intersection of River Road and Campbell Avenue does warrant consideration for more compact urban development given the existing availability of infrastructure. The proposed MHIU designation will create an edge of high density abutting a low density residential area. With no current widening plans for Campbell Avenue, this type of density will overburden this two-lane arterial road. There are currently several small *casitas*, that appear to be very old, on the southern portion of the lot. Given the current condition of the guest ranch, staff recognizes the opportunity for possible redevelopment, but cannot support the requested intensity or density.



**Case:** Co7-01-16  
Bratton - Anway Road

**BOS Hearing:** January 15, 2002

**BOS Decision:** Denied

**Commission Action:** Modified approval, Special Area Policy in the existing plan designation to allow a TH rezoning.

**District:** 3

**Subregion:** Tucson Mountains/Avra Valley

**Location:** On the northeast corner of Anway and Tucker Roads

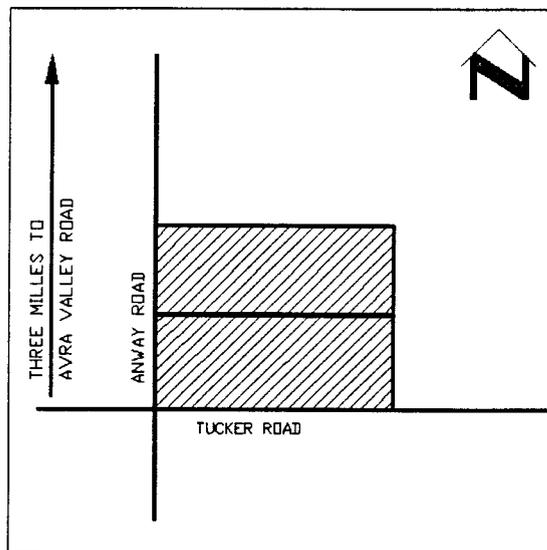
**Request:** Amend the Comprehensive Plan from Low Intensity Rural (LIR) to Multifunctional Corridor (MFC).

**Acreage:** ± 9.5 acres

**Staff**

**Recommendation:** MODIFIED APPROVAL. A special area policy is approved to allow a rezoning request to the TH Trailer Homesite zone subject to the restrictions that the use is limited to a Recreational Vehicle park with a maximum of 20 units.

**Brief Summary:** The applicant's proposed development is a relatively unique use in a rural area and one that is not accommodated in any of the rural land use planning categories. The TH zone complies with only the MFC and High Intensity Urban (HIU) land use planning categories. Typically, recreational vehicle parks are located near major roadways. Perhaps there should be some accommodation for transient lodging as a rural use. Such unique requests as this amendment will be reviewed on a case by case basis.



**Case:** Co7-01-17  
Tucson Mountain Investors,  
LLC - River Road

**BOS Hearing:** December 18, 2001

**BOS Decision:** Approved with Special Area  
Policy to limit site to 70%  
retail and commercial

**Commission  
Action:** Approval (7-0)

**District:** 1

**Subregion:** Northwest

**Location:** At the northwest corner of River Road and La Cholla Blvd

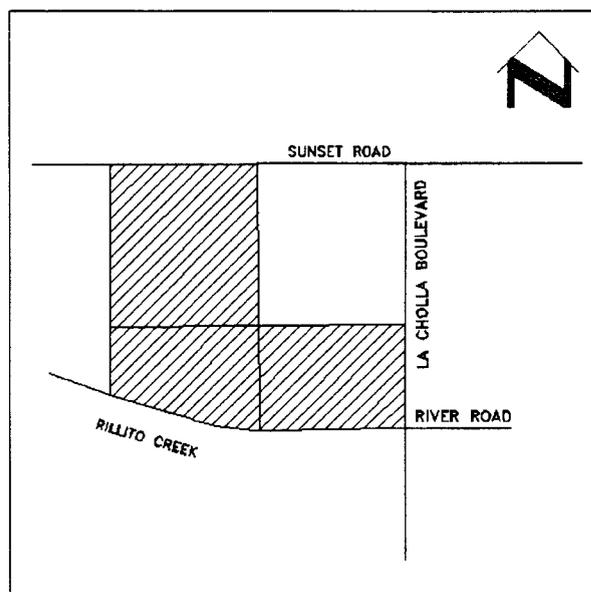
**Request:** Amend the Comprehensive Plan from High Intensity Urban (HIU) to  
Community Activity Center (CAC)

**Acreage:** ± 21.46

**Staff**

**Recommendation:** MODIFIED APPROVAL. Amend the two parcels (11 acres) abutting  
River Road to Community Activity Center (CAC) with the third parcel  
(11 + acres) remaining High Intensity Urban (HIU), to allow mixed use  
development, as per *Growing Smarter Plus*, at a major intersection  
which can be incorporated with other development in the area.

**Brief Summary:** Significant changes have occurred in the area since adoption of the plan in  
1992. The delineation of pygmy owl habitat and development standards,  
coupled with development of the Sonoran Desert Conservation Plan (SDCP)  
will displace projected higher density residential development in the  
northwest area. This makes it more important to provide opportunities for  
high density residential development. On the other hand, the Board of  
Supervisors approved Co7-98-20 and the subsequent specific plan  
indicating its support for the intersection to become a major activity center  
with considerable commercial services.



**Case:** Co7-01-18A  
Title Guaranty Agency of  
Arizona Inc., T-1326-Valencia  
Road

**BOS Hearing:** January 8, 2002

**BOS Decision:** Modified Approval with  
Special Area Policies regarding  
designating Black Wash as RT,  
trail development and riparian  
protection.

**Commission  
Action:** Denial, except for 8.5 acre  
parcel adjacent to Valencia Rd  
(6-4)

**District:** 3

**Subregion:** Southwest

**Location:** Area north of Valencia Road and east of the Viviana Road alignment

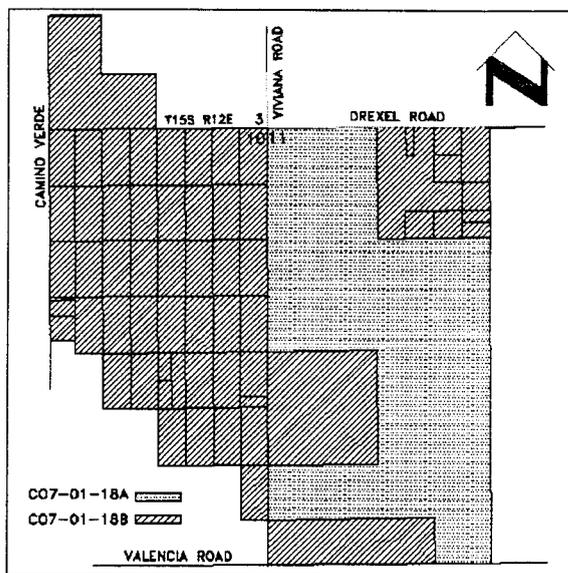
**Request:** Amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to  
Medium Intensity Urban (MIU)

**Acreage:** ± 209 acres

**Staff**

**Recommendation:** APPROVAL. An oversight occurred in the plan and significant changes have occurred in the area since adoption of the Comprehensive Plan in 1992. Rezoning and developments for MIU densities have occurred in the general area. In addition, staff felt that the request conforms with *Growing Smarter Plus* as it related to the then proposed Growth Area for the Southwest area, with the availability of infrastructure.

**Brief Summary:** The applicants originally applied to amend the Comprehensive Plan to LIU-3.0, but agreed to amend the request to conform with the Planning and Zoning Commission initiated amendment Co7-01-18B. The Board of Supervisors has approved several rezonings and developments in the general area for densities similar to the subject property.

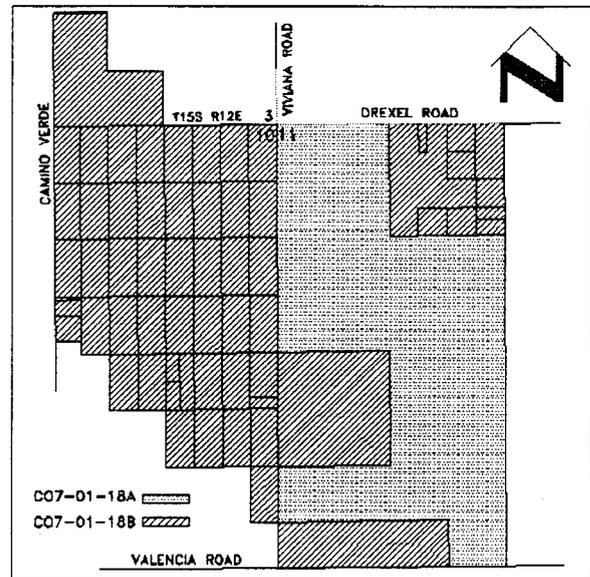


**Case:** Co7-01-18B  
Pima County - Camino Verde

**BOS Hearing:** January 8, 2002

**BOS Decision:** Denied, except for 19.5 acres with Special Area Policies regarding designating Black Wash as RT, trail development and riparian protection.

**Commission Action:** Denial, except for a 19.5 acre parcel (7-3)



**District:** 3

**Subregion:** Southwest

**Location:** Area north of Valencia Road and east of Camino Verde.

**Request:** Amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU)

**Acreage:** ±340 acres

**Staff**

**Recommendation:** APPROVAL. An oversight occurred in the plan and significant changes have occurred in the area. Staff feels that the request conforms with *Growing Smarter Plus* as it related to the then proposed Growth Area and available infrastructure.

**Brief Summary:** Pima County initiated this amendment request in conjunction with Co7-01-18A because the same issues applied to the other property in the immediate area. Medium Intensity Urban (MIU) was evaluated because it conforms with much of the existing development and zoning in the general area and it provides the most flexibility for single-family densities and prices (multi-family is unlikely in the area). The Board has approved several rezonings/developments in the general area for similar densities.

**Case:** Co7-01-19  
Kilanna Properties, LLC - Oracle Road

**BOS Hearing:** December 18, 2001

**BOS Decision:** Denied

**Commission Action:** Approval (10-0)

**Subregion:** Northwest

**District:** 1

**Location:** On Rams Field Pass approximately 300 feet east of Oracle Road and one-half mile north of First Avenue

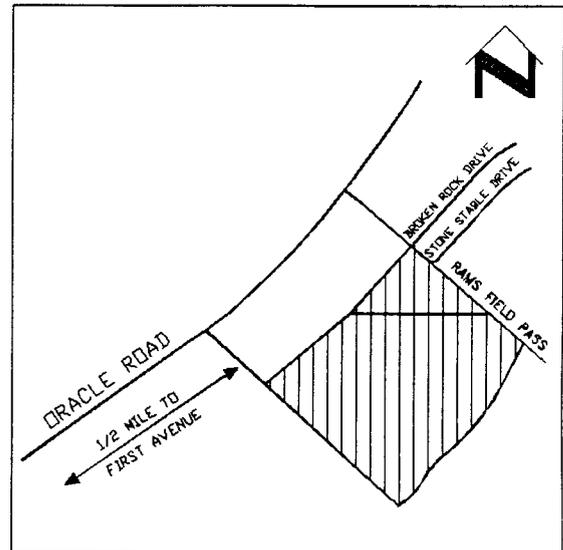
**Request:** Amend the Comprehensive Plan from Industrial (I) to Medium Intensity Urban (MIU)

**Acreage:** ± 15.04 acres

**Staff**

**Recommendation:** APPROVAL. There are nearby commercial and employment areas, anticipated traffic can be accommodated, and an eventual rezoning would provide staff a better opportunity to evaluate the natural resource issues on the site.

**Brief Summary:** The parcel and adjacent development are zoned CPI Campus Park Industrial and nearly surrounded by the Town of Oro Valley. The applicant proposes to develop the property at five residences per acre which the applicant says supports the concept of locating homes near employment opportunities and is a more appropriate transition to the biologically sensitive area to the east. This parcel is within the Sonoran Desert Conservation Plan's Biological Reserve System Boundary (Biological Core). It meets the criteria of *Growing Smarter Plus* which encourages compact development and a mix of uses where infrastructure and multi-modal transportation is or can be provided.



**List of Planning and Zoning Commission Initiated Plan Amendments for 2002**

Amendment Request	Acreage	Zoning	1992 Plan Designation
<b>Catalina Foothills Subregion</b>			
<p>Location: The area between Prince and Ft. Lowell and Melpomene and Houghton. Lots 3, 4 and parts of Lots 21-23 of the undeveloped Telesias Estates.</p> <p>Tax Code: 114-25-0040, 0030,</p> <p>Owner: Bill Marum</p> <p>Source: P&amp;Z</p> <p>Cross Ref: None</p> <p>Case #: Co7-02-01</p>	<p>Need to clarify if 40 acres or 20 acres</p>	<p>SR</p>	<p>LIU 0.5</p>
<p>Location: West side of Campbell, north of River Road.</p> <p>Tax Code: 108-18-033B, 033C, 034B, 034D</p> <p>Owner: Multiple ownership</p> <p>Source: P&amp;Z Raul Reyes</p> <p>Cross Ref: None</p> <p>Case #: Co7-02-02</p>	<p>3.6</p>	<p>CR-1</p>	<p>LIU 1.2</p>
<b>Northwest Subregion</b>			
<p>Location: Northeast corner of Thornydale and Cortaro Farms Roads.</p> <p>Tax Code: 225-29-015D</p> <p>Owner: Safeway Inc.</p> <p>Source: Adopted C. McVie letter</p> <p>Cross Ref: <b>B1</b></p> <p>Case #: Co7-02-03</p>	<p>6.5</p>	<p>CB-1</p>	<p>CAC</p>
<p>Location: South side of Magee Road, west of Thornydale Road.</p> <p>Tax Code: 225-37-707D, 707E, 708A</p> <p>Owner: Multiple Ownership</p> <p>Source: Adopted C. McVie letter</p> <p>Cross Ref: <b>B6</b></p> <p>Case #: Co7-02-04</p>	<p>8</p>	<p>CR-5, CB-2</p>	<p>CAC, MIU, RC</p>

Amendment Request	Acreage	Zoning	1992 Plan Designation
Location: Northeast corner of Cortaro Farms and Shannon Roads. Tax Code: 225-32-0040, 0030, 002C, 002E, 002F, 002G Owner: Multiple Ownership Source: Adopted C. McVie letter Cross Ref: <b>B7</b> Case #: Co7-02-05	46	CB-1, TR	CAC
Location: East of Oracle Rd., south of Wilds Rd., and west of Lago Del Oro. Tax Code: n/a Owner: n/a Source: Adopted C. McVie letter Cross Ref: <b>B11</b> Case #: Co7-02-06	n/a	GR-1, SH	MFC, LIU 3.0, LIU 1.2
Location: West side of I-10 at the Avra Valley intersection. Tax Code: n/a Owner: Multiple ownership Source: Adopted C. McVie letter Cross Ref: <b>B12</b> Case #: Co7-02-07	n/a	RH, GR-1, and CI-2	MFC, I
Location: [NW-12] Northwest corner of Thornydale and Magee Roads Tax Code: Parcel# 225-33-0660 Owner: Mandarin Associates Source: Adopted C. McVie letter Cross Ref: <b>B27</b> Case #: Co7-02-08	20	SR	CAC, MHIU, RC
Location: Northeast corner of Thornydale and Cortaro Tax Code: 225-29-014A Owner: Commercial Land Investors III Source: P&Z Cross Ref: <b>Special Request (Wright?)</b> Case #: Co7-02-09	4.4	SR	CAC



Amendment Request	Acreage	Zoning	1992 Plan Designation
<b>Rincon Southeast/Santa Rita Subregion</b>			
Airport Growth Area, Case # Co7-02-16			
<b>Southwest Subregion</b>			
Location: Northeast corner of S. Camino Verde and W. Drexel Tax Code: 210-09-026C Owner: Camino Verde I Partnership (Mars property) Source: P&Z Cross Ref: None Case #: Co7-02-17	30	SR	LIU 1.2
<b>Upper Santa Cruz Subregion: None</b>			
<b>Western Pima County Subregion: None</b>			

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**January 30, 2002, Planning and Zoning Commission Public Hearing - Findings**

**Co7-00-20 2001 COMPREHENSIVE PLAN UPDATE**

Proposal to amend the Pima County Comprehensive Plan (Co7-89-02) by adopting the revised seven subregional Comprehensive Plan maps and the document entitled 2001 Pima County Comprehensive Plan, Regional Plan Policies, Rezoning Policies and Special Area Policies. The proposed amendment will rescind the Mount Lemmon Community Plan (Co13-67-1), the Why, Ariz.N.P. and Western P.C. Area Plan (Co13-67-3) and the Ajo Zoning Plan (Co13-64-4). (All Districts)

**PLANNING AND ZONING COMMISSION PUBLIC HEARING SUMMARY  
JANUARY 30, 2002**

The Chairman announced that a study session will first be held for the jurisdictions to address the Commission with any comments or issues they may have regarding the Comprehensive Plan. No action is taken during the study session. Davis-Monthan Air Force Base staff made a presentation before the Commission expressing their interest in maintaining compatible uses near the base. Tucson Airport Authority staff also addressed the Commission regarding the growth area near the Tucson airport and an area near Ryan Airfield. Tucson Airport Authority staff requested that the plan reflect an industrial designation for the site near Ryan Air Field as presented verbally and in a letter they submitted.

The public hearing was opened. The Chairman noted that the hearing will be organized by subregion, beginning with the Western Pima County subregion.

**Western Pima County Subregion**

Staff stated that for the Western Pima County subregion, the Commission needs to consider the land use element which was deferred by the Board of Supervisors, a specific request for the Lukeville area, and the overall adoption of the subregion.

- Sp#1- The owner of the specific request property in Lukeville described his interest in obtaining an industrial land use designation to allow warehouse development. He explained the value of warehouses to this area and stated that the designation of Urban Industrial will allow him to develop warehouses.
- Sp#2- The speaker commented that he believed the Board of Supervisors already approved the aforementioned specific request. Staff noted that the Board expressed support for the request but ultimately deferred it to the Commission along with the rest of the subregion. A discussion ensued regarding the difference between the owner's request for Urban Industrial versus staff's recommendation for Rural Activity Center with a special area policy to allow the warehouse use.

**On the motion (made by Commissioner Gungle, seconded by Commissioner Williams) to recommend adoption of the land use element, maps, and plan for the Western Pima County Subregion and to approve the Lukeville special request for the Urban Industrial designation, the vote was unanimous.**

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### **Rincon Southeast Subregion**

Staff stated that for this subregion, the Commission should consider parcels "D" near the Davis-Monthan Air Force Base, the numbered "B" items that were referred from the Board, and the re-adoption of the entire subregion plan.

Speakers for this subregion made the following comments:

- Sp#1- Davis-Monthan Air Force Base staff reiterated their interest in compatible land use designations near the base, specifically requesting that parcels "D" remain non-residential.
- Sp#2- Representing an owner of properties near the base, the speaker discussed pending state legislation that will define the length of the airport zone "paddle". When the paddle is defined, then the surrounding land uses will be modified accordingly. He commented that it would be appropriate to cast a vote regarding land use designation subject to the paddle legislation.
- Sp#3- The speaker asked where the property is that was just discussed and staff described the location.

**On the motion (made by Commissioner Staples, seconded by Commissioner Gungle) to recommend approval of parcels "D" to Urban Industrial, the vote was 8-1 (Membrilla voted Nay).**

Staff described each numbered "B" item for this subregion.

- Sp#4- The speaker, representing the owners of land near Los Reales and Swan Roads, stated the property is generally surrounded by industrial uses but has been planned for higher-density residential.

Staff described the growth area proposed for this site and the reasons for it. Staff noted that the Commission and Board have already voted on this item, adding that this is a "revisited" item. A commissioner asked what motion could be made to refer this item to the 2002 Plan Amendment cycle and staff provided options.

- Sp#5- The speaker commented that the area of Los Reales and Craycroft Roads is not appropriate for residential development, specifically due to the landfill's existence. The speaker requested that the area on both sides of Interstate 10 from the Swan Road alignment to Wilmot Road be brought back to the Commission for review. He stated that the previous plan designated most of this area as Multi-Functional Corridor and this should be retained.
- Sp#6- As an owner of property within Empirita Ranch, the speaker stated that he is satisfied with the original Commission recommendation. A discussion ensued regarding the Board of Supervisors' recommendation for Empirita Ranch, in that the recommendation covers a greater area than the Commission intended.

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- Sp#7- With regard to item B18d, the speaker requested that the Medium Intensity Urban designation replace the Board- approved designation of Low Intensity Urban 0.5. The speaker discussed item B24 and its various recommendations and the 760 acres of state land to the south of Saguaro National Park which is intended for inclusion in the Rocking K Specific Plan. He asked the Commission to consider reaffirming the special area policy (applicable to the 760 acre site) as it was approved by the Board of Supervisors.
  - Sp#8- Regarding item B18a, the speaker stated that the Comprehensive Plan should recognize hard zoning. At the Board hearing, the Supervisors recommended that Cienega Creek be buffered by lower density planned land uses. The speaker stated that a buffer was already established for the park through an existing development agreement and the plan should reflect this agreement and the entitled rights. The speaker requested the original Community Activity Center land use designation. Staff emphasized that the plan designation does not take away any existing zoning rights.
  - Sp#9- The speaker asked why he received a notice of the public hearing and what the Empirita Ranch request involves. Staff responded to his questions.
  - Sp#10- The speaker stated that her organization (Coalition for Sonoran Desert Protection) agrees with most of the Board's decisions, but disagrees with the request for any portion of Empirita Ranch to be up-planned (item B22). She noted that the Board never intended a change in land use designation for the entire Empirita area, just the earlier speaker's portion. With regard to the previous speaker's discussion of the development agreement, she commented that the lower density buffer should be maintained.
  - Sp#11- The speaker discussed item B26, stating that it should be Low Intensity Urban 1.2, consistent with surrounding development and consistent with the Board's decision.
  - Sp#12- The speaker explained that they represent the owners of a portion of item B14. This site was originally recommended for Community Activity Center but was down planned by the Board to Low Intensity Urban 0.3 even though it is already hard-zoned commercial. The speaker commented that the existing zoning and the surrounding land uses should be acknowledged.

**On the motion (made by Commissioner Gungle, seconded by Commissioner Staples) to recommend approval of the re-adoption of the Rincon Southeast/Santa Rita subregion as approved by the Board of Supervisors at their December 18, 2001 hearing with the following exceptions:**

1. Item B25 - reiterate the Commission's previous recommendation;
2. Item B20 - reiterate the Commission's previous recommendation;
3. Item B22 - retain the Empirita Ranch policy as stated by Board of Supervisors but apply it only to Community #2;
4. Item B18a - the Commission accepted a friendly amendment to reiterate the decision by the Board but adding a policy to avoid conflict with the Pima County and Horizon agreement of March 1990,

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**the vote was 8-1 (Commissioner Membrilla voted Nay).**

A commissioner stated that the plan doesn't always need to respond to the zoning but rather establishes the best path.

**On the motion (made by Commissioner Spendiarian, seconded by Commissioner Matter) to reconsider the airport growth area as part of 2002 plan amendment process to reflect readjustments for the airport zones and for consideration of industrial uses in this area, the vote was 8-1 (Membrilla voted Nay).** Staff clarified that a previous speaker's parcel will be included in the review area.

#### **Catalina Foothills Subregion**

The chairman stated that there is no difference between the Commission's recommended designations and the Board's adopted designations so taking testimony is just a courtesy. The chairman asked for any speakers on the subregion and there were none.

**On the motion (made by Commissioner Smith, seconded by Commissioner Williams) to re-adopt the Commission and the Board's recommended Catalina Foothills Subregion, the vote was 9-0.**

#### **Tucson Mountain/Avra Valley Subregion**

The chairman asked for any speakers on the subregion and there were none.

**On the motion (made by Commissioner Staples, seconded by Commissioner Smith) to re-adopt the Tucson Mountain/Avra Valley Subregion as previously recommended, the vote was 9-0.**

#### **Upper Santa Cruz Subregion**

Staff described the new actions for the Commission to consider in addition to the re-adoption of the subregional plan.

- Sp#1- With regard to two parcels (303-43-007A, 8A) in Arivaca which are part of item B15, the speaker would like to have all of that property designated as a Commercial Activity Center rather than the lower intensity designation intended to protect wildlife corridors or linkages. Staff noted that item B15 includes more parcels than just 7A and 8A.
- Sp#2- Regarding item B30C, the speaker asked that the property be reconsidered for Low Intensity Urban 0.3 instead of the Board approved Low Intensity Rural. A commissioner asked if there was a subsidence problem in this area and staff responded that the City of Tucson mentioned water harvesting in the area. The speaker stated that the owner would agree to a policy requiring a water provider as opposed to using well sites.

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A commissioner asked about item **B23**. Staff described the site and explained the information presented to the Board and the approved designation. A commissioner stated that the designation should revert back to the Commission's original recommendation of Resource Conservation.

**On the motion (made by Commissioner Gungle, seconded by Commissioner Williams) to approve the readoption of the Upper Santa Cruz Subregion as approved by the Board of Supervisors with the following exceptions,**

- 1. Item B15 - recommend Neighborhood Activity Center for parcels 303-43-007A and -008A;**
- 2. Item B23 - retain the Resource Conservation designation as the Commission originally recommended,**

**and, with the acceptance of a friendly amendment to change item B15 irrespective of the parcel numbers, the vote was 8-1 (Membrila voted Nay).**

**On the motion regarding item B30C (made by Commissioner Spendiarian, seconded by Commissioner Matter) to recommend the Low Intensity Urban 0.3 designation with a special area policy requiring 50 percent natural open space, the vote was 7-2 (Gungle and Membrila voted Nay).**

### **Southwest Subregion**

Staff explained the new actions necessitating the Commission's consideration, the map referral numbers for this subregion, and referenced a letter submitted by one of the speakers.

- **Sp#1-** Tucson Airport Authority staff again presented their concerns regarding the property east of Ryan Airfield and north of Ajo Highway which is bounded by Resource Transition. The plan currently proposes Medium Intensity Urban which would allow a maximum of ten residences per acre. The subject site is at the end of a runway and adjacent to future airport development so the speaker requested the area be designated industrial. Staff stated that the Commission can act on this site today as the area has been noticed and they would be comfortable with a designation of Urban Industrial.
- **Sp#2-** The speaker explained that they are representing property within Section 18 of T15SR12E which is conditionally zoned CI-2. Staff described the location of the parcel, stating that it is currently designated as LIU 0.3. The speaker stated the site is adjacent to Ajo Road and for several reasons it is not suitable for residential development. Staff explained that the zoning is not effected by the plan.
- **Sp#3-** The speaker noted that she represents the Coalition for Sonoran Desert Protection and that this subregion has high quality habitat for the Pima pineapple cactus and ironwood/palo verde, including habitat for the pygmy owl. It is the only remaining corridor between the Tucson Mountains and the Tohono O'odham nation. The speaker stated that they support the deletion of the southwest growth area similar to what the

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Board did in December with the exception of item **B19A** which was an effort to down-plan. In other words, the speaker said to retain the down-planning and delete the up-planning aspect of the southwest growth area.

- Sp#4- The speaker described his property and said it was deleted from the southwest growth area as the result of a wide sweep. The speaker described the property's surrounding land uses. The property had been conditionally approved for CR-3 but due to the market, the rezoning was closed. The speaker said that he would request another rezoning to CR-3. Staff explained that the property is part of the plan amendment Co7-01-18B. Staff stated that if there is any doubt about the notice of a property, the Commission can recommend that the case be handled as a plan amendment.

**On the motion (made by Commissioner Gungle, seconded by Commissioner Williams) to approve the readoption of the Southwest Subregion as approved by the Board of Supervisors with the following exceptions:**

1. **Retain the designation of Urban Industrial for the property described as the triangle east of Ryan Airfield and south of Ajo Highway as requested by the Tucson Airport Authority;**
2. **For item B19A, retain the original Commission recommendation of LIU 0.3;**
3. **Support the Board's recommendation to delete the southwest growth area, with the exception that all down-planning be retained;**
4. **Direct staff to include parcel 210-09-026C as part of the 2002 annual amendment process,**

**the vote was 8-0 (Commissioner Membrilla was absent).**

### **Northwest Subregion**

Staff listed the new action items necessitating the Commission's consideration for this subregion.

- Sp#1- The speaker discussed item **B7** near Cortaro Farms and Shannon Roads which is already zoned CB-1 and TR and surrounded by medium-density residential development. He is concerned that this property could be down-zoned. The owner asks that the Commission reconsider the low intensity planned land use designation.
- Sp#2- Speaking on item **B12** located near I-10 and Avra Valley Road in which the proposed plan designation is LIU 0.3, the owner wishes it to retain the Multi-Functional Corridor designation. The property (parcel 226-01-032) has been held by Asarco but is under contract to be sold. The speaker stated that there are currently three permitted, industrial users of the property, so it makes no sense to maintain it as a low intensity residential land use and the area has been planned by Marana as an industrial corridor. The speaker also commented on the notice for, and timing of, the Comprehensive Plan

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update process. A commissioner asked how much of the property is currently being used. The speaker responded that a portion of the property is being used. A discussion ensued regarding the review of this situation as part of the 2002 annual amendment cycle.

- Sp#3- A comment letter was read into the record regarding the up-planning of the area south of Orange Grove Road. The letter stated that up-planning near or adjacent to existing horse property is detrimental to established use; an illustrative example was provided. The letter recommended that these horse property owners should not be subjected to adjacent high density development.
- Sp#4- The speaker discussed property located northeast of River Road and Campbell Avenue that is to the north of his own parcel which is developed for offices. He stated that he would like to locate their corporate office there and requested a change from Low Intensity Urban 1.2 to Medium Intensity Urban. Staff clarified that this is in the Catalina Foothills (not the Northwest) subregion. The chairman suggested that the speaker bring it forward as part of the annual amendment process as this subregion has already been voted on.

A commissioner suggested that the Catalina Foothills subregion be revisited after the Northwest subregion is heard. The chairman agreed to do so.

- Sp#5- The speaker represented property that was originally planned as Community Activity Center and now has been down-planned. The parcel (tax code# 225-29-0140) is immediately north of Cortaro Farms Road, on the east side of Thornydale Road. Staff clarified that the speaker's property is actually north of the item B1 property; it is not on the "B" list but was part of the original up/down planning in the area. The speaker argued that the level of traffic in the area suggests a higher intensity use, however, it is now planned as LIU 0.3 per the Board's decision in December, 2001.
- Sp#6- Representing owners of a four-acre property within item B6 (parcel 225-37-707D), the speaker requested that the property remain designated as a Community Activity Center. The property has frontage on both Magee and Thornydale Roads and is already zoned CB-2. The speaker described the surrounding land uses and zoning as arguments to maintain Community Activity Center designation. This property was part of the letter sent to the Board of Supervisors requesting down-planning but the property owner has had no input in this change and requested item B6 remain a Community Activity Center. A commissioner asked whether the owner owns the entirety of the site represented by item B6. The speaker responded that they do not own the entire site but it is zoned for commercial. The chairman stated that he recommends that this site be part of the 2002 annual amendment process.
- Sp#7- Representing Safeway Stores as the owner of a 13-acre property (item B1) north of Cortaro Farms Road and east of Thornydale Road, the speaker expressed opposition to the change of land use designation from Community Activity Center to Low Intensity Urban. She stated that the property is zoned CB-1 which is inconsistent with the Low Intensity Urban designation, adding that the problem is that the plan is a policy document and development plans are subject to review under policy documents. She stated that the *Growing Smarter* legislation requires consistency between zoning and planned land use.

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A commissioner asked that staff respond to the development plan issue. Staff stated that development plans are regulated by the Zoning Code's requirements for development plans and the development standards of the underlying zone, as well as other chapters such as landscape requirements. Finally, the development plans are subject to rezoning conditions. Comprehensive Plan policies apply during the rezoning process. Once approved, everything is reviewed against the Zoning Code and rezoning policies, so there is no direct line between a policy and a development plan unless the policy becomes a rezoning condition. Staff also clarified that the rezoning requests have to be consistent with the plan but existing zoning doesn't necessarily need to be consistent. A commissioner commented that he would rather see what planned land use should be in an area, not the hard zoning underneath. A commissioner asked when the two are in conflict, which takes precedence. Staff responded that the hard zoning takes precedence over planned land use.

- Sp#8- The speaker stated that he represented several parcels in the subregion including:
  1. "NW 12" (item B27) at the northwest corner of Thornydale and Magee Roads which had an original designation of Community Activity Center and Medium High Intensity Urban and is now approved for Low Intensity Urban 0.3;
  2. A site (parcels 225-33-032A, 032C) at the northwest corner of Thornydale and Cortaro Farms Roads that was changed from Community Activity Center, Medium High Intensity Urban, and Medium Intensity Urban to Low Intensity Urban 0.3;
  3. A parcel on the south side of Hardy Road and east of Thornydale Road which was originally Medium Intensity Urban and is now approved for Low Intensity Urban 0.3;
  4. A parcel southeast of Linda Vista Blvd. and Thornydale Road that was changed from Medium Intensity Urban to Low Intensity Urban 0.3.

Staff clarified that several of these properties have already been reviewed by the Commission and decided by the Board at their December hearing. The speaker explained why the properties should have higher intensity designations (e.g. infrastructure, traffic) and asked that the original designations for the properties be kept. The chairman suggested that these parcels be part of the 2002 annual amendment process.

- Sp#9- The speaker represented the site known as item B11 which is on the southeast corner of Florence Highway and Mountaineer Drive. He stated that the 1992 plan proposed the area as Multi-Functional Corridor and ADOT has put in road cuts in anticipation of this type of development. At the December hearing, the Board approved the property for low density residential. The speaker requested the designation be changed back to the original designation.
- Sp#10- Representing the Coalition for Sonoran Desert Protection, the speaker stated she agrees with everything the Board approved at their December 2001 hearing for this subregion. The "McVie letter" also represents the Coalition in specific areas. All of the parcels identified in McVie letter are in critical habitat. Even the habitat surrounded by

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development may have nesting owls. The speaker commented that this is the time to protect this area through intensity, not wait until the rezoning process since this is the last remaining corridor between the Tortolitas and the Catalina Mountains. She ended by saying that these issues on the northwest side are really critical to the survival of the pygmy owl.

A commissioner asked the speaker if she was familiar with previously-discussed item B12 site. The speaker responded that the Coalition had identified that area as well but there appears to be a discrepancy between the parcels involved.

- Sp#11- The speaker proposed that Thornydale Road be considered as a scenic route and provided reasons for his request, stating that scenic route status would be consistent with other scenic routes in the area and the area's critical habitat. Regarding the area south of Orange Grove Road and south to the Rillito River, the speaker commented that the area should not be proposed for medium intensity development; this area is much different from the Flowing Wells area.

A commissioner asked whether the designation of a scenic route could be part of the annual amendment process. Staff responded that a policy could be made that would give direction to amend the scenic routes map to add a road.

- Sp#12- The speaker noted that he lives within item B5 and is not against growth but states that it is disheartening to see the natural vegetation diminishing. Overall, he agrees with the Low Intensity Urban 0.3 or lower density residential designation.
- Sp#13- The speaker discussed a site reflected as item B29 which is located northwest of River Road and La Cholla Blvd. Approximately 30 acres were approved by the Board as an amendment to Community Activity Center. An additional three parcels were later proposed for the Community Activity Center designation as part of the update process. The additional eight acres were not part of the earlier Commission recommendation. Staff clarified that the eight acre area designated Community Activity Center by the Board included no special area policy.
- Sp#17- The speaker stated that originally the Florence Highway corridor was designated Multi-Functional Corridor but changed to lower intensity. He noted that the property is south between the Sp#9 property and Catalina State Park and is known as item B11. The chairman suggested that this request come back as an annual amendment.

**On the motion (made by Commissioner Gungle, seconded by Commissioner Staples) to approve the readoption of the Northwest Subregion as approved by the Board of Supervisors with the following exceptions:**

1. Items B1 and B6 entered into the 2002 annual amendment process;
2. Items B11 and B12 entered into the 2002 annual amendment process;
3. Item B27 entered into the process same as above;

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4. **Parcels with tax codes - 225-29-0140, 225-33-0660; 225-33-032A, 032C, 225-29-009d, 009f, 225-02-004M be entered into the annual amendment cycle;**
  5. **Review of the designation of Thornydale Road for status as a scenic route in the 2002 annual amendment process;**
  6. **Include item B7 in the annual amendment cycle;**

**the vote was 9-0.**

Finally, staff clarified item B1b by saying that since there is no recommendation from the Planning and Zoning Commission and Board of Supervisors, it retains its 1992 designation.

Staff noted that there is a proposed special area policy (S-22) applicable to the Thornydale and Tangerine Roads area. This area is disputed as to whether it lies within the jurisdictional limits of Marana or of Pima County. Staff proposed that the area be specifically designated as special area S-22 and the map color changed consistent with the town of Marana. Staff read into the record the following proposed special area 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.

**A motion to approve the above special area policy as read (made by Commissioner Staples, seconded by Commissioner Gungle), the vote was 8-0 (Membrilla was absent).**

**Staff noted that the Commission should consider readoption of the regional policies per action by the Board, readoption of a new policy in which the Resource Transition and Resource Conservation designations are amended, designation of the City of Tucson as a growth area, and readoption of all of the 2001 annual plan amendments per the Board's decisions - except Co7-01-15 which will be heard on February 15, 2002. Staff added that the Commission should clarify that all requests that they refer to the 2002 annual amendment process will remain as the Board approved until a subsequent decision as a result of the annual process. When the requests are presented as part of annual process, the proposed changes will be from the Board-approved designations to the 1992 designations.**

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**A motion to approve the above actions described by staff (made by Commissioner Smith, seconded by Commissioner Hirsch), the vote was 8-0 (Membrila was absent).**

**Catalina Foothills Subregion (second action)**

Sp#1- The speaker discussed a property he owns near Glen Street, Melpomene Way, and Catalina Highway (Lots 3, 4, 21, 22, 23 of Telesias Estates) in which the designation had already been changed by the Commission and the Board. He had assumed that the property would not be down planned. The 1992 plan designated property as Low Intensity Urban 0.5 but it has been changed to LIU 0.3. Now the area is surrounded by CR-1 development. The speaker asked that the plan designate the property as LIU 0.5 to pursue the SR-2 zone similar to across the street. The Chairman suggested the property be part of the 2002 annual amendment process. The speaker said he would prefer the property be heard by the Board in April as part of the update. The chairman asked staff to comment on this proposal. Staff responded that there were no Board referrals back to the Commission in this subregion, so this has been acted on and adopted already.

Sp#2- The speaker said he is representing a previously-discussed (discussed within the incorrect subregion) parcel located east of Campbell Avenue, north of River Road, and near Calle Ceniza.

**A motion to re-adopt the Catalina Foothills subregion as per the Board of Supervisors and include the above two sites into the 2002 annual amendment process (Commissioner Staples, seconded by Commissioner Hirsch), the vote was 8-0 (Membrila was absent).**

**Regional:**

A speaker addressed the plan in its entirety, proposing that a new suburban land use designation that acts as a transition from the urban core to rural communities be considered. He stated that the designation would be low impact, low density development, and open space oriented. The speaker also recommended that the native plants ordinance become a biological resources ordinance including a requirement to post a bond equivalent to the biological value of the property. A commissioner asked whether his proposal could be considered as part of annual amendment process and how the proposed ordinance related to the Environmentally Sensitive Lands Ordinance. Staff responded to these questions.

The public hearing was closed.

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## **Summary of Public Meetings held on January 2, 15 and 23, 2002**

The public was invited to review, comment on, and make recommendations on the Pima County Comprehensive Plan Update adopted by the Board of Supervisors in December 2001 at a series of public meetings . The meetings were held on January 2, 15, and 23, 2002 from 7:00 p.m. to 9:00 p.m. at the County-City Public Works Building. At each meeting, in addition to staff, there were approximately 30 to 40 attendees.

The following information was presented, discussed, and commented on at the three public meetings:

At each of the three meetings, Planning staff provided a brief presentation on the status of the plan update process and the decisions made by the Board of Supervisors on December 18, 2001.

Some questions asked of planning staff were:

- Will input from tonight's meeting attendees be taken forward in the process?
- What can we do about two specific pieces of property that were recommended for change but are not reflected on the maps?
- What about entirely new requests for a land use designation change, will they have to go through the cycle again?
- If a property was recommended for a land use designation change by the Planning and Zoning Commission and approved by the Board of Supervisors, can the owner now request a rezoning?
- When will the additional projects prescribed by the Board of Supervisors, such as developing policies on affordable housing, be completed?
- Why isn't there representation from the Board of Supervisors at these public meetings to answer questions?
- If the Planning & Zoning Commission adopted the request for the plan change to an industrial designation in Lukeville and the Board of Supervisors approved it, why is it going back to the Commission and why is it now being called a Special Area Policy?
- Has the Southwest Growth Area been completely eliminated?

Planning staff described the three groups of maps on exhibit at the meetings. The Group 1 maps showed all of the referrals, deferrals and adopted recommendations, Group 2 maps showed the deferred areas, including the Western Pima County subregion, the Davis-Monthan Air Force Base parcels, and the plan amendments that have not been before the Board of Supervisors to date, and the Group 3 maps showed the Board of Supervisors' recommendations that were referred back to the Planning & Zoning Commission.

Questions asked of Planning staff regarding the maps included:

- What land use designations are in effect now? Does the plan become effective after 30 days from the Board of Supervisors' approval date?
- If Planning and Zoning Commission didn't make a recommendation but the Board of Supervisors approved an item, is it in effect?

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- Did the *Growing Smarter Plus* legislation determine that the recommendations from the Planning and Zoning Commission and the Board of Supervisors be the same?

Staff responded that the second time around, the Board has the final approval and the plan can be adopted by them without further referrals to the Planning and Zoning Commission. Staff hopes to have the update information on the website by late January. Staff expects the plan to go forward to the Board of Supervisors in early April.

At least one of the public meetings, staff asked Carolyn Campbell to speak on behalf of the Coalition for Sonoran Desert Protection's recommendations adopted by the Board on December 18, 2001 and referred back to the Planning and Zoning Commission.

Carolyn explained the recommendations from the Coalition and asked Christine McVie to speak on her separate letter to the Board with recommendations that were adopted by the Board but were referred back to the Planning and Zoning Commission.

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## **Regional, Rezoning and Special Area Policies**

### **Regional Plan Policies**

#### **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.

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

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

**4. 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.

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**December 18, 2001 BOS approved and January 30, 2002 P&Z Commission recommended approval:**

- 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 as being 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 design that blends with the natural landscape and supports environmentally sensitive linkages in developing areas.

Resource Conservation designation shall refer to public land that protects existing public open space land necessary to achieve objectives regarding environmental quality, public safety, open space, recreation and cultural heritage and to promote an interconnected, regional open space network, including parks, trails, desert belts, and other open space areas.

**5. Plan Amendment Policies:**

- a. Major Plan Amendment: A request to amend the Pima County Comprehensive Plan consisting of 500 or more acres shall be classified as a major plan amendment. A major plan amendment requires a two-thirds vote of the Board of Supervisors for adoption.
- b. Special Area Policies: Special conditions approved during the annual plan amendment process to be considered for a property as part of the rezoning hearing process shall be delineated in a rezoning policy resolution. Rezoning policy resolutions shall be kept on file at the Development Services Department. The rezoning condition resolution shall be submitted along with the rezoning application for the subject property.
- c. Special areas for regional subareas or large sections of a subarea shall be displayed on the Comprehensive Plan map with a notation indicating guidelines for rezoning or specific plan requests for which unique land use characteristics are considered.
- d. Annual Plan Amendment Review Criteria: An annual plan amendment review program is provided in Section 18.89.040. The annual plan amendment program provides an opportunity to address oversights, inconsistencies or land use related inequities in the

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plan or to acknowledge significant changes in a particular area since the adoption of the plan or plan update. Furthermore, the plan amendment program allows for an opportunity to review implementation of the growth area element and suitability for development proposals that support ~~multimodal~~ multimodal transportation, rational infrastructure expansion and improvements, mixed use planning, and conserve significant natural resources in the growth area.

6. Site Analysis Policy: Petitioners for rezoning of any parcel greater than one acre in size to be developed at a residential density of four or more residences per acre; or greater than one acre in size to be developed for non-residential uses; or greater than five acres in size shall submit a Site Analysis prepared in accordance with the Pima County Site Analysis Requirements, as referenced in Section 18.91.030F of the Pima County Zoning Code.

#### B. CULTURAL HERITAGE:

***Cultural heritage is a broad concept that encompasses items created by people, aspects of the natural world, and different human cultures. In a nutshell, cultural heritage is about the relationship between places and people.***

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

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

Comprehensive planning in Pima County is a means of envisioning our future. Planning for growth and development is an iterative process. ***Responsible growth and development includes***

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***stewardship of the unique cultural resources in Pima County, enhancing the quality of community life through the affirmation of cultural diversity and cultural heritage values, and promoting cost effective strategies that balance the needs of development with the needs of preservation and conservation of Pima County's cultural heritage.*** In this regard, this plan for cultural heritage is intimately tied to the principles and policies of the Sonoran Desert Conservation Plan.

Cultural heritage planning has four primary goals: conservation, protection, public education, and preservation of the historic fabric, each of which is elaborated below. These four goals and related policies promote and enhance the stewardship of **Cultural Heritage** within Pima County. These cultural resources policies pertain to the designation, conservation, and treatment of cultural resources including archaeological and historical sites and buildings, districts, and landmarks, that are identified as places of exceptional importance to the Pima County community. With rapid growth and development, these important places and properties may be affected by County public improvement projects, as well as proposed private sector development involving rezonings, specific plans, Comprehensive Plan amendments, and grading and other land use permits, all of which require additional policies to address in-place conservation, or alternatively, mitigation of impacts through documentation and research.

**1. Conservation of Cultural Resources:** Because of the multiple benefits of cultural resources protection and the importance of cultural resources in heritage conservation, effective land use planning requires the identification of significant cultural resources and the development of incentives to encourage the conservation and in-place preservation and protection of these non-renewable and irreplaceable cultural resources.

- a. **Pima County Priority Cultural Resources:** Adopt a list of Pima County Priority Cultural Resources that will serve to identify those cultural resources and historic properties as places of extraordinary importance to the county's culture and history, priorities that should be conserved and protected in-place for the benefit of future generations.

Creating a List of Priority Cultural Resources enhances planning capabilities by enabling the county to identify those currently known places that are exceptionally important to the heritage of Pima County regardless of current jurisdiction. Designation as a priority cultural resource will help to ensure the consideration and protection of these places in land use planning decisions by Pima County and others. The List is thus a planning tool that can be used to guide both the county's own public works projects, as well as private development in order to enhance the protection of these priority cultural resources should they become threatened.

Identification of properties for inclusion on this List was conducted under the oversight and direction of the Sonoran Desert Conservation Plan Cultural and Historical Resources Technical Advisory Team and 20 experts in historic preservation and archaeology. The results are two sets of places, one consisting of 91 archaeological sites and site complexes, and the other consisting of 138 historic sites and structures (See attachments). While other sites may qualify in the future for designation, these 229 known historic and archaeological sites are presented as Pima County's List of Priority Cultural Resources.

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- b. Pima County Register of Historic Places: The list of Priority Cultural Resources will provide the basis for the establishment of a Pima County Register of Historic Places for designation under the Historic Zone Overlay Ordinance Code Section 18.63 for unincorporated Pima County.

The Pima County Register of Historic Places will be additionally useful in identifying those cultural resources that are most deserving of listing on local, state, and national registers of historic places and that honor places of importance to our common heritage. Most importantly, however, a Pima County Register of Historic Places will give formal acknowledgment to those places 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.

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- 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.

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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.

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- 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

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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

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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.

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- 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	4 <sup>th</sup> Ave Streetscape
Black Sheep Cave	Continental- Madera	4 <sup>th</sup> Ave Trolley Line
Blackstone Ruin	Coyote Mountain	4 <sup>th</sup> 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
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

Archaeological Sites	Archaeological Site Complexes	Historic Sites
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		Cienega Bridge
Marana Mound		Cochise Hall
Marsh Station Road site		Colossal Cave
National Cemetery @Stone and Alameda		Commissary & Quartermaster
Pantano Townsite		Communications Building – U of A
Picture Rocks		Convent Streetscape & Meyer
Pig Farm		Corbett House
Proto historic burials @17th St and Main		Cordova House
Quitobaquito		Coronado Hotel
Rabid Ruin		Cushing St Bar
Redington Ruin/Bayless Ruin		Davis School
Reeve Ruin/Davis Ruin		Desert Laboratory
Roland		Dodson-Esquivel House

Archaeological Sites	Archaeological Site Complexes	Historic Sites
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
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

Archaeological Sites	Archaeological Site Complexes	Historic Sites
		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)
		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

Archaeological Sites	Archaeological Site Complexes	Historic Sites
		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
		San Pedro Chapel
		San Xavier del Bac
		Santa Catalina Apts
		Santa Cruz Church
		Scottish Rite Temple Bldg
		Second Owl's Club

Archaeological Sites	Archaeological Site Complexes	Historic Sites
		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-EI)
		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
		Valley National Bank (Banc One)
		Velasco House
		Verdugo House
		Veteran's Hospital

Archaeological Sites	Archaeological Site Complexes	Historic Sites
		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 ~~multimodal~~ 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.

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**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 PCDOT/FCD. 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.

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- 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

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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 PCDOT/FCD. If the project is considered otherwise complete, a separate and enforceable agreement to ensure completion of said requirements shall be entered into by PCDOT/FCD 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.

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- 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

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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

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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.

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- 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 ~~multimodal~~ 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.

**December 18, 2001 BOS approved and January 30, 2002 P&Z Commission recommended approval:**

- 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.

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- 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

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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 Policies 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.

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## 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.

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## **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.

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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.

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- 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%;

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- 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.

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**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

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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 earth-tone 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 ( $\frac{3}{4}$  to 1 acre) on the eastern sloping part of the property to buffer adjacent low

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- 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

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- 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.

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**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.

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- 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.

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- 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

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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.

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**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 Flood Plain Ordinances 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.

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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 (RSSR/SR)**

General location: T16S, R14E, Section 7, west side of Nogales Highway, approximately 1 ¾ 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).

**December 18, 2001 BOS deleted and January 30, 2002 P&Z Commission recommended deletion:**

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

December 18, 2001 BOS deleted and January 30, 2002 P&Z Commission recommended deletion:

**RP-36 Reserved. Sonoita Highway / I-10 (RSSR/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 (RSSR/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.

December 18, 2001 BOS approved:

**RP-38 NAC Area at the Southeast Corner of Old Spanish Trail and Camino Garanon (RSSR/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.

January 30, 2002 P&Z Commission recommended deletion of land use designation and policy:

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

**December 2001 BOS approved (includes communities 2 and 5):**

**RP- 39 Old Empirita Community Plan (RSSR/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 (5,100 acres 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.

Community 5 (2,162 acres with a density range of 400 units to 1,200 units).

In those areas of the Communities 2 and 5 designated Medium Intensity Rural the density shall be reduced by 30% from the minimum density range designated above but total number of units shall not exceed 2,030 units for the entire special area.

**December 18, 2001 BOS approved:**

**RP-40 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.

**January 30, 2002 P&Z Commission recommended PARTIAL approval (community 5 not included):**

**RP- 39 Old Empirita Community Plan (RSSR/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 (5,100 acres 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.

**January 30, 2002 P&Z Commission recommended deletion of land use designation:**

**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.~~

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December 18, 2001 BOS approved and January 30, 2002 P&Z Commission recommended approval:

**RP- 41 Rocking K Specific Plan/South of Saguaro National Park (RSSR/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.

**Minor changes in text:**

**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 nNorthwest 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.

**Policies:**

- 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.

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**December 18, 2001 BOS approved and January 30, 2002 P&Z Commission recommended approval:**

**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.

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**December 18, 2001 BOS approved and January 30, 2002 P&Z Commission recommended approval:**

**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.

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**[December 18, 2001 BOS approved LIR with no policy]**

**January 30, 2002 P&Z Commission recommended approval:**

**RP-48 Sahuarita Road (USC)**

**Description:** Proposed low density residential development.

**General location:** A 18,945 acres site located east of the Town of Sahuarita, north and south sides of Sahuarita Road.

**Policy:** A minimum of 50 percent natural open space is required.

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## **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.

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**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.

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### **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:

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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;

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- B. Open Space Dedication. Natural area designations dedicated to and accepted by Pima County for restricted use as perpetual open space at the time of an exchange for an allowed density increase on a given portion shall, for those parcels, provide the property owners within 660 feet and the Tucson Mountains Association are nominal beneficiaries of the natural open space created;
  - C. Notwithstanding the zoning districts permitted under the Comprehensive Plan Land Use Plan Legend, SH (Suburban Homestead Zone) and RH (Rural Homestead Zone) shall not be permitted; and
  - D. Notwithstanding the zoning districts permitted in accordance with the Major Resort Community provisions, CPI (Campus Park Industrial Zone) or TR (Transitional Zone) shall not be permitted.

#### **S-9 Ajo Corridor/Western Gateway (SW)**

General location: T15S, R12E, portions of sections 7, 8, 18, 4 & 9; T15S, R11E, portions of sections 12 & 13.

Description: These policies are intended to promote the "western gateway concept," encourage appropriate planned nodal development along the Ajo corridor, especially in the vicinity of Ryan Airfield; preserve scenic quality; and mitigate the negative impacts of large planned industrial areas (within the Ryan Airfield influence area).

#### **Policies:**

- A. The gateway area in the vicinity of Ryan Airfield shall accommodate support businesses for the airport and shall have design standards which will incorporate an airport/aviation/industrial theme;
- B. Site planning and design of industrial and support businesses within this special area shall be designed to promote internal circulation and minimize curb cuts and/or strip commercial;
- C. Landscaping shall promote preservation of natural vegetation and application of xeriscape concepts in landscape design;
- D. Areas to remain natural in this gateway corridor area shall be supplementally planted with plant materials natural to this area and broadcast with desert wildflower seed mix for an area of 40 feet on both sides of the right-of-way; and
- E. The area of Black Wash within this special area shall be preserved and restored as riparian habitat. All development affecting Black Wash, including public works, shall be required to preserve and restore riparian habitat, and provide opportunities for view enhancement and interpretive signage. A scenic pull-off to include an interpretation of the riparian area and a view orientation to the visible mountain ranges shall be encouraged.

