

**DRAFT**

# Status of Specific Plans

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Sonoran Desert Conservation Plan  
Pima County, Arizona



Pima County, Arizona Board of Supervisors  
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Raúl M. Crijalva, Chair, District 5

County Administrator  
Chuck Huckelbery

June 2001



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# MEMORANDUM

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Date: June 8, 2001

To: The Honorable Chair and Members  
Pima County Board of Supervisors

From: C.H. Huckelberry  
County Administrator 

Re: **Report on the Status of Specific Plans**

## **Background**

The Board has requested a review of the specific plan regulations to consider revising or improving the procedure. Since the specific plan chapter was adopted in 1987, there have been eighteen specific plans reviewed by Pima County. Fourteen of those have been approved by the Board. Of those fourteen, five have had on-the-ground development. In addition, the 12,817 acres rezoned for specific plans could contain about 40,892 dwelling units, more than 1,000 acres of nonresidential uses, and 173 holes of golf. Regarding open space, more than 4,300 rezoned acres are designated as either natural or functional open space. The attached study is written by the County's Planning Official, Mr. Jim Mazzocco. It reviews major issues involving specific plans and provides background information about specific plan activity that has occurred since the adoption of the specific plan ordinance. With the advent of the Sonoran Desert Conservation Plan, Growing Smarter Plus legislation, and the update of the Comprehensive Plan, it is particularly timely to review the specific plan process.

## **Issues**

The list below briefly summarizes recurring issues associated with Pima County specific plans.

1. Specific Plans are not specific enough: This is a common comment about specific plans that is related to the name of this planning concept. The word, specific, in the traditional use of a specific plan means that a set of regulations will be adopted for a specific site and not that the plan will be full of detailed specific regulations and features. The term came from a type of California land use regulation that is now commonly used throughout the West and Southwest. In comparison to Pima County land use processes, it is, in essence, a rezoning with a set of special conditions applied specifically to that parcel. Most specific plans are long-term master plans with a build-out time that could be up to thirty years. What tends to be specific is the total number of dwelling units and acres of nonresidential uses. What tends to be less specific are lot layouts throughout the plan and what nonresidential uses end up in commercial planning areas. These elements are often governed by market trends at a given time.

One of the problems with the proposed 1999 Canoa Ranch Specific Plan was that the commercial corridor could be anything from residences, shopping centers, commercial highway outlet stores, campus park industrial, or a light industrial warehouse area. In this case the use list was too broad. The Canoa problem is not a widespread problem of specific plans but it signals a need to be assured prior to approval of what is the range of development options in a specific plan and is that range meeting a community need? One of the attractions to using specific plans for a master plan developer is that it will be flexible to a given land market at a given time. Another is it gives a sense of certainty over the future marketing of a large tract of land. In the analysis of specific plans, it is important that the mixture of uses is accomplishing land use objectives of the Comprehensive Plan. Growing Smarter Plus in its growth area element encourages better mixed use planning development. The County can decide if it wants more golf course community specific plans or conservation-based communities with improved mixed uses and densities. Specific plans can be one of the most suitable zoning districts to accomplish a more efficient land consumption policy weighed against the timing of infrastructure expansion. The alternative is to continue incremental small parcel development of the County's northwest and the associated need to play catch up on infrastructure deficiencies.

2. The specific plan time frame is too open ended: There is a concern that specific plans have no time limit once they are adopted. This concept was intentional recognizing that master plan development is market sensitive and that build out on several thousands-acre developments makes setting time limits arbitrary. However, the Board can revise its policy and impose a time limit. A common rezoning has up to ten years to complete its special conditions. Also, after the first five years the development must show substantial progress. A similar standard of substantial progress after the first ten or fifteen years of existence may be appropriate for a specific plan. Several specific plans have had no on the ground development activity for more than ten years [Star Valley, Santa Rita Ranch, Forest City - now in Marana]. It is the Board of Supervisors prerogative to limit time frames and require a specific plan developer to return and justify continued existence. Moreover, the Board can consider initiating a substantial change to an existing specific plan that sets a fixed time limit. A potential policy could require that after ten years if no infrastructure agreement is finalized, no construction started, or no money paid for essential infrastructure, the Board can continue or close the specific plan and require a new submittal sensitive to the new dynamics of land use changes in the given area.

3. Regulations differ from the Zoning Code's: Development standards from the specific plan planning units can be different from our zoning districts. The key is to ensure that all the standards are enforceable and understandable by the Board, the public, and staff. To keep requirements simple and consistent, the specific plan standards should be based on zoning code rules unless they are a clear improvement. Concerns arise when the developer attempts to freeze regulations so as to ensure exemption from compliance with future revisions to regulations.

With the Sonoran Desert Conservation Plan and the eventual adoption of an environmentally sensitive land ordinance, it becomes more important that all Pima County development is attuned to the new realities of regional ecological-based land planning. However, a specific plan requirement may introduce more creativity into the development process and eventually be adopted as a zoning code requirement. An example is the native plant preservation process. It was first used in the Sabino Springs Specific Plan as a special condition and evolved into the County's current native plant preservation plan ordinance.

4. Specific Plans have not been effective in Pima County. The expectations of elected officials, developers, and adjoining property owners are not being met. All large-scale urban developments have been controversial when adjoining the low density areas of the County. These outer areas with large land tracts lend themselves to master planning opportunities. In the future, it will remain a challenge as to how large land tracts can be developed and still meet the objectives of the Comprehensive Plan.

Most of the specific plans at least have completed a portion of their master plats but have no development, for example, Star Valley and Rocking K #2. Miraval and Starr Pass are examples where no development has occurred. Sabino Springs, Las Campanas, and Quail Creek (Sahuarita) are examples of areas where home sales have proceeded. The specific plan process could be more effective. Up to now a large number of the master plan type specific plans have been golf course communities (Star Pass, Miraval, Rocking K#2, Sabino Springs, Vail Valley Ranch, Quail Creek, Santa Rita Ranch).

Upon adoption of the Conservation Plan, large tract development is best accomplished by an agreed upon plan that accomplishes the County's conservation and planning objectives. With issues such as water resources, constant population growth, and greater limitations on development reserve, specific plans need to be molded to serve the land planning, infrastructure and cultural and natural resource objectives of the Comprehensive Plan. Northwest Medical Center and Riverside Crossing are two examples of infill development using the specific plan process. Neither case was controversial. With the advent of the Biological Reserve, infill (developing vacant urban land) and redevelopment (redeveloping already developed land) specific plans could become more common.

#### **Recommendations for Updating the Specific Plan Process**

What follows is a list of initial recommendations for updating the specific plan process. The first specific plan ordinance was the result of the work of a citizen's subcommittee.

I am directing staff to form a subcommittee to advise on what has worked and not worked in the current process, and what could work better in the future. I have also directed staff to formulate recommendations to revise the specific plan ordinance and rezoning policy. Initial recommendations include:

1. Use specific plans to comply with the growth area element of the comprehensive plan. Growing Smarter plus requires development of a growth area element. Specific plans offer an opportunity to match infrastructure timing with an appropriate amount of development. In a specific plan the infrastructure and development can be arranged on one or more large tracts of land at one time. The amount of population and the infrastructure standards can be measurable. The timing of construction will depend on market tendencies. Pima County does not have much history in dealing with public private land development partnerships. Further, the specific plan legislation requires 100% owner consent to be included. Thus, the trend in Pima County has been that specific plans tend to be large speculative master plans.

Another manner that specific plans are used in other jurisdictions is to do infill or redevelopment in developed areas to encourage more efficient use of land or to accomplish a transportation/land use objective. Mindful that Growing Smarter Plus calls for multimodal transportation, infrastructure expansion to support concentration of uses, and mixing uses to become more efficient with auto transit, it appears specific plans could also be used in urbanizing Pima County to develop such areas. This concept could become a Comprehensive Plan policy.

2. Use specific plans to promote sustainable community and smart growth concepts. While the Civano project has had problems, it still stands out as the leading prototype of mixed use planning in Arizona. The development industry has had great success in marketing Pima County as a haven for golf course community population growth. Considering the specific plan's track record of creating more golf course communities, in the future it may be in the County's best interest to promote sustainable development using smart growth standards. This concept could be a Comprehensive Plan policy on encouraging the use of specific plans to promote mixed use, conservation-based planning that has multimodal options, and energy conservation design.

3. Create a time limit for substantial progress. There have been concerns that specific plans have no time limits. Looking at the history of Green Valley master plans, it is clear a thousand plus- acre master plan may need up to thirty years to build out. However, there needs to be a way to better determine substantial progress of a specific plan. The progress may be defined as the creation of a master plat or the adoption of an acceptable development agreement. An optional progress trigger could be the beginning of a development's construction. This concept requires a change to the specific plan chapter of the zoning code.

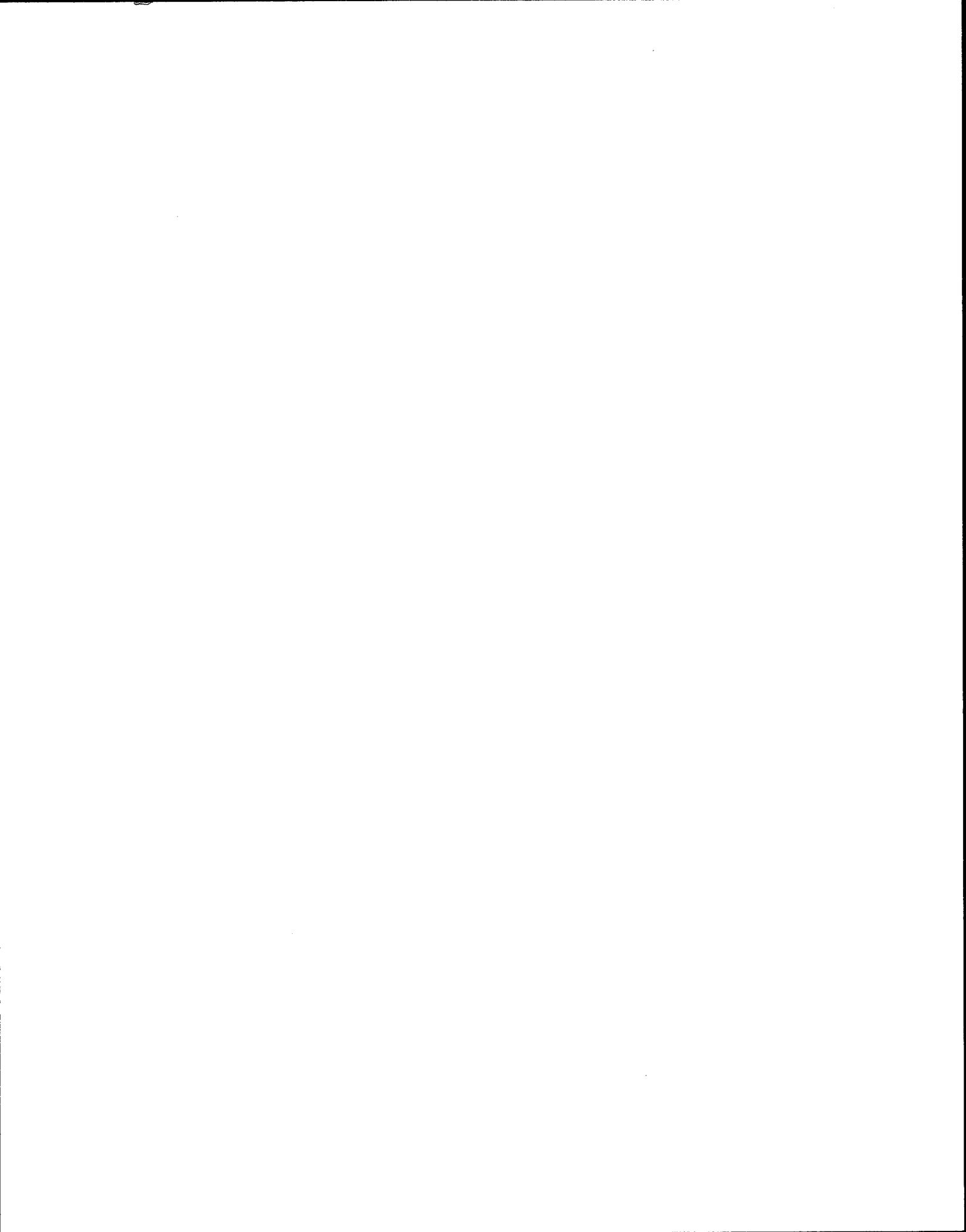
4. Change the name of specific plan process to master plan overlay district (MP). This is a change that may better explain the expectation of this process and reduce any misunderstanding of a proposal and the degree of specifics that can be expected. There are already jurisdictions in Oregon using the specific plan as an overlay district while allowing underlying zoning standards. A small site master plan overlay could have a more demanding standard for development specifics but the specifics should be decided by considering the size and estimated build out time of a proposal.