#### **S-10 Santa Cruz River Floodplain "Island" (SW)**

General location: T15S, R13E, portion of section 15.

Description: Underlying land uses are Industrial (I), Low Intensity Urban (LIU), Neighborhood Activity Center (NAC); restricts new residential because of flood hazard; policies to promote reclamation of existing industrial uses.

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**Policies:**

- A. In an effort to limit future residential development from this flood-prone area in those areas planned Low Intensity Urban, rezonings occurring on property north of Elvira Road may be viewed favorably if the rezoning is limited to a non-residential use and sufficient buffering is provided for remaining residential areas;
- B. Southeast  $\frac{1}{4}$  of section 15. Due to General location in the 100-year floodplain of the Santa Cruz River and close proximity to industrial uses, this property shall conform with the following minimum requirements:
  - 1. No residential development including hotels, motels, and other permanent quarters; and
  - 2. Uses permitted in the CI-1 and CPI Zones are acceptable. All industrial uses shall adhere to the performance standards delineated in Section 18.49.020 of the Pima County Zoning Code; and
- C. Rezoning and future development which promote reclamation and redevelopment of the industrially zoned portion of the special area, especially for park or park/motocross/ORV uses, shall be encouraged.

**S-11 Green Valley Height Policy (USC)**

General location: T18S, R13E, portions of sections 1, 2, 3, 10, 11, 14, 15, 21, 22, 23, 27, 28, 32, 33, and 34; T19S, R13E, portions of sections 3, 4, and 5.

Description: The policies associated with this Special Area will guide the protection of the community's character. The policies are derived in part from the Green Valley Community Plan of March 21, 1989.

**Policies:**

- A. Building height will not exceed 24 feet.
- B. Architectural design shall promote the Southwestern style. Colors will blend with their desert surroundings and the existing build environment.

**S-12 Santa Cruz River & Madera & Escondido Washes (USC)**

General location: On both sides of the Santa Cruz River and Interstate 19, generally south of Demetrie Wash, west of the Canoa Road alignment, north of Elephant Head Road, and east of the Land Grant Boundary as referenced in Co7-00-18.

**Policies:**

- A. The Santa Cruz River, as well as Madera and Escondido Washes, will remain in their natural states. No encroachment in the 100-year floodplain nor flood control improvements will be allowed except for those flood control improvements necessary to protect historic Canoa Ranch and the historic Canoa irrigation ditch.
- B. 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.
- C. Any proposed golf course shall have no more than nine holes.

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### **S-13 Santa Cruz River & I-19/Demetrie Wash (USC)**

General location: Approximately 6,300 acres, as referenced in Co7-99-19, located on both sides of the Santa Cruz River and Interstate 19, generally south of Demetrie Wash, west of the Canoa Road alignment, north of Elephant Head Road, and east of the Land Grant Boundary, in the southern portion of the San Ignacio de la Canoa Land Grant.

**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 (RSSR/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

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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.

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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.

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December 18, 2001 BOS deleted and January 30, 2002 P&Z Commission recommended deletion:

**S-16 Reserved. I-10 Corridor/Eastern Gateway (RSSR/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.~~

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### **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

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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

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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.

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**December 18, 2001 BOS approved and January 30, 2002 P&Z Commission recommended approval:**

### **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.

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**December 18, 2001 BOS approved this language:** The land use intensity categories noted on the Pima County Comprehensive Plan Land Use Map for the disputed annexations areas is not presently effective and would only become effective if the Town of Marana loses the lawsuit challenging its 1997 annexation of these areas.

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**January 30, 2002 P&Z Commission recommended approval:**

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**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.

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**VII. Land Use Intensity Legend**

As reflected in the Pima County Planning and Zoning Commission Recommendation for the 2002 Comprehensive Plan, January 30, 2002.

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**Appendices - Historical Background Information**

Resolution and Attachments

Letters Received (with regard to December 18, 2001, Board Public Hearing)

Letters Received since December 18, 2001

January 2002, Public Meeting - Comment Forms

Addendum I: Letters, comments, etc. received since January 30, 2002

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**RESOLUTION NO. 2002-\_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE LAND USE PLAN, INCLUDING MAPS AND REGIONAL AND SPECIAL AREA POLICIES FOR UNINCORPORATED PIMA COUNTY.**

**WHEREAS, Sections 11-806 and 11-821 of the Arizona Revised Statutes authorize and direct the Planning and Zoning Commission to prepare and recommend to the Board of Supervisors, and the Board of Supervisors to adopt a Comprehensive Plan; and**

**WHEREAS, the Board of Supervisors adopted a Pima County Comprehensive Plan on December 18, 2001, excluding certain areas and incorporating several changes to the Planning and Zoning Commission recommendations; and**

**WHEREAS, Section 11-823 of the Arizona Revised Statutes requires changes made by the Board of Supervisors to the Planning and Zoning Commission recommendations to be re-referred to the Planning and Zoning Commission; and**

**WHEREAS, the Board of Supervisors gave direction to the Planning and Zoning Commission to make recommendations/ re-recommendations for adoption/ readoption of the Comprehensive Plan as a whole; and**

**WHEREAS, pursuant to Sections 11-806 and 11-822 of the Arizona Revised Statutes, the Planning and Zoning Commission in January 2002 held several public meetings, a public study session with other governmental bodies, and a public hearing on the Comprehensive Plan; and**

**WHEREAS, the Planning and Zoning Commission after its public meetings, study session and public hearing made recommendations/ re-recommendations for adoption/ readoption of the Comprehensive Plan on January 30, 2002; and**

**WHEREAS, pursuant to Section 11-806 of the Arizona Revised Statutes, the Planning and Zoning Commission distributed its recommendations/ re-recommendations to various public entities and private persons; and**

**WHEREAS, the Planning and Zoning Commission submitted its recommendations/ re-recommendations to the Board of Supervisors on February 21, 2002; and**

**WHEREAS, the Board of Supervisors has considered the Planning and Zoning Commission recommendations, and has held a public hearing and considered the comments of other governmental entities and the public;**

**THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:**

**Section 1. The Pima County Comprehensive Plan Land Use Plan (Co7-00-20) - recommended/ re-recommended by the Planning and Zoning Commission on January 30, 2002 and submitted to the Board of Supervisors on February 21, 2002 by the Planning and Zoning Commission -**

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is hereby adopted/ re-adopted, including Regional and Special Area Policies and including the following Regional and Subregional maps:

- A. Eastern Pima County Comprehensive Land Use Plan
- B. Catalina Foothills Subregion – Foothills Subregion
- C. Northwest Subregion
- D. Tucson Mountains / Avra Valley Subregion
- E. Southwest Subregion
- F. Upper Santa Cruz Valley Subregion
- G. Rincon Southeast / Santa Rita Subregion – North Half
- H. Rincon Southeast / Santa Rita Subregion – South Half
- I. Western Pima County Subregion

Section 2. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this resolution.

PASSED AND ADOPTED this 23rd day of April, 2002, by the Board of Supervisors of Pima County, Arizona.

ATTEST:

BOARD OF SUPERVISORS

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Clerk, Board of Supervisors

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Chair, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:

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Deputy County Attorney

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Executive Secretary  
Planning and Zoning Commission

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**Reserved**

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**Reserved**

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# ATTACHMENT A

The land-use element of the Western Pima County Subregion was recommended for approval by the Commission on January 30, 2002.

This corresponds to **New Actions - Western Pima County Planning Subregion.**

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## ATTACHMENT B

The two parcels located in the high noise or accident potential zone near the Davis-Monthan military airport, as defined by Section 28-8461 and 28-8481 of the Arizona Revised Statutes (A.R.S.) Were recommended for approval by the Commission on January 30, 2002.

These parcels are identified as follows:

- b: Parcel One is approximately 448 acres located north of Valencia Road identified by Tax Code 140-36-0010; and,
- c: Parcel Two is approximately 176 acres of a 280 acre parcel located on the northeast corner of Interstate 10 and Valencia Road identified by Tax Code 140-36-0050.



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# ATTACHMENT C

The following Comprehensive Plan Amendment request will be heard by the Board on **April 16, 2002**:

Co7-01-15, St, Phillips Foothills, LLC - Campbell Avenue

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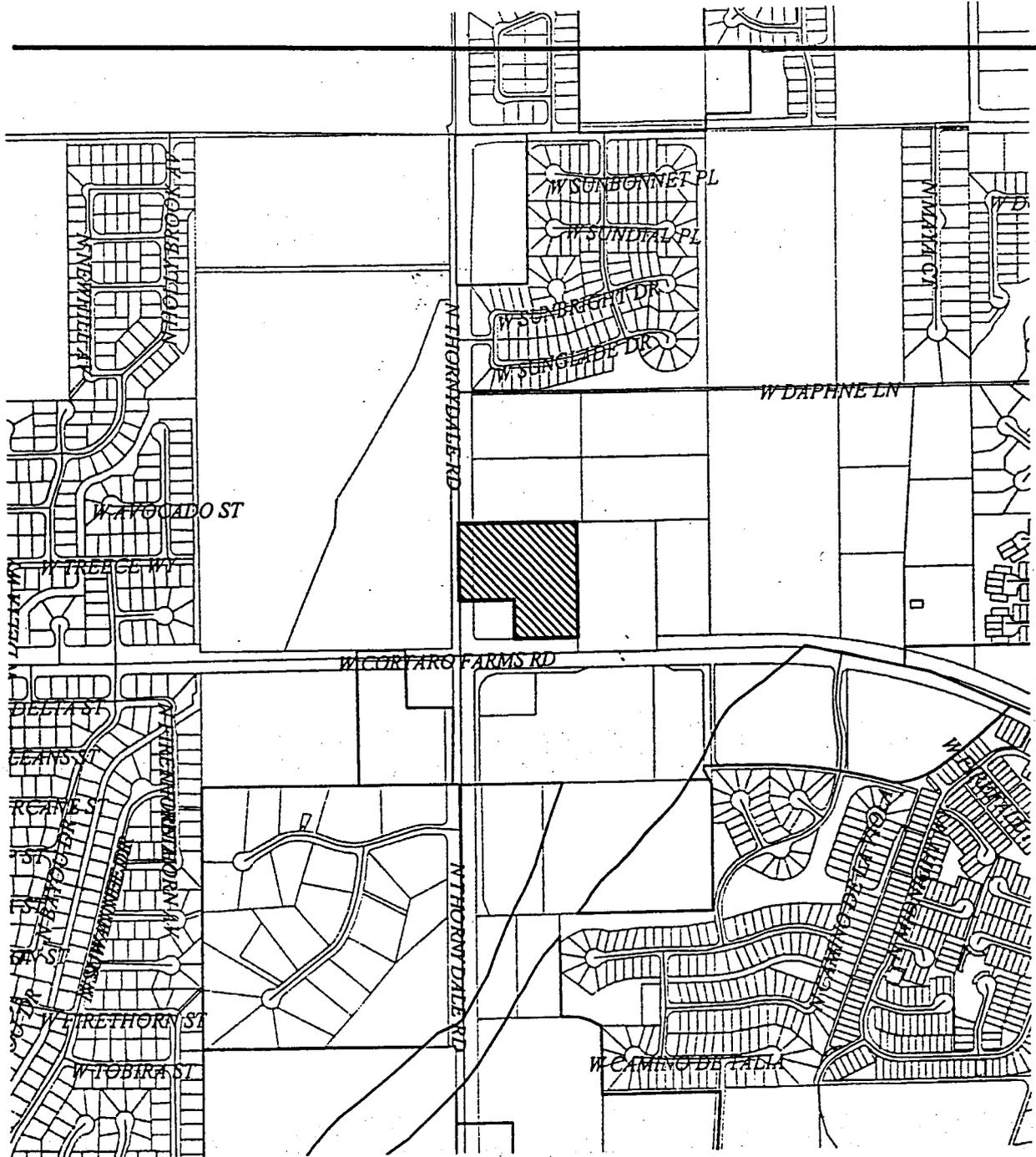
# ATTACHMENT D

Ms. McVie's December 17, 2001 letter.

The Commission's recommendations on January 30, 2002, as they pertain to Ms. McVie's letter are found in the **Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions.**

This request corresponds to the list of maps shown in the following page.

MAP	PARCEL NUMBERS (or Location)	CHANGE		DRAFT PLAN	"B" SERIES
		TO	FROM ('92)		
CMV-1	225-29-015D	LIU 0.3	CAC	CAC	B1
CMV-2	225-30-032A, 225-30-048A, and 225-30-0470	LIU 0.3	MHIU	MHIU	B2
CMV-3	225-30-033D, 225-30-033B, 225-32-051B, 225-32-051E, 225-32-050C, 225-32-051G	LIU 0.3	MHIU / CAC	MHIU / CAC	B3
CMV-4	225-33-063E	LIU 0.3	CAC	CAC	B4
CMV-5	Ranchitos Norte lots 1-16	LIU 0.3	MHIU	MHIU	B5
CMV-6	225-37-707D, 225-37-707E, 225-37-708A	LIU 0.3	MHIU / CAC	MHIU / CAC	B6
CMV-7	225-32-0040, 225-32-0030, 225-32-002C, 225-32-002E, 225-32-002F, 225-32-002G	LIU 0.3	CAC	CAC	B7
CMV-8	225-11-1320, 221-11-1300, 221-11-1290, 221-11-1280, 221-11-1270	LIU 0.3	MHIU / CAC	MHIU / CAC	B8
CMV-9	225-33-059K	LIU 0.3	MIU	MIU	B9
CMV-10	MFC and LIU 3.0 designation along east side of I-10 between Cortaro and Ina.	LIU 0.3	MFC / LIU 3.0	MFC / LIU 3.0	B10
CMV-11	East of Oracle Rd. and south of Wilds Rd.	LIU 0.3	MFC, LIU 3.0, LIU 1.2	MFC, LIU 3.0, LIU 1.2	B11
CMV-12	Avra Valley Rd. and I-10	LIU 0.3	MFC/I	MFC/I	B12
CMV-13	La Puerta del Norte trailer park	LIU 0.3	MIU	MIU	B13
CMV-14	CAC -Rancho del Lago	LIU 0.3	CAC	CAC	B14
CMV-15	Arivaca Junction	CAC	LIR	CAC	B15
CMV-16	Southwest Area	92' Plan designation			B16
CMV-17a	221-11-1270	LIU 0.3	MHIU	MHIU	B17a
CMV-17b	221-07-0020	<b>NO CHANGE</b>	MHIU	MHIU	B17b
CMV-17c	225-29-010E	LIU 0.3	MIU	MIU	B17c
CMV-17d	225-02-029B, 225-02-030D	LIU 0.3	MHIU/MIU	MHIU/MIU	B17d
CMV-17e	225-02-0120	LIU 0.3	MHIU	MHIU	B18e
CMV-17f	225-02-004G	LIU 0.3	MHIU	MHIU	B17f



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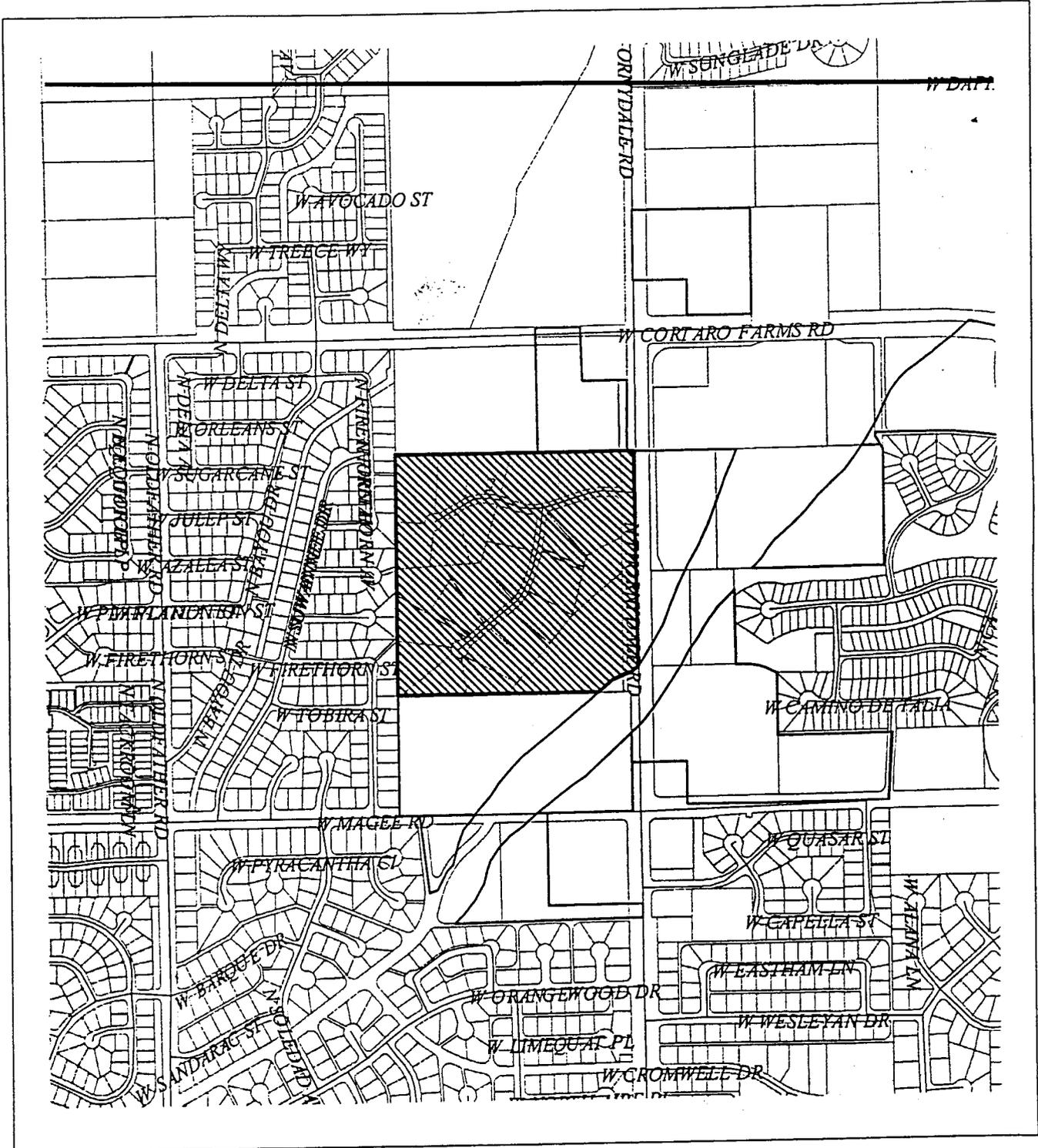
Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002











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03/21/2002

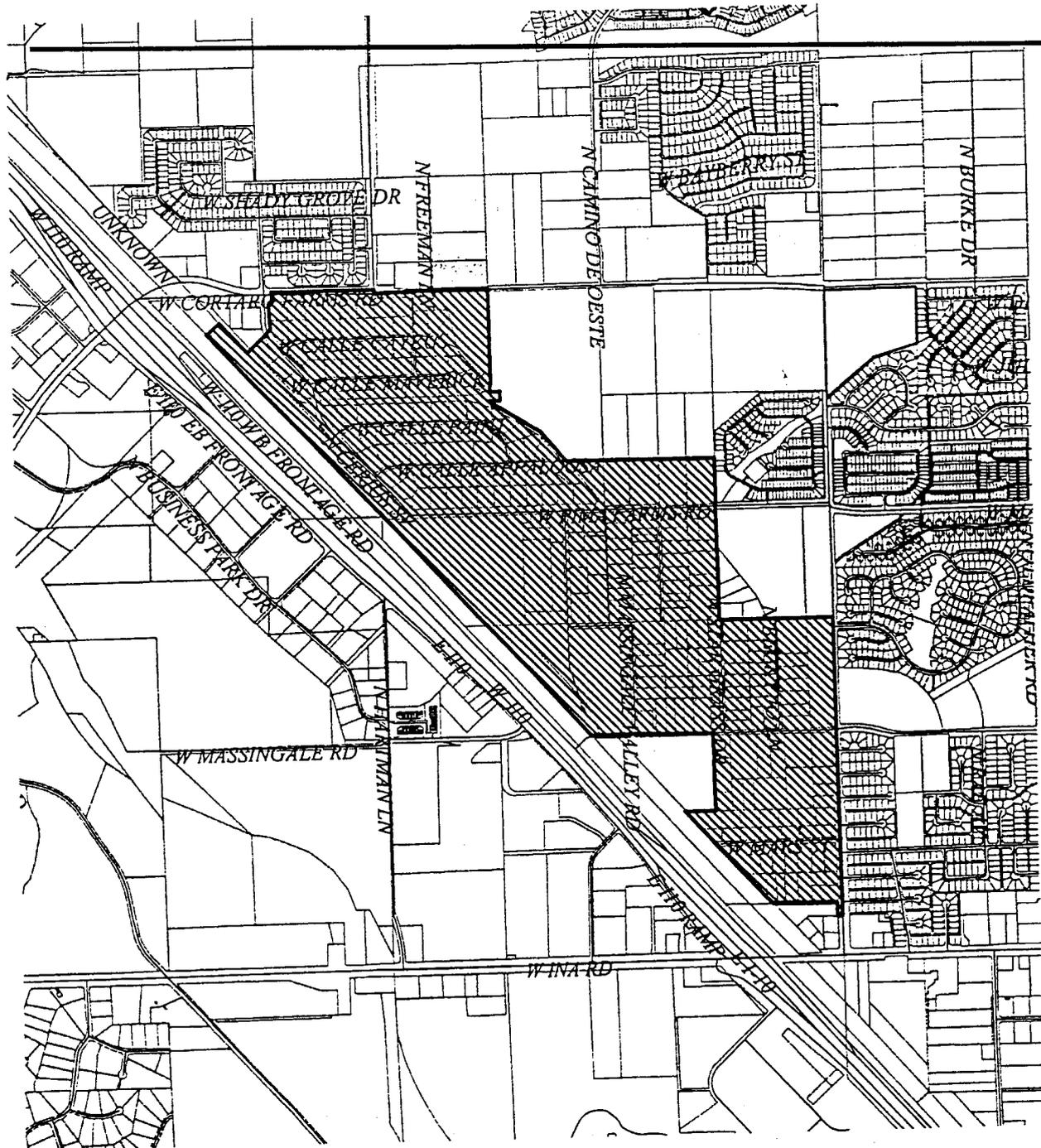












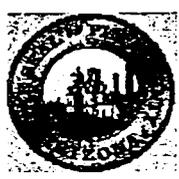
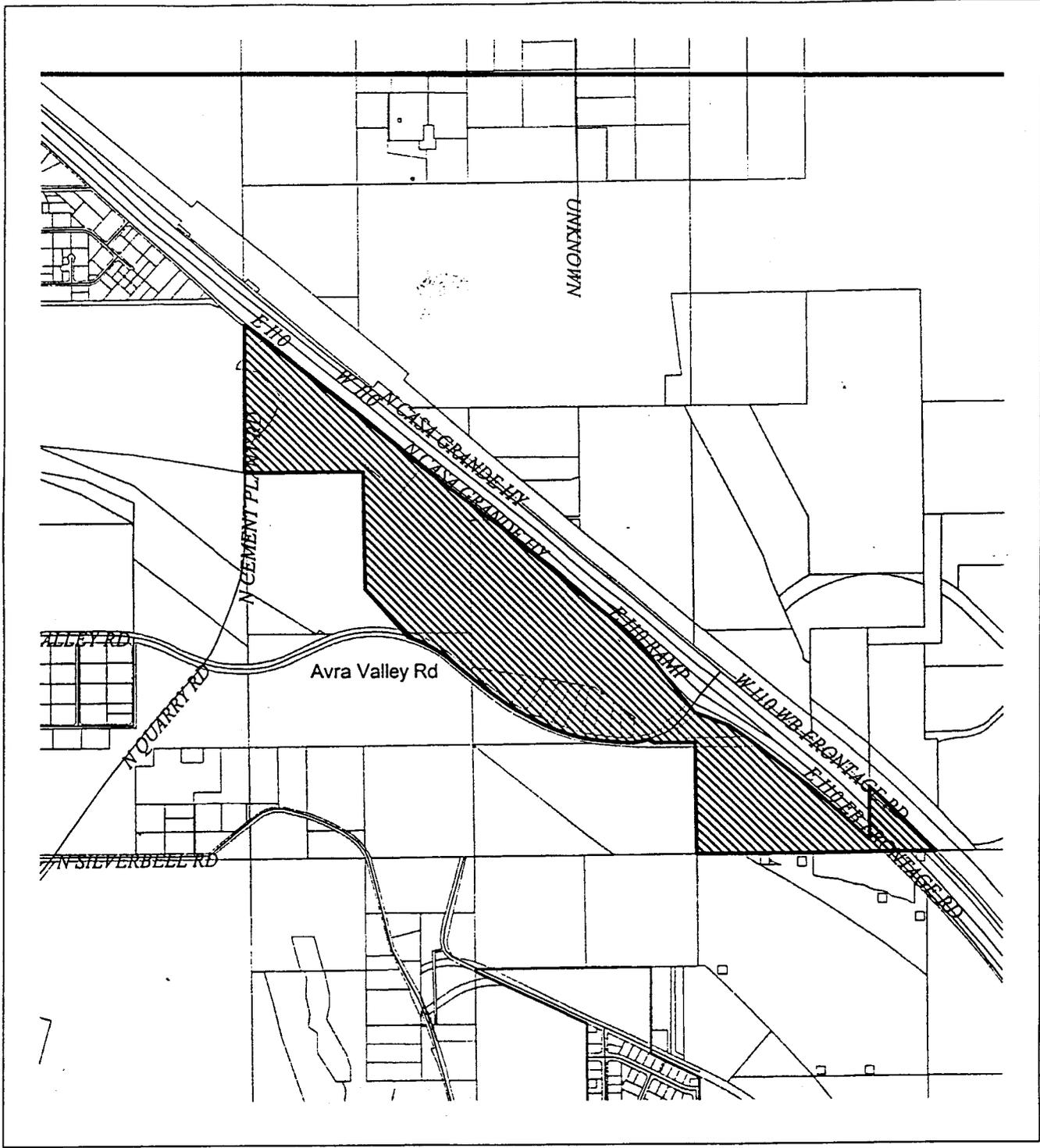
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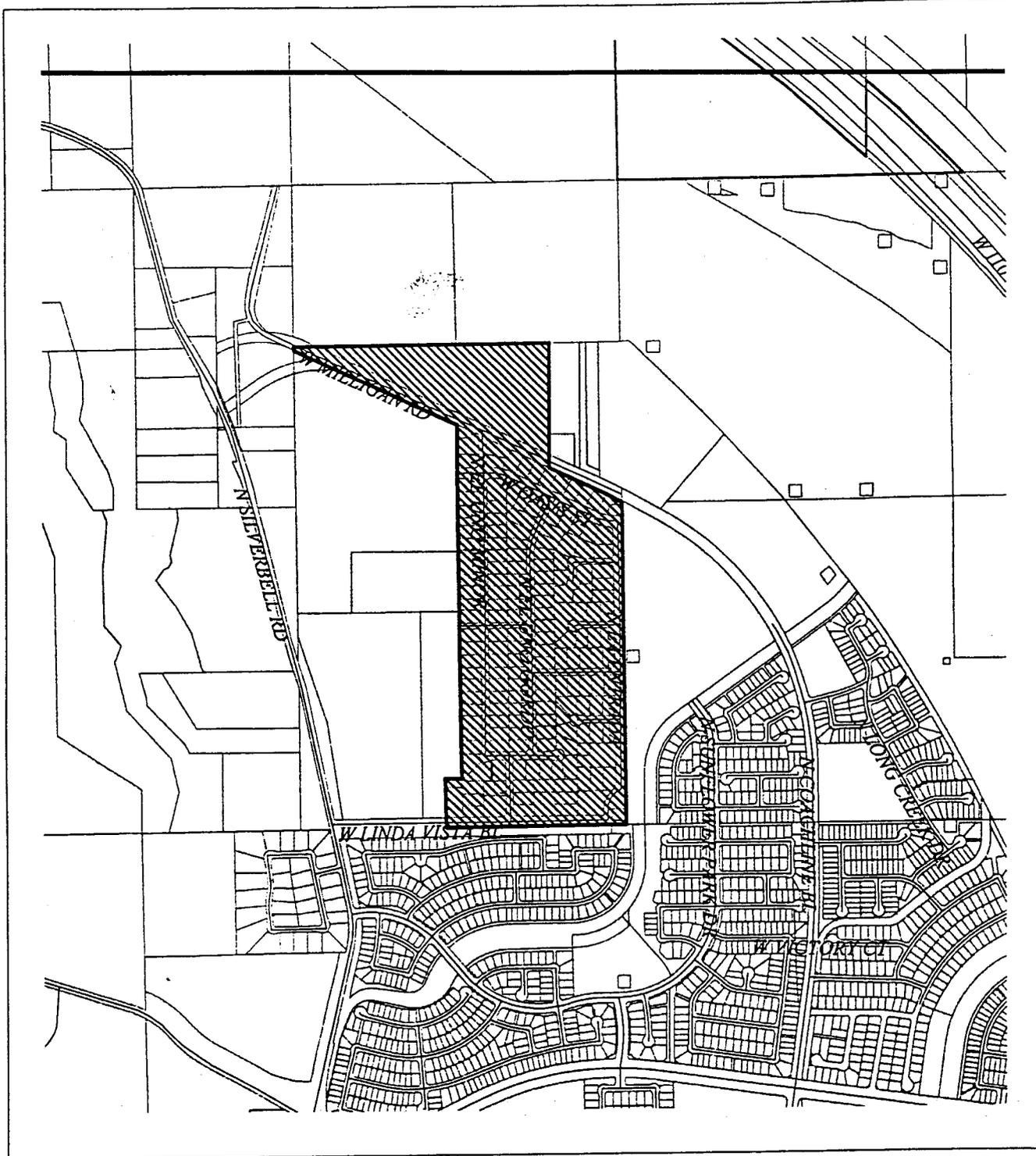


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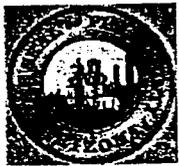
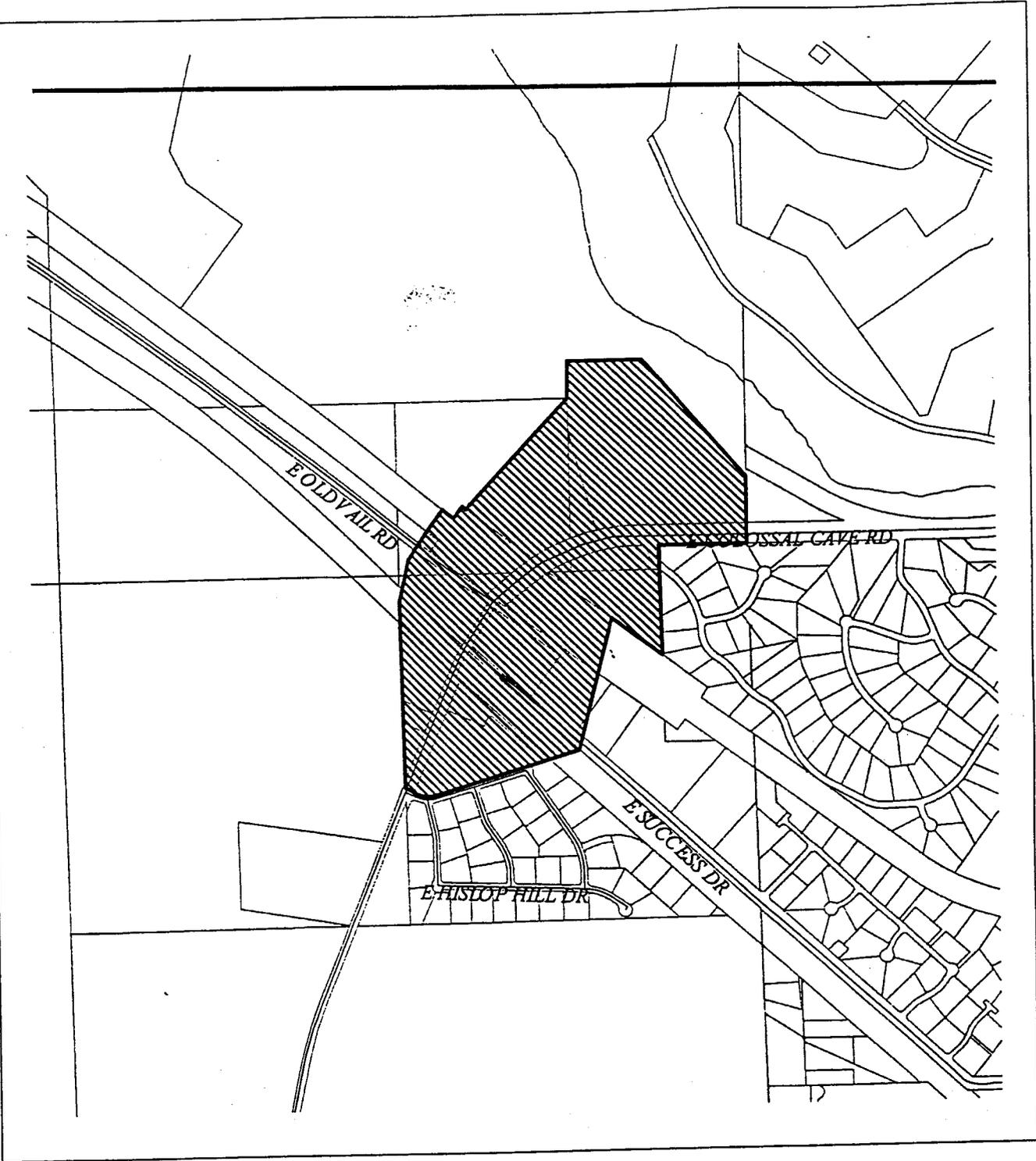


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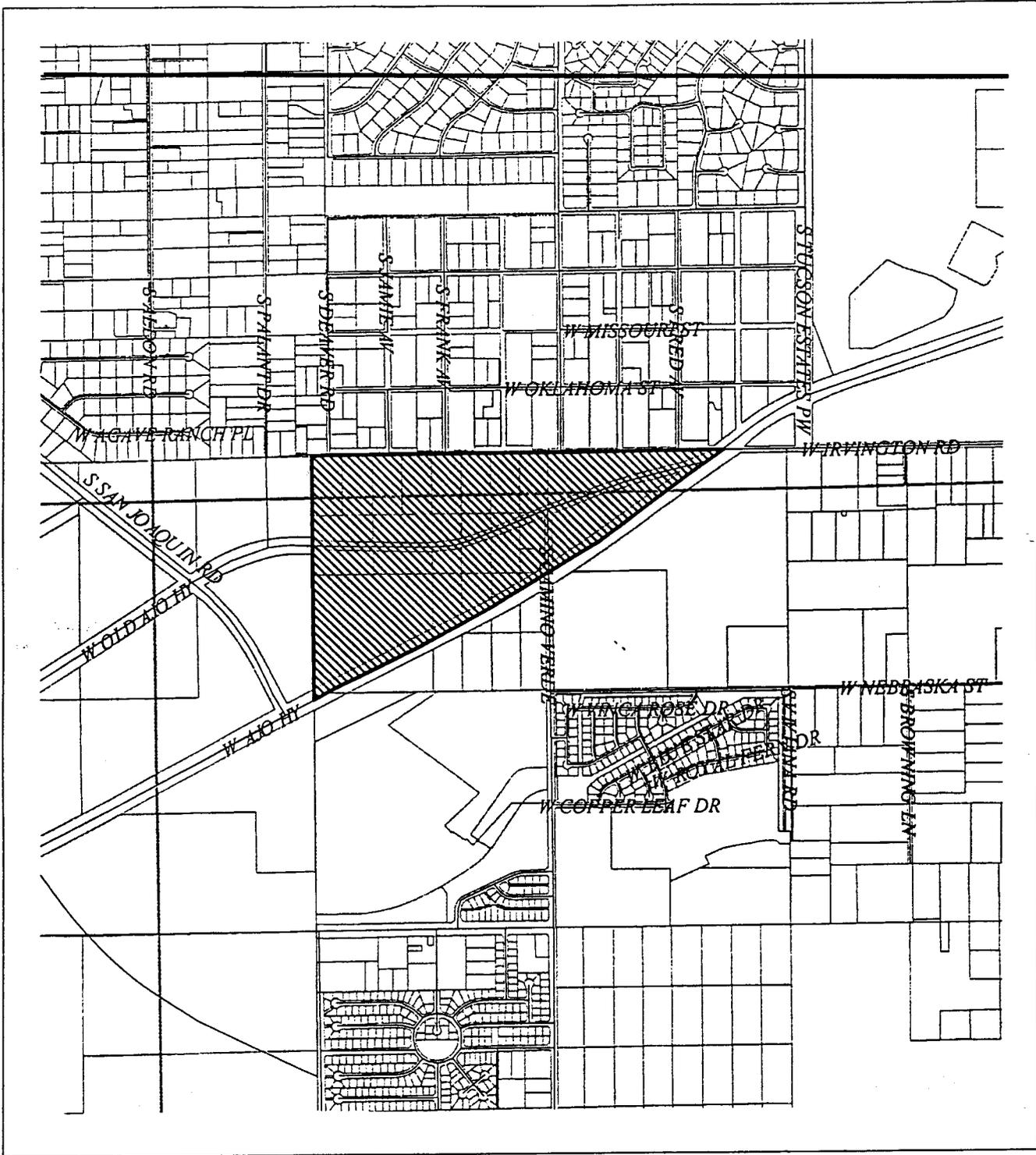
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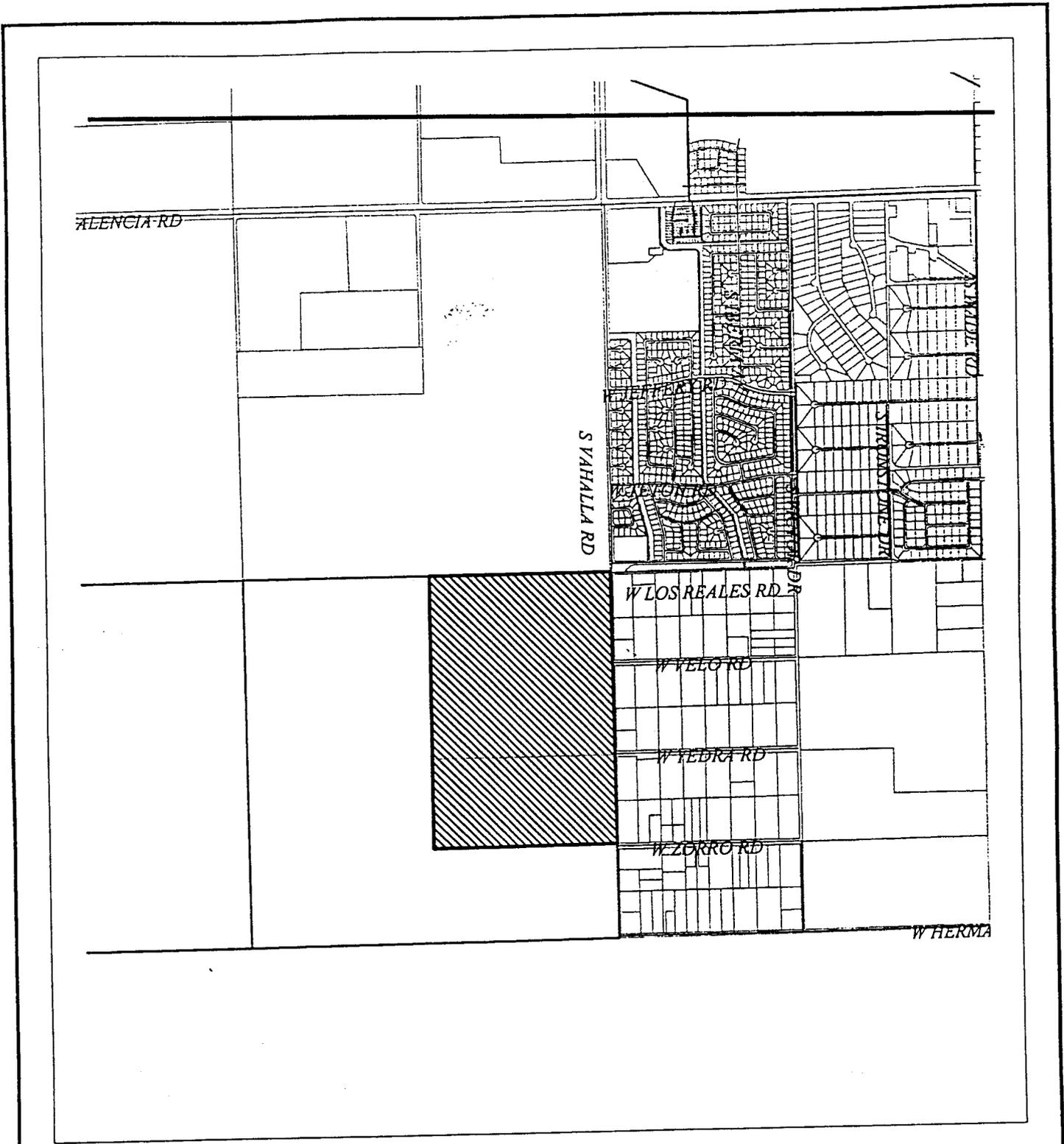
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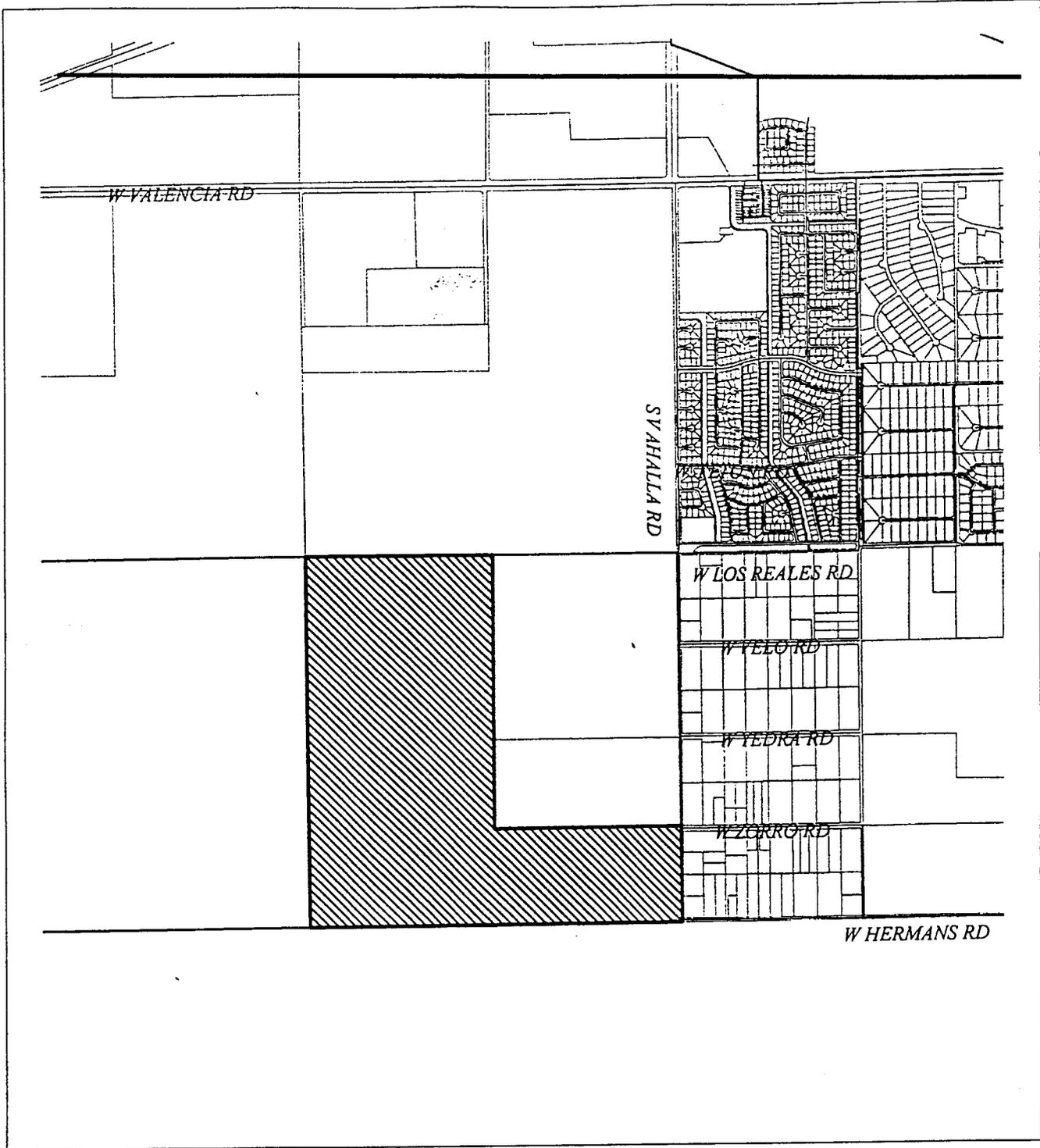


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03/21/2002



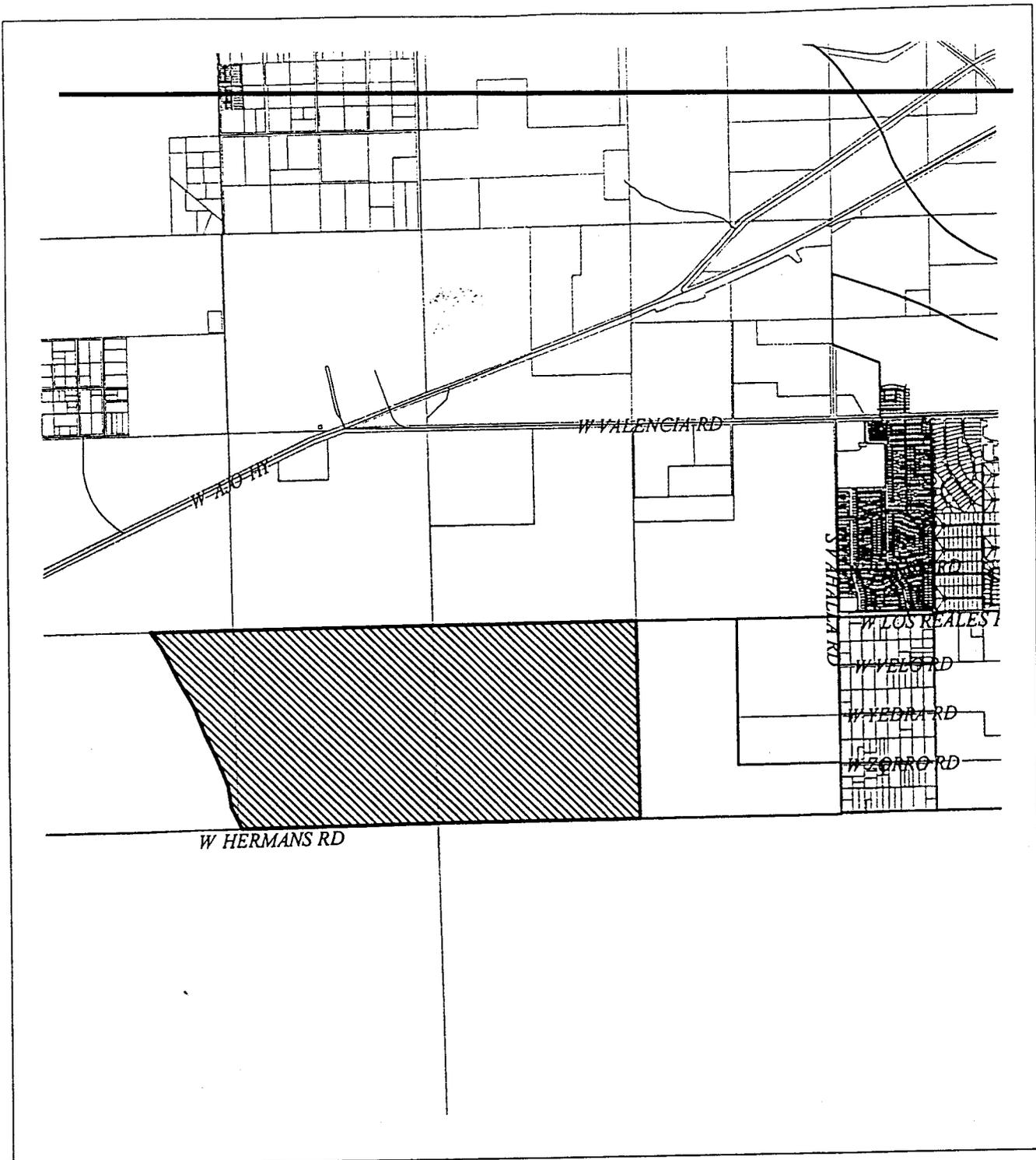


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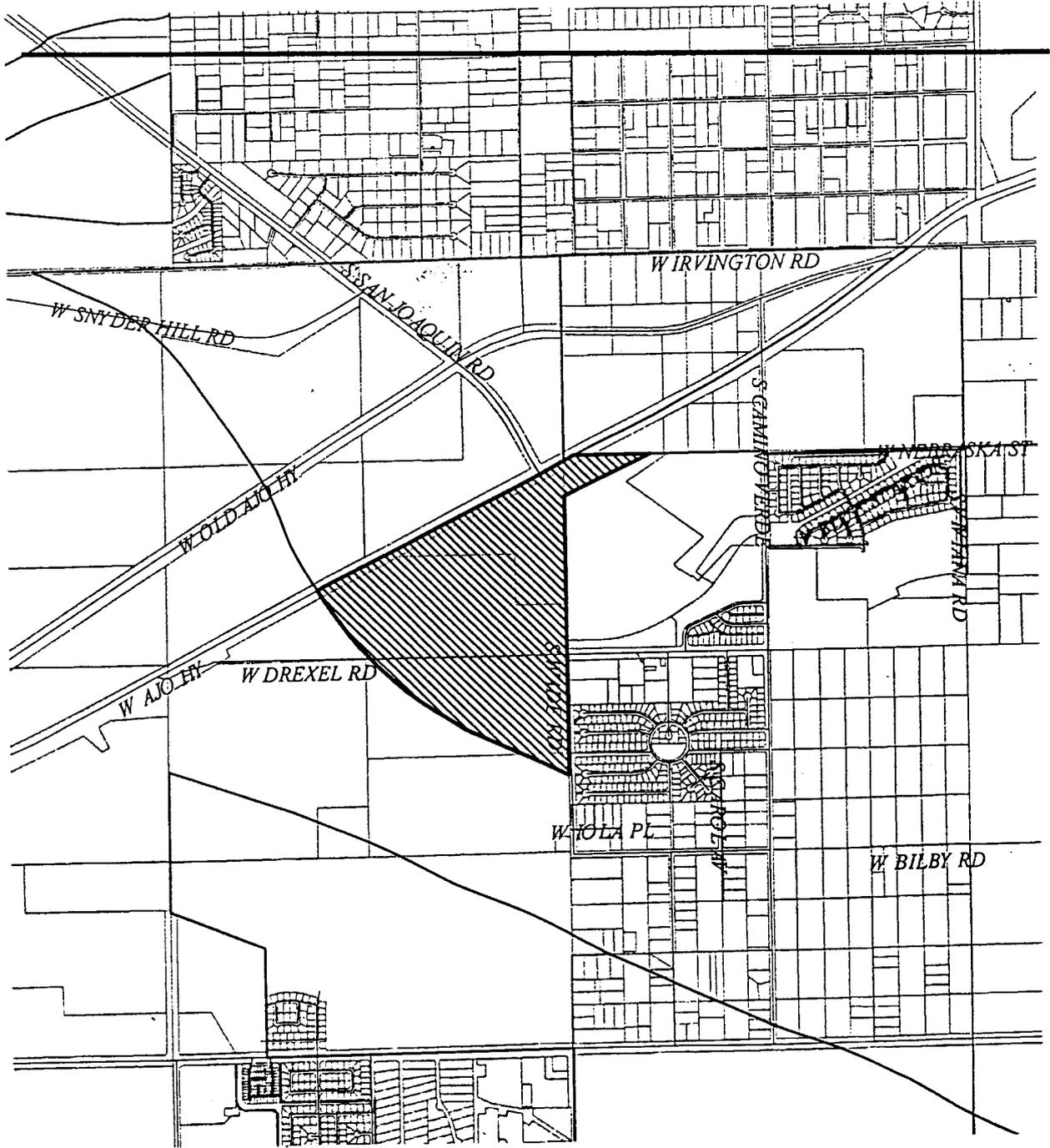


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Pima County Development Services  
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03/21/2002



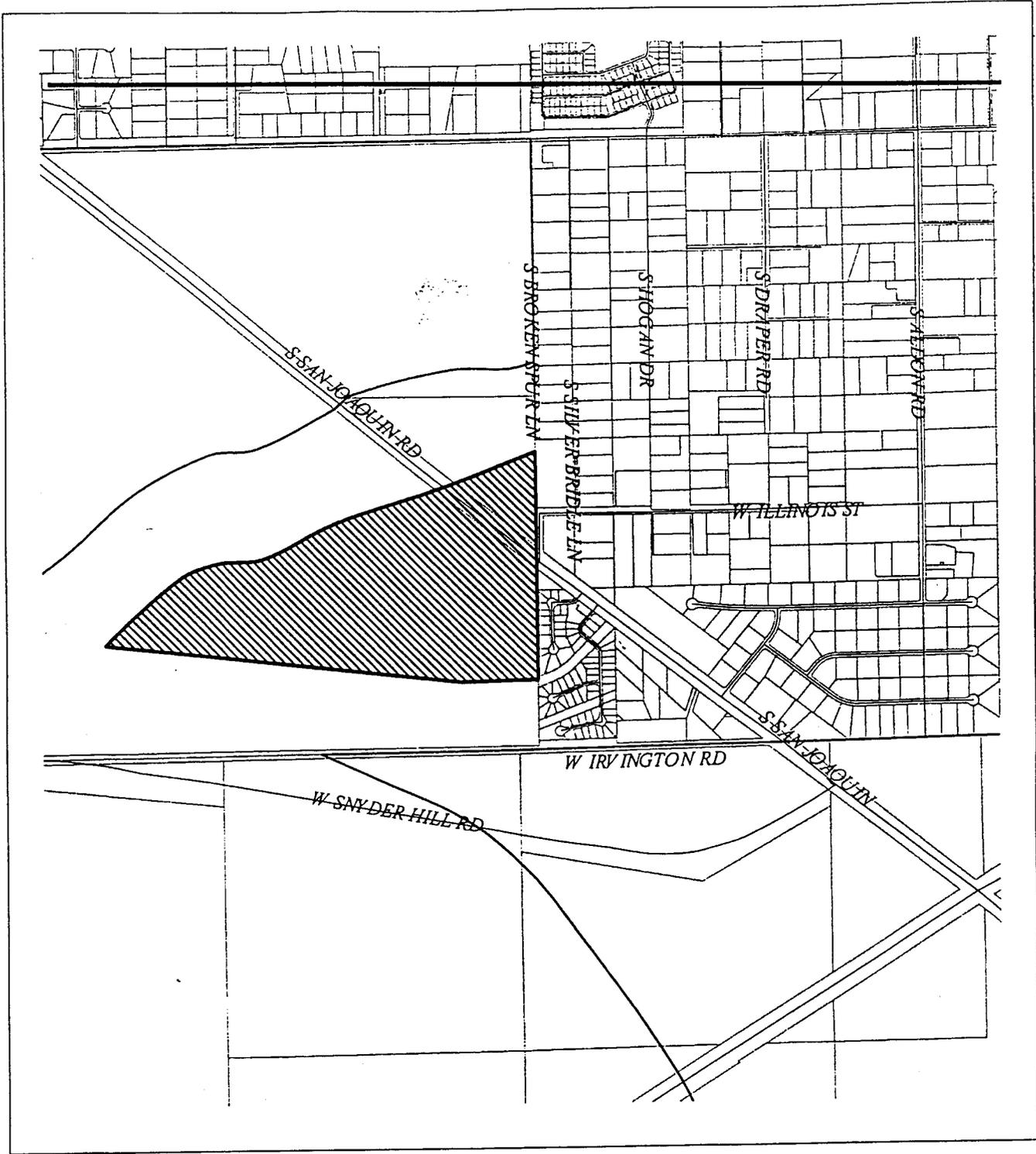


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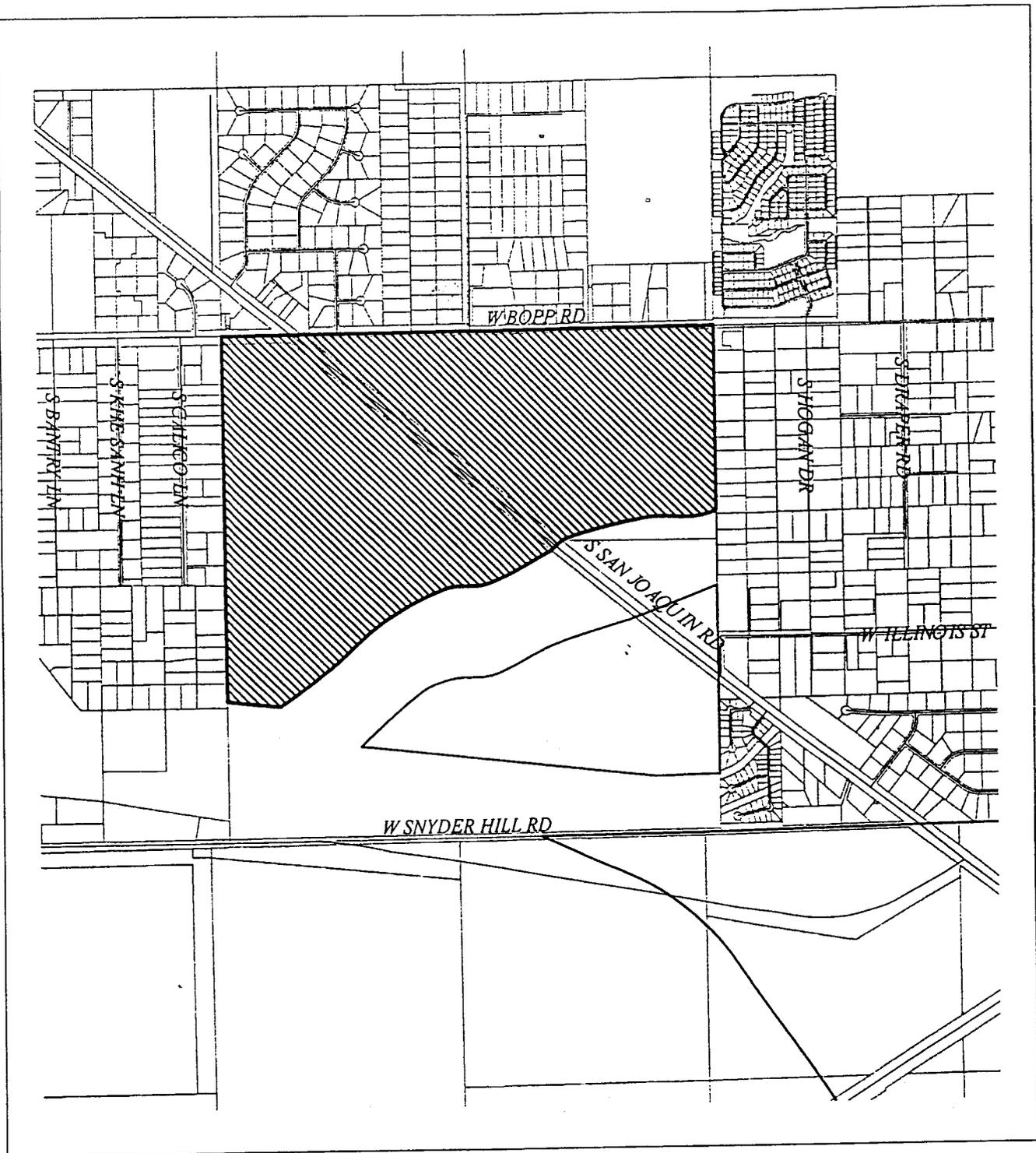


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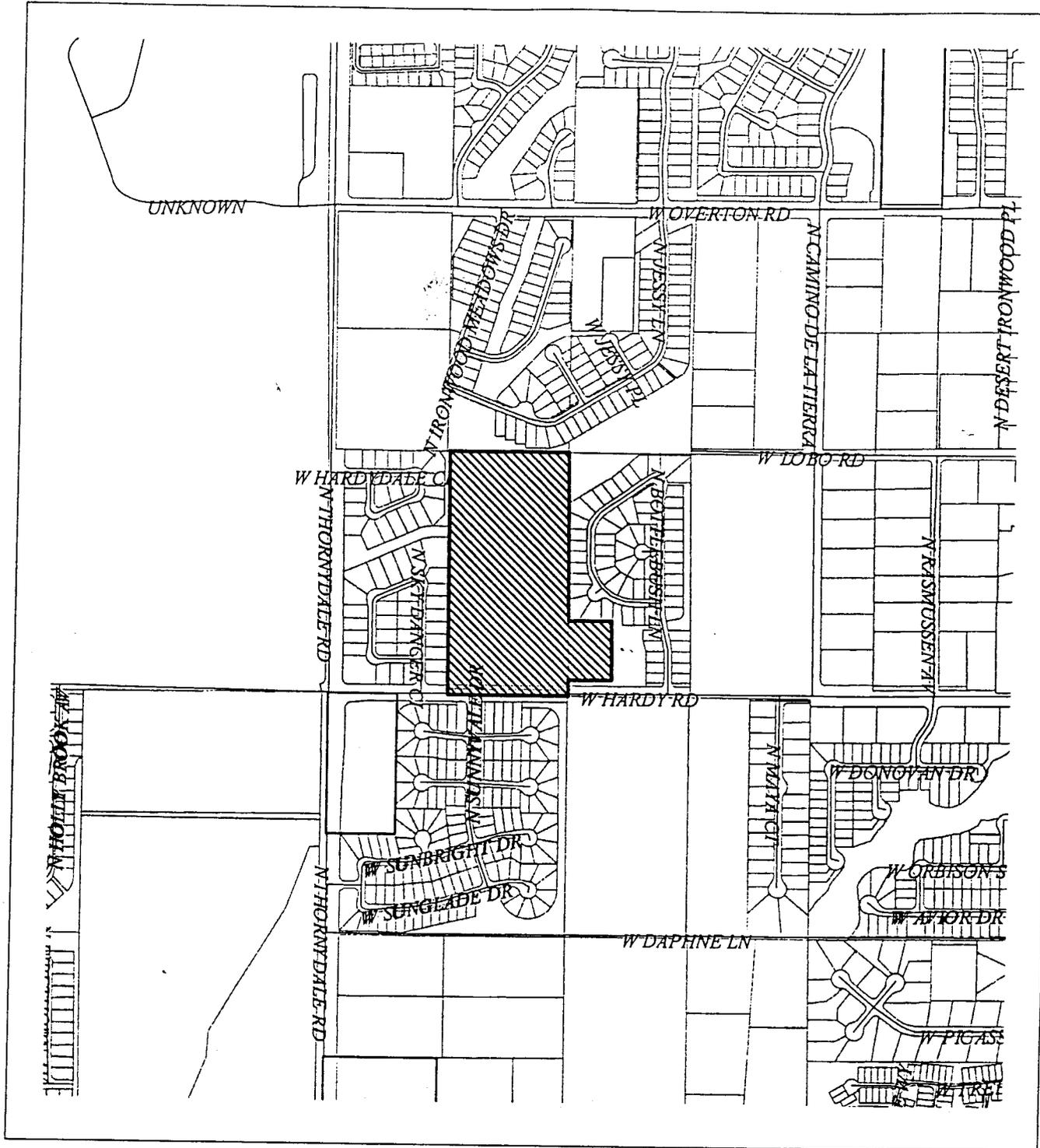
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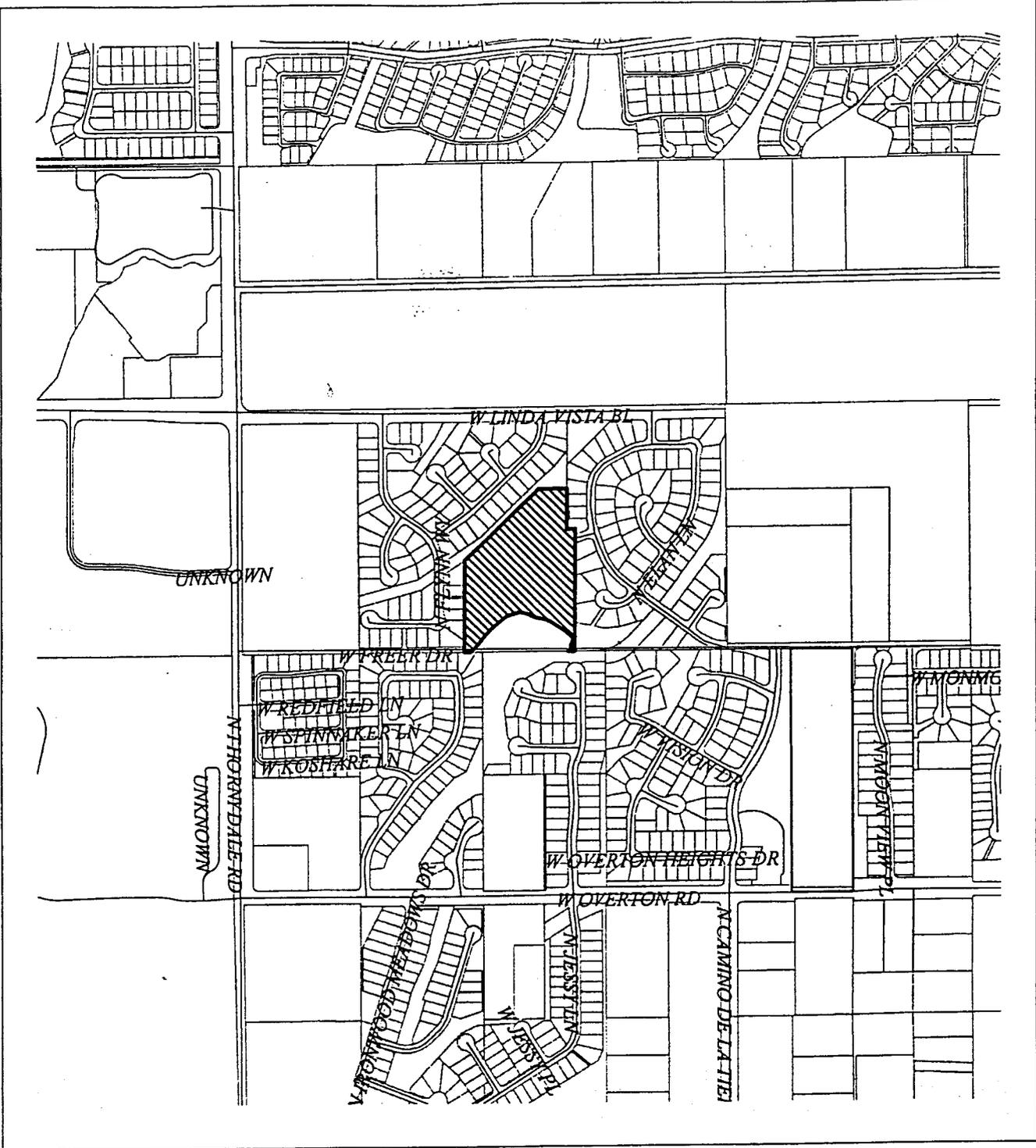
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Planning Division  
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Pima County Development Services  
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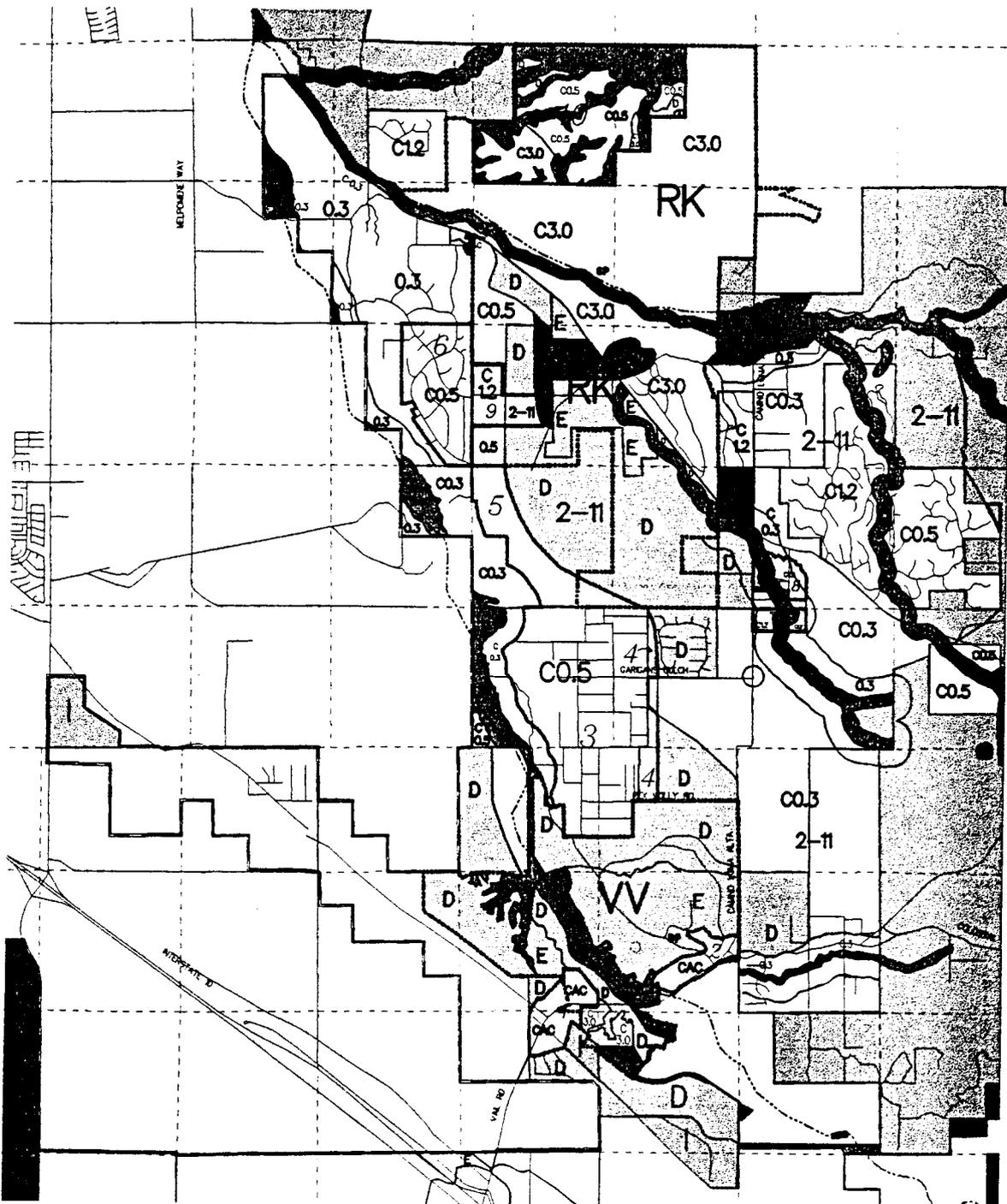
# ATTACHMENT E

Coalition for Sonoran Desert Protection, December 18, 2001 letter.

The Commission's recommendations on January 30, 2002, as they pertain to the letter from the Coalition for Sonoran Desert Protection signed by Carolyn Campbell are found in the **Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions.**

This request corresponds to the list of maps shown in the following page.

MAP	PARCEL NUMBERS (or Location)	CHANGE		DRAFT PLAN	"B" SERIES
		TO	FROM ('92)		
CC-1 (see CMV-11)	MFC east of Oracle Rd. and south of Rollins Rd.	LIU 0.3	MFC	MFC	B11
CC-2 (see CMV-12)	MFC @ I-10 and Avra Valley Rd.	LIU 0.3	MFC	MFC	B12
NW-12 *	225-33-0660	LIU 0.3	CAC and MHIU	CAC and MHIU	B27
RSSR-2 *	Southwest of Rocking "K"	LIU 0.5	LIU 0.5	MIU (in part)	B24, B25
Empirita Ranch *	Empirita Ranch	LIR	LIR	LIR (Commission recommended MIR)	B22
RSSR Sub- region (see CMV -14)	CAC- Rancho del Lago	LIU 0.3	CAC	CAC	B14
SW Subregion *	Southwest Growth Area	'92 Plan Designation			B31
RSSR Subregion	Rincon Valley	'92 Plan Designation			B18

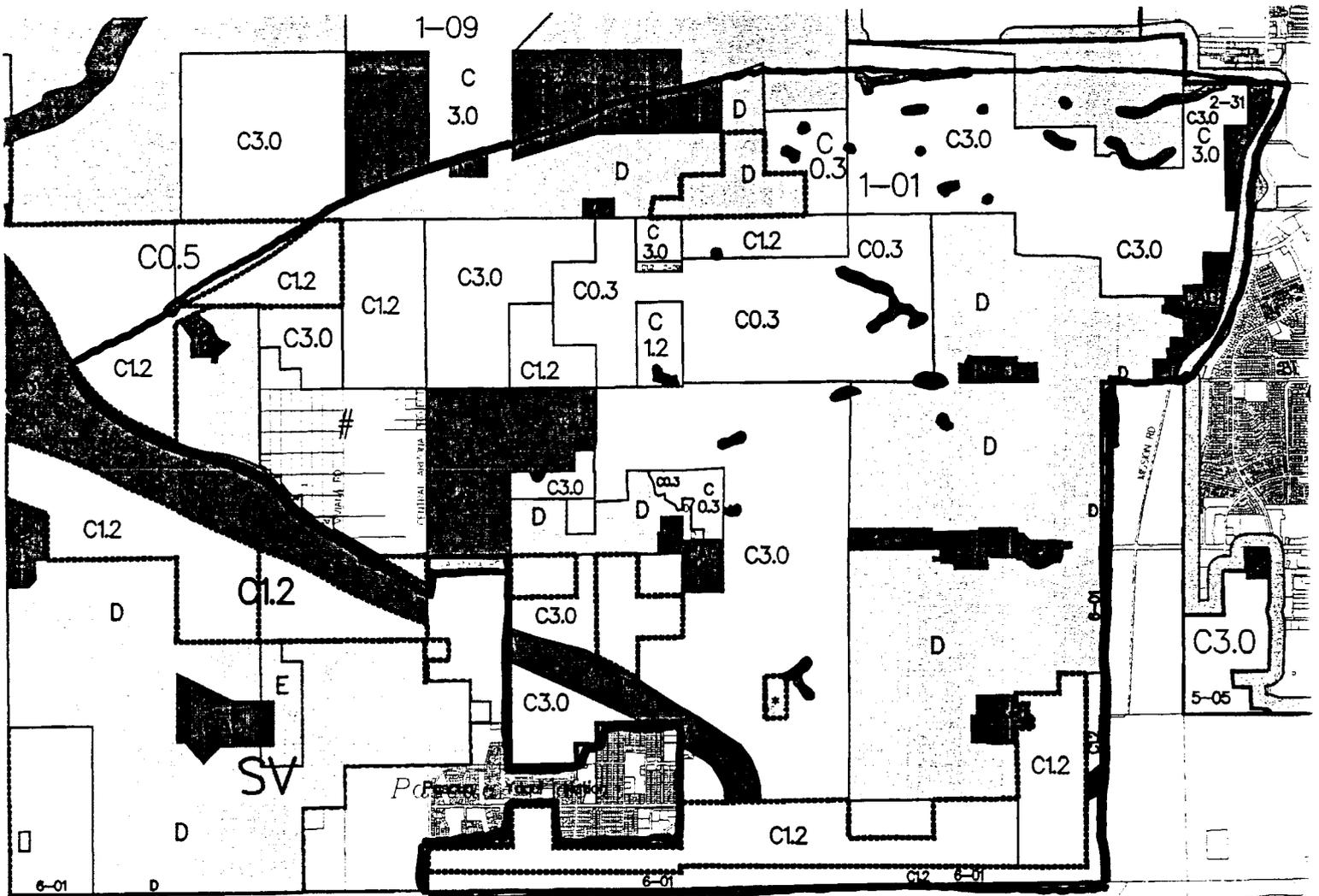


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# ATTACHMENT F

## Down-planning the Southwest.

The Board's decision on December 18, 2001, to delete the Southwest Growth Area was supported and re-recommended by the Commission. The Commission further recommended that all down-planning in the subregion be retained.



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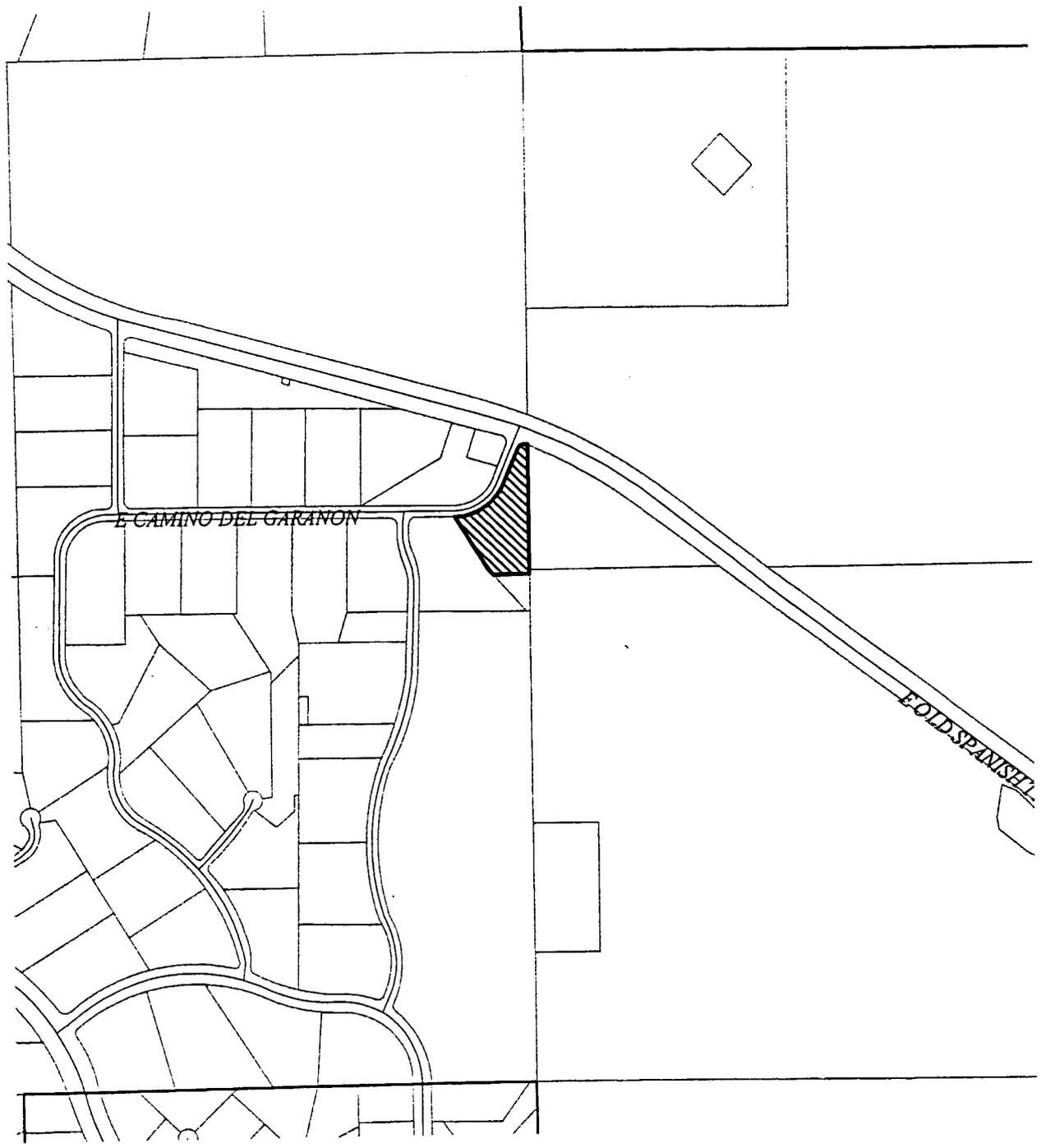
# ATTACHMENT G

Rincon Southeast/Santa Rita No. 3 requested by Mr. Backus:

On December 18, 2001, the Board acted to maintain Neighborhood Activity Center (NAC) designation on part of the property located at the southwest corner of Old Spanish Trail and Camino del Garanon, with a special area policy for natural open space on the remainder of the property.

On January 30, 2002, the Commission reiterated its recommendation from December 12, 2001 that the subject property be planned for Low Intensity Urban 0.3 (LIU 0.3).

This request corresponds to **B20**.



Mr. Backus  
Request

Parcel #: 205-81-0140

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



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# ATTACHMENT H

## Pascua Yaqui Nation Fee Lands

The Commission's recommendations on January 30, 2002, as they pertain to the Pascua Yaqui Nation's fee lands are found in the **Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions**.

This request corresponds to **B21 (East and West)**.



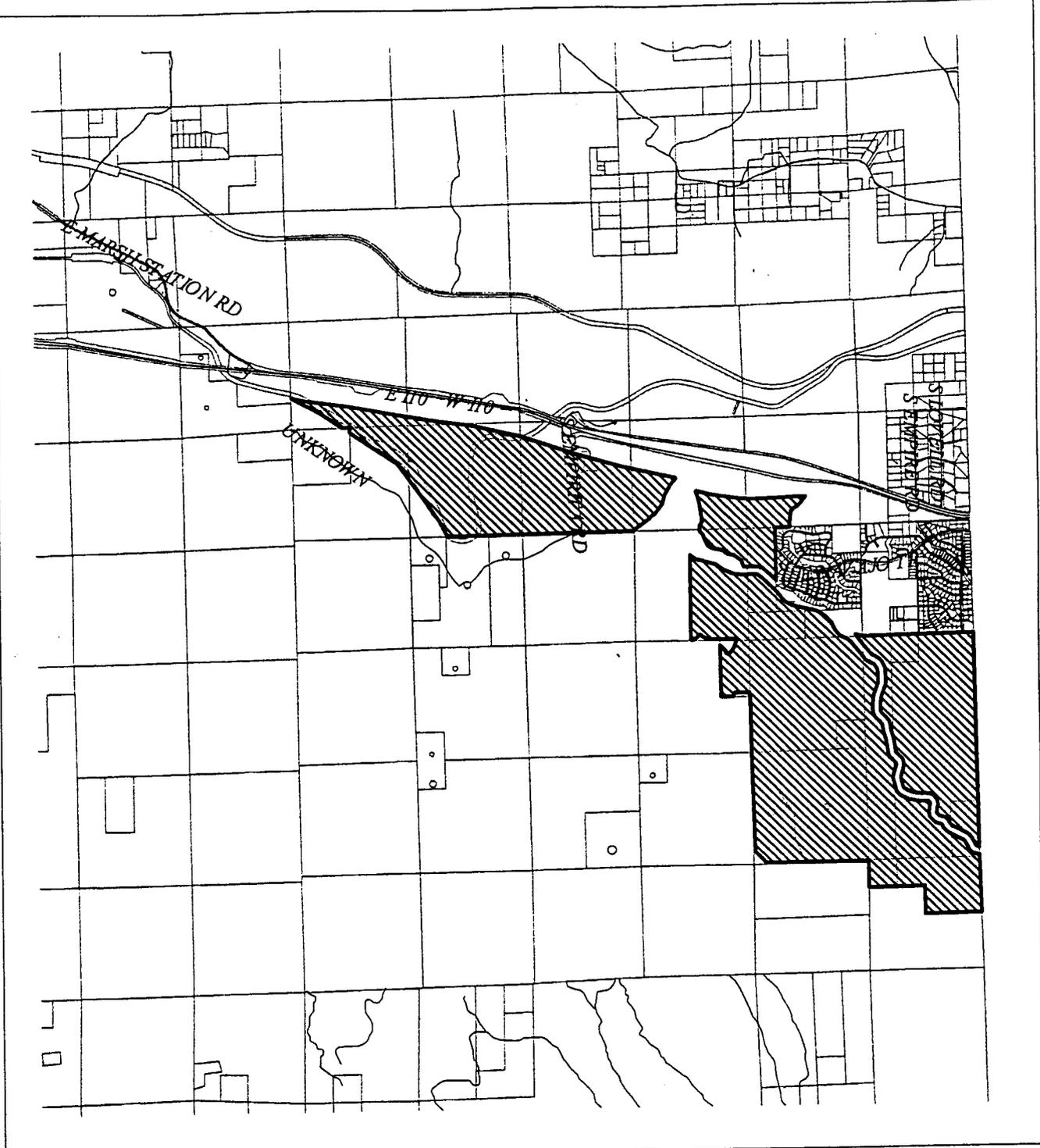
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# ATTACHMENT I

## Empirita Community Plan requested by Mr. Simonson

The Commission's recommendations on January 30, 2002, as they pertain to the Empirita Community Plan are found in the **Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions.**

This request corresponds to **B22**.



Mr. Simonson  
Request:

Parcel #: Multiple

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



## 1-04 RP-38 Empirita Ranch (RSE/SR)

**Location & Description:** Potential satellite community in eastern portion of subregion, formerly identified as Community 2 & 5 in the Empirita Ranch Area Plan (ERAP).

**Purpose:** The purpose of the Empirita Ranch Special Area rezoning policy area is to provide special policies and conditions of approval that will guide planned community development for that portion of the Empirita Ranch Area Plan (ERAP) not included within the proposed Las Cienegas National Conservation Area (designated as Resource Conservation (RC) in the draft land use plan). The Empirita Ranch Area Plan Policy Statement is incorporated in principal as the policy framework for the Empirita Ranch Special Area rezoning policy area. An in-depth review of the Empirita Ranch Area Plan will be conducted with the participation of all affected parties, including selected County departments, the State Land Department, the private landowner/developer and area residents. Based on this review, minor refinements to designated land use intensities, relevant policies, and development requirements may be incorporated into Special Area rezoning Policies. The procedure for review of the Empirita Ranch Special Area rezoning policy area, if significantly different from the review and amendment procedure outlined for the Comprehensive Plan, will be defined during the in-depth review period following adoption of the Comprehensive Plan.

### Policies:

- A. **Special Area Rezoning Policy Area Implementation:** Development of urban land uses within this Special Area rezoning policy area shall be in accordance with provision of Chapter 18.90 (Specific Plans) of the Pima County Code. The Specific Plan(s), while conforming to all guidelines and requirements of the Special Area rezoning policy area, shall provide more detailed information on land use, open space, transportation and other issues. Included in the Specific Plan(s) and/or preliminary issue-oriented studies noted below, shall be a market study defined as an economic study identifying the market demand for each land use contained in the Specific Plan. The following studies shall be submitted and tentatively approved: basin management study, transportation study, water budget, school study, and wastewater study. In addition, prior to approval of any Specific Plan within this Special Area rezoning policy area, intergovernmental agreements (IGA) shall be reached, at least in principle, for any areas of service involving both Pima and Cochise County, including specifically, but not limited to, sewer service, police, fire protection and flood control;
- B. **Project Phasing:** (Language to be developed during the in-depth review period following adoption of the Comprehensive Plan);
- C. **Performance and Design Criteria:** Performance and design criteria shall be addressed at the Specific Plan level. Included in these criteria shall be specific mechanisms delineating methods for increasing numbers of dwellings units above the minimum permitted. Criteria include:
  1. Sufficient interstate connections serving the project, with fully improved and signalized intersections and arterial connections thereto;
  2. Exceptional use of functional common open space and pedestrian circulation;
  3. Above-standard flood control improvements, both on-site and off-site;
  4. Exceptional employment of water conservation measures, including but not limited to above-standard landscaping involving use of low water-consuming native vegetation, restoration/reclamation, and preservation of existing vegetation;
  5. Exceptional use of clustering to preserve open space, protect views, and preserve wildlife habitats;
  6. Additional supply of a quality water supply, use of which will have no adverse impact on existing development and the surface flows in the Las Cienegas National Conservation area;
  7. Effective use of solar energy sources;
  8. Adequate sewer capacity to support additional dwellings;
  9. Infrastructure sufficient to support additional density;
  10. Fire and police protection for the entire Specific Plan area;
  11. Provision of above-standard buffering to existing development;
  12. Provision of diverse housing types, including affordable housing and residential units for primarily retirement purposes {thresholds to be determined during in-depth review period}; and
  13. Provision of basic employment, a retail trade mix, and dispersion of retail trade to encourage

on-site employment and to minimize trip length;

D. Land Use:

1. Dwelling Units: Notwithstanding the land use classification designated within this Special Area rezoning policy area, no more than 4,200 dwellings units shall be permitted. This dwelling unit cap is based on the maximum dwelling units allowable for the two identified communities in the Empirita Ranch Area Plan that lie within the Special Area rezoning policy area. The dwelling unit range for these areas are as follows:

ERAP Community 2 (eastern portion of Special Area rezoning policy area): Minimum--2500; Maximum--3,000

ERAP Community 5 (western portion of Special Area rezoning policy area, south of I-10): Minimum 400;

Maximum--1,200

- a. To achieve the goal of self-containment for this area an emphasis on retirement housing and on-site employment opportunities will be incorporated into the plan. ERAP Community 5 will be developed predominantly as a retirement area. This will be implemented through deed restrictions limiting residential uses. ERAP Community 2 will be developed as a mixed residential area with the provision of on-site employment opportunities;
- b. The goal of on-site employment in non-retirement communities shall be 75 percent of 55 percent of the community population, but not less than 30 percent of the entire Special Area rezoning policy area projected population, including retirement communities;
- c. On-site employment shall be reported as a factor for consideration in Specific Plan approval. Prior to such approval a report and inventory of on-site employment, including an employment phasing plan, shall be provided to determine employment requirements; and
- d. The employment phasing plan shall be a part of the Specific Plan conditions.

2. Land Uses:

- a. Land uses shown on the plan are preliminary, and shall be further defined in detail at the Specific Plan level. Final land uses shall be in accordance with the topographic, hydrologic, and visual constraints defined by the property. In this connection, development other than approved floodplain uses shall not take place in any area exceeding 25% slope or within floodways of the 100-year floodplain. Development in areas of steep slopes, poor soils, hydrologic or paleontologic sensitivity shall be limited;
- b. Total non-residential uses such as commercial, office, campus park industrial, and light industrial uses shall not exceed 5% of the total Special Area rezoning policy area, subject to the performance objective of increasing on-site employment opportunities;
- c. Unless otherwise prohibited by these policies, a maximum of 5% of the area lying south of I-10 (ERAP Community 5) and designated as LIU 3.0 may be planned for support commercial and office non-residential uses; and
- d. The land uses designated for State Lands, other than those shown as Resource Conservation (RC), shall be further delineated in an acceptable Development Capability Study, Water Adequacy Study, and Specific Plan by the Arizona State Land Department and submitted to Pima County.

3. Development Requirements: The following policy areas shall be developed during the in-depth period following adoption of the Comprehensive Plan:

- |                                |                            |
|--------------------------------|----------------------------|
| a. Flood Control               | f. Parks                   |
| b. Wastewater Control          | g. Turf and Irrigation     |
| c. Water                       | h. Fire Protection         |
| d. Transportation              | i. Screening and Buffering |
| e. Paths/Trails and Open Space | j. Schools                 |

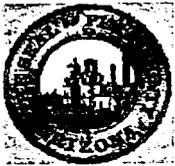
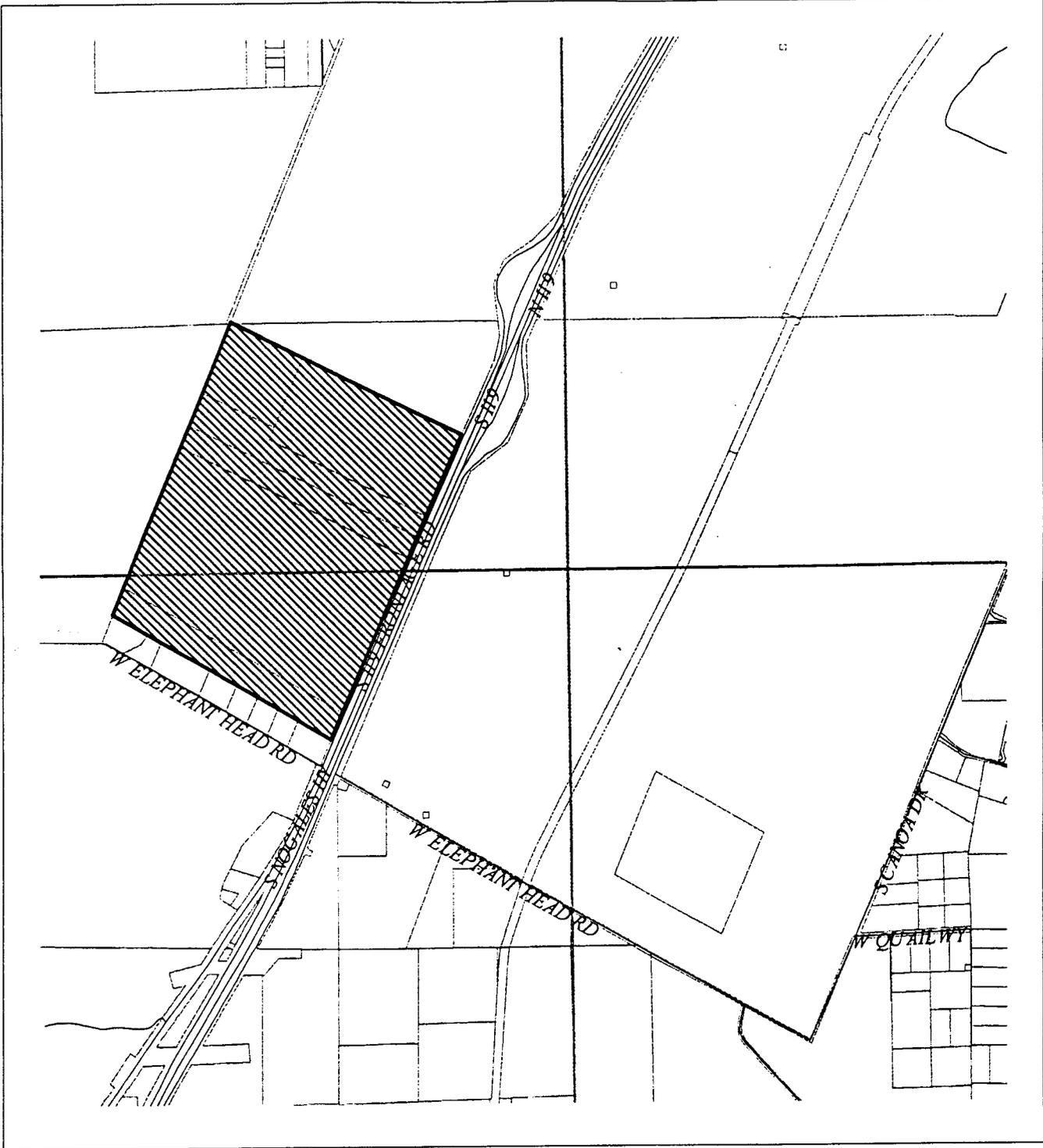
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# ATTACHMENT J

## Upper Santa Cruz Subregion - Mr. Joe Cesare's property

The Commission's recommendations on January 30, 2002, as they pertain to Mr. Joe Cesare's request are found in the **Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions.**

This request corresponds to **B23.**



Mr. Cesare  
Request

Parcel #: Multiple

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



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# ATTACHMENT K

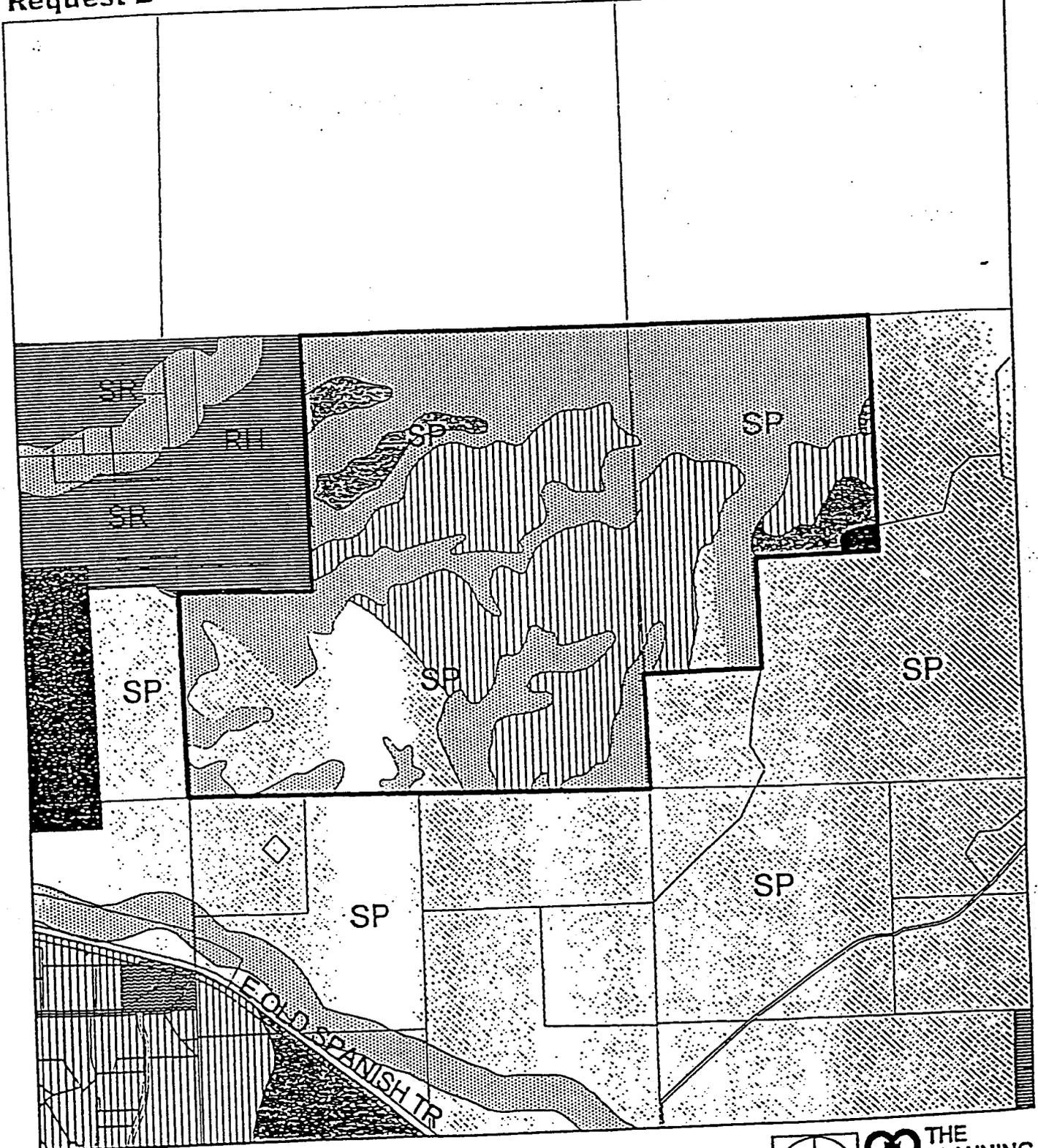
## Rincon Southeast/Santa Rita Subregion, RSSR-2

The Commission's recommendations on January 30, 2002, as they pertain to the Rocking K Development's request are found in the **Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions.**

This request corresponds to **B24.**

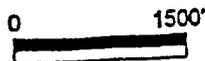
Request B

Existing Plan Designation / Existing Zoning



Comprehensive Plan Designation

CAC	NAC	RT
MIU	LIU-3.0	RC
MHIU	LIU-0.5	SITE



**THE PLANNING CENTER**  
 110 S. CHURCH AVE., SUITE 1100  
 TUCSON, AZ 85701 (520) 622-8148

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# ATTACHMENT L

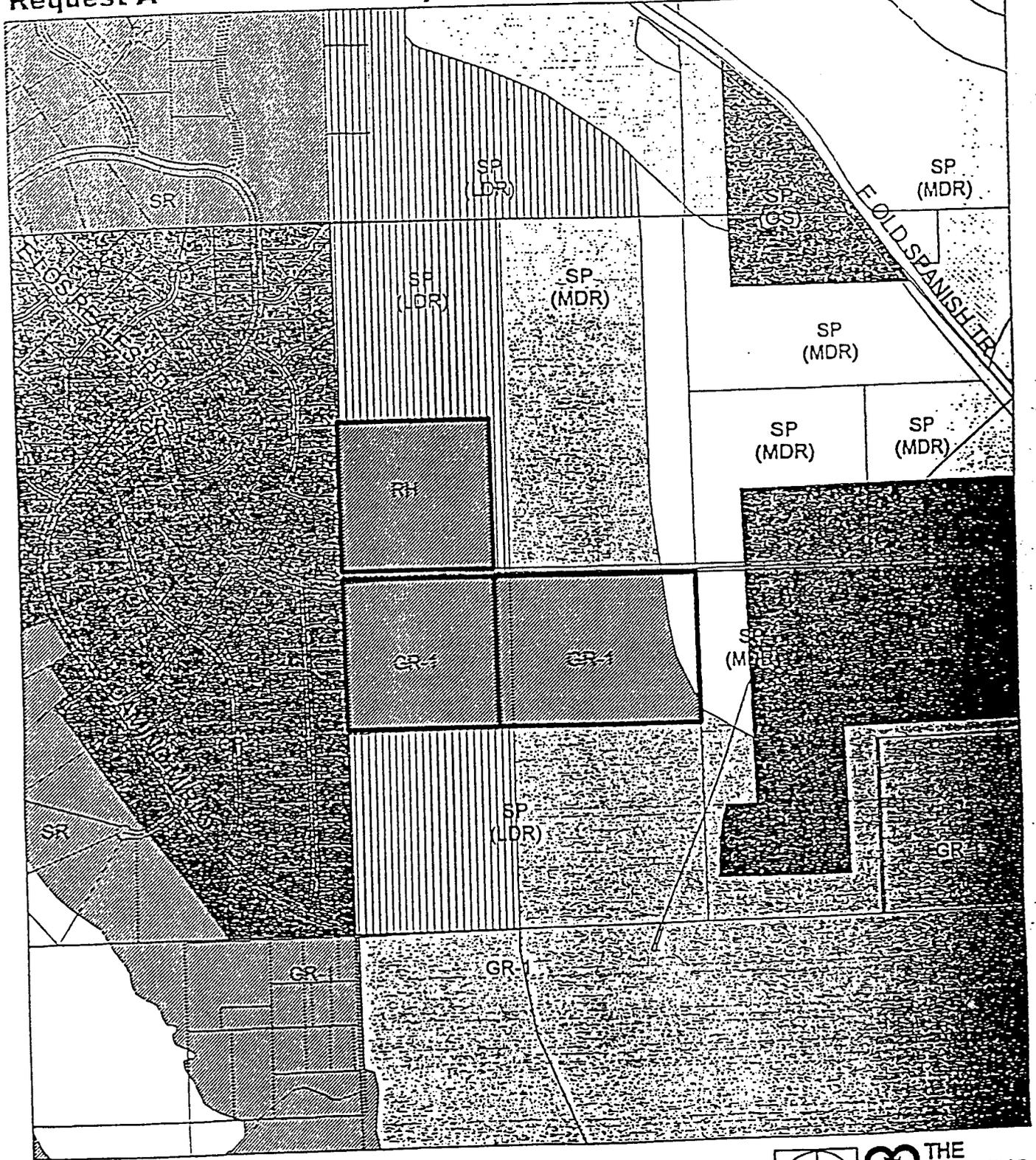
## Rincon Southeast/Santa Rita Subregion, RSSR-2

The Commission's recommendations on January 30, 2002, as they pertain to the Rocking K Development's request are found in the **Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions.**

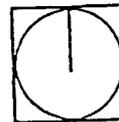
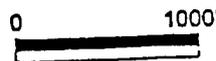
This request corresponds to **B25.**

Request A

Proposed Plan Designation / Existing Zoning



- Comprehensive Plan Designation
- CAC
  - MIU
  - MHIU
  - LIU-0.3
  - LIU-3.0
  - LIU-0.5
  - RC
  - SITE



**THE PLANNING CENTER**  
 1105 S. CROOK AVE., SUITE 1000  
 TUCSON, AZ 85701 (520) 624-1166

Zoning Classifications in parenthesis are based on Rocking K Specific Plan.

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# ATTACHMENT M

## Rincon Southeast/Santa Rita Subregion, RSSR\_8

The Commission's recommendations on January 30, 2002, as they pertain to RSSR-8, Rincon Southeast/Santa Rita Subregion are found in the **Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions.**

This request corresponds to **B26.**



THE  
PLANNING  
CENTER

Clerk's Note:  
Documents submitted  
at Board Meeting 12-18-01

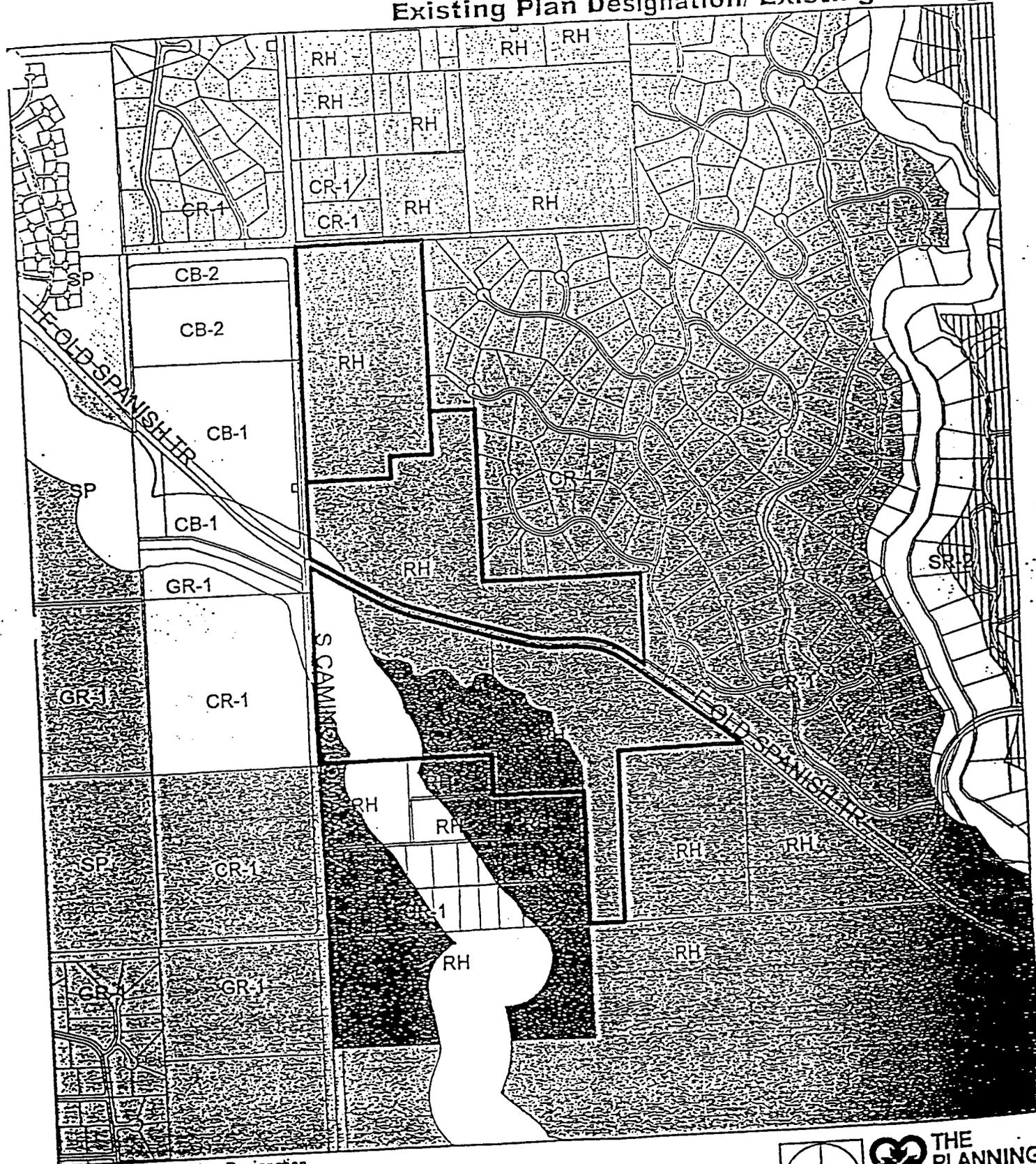
RSSR-8

*Comprehensive Plan Update  
Request RSSR-8*

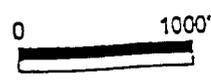
To: Pima County Board of Supervisors  
From: Mike Grassinger  
Reference: Comprehensive Plan Update Request RSSR-8

The intent is to develop this property for residential uses. We request that the current designations of CAC, MIU and LIU 1.2 be changed to LIU 1.2 for the entire 160 acres. The recommended change to LIU 0.3 by staff does not further the goals of either our client or Pima County. LIU 1.2 will conform to existing surrounding CR-1 zoning and development and provide the incentive for responsible development under Pima County's subdivision regulations.