The idea of changing the name from specific plan is not new. The City of Tucson changed the name of its specific plan process to planned area development (PAD) several years ago, because of confusion with a part of its general plan process. This recommendation requires a change to the zoning code. The zones could be hybrid Pima County zones as described below.

5. Create hybrid zones and regulations in specific plans closely modeled on the current zoning code's zoning districts. An ideal situation would allow creative design concepts into a proposal while keeping the overall standards and zones consistent with the zoning code's format. The current system of allowing every specific plan to have its own set of planning unit names and nomenclature and its own way of explaining standards can cause confusion in interpretations in the permitting and zoning enforcement process. To make specific plans more consistent with the zoning code regulations, the current zoning districts can be used with modified regulations being part of the above proposed master plan overlay district. For example, a zone called, say, MP(CR-4) would mean the standards are based on CR-4 zoning but may have some alternative lot size or building height standards particular to the specific plan. In this way, creative ideas can be merged with consistency helping to assure standards that are understood against the backdrop of overall Pima County zoning. This idea requires a change to the zoning code.

6. Separate the specific plan standards from the background inventory within the site analysis. The current specific plan booklets can be confusing regarding what is a regulation and what is a nonregulatory concept noted in the thick document. A more formal separation of regulations from inventory and conceptual information may help clarify what to expect from the plan. A typical development regulation book would include the hard development standards, maps of zones, a preliminary development plan, as well as a more flexible design guideline section. This recommendation may require a change to the zoning code or could be an adopted policy.

7. Require more land use and lotting detail for specific plans of 500 acres or less. For specific plans of 500 acres or less there can be a higher standard of detail required which would be similar to a rezoning preliminary development plan. It is reasonable to expect more detail from a site of 500 acres or less. For larger specific plans, less detail in site planning is acceptable as long as there are clear development standards meeting the Comprehensive Plan's objectives. A plan with a planning area with little development standard detail and a permitted use range from residential to light industrial uses should not be acceptable. Mixing residential and nonresidential uses is a smart growth idea but the standards need to be clear. Even in plans of thousands of acres the basic mix of uses should give a clear vision of the appearance of the eventual development. This proposal requires a change to the zoning code.



## Report on the Status of Specific Plans

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### **I. Legislative Background**

This section describes some of the legislative background on Arizona and Pima County specific plans.

#### **What do State statutes say about specific plans?**

ARS 11-825 gives Pima County the authority to adopt a specific plan process. The Arizona statute limits opportunities for county-initiated specific plans, since property owners within a specific plan's boundaries must give written consent.

The statute states the specific plan must include zoning regulations for a designated parcel and the plan will include text and maps, as well as, other regulations for implementation of county master plans. This item refers to County plans as for trails, parks, regional drainage, and most likely the Sonoran Desert Conservation Plan. The statute requires basic map elements for the plan with no reference to a detailed preliminary development plan.

The statute requires specific plans to be consistent with the Comprehensive Plan. In Pima County, this means specific plans must conform with the land use intensity categories on the Comprehensive Plan's land use map. It has been a common for a developer to note the proposed density is lower than the one allowed by the Comprehensive Plan as a project selling point.

California and Oregon use specific plans to address community planning issues by placing specialized policies and standards on a given site. These states have communities that use the specific plan to achieve public objectives such as encouraging transportation-efficient land uses.

The specific plan becomes a means to a public/private partnerships to develop one or more parcels. These plans attempt to raise the level of certainty for everyone. Because the process is used for various small and medium-sized projects, the community is assured of where specific uses will be located and how they will relate to infrastructure improvements.

#### **What is the impact of Growing Smarter Plus?**

Growing Smarter Plus deals with comprehensive planning, and there are several sections of the legislation in which specific plans could play a role.

ARS 11-824C requires the county to determine if proposed major plan amendments substantially alter the county's existing land use mixture and balance. This provision raises many question about what is the current land use mixture and balance, as well as, what should be the land use mixture and balance pursued by the comprehensive plan. The provision also suggests a sophisticated land supply monitoring system.

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In achieving a desirable mixture and balance with the least amount of negative urban impacts, specific plans may be a tool that ensures land released for development meets projected demands for housing and other land uses. In this way, new growth areas can be shaped to accommodate population growth rather than being perceived as a problem for adjacent development or resource areas.

Growing Smarter also suggests that the Comprehensive Plan contain policies to promote a compact urban form. A specific plan with a long term build out of thirty years can be an opportunity to introduce smart growth standards encouraging a compact form and community building that ties conservation and a quality urban environment together.

It may be overly optimistic considering our development past but worth the effort to attempt building communities that instill more efficient use of land, more efficient use of urban services, a more urban and rational mixing of uses, more transportation options, and a human scale of development design.

ARS 11-821 D requires the county to include planning for growth areas. This provision notes the need to identify mixed use areas that are suitable for planned multi modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses.

A specific plan/master planned development that meets long range planning goals is a desirable development strategy, especially concerning natural area acquisition and infrastructure planning.

Specific plans can also be used to refill urbanized areas to create transportation options and better use of existing infrastructure. Such a strategy stands in contrast to the typical piecemeal rezonings that continue the low density sprawl pattern that characterizes most of unincorporated Pima County.

ARS 11-826 allows counties to prepare a plan and provide regulations determining the location of an infrastructure limit line beyond which the county may limit or prescribe conditions on a publicly financed extension of water, sewage and street improvements. Specific plans could be a tool that designates how development may occur within an infrastructure limit line to encourage proper timing, efficiency and compactness.

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### What does the Pima County Comprehensive Plan say about specific plans?

All the planning designations allow for rezonings to specific plans, but the Plan is silent on how specific plans can be used to implement the Comprehensive Plan. Key policy objectives imply uses for specific plans. Below are excerpts from the Growth Management and Future Land Use objectives of the current plan. These objectives are listed under the adaptiveness goal that encourages building on our strengths and correcting our weaknesses on how to allow development to occur. The Comprehensive Plan's goals advance strategies that protect conservation areas and support compact development that limits low density sprawl. Since 1992, Pima County has improved many of its environmental standards, but less has been done to encourage more compact development.

#### COMPREHENSIVE PLAN POLICY OBJECTIVES

On Containment of Urban Growth: "Urban densities will be clearly separated from rural and natural resource-based areas."

On Land Consumption: "New growth will be accommodated primarily through in-fill, higher density activity centers, and redevelopment corridors as opposed to continued peripheral sprawl."

On Land Consumption: "Smaller and clustered residential lot areas will be acceptable with more skillful site planning."

On Land Consumption: "Emphasis shall be placed on securing self-sustaining activity centers containing places of habitation, work, transport, recreation, shopping, and services within close proximity to one another."

### What purpose does the specific plan fill in the Zoning Code?

The zoning code mentions four points in its purpose statement for the specific plans chapter:

- to establish a means to implement the statute;
- to provide a bridge from the comprehensive plan to individual project;
- to establish an atmosphere of mutual consent, environmentally sound, cost effective;
- to provide a preferred tool in the buffer overlay.

#### Implementing the Statute

This statement is fulfilled by the adoption of the specific plan chapter in the zoning code.

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### The Bridge

The key statement is about providing a development review process that bridges the long range, comprehensive plan objectives to the more specific details of site planning. A typical specific plan describes permitted land uses, and open space. It also describes a phasing plan for development. The layout could favor open space conservation or attempt a mixed use village center. These concepts should be connected to the comprehensive plan's objectives.

A common criticism is that a specific plan does not always give the visual sense of a built out state. Specific plans should, however, contain a list of standards and design criteria that guide the development to its physical state.

Single use specific plans on small sites with a short term build out can adapt to the more detailed site planning information required in a typical rezoning. A developer of a project with a thirty year build out is going to have concerns about committing to specific site planning information today to adapt to a land development market thirty years hence. If such a commitment is made, it is done readily acknowledging that changes will have to be made through the public hearing process.

If Pima County wishes to continue to review long term master plans, the issue is how can the community's best interest be served by the master plan? One answer is to connect the master plan to long term community goals in its development standards and overall focus. A plan with standards and a focus on land consumption, infrastructure efficiency, natural resource conservation, low water use, reduced auto dependence, and so on while lacking in visual site planning details is still focused correctly on community goals.

To alleviate concerns about details, the County could require a public hearing ratification of the site plans to assure the development is achieving the County's goals.

Specific plans should be related to the growth area element of the Comprehensive Plan update. A specific plan should reflect the appropriate location of growth, the amount of land and uses involved, the timing of services, and the quality of growth the County desires to promote in an area.

State Trust Lands offer an opportunity to partner with the State to create development and resource preservation at the same time. It is in the best interests of Pima County's jurisdictions to consider the most efficient form of land consumption policy to protect Sonoran Desert features while accommodating reduced infrastructure costs, and the reduced need to travel to jobs, schools, shopping, recreation and other daily destinations. Taking the land use plan of the State along with the County and the city and towns' long range plans, specific plans could be a bridge to develop State Lands too. Using specific plans to develop State Lands, could protect the financial investment of the State while meeting the land use objectives of the County's jurisdictions.