# Existing Plan Designation/ Existing Zoning



- Comprehensive Plan Designation**
- CAC
  - MIU
  - LIU-1.2
  - LIU-3.0
  - LIU-0.5
  - RC
  - SITE



**THE PLANNING CENTER**  
 110 S. CHURCH AVE., SUITE 201  
 TUCSON, AZ 85701 (520) 622-8114

263

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# ATTACHMENT N

## Northwest Subregion, NW-12

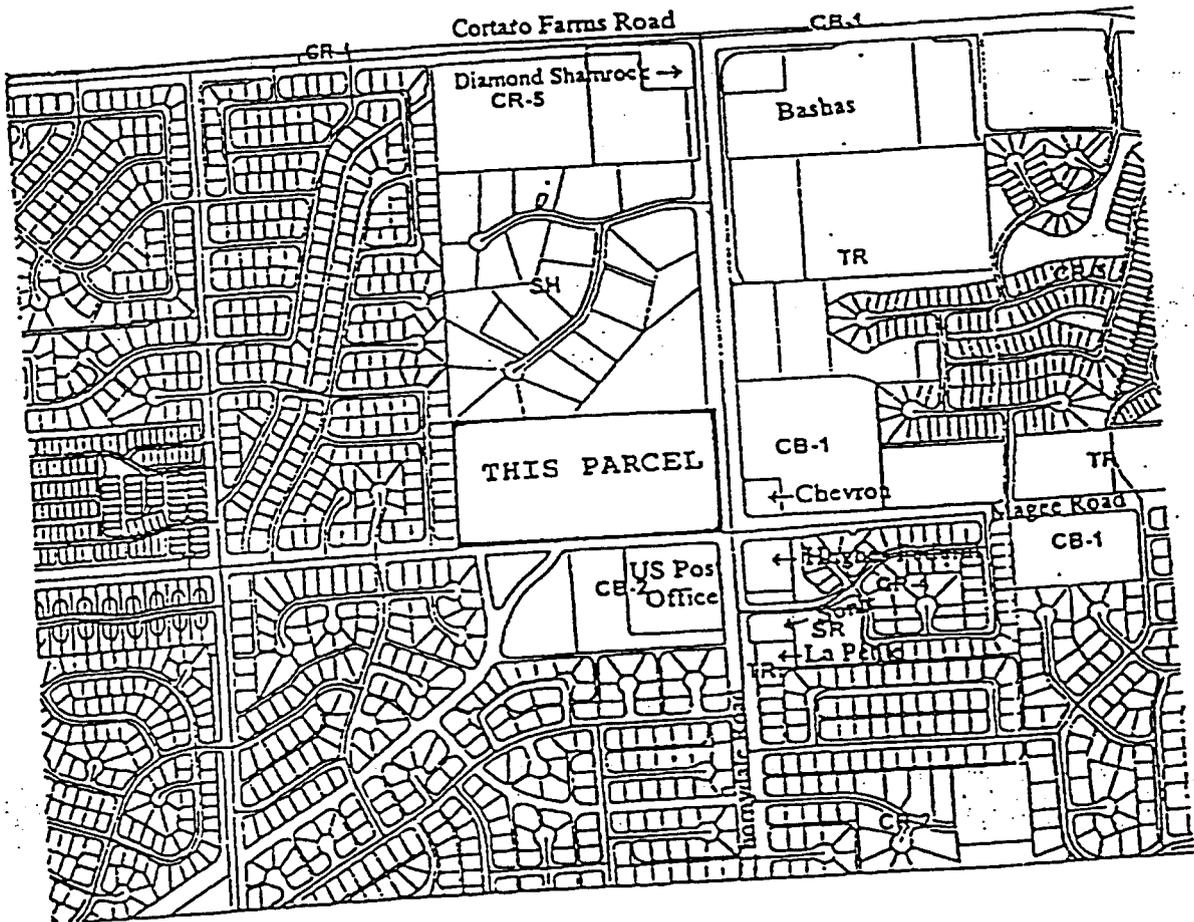
The Commission's recommendations on January 30, 2002, as they pertain to NW-12, Northwest Subregion are found in the **Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions.**

This request corresponds to **B27**.

Sep-20-01 02:31P

EXHIBIT "A"

Northwest Corner Thornydale & Magee Roads



---

# ATTACHMENT O

Request of Mike Marks in a letter dated December 16, 2001

The Commission's recommendations on January 30, 2002, as they pertain to Mr. Mike Marks' request are found in the Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions.

This request corresponds to **B28**.



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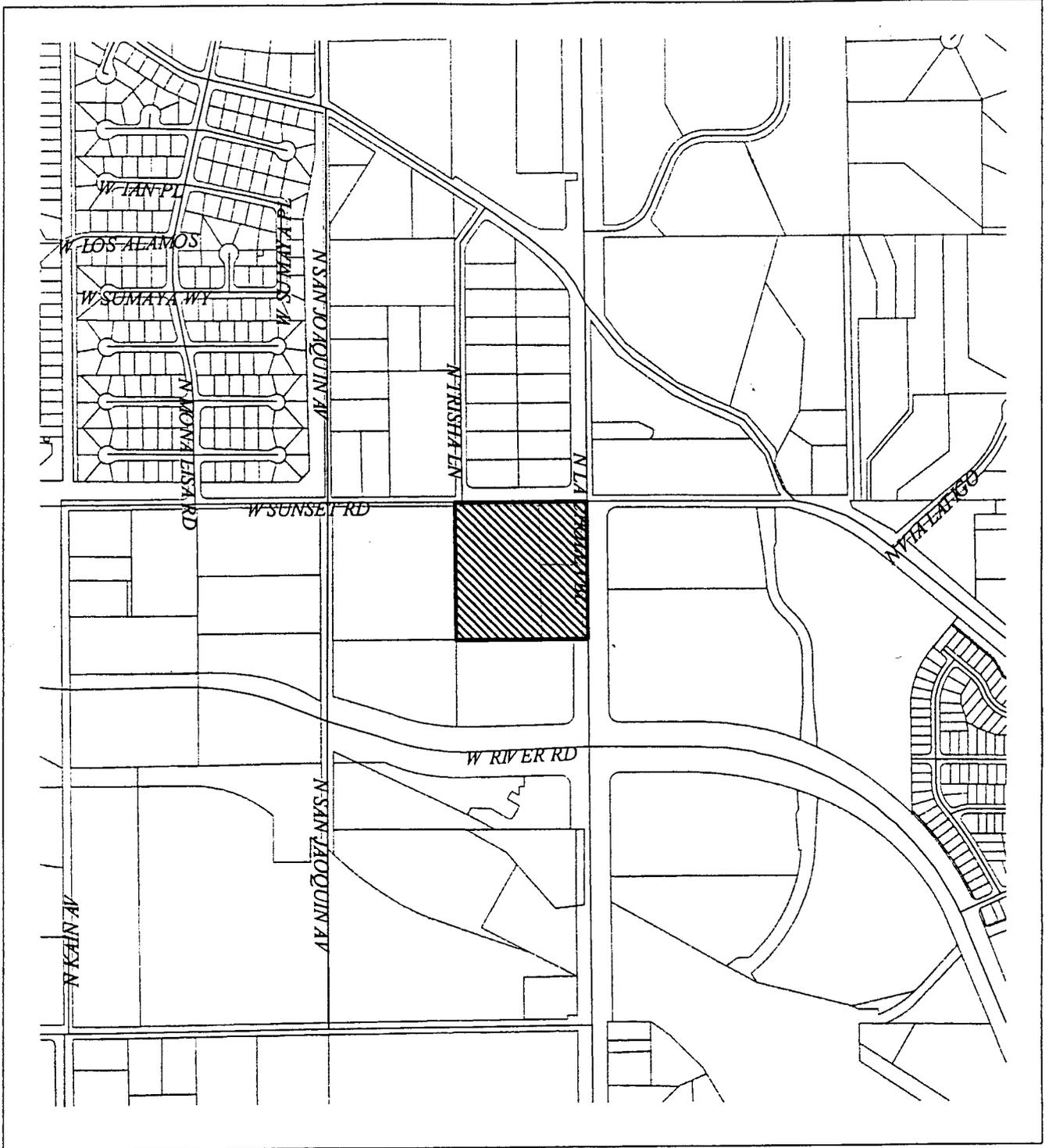
# ATTACHMENT P

## Request from the Planning Center

The Commission's recommendations on January 30, 2002, as they pertain to the request from the Planning Center are found in the Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions.

This request corresponds to **B29**.

This request was concurrent with Co7-01-17, Tucson Mountains Investors, LLC - River Road, which the Board approved with Special Area Policies.



The Planning  
Center Request

Parcel #: 101-13-002D,  
101-13-002E,  
101-13-001A

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



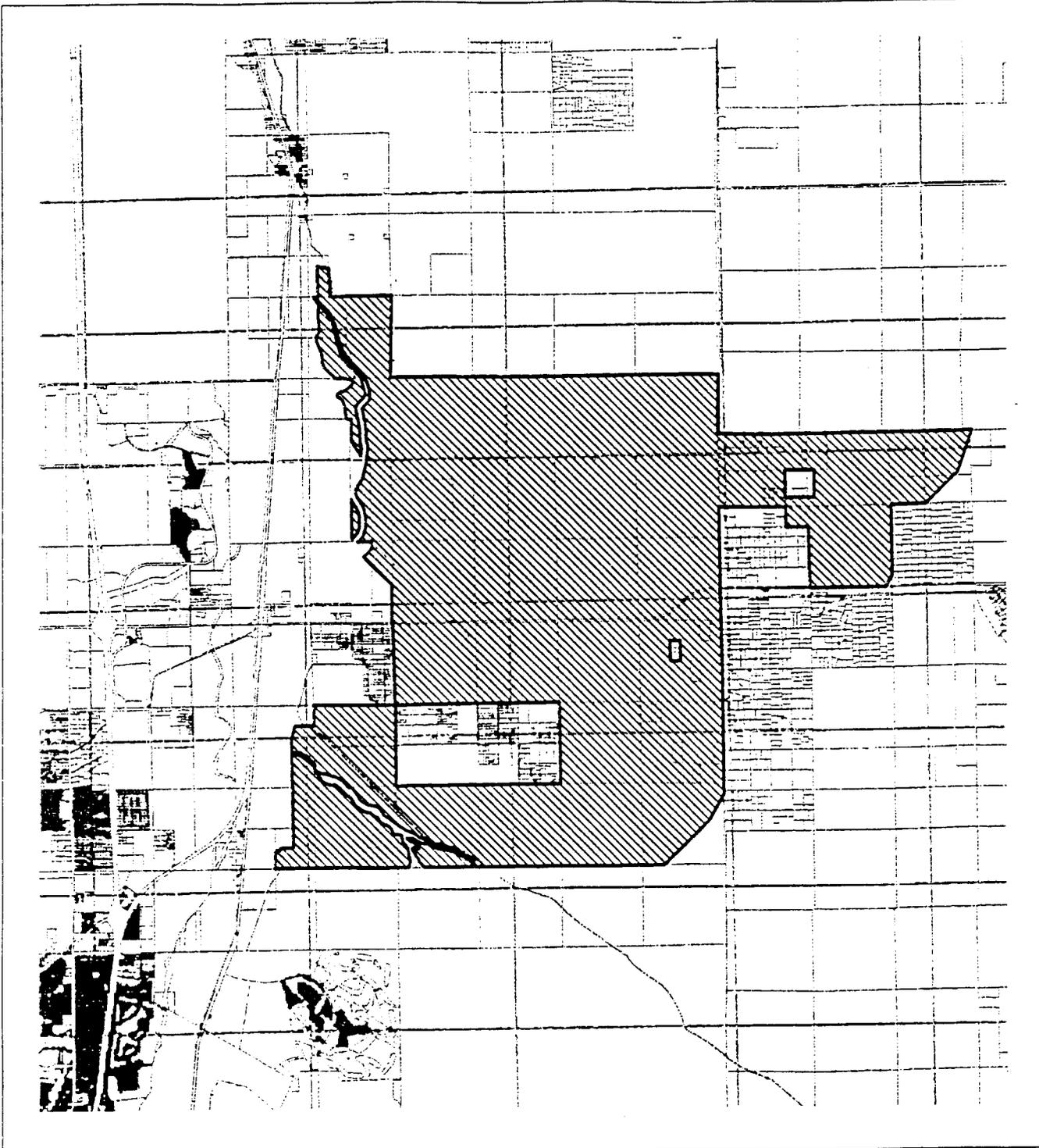
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# ATTACHMENT Q

## Down-planning the Upper Santa Cruz Subregion

The Commission's recommendations on January 30, 2002, as they pertain to down-planning the Upper Santa Cruz Subregion are found in the **Summary of Forwarded Planning and Zoning Commission Recommendations and December 18, 2001 Board of Supervisors Decisions**.

This request corresponds to **B30a, b** and **c**.

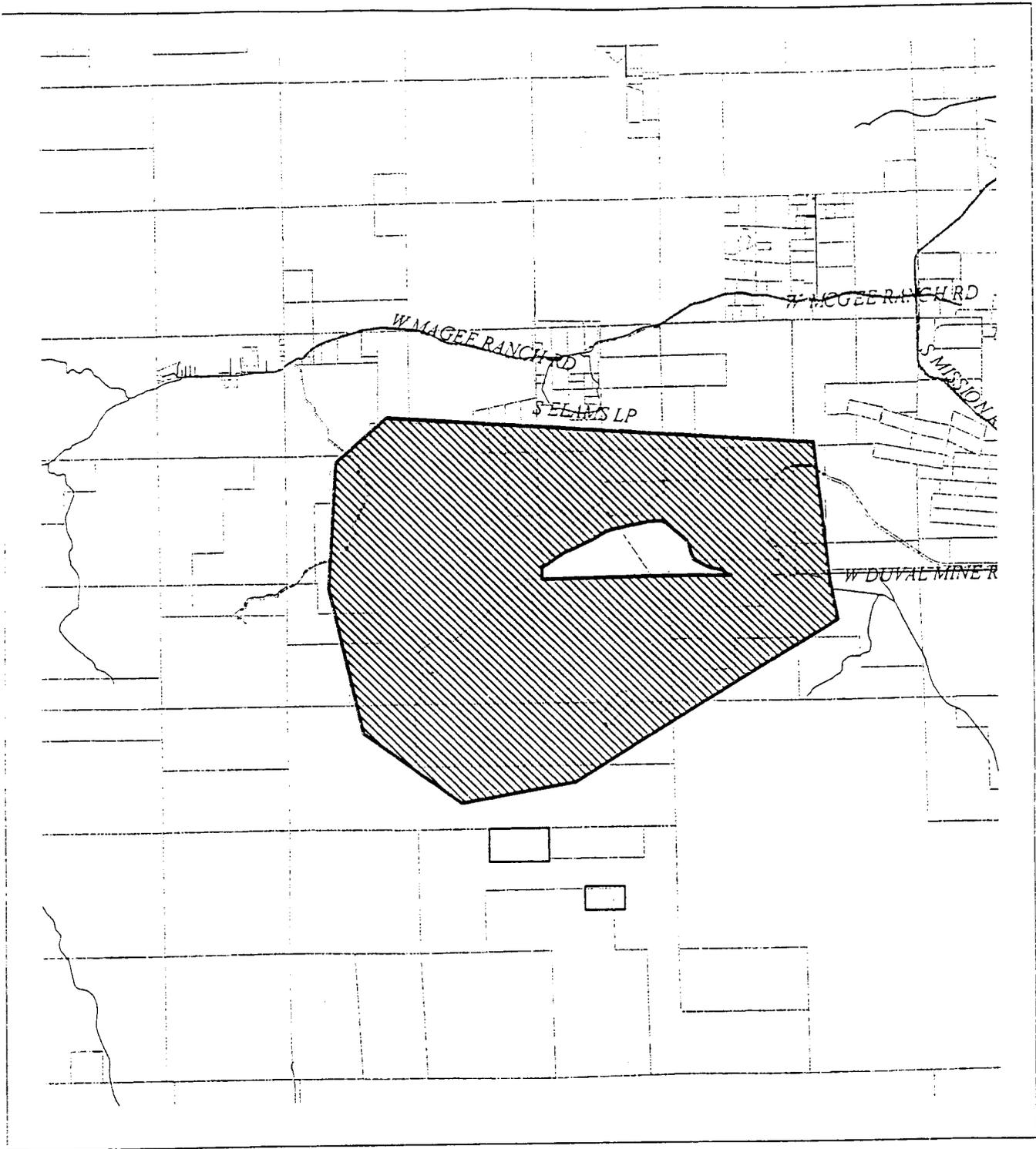


City of Tucson  
Request

Parcel #: Multiple

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



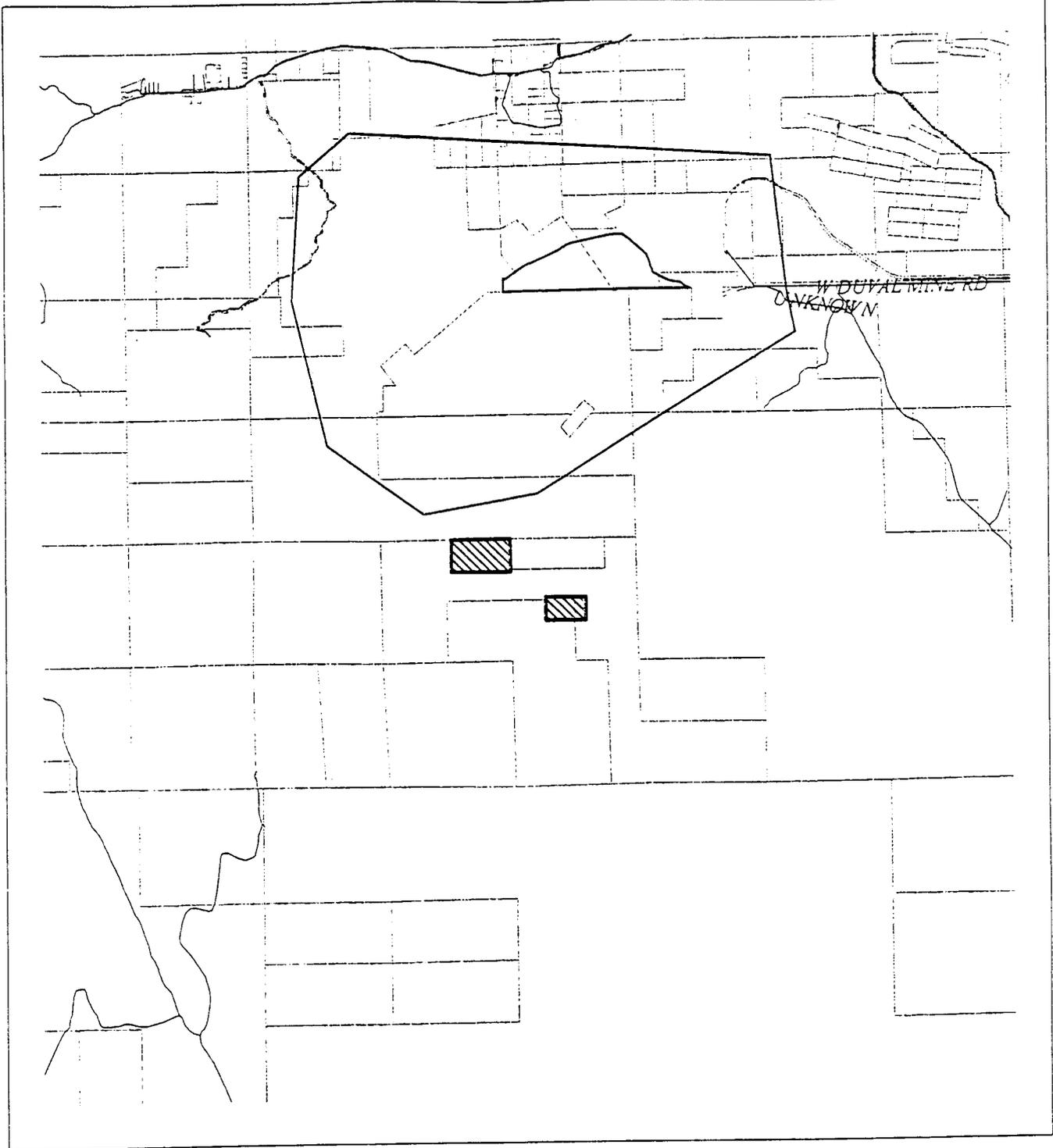


City of Tucson  
Request

Parcel #: Multiple

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002





City of Tucson  
Request

Parcel #: 304-01-018H,  
304-01-018J

Pima County Development Services  
Planning Division  
Comprehensive Plan Section  
03/21/2002



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**Letters Received (with regard to December 18, 2001, Board Public Hearing)**

DEC 17 2001

Sharon  
&  
Leslie

Sharon -

My thoughts FYI -

As regards the memo specifically -

I. D. Catalina Foothills - Special Request

CF5 current zoning SR - down plan to  
\* LIU 0.3 buffers ACQE/EPA/PC Flood Control  
Recharge/restoration project from Craycroft  
(confluence of Tanque Verde & Pantano) to Campbell

This issue is coming to the BOS in January - heard  
@ P&Z 11/28 Will require super-majority - over 500  
letters to P&Z - JOE CEASAR VS NEIGHBORS

II. A. Upper Santa Cruz - Up Planning

last item - the proposed expansion of CAC @  
Arivaca junction & I-19. This is our connection  
across I-19 from Santa Rita to west - every year  
bears are pulled out of Green Valley - mountain  
lions are already roadkill here (JOE CEASAR?)

\* DELETE CAC EXPANSION - CORRIDOR/LINKAGE

IV. C. Northwest - Special Requests

NW12 current zoning SR - changed @ P&Z  
from staff recommendation of CAC/MHIU to  
LIU 1.2 REQUIRES LIU 0.3 This is Mandarin  
Properties (Yeung/Klengier)

\* CFPO nest with mated pair immediately  
proximate to this parcel - within Recovery Area  
3 NW Tucson SMA ♀ arrived this spring to  
join ♂ the famous thornydale owl situation

VI. B. Rincon Southeast - Santa Rita - Downplanning  
Empirata Ranch should remain L12 per 10/17  
draft - changed to M12 @ P&Z

VI. C. Rincon SE-SR - Special Requests

RSSR Z (Rocking K) deny # 5 request  
for MIU from LIU 0.5 - otherwise support  
staff recommendation on request #6

As regards the regional plan policies (last item)  
Env. Planning:

"landscape linkage" should be included  
in # 2 priority

"multiple use" remains # 3

As regards the SW

III. A. Deny up planning

B. Approve down planning

More to follow on the plan itself -

Chris McVie

## Northwest Conflicts w/ Pygmy Owl

- RCEL 225-33-059K SE corner Cortaro and Cmo. de Oeste ALIGNMENT - part of sec. 7 consultation w/ USFWS - BOS approved EAMR designating this a CFPO crossing - currently zoned SR - should be down planned from MIU to LIU 0.3 - part of REC AREA 3 / NW TUCSON SMA as are all areas listed below
- CACs @ NE & SW corners of Cortaro & Thornydale (other than existent  $\text{\textcircled{K}}$  and Diamond Shamrock) downplan to LIU 0.3
- CACs @ NE & SW corners of Thornydale & Magee (other than existent post office and gas station) downplan to LIU 0.3
- CAC @ NW corner of Cortaro & Shannon downplan to LIU 0.3
- CAC @ SE corner of Cortaro & Thornydale limit to existent footprint of Bashas Center
- MFC @ I-10 and AVRA VALLEY RD down plan to LIU 0.3
- MHIU-D @ just S. of Avra Valley Rd & I-10 (old flooded out trailer court - county owns much of it (flood control) should be down-planned to LIU 0.3
- NAC @ Cmo. de Oeste between Linda Vista and Cortaro just N of Hardy Wash be limited to existent  $\text{\textcircled{K}}$  only - no further commercial Adjacent 5 parcels (vacant - zoned TR & CR 4 or 5) downplan. to LIU 0.3

PARCELS CONFLICTING W/ REC. PLAN for CFPO\* CORTARO/THORNYDALE

NE corner lot around existent (K) #225-29-015D  
 next lot east on N of Cortaro #225-29-016H (Safeway)  
SE corner east of existent Bashas center S of Cortaro  
 # 225-30-032A  
 048A > Fidelity Trust 30151 (Klunger)  
 0470

SE corner south of existent Bashas center E of Thornydale  
 # 225-30-033D Phy Bell Assoc LLP  
 225-30-033B Leung  
 225-32-051B Pacific Internat'l (Leung/Klunger)  
 225-32-051E Fidelity Trust 10511  
 225-32-050C Pacific Internat'l > (Leung/Klunger)  
 225-32-051G " " > (Leung/Klunger)

(down to Magee & Thornydale: NE corner)

SW corner 225-33-063E around Diamond Shamrock  
 currently zoned SR plan for LIU 0.3 shows  
 red on current draft plan (CAC)

NOTE - SH subdivision on W side of Thornydale  
 between Cortaro & Magee should reflect LIU 0.3

\* planning - NOT MHU - this is where the  
 CFPO nest is located

MAGEE/THORNYDALE

SW corner behind existent post office to west & south  
 225-37-707D  
 225-37-707E  
 225-37-708A

\* continuation of wash where owls are  
 would be best @ LIU 0.3 not CAC

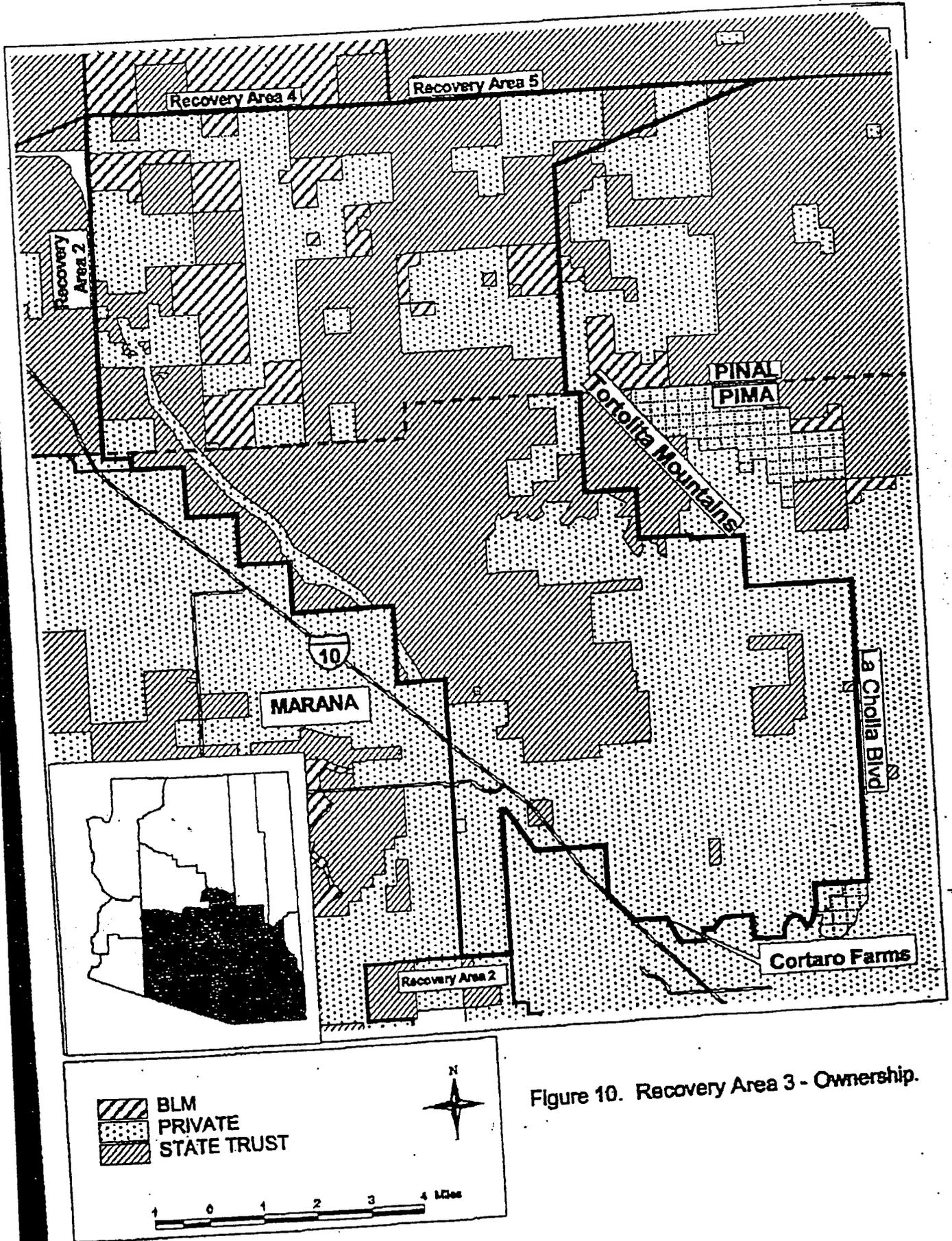


Figure 10. Recovery Area 3 - Ownership.

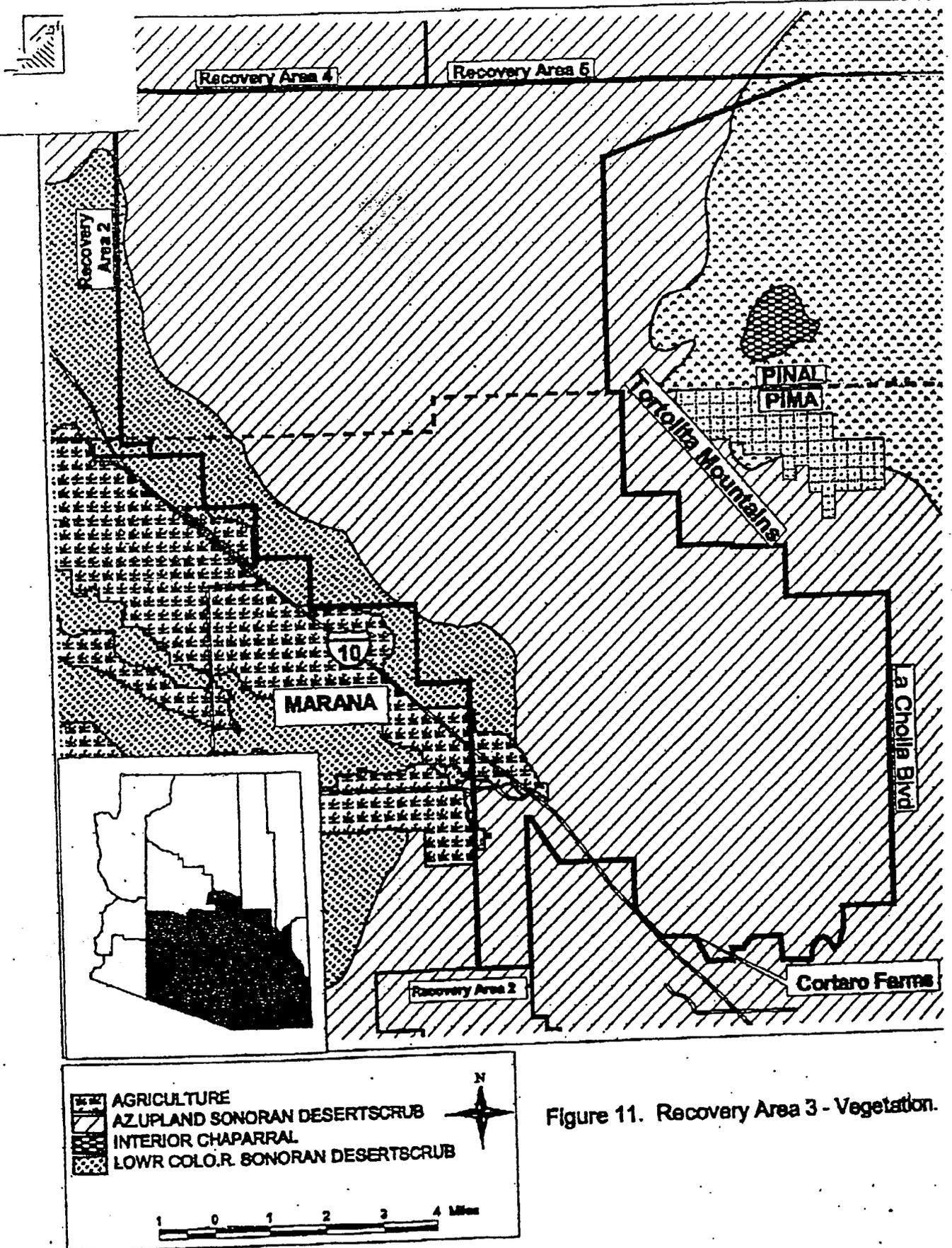


Figure 11. Recovery Area 3 - Vegetation.

117

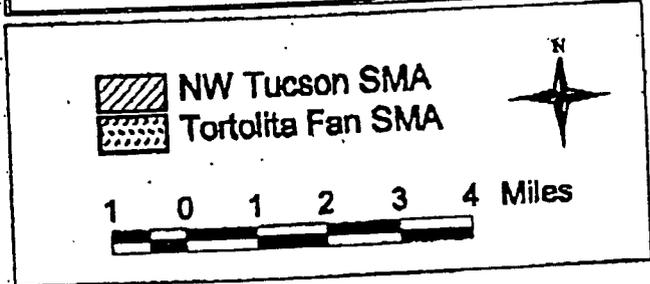
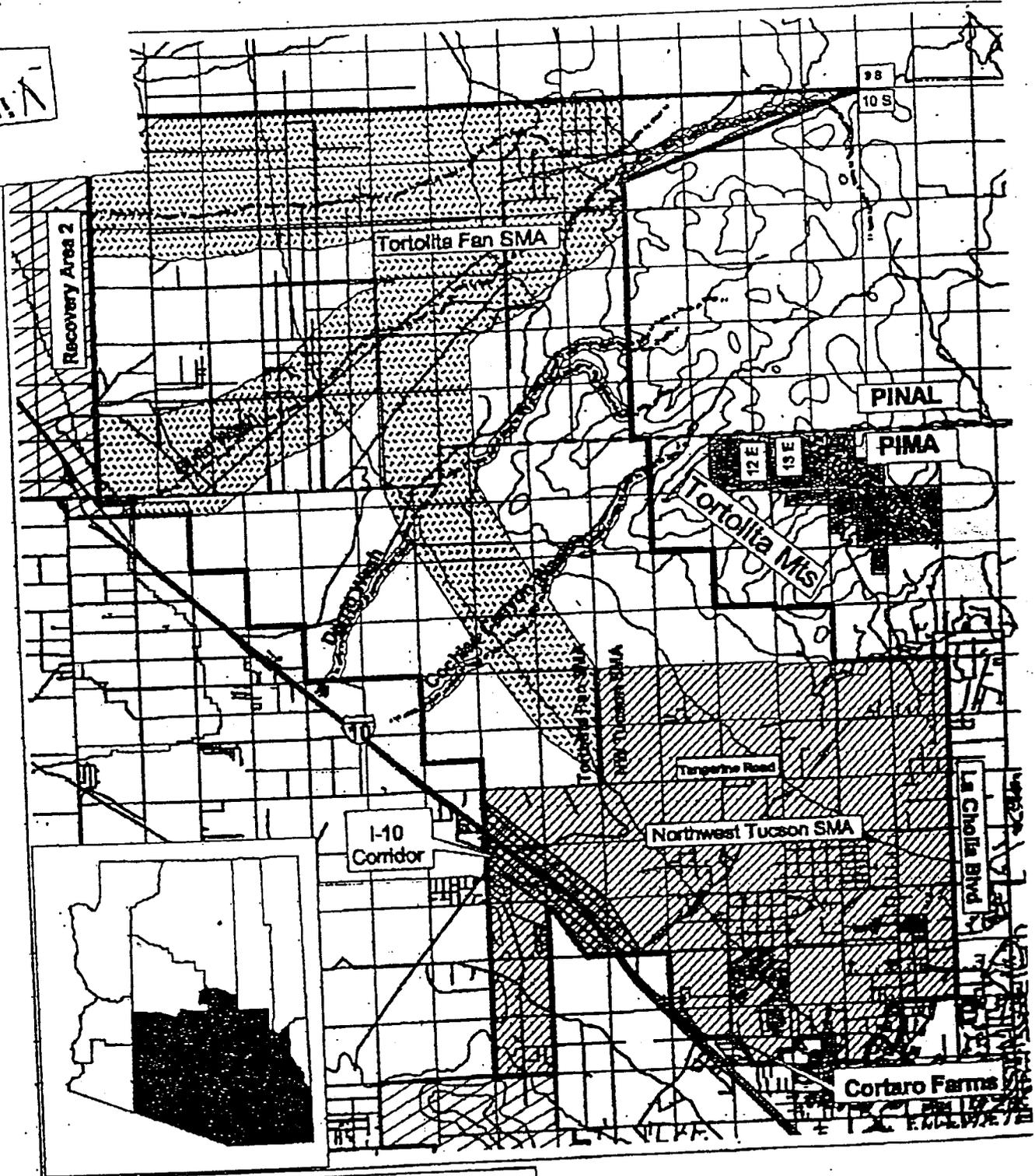


Figure 23. Tortolita Fan and Northwest Tucson Special Management Areas

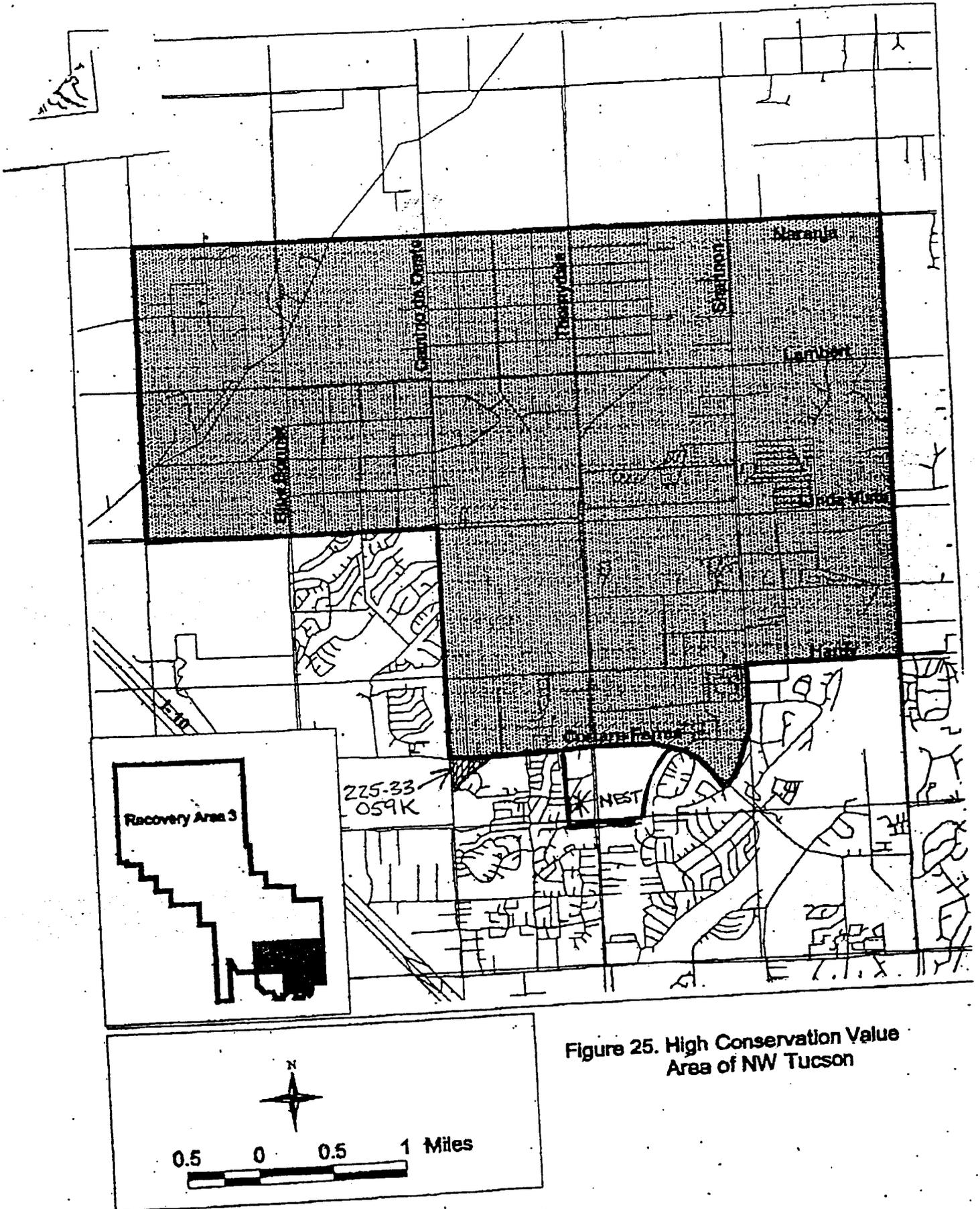


Figure 25. High Conservation Value Area of NW Tucson

PARCELS CONFLICTING W/ CFPO REC. PLAN cont

NW corner of Shannon & Cortaro Tucson Omni Entrance  
currently planned CAC off Cortaro  
needs to be down planned to LIU 0.3

- 225-32-0040
- 225-32-0030
- 225-32-0020
- " 2F
- " 2G
- " 2E

E side of Camino de Oeste between Linda Vista & Cortaro  
just north of Hardy Wash

- 221-11-1320
- " 1300
- " 1290
- " 1280
- " 1270

should be down planned  
from CAC & MHU to  
LIU 0.3

attempt consistent (K) as NAC

CONFLICTS W/ BIOLOGY

D MFC on E of ORACLE S. of ROLLINS RD

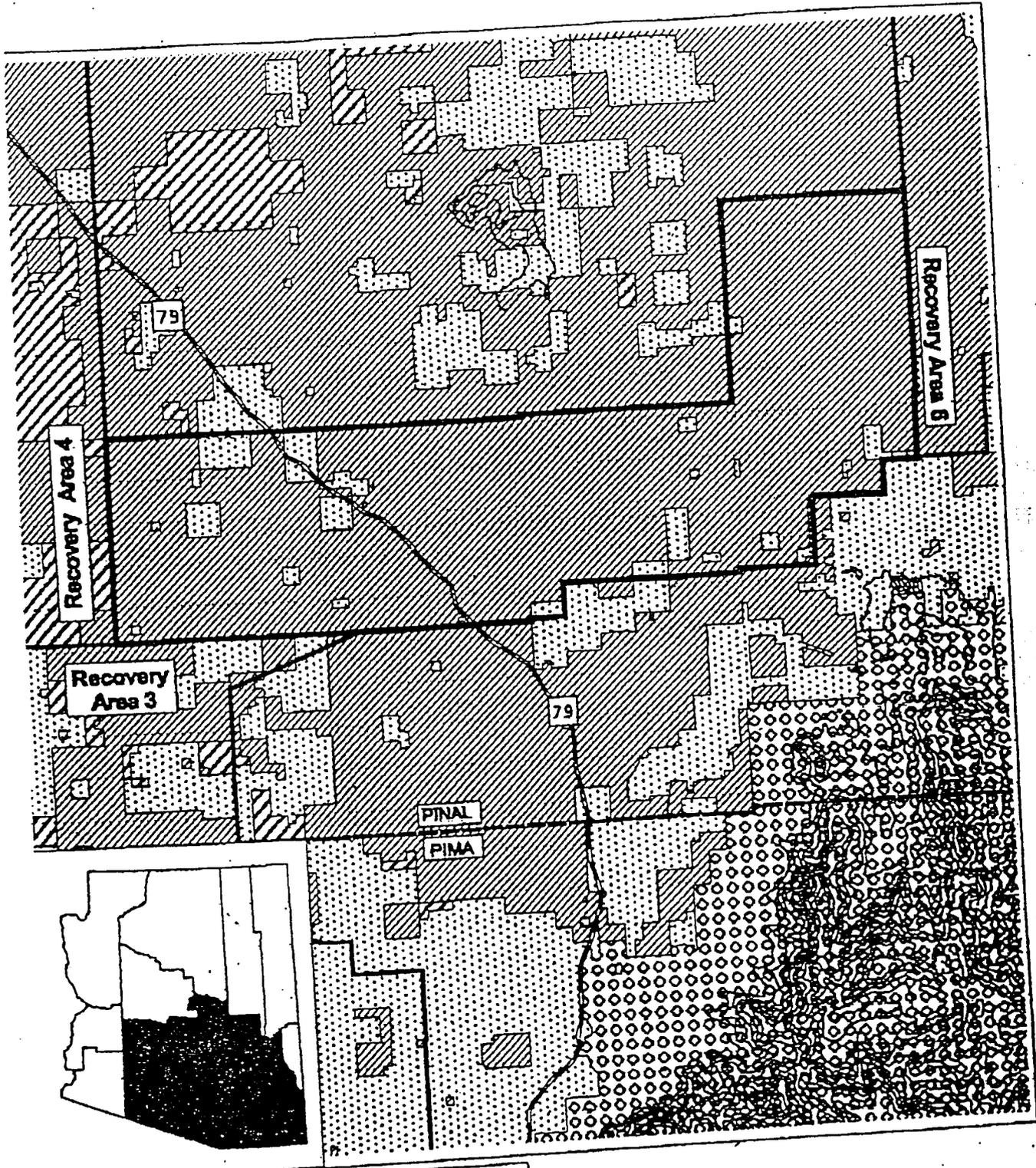
SHOULD BE LU 0.3

C 3.0 and C 1.2 S. of Wilds RD E. of ORACLE

SHOULD BE LU 0.3

This is where the API filing to connect the Tortolitas of Catalina's is located - it's a mile to 2 miles max & critical as everything north to the county line is developed - see special map of Catalina Mtn Park expansion & REC plan maps showing vegetative & other issues (this connects Big Wash & Cañada del Oro)

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 BLM  
 CORONADO N.F.  
 PRIVATE  
 STATE TRUST

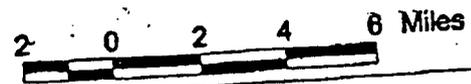
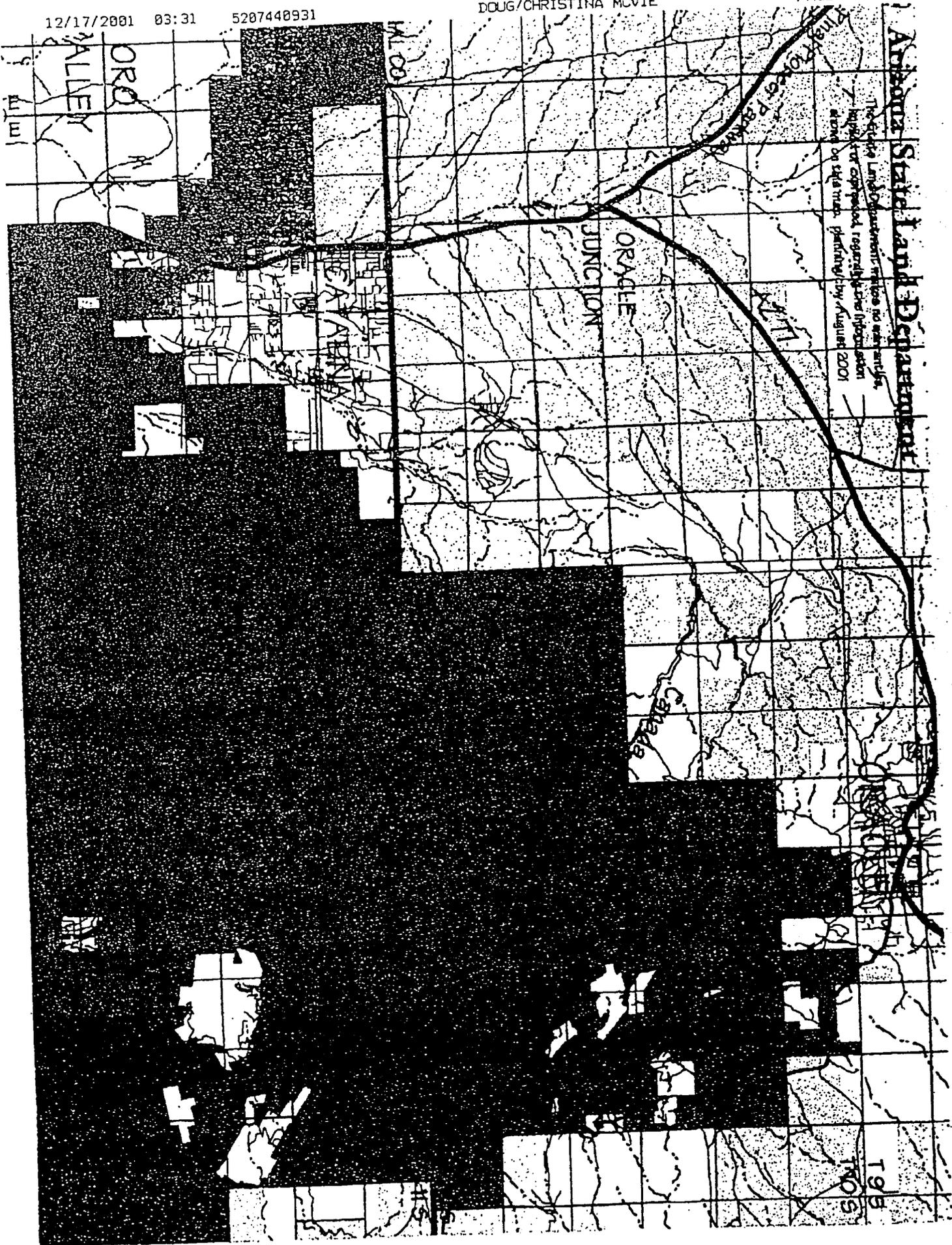


Figure 14. Recovery Area 5 - Ownership.



The Arizona Land Department makes no warranty, express or implied, regarding the accuracy of the information shown on this map. Printing by August 2001

Arizona State Land Department

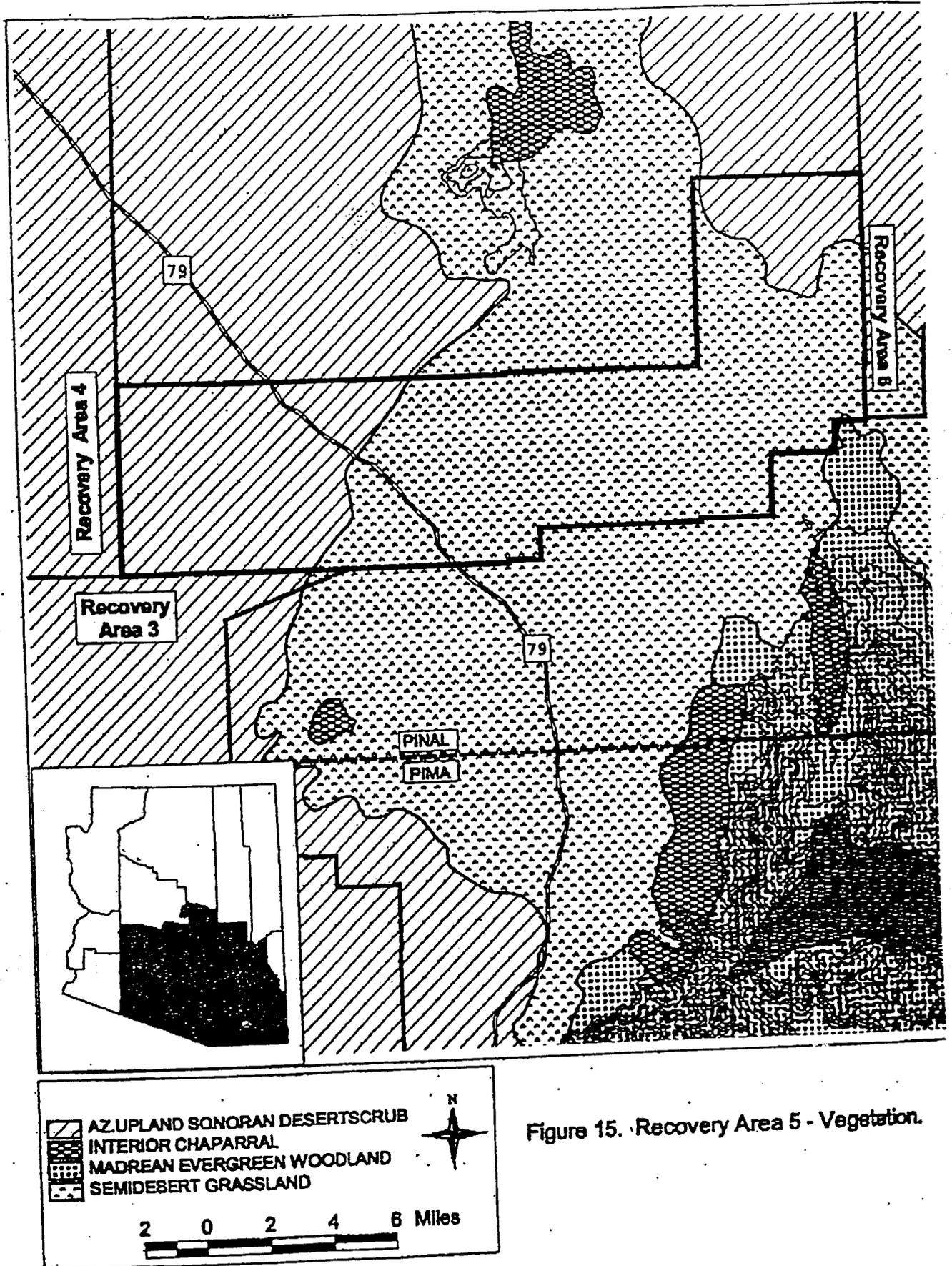


Figure 15. Recovery Area 5 - Vegetation.