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### Mutual Consent and Environmental Soundness, Cost Effectiveness

The three expectations mentioned in the purpose statement expected the specific plans would represent a sophisticated balance of development and natural areas. Further, there was an expectation some would be within buffer overlay zone areas of the public preserves. In addition, innovative site design was intended to allay neighboring land owners concern about reduced property values, a reduced sense of wide-open space, and an increase of competition for public services. In fact, specific plans which were the farthest from an established neighborhood were the least controversial. Whereas, the closer they were to public preserves and established low density neighborhoods, the greater the likelihood of a community-wide protest and debate occurring on the urbanizing of a pristine natural area.

Residential communities coming from specific plans have largely been golf course or resort centered communities. Some innovations that have occurred include the initiation of plant preservation plans and third party monitoring of development in Sabino Springs, large tracts of natural area dedication offered in Canoa Ranch, and environmental enhancement fees in Starr Pass.

Whether the adopted specific plans represent the desired balance of natural areas, infrastructure efficiency, site planning innovation, or a continued pattern of low density development at the fringe of the urban areas is debatable.

In contrast one of the most innovative growth management concepts in the country comes from Maryland. Maryland statutes restrict state spending on public infrastructure in designated growth areas. Growth areas getting public funded infrastructure must have existing water and sewer lines.

### Preferred Tool in Buffer Overlay

Early on the first drafters assume specific plans would be used at the urban fringe for master plans near public preserves. The objective was to secure generous natural area dedications to ensure connectivity with the public preserves. A 1998 change to the buffer overlay zone further emphasized this concept by requiring a 50% natural set aside from specific plans proposals.

Another assumption was the unified development of a specific plan was desired more than piecemeal rezoning development. The other unspoken assumption was that there would be specific plans near and compatible with low density land use patterns.

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### Specific Plans and the Preliminary Biological Reserve

The preference to use specific plans for urban fringe development as a trade off for generous natural areas was an important point of many of the current approved specific plans. Compact land use consumption and infrastructure efficiency is seldom a theme in early proposals. With the Sonoran Desert Conservation Plan and the limitations placed on development reserve, the emphasis could shift to development that promotes efficient community building tied to the urban infrastructure system and limits the continued pattern of low density single use areas. Specific plans could promote less car-oriented development timed to connect to infrastructure.

Attached to this report is a map showing existing specific plans general locations and the location of the preliminary biological reserve. Miraval, Forest City (Marana), Starr Pass, Rocking K, Vail Valley Ranch, Santa Rita Ranch, and Las Campanas are either clearly in the reserve or adjoin the reserve. How this location affects the future build out of these specific plans is not clear. Currently, the County is engaged in the adoption of an environmentally sensitive lands ordinance. The issue not covered by the current buffer overlay zone, hillside development overlay, and the native plant ordinance is the issue of wildlife habitat and the final formulation of the Sonoran Desert Conservation Plan. How future environmental development standards will curtail the current specific plan development proposals is difficult to say until more information and direction comes forth from these endeavors.

## **II. General Background**

### **Early History of Pima County's Ordinance**

At Pima County's request, the Arizona Legislature adopted enabling legislation in 1986 for county specific plans, which was limited to Pima County. The Board of Supervisors appointed a committee composed of Planning and Zoning Commissioners, private planners, neighborhood and development representatives, and environmental activists, to draft specific planning regulations. The Planning and Zoning Commission and the Board of Supervisors adopted the committee recommendations in 1987 with only minor changes.

Initially the specific plan ordinance was popular. The project sites have often been in environmentally sensitive areas near public preserves, outside the limits of sewer lines, and adjacent to established low density, estate lot neighborhoods. The first specific plan application was filed before the Board adopted the ordinance and four additional requests were filed within the first year of ordinance adoption. The first five applications for specific plans totaled about 4,150 acres; four of the five were approved, with little or no public or Board dissent. The failed specific plan application was for the Coronado Specific Plan, a proposal to integrate land planning with an extension of Sunrise Drive to Houghton Road. A modified request was later submitted and approved as the Sabino Springs Specific Plan.

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Several specific plans have captured community wide attention with contentious public hearings. Rocking K, Canoa Ranch, and Sabino Springs stand out for being among the most controversial proposals. Because specific plans have been associated with large land use development controversies there may be a perception that Pima County's specific plan process is an inherently flawed and controversial process. This analysis is connected to the first Board denial of a specific plan in 1999. Since its adoption in 1987, the specific plan ordinance has usually been chosen for rezoning large residential tracts with lengthy build-out time lines or the occasional single use project, such as a resort.

As conceived in the mid-1980s, the purpose of specific plans was to provide an innovative planning tool which combined environmental sensitivity and neighborhood mitigation into an accepted high quality, master-planned rezoning. The development community expected easier public acceptance of rezonings because of innovative site planning and hoped to see quicker project financing because of the zoning certainty provided by specific plans.

### **Characteristics of Specific Plan Requests in Pima County**

The specific plans approved in Pima County represent a potential large reserve for future development. The nearly 20 square miles rezoned for specific plans can allow up to 40,892 dwelling units, at least 1,066 acres of nonresidential uses, and 173 holes of golf. More than 4,300 acres have been, or will be, preserved as platted natural open space, dedicated to adjacent public preserves, or designated as functional open space.

The specific plan requests submitted to date include some of the largest rezonings filed with Pima County in the nearly 50 years of county zoning authority. The initial Rocking K Specific Plan (1989) request was for nearly 10 square miles of land, while the Canoa Ranch Specific Plan (1997) application was for more than 5,200 acres. This amount of land to be rezoned by each specific plan exceeded by far the total acreage of conventional rezoning requests which were filed in those same years. More typically, specific plan requests have been for sites which are relatively small (40 to 500 acres) or moderate (1,300 to 1,800 acres) in size.

### **By Size, Location and Ownership**

The small specific plan proposals have been for single use projects, such resort hotels, medical center, retail entertainment complex and an industrial park. The Northwest Hospital, Riverside Crossing, Stouffer Pima Canyon Resort, and Starr Pass Resort specific plans are examples of smaller proposals that represent infill development in urbanized areas. The Forest City Specific Plan (Marana) was proposed in 1987 to provide a development anchor for planning the Tangerine Road corridor; it remains the exception to smaller specific plans generally being infill projects.

The moderately sized and large specific plan requests have been for master planned communities adjacent to metro Tucson or Tucson's satellite communities, such as Green

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Valley and Corona de Tucson. They include Las Campanas, Santa Rita Ranch, and Quail Creek (Sahuarita). Nearly all are former ranches which have been contemplated for development for many years.

A significant characteristic of most specific plan requests is that they are located in or adjacent to areas with high biological, scenic or cultural resource values. This includes specific plan requests for land located adjacent to the Coronado National Forest (Miraval, Sabino Springs, Santa Rita Ranch), Saguaro National Park East (Rocking K), Tucson Mountain Park (Starr Pass), Santa Rita Experimental Range (Quail Creek- Sahuarita, Santa Rita Ranch), and Cienega Creek Natural Preserve (Vail Valley). As the Sonoran Desert Conservation Plan's Biological Reserve is finalized how these developments interface with that Reserve may become an important issue in the future.

The Santa Rita Ranch, Sabino Springs, Rocking K, Stouffer Pima Canyon Resort, and Starr Pass Resort specific plans were subject to the original Buffer Overlay Zone at the time of rezoning. Portions of Vail Valley Ranch and the entire Quail Creek specific plan became subject to the secondary design standards of the 1998 revised Buffer Overlay Zone when the Board of Supervisors designated, respectively, the Cienega Creek Natural Preserve and the Santa Rita Experimental Range as public preserves to be protected by the Buffer Overlay Zone.

Most of the specific plans have been under unified ownership or control; the exceptions have been Santa Rita Ranch, South Kolb Road and Sabino Springs, each of which had several owners of properties within the plan. The State Land Department consented in the late 1980s to include State Trust land in the applications for the Santa Rita Ranch and Rocking K specific plans. Pima County has not been an applicant in any specific plan.

### **By Approved Land Uses**

The larger specific plans approved in Pima County are mainly residential/golf course developments with some neighborhood commercial.

The approved specific plans are composed of housing types ranging from one acre or larger single-family residential development to apartments and townhomes at thirty or more units per acre. The more recently approved specific plans include assisted living facilities, medical uses, and a retail entertainment complex as permitted land uses. Nine of the fourteen approved specific plans include one or more golf courses, and seven propose resort hotels. The Santa Rita Ranch Specific Plan includes potential industrial development (referred to as "employment"), as did the denied Canoa Ranch Specific Plan. Table I summarizes the basic land uses authorized by the approved specific plans:

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**Table I Land Use Summary of Approved Specific Plans**

<b>Land Use</b>	<b>Summary</b>
Residences	40,892 Dwelling Units*
Commercial/Industrial	1,066 acres
Golf Courses	173 holes (undetermined acreage)
Natural Open Space	1,365 acres
Total Open Space (natural/functional)	4,598 acres (estimate)
Total Acres	12,737 acres (19.9 square miles)

\* Describes approved maximum number of units including approved plans later incorporated.

**Status of Approved Specific Plans**

The Board of Supervisors has approved fourteen of the eighteen specific plan requests filed with Pima County (of the other four, one was denied and three were withdrawn prior to Board action). The Santa Rita Ranch, Quail Creek, Sabino Springs, Rocking K and Las Campanas specific plans are in various stages of development and the Forest City, Vail Valley Ranch and Starr Pass Resort specific plans have been, or are being, subdivided, but construction has not started. The Star Valley, South Kolb Road and Miraval specific plans have not proceeded since rezoning approval, although each has had some development plan review activity. The Stouffer Pima Canyon Resort Specific plan was rescinded after approval at the request of the property owner.

Table II, Summary of Specific Plan Requests Filed With Pima County, below provides an overview of the eighteen specific plan requests which have been filed with Pima County. The table states the ownership name of record at the time of application, provides the location by supervisorial district and general area, summarizes the approved land uses and residential densities, and highlights the status of post-approval development activities.