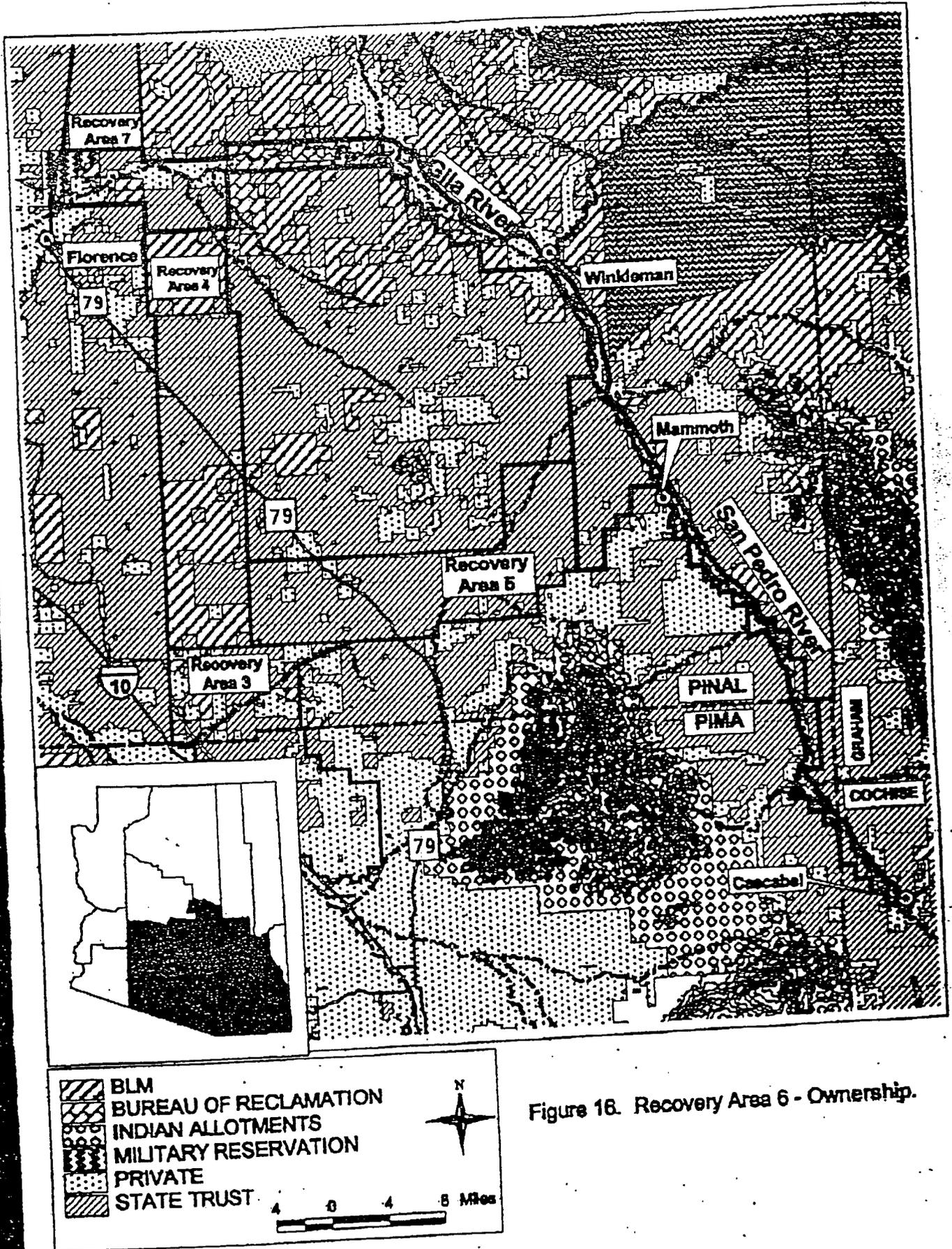


Figure 16. Recovery Area 6 - Ownership.

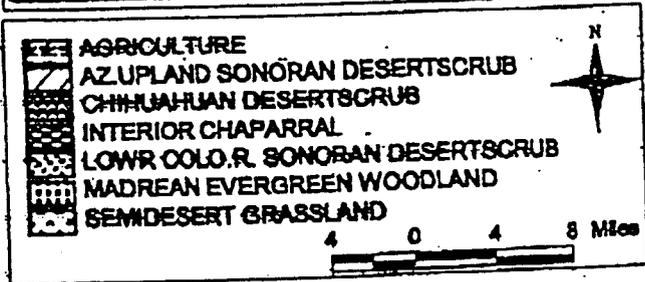
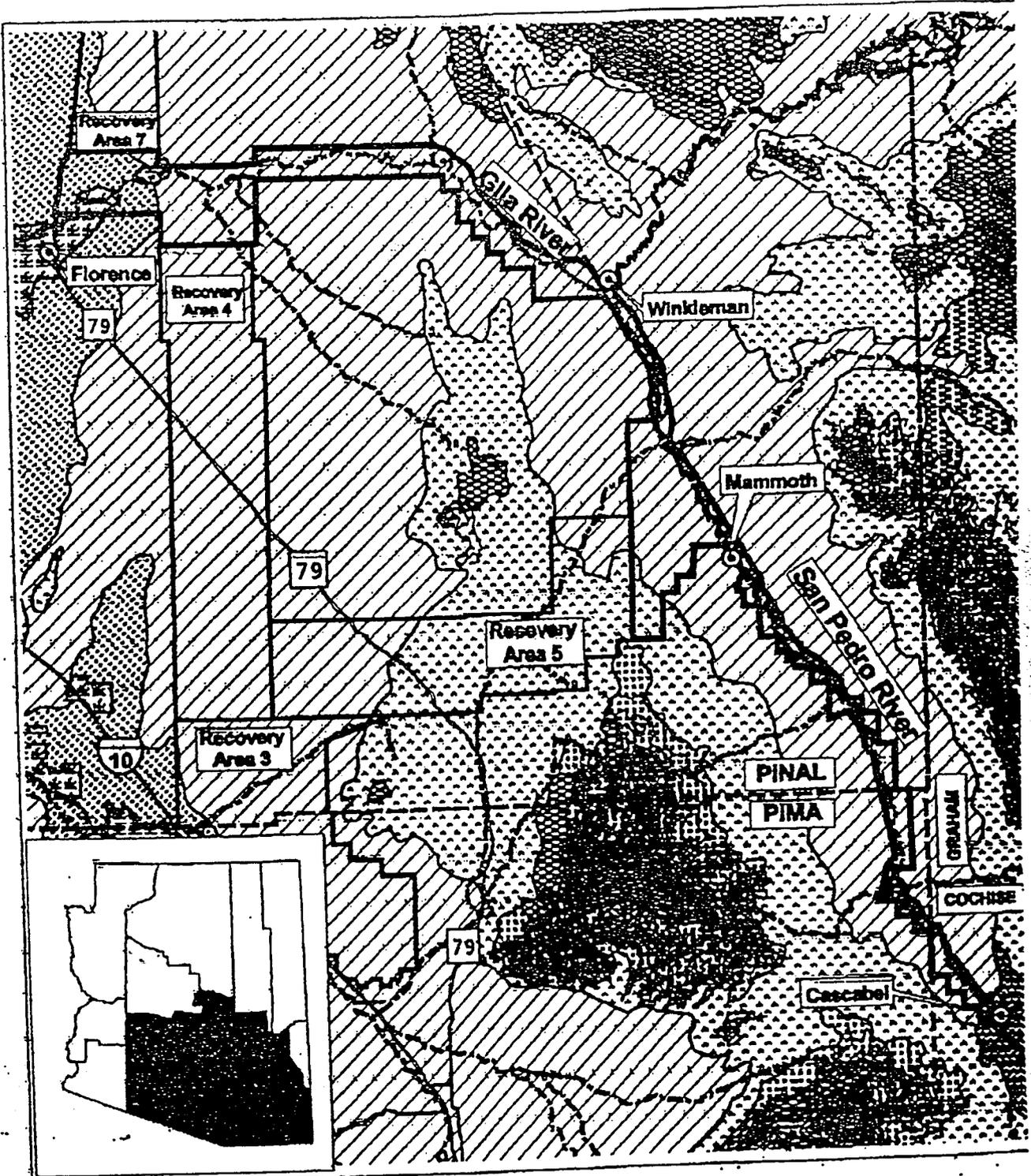


Figure 17. Recovery Area 6 - Vegetation.

# CONFLICTS w/ BIOLOGY

## SE Region

REGIONAL  
&  
COUNTY-WIDE

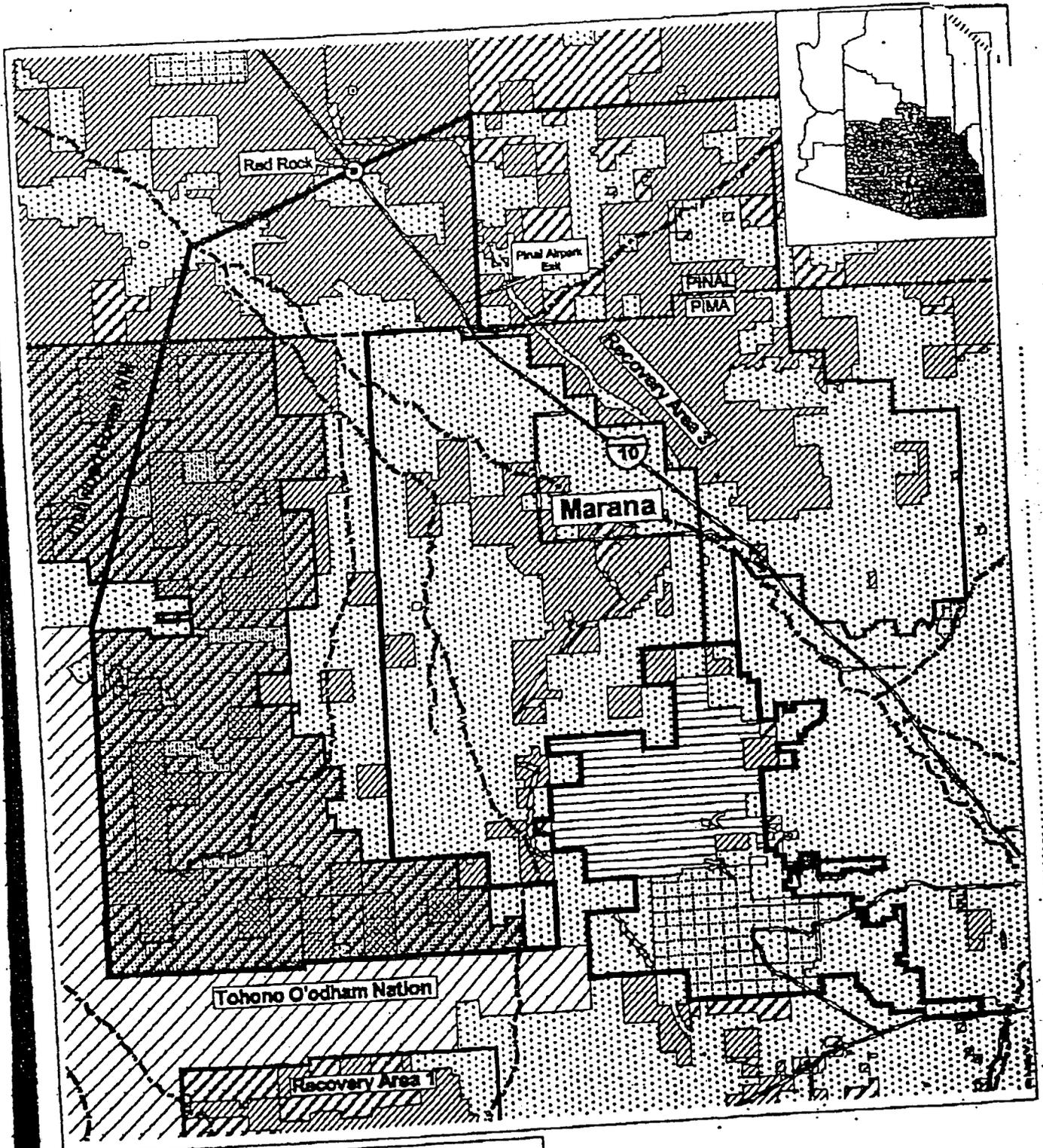
① CAC planning along Old Vail Rd w/o connections - acts as barrier - Resource Area should be buffered by SR then graduate to CR1 - Why are we planning high density of commercial immediately adjacent to high biological resource lands - where is the sense??

② Why no plan in the biologic core to at least buffer the Santa Rita Exp. Range of Coronado Nat'l Forest @ Wash systems (ie Sycamore etc) w/ LULU 0,3 - At mouth of zone A do S. of existent CAC @ Sahuarita & Houghton is a sensitive area - conservation subdivisions are reasonable alternatives where hard zoning conflicts

③ Buffer Southeast Regional Park with BOZO or some buffer zone - do the same for Tortolita Mtn Park & any other Co. parks (Arthur Pack) prudent.

SE  
NW  
SW

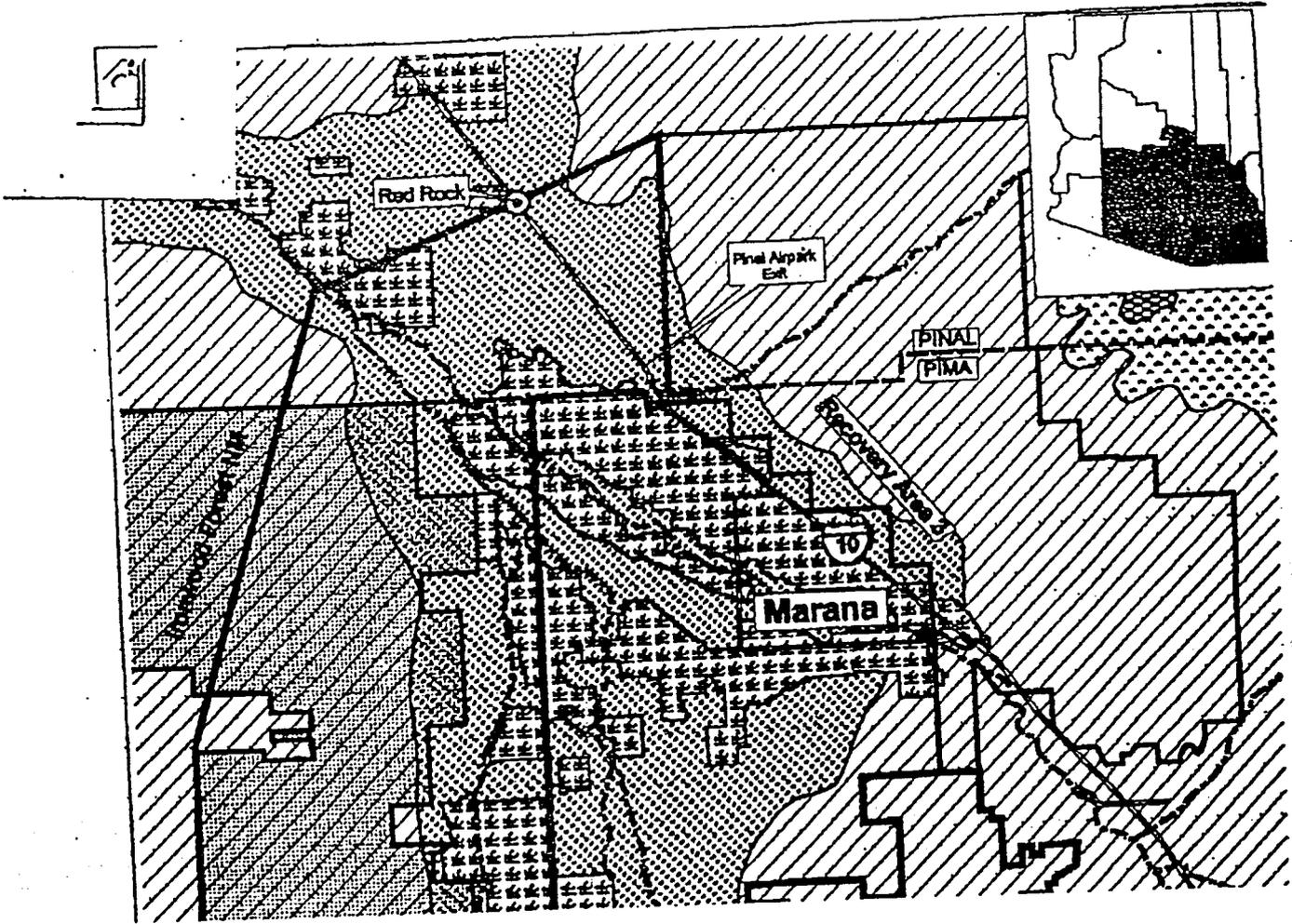
Ⓐ Poor connections in SW  
Protect & down plan West Branch of SC.  
re: Dr Rosen's report for SDCP  
South end of Tucson's connection tenuous  
Garcia strip bladed - major connectivity issue

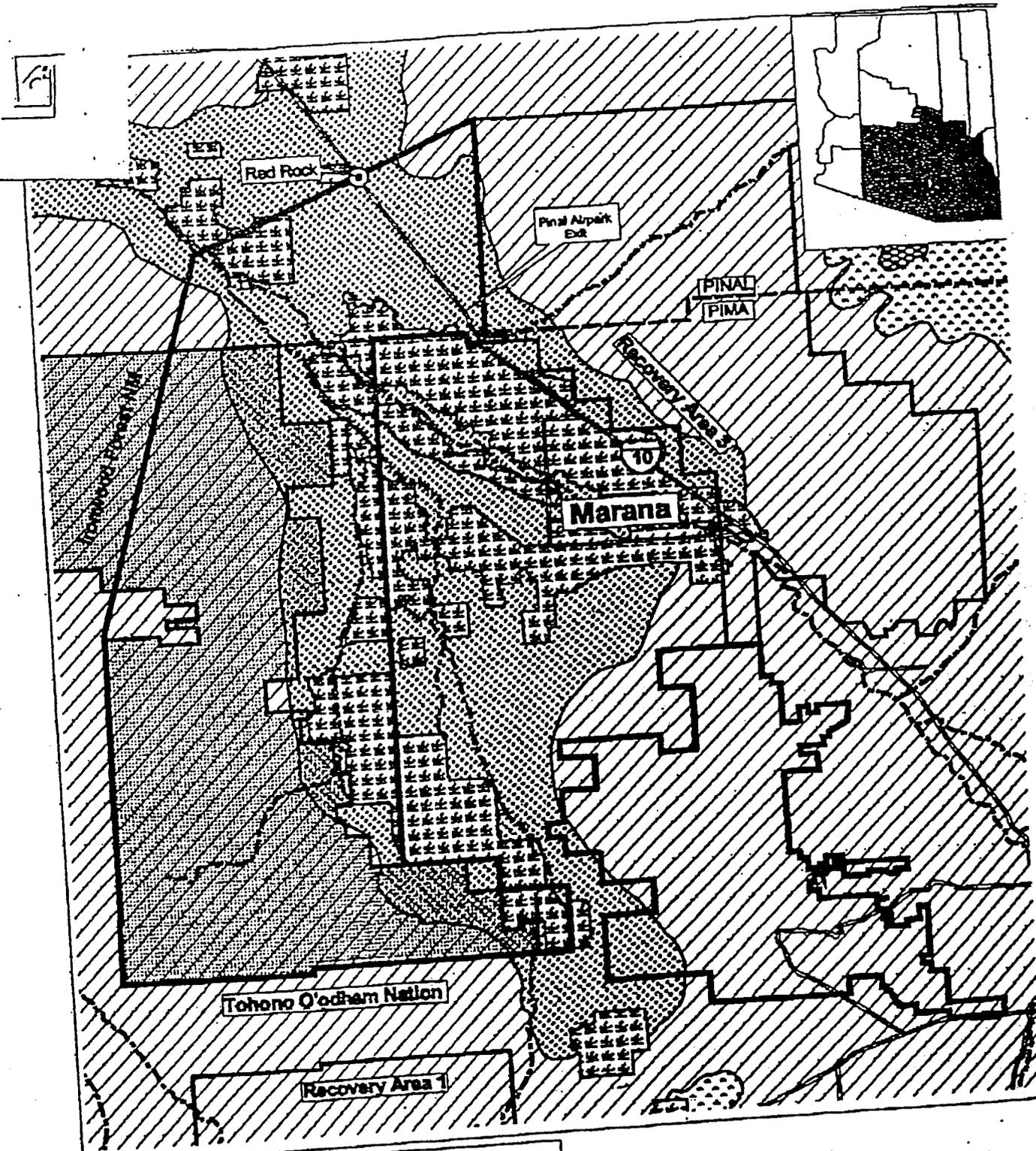


	BLM
	PARKS & RECREATION
	PRIVATE
	SAGUARO N.P.
	STATE TRUST
	IRONWOOD FOREST NM

N  
  
 2 0 2 4 Miles

Figure 8. Recovery Area 2 - Ownership.





[Grid of squares] AGRICULTURE
   
 [Diagonal hatching] AZ. UPLAND SONORAN DESERT SCRUB
   
 [Stippled pattern] LOWR COLO. R. SONORAN DESERT SCRUB

N

2 0 2 4 Miles

Figure 9. Recovery Area 2 - Vegetation.

CONFLICTS W/ BIOLOGY - NORTHWEST

1) MFC on E of ORACLE S. of ROLLINS RD

SHOULD BE LU 0.3

C3.0 and C1.2 S. of Wilds RD E. of ORACLE

SHOULD BE LU 0.3

This is where the API filing to connect the Tortolitas of Catalina is located - it's a mile to 2 miles max & critical as everything north to the county line is developed - see special map of Catalina Mtn Park expansion & REC plan maps showing vegetative & other issues (this connects Big Wash & Cañada del Oro)

2) MFC along E side of I-10 between Cortaro & Ina (currently zoned SH)

also C3.0 immediately east of MFC (also zoned SH)

should all be LU 0.3 to enhance vegetation and facilitate movement from Tucson Mtns. et (NE arm of Saguaro Nat'l Park thru C0.3 zoning to "Tres Rios" ACOE/EPA/PCFCD/MARANA/

Tucson Recharge/Restoration project and Cortaro mesquite Bosque from P.C. land S. of Ina across Silverbell and the Santa Cruz below (S.)

Cortaro Farms & N of Ina - existent Ironwood lined interbraided wash from Tucson Mtns to Santa Cruz - 1 of 3 left on E side of Tucson's. VERY IMPORTANT



**Coalition for  
Sonoran Desert Protection**

300 E. University Blvd., Suite 120  
Tucson, Arizona 85705  
p (520) 388-9925 • f (520) 629-0525  
csdp@azstarnet.com • www.sonorandesert.org

December 18, 2001

- Arizona Center for Law in the Public Interest
- Arizona League of Conservation Voters
- Arizona Native Plant Society
- Buffers
- Center for Biological Diversity
- Center for Environmental Connections
- Center for Environmental Ethics
- Defenders of Wildlife
- Desert Watch
- Drylands Institute
- Environmental and Cultural Conservation Organization
- Friends of Cabeza Prieta
- Friends of the Rillito River
- Friends of Sweetwater
- Gates Pass Area Neighborhood Association
- GREEN—GrassRoots Environmental Effectiveness Network
- Neighborhood Coalition of Greater Tucson
- Northern Tucson Mountains Resource Conservation-Education Project
- Northwest Coalition for Responsible Development
- Oro Valley Neighborhood Coalition
- Pima Farms/Scenic Drive Neighborhood Association
- Protect Land and Neighborhoods
- Saguaro Forest Associates
- Save the Scenic Santa Ritas
- Sierra Club-Grand Canyon Chapter
- Sierra Club-Rincon Group
- Silverbell Mountain Alliance
- Sky Island Alliance
- Sky Island Watch
- Society for Ecological Restoration
- Sonoran Arthropod Studies Institute
- Southwest Tucson Environmental Alliance
- Southwestern Biological Institute
- Student Environmental Action Coalition/Southwest
- Tucson Audubon Society
- Tucson Herpetological Society
- Tucson Mountains Association
- Tucson Solar Alliance
- The Wildlands Project
- Wildlife Damage Review
- Women for Sustainable Technologies

Pima County Board of Supervisors  
130 W. Congress, 11<sup>th</sup> Floor  
Tucson, Arizona 85701

RE: DECEMBER 18, 2001 BOARD OF SUPERVISORS AGENDA ITEM: PIMA COUNTY COMPREHENSIVE LAND USE PLAN UPDATE

Dear Board Members:

The Coalition for Sonoran Desert Protection represents more than 40 environmental and neighborhood organizations with over 30,000 members in Pima County. For the past 3 years, the Coalition has been advocating for the strongest protections possible in the county's Sonoran Desert Conservation Plan (SDCP). As such, we are pleased that the Board of Supervisors has directed staff and the Planning and Zoning Commission to utilize the biological maps outlining environmentally sensitive areas in the drafting of the Pima County Comprehensive Plan Update.

On behalf of the Coalition, we would like to first provide you with general comments on the draft Pima County Comprehensive Plan Update:

**Proposed Up-planning and Down-planning:** Although we address some of the proposed up-plannings and down-plannings more specifically below, we also provide these general observations. We believe that no up-plannings should occur in the biological reserve. We also believe that planning designations should be made that buffer areas inside the biological reserve to more intensive uses. The "transitional designations" could include low intensity rural or low intensity urban – more intensive residential, commercial or industrial should not be planned adjacent to resource conservation or resource transitional areas.

**Infrastructure service boundaries:** We are supportive of the proposal to adopt infrastructure service boundaries as well as the concept of using sewer system to define that initial boundary; however, because the Plan does not specify when or how service will be extended beyond the initial service area, it is not clear at this time what the impact of service area boundaries will be. Nonetheless, we believe that infrastructure surface areas are a valuable tool to discourage sprawl and further the goals of conservation planning in the future.

**Concurrency:** We also support the proposal to adopt a concurrency approach to the extension of County services. We believe concurrency is more equitable to existing taxpayers and would also have the positive effect of encouraging a more efficient use of the existing infrastructure. It will also serve to free up funding for vital needs, including acquisition of open space.

**Circulation:** The Plan accurately documents the dramatic increase of vehicle miles traveled over the past few decades, an undesirable development directly attributable to Pima County's inefficient land use patterns. Research shows that roads significantly impact wildlife, above and beyond direct mortality, and thus transportation planning is an issue of importance in the context of the Sonoran Desert Conservation Plan. It has been stated that although roads occupy 5% of the land mass, they impact over 25% of the land in the U.S. This needs to be considered in wildlife protection and habitat conservation planning.

While changes in land use can begin to decrease the number of vehicle miles traveled, a more proactive and progressive approach would be a comprehensive regional transit system

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JW

that offered Pima County citizens a meaningful alternative to automobile transportation. A first rate transit system could not only achieve a reduction in vehicle miles traveled, but could have a positive impact on land use, encouraging infill and mixed-use development. As well, an efficient and utilized transit system would have far-reaching effects in minimizing the need for continual road widenings, which are occurring in many of the environmentally sensitive lands of Pima County.

The Coalition asks that you consider the following recommendations on the draft Pima County Comprehensive Plan Update and possible recommended amendments from staff:

**Support Regional Plan Policies recommended in the draft update**

- Support draft "Circulation Element" Regional Plan Policy 4;
- Support draft "Development should pay its fair share" Regional Plan Policy 5;
- Support draft "Water Resources Element" Regional Plan Policy 6;
- Support draft "Natural Resource Protection" Regional Plan Policy 7.

**Support down-planning recommended in the draft update; Reduce proposed up-planning in environmentally sensitive lands**

Down-planning proposed in the draft update is a positive contribution to identification of areas for both focused urban development and conservation. For the most part, the location of proposed down-planning areas reflects the best available data regarding the location of environmentally sensitive lands.

In addition to the down-plannings that the County Administrator is recommending, the Coalition has the following additional requests:

**Northwest Subregion**

The Coalition opposes the staff recommendation of MFC designation on the east side of Oracle south of Rollins Road. This is identified in the Arizona Preserve Initiative filing as a connection between the Tortolita and Catalina Mountains. This is critical as everything north to the Pinal County line is developed and/or zoned.

The Coalition supports a down-planning to LIU 0.3 designation on the east side of Oracle south of Rollins Road.

The Coalition opposes the staff recommendation of MFC at I-10 and Avra Valley Road. This is a critical corridor for the cactus ferruginous pygmy-owl, perhaps the only connection between the Tortolita and Tucson Mountains.

The Coalition supports a down-planning to LIU 0.3 designation at Avra Valley Road and I-10.

There are a number of parcel-specific problems with recommended planning designations in the Northwest area, due to conflicts between land use and recovery areas for the cactus-ferruginous pygmy-owl. In particular, in Recovery Area 3 and the Northwest Special Management area of the Draft Recovery Plan, there are parcels that warrant close attention. When these areas are designated as special protected units in the final, adopted "Cactus Ferruginous Pygmy-owl Recovery Plan," the Coalition will recommend further changes in Plan designations.

**Rincon Southeast/Santa Rita Subregion**

- Do not support Activity Center designations adjacent to the Resource Conservation designation along the riparian corridor of Cienega Creek.
- Do not support up-planning in the Rincon Valley in the Rincon Southeast / Santa Rita Subregion.

**Southwest Subregion**

The "Southwest Growth Area" contains the only viable wildlife corridor between Tucson Mountain Park and the San Xavier District of the Tohono O'odham Nation. "High Potential Habitat" exists for the Pima Pineapple Cactus, a federally endangered species and a "Priority Vulnerable Species" identified by the Sonoran Desert Conservation Plan. In the uplands portion of the growth area contains ironwood/palo verde vegetation which provides habitat for many upland species and in particular, could be the only remaining

corridor for the cactus ferruginous pygmy-owl between the Tucson Mountains and the Nation. The Coalition recommends that the Southwest Growth Area be modified to exclude the upland portion between Cardinal Avenue on the east, and Camino Verde on the West, in order to retain a necessary wildlife corridor for upland species.

**"Special Requests"**

The Coalition agrees with the County Administrator's recommendations on "Special Requests," with the following three exceptions:

**NW-12**  
Location: Northwest corner of Thornydale and Magee Roads; 20 acres; (Parcel Id: 225-33-0660).  
Request: Maintain current designation of CAC and MHIU  
Action: Remained CAC and MHIU on the Draft Plan. The Planning and Zoning Commission recommended to change the current designation of CAC and MHIU to LIU 1.2. The County Administrator supports the P&Z recommendation.

The Coalition recommends that the Board adjust the Planning and Zoning Commission's recommendation, and supports a change from the current designation of CAC and MHIU to LIU 0.3.

**RSSR-2 (#5)**

Location: Southwest of Rocking K SP, near the Pantano Wash.

Request: LIU 0.5 to MIU ("D")

Action: Changed to MIU (in part). Staff, Planning and Zoning Commission and County Administrator support staff recommendation.

The Coalition recommends that the Board retain the current planning designation of LIU 0.5.

A special request was made at the Planning and Zoning Commission meeting of December 12 for approximately 1000 acres, which part of the Empirita Ranch Community Plan. This is located in environmentally sensitive land.

The Coalition disagrees with the Planning and Zoning Commission recommendation of MIR designation, and instead supports the staff recommendation of LIR.

**Apply "Resource Conservation" Category to all properties within the boundaries of Saguaro National Park, Coronado National Forest and Tucson Mountain Park**

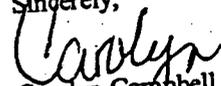
Private property development threatens to further fragment valuable Pima County park land and open space. These areas should be planned to fully accommodate park or National Forest acquisition so as to reduce land-use conflict and further Comprehensive and Conservation Plan goals.

**Adopt the Comprehensive Plan Update**

The Comprehensive Plan Update is required by law under Growing Smarter Plus to be completed and adopted by December 31, 2001. With the changes recommended above by the Coalition, the Plan should be adopted at the Board of Supervisors meeting on December 18, 2001.

Thank you for your consideration.

Sincerely,

  
Carolyn Campbell  
Executive Director

Cc: Mr. Chuck Huckelberry, County Administrator  
Mr. Jim Mazzocco, Planning Administrator

# PASCUA YAQUI TRIBE

Raul Grijalva, Chairman  
Pima County Board of Supervisors  
130 W. Congress Street  
Tucson, Arizona 85701

Dear Chairman Grijalva:

The Pascua Yaqui Tribe is requesting support from the Pima County Board of Supervisors regarding its fee lands within Pima County and their designation within the Pima County Comprehensive Plan Update.

The planning and development staff of Pima County were cooperative in removing the "Growth Area" designations from the Tribe's fee lands that are adjacent to the Pascua Pueblo Reservation. These lands are currently being considered by the Bureau of Indian Affairs and the Department of the Interior for annexation to the Reservation. It is our understanding that the current hard-zoning of the property is not changed by the overlay designation recommended in the Comprehensive Plan Update.

As you may be aware, the Yaqui Tribe has an enrolled membership of more than 12,000 members and a very small land base, in a urban land locked location. The current land held is marginal in its ability to accommodate the creation of the necessary community infrastructure and services to meet the needs of the Members of the Tribe. The use of this land is further complicated by its bi-section by the Black Wash in a flood way and flood plain area and the presence of Pima Pineapple Cactus on much of its acreage.

Therefore, the Tribe has been attempting to address its long and short-term needs by the acquiring of additional lands in the area. There are two areas of land owned by the Tribe that are not adjacent to the Reservation and are currently designated "Resource Conservation" in the proposed Comprehensive Plan Update. This includes 20 acres just East of the Reservation and North of Los Reales and approximately 6,100 acres West of Sandario Rd. in the Altar Valley. It is the expectation of the Tribe that an application will be filed with the Bureau of Indian Affairs and the Department of the Interior to consider these lands for addition to the sovereign land base of the Tribe.

In a letter to the Board of Supervisors dated November 13, 2001, the Tribe requested that its fee lands be designated "Yaqui Fee Lands" to indicate the private property owner of these lands as being the Pascua Yaqui Tribe. This request includes those lands mentioned above that are not adjacent to the Reservation. The Tribe respectfully requests that all its fee lands be designated in the same manner and that no distinction be made between those adjacent to the Reservation and those that are not.

The heritage of the Pascua Yaqui Tribe includes a respect for indigenous plants and animals. It is the intent of the Tribe to develop these lands in an environmentally sensitive manner with an intent to meet the needs of its Members.

RECEIVED BY THE CLERK OF BOARD

*Se*

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# PASCUA YAQUI TRIBE

We thank you for your consideration of our request and anticipate having a representative of the Tribe at your upcoming meeting to address any questions you might have.

Very truly yours,

Robert Valencia  
Chairman



DEC 17 01 PM 11:42 PC CLK OF HD

300



Jim M.

ROBERT E. WALKUP  
MAYOR

**CITY OF TUCSON  
OFFICE OF THE MAYOR**

December 18, 2001

255 WEST ALAMEDA  
P.O. BOX 27210  
TUCSON, ARIZONA 85726-7210  
PHONE: (520) 791-4201  
FAX: (520) 791-5348

The Honorable Raul Grijalva, Chairperson  
and Members of the Pima County Board of Supervisors  
130 West Congress Street  
Tucson, Arizona 85701

Dear Honorable Chairperson and Members of the Pima County Board of Supervisors:

The Tucson City Council and I want to thank you for the opportunity to comment on the draft Pima County Comprehensive Plan update. While we disagree with several of the County Administrator's responses to the City Manager's memo, we do not believe this is the appropriate time to debate the details. Attached are our comments for the record. We believe it would be appropriate for our respective staffs to discuss the issues cited below, with the possible intent to consider changes to both the City's and the County's plans in order to create an improved regional approach to planning urban growth.

**Growth Areas:**

While the entire region is under development pressure, planning together is in the overall best interest of the region. Urban-scale development, not necessarily all development, should be directed, where possible, to the incorporated municipalities. A focus of urban-scale development in the municipalities would make more efficient use of fiscal resources while establishing a rational pattern of land use, which is consistent with growth management and conservation goals. Policies which promote annexation into the existing municipalities, entities which have a greater array of tools with which to provide urban services, should be a part of the plan. The County plan could be more proactive in promoting annexation. A designation of the City of Tucson as a Pima County growth area may be part of a creative and effective long-term strategy for managing growth in the region.

The City accepts the rationale for both the Airport Growth Area and the Flowing Wells Growth Area. Clearly the potential for development and redevelopment at an urban scale, and densities, including annexation, exists for those areas. Such a potential, however, is not as clear for the Southwest Growth Area. Serving this area would require an inefficient extension of services through a rural-density area to serve a higher density node to the west.

**Infrastructure:**

Directing development into the municipalities, and coordinating the provision of urban services within the municipalities would help relieve fiscal problems and equity issues caused by continued urban-scale development in unincorporated Pima County.

**Water Resources:**

The City is concerned that directing growth to areas which can not be served by an existing water provider will force these areas to continue to rely on groundwater for the foreseeable future. This approach runs contrary to the ADWR mandate to reduce groundwater reliance. It is also in conflict with the Southern Arizona Water Rights Settlement Act with the Tohono O'odham Nation. The central question is whether growth should be allowed to continue in these areas until the water supply issue is resolved.

The proposed Water Resources Element, as further clarified by County staff, states that the County would suggest that a new entity be created to manage the reclaimed and effluent water supply. It also appears to presume that the County will, at some time in the future, have greater authority over water resources. The City believes, however, that the correct approach is to direct future urban-scale development into the service areas of the existing water providers that can serve urban development, rather than to attempt to create a new water management structure.

The City's reclaimed water system is nationally recognized as a progressive water resource management program and is one of the largest systems in the country. In addition, the City is actively working with other jurisdictions in the region to assist them in planning and implementing expansion of the reclaimed water system into their service areas.

The City of Tucson has developed extensive infrastructure to produce and deliver high quality reclaimed water for non-potable uses throughout the region, including industrial, residential and commercial (turf) users. Use of this reclaimed water is facilitated by a pricing policy, approved by the Mayor and Council and supported by City residents, that encourages users to convert from groundwater to reclaimed water. However, it is clear that while the citizens support the current level of price subsidy, they are not supportive of additional subsidy.

The City of Tucson intends to move forward with public policies that are consistent with the cost of development requirements of *Growing Smarter*. The County's proposal for

The Honorable Chairperson  
and Members of the Pima County Board of Supervisors  
December 18, 2001  
Page 3

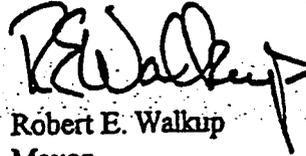
broadening the subsidy for the use of reclaimed water and effluent would be inconsistent with those legislative requirements.

**Regional Planning:**

The City certainly believes the Tucson *General Plan* and the PCCP, taken together, could create the context for improved regional urban planning. Coordination between the City Plan and the County Plan would permit a more efficient utilization of land for urban development and would thus improve opportunities for reaching growth management and conservation goals.

On behalf of the Council and the staff of the City of Tucson, we look forward to the opportunity to work together with Pima County to cooperatively develop a mutually beneficial regional approach to urban planning for Eastern Pima County.

Sincerely,



Robert E. Walkup  
Mayor

c: Honorable Tucson City Council Members  
Tucson City Manager  
County Administrator

December 16, 2001

Honorable Board of Supervisors  
c/o Mr. Jim Mazzocco, Planning Official  
Pima County Department of Development Services –  
Planning Division  
201 N. Stone Ave, 2<sup>nd</sup> Floor  
Tucson, Arizona 85701

Dear Mr. Mazzocco:

Re: Property at the SWC of Houghton Road and Camino Aurelia, in the Santa Rita Ranch Specific Plan

I would like to request that the Comprehensive Plan that will be before the Board of Supervisors consider an adjustment on the subject property. That property is approximately 225 acres in area and is hard zoned by virtue of inclusion within the Santa Rita Ranch Specific Plan. The proposed Comprehensive Plan shows Low Intensity Urban-1.2 (C1.2) on the development property and Resource Conservation (RC) on the balance. Our request is that the C1.2 be revised to Low Intensity Urban-3.0 (C3.0).

We believe that this revision is justified on the basis that it ought to more accurately reflect the approved land use, as a result of the approved zoning. The Santa Rita Ranch Specific Plan granted hard zoning on this and other nearby properties. The subject property is zoned to allow up to 972 dwelling units plus 10 acres of commercial zoning, while leaving the floodplains as open space. The density resulting from 972 dwelling units on a gross 215 acres is 4.52 RAC. The density on the net developable property, that is exclusive of the open space and the commercial, is in the order of 6.5 RAC.

We also believe this revision is justified on the basis that it more consistent with the planned land use on the nearby properties. All of the developable properties within the Santa Rita Ranch Specific Plan are planned as either Medium Intensity Urban (D) or Low Intensity Urban 3.0 or Rural Activity Centers. The current planned use of C1.2 is out of place and the C3.0 would be more compatible with these surrounding planned land uses.

The history behind the planned land use for the subject property involves a plan amendment that we initiated several years ago. At that time the owner wished to develop the property at a density of 1 RAC, but wished to be able to zone the open space as CR-1 so that the lots that abutted the open space could actually extend into the open space. In order to gain acceptance with our plan for the Resource Conservation, we agreed to down-plan the residential to C1.2 and to eliminate the commercial.

Over a year ago the owner reevaluated the site potential and decided to develop a concept of half-acre residential lots. This decision was based part on the reevaluation of the cost of bringing sewers to the site, which the previous 1 RAC development would not have needed, and part on the general market for development in the Santa Rita Ranch area. The cost of bringing sewer to the site was determined to be affordable, and the market analysis determined that a half-acre residential lot would sell.

*MCA*

● Page 2  
Mr. Jim Mazzocco

December 16, 2001  
Re: The 225 Acre Parcel at the SWC of Houghton  
and Camino Aurelia

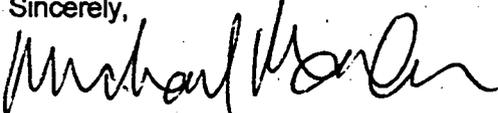
As a result of the above decision a site plan has been prepared which shows 308 roughly half acre lots (actually in the order of 16 to 20 thousand square feet), with no commercial development, and 30 percent of the site left as open space. On a gross basis the density is 1.37 RAC, and on a net developable basis the density is roughly 2.03 RAC.

The current site plan is being prepared into a tentative plat. A preliminary hydrologic analysis has been performed and submitted to the Pima County Floodplain Division, and has been approved. A Traffic Study is being conducted, and the vegetation and landscape work is being performed. Certain adjustments will be needed to the Specific Plan, and they will be processed in the near future. One adjustment is to allow residential development rather than commercial development in the area that is zoned for commercial. Another adjustment is to reallocate the required recreation area so that instead of one consolidated area there are multiple recreational sites throughout the project.

We had not been active in the Comprehensive Plan review process, until very recently. We had thought that since we had existing zoning, and that the site plan called for so many lots fewer than what the existing zoning would allow, that we should not be concerned. Recently we decided that despite the above it would be more appropriate that the planned land use more accurately reflect zoned and developed land use. Thus we are asking for consideration on this request. Again that request is to replace all C1.2 with C3.0.

I appreciate your consideration. Thank you.

Sincerely,



Michael Marks, AICP  
President

MS

---

**Letters Received since December 18, 2001**

7362 N Camino De Maximillian  
Tucson, AZ 85704  
520.297.9761  
[LCMNA2@aol.com](mailto:LCMNA2@aol.com)  
January 02, 2002

Mr. Manabendra Changkakoti  
Planner, Pima County Development Services  
201 N Stone Avenue 2nd Floor  
Tucson, AZ 85701

RE: 2001 Comprehensive Plan Update NW Area

Dear Ben & Staff,

I would like to take advantage of this additional opportunity to voice my concern regarding the up-planning of the area south of Orange Grove Road. My concern is that up-planning adjacent or near to established horse property is detrimental to the established horse-property use.

We had a similar situation within the boundaries of the La Canada/Magee Neighborhood Association. A resident just north of Magee Road, and just east of La Cholla, has several acres of established horse property. She had been granted a 500' buffer to anticipated development to the south of her. When the development came to fruition, the developer got around the mandated buffer requirement, and built adjacent to her property.

During construction, one of her mares that was ready to foal had to be removed from her property due to the noise and upset caused by the construction. Subsequent to the completion of the adjacent apartment complex, her corrals became a "petting zoo" for the youngsters who moved in. This has created a tremendous liability for the horse-property owner. Her corrals were fenced to keep her horses in, not to keep errant children out. She has since posted her property as "No Trespassing" and was to notify the complex manager of the problem.

As I drive south from Orange Grove on La Canada, I notice equestrian crossing signs indicating that horse property exists in this area. Please do not subject these horse-property owners to the ramifications of adjacent dense development.

Thank you for your time and consideration of this issue.

Sincerely,



Donna Heidinger

December 15, 2001

Pima County Board of Supervisors  
130 W. Congress, 11th Floor  
Tucson, Arizona 85701

The Honorable Ray Carroll

The Honorable Ann Day

The Honorable Dan Eckstrom

The Honorable Raul Grijalva

The Honorable Sharon Bronson

Fax number: 884-1152

To the Honorable Board of Supervisors,

Several of our Tucson Mountains Association Board members sat on the Comprehensive Land use Panel for the Tucson Mountains and Avra Valley Region. Our members on the committee were: Paula Chronister, Debbie Hecht and Helen Wilson. We also attended last week's Planning and Zoning meeting.

During this process, some of the area that has been SR was put into a RT or Resource Transition Zoning, but there was a 30 acre of SR zoned land that was inadvertently omitted. We ask that you include this parcel of property, which is the:

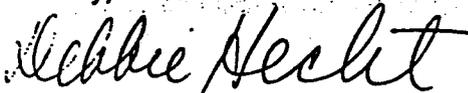
The Northwest 30 acres of Section 30, Township 13South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona

which is the property north west of Sweetwater Drive, just west of Oxbow Road.

We ask that you add this to the RT zoned area that goes from Saguaro National Park and Tucson Mountain Park to Silverbell Road.

Thank you !!

Sincerely,



Debbie Hecht

President-elect of the Tucson Mountains Association  
743-9494

December 28<sup>th</sup>, 2001

FROM: Tucson Green Nursery/Titanplace  
8540 N. Anway Rd. PC  
8560 N. Anway Rd. PC  
8510 N. Anway Rd. PC

Eric H. Neilson  
6835 N. McFall Crags Place  
Tucson, AZ 85718

Mr. Ben Changkakoti, Comprehensive Plan Section, Pima County Development Services Department  
201 North Stone Avenue, 2nd Floor  
Tucson, Arizona 85701

Regarding: Pima County Draft 2001 Comprehensive Plan Update

Dear Mr. Changkakoti:

This letter is in response to your request for map and planning designation changes dated November 14, 2001. We are writing to express our concerns regarding the Avra Valley region of the Comprehensive Land Use Plan and its relation to the Sonoran Desert Conservation Plan (SDCP). At this time we wish to keep the two plans completely separate. Our land was given the designation Resource Conservation in 1992. We oppose this designation. The land was deeded by the signature of President Calvin Coolidge as a patented mining claim in 1923 and has been used as a ranch headquarters continuously since 1943. Considering the land still has valid mineral rights and is currently used for both residential and ranching purposes we request the designation be changed to Low Intensity Rural. The Resource Conservation designation will most likely in the future carry with it creeping regulations and zoning changes which would eventually outlaw past and existing uses of our land, potentially in a manner circumventing our Fifth Amendment rights. Regulatory developments have already emerged from Sonoran Desert Conservation Plan in a manner hostile to the intentions of the founding fathers of the nation, hostile to agriculture and mining, and hostile to us personally as citizens. The evolution of the Sonoran Desert Conservation Plan brought about the sudden and unexpected request by the Board of Supervisors for the creation of the Ironwood National Monument (the Monument) by Presidential proclamation. The Monument was requested without input from the ranchers or other directly impacted stakeholders with vested interests. In an extensive history search of the events leading up to the Monument proclamation, the only public comments we found, prior to day of the Board's vote, came from the Ranch Technical Advisory Team (RTAT) meeting minutes for January 10, 2000. The minutes are quoted as follow:

*â€œ...This update was followed by a lengthy discussion about the establishment of new national monuments by President Clinton, the guest editorial against ranching published in the Arizona Daily Star, and the use of the term "pests" [in referring to livestock] by the Science Technical Advisory Team. Various members of the Ranch Technical Advisory Team expressed concern that the establishment of national monuments would probably result in the prohibition of grazing, which would effectively end the affected ranchers' ability to earn a livelihood in those areas and further degrade the industry statewide.â€*

Nonetheless, the Board of Supervisors voted to request the Monument prior to any public announcement the proposal existed, and without publicly notifying or consulting stakeholders with vested interests inside the proposed Monument boundaries. This action by the Board of Supervisors, taken in such a secretive manner, was hostile to us and it disenfranchised us as citizens.

Shortly following the Board's request to Bruce Babbitt for the creation of the Monument, the directly impacted ranchers formed the Avra Valley/Silverbell Conservation Alliance (Alliance). Four Alliance ranchers requested they be placed on the SDCCP Steering Committee. Three were accepted immediately: Allen Gillespie (Mammoth Wash Ranch), Kitty Knepper (King Ranch J.V.), and Steve Lehning (Agua Blanca Ranch).

Lehning, Gillespie, and Knepper began diligently attending the Steering Committee meetings. One by one, without notification or cause, Gillespie and Lehning were eliminated from the Steering Committee. Kitty Knepper received no notification for the first Comprehensive Land Use plan meeting, despite the SDCCP Steering Committee's announced role as leaders.

Cindy Coping submitted her request for SDCP Steering Committee membership a week after the former three but was informed that an unannounced membership cutoff date had precluded her from participation. Despite repeated efforts she was subsequently unable to get her name placed on any meeting announcement mailing list for her inclusion as an interested public in any of the Steering Committee, Science Technical Advisory Team, or Ranch Technical Advisory Team meetings. Minutes of these team and committee meetings have not been posted to the Internet for more than a year. Meeting announcements likewise have not been announced in the newspapers or posted to the SDCP website calendar since March 5, 2001. More than 79 SDCP publications are not available in the libraries or on the Internet. They can only be obtained by direct purchase. The cumulative cost of the otherwise unavailable SDCP publications totals more than \$1,140. We conclude the SDCP process is not exactly an open or public forum.

Over the past year Kitty Knepper's personal situation has kept her from actively participating on the Steering Committee. Because of this and because three other interested representatives of the Alliance were shut out of the so-called "open and public forum" through no fault of their own, the Avra Valley/Silverbell Conservation Alliance was not represented on the Steering Committee of the Sonoran Desert Conservation Plan until just yesterday when the Board of Supervisors voted to make Cindy Coping the representative for the Alliance. Until yesterday, the ranchers forcibly landlocked into the Ironwood Monument had been disenfranchised by Pima County.

Many other events have unfolded that indicate the Sonoran Desert Conservation Plan will continue to be hostile to livestock grazing. These events include the formation of a Science Technical Advisory Team staffed heavily by representatives of political lobbying organizations which openly strive to outlaw grazing. Despite the abundance and availability of nationally recognized biologists who have documented the benefits of livestock grazing, all such biologists were excluded from the Science Technical Advisory Team. The Science Technical Advisory Team has no grazing management expertise. Thus the listing of various farm animals as "pest" species came as no surprise, nor did Reed Noss's October 26, 2001 memo recommending a "critical examination" exclusively of the negative impacts of ranching, ignoring any investigation of positive impacts other than keeping new subdivisions off private land.

Robert and Cynthia Coping both have accredited four year Engineering diplomas. We have more than 30 years combined professional experience in the scientific community. We understand the scientific method. Despite Mr. Noss's laurels, his recommendation is unscientific, unprofessional, purely political and resoundingly hostile to all ranchers.

Further indications that the Sonoran Desert Conservation Plan will harm the ranching community are exemplified by Mr. Huckelberry's October SDCP Update memo proposing Pima County give welfare handouts to ranchers. No rancher currently depends on County welfare and no rancher wants to. We infer Mr. Huckelberry expects the Sonoran Desert Conservation Plan will produce such economically suffocating regulations that local ranchers may likely be coerced into the undesirable status of either "welfare buckaroos" or "willing sellers" of land and conservation easements. The creation of the well known "matrix" by the Science Team, a matrix which proposed virtually no ranching activity be allowed in any of the proposed biological reserve classifications, likewise came as no surprise. Despite the Science Team's alleged withdrawal of the matrix, it remains the only definition produced so far for any of the classes of proposed biological reserves. Nonetheless, undefined biological reserve designations are proposed in the Comprehensive Land Use Plan Update, as evidenced by the remark on page 34 that "intensity policy guidance or zones might be established according to the level of protection needed to protect natural and cultural resources."

We understand from the October 17 Huckelberry memo to the Board of Supervisors that there would be a "Regional Conservation Lands System" with seven land classifications, yet the goals and regulations are as of yet undefined. We infer this is the zoning system referred to in the Comprehensive Land Use Plan Update. We infer the proposed policy is intended to partially implement the Sonoran Desert Conservation Plan into law prior to SDCP's completion. The policy is hasty and irresponsible. Therefore, we oppose the formation of a Regional Conservation Lands System at this time. Please remove Section C. Proposed Regional Plan Policies Related to the Environmental Element (page 34) until the SDCP is complete.

We are eager to work together with the County in hopes of changing the Sonoran Desert Conservation Plan's direction to one that recognizes and supports the needs and contributions of the rural citizens of Pima County. Presently however, with the categories of each type of biological reserve area still undefined we oppose any SDCP or Regional Conservation System overlays onto the Comprehensive Land Use Plan. Such overlays would consequently allow undefined and presumably hostile future regulations over our land to be established presently but without clear definitions. Accepting any form of SDCP incorporation into the Comprehensive Plan, with undefined designations of various types of biological reserves, is comparable to writing a blank check. Therefore we request that our private land be completely removed from any maps showing any conservation related designations in the Comprehensive Plan Update. We also request that our property's classification be changed from Resource Conservation to Low Intensity Rural.

Respectfully submitted,

*Eric H. Neilson*

Eric H. Neilson, RPh.

cc: Ms. Sharon Bronson, Pima County Board of Supervisors  
Mr. Ray Carroll, Pima County Board of Supervisors  
Ms. Ann Day, Pima County Board of Supervisors  
Mr. Dan Eckstrom, Pima County Board of Supervisors  
Mr. Steve Emerine, Emerine Public Relations Consulting  
Mr. Raul Grijalva, Pima County Board of Supervisors  
Mr. Dave Harlow, US Fish and Wildlife Service  
Mr. Chuck Huckelberry, Pima County Administrator  
Ms. Pat King, Chair, Altar Valley Conservation Alliance  
Mr. Terry Klinger, Southern Arizona Home Builders &™ Association  
Ms. Kitty Knepper, Chair, Avra Valley/Silverbell Conservation Alliance  
Mr. Jim Kolbe, United States Congress  
Ms. Gale Norton, United States Department of the Interior  
Mr. Luther Propst, Sonoran Institute

December 5, 2001

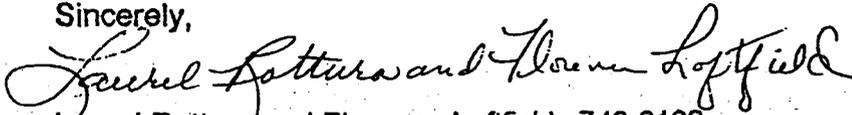
Mr. Manabendra Changkakoti  
Ms Janet Emel  
Pima County Zoning  
201 North Stone  
Tucson, AZ 85701

Dear Mr. Changkakoti and Ms. Emel,

My mother and I through the Lofffield Trust, own the 17+ acres located on the Northwest corner of Silverbell and Sweetwater Roads in the Tucson Mountains/ Avra Valley Comprehensive Plan. It has been brought to our attention that it will currently be planned for SR residential purposes only. Although we have no intention of putting in a big box store or any heavy commercial use, we do feel the most appropriate use is for light commercial. We ask that you put our land into the Medium/ to High Intensity Urban use in the Comprehensive Plan.

Please call me if you have questions.

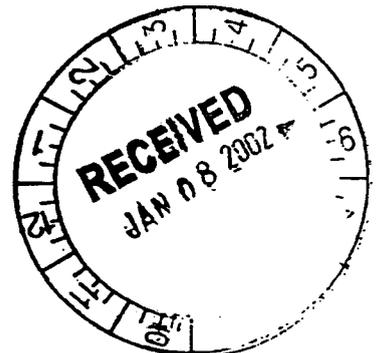
Sincerely,



Laurel Rottura and Florence Lofffield 743-0168  
3850 West Sweetwater  
Tucson, AZ 85745

Copy to Debbie Hecht, 743-9494

attachment: Pima County Assessor's Property information



# 2002 Pima County Assessor Property Inquiry

## Search Parcel 2001 History Tax Summary Genealogy Maps PRC

PARCEL **10304003C**  

Appraiser KATHE KUBISH

Book-Map-Parcel: 103-04-003C

TaxArea: 0100

TaxYear: 2002

TaxPayer Information

Recording Information

LOFTFIELD FLORENCE

Docket 1417 Page 180 Date Unknown

3850 W SWEETWATER DR RT 9 BOX 927 A

TUCSON AZ

Zoning Information SR

Miscellaneous

85745 0000

Section 20 Twn13.0S Rng13.0E

LandMeasure 17.66 A

Legal Description

MarketArea: TUCSON MOUNTAINS (

SW4 SE4 W OF SILVERBELL RD EXC TRI PCL IN NW COR

Tract Block Lot GroupC

THEREOF & LESS S45' & EXC SPNDRL 17.66 AC

CensusTract 4406 UseCode 0012 F

SEC 20-13-13 (RD MAPS BK 3 PG 6,32 RD 8162/2133)

Date of Last Change Dec-16-1987

(TERM: D 5966 P 826 2/16/79)

(QCD: DK 7663 PG 1197 11/19/85)

VACANT RESIDENTIAL URBAN NON

Secondary Valuation Data

LegislativeClass

FullCash Percentage

As:

Land VACANT/AG(40)

\$150,110 16.0

\$2.

Improvements

2001 Personal Property

Gross Value Totals

\$150,110

\$2.

2001 LMTD/SCND Exemptions

Net Value Totals

\$150,110

\$2.

PriorLimitedValue: \$150,110

CurrentLimitedValue: \$150,110

### 2002 Valuation subject to change until August 2003.

Pima County Assessor ~ 115 N. Church ~ Tucson Az. 85701

Client: ~ 198.81.16.59



### Abrams Investment & Development Corporation

#### Fax Transmittal Form

To  
Name: Ben Changkakoti

From  
Joel Abrams

Phone number:

Phone: 520-575-0839  
Fax: 797-2375

- Urgent
- For-Review
- Please Comment
- Please Reply

Date sent: 12/28/01  
Time sent:  
Number of pages including cover page:

Message:

Dear Ben,

I received your memorandum regarding the hasty and untimely (the day after New Years) public review of the Comprehensive Plan Update adopted by the Board of Supervisors. I would like to know if there are specific parts of the plan to be reviewed on any of the three dates mentioned in the memo. In particular I am interested in the review of the planned RAC designation for the intersection of Picture Rocks Road and Sandario Road..

As I asked at the Public hearing in December, why is the RAC planned for the area going South from the corner to the property line of the Sahuaro National Park and not to the North? It is the County's stated purpose to plan to take traffic away from Picture Rocks Rd where it runs through the Park, for the purpose of preserving the ecological integrity of the Park. It would seem natural to keep higher intensity uses away from the same Park along the other main road that runs through the area or is there really no true principals to this plan. Are the meandering wishes of a few arrogant planners and elected officials the true purpose of this exercise as it appears to be by this and other actions taken? Until I am given a reasonable explanation, I will continue to ask this question.

Truly,



2509 N. Campbell Ave 186  
Tucson, Az. 85719

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**January 2002, Public Meetings - Comment Forms**

**PIMA COUNTY COMPREHENSIVE PLAN UPDATE**  
**PUBLIC MEETING**

January 2, 2002

COMMENT FORM:

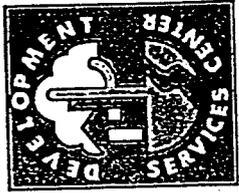
It seems planning should make  
recommendations based on good planning  
& let the politicians play favorites.

Why should five unaffected neighbors  
waste a resource need by 80,000 people  
a day.

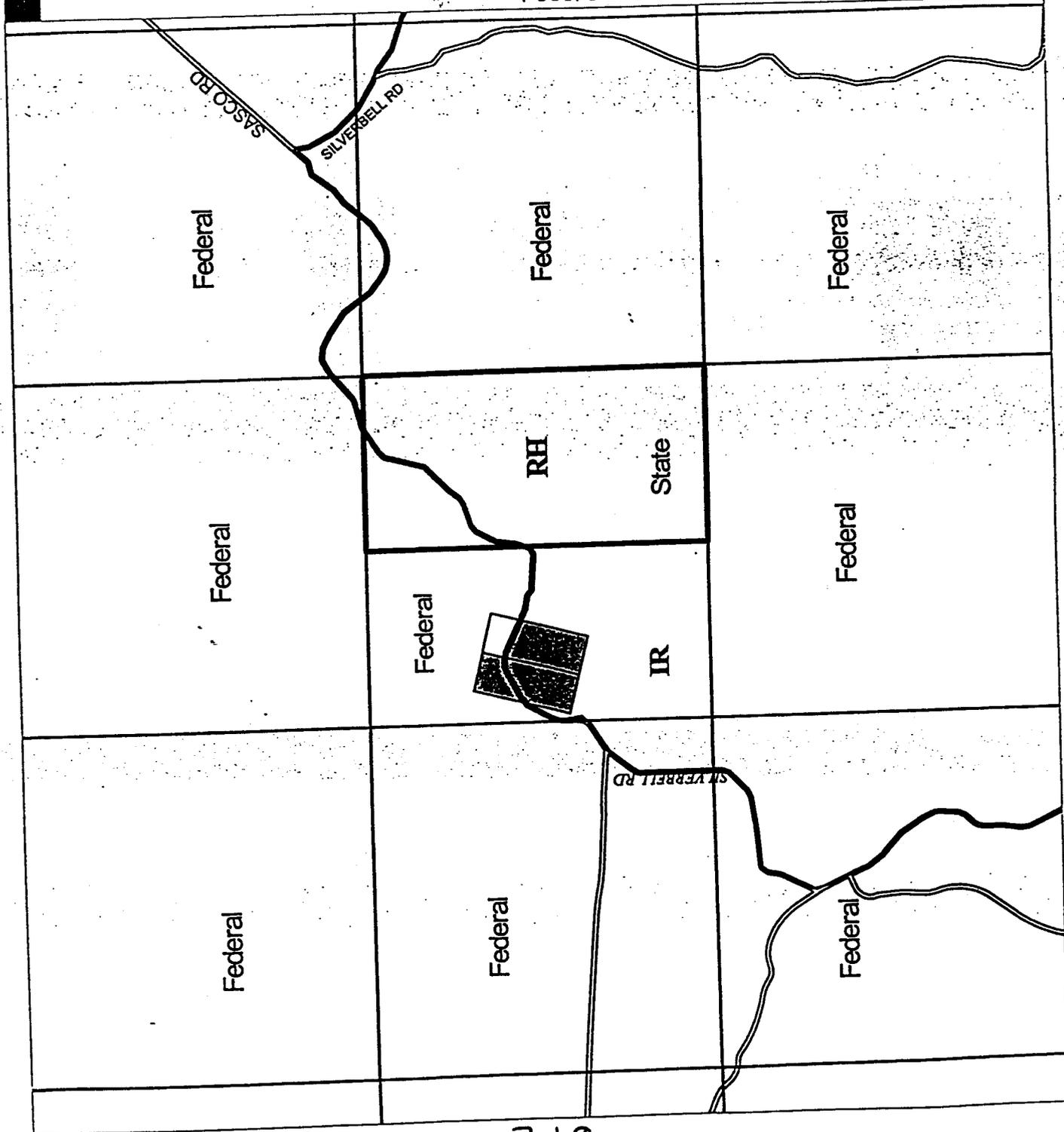
**MAIL TO:** COMPREHENSIVE PLAN STAFF  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
201 N. STONE AVENUE, 2<sup>ND</sup> FLOOR  
TUCSON, ARIZONA 85701



**PIMA COUNTY**



1" = 2083.33 feet



Tax Code: 207010030  
 Owner: COPING ROBERT JOHN & CYNTHIA P J/IRS  
 Owner Address: 1978 W PLACITA COLIMA  
 Owner Address: TUCSON AZ  
 T-R-Seq: 181108E  
 Legal1: U S PAT MINE SILVER BELL DIST GRAND MOGU  
 Legal2: 20.861 AC SEC 16-11-8E  
 Lot:  
 BK & PG: 00000  
 Tax Code: 207010030  
 Owner: COPING ROBERT JOHN & CYNTHIA P JT  
 Owner Address: 1978 W PLACITA COLIMA  
 Owner Address: TUCSON AZ  
 T-R-Seq: 181108E  
 Legal1: U S PAT MINE SILVER BELL DIST GRAND MOGU  
 Legal2: 20.861 AC SEC 16-11-8E  
 Lot:  
 BK & PG: 00000  
 Tax Code: 20701002B  
 Owner: COPING ROBERT JOHN & CYNTHIA P J/IRS  
 Owner Address: 1978 W PLACITA COLIMA  
 Owner Address: TUCSON AZ  
 T-R-Seq: 181108E  
 Legal1: U S PAT MINES SILVER BELL DIST GRAND  
 Legal2: MOGUL 5 EXC NLY 374.61' THEREOF 1837 AC  
 Lot:  
 BK & PG: 00000  
 Zoning: IR  
 BaseMap: 700  
 Status Address: 28801 W SILVERBELL RD  
 Situs Address: 28801 W SILVERBELL RD

6E

7E

8E

9E

Pinal County  
Pima County

Ironwood

Forest

**REFERRED BY BOARD OF SUPERVISORS -- EASTERN PIMA COUNTY**

**RAL #**

**DEFERRED**

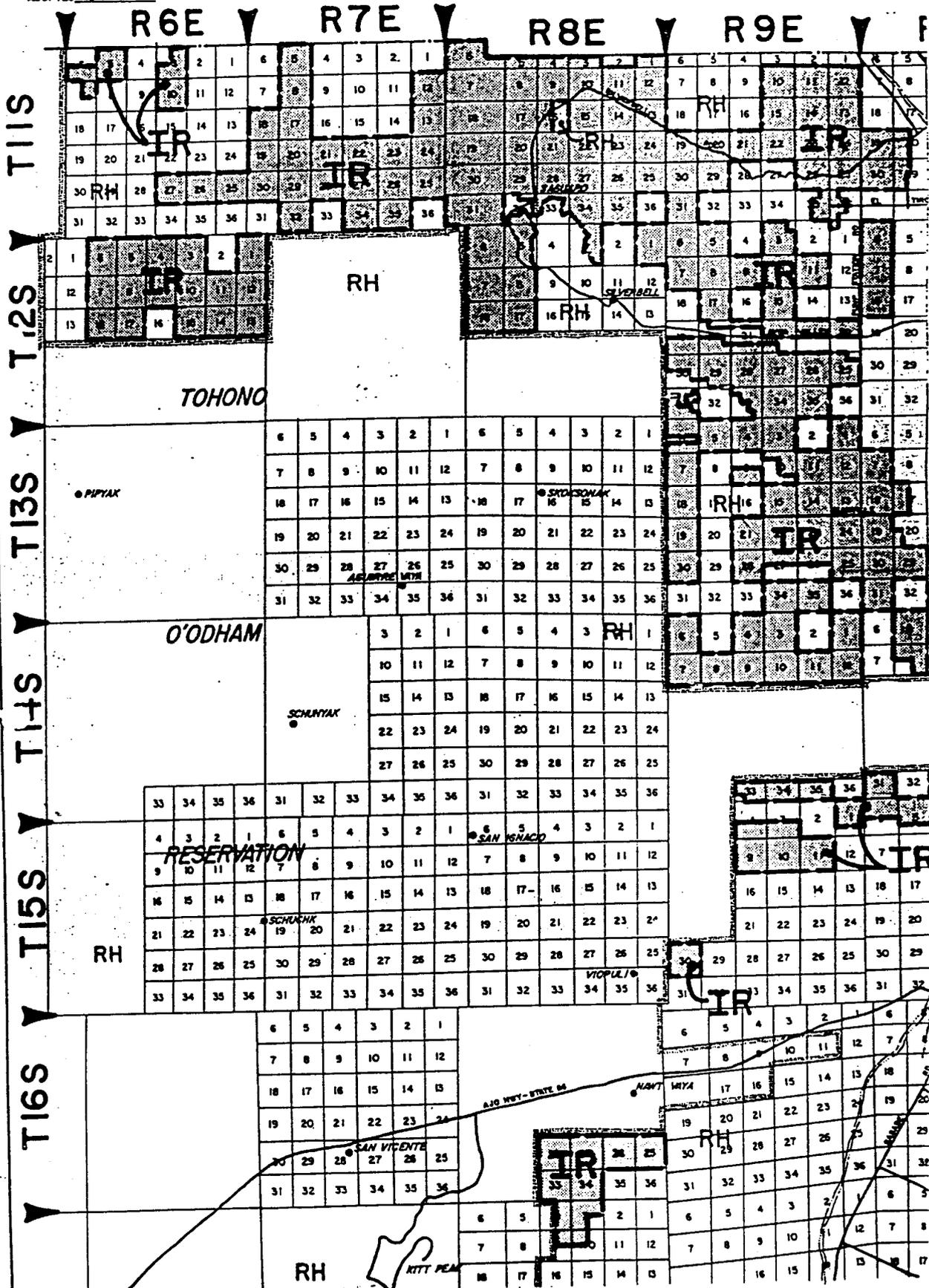
**DAVIS-MONTHAN AFB VICINITY**

- 1 Co7-01-02 Stewart Title & Trust 3250 & 3396 - Alvernon Way
- 2 Co7-01-01 Johnson - Santa Rita Road
- 3 Co7-01-18A/B Title Guaranty Agency T-1326 - Valencia Road
- 4 Pima County - Camino Verde
- 4 Co7-01-08 Cesare - Craycroft Road
- 5 Co7-01-15 St. Phillips Foothills LLC - Campbell Avenue
- 6 Co7-01-07 Fidelity National Title Agency TR 10849 & 10470 - Avra Valley Road
- 7 Co7-01-16 Bratton - Anway Road
- 8 Co7-01-13 Biede - Ina Road
- 9 Co7-01-11 Schwartz - Ina Road
- 10

AMENDMENT NOS. 4 and 9 BY ORDINANCE NO. 1947-211  
 TO PIMA COUNTY MAPS EASTERN PIMA CO. and WESTERN PIMA CO.  
 BUREAU OF LA. BEING A PART OF SEC. 3, 5, 6, 7, 10, 25, 25 and 27 OF T.11S. R.6E., SEC. 5, 8, 12, 13,  
 17 THRU 30, 32, 34 and 35 OF T.11S. R.7E., SEC. 1, 3 THRU 35 OF T.11S. R.8E., SEC. 10 THRU 15, 19 THRU 26, 29, 30, 31, 35 and 36 OF  
 T.11S. R.9E., SEC. 19, 20, 29 and 30 OF T.11S. R.10E., SEC. 1, 3 THRU 15, 17 and 18 OF T.12S. R.6E., SEC. 1, 3, 5 THRU 8, 17 and 18 OF  
 T.12S. R.8E., SEC. 3, 5 THRU 11, 15, 17, 19 THRU 31, 33, 34 and 35 OF T.12S. R.9E., SEC. 1, 3 THRU 7, 9 THRU 15, 18, 19, 21 THRU 28, 30, 34 and 35  
 OF T.12S. R.9E., SEC. 7, 17 THRU 20, 29, 30, 31, 33, 34 and 35 OF T.13S. R.10E., SEC. 1, 3, 4, 6 THRU 12, 33, 34 and 35 OF T.14S. R.9E.,  
 SEC. 1, 3, 5, 8, 10, 11, 12, 31 and 33 OF T.14S. R.10E., SEC. 7 OF T.14S. R.11E., SEC. 1, 3, 4, 9, 10, 11 and 30 OF T.15S. R.9E., SEC. 3, 4, 5 and 6  
 OF T.15S. R.10E., SEC. 25 THRU 28, 33 and 34 OF T.16S. R.8E., SEC. 3, 4, 9 and 10 OF T.17S. R.8E.



ADOPTED 12-1-87



IF ANY PRIVATE LAND IS INADVERTENTLY INCLUDED, THIS REZONING SHALL NOT APPLY TO THAT LAND.

---

**Addendum I: Public Comments, Letters, etc. Received since January 30, 2002**

Rec'd 1/31/02

DECONCINI MCDONALD YETWIN & LACY, P.C.

Attorneys At Law

2525 East Broadway Blvd. ■ Suite 200 ■ Tucson, Arizona 85716-5300  
(520) 322-5000 ■ (520) 322-5585 (Fax)

FAX COVER SHEET

PAGES: 3  
(including this page)

To: Thomas Spendiaran, Chairman  
Pima County Planning & Zoning Commission

Fax No.: 623-5411

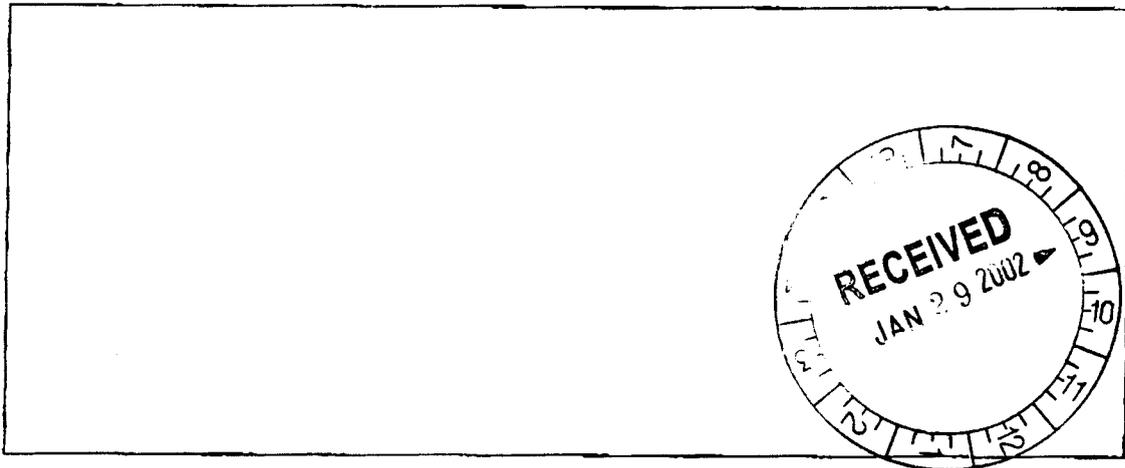
From: Nathan B. Hannah

Date: January 29, 2002

Re: OUR MATTER NUMBER: 200830

DOCUMENTS BEING TRANSMITTED:

- Will not be sent
- Will be sent by Federal Express
- Will be sent by regular mail



THIS COMMUNICATION IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY DESTROY IT AND NOTIFY THE SENDER BY TELEPHONE (COLLECT).

PLEASE CALL RHONDA AT (520) 322-5000 IF COMPLETE TRANSMISSION IS NOT RECEIVED.

**DECONCINI McDONALD YETWIN & LACY**

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

2525 EAST BROADWAY BOULEVARD ■ SUITE 200 ■ TUCSON, ARIZONA 85718-5300  
(520) 322-5000 ■ (520) 322-5585 (Fax)

EVO DECONCINI (1951-1986)

JOHN H. McDONALD	DENNIS DECONCINI
RICHARD M. YETWIN	JOHN C. LACY
JOHN C. RICHARDSON	JAMES A. JUTRY
SPENCER A. SMITH	MICHAEL R. UHMAN
DENISE M. BAINTON	PHILIP R. WOOTEN
LUIS A. OCHOA	GARY F. UHMAN
WAYNE E. YUILLING	CRISTINA URIAS
DAVID V. SANDERSON	SMELTON L. FREEMAN
JEFFREY R. SIMMONS	JEFFREY M. MANLEY
ALYCE L. PENNINGTON	LISA ANNE SMITH
NATHAN B. HANNAH	HEATHER K. GAINES
AMY T. CLADDICK	NANCY J. MARCH
ALICE W. CALLISON	

2025 NORTH THIRD STREET, SUITE 230  
PHOENIX, ARIZONA 85004-1472  
(602) 252-6500  
FAX: (602) 202-6520

517 "C" STREET, NE  
WASHINGTON, D.C. 20002-7307  
(202) 546-6900  
FAX: (202) 643-5044

www.deconcinimcdonald.com

January 29, 2002

RICHARD C. KATZ - OF COUNSEL  
SARA J. VANCE - OF COUNSEL

PLEASE REPLY TO TUCSON

**Via Facsimile and First-Class Mail**

Pima County Planning & Zoning Commission  
Attn: Thomas Spendiarian, Chairman  
201 N. Stone Avenue, 2<sup>nd</sup> Floor  
Tucson, AZ 85701

Re: Proposed Amendment to Comprehensive Land Use Plan Designation for Property at 7919 N. Thornydale Road

Ladies and Gentlemen:

This firm represents the Brown Family, owners of a parcel of unimproved land at 7919 N. Thornydale Road, adjacent to the south side of Magec Road and the west side of Thornydale Road, in the Northwest subregion of the Pima County Comprehensive Land Use Plan. The existing Plan designation for the Brown Family's property and the properties to the east and west of it (the "Subject Property") is Community Activity Center. A proposed amendment to the Plan, referred by the Board of Supervisors to the Planning Commission on December 18, 2001, would change the Plan designation for the Subject Property to Low Intensity Urban. The proposed change in Plan designation for the Subject Property was apparently suggested in a letter from a private party not associated with the Brown Family to the Board of Supervisors on December 17. Since the proposed amendment had not been considered by the Planning Commission, it was necessary for the proposed amendment to be referred to the Commission for a recommendation prior to action by the Board of Supervisors.

The proposal to change the Plan designation of the Subject Property is apparently predicated upon the assertion that the Subject Property is necessary to a "recovery plan" for the cactus ferruginous pygmy owl. We believe that assertion to be legally and factually incorrect. We also feel constrained to point out that we do not believe any federal law would require Pima County to restrict the future use of the Subject Property. As you may be aware, there is currently

DECONCINI McDONALD YETWIN & LACY  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

Pima County Planning & Zoning Commission  
January 29, 2002  
Page 2

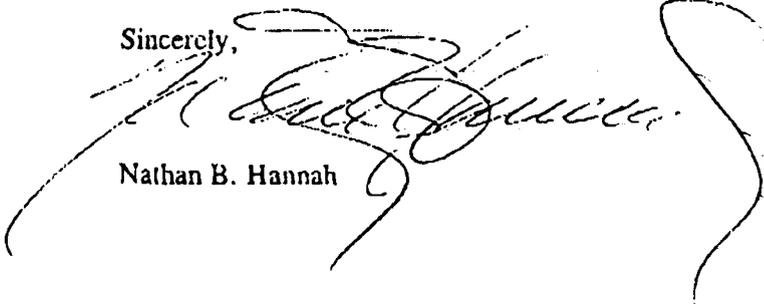
no designated "critical habitat" for the pygmy owl since the previously designated critical habitat was voided by a U.S. District Court decision several months ago. Even if that designation had not been voided, the Subject Property was not included in the designated critical habitat. Simply put, there is no valid reason under the Endangered Species Act for the use of the Subject Property to be restricted in any way.

The proposed change in Plan designation for the Subject Property also is not supported by any valid planning considerations. The Subject Property is adjacent to a large United States Postal Service facility that has been in place for a number of years. The Subject Property adjoins two major arterial streets, Thornydale Road and Magee Road on the north and east, and a large subdivision on the south and west. The subject property is zoned CB-2, a classification that is completely inconsistent with the proposed Plan designation. There is simply no planning consideration that would justify changing the Subject Property to a Plan designation significantly more restrictive than the current zoning classification for the Subject Property.

The Brown Family acquired the Subject Property with the current CB-2 zoning in place and has invested considerable time and effort into planning and engineering for a project on the property based on that zoning. We believe that any action by the County that would attempt to deprive the property owner of the use permitted under the zoning would be patently unfair and unjustified.

We urge the Commission to recommend that the Board of Supervisors not adopt the proposed Comprehensive Land Use Plan amendment for all those properties in the eight acre block situated south of Magee Road and west of Thornydale.

Sincerely,

  
Nathan B. Hannah

rl

Recvd 1/31/02

# Fax Cover Sheet

1/30/2002

**To :** Pima County Development Service

**From :** Donna Heidinger

**Company :** Pima County Development Services

**Company :** La Canada/Magee NA

**Fax Number :** 623-5411

**Fax Number :** 520 742 1224

**Pages including this cover page :** 3

**Voice :** 520.297.9761

**Subject :** Co7-01-20 AND Co19-01-03

## Message :

Jan or Priscilla, et.al,

Please distribute for me if possible prior to the P&Z Meeting. Thank you.

Donna Heidinger  
297-9761



7362 N Camino De Maximilian  
Tucson, AZ 85704  
520.297.9761  
[LCMNA2@aol.com](mailto:LCMNA2@aol.com)  
January 29, 2002

Mr. Thomas Spendiarian, Chair  
Planning and Zoning Commission  
Pima County Development Services  
201 N Stone Avenue 2<sup>nd</sup> Floor  
Tucson, AZ 85701

RE: Co19-01-30 INCUSIVE HOME DESIGN (aka VISITABILITY CODE)

Dear Chairman Spendiarian and Commissioners:

I spoke with the manager of a retirement facility and learned the following regarding the needs of the aged and physically challenged:

- 1) The federal mandate for the bathtub bar is low to the tub, so that the person may grab it to rise out of the tub. This height is useless to a person who wishes to shower in the tub or a person who needs a bar to steady himself while climbing into the tub, be it for a bath or a shower. Also, safety bars need to be at 2 different levels in shower stalls to accommodate persons who sit on a chair for their shower as well as for those who stand. PLEASE CONSIDER INCLUDING IN OUR CODE ENOUGH SUPPORT IN THE TUB WALL AREA FOR 3 LEVELS OF SAFETY BARS FOR THE BATHTUB, AS WELL AS FOR 2 LEVELS IN SHOWER WALL AREA.
- 2) The most often made repair at this facility is the replacement of the toilet-paper holder because residents need a grab bar when rising from the commode, and in the absence of one, try to use the toilet paper holder. PLEASE CONSIDER INCLUDING IN OUR CODE THE REQUIREMENT FOR WALL SUPPORT TO ACCOMMODATE A BAR AT THE COMMODE.
- 3) In every planned community there should be ramps/cuts in the curb area (or a driveway) every 100 feet that will afford wheelchair-bound residents access to their sidewalks/homes. These accesses need to be located where no one will block them with a parked car, or signed "no parking."
- 4) No-step thresholds are a must. Imagine a 120 lb. woman trying to haul a 200 lb. man in a wheelchair over the threshold.
- 5) The location of non load-bearing walls can be altered on the plan at no cost prior to construction.

Perhaps some of these are already covered in the Code.

Thank you for your consideration of these issues.

Sincerely,

Donna Heidinger

7362 N Camino De Maximilian  
Tucson, AZ 85704  
520.297.9761  
[LCMNA2@aol.com](mailto:LCMNA2@aol.com)  
January 29, 2002

Mr. Thomas Spendiarian, Chair  
Planning and Zoning Commission  
Pima County Development Services  
201 N Stone Avenue 2<sup>nd</sup> Floor  
Tucson, AZ 85701

RE: Co7-01-20 2001 Comprehensive Land Use Plan  
NW Area: New Flowing Wells Growth Area South of Orange Grove Road

Dear Chairman Spendiarian and Commissioners:

I would like to take advantage of this additional opportunity to voice my concern regarding the up-planning of the area south of Orange Grove Road. My concern is that up-planning adjacent or near to established horse property is detrimental to the established horse-property use.

We had a similar situation within the boundaries of the La Canada/Magee Neighborhood Association. Ms. Munsinger, who resides just north of Magee Road and just east of La Cholla, has five acres of established horse property. She had been granted a 500' buffer to anticipated development to the south of her. When the development came to fruition, the developer got around the mandated buffer requirement at a BOA Hearing, and built adjacent to her property.

During construction, one of her mares that was ready to foal had to be removed from her property due to the noise and upset caused by the construction. Subsequent to the completion of the adjacent apartment complex, her corrals became a "petting zoo" for the youngsters who moved in. This has created a tremendous liability for her. Her corrals were fenced to keep her horses in, not to keep errant children out. She has since posted her property as "No Trespassing" and was to notify the complex manager of the problem.

As I drive south from Orange Grove on La Canada, I notice equestrian crossing signs indicating that horse property exists in this area. Please do not subject these horse-property owners to the ramifications of adjacent dense development that Ms. Munsinger has suffered.

Thank you for your time and consideration of this issue.

Sincerely,

Donna Heidinger

January 30, 2002

By Hand Delivery

Honorable Thomas Spendiarian, Chairman  
Honorable William Matter, Vice-Chairman  
Honorable Sharon L. Barry  
Honorable Bruce Grungle  
Honorable Peter Hirsch

Honorable Armando Membrila  
Honorable M. Jo Smith  
Honorable William Staples  
Honorable Nancy Williams

Pima County Planning and Zoning Commission  
201 North Stone Avenue  
Tucson, Arizona 85701

Re: Comprehensive Plan - SEC Mountaineir  
and Tucson-Florence (U.S. 89) Highway

Dear Commissioners,

For over 20 years, we have owned\* approximately 13 acres of land southeast of the intersection of Mountaineir Road and the Tucson-Florence (U.S. 89) Highway.

The property is zoned "GR" and was designated Multifunctional Corridor ("MFC") in the 1992 Pima County Comprehensive Plan. According to the professional land use planners at Pima County 1992, the reasons why the property is designated MFC are:

1. Consideration for opportunities for development due to proximity to the Tucson-Florence Highway. The property has 800 feet of frontage on the highway, which generates more than 30,000 vehicle trips per day, according to the 1999 Pima Association of Governments count;
2. The difficulty of developing low intensity uses adjacent to major transportation corridors;
3. The availability of infrastructure;
4. The need to provide relief from continued strip development by alternating MFC's with other designations; and

5. The commitment to pursue quality development as evidenced by the owner's investment of resources over an extended period of time.

Those words were written in 1992 by Janet Emil of the Pima County Comprehensive Plan Section. Her words were true in 1992 and also true today. Even more so. A copy of Ms. Emil's memo dated August 28, 1992 is attached.

The property is 800 feet of frontage on a highway that generates 30,000 trips a day and gets busier and more urbanized every time you study it. It is not a wildlife corridor.

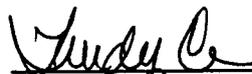
ADOT has median breaks in the Tucson-Florence Highway at the north, south and middle of the property, and installed infrastructure for traffic signals at the intersection of Mountaineer and Tucson-Florence (U.S. 89) Highway because the property should be developed for commercial use under the MFC policies and guidelines.

To down-plan our property is to deny reality and to ignore the policies that the planning staff, planning and zoning commissioners and board of supervisors adopted and imposed in the 1992 Comprehensive Plan after years of study and public input.

We believe that the credibility, reliability and predictability in this process will be served if our property's MFC designation is maintained.

We are available to respond to your comments and inquiries. Thank you for your consideration.

Sincerely,



Trudy Connor



Rick Secrist

\*Title to the property is held in Stewart Title Trusts 2213 and 2253. The signers are beneficiaries and spokespersons for those trusts.