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**Table II Summary of Specific Plan Requests Filed in Pima County**

TABLE II SUMMARY OF SPECIFIC PLAN REQUESTS FILED WITH PIMA COUNTY		
<b>STAR VALLEY</b>	<b>Applicant</b>	Star Valley Associates Tucson, AZ
	<b>Location</b>	District 3 1,437 acres, located about ½ mile south of Valencia Road, north of the San Xavier Indian Reservation, and west of the Pascua Yaqui Reservation, between Wade Road and Camino Rancho
	<b>Project Summary</b>	SFR and MFR residential up to 7,065 dwelling units; 40 acres commercial
	<b>Status</b>	<b>APPROVED IN 1987</b> 1993 Time limit extended 1998 Time limit waived 2001 Block plat being reviewed
<b>FOREST CITY</b>	<b>Applicant</b>	Forest City Enterprises Cleveland, OH
	<b>Location</b>	District 3 309 acres, located at the northeast corner of Tangerine and Thornydale roads.
	<b>Project Summary</b>	SFR and MFR up to 1,189 dwelling units; 35 acres office; 48 acres open space
	<b>Status</b>	<b>APPROVED IN 1988</b> 1996 Master plat recorded for project 1997 Annexed into Marana
<b>SANTA RITA RANCH</b>	<b>Applicant</b>	Santa Rita Ranch Partnership Arizona State Land Department
	<b>Location</b>	District 4 1,804 acres, located south of Corona de Tucson along Houghton Road and south of Camino del Toro
	<b>Project Summary</b>	SFR and MFR residential up to 6,094 dwelling units; 44 acres commercial ; 35 acres employment center/campus industrial; 45 acres open space; 45 acres resort; 67 acres golf course; 133 acres natural and functional open space
	<b>Status</b>	<b>APPROVED IN 1988</b> 1993 Time limit waived 1998 Comprehensive Plan amendment approved for 40 acres 1999 Downzoning to RH approved for 40 acres Comprehensive Plan amendment approved for 225 acres Master plat recorded for Phase I 2001 Substantial change on land use mix on eastern portion withdrawn at 3-29-01 Commission hearing
<b>CORONADO</b>	<b>Applicant</b>	Perini Land and Development et al

**Report on the Status of Specific Plans**

June 8, 2001

Page 12

TABLE II SUMMARY OF SPECIFIC PLAN REQUESTS FILED WITH PIMA COUNTY		
	Location	District 4 300 acres located north of Snyder Road, east of Harrison/Bowes Road, south of the Coronado National Forest and west of Houghton Road
	Project Summary	Low to medium density residential (less than 1 RAC to 6 RAC); resort hotel; community recreation facility; natural open space; Sunrise Drive extension
	Status	<b>DENIED IN 1987</b> at preliminary hearing by the Planning and Zoning Commission
<b>SOUTH KOLB ROAD</b>	Applicant	The J.M. Group
	Location	District 4 310 acres located east of Kolb Road, west of D-M AFB, south of the USA railroad and north of the Union Pacific railroad
	Project Summary	Industrial / secondary commercial
	Status	<b>APPROVED IN 1988</b> 1993 Time limit waived 1998 Rezoning out of specific plan approved for one acre 2001 No further activity
<b>QUAIL CREEK</b>	Applicant	EC Garcia/ Robson Industries/ Emerald Homes
	Location	District 4 1,306 acres near Green Valley located east of the Old Nogales Highway, about three miles north of Continental Road
	Project Summary	SFR and MFR residential up to 5,000 dwelling units; 40 acres commercial; 335 acres 36 hole golf course; 81 acres natural open space
	Status	<b>APPROVED IN 1989</b> 1989 Master plat recorded for Phase I 1989 - present: Home sales 1998 Master plat recorded for remainder 2000 - under construction
<b>ROCKING K #1</b>	Applicant	Estes Properties Arizona State Land Department
	Location	District 4 6,327 acres located south of Saguaro National Park (Monument) East, both sides of Camino Loma Alta, and generally north and west of Old Spanish Trail
	Project Summary	SFR and MFR residential up to 10,000 dwelling units; town center (550 acres); four golf courses; office/campus industrial; four resort hotels; natural open space
	Status	<b>WITHDRAWN IN 1989</b> after Planning and Zoning Commission public hearing
<b>VAIL VALLEY RANCH</b>	Applicant	Horizon Corporation
	Location	District 4 1,782 acres west of Camino Loma Alta, north of the Union Pacific Railroad, east of the Tucson City limits, and south of Rex Molly Road

**Report on the Status of Specific Plans**

June 8, 2001

Page 13

<b>TABLE II SUMMARY OF SPECIFIC PLAN REQUESTS FILED WITH PIMA COUNTY</b>		
	<b>Project Summary</b>	SFR and MFR residential up to 5,500 dwelling units; 113 acres commercial and resort hotel; 181 acres golf course; 181 acres open space
	<b>Status</b>	<b>APPROVED IN 1989</b> 1992 Multiple master plats allowed 1997 General amendment of specific plan approved 1999 Master plat pending for Phase 1 Master plat filed for remainder
<b>SABINO SPRINGS</b>	<b>Applicant</b>	Perini Land and Development
	<b>Location</b>	District 4 430 acres located north of Snyder Road, east of Harrison/Bowes Road, south of the Coronado National Forest and west of Houghton Road
	<b>Project Summary</b>	SFR residential up to 516 dwelling units; 58 acres golf course and 6.4 acres club house; 212 approx. acres natural open space
	<b>Status</b>	<b>APPROVED IN 1990</b> 1992 General amendment of specific plan approved Master plat recorded 1992 - present Series of subdivision plats recorded 1993 - present Home sales on-going 1995 Rezoning of 20 acres into specific plan approved 2001 Near completed build out
<b>ROCKING K #2</b>	<b>Applicant</b>	Rocking K Development Arizona State Land Department
	<b>Location</b>	District 4 5,087 (now 4,438) acres located south of Saguaro National Park (East), east of the Freeman Road alignment, west of X9 Ranch Road, and both sides of Old Spanish Trail
	<b>Project Summary</b>	SFR and MFR residential up to 5,672 dwelling units; 58.75 acres commercial and resort hotels; four golf courses; 661 acres natural open space
	<b>Status</b>	<b>APPROVED IN 1990</b> 1996 General amendment of specific plan approved 1999 Master plat recorded for Phase I (Academy Village)
<b>STOUFFER PIMA CANYON RESORT</b>	<b>Applicant</b>	Diamond Ventures
	<b>Location</b>	District 1 197 acres located south of the Coronado National Forest, north of Ina Road, and both sides of Pima Wash
	<b>Project Summary</b>	Resort hotel; golf course
	<b>Status</b>	<b>APPROVED IN 1992, RESCINDED IN 1995</b>
<b>LAS CAMPANAS</b>	<b>Applicant</b>	WLC Green Valley Limited Partnership
	<b>Location</b>	District 4 532 acres located in Green Valley on the north side of Esperanza Blvd, ½ mile west of La Canada Drive