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# MEMORANDUM

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To: Ms. Trudy Connor and Mr. Rick Secrist  
From: Janet Emel, Comprehensive Plan Section *JE*  
Date: August 28, 1992  
RE: Comprehensive Land Use Plan

~~~~~

I am responding to your letter of May 1st to address your concerns regarding the proposed land uses for the area southeast of the intersection of Mountaineer Road and the Tucson-Florence Highway. After consideration of your request and related issues, staff's recommendation is to designate this area Multifunctional Corridor (MFC), as is shown on the current draft Land Use Plan. Please refer to the Land Use Legend for more detail on this designation. Some general reasons for this recommendation include: consideration of the opportunities for commercial development due to proximity to the Tucson-Florence Highway, and likewise, the difficulty of developing low intensity uses adjacent to major transportation corridors; the availability of infrastructure; the need to provide relief from continual strip development by alternating MFC's with other designations, and; the commitment to pursue quality development as evidenced by the owners' investment of resources over an extended period of time.

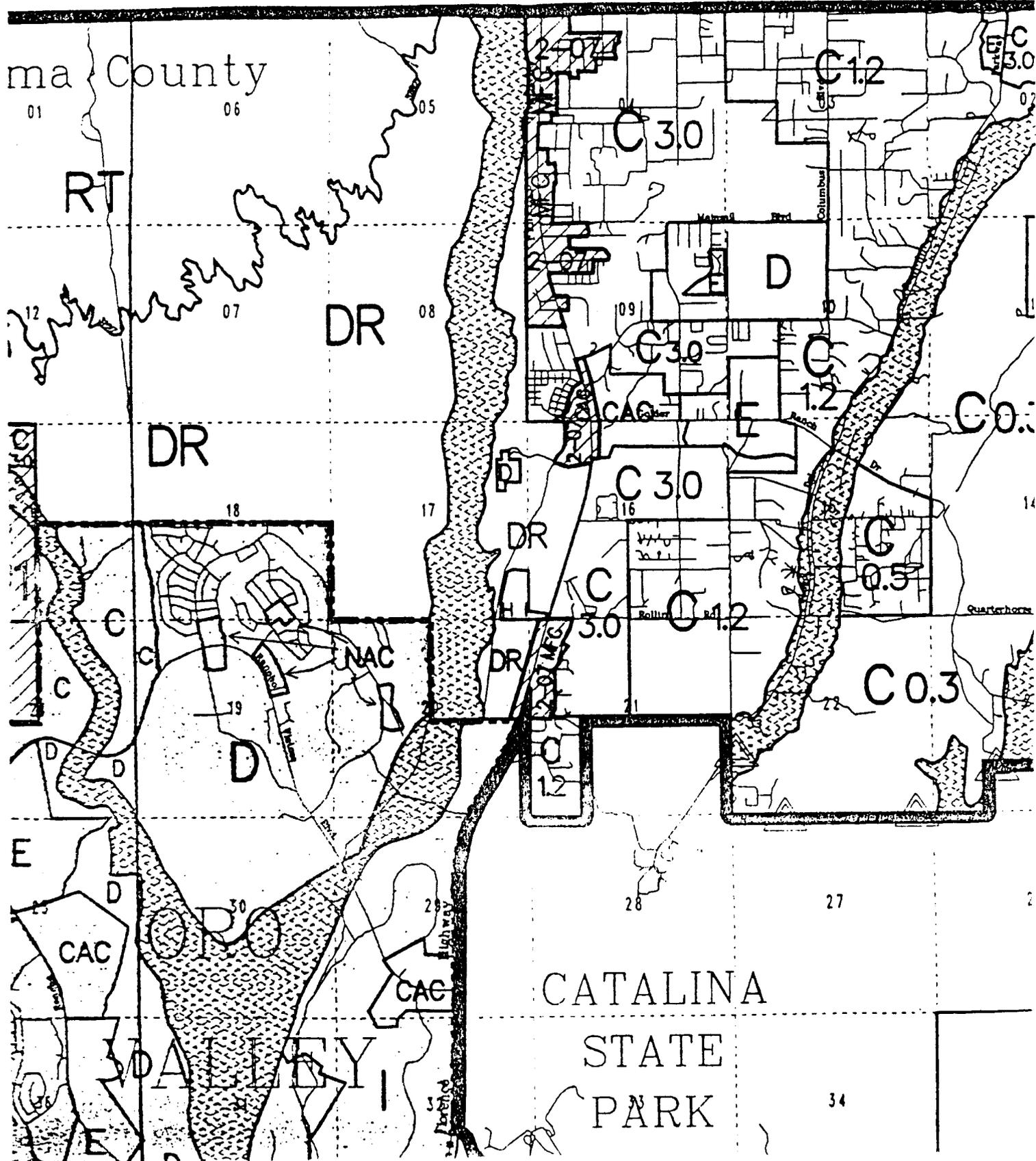
Please note that your area of concern is shown as part of a Special Area. A Special Area is a discrete area of land characterized by unique issues or site features. The unique characteristics of a Special Area are addressed through the use of policies which serve as development guidelines rather than ordinances or regulations. Please review the Land Use Legend for more detail on Special Areas.

Special Area 2-07 suggests policies intended to preserve scenic quality along major transportation corridors and enhance the sense of entry into the metropolitan area, provide design guidance for visual issues, and mitigate the impacts of strip commercial. This Special Area attempts to balance the impacts that major roadways and adjacent development have on each other. The goal of mitigating these impacts is strongly stated in C.L.U.E policy #44, Commercial Strips, which states "Control over strip commercial development along major streets shall be rigorously implemented so that the traffic and visual nuisances of existing strip developments will be lessened".

If you have further questions or concerns, you are welcome to call or visit our office. Please refer to the enclosed schedule for upcoming meetings and public hearings. A summary of letters and special requests will be forwarded to the Planning and Zoning Commission for their review. I should note that the draft plan may still be amended during the Planning and Zoning Commission and Board of Supervisors public hearing process. Thank you for your interest in the Comprehensive Plan.

R14E

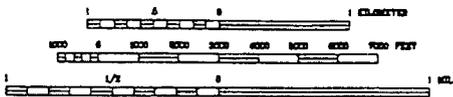
nal County



331

# COMPREHENSIVE PLAN LAND USE PLAN LEGEND

SCALE 1:40,000



|  |                                                              |
|--|--------------------------------------------------------------|
|  | Section Line with Section Number                             |
|  | Township - Range Line                                        |
|  | Planning Area Boundary                                       |
|  | Watercourses                                                 |
|  | Roads                                                        |
|  | Incorporated Areas                                           |
|  | Low Intensity Rural (LIR)                                    |
|  | Medium Intensity Rural (MIR)                                 |
|  | Low Intensity Urban (LIU) with<br>Density Designation in RAC |
|  | Medium Intensity Urban (MIR)                                 |
|  | Medium High Intensity Urban (MHIU)                           |
|  | High Intensity Urban (HIU)                                   |
|  | Community Activity Center                                    |
|  | Development Reserve                                          |
|  | Heavy Industrial                                             |
|  | Industrial                                                   |
|  | Multifunctional Corridor                                     |
|  | Neighborhood Activity Center                                 |
|  | Regional Activity Center                                     |
|  | Resource Production                                          |
|  | Resource Transition                                          |
|  | Rural Activity Center                                        |
|  | Rural Crossroads                                             |
|  | Resource Conservation                                        |
|  | Specific Plans                                               |
|  | Special Areas                                                |
|  | Multiple Special Areas                                       |
|  | Trail Access Points                                          |
|  | Trails                                                       |

**4. Multifunctional Corridor:**

- a. **Purpose:** To designate areas for the integrated development of complementary uses along major transportation corridors. These areas should generally contain a balance of residential uses in high density clusters and compatible non-residential uses. Potential adverse impacts of strip commercial develop should be mitigated through application of special design standards, such as standards for building setbacks, open space, signs, parking, and landscaping. Special attention should be given in site design to provide an atmosphere that is pleasant to the pedestrian.
- b. **Residential Gross Density:**
  - 1) Minimum - 5 RAC
  - 2) Maximum - 44 RAC
- c. **Zoning Districts:** Only the following zoning districts shall be permitted:
  - 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

**2-07 Oracle Corridor/Northern Gateway**

Location: T11,R14,S4&16;T12,R13,S25&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 ridgelines 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. Shared access shall be promoted to minimize curb cuts;

C. Large parcels under one ownership shall be developed as one development and shall be designed to promote internal circulation;

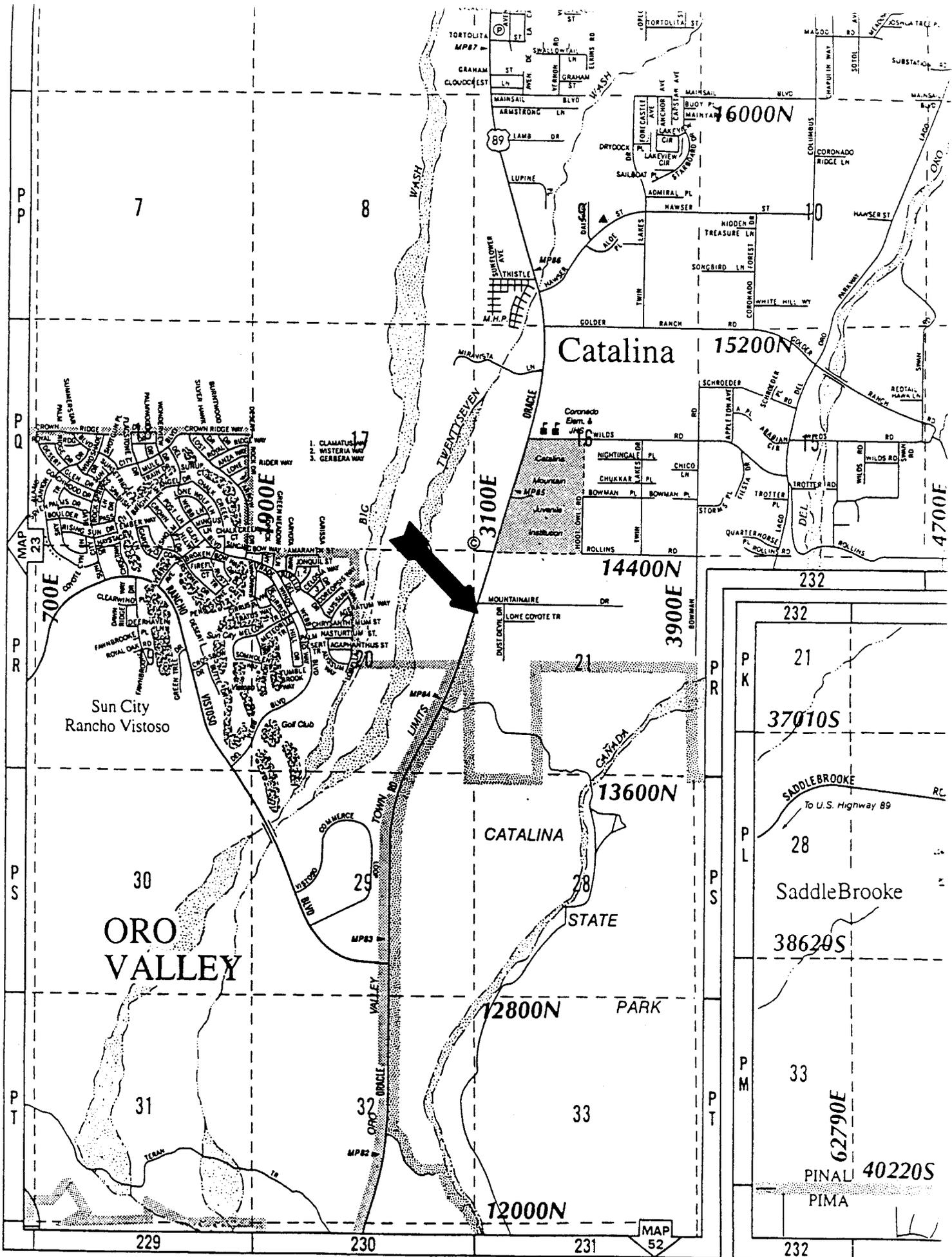
D. Office, commercial and/or mixed-use developments shall be designed to promote internal circulation for pedestrians;

E. Visibility of development within this area of Oracle Road shall be of low profile. Building height shall be visibly no greater than 24 feet as seen from Oracle Road;

F. Landscaping shall develop the transition to natural open space to office, commercial, and/or mixed-use development;

G. Landscape buffering shall be required for all development along this section of Oracle Road; and

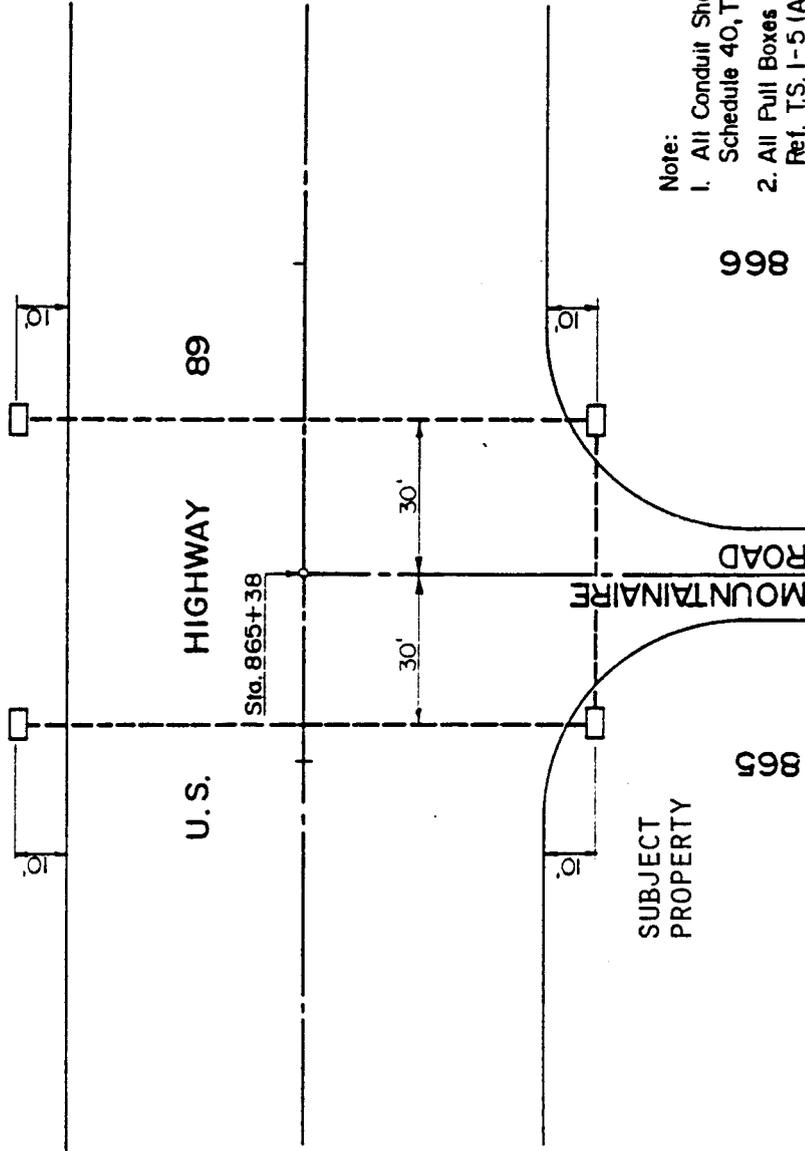
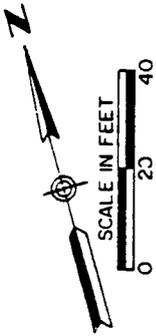
H. Development within this Gateway Route Special Area shall be approved by the Pima County Design Review Committee.



335

LL





- Note:
1. All Conduit Shall Be 3" P.V.C. Schedule 40, Type 2
  2. All Pull Boxes Shall Be No. 7 Ref. T.S. 1-5 (A.D.O.T.)
  3. For Intersection Geometry See A.D.O.T. Plan No. VLT-031-1-514

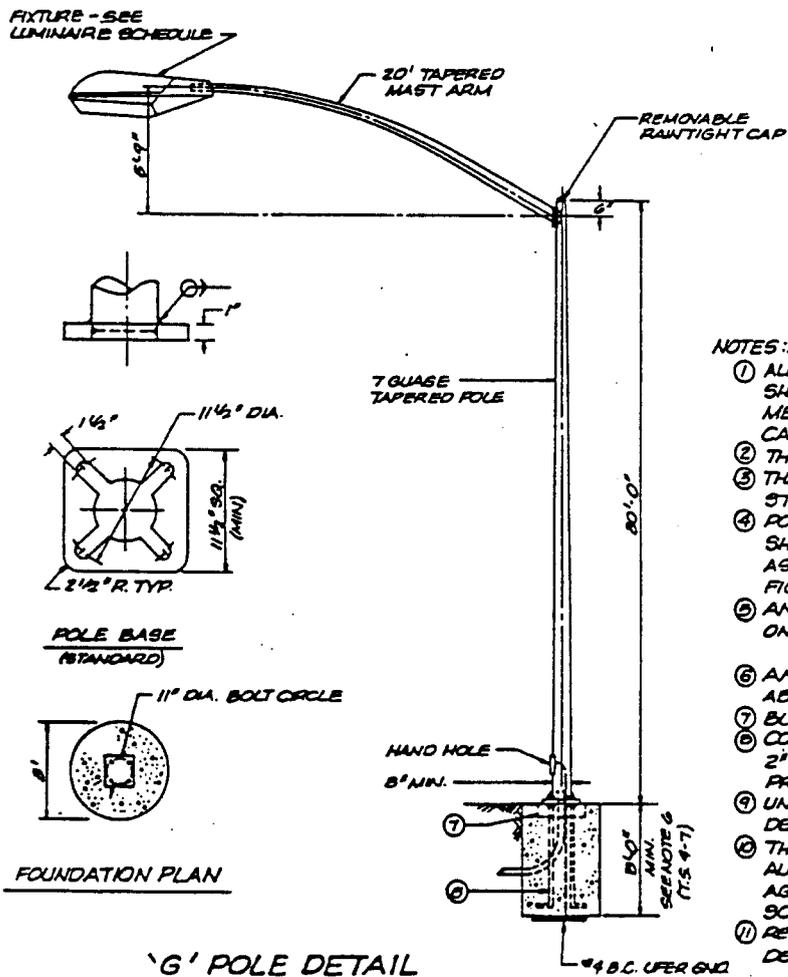
865  
868

865  
868

FUTURE USE CONDUIT  
MOUNTAINAIRE RD.

| CONDUIT RUN NUMBER     |                                         | 1               | 2     | 3 | 4 | 5     | 6     | 7     | 8     |
|------------------------|-----------------------------------------|-----------------|-------|---|---|-------|-------|-------|-------|
| CONDUIT SIZE IN INCHES |                                         | 1 1/2           | 1 1/2 | 3 | 3 | 1 1/2 | 1 1/2 | 1 1/2 | 1 1/2 |
| AWS                    | CIRCUIT PHASE                           | NUMBER OF WIRES |       |   |   |       |       |       |       |
| #12 THW                | LUMINAIRE                               |                 | 2     | 2 | 2 | 2     | 2     |       |       |
| #10 THW                | LUMINAIRE                               |                 | 2     |   |   |       |       |       |       |
| #6 THW                 | GROUND                                  |                 |       |   |   |       |       |       |       |
| #6 B.C.                | CONDUIT FOR FUTURE USE WITH SCOPED WIRE |                 |       |   |   |       |       |       | 1     |

NO. LOCATION - U.S. HWY 89  
REQ.



NOTES:

- ① ALL MATERIALS & CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
- ② THE POLE SHALL BE STEEL.
- ③ THE 20' MAST ARM SHALL BE STEEL.
- ④ POLE, MAST ARM, & OTHER SHALL HAVE A PROTECTIVE FINISH AS GIVEN IN THE STANDARD SPECIFICATIONS.
- ⑤ ANCHOR BOLTS SHALL BE ON ADOPT T.S. 4-20.
- ⑥ ANCHOR BOLTS SHALL PROJECT ABOVE THE FOUNDATION.
- ⑦ BLOCK OUT FOR LEVELING.
- ⑧ CONDUIT SHALL PROJECT A MINIMUM OF 2" ABOVE THE FOUNDATION. PROJECTION SHALL BE 4" DEEPER FOUNDATION.
- ⑨ UNSTABLE SOIL MAY REQUIRE DEEPER FOUNDATION.
- ⑩ THE FOUNDATION HOLE SHALL BE AUGERED & CONCRETE POUR AGAINST UNDISTURBED ORIGINAL SOIL.
- ⑪ REFER TO T.S. 4-7 FOR ADDITIONAL DETAILS & NOTES.

'G' POLE DETAIL

PIMA COUNTY PLANNING & ZONING COMMISSION

JAN. 30, 2002

RE: RINCON SOUTHEAST / SANTA RITA SUBREGION  
REQUEST FOR COMMISSION INITIATED  
LAND USE PLAN DESIGNATION REVIEW  
FOR NORTH & SOUTH OF I-10 BETWEEN SWAN & WILMOT

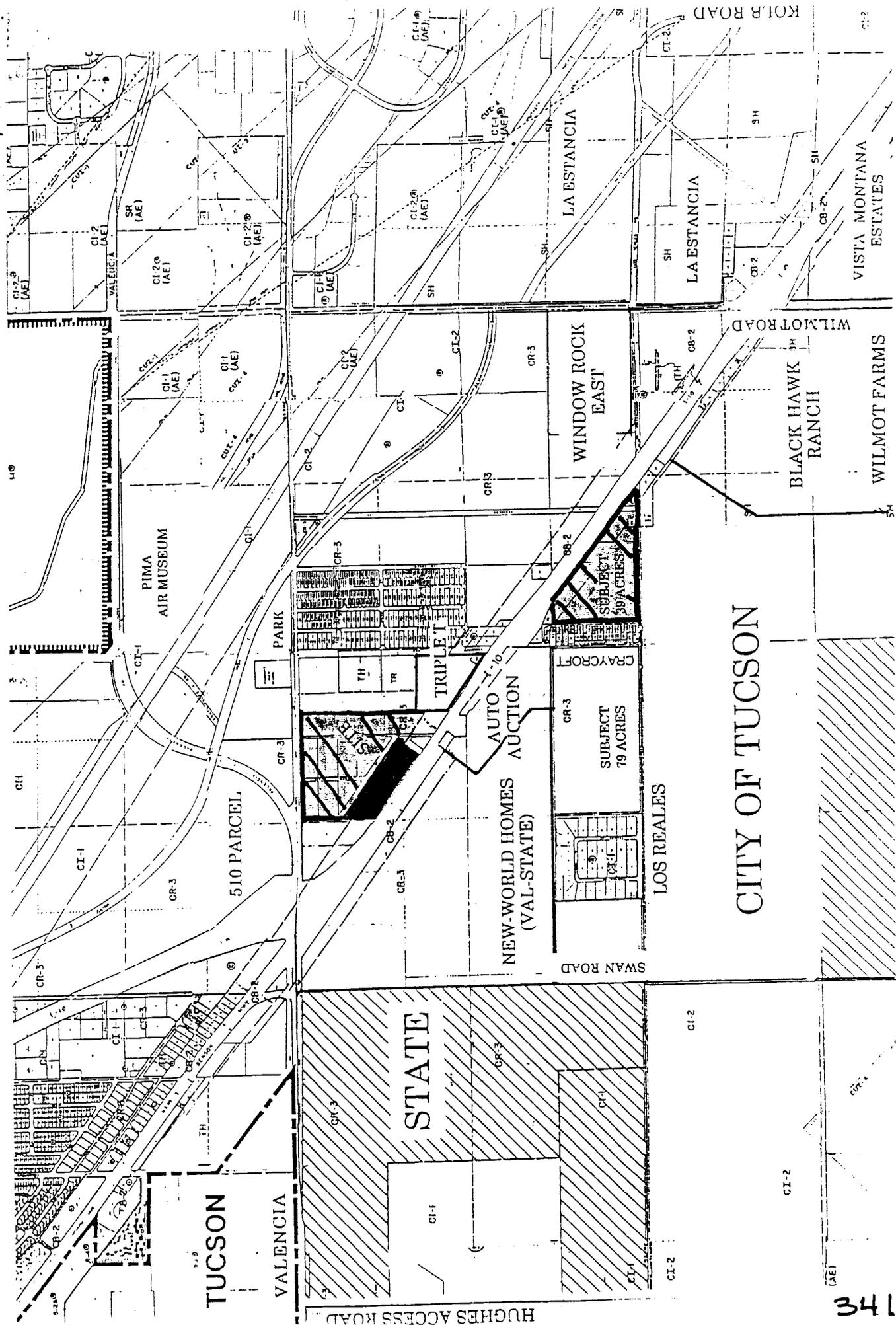
MEMBERS OF THE COMMISSION,

IN THE RUSH AND CRUSH TO ADAPT A  
NEW PIMA COUNTY COMPREHENSIVE PLAN WHICH  
INCLUDES ALL EXISTING AREA PLANS AND SUBREGIONS,  
A DAUNTING TASK TO SAY THE LEAST!, PLAN CHANGES  
WERE MADE WITHOUT REVIEW OF ADJACENT PHYSICAL  
USE CONSTRAINTS AND CURRENT IMPACTS.

IN THE I-10 CORRIDOR SEGMENT BETWEEN  
SWAN RD. ALIGNMENT AND EAST TO WILMOT RD.  
THE AREA IS IMPACTED BY THE INTERSTATE, THE  
NEWLY EXPANDED CITY OF TUCSON LOS REALES  
LANDFILL AND THE ADJUSTMENTS IN THE  
"DAVIS MONTANA VICINITY" RECOMMENDATIONS FOR  
DEVELOPMENT. THE PREVIOUSLY ADAPTED AREA PLAN  
PROVIDED AN APPROPRIATE COLLECTION OF LAND USES  
UNDER THE MULTIFUNCTIONAL CORRIDOR (MFC)  
DESIGNATION. THE 2001 COMPREHENSIVE PLAN  
CALLS FOR MEDIUM INTENSITY URBAN "D" - RESIDENTIAL  
ONLY. DUE TO THE LOCALIZED IMPACTS MENTIONED  
ABOVE AND THE DEMAND FOR NON RESIDENTIAL USES  
ALONG THIS I-10 CORRIDOR COMMERCIAL SERVICE AREA  
LIMITING LAND USES TO MIU IS NOT APPROPRIATE.

AS AN OWNER OF PROPERTY IN THIS AREA  
IDENTIFIED AS EMPIRE AMMENDAS BLOCK 1 & 2  
ASSESSOR'S RECORD 140-39-23A → 36+37 AND AS  
THE PROPERTY OWNER REPRESENTATIVE FOR 39 AC.  
EAST OF CRAWCROFT RD. SOUTH OF I-10 AND NORTH OF  
NORTH REALMS I REQUEST THE COMMISSION  
REQUEST/INITIATE A RETURN TO THE MFC  
DESIGNATION FOR THESE PROPERTIES IN THE 2001  
COMPREHENSIVE PLAN. THANK YOU.

RESPECTFULLY,  
Anthony W. Mares  
ANTHONY W. MARES  
3914 E. CHURCH CAYO, TULSON 85718



TUCSON  
VALENCIA

STATE

NEW-WORLD HOMES AUCTION  
(VAL-STATE)

LOS REALES

CITY OF TUCSON

BLACK HAWK RANCH

VISTA MONTANA ESTATES

WILMOT FARMS

WINDOW ROCK EAST

PIMA AIR MUSEUM

PARK

TRIPLE T

510 PARCEL

HUGHES ACCESS ROAD

SWAN ROAD

WILMORE ROAD

KOLB ROAD

341

Pima County Planning and Zoning Commission  
Tucson, Arizona

*Jan. 30, 2002*

Re: Comprehensive Land Use Plan Update  
Property: Section 18 T15S R12E  
Pima County, Arizona

*645.93 acres*

1. The land is presently zoned GR.
2. The entire section was approved for CI-2 in 1957 subject to certain standard and special requirements outlined in rezoning case CO9-57-7.
3. The land is located on Valencia Road with one mile frontage on Valencia Road across from Ryan Airfield. It is not suitable for residential homes because of the noise of airplanes taking off, landing and flying over at Ryan Airfield. The Comprehensive Land Use Plan Update removes the land use plan designation from I-Urban Industrial to Co.3, Low Density Urban.

I am requesting that the zoning which has been approved for this property be retained as CI-2 set out in rezoning case CO9-57-7.

Monte Seymour

*Monte Seymour*

*4800 W. Ajo Way  
Tucson, Ariz. 85746*

Pima County Planning and Zoning Commission  
Comprehensive Plan Update

2

2. Northwest corner of Thornydale and Cortaro Farms/Tax Parcel 225-33-032A & 225-33-032C

Original Designation – CAC + MHIU + MIU  
Staff Recommendation – CAC + MHIU + MIU  
Planning and Zoning recommendation – LIU 1.2  
Current Recommendation – LIU 0.3  
Requested Designation - CAC + MHIU + MIU

Rationale: This property is located at the intersection of two major arterials. It is adjacent to existing CR-4 development and existing commercial zoning and development. It is within walking distance to Tortolita Junior High and represents a logical planning opportunity for mixed-use development to take advantage of existing and planned infrastructure.

3. Hardy Road east of Thornydale / Tax Parcels 225-29-009D & 225-29-009F

Original Designation – MIU  
Staff Recommendation – MIU  
Planning and Zoning recommendation –  
Current Recommendation – LIU 0.3  
Requested Designation - MIU

Rationale: This property is located between medium density residential subdivisions to the east, west and north. It is adjacent to a collector street and within walking distance of recreational facilities, schools and commercial services.



4. Southeast corner of Thornydale and Linda Vista / Tax Parcel 225-02-004M

Original Designation – MIU  
Staff Recommendation – MIU  
Planning and Zoning recommendation –  
Current Recommendation – LIU 0.3  
Requested Designation - MIU

Rationale: This property is located at the intersection of two major arterials directly across from Mountain View High School. It is adjacent to medium density residential development on the south and east. Commercial development exists at the northwest corner of the intersection. This is a logical infill property in proximity to all services and recreational/school facilities.

Pima County Planning and Zoning Commission  
Comprehensive Plan Update

3

5. Santa Rita and Country Club Road / Parcel 303-540-004A / Map Reference B30C

Original Designation – LIR  
Staff Recommendation – LIU 0.3  
Planning and Zoning recommendation – LIU 0.3  
Current Recommendation – LIR  
Requested Designation - LIU 0.3

The requested designation would allow the development of the site as low density residential, similar to the existing GR-1 zoned residential development to the north. It would also allow clustering of the development to provide more open space and allow greater buffering of the Santa Rita Experimental Range to the south.

The LIU 0.3 designation is more appropriate than the Low Intensity Rural designation given the site's proximity to the Town of Sahuarita. It is logical to assume that extension of utilities and roadways to the site can be accomplished to support this type of development.

Thank you for your consideration. We look forward to an opportunity to more fully address these requests at your January 30, 2002 hearing.

Sincerely,

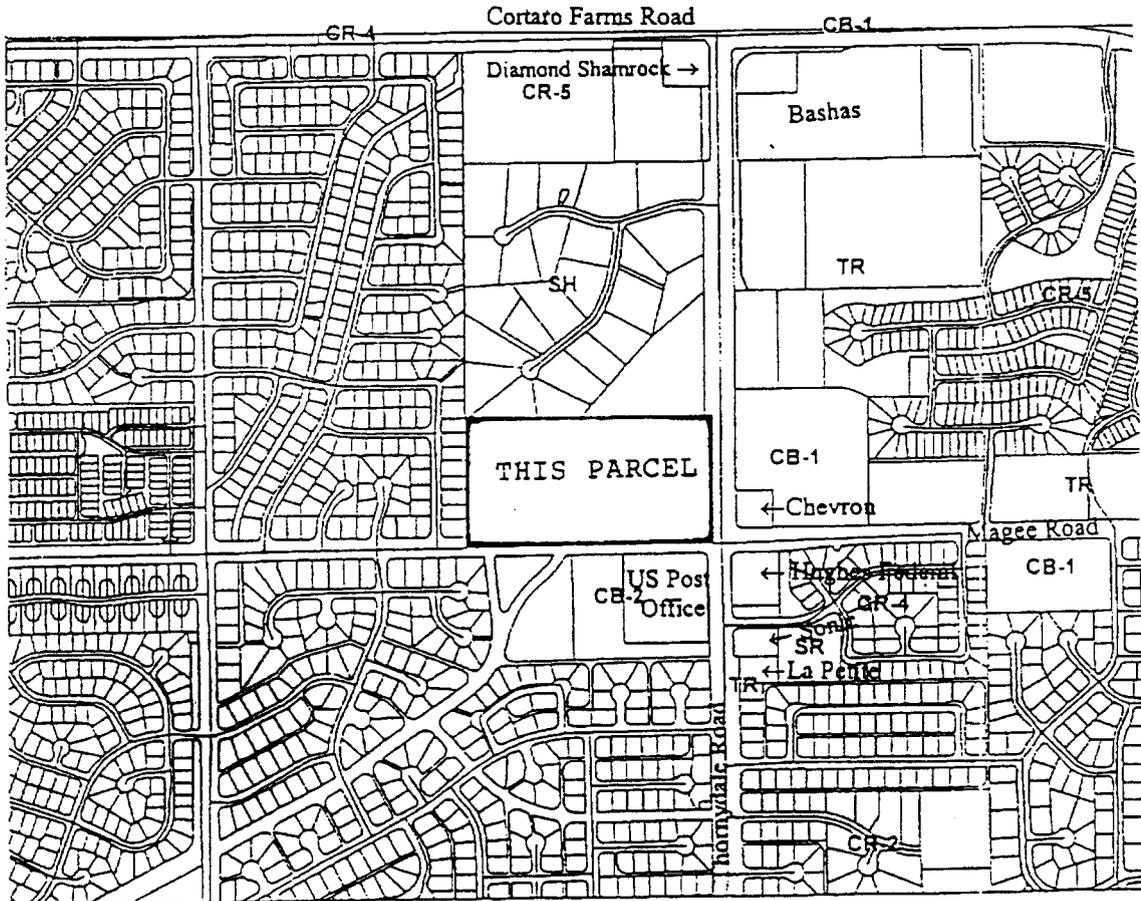


Michael J. Grassinger  
Principal



# PARCEL 1

Northwest Corner Thornydale & Magee Roads





THE  
PLANNING  
CENTER

January 29, 2002

Pima County Planning & Zoning Commission  
201 N. Stone Avenue, 2<sup>nd</sup> Floor  
Tucson, Arizona 85701

Subject: ***Comprehensive Plan Update***

Dear Commissioners,

This is a request to consider the following five requests regarding changes to the Pima County Comprehensive Plan. Four of the properties are in the Northwest Subregion and one in the upper Santa Cruz Subregion. The properties in the Northwest Subregion all represent sound infill properties for development that take advantage of existing infrastructure as well as proximate services, schools and recreational facilities.

Planning decisions should be made in sound land use criteria. Modification of these categories can be further explored during more detailed review at the rezoning level. Specifically, the U.S. Fish & Wildlife Service provides a variety of options for protecting endangered species. Large lot zoning is but one of those options, and not always the best.

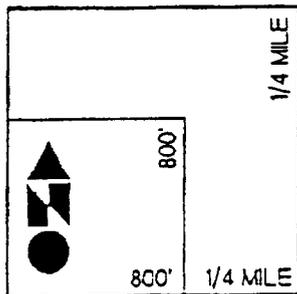
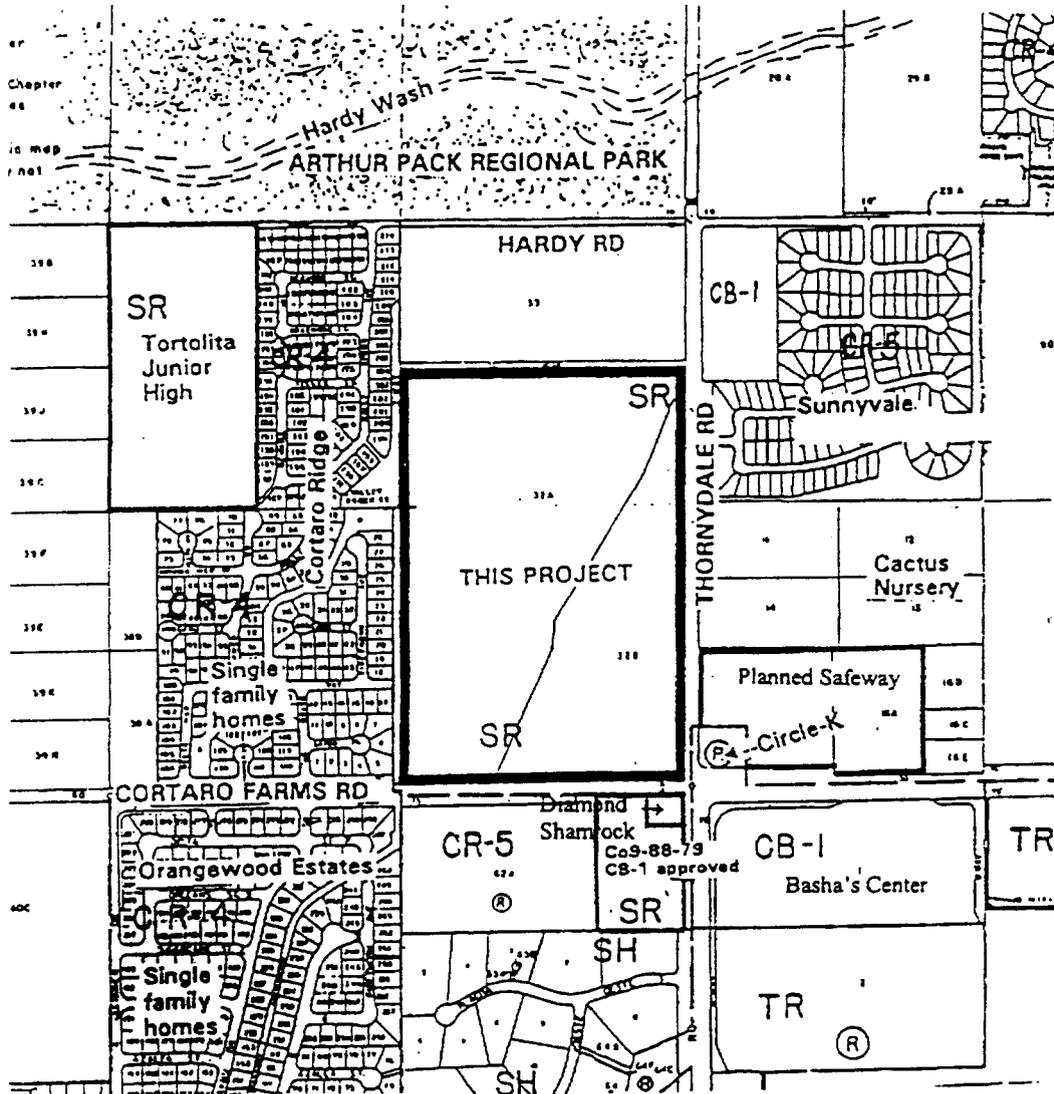
1. Northwest corner of Thornydale and Magee Tax Parcel 225-33-0660.

Original Designation – CAC + MHIU  
Staff Recommendation – CAC + MHIU  
Planning and Zoning recommendation – LIU 1.2  
Current Recommendation – LIU 0.3  
Requested Designation - CAC & MHIU

**Rationale:** This property located at the intersection of major arterials is surrounded by existing development and high intensity and commercial zoning. This request represents matching intensity with the surrounding properties.

# PARCEL 2

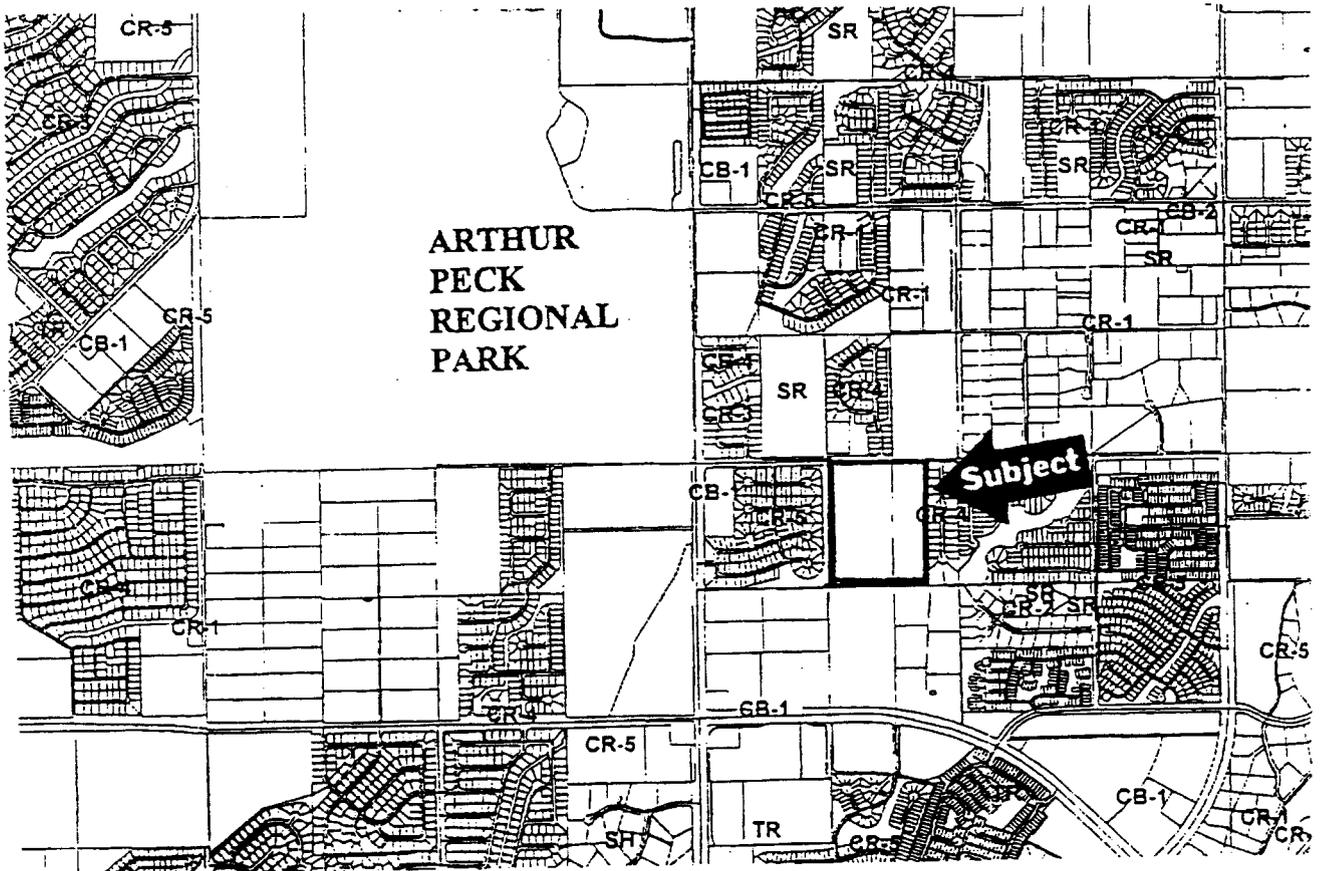
Northwest Corner Thornydale & Cortaro Farms Roads



GRAPHIC SCALE

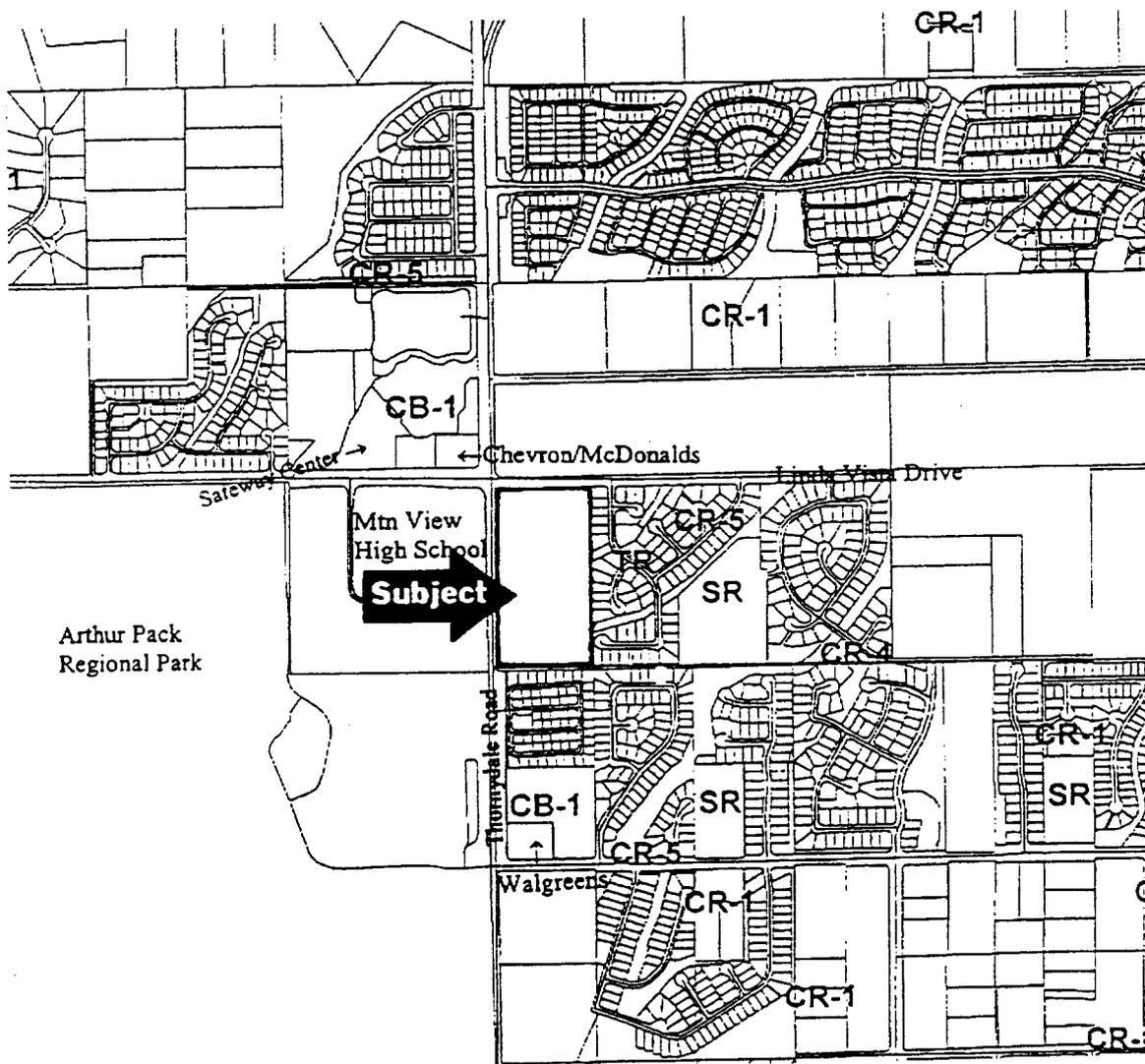
# PARCEL 3

Hardy Road East of Thornydale Road



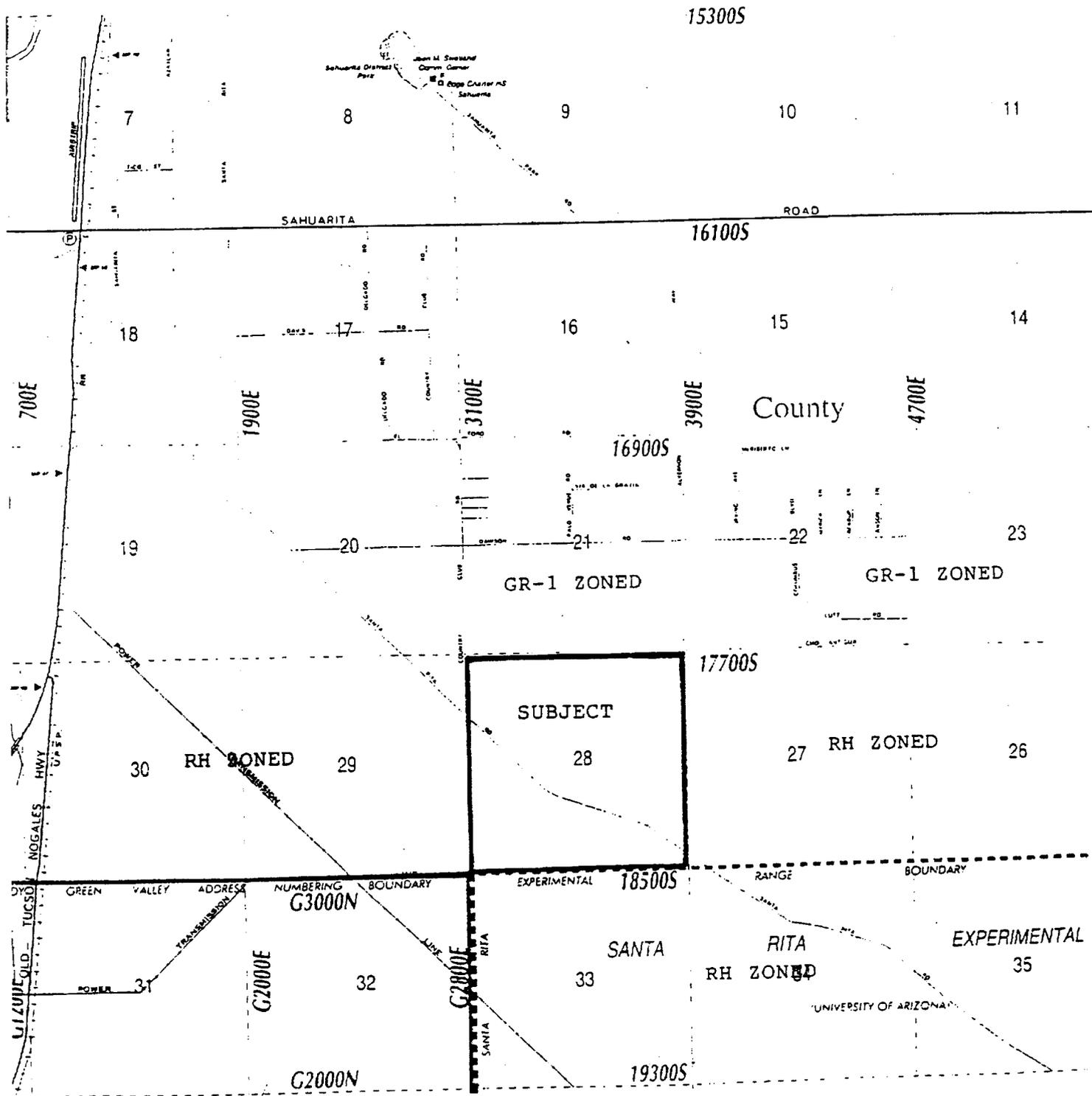
# PARCEL 4

Southeast Corner Thornydale Road & Linda Vista Drive



Map Reference B 30C

Section 28-17S 14E



October 11, 2001

Mr. Jim Mazzocco  
Pima County Transportation Systems  
201 N. Stove Ave, 5<sup>th</sup> Floor  
Tucson, AZ 85701

*RE: Approximately 3.6 acres on Campbell north of River Road  
Catalina Foothills Sub region Comprehensive Plan Update  
Parcel #108-18-033B, 108-18-033C, 108-18-034B, 108-18-034D*

Dear Mr. Mazzocco;

I would like to formally request that the above referenced property be up-zoned from the current CR-1 to a TR or O-3 designation. I am requesting this change to the comprehensive plan for the following reasons:

- 1) There has been significant commercial development in the area, including completion of the Joesler Village and several major office retail/restaurants in the River/Campbell corridor.
- 2) Road improvements currently in progress along River Road as well as the Campbell/River intersection will make the area even more of a commercial center in the future.
- 3) This particular property is bordered on the south by office and retail development zoned CB-1, by St. Phillips Church to the east, Joesler Village to the west, and an office building with TR zoning adjacent to the north. Since the property lies between two parcels zoned Commercial and Office, it seems reasonable that this parcel should also have the Office or Transitional designation. Therefore, it is not likely or appropriate that single family residential would be located between a commercial center and an office building near a heavily traveled intersection.

I do not have any ownership interest in the property; however, I did develop the office building to the south. Should this property be designated for office use in the comprehensive land use plan, I am sure that there would be interest in developing single story office buildings on this site.

Thank you in advance for your consideration.

Sincerely,

---

Jim Horvath, President  
Town West Realty, Inc. and  
Catalina Foothills Land Use Panel Committee Member

JGH/ps





January 29, 2002

The Honorable Raul Grijalva, Chairperson  
and Members of the Pima County Board of Supervisors  
130 West Congress Street  
Tucson, Arizona 85701

Re: Approximately 13 acres of property located north of Cortaro Farms Road and east of Thornydale Road in Pima County as shown on the attached supplemental map approved by the Pima County Board of Supervisors on February 18, 1997 (the "Site")

Dear Honorable Chairperson and Members of the Pima County Board of Supervisors:

The purpose of this letter is to express Safeway's opposition to the County's recent proposal to change the land use designation shown on the County's Comprehensive Plan (Comp Plan) for the above referenced property (the "Site") from Commercial Activity Center (CAC) to Low Intensity Urban (LIU).

The Site is currently within the County's Local Business Zone (CB-1) zoning district as shown on the attached supplemental map and certificate of compliance. As you are aware, the CAC land use designation accommodates CB-1 zoning, but the LIU land use designation does not. Thus, the proposed change in land use designation for the Site is inconsistent with the current zoning for the Site and will establish conflicting policies and result in confusion with regard to the development of the Site.

Further, we were unable to locate any independent analysis by the County's planning staff that would indicate the LIU land use designation is appropriate for the Site. The decision to change the land use designation for the Site appears to be unquestionably adopted from a letter from Chris McVie and the Coalition for Sonoran Desert Protection. While we appreciate the time and energy the Coalition expended on this letter, we fail to see an adequate argument or reasoning (or independent analysis by the County) that indicates the Site should be the subject of a detrimental change in land use designation. In fact, prior County actions on the Site show that the Site is appropriate for uses allowed within the CB-1 district and the existing CAC land use designation. These actions are in keeping with the commercial retail uses that currently operate at the intersection of Cortaro Farms Road and Thornydale Road.

If you have any questions or need additional information, please do not hesitate to call me at 480-894-4201.

Sincerely,

A handwritten signature in black ink, appearing to read "Jan L. Martin". The signature is fluid and cursive, with the first name "Jan" being particularly prominent.

Jan L. Martin  
Real Estate Manager

cc: County Administrator  
Members of the Pima County Planning Commission



PIMA COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
201 N. Stone Avenue, 2nd Floor  
Tucson, Arizona 85701-1207

JUDITH A. PATRICK  
Director

PHONE: (520) 740-6800  
FAX: (520) 623-5411

CERTIFICATE OF COMPLIANCE

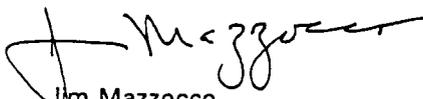
|                                |                                                                                                |
|--------------------------------|------------------------------------------------------------------------------------------------|
| DATE                           | August 6, 1997                                                                                 |
| REZONING CASE                  | Co9-86-87 La Cabo Cortaro Partnership et al -Cortaro Farms Road<br>Rezoning ( <u>Portion</u> ) |
| ZONE CHANGE<br>ZONING BASE MAP | SR TO CB-1<br>114                                                                              |
| OWNER                          | Pacific International Properties LLP<br>3350 N. 1st Avenue<br>Tucson, AZ 85719-1761            |
| APPLICANT                      | WLB Group<br>Attn: Jim DeGroot<br>4444 E. Broadway Blvd.<br>Tucson, AZ 85711                   |
| ORDINANCE NO.                  | 1997-14                                                                                        |
| ACREAGE                        | 13.13 acres                                                                                    |
| TAX PARCEL NO'S.               | 225-29-015C & 016A                                                                             |
| REZONING CC&R's:<br>P12 NO.    | Dkt. 10574, Pg. 1080 & Dkt. 10598, Pg. 438<br>P1296-137                                        |

This letter certifies that you have satisfied the applicable rezoning conditions for all or a portion of the above-referenced rezoning case.

The rezoning conditions still apply to your property. A copy of the recorded ordinance has been sent to you for your reference to the rezoning conditions. All use of the property represented in the rezoning case must comply with the rezoning conditions.

If you have any questions about your case or the restrictions on your property, please call the Rezoning and Appeals Section at 740-6800.

Sincerely,

  
Jim Mazzocco  
Planning Official



PIMA COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

CERTIFICATE OF COMPLIANCE

To: Central Permits

From: Jim Mazzocco, Planning Official 

Date: August 6, 1997

Re: Co9-86-87 La Cabo Cortaro Partnership et al - Cortaro Farms Road Rezoning [Portion]  
ZONE CHANGE SR TO CB-1  
ZONING BASE MAP 114  
ORDINANCE NO. 1997-14  
ACREAGE 13.13 acres  
TAX PARCEL NO. 225-29-015C & 016A  
REZONING CC&R's: Dkt. 10574, Pg. 1080 & Dkt. 10598, Pg. 438  
P12 NO. P1296-137

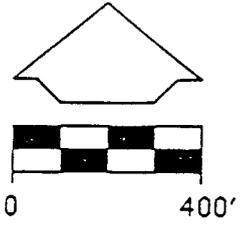
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REZONING RESTRICTIONS

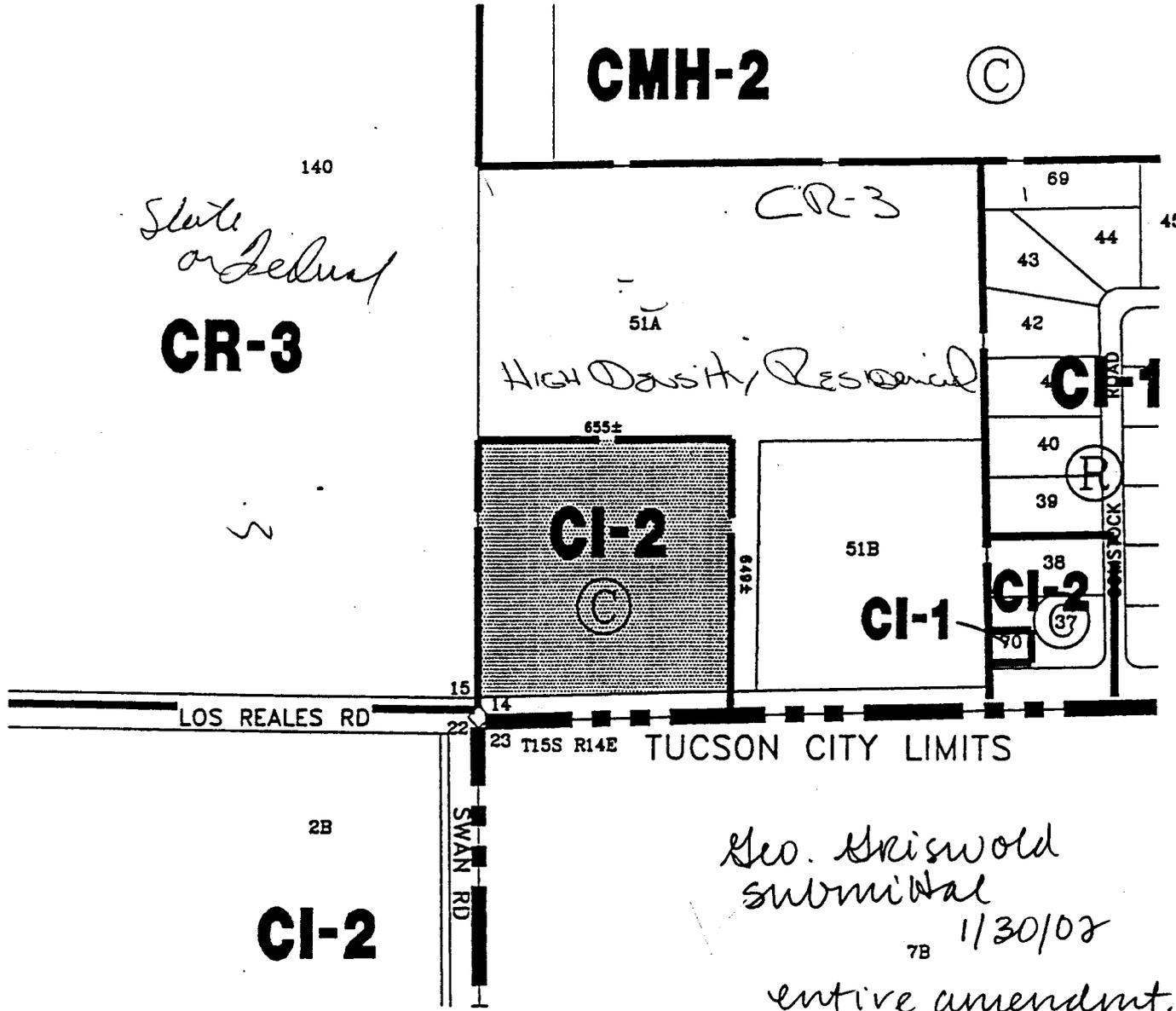
1. Landscaping to consist of low water use and low pollen producing vegetation.
2. Palm trees are not to be used on the site.
3. Adherence to the preliminary development plan as approved at public hearing. Orientation of the facade of the main building towards the intersection, the minimum 40-foot landscape buffer on the eastern edge of the property, on-site use of existing mature vegetation and provision of significant landscaping between the central and eastern ingress/egress from Cortaro Farms Road must appear in the final development plan. "Significant landscaping" means a density of mature trees and shrubs approximately at least the density of the natural wash area.



AMENDMENT NO. 28 BY ORDINANCE NO. 1998-44  
TO PIMA COUNTY ZONING MAP NO. 59 TUCSON, AZ.  
PORTION PARCEL 51A BEING A PART OF THE SW 1/4 OF THE  
SW 1/4 OF SEC 14, T15S R14E.



ADOPTED 6-16-98 EFFECTIVE 6-16-98



*Geo. Griswold Submittal*  
7B 1/30/08  
*entire amendment area*

*[Signature]*  
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE FROM CR-3 9.77 ac± sp-MAY 15, 1998

CO9-97-17  
CO7-89-2  
140-39-051A(portion)



ROBERT E. WALKUP  
MAYOR

**CITY OF TUCSON  
OFFICE OF THE MAYOR**

January 29, 2002

255 WEST ALAMEDA  
P.O. BOX 27210  
TUCSON, ARIZONA 85726-7210  
PHONE: (520) 791-4201  
FAX: (520) 791-5348

The Honorable Raul Grijalva, Chairperson  
and Members of the Pima County Board of Supervisors  
130 West Congress Street  
Tucson, AZ 85701

Dear Honorable Chairperson and Members of the Pima County Board of Supervisors:

On behalf of the Tucson City Council and myself, I would like to take this opportunity to thank the Pima County Board of Supervisors and the Pima County Planning and Zoning Commission for offering, not only the City of Tucson, but all of the local jurisdictions, the opportunity to continue the discussion of the Pima County Comprehensive Plan Update. The direction of the Comprehensive Plan, over the ten years of its life, will have impacts on all of the communities in the metropolitan area. The opportunity for additional discussion is important for the region.

When the Board of Supervisors adopted the Comprehensive Plan Update on December 18, 2001, they took a positive step forward by amending the growth area designations within the proposed Update to delete the Southwest Growth Area and to designate the City of Tucson as a Pima County growth area, in addition to the proposed Airport Growth Area and the Flowing Wells Growth Area. This designation has important implications for the region. Directing urban development into the City of Tucson takes advantage of the City's renewable water supply, and, due to higher densities and intensities of land use allows for the more efficient use and/or development of public facilities.

The City of Tucson General Plan, ratified by the voters on November 6, 2001 identifies four **growth areas** across the city - Central Core, Mid-City, Evolving Edge and Future City. These growth area designations are established in the City of Tucson General Plan as a first step in the process of identifying needs and prioritizing expenditures for capital facilities. The General Plan provides a process of further analysis and refinement within each of the growth areas which would lead to the identification of "Action Plan Areas". The development of Action Plans for these areas is a key component for coordinating capital improvements, carrying out development/redevelopment programs, and implementing cost recovery strategies.

The Honorable Raul Grijalva, Chairperson  
and Members of the Pima County Board of Supervisors  
January 29, 2002  
Page 2

With the Board of Supervisors' designation of the City of Tucson as a growth area, the opportunity exists for the City and the County to cooperatively consider the identification of Action Plan Areas within the City of Tucson. This process would focus attention on areas within the City which are of "regional significance".

Areas of regional significance could include the Rio Nuevo Project area, the South Houghton Road Corridor and the North Stone Avenue Corridor. These areas seem worthy of joint consideration for several reasons. First, development of these areas holds regional significance to the entire metropolitan area. Second, these areas are planned for significant urban development/redevelopment over the next ten years, which is the life span of both the Tucson General Plan and the Pima County Comprehensive Plan. Third, while significantly different in their planned futures, two of these areas are currently experiencing investment by both the City and the County and are areas containing regionally approved projects.

The Rio Nuevo Project area is currently the recipient of County investment in a sewer interceptor which will connect the Downtown to the Roger Road facility. The County's recent acquisition of the Brophy and Rosen property along the West Branch of the Santa Cruz River could be an important future link to the Rio Nuevo project, providing further links of the community to the Santa Cruz River.

Houghton Road is currently the subject of a corridor study through the Pima Association of Governments. Additionally, the City and the County are cooperating in the planning of a major link in the "forest-to-forest" trail along Houghton Road. The provision of future infrastructure, such as transportation improvements and wastewater facilities are also of mutual interest.

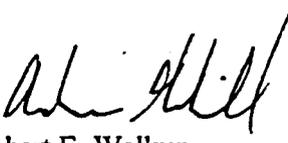
The Stone Avenue Corridor, a historically significant corridor, may also be a potential Action Plan Area. The recently completed Stone Avenue Corridor Livability Study recommended actions regarding multi-modal and landscaping roadway improvements, economic development and redevelopment and neighborhood preservation. Opportunities for cooperative action between the City and the County may exist along this corridor.

The City of Tucson believes the County Board of Supervisors took a positive step by designating the City as a growth area. The City's General Plan offers the City and the County a process to build on this initial step by identifying Action Plan Areas within the City, where cooperative investments in public infrastructure and facilities by the City and the County will efficiently serve a growing urban population.

The Honorable Raul Grijalva, Chairperson  
and Members of the Pima County Board of Supervisors  
January 29, 2002  
Page 3

In conclusion, the City of Tucson appreciates the growth area decisions made by the Board of Supervisors, and requests the Pima County Planning and Zoning Commission forward to the Board of Supervisors, a recommendation to pursue opportunities for the County to work cooperatively and jointly with the City in the further designation of Action Plan Areas, and the assessment of infrastructure and facility needs within those areas.

Sincerely,

  
For Robert E. Walkup  
Mayor

REW:vm

c: Honorable Tucson City Council Members  
Tucson City Manager  
Members, Pima County Planning and Zoning Commission  
County Administrator  
County Clerk



OFFICE OF THE  
**Pima County Attorney**  
**Civil Division**

32 N. STONE  
SUITE 2100

**Tucson, Arizona 85701-1412**

(520) 740-5750  
FAX (520) 620-8556

**Barbara LaWall**  
PIMA COUNTY ATTORNEY

January 29, 2002

VIA FACSIMILE

S. L. Schorr, Esq.  
John Hinderaker, Esq.  
Lewis and Roca  
One South Church Avenue, Suite 700  
Tucson, Arizona 85701-1611

re: *"Tangerine Crossing" and the 2002 Pima County Comprehensive Land Use  
Plan Update*

Dear Messrs. Schorr and Hinderaker:

I write to inform you that the Pima County Planning Official, Jim Mazzocco, and the Planning Division staff will recommend to the Planning and Zoning Commission tomorrow that the Commission approve for recommendation to the Board of Supervisors an amendment to the December 18, 2001 Comprehensive Land Use Plan with respect to the "Tangerine Crossing" area as follows:

- Change the coloration on the map for the area to be consistent with that denoting the Town of Marana;
- Cross-hatch the map for the area, and mark it "S-22" denoting that there is a special area policy; and
- Include Special Area Policy S-22, worded substantially as you have suggested.

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...

S.L. Schorr, Esq.  
December 19, 2001  
Page 2

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.

Any comments you wish to make pertaining to this staff recommendation to the Planning and Zoning Commission may be presented at tomorrow's public hearing on the Comprehensive Land Use Plan Update.

Sincerely,



Amejia Cramer  
Deputy County Attorney

cc: James Mazzocco

# CHARLES L. TOWNSDIN

P O BOX 31987  
TUCSON, ARIZONA 85751

Telephone 520-721-6614  
Fax 520-721-6615

January 25, 2002

To: The Planning and Zoning Commission

From: Charles L. Townsdin 

Re: Comprehensive Land Use Plan

I am the majority owner of the entities owning the following 2 properties:

(1) Assessor's parcel numbers 219-46-0200 and 219-46-0170. These two parcels comprise approximately 27 acres at the northeast corner of Tangerine and La Cholla Roads. The previously existing Comprehensive Plan had designated these parcels as, mostly, commercial (neighborhood activity center) with some medium-high density residential as a buffer. Considerable time, thought and effort were behind this result, an example of which can be seen by the various attachments. Without any input or discussion with the owners, the new Comprehensive Plan has changed the property to low density residential, which is wholly inappropriate for this property. I respectfully request the Commission return these parcels to their prior status.

(2) Assessor's parcel numbers 224-11-061C and 224-11-061D. These two parcels comprise approximately 13 acres at the northwest corner of La Cholla and Naranja Roads. This property was designated a community activity center (commercial) in the previous Comprehensive Plan. Considerable time, thought and effort also went into the planning of these parcels during the last process. However, again, without any input or discussion with the ownership, the new Comprehensive Plan has changed the proposed use to low density residential, which is wholly inappropriate for this busy corner. I respectfully request the Commission return this property to its former status.

Thank you in advance for your kind consideration.

cc: The Clerk of the Board  
Jim Mazzocco  
County Manager's Office



364



JAMES D. ALTENSTADTER  
DIRECTOR

PIMA COUNTY  
PLANNING & DEVELOPMENT SERVICES  
201 N. STONE AVENUE  
TUCSON, ARIZONA 85701

ADMINISTRATIVE SERVICES  
740-5800

BUILDING CODES  
740-5485

CENTRAL PERMITS  
740-8520

PLANNING & ZONING  
740-5800

ZONING ENFORCEMENT  
740-6740

November 4, 1992

Charles L. Townsdin  
Townsdin, Dybvig & Heimbach, P.C.  
P.O. Box 31987  
Tucson, AZ 85751

Dear Mr. Townsdin:

This letter is in response to your facsimile dated November 3, 1992 regarding property at the northeast corner of La Cholla Boulevard and Tangerine Road. Your understanding concerning the size of the neighborhood Activity Center designated at this corner is correct. The intended size of the activity center is approximately 20 acres. When the Land Use Plan designations are transferred to the 400 scale zoning base maps an area of approximately 20 acres will be delineated.

With regard to the exact configuration of the activity center, there will naturally be some flexibility in determining compliance of rezoning applications with designations shown on the Land Use Plan. I suspect that some guidelines or policies will be developed to assure consistent interpretation. It is likely that, under certain conditions, adjustments would be permitted to plan designation boundaries. These conditions might include the absence of any distinguishable demarcation, such as a property or right-of-way line, that the plan boundary is clearly intended to follow and that the gross area of the plan designation remains the same. Since in this particular case the activity center is located entirely within a single property, it would seem appropriate to allow the actual shape of the activity center to be modified slightly provided the gross size remained the same. Such a reconfiguration may be further justified if necessary to comply with standards for ingress and egress. However, the actual extent to which such a reconfiguration may be permitted will be determined based on criteria to be developed in the near future.

If you have any further questions concerning this information please contact me.

Sincerely,

Gregory C. George  
Comprehensive Plan Administrator

TOWNSDIN, DYBVIK & HEIMBACH, P.C.

*Attorneys at Law*

P.O. BOX 31987

TUCSON, ARIZONA 85751-1987

(602) 226-8404

FAX 723-4819

CHARLES L. TOWNSDIN, JR.  
DAVID F. DYBVIK  
GARY W. HEIMBACH

November 3, 1992

Greg George  
Pima County Planning & Development  
Comprehensive Plan Section  
210 N. Stone  
Tucson, AZ 85701

RE: NORTHEAST CORNER, LA CHOLLA & TANGERINE

Dear Greg:

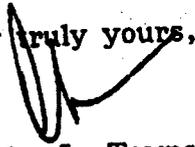
The undersigned represents the partnership owning property at the above referenced corner.

In the Comprehensive Plan passed on October 13, 1992 by the Board of Supervisors, the above referenced corner has a designation of Neighborhood Activity Center (NAC).

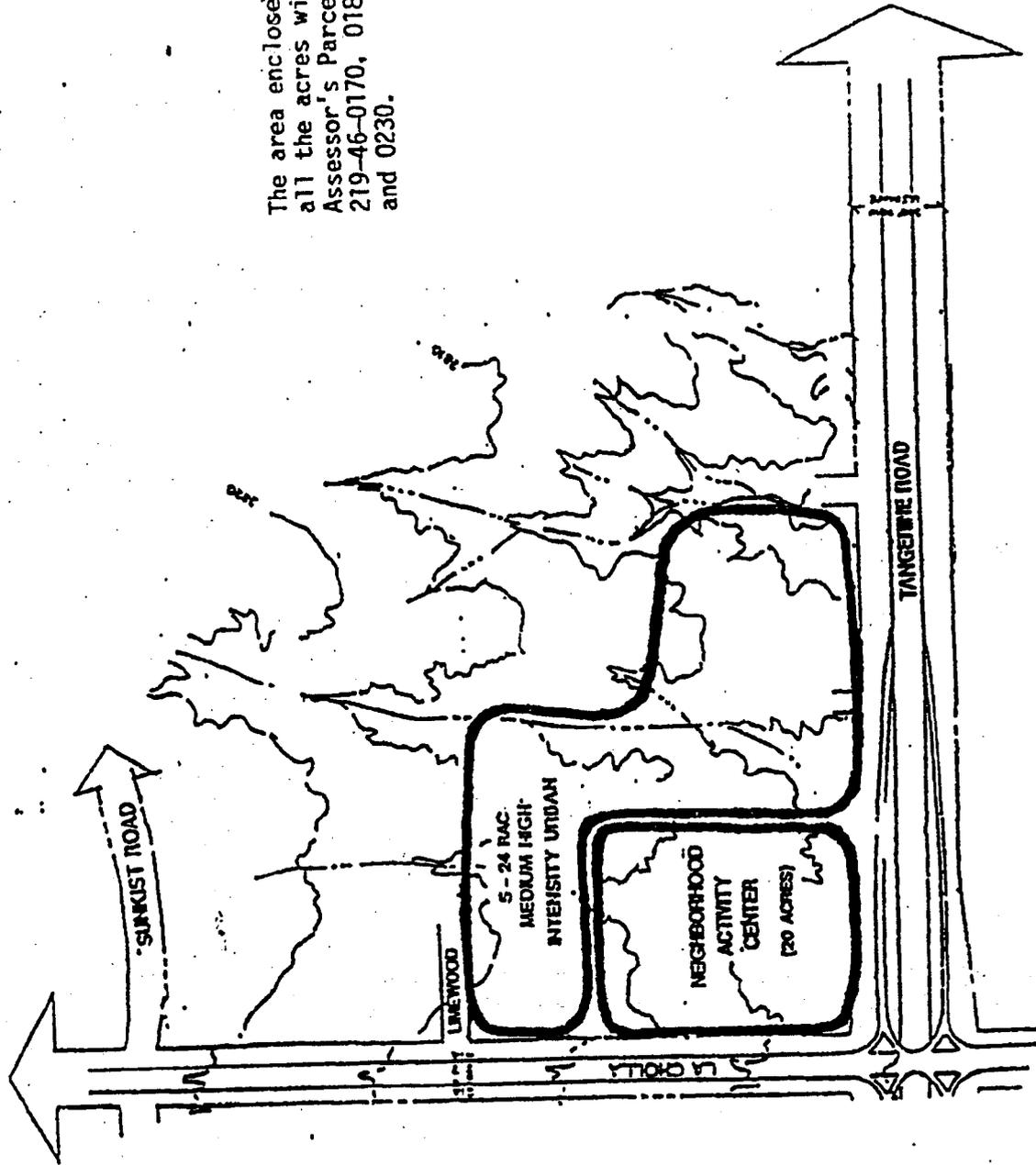
Inasmuch as the map does not establish clearly the acreage encompassed, it is my understanding that, based upon our conversations, the acreage intended to be included is approximately 20 acres. Further, it is my understanding that, although the NAC is now shown on the map as "square", depending upon the ultimate configuration of the roads, access, etc., it is understood the configuration could be changed to rectangular with the long side on either La Cholla or Tangerine, depending upon which is determined to be more practical from an engineering and/or marketing standpoint.

Thank you in advance for your return correspondence indicating that our understanding is mutual.

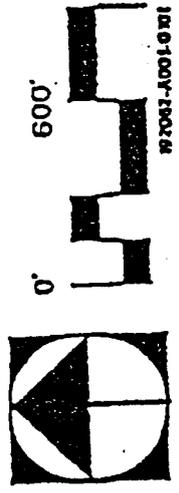
Very truly yours,

  
Charles L. Townsdin, Jr.

The area enclosed encompasses  
 all the acres within 1992  
 Assessor's Parcel Nos.  
 219-46-0170, 0180, 0190, 0200,  
 and 0230.



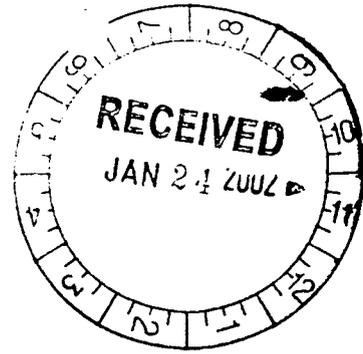
TANGERINE/LA CIOLLA ALTERNATIVE PLAN



Engineering & Planning  
 Environmental Architecture & Urban Design  
 20000 WILSON BLVD., SUITE 200  
 LOS ANGELES, CA 90024  
 Telephone: (213) 708-1000  
 Telex: 708100  
 Fax: (213) 708-1001

**The WLB Group**

TEM CORP  
*The Estes Manager*



January 24, 2002

Jim Mazzocco  
Planning Official  
Pima County Dept. of Planning  
201 N. Stone  
Tucson, AZ. 85701

Mr. Mazzocco:

The intent of this letter is to formally request that Pima County Planning and Zoning allow the current zoning of block 2 (parcel # 305040890) of the 'specific plan for Rancho del Lago' to remain as CAC (see attachment). I understand that the comprehensive plans may include updating this COMMERCIAL zoned parcel to LIU.

I respectfully request that the current zoning under the 'specific plan' remains as is. This COMMERCIAL land use makes sense for the long-term growth and development of this area.

Please contact me @ 571-1958 x 102 if you would like to discuss.

Respectfully,

A handwritten signature in black ink, appearing to be "Kirk Larson".

Kirk Larson  
TEM Corp  
Vice President, Development

|      |                 |                               |
|------|-----------------|-------------------------------|
| c.c. | Bill Estes Jr.  | TEM Corp                      |
|      | Chris Scheafe   | TEM Corp                      |
|      | Keith Hollinger | Pima County Planning & Zoning |



# COMMERCIAL LAND INVESTORS III

An Arizona Limited Partnership

Thursday, January 24th, 2002

Comprehensive Plan Section  
Pima County Development Services  
201 North Stone Ave.  
2<sup>nd</sup> Floor  
Tucson, Arizona 85701-1317



RE: Request for Reconsideration of the Draft 2001 *Comprehensive Plan Update for the Northwest Region, Pima County, Arizona*  
4.43+- Acres – lying just north of Cortaro Farms Road on the east-side of Thornydale Road  
Pima County Assessor's Code # 225-29-0140, owned by Commercial Land Investors III

Gentleman:

After attending a public meeting last night hosted by Pima County staff, I hereby request on behalf of Commercial Land Investors III, an Arizona Limited Partnership, that the Pima County Board of Supervisors and the Pima County Planning and Zoning Commission reconsider our request to maintain the 1992 Pima County Land Use Plan. There are numerous compelling reasons for such reconsideration.

The partnership owns a 4.43+- acre parcel just north of the NE corner of Thornydale and Cortaro Farms Road. One of my partners is wheel chair bound who invested funds in the partnership to improve his medical care and standard of living back in February 1984. He along with the other partners have been unable to realize any return from their investment due to the economic hardship imposed by Pima County in adopting this new Land Use of December 18<sup>th</sup>, 2001. The Partnership has spent several years working with a Phoenix developer at a cost close to \$70,000 in combined resources on establishing commercial uses for the property based on the last Comprehensive Plan Update in October 1992 designating Community Activity Center (CAC) status for our land. Recently, in concert with other local developers, it had been the hope to rezone this property to CB-1; CB-2 uses as the 1992 Land Use Plan allowed for CAC. Put yourself in the position as a landowner. Is this the penalty landowners have to pay in order to own real estate in Pima County?

The County's current draft status relegating our property to SR uses only is not acceptable! Based on many years of work and expenditure of considerable financial resources since the 1992 Plan Update, it seems the County is pointing a finger at itself for its own failure to realize that certain property owners like ourselves have relied on the County's "planning process" to their detriment. This is totally unacceptable if allowed to stand and I request that our property be reinstated to its prior CAC or Commercial Activity Center Land Use designation. Further, Pima County has failed to provide proper notification for these changes and also failed to provide an Economic Impact statement to the citizens of this County for its "take" actions. The other 15 to 20+- acres surrounding our land to north and east were also CAC and I also request that this CAC use be restored to these properties too. The 12+- acre Safeway site on our south boundary is already CB-1.

It is our belief that this site lying at the crossroads of the Northwest could be well planned to accommodate a mixed-use commercial development including office and retail uses. The Planning Center was engaged to help plan our site. The extra cost and time the County is imposing on a small partnership to amend the Comprehensive Plan, then seek a zoning change is an unnecessary hardship and a waste of valuable capital. What has been exposed here is the County's bad faith to the people here of Pima County, who pay the real estate taxes, ask them to participate in "the process", then turn around and make these sweeping changes in the "Plan Update process" when they think no one is looking. Anyone observing this occurrence would have to conclude that this is grossly unfair and detrimental to all known public policy under the banner for "the good of the people."

5100 North La Canada Drive, Suite #216, Tucson, Arizona 85704  
Phone & Facsimile #: (520) 293-1636  
E-Mail Address: dwright5@qwest.net

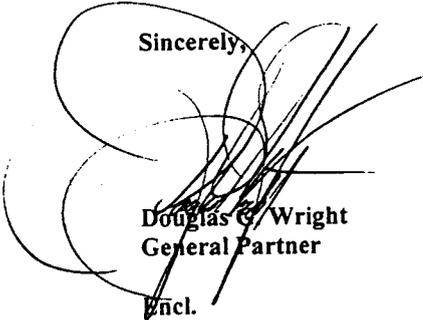
370

Pima County has invested tens of millions of dollars to expand the Thornydale and Cortaro Farms road area with expanded road right of ways to facilitate new growth. It is incongruous to think the Thorydale/Cortaro intersection is not destined for new development when 70,000 cars per day are forecast by 2010 if not sooner (see attached two articles on Thornydale traffic volumes). The expanded Thornydale and Cortaro Farms road arterials has brought increased demand from users wanting to locate retail and commercial businesses to this high-growth area of Northwest Tucson and especially to our property.

The partnership has completed four years of negative pygmy owl studies on our land with no owls seen or reported. Further, it is not suitable habitat for the endangered pygmy owl as over half of the property was cleared years ago as horse property prior to our ownership.

Respectfully, I request the Pima County Board of Supervisors and the Pima County Planning and Zoning Commission hear our call to revise the adopted December 18<sup>th</sup>, 2001 Comprehensive Land back to its 1992 dimensions. Thank you for the opportunity to correct a huge inequity in the County's planning process as it relates to our efforts to date for this property. Please advise me at your earliest convenience as to your disposition of this matter.

Sincerely,



Douglas G. Wright  
General Partner

Encl.

5100 North La Canada Drive, Suite #216, Tucson, Arizona 85704  
Phone & Facsimile #: (520) 293-1636  
E-Mail Address: [dwright5@qwest.net](mailto:dwright5@qwest.net)

371

# ASSESSOR'S RECORD MAP

## SECTION 29 TOWNSHIP 12 SOUTH, RANGE 13 EAST

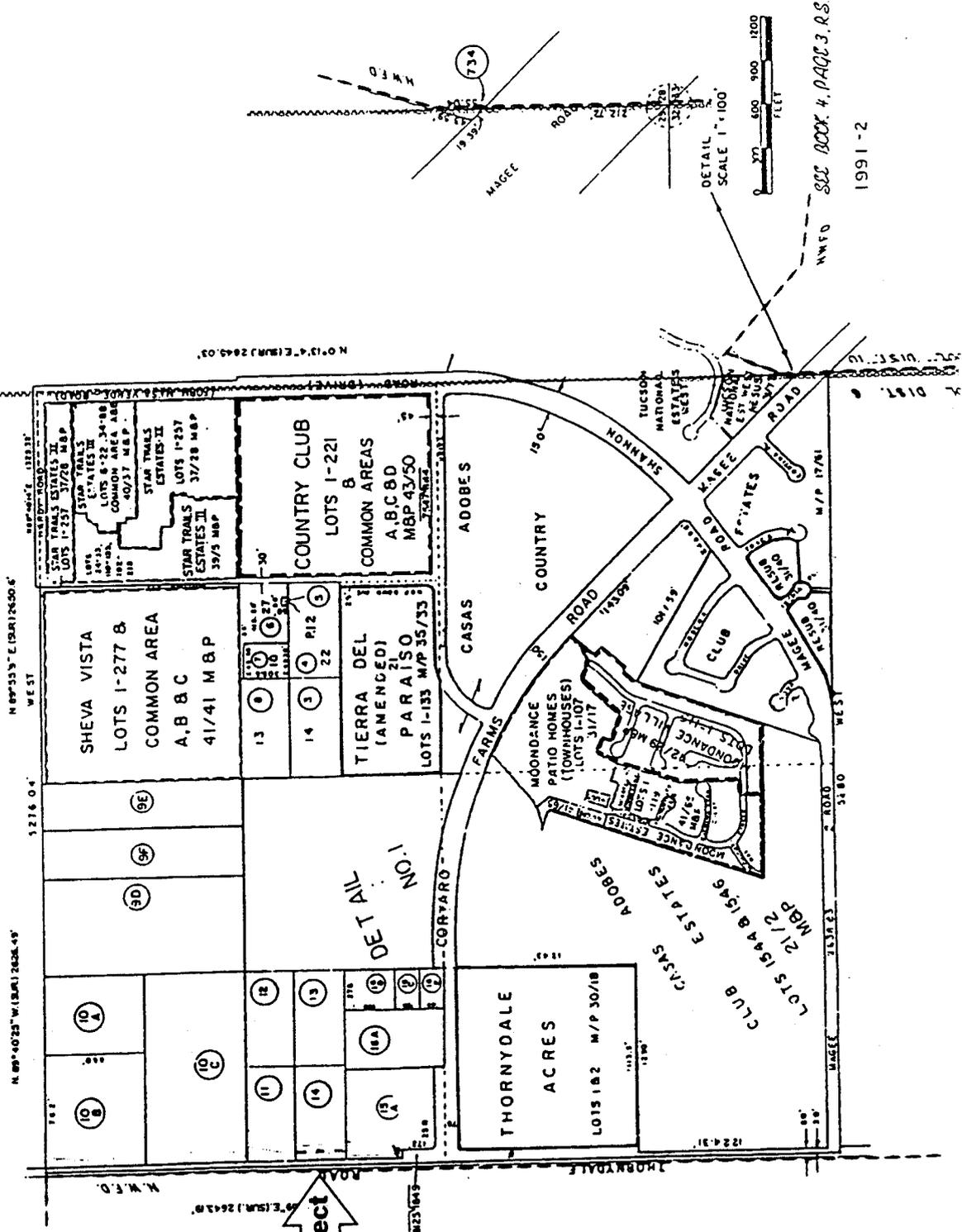
225 - 29  
- 30  
- 31  
- 32

1/2

FORMERLY

203 - 28  
- 29  
- 30

**Subject**

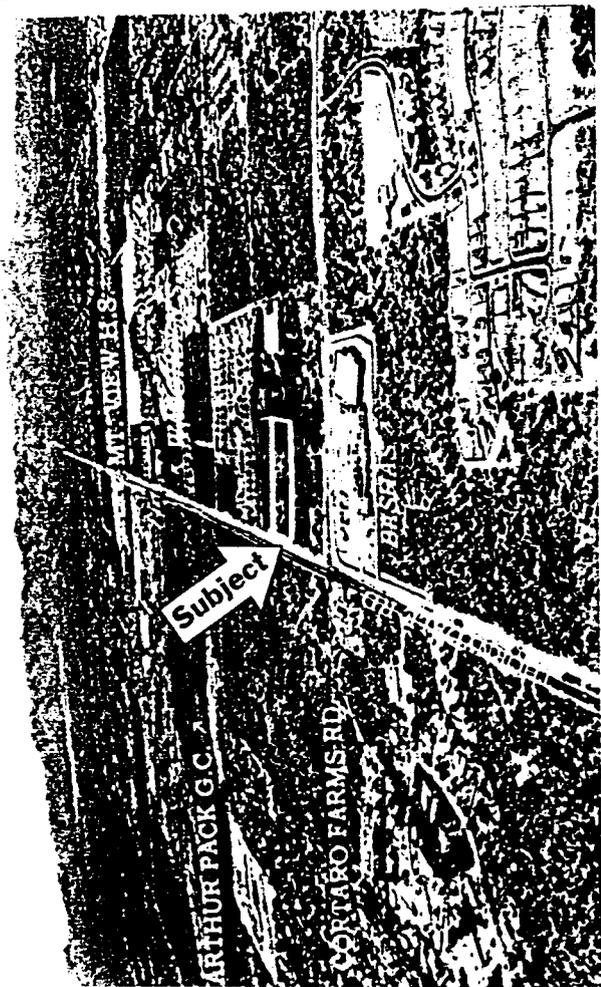




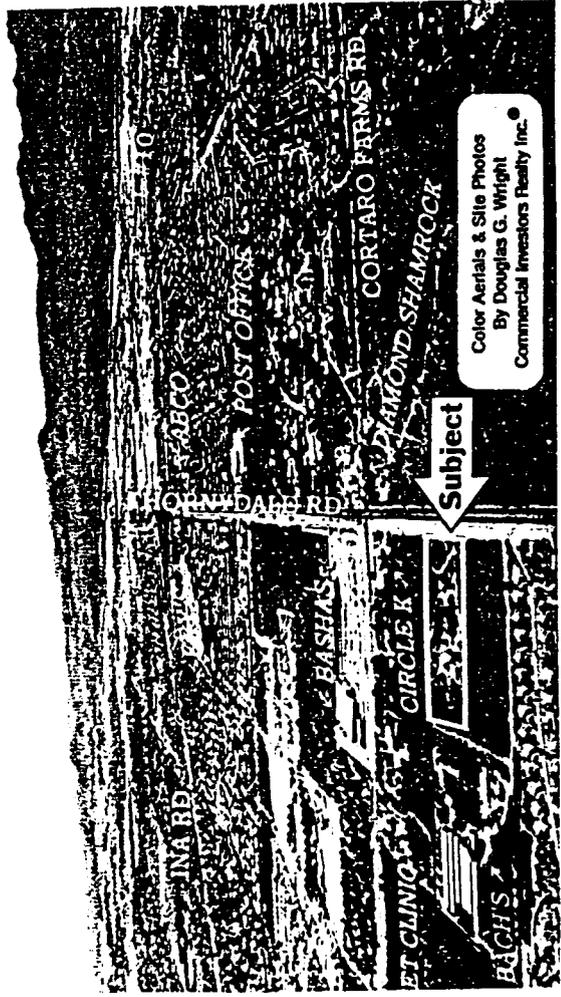
4/27/97

↑ E VIEW, ↓ W VIEW

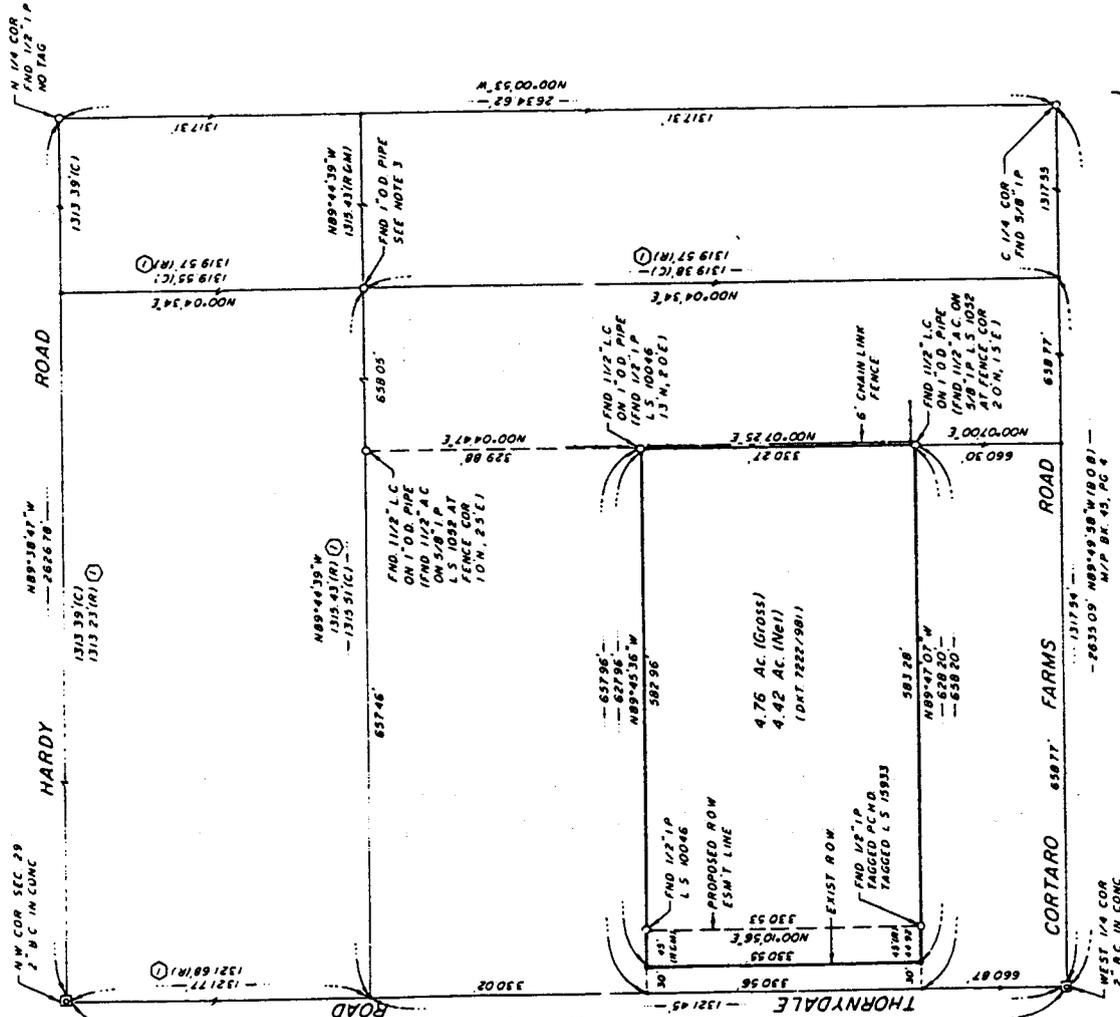
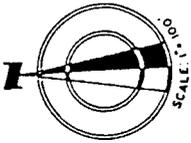
4.43± ACRES - COMMERCIAL POTENTIAL  
NE CORNER OF THORNYDALE & CORTARO FARMS RD.  
COMMERCIAL LAND INVESTORS III



↑ N VIEW, ↓ S VIEW



Color Aerials & Site Photos  
By Douglas G. Wright  
Commercial Investors Realty Inc.



**NOTES:**

1. This survey was performed without a title report. No attempt has been made to locate possible easements. The legal description was provided by the client.
2. According to Arizona statutes it is unlawful to deface, disturb or destroy a land survey monument that bears the registration number of a land surveyor or bears an agency's name.
3. Found 1" open pipe appears to be at the southeast corner of the Sunnyvale Subdivision.
4. Accepted the found 1.5" lead caps on 1" pipes as the East line of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 29.
5. The existing right-of-way for Thornydale Road (Book 2 of Road Maps, Page 133) is 30 feet. There are existing 7.5' easements on an additional 45 feet for a total of 75 feet. Since Pima County of the Town of Marana will take the additional 45 feet for road way purposes, we set (found) the corners at the location as requested by client.

**LEGEND:**

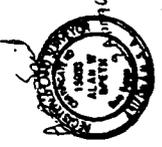
- Set iron pin tagged LS 15933 Unless otherwise noted.
- Not found or set
- B.O.B. Basis of bearing
- L.S. Land Surveyor
- B.C. Brass cap
- A.C. Aluminum cap
- L.C. Lead cap
- D.M.T. Docket, Page
- (R) Record
- (M) Measured
- (C) Calculated

**PLAT**  
Showing Results  
of  
Survey

The S 1/2 of the NW 1/4 of the S.W 1/4 of the NW 1/4 of Section 29, T-12-S, R-13-E, G.G.S.R.M., Pima County, AZ

Date Apr 1996 Job No. B 96029

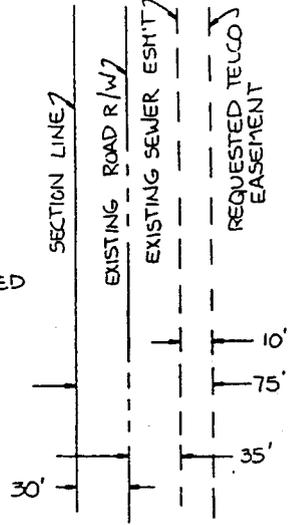
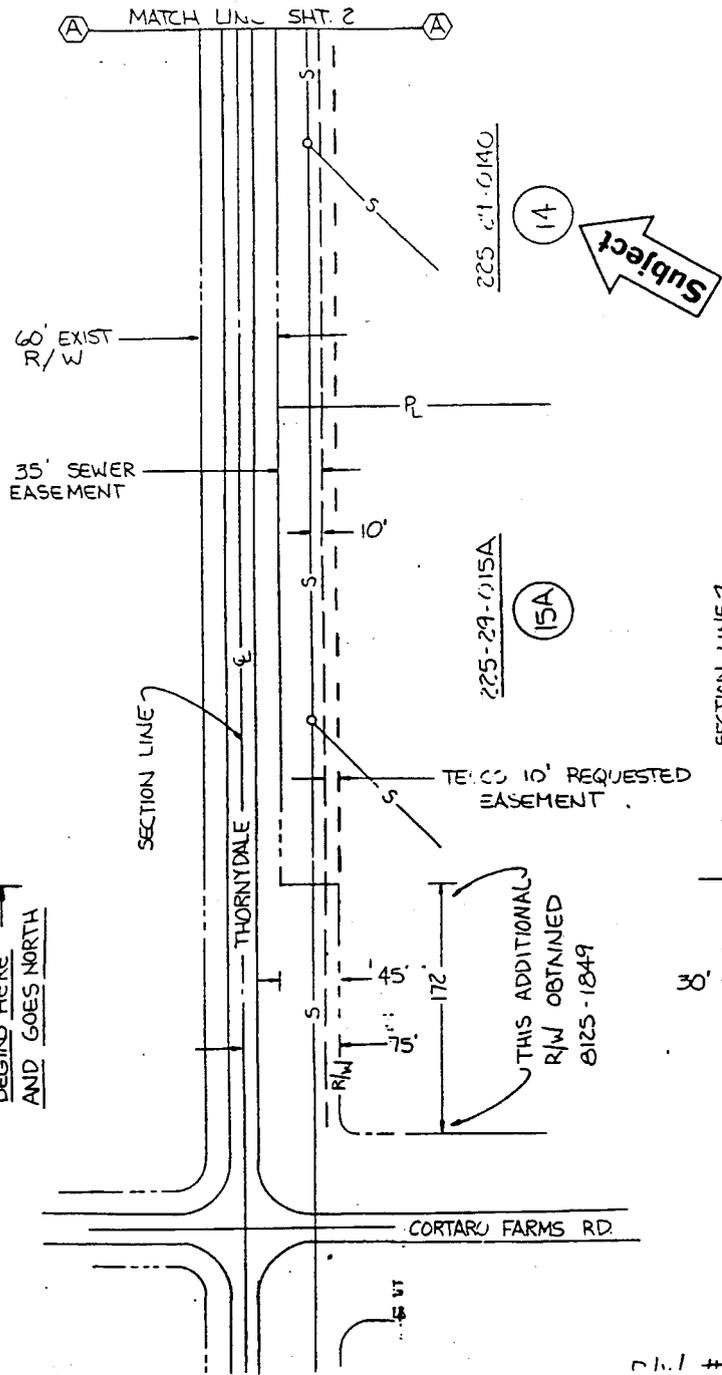
**Jones & Asso., Inc.**  
2627 N. FIRST AVE.  
TUCSON, A.Z. 85719



- REFERENCES:**
- 1 Sunnyvale Subdivision (Map and Plat Book 45, Page 4)
  - 2 Jones and Associates, Inc. drawing dated May 1986
  - 3 Record of Survey Book 4, Page 3
  - 4 Book 2 of Road Maps, Page 133

374

R/W REQUEST  
BEGINS HERE  
AND GOES NORTH



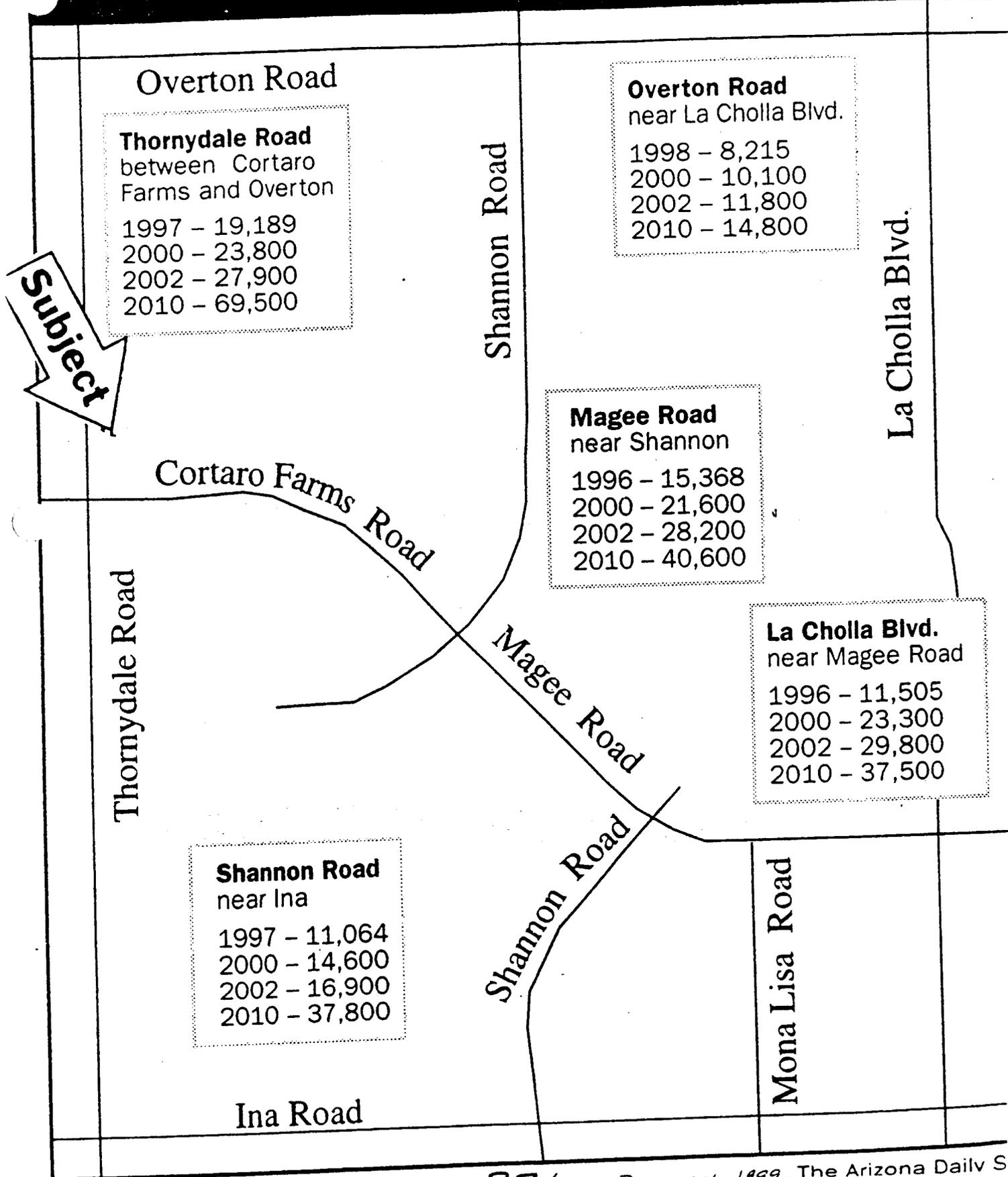
TYPICAL ON ALL PARCELS



EASEMENT DETAIL - THORNYDALE FRONTAGE  
PARCEL # 225-29-0140

# TRAFFIC TRAUMA

## Northwest-side daily traffic and forecasts



# Pima plans to break Thornydale bottleneck

By Edward L. Cook  
The Arizona Daily Star

Traffic congestion that slows commuters to a stop on Thornydale Road would be eased under a stepped-up Pima County plan to break a bottleneck between West Orange Grove and West Ina roads.

By this time next year, construction should be under way to widen the one-mile stretch of Thornydale to six lanes, including the two-lane bridge over Cañada del Oro Wash.

The plan also calls for improving the Thornydale-Ina intersection, according to Brooks Keenan, deputy director of the county Department of Transportation.

The work tops the list of county road priorities, and state funding is now available for the project, Keenan said Thursday.

In all, more than \$56.1 million will be spent to widen and improve River Road, from North Campbell Avenue to La Cañada Drive, and to widen and improve Thornydale, from south of Orange Grove Road north to Linda Vista Boulevard.

Thornydale and River roads will be extended to meet south of

Orange Grove Road. River Road now ends at La Cholla, and Thornydale ends just south of Orange Grove.

Keenan said the county will fund the Orange Grove-Thornydale-Ina project with money from a state fuel tax program

**The county will fund the Orange Grove-Thornydale-Ina project with money from a state fuel tax program that has been used for work on Aviation Parkway.**

that has been used for work on the Mariano Barraza Aviation Parkway.

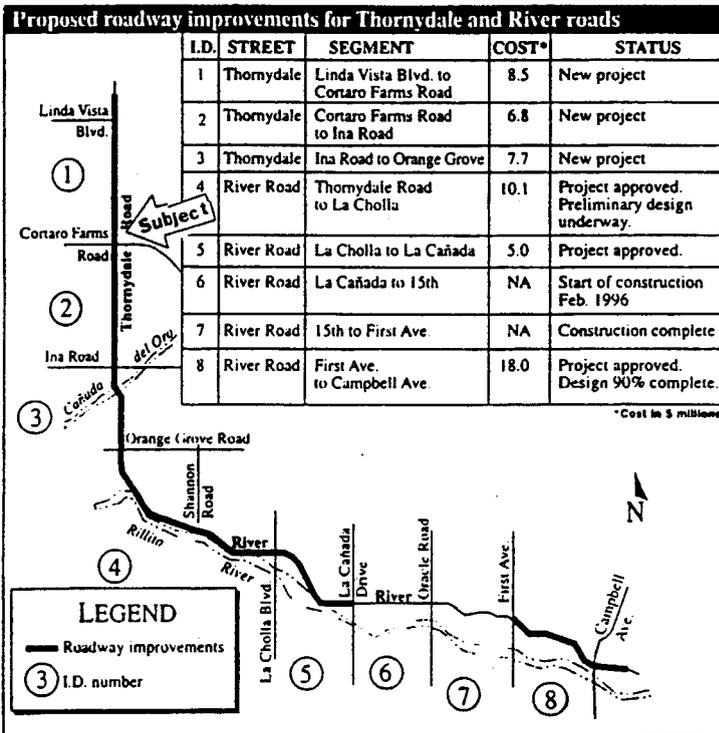
Now in its final phase of construction, the parkway will link South Kino Parkway to the East Broadway area near downtown.

Keenan said the flow of state money for that \$150 million project now can be diverted to other needs.

The widening of Thornydale between Orange Grove and West Ina will cost about \$7.7 million.

See THORNYDALE, Page 14A

ucson, Saturday, December 2, 1995 THE ARIZONA DAILY STAR



## Thornydale

Continued from Page One

but it will be money well spent, said Hurve Davis, town manager of Marana, which is cooperating in the project.

"I think the widening is very critical for the efficient movement of traffic in that area," he said. "It would improve the traffic flow and provide better access to businesses in the area."

Price Club, Payless Cashways, restaurants and other businesses face Thornydale Road.

Mike Overstreet, chairman of the Marana Business Advisory Committee, said Thornydale traffic has been growing worse since the Interstate 10-West Orange Grove Road connection was opened in 1990.

That project, which included

building a new Southern Pacific Railroad bridge, was constructed to give I-10 northbound motorists better access to Orange Grove.

It did. Many rush-hour motorists now line the shoulder of the highway to enter Orange Grove so they can turn onto Thornydale en route to homes north of Ina.

Overstreet said all businesses along Ina will lose parking spaces because of the road widening.

Keenan said an August traffic count showed the mile-long stretch of Thornydale carries a peak of 23,946 vehicles daily.

Under Federal Highway Administration standards, the safe capacity for such a roadway is 12,000 to 14,000 vehicles.

"You can see how overburdened Thornydale is," he said. The county plan also includes widening two-lane Thornydale to

Dave Castelan, The Arizona Daily Star

four lanes from Ina north to just north of Linda Vista Boulevard, which serves nearby Mountain View High School.

The price tag for that stretch of Thornydale is \$15.3 million, Keenan said.

Residents have complained about the stretch of Thornydale north of Ina Road. A middle turning lane was added earlier this year at Magee Road.

A Mountain View High School student was killed last year when the car in which she was riding collided with a school bus at North Thornydale and West Magee roads.

Engineering studies are planned next year, and construction will start when funding becomes available, he said.

"The idea is we want to do it as quickly as we can," Keenan said.

72-4M14 STAR  
Huckelberry confident road money will materialize

# Cortaro widening restarted

Dec. 5, 2001

By Tony Davis  
ARIZONA DAILY STAR

Pima County officials have resumed work on the Cortaro Farms Road widening, despite a \$12.7 million shortfall for the \$21 million Northwest Side project.

In a new report, County Administrator Chuck Huckelberry also said that the county's 1997 road bond program is on schedule and will be "substantially completed" by 2010, the original-

ly scheduled finishing date. His optimism comes although:

► Cost overruns have raised the bond program's price tag from \$470 million to \$687 million.

► There's a total shortfall of nearly \$150 million for city and county projects.

► Thirteen bond projects besides Cortaro are on hold.

Huckelberry said he's confident of finishing on time because a number of additional money sources exist that could raise four times as much money as needed to close a \$45 million gap in funds for unincorporated-area roads.

**County approves new district lines**  
**PAGE B5**

Much of what is needed to end a \$102 million city project

shortfall would come from a proposed half-cent city sales tax increase to go before voters next May, he said.

Huckelberry released the report Monday, about a week after it became public that the county Transportation Department had halted design work for widening 2.2 miles of Cortaro, a congested roadway serving the growing Northwest Side, because of money prob-

lems and pygmy owl issues. That and other work stoppages raised concern among several county supervisors about the entire bond program, which already has had trouble spending previously sold bonds on time.

The project will widen Cortaro from two to four lanes from Thornytale Road to Hartman Lane. The road would ex-

SEE CORTARO / B5

## CORTARO

### 2 supervisors want more say in county road project delays

Continued from Page B1

estimates are typically 30 percent too high or too low. Changing the projects' scope, owl issues and rising land costs also have pushed up prices, he said.

Future funding sources could include \$36 million in unspent Transportation Department funds and future developer impact fees totaling \$52.7 million in 10 years, he said.

The county also could obtain a bigger share of available state money doled out by the Pima Association of Governments, Huckelberry said. In recent years, the city of Tucson reaped 82 percent of the funds and the county got 10 percent, he said.

But such an effort would provoke considerable debate among officials of the five cities and towns on the association's regional council, replied Jim Glock, the city's deputy transportation director. For the next four years, the city has based plans for other projects on the assumption that it would get such money.

In other business, the supervisors:

► Delayed hearing for 30 days a developer's request to increase grading on the last 80 undeveloped acres of the 471-home, 430-acre Sabino Springs project for 45 estate homes on the far Northeast Side.

► Ordered the 84-person steering committee for the Sonoran Desert Conservation Plan to re-move 14 members who have missed more than half the committee meetings if they don't respond by Jan. 9 to a registered letter asking if they still wish to be members.

► Contact Tony Davis at 807-7790 or [verdina@azstar.net](mailto:verdina@azstar.net).

withwact

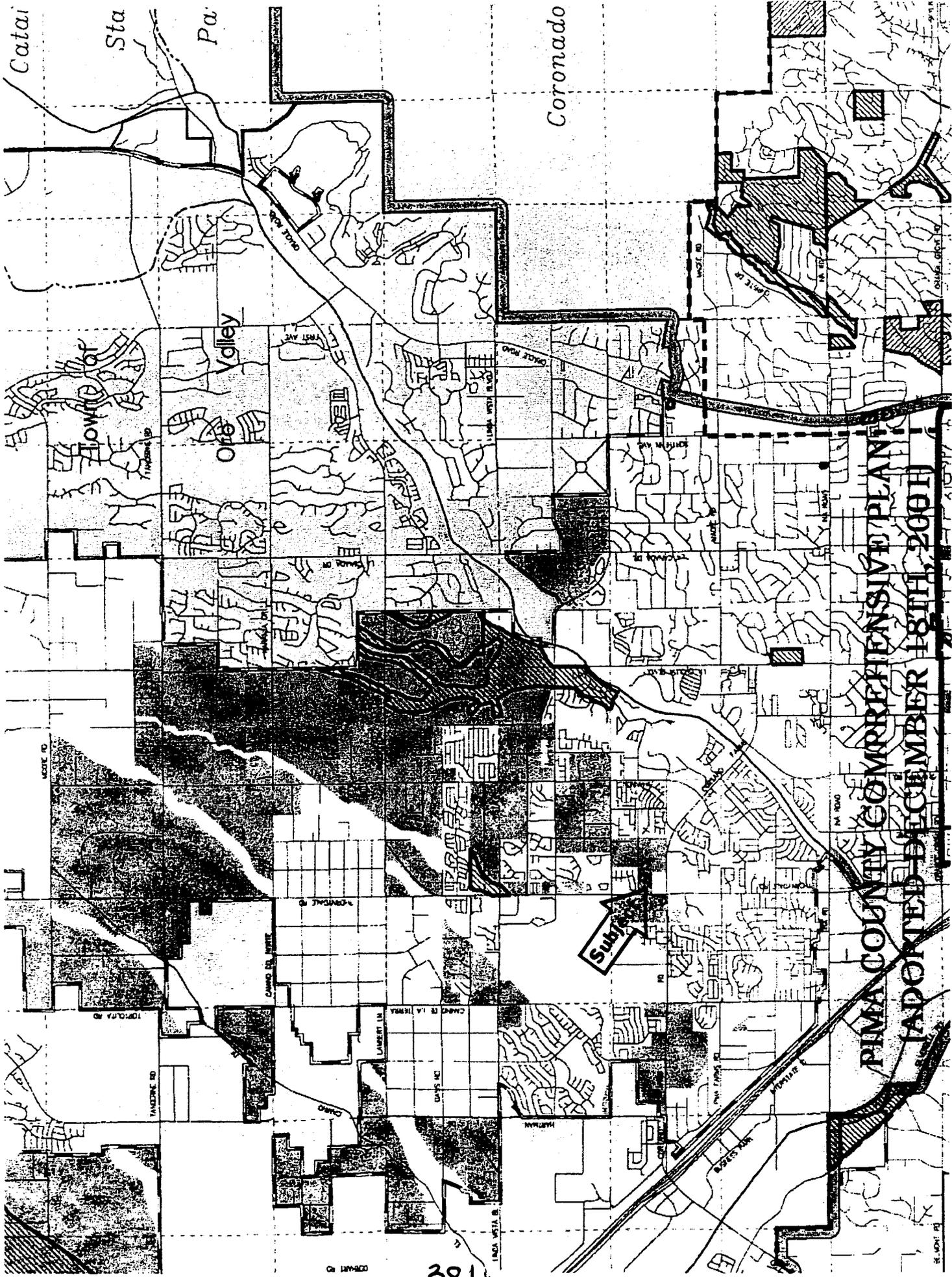
873

Pima County  
Comprehensive Plan  
**Land Use Plan**  
Canada Del Oro  
Subregion

Adopted October 13 1992

Co7-89-2





**PIMA COUNTY COMPREHENSIVE PLAN  
 (ADOPTED DECEMBER 18TH, 2001)**

**LEWIS  
AND  
ROCA**  
LLP  
LAWYERS

Phoenix Office  
40 North Central Avenue  
Phoenix, Arizona 85004-4439  
Facsimile (602) 262-5747  
Telephone (602) 262-5311

Tucson Office  
One South Church Avenue  
Suite 700  
Tucson, Arizona 85701-1611  
Facsimile (520) 622-3088  
Telephone (520) 522-2090

Las Vegas Office  
3993 Howard Hughes Parkway  
Suite 600  
Las Vegas, Nevada 89109  
Facsimile (702) 949-8398  
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S. L. Schurr  
Direct Dial (520) 622-4402  
Internet: SSchurr@lrlaw.com  
Admitted in Arizona

Our File Number 31243-06007

January 23, 2002

**VIA FACSIMILE and FIRST CLASS MAIL**

Amelia Craig Cramer, Esq.  
Deputy County Attorney  
Pima County Attorney's Office Civil Division  
32 North Stone Avenue, Suite 2100  
Tucson, Arizona 85701

Re: **Special Area Policy S-22**

Dear Amelia:

This letter follows up on our conversation today and, per your request, supplements the language proposed in my January 18, 2002, letter, attached. We also wish to confirm your statement that the purported December 18, 2001, Board of Supervisors action (concerning Special Area Policies S-22, Disputed Annexation Areas of the Town of Marana and described in the attached document) did not occur.

You suggest adding an additional term to deal with the (remote) possibility that the annexation could be voided. I suggest the following addition:

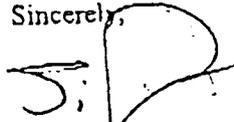
If Marana's annexation is invalidated, this property could possibly come within the statutory "area of jurisdiction" of Pima County. Should such event occur, Pima County could include this property within its Comprehensive Land Use Plan Update.

Your suggestion of affixing a planning designation for the property, to become effective should the Marana annexation be invalidated, is unacceptable. Pima County is empowered to adopt a comprehensive long-term plan only for property within its "area of jurisdiction" (see A.R.S. § 11-806(B)). Area of jurisdiction is defined in A.R.S. § 11-801(1) as "that part of the county *outside the corporate limits of any municipality.*" Our client's property is within (and not outside) the corporate limits of the Town of Marana. Moreover, a county possesses only those powers delegated to it by the State. The State has not empowered counties to adopt a Comprehensive Land Use Plan Update for areas within a municipality's corporate limits. Indeed, the legislature seems to have intended the opposite.

117943.L

Thank you for your cooperation in resolving this matter. I look forward to your written response.

Sincerely,



S. L. Schorr

SLS/r/c

Attachments

cc: Mr. Dean Wingert  
Mr. Mike Hein, Marana Town Manager

Jim Mazocco  
Pima County Planning and Development Services

RE: Pima County Comprehensive Plan Update  
Parcel No. 101-13-002D and 101-13-001A8, Northwest Corner of River  
Rd. and La Cholla Blvd.

Dear Mr. Mazocco:

It is my understanding that the Pima County Planning and Zoning Commission and the Board of Supervisors are further considering certain amendments to the Pima County Comprehensive Plan.

The purpose of this letter is to formally request and confirm my support for reclassification of my property located in the area of River and La Cholla from F (High Intensity Urban) to CAC consistent with the recommendations of the Northwest Land Use Panel. This change is requested in part due to the increased commercialization of this area with the recent completion of River Road and the soon to be undertaken work on La Cholla Boulevard.

Sincerely,



Gary Devlin

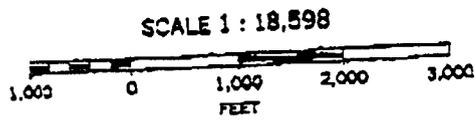
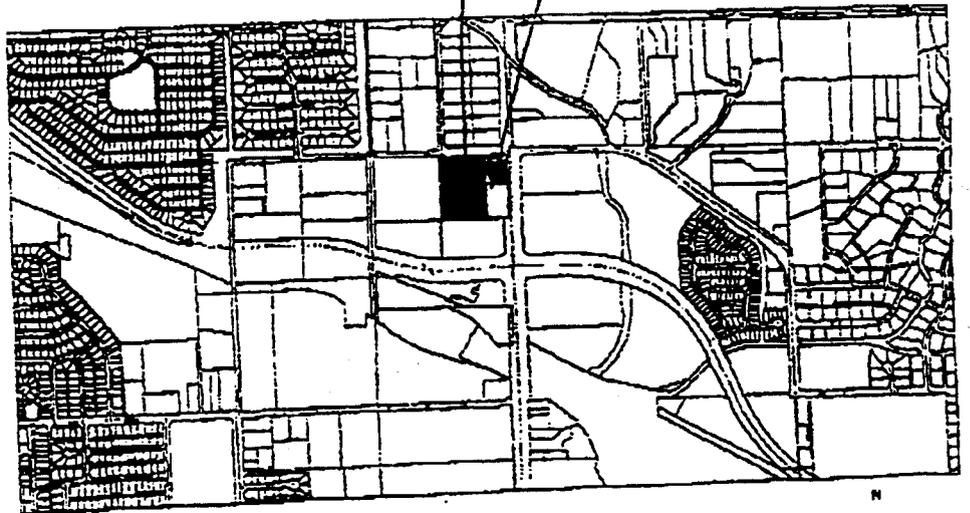


# Pima County

Parcel # 101-13-001A8

Parcel 101-13-002 D

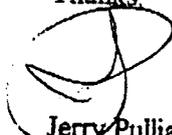
Street Net  
Parcels  
Parcels (Landbase)



**FAX to the  
Clerk of the Board of Supervisors**

Please furnish copies of these letters to each Supervisor.

Thanks.



**Jerry Pulliam  
Sahuarita**

*2 pages follow.*

JAN 22 02 10 37 AM '02

*mc*

January 21, 2002

Pima County Supervisor:

We have owned the property referred to in my letter to P & Z since the early 1980s. The property was purchased with the idea that we would hold it until the market changed and the area around the Arivaca Junction became more in demand.

As you can see from my letter, this has been a disaster. Now that the changes are beginning that would make our property marketable, the county once again steps in. We have had prospects interested but when they hear my story of the actions of the County, they back away. No one wants in make an investment in a property when they do not know what the county's next move will be. If I had dreamed that I would be treated in this manner, I never would have bought the piece in the first place.

The present RH zoning is a joke. This property is not suitable for this zoning.

When I became involved in this small acreage, I was in business. Now, about 20 years later I am retired and quite frankly need to sell this land. Do you think it is fair that we have been treated as we have?

I sincerely beg your understanding of this issue and hope that you will do the right thing. If I can answer any of your questions, please let me know.

  
Jerry Pulliam  
Sahuarita  
625-4983

JAN 22 02 09:43 AM CLK OF BD

*WMC*

CLERK'S NOTE: -  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 1/22/02  
*Original to Planning*

January 21, 2002

Pima County Planning and Rezoning Department

Re: Comment on change in comprehensive plan.

I am the spokesman for Stewart Title and Trust, trust 2744. The property in this trust is 304-43-001B comprising 6.09 acres.

The current zoning is RH. Comprehensive plan amendment made about five years ago changed it to Neighborhood Activity Center.

Prior to adoption of the Comprehensive Plan, county planners at two different hearings told me that the best use would be "some type of commercial." I wrote a letter for the record, as did the owner of the four-acre parcel immediately south of our parcel, that we would prefer commercial zoning. When the Plan was adopted, the zoning was changed from GR to RH.

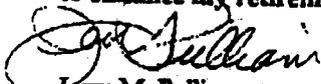
The last time I checked, my letter could not be found in your offices. We believed then and continue to believe that these parcels are not suitable for one home on 4.4 acres as provided in RH zoning. The location of our land is between the Frontage Road and I-19 and would be more suitable for commercial use.

The change to Neighborhood Activity Center was done at a cost of \$500 to the county plus additional engineering and planning costs.

A few years ago, I had sold the property for \$50,000 to a man whose mother lives on the land immediately north of our property. He wanted to build as soon as possible but when he learned of the zoning problems, he cancelled the sale.

We are in favor of having all of the property between I-19 and the State Frontage Road lying north of the Amado Self Storage facility changed to a commercial zoning. CB-2 zoning on the storage business next to the present residential zoning is an example of incompatible spot zoning.

I do not believe it is the purpose of government to play games with a property owner's rights. The willy-nilly changes have damaged my land value and ruined my opportunity to enhance my retirement by selling my property. That's not your job.



Jerry M. Pulliam  
17771 Placita Octubre  
Green Valley AZ 85614  
Spokesman for Stewart Title and Trust, Trust 2744.  
625-4983

Copies to Board of Supervisors

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 1/22/02 SR  
*Original to Planning*

JAN 22 02 11:07:43 AM CLK OF BD *WJC*



**Abrams Investment & Development Corporation**

**Fax Transmittal Form**

To  
Name: Ben Changkakoti  
Phone number:

From  
Joel Abrams  
Phone: 520-575-0839  
Fax: 797-2375

- Urgent
- For Review
- Please Comment
- Please Reply

Date sent: 12/28/01  
Time sent:  
Number of pages including cover page:

Message:

Dear Ben,

I received your memorandum regarding the hasty and untimely (the day after New Years) public review of the Comprehensive Plan Update adopted by the Board of Supervisors. I would like to know if there are specific parts of the plan to be reviewed on any of the three dates mentioned in the memo. In particular I am interested in the review of the planned RAC designation for the intersection of Picture Rocks Road and Sandario Road.

As I asked at the Public hearing in December, why is the RAC planned for the area going South from the corner to the property line of the Sahuaro National Park and not to the North? It is the County's stated purpose to plan to take traffic away from Picture Rocks Rd where it runs through the Park, for the purpose of preserving the ecological integrity of the Park. It would seem natural to keep higher intensity uses away from the same Park along the other main road that runs through the area or is there really no true principals to this plan. Are the meandering wishes of a few arrogant planners and elected officials the true purpose of this exercise as it appears to be by this and other actions taken? Until I am given a reasonable explanation, I will continue to ask this question.

Truly,



2509 N. Campbell Ave 186  
Tucson, Az. 85719