**Report on the Status of Specific Plans**

June 8, 2001

Page 14

TABLE II SUMMARY OF SPECIFIC PLAN REQUESTS FILED WITH PIMA COUNTY		
	<b>Project Summary</b>	SFR and MFR residential up to 1,590 dwelling units; 36 acres commercial and cultural center; 76 acres recreation/open space
	<b>Status</b>	<b>APPROVED IN 1992</b> 1994 Master plat recorded for specific plan 1994 - present Series of subdivision plats recorded 1994 - present Home sales 1995 Amendment of specific plan approved 1996 Amendments of specific plan approved
<b>RANCHO SAHUARITA</b>	<b>Applicant</b>	Robert Sharpe
	<b>Location</b>	District 4 2,800 acres located in Sahuarita on both sides of Interstate 19 and Sahuarita Road
	<b>Project Summary</b>	SFR and MFR residential for up to 8,000 dwelling units; commercial and industrial uses; golf courses
	<b>Status</b>	<b>WITHDRAWN IN 1995</b> by applicant 1996 Approved by Town of Sahuarita
<b>MIRAVAL</b>	<b>Applicant</b>	NEXT Health Inc.
	<b>Location</b>	District 3 232 acres located in Catalina on both sides of Lago del Oro Parkway, between Canada del Oro Wash and the Pima/Pinal county line
	<b>Project Summary</b>	SFR and MFR up to 266 dwelling units; 79 acres offices/ mixed use and resort hotel; 36 acres golf course; 30 acres natural open space
	<b>Status</b>	<b>APPROVED IN 1997</b> No further activity
<b>CANOA RANCH</b>	<b>Applicant</b>	Fairfield Canoa Ranch LLC
	<b>Location</b>	Districts 3, 4 5,238 acres located south of Green Valley on both sides of Interstate 19 and the Santa Cruz River
	<b>Project Summary</b>	SFR and MFR residential up to 6,100 dwelling units; commercial and industrial (730 acres); golf course; equestrian center (131 acres); air park (214 acres); natural open space
	<b>Status</b>	<b>DENIED IN 1999</b> 1999 Comprehensive Plan amendment pending 2001 Rezoning for 1,261 acres approved as part of a settlement/ development agreement. 4,300 acres to remain open space per agreement
<b>STARR PASS RESORT</b>	<b>Applicant</b>	Signature Properties International
	<b>Location</b>	District 5 197 acres located at the west end of 22nd Street, ½ mile south of Anklam Road, and east of Tucson Mountain Park

**Report on the Status of Specific Plans**

June 8, 2001

Page 15

<b>TABLE II SUMMARY OF SPECIFIC PLAN REQUESTS FILED WITH PIMA COUNTY</b>		
	<b>Project Summary</b>	40 acres resort hotel; 8 acres golf course; 147 acres natural open space
	<b>Status</b>	<b>APPROVED IN 1998</b> 1999 Development plan pending
<b>NORTHWEST HOSPITAL</b>	<b>Applicant</b>	Northwest Hospital L.L.C.
	<b>Location</b>	District 1 About 57 acres located at the southeast corner of Orange Grove Road and La Cholla Boulevard
	<b>Project Summary</b>	Medical Use Complex
	<b>Status</b>	<b>APPROVED April 4, 2000</b> by the Board of Supervisors.
<b>RIVERSIDE CROSSING</b>	<b>Applicant</b>	Diamond Ventures
	<b>Location</b>	District 1 About 44 acres located at the northeast and southeast corners of River Road and La Cholla Boulevard
	<b>Project Summary</b>	Commercial development with partial residential option
	<b>Status</b>	<b>APPROVED November 21, 2000</b> by the Board of Supervisors.

## Report on the Status of Specific Plans

June 8, 2001

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### III. Conclusion

Up to now specific plans have been mainly golf course/resort communities or special uses needing a variance from a zoning standard like building height. Further, the expectation set up in the zoning code is for them to occur in outlying areas within or near the buffer overlay zone.

With the advent of the Sonoran Desert Conservation Plan and Growing Smarter Plus there will be a greater need to balance the biological reserve with more compact land uses in urbanized areas. The State statute requires a 100% consent from property owners within a specific plan. This provision gives a single property owner the right to void an attempt for a public specific plan that the property owner finds disagreeable even though the plan may fill a community land use or transportation need. A change in statutes that allows specific plans to be used to pursue Growing Smarter Plus growth management goals may be in order. Using specific plans in the future to meet an infill or redevelopment strategy and create multimodal transportation opportunities is still debatable.

It appears the connection between the biological reserve and compact urban form is important and may require the community to begin changing from the wide-open area lifestyle to a more urban lifestyle. It is likely that such a change will not occur without great controversy. One scenario is that we continue with low density car-oriented development in the development reserve between the urbanized area and the boundary of the biological reserve. Thus, Pinal and Cochise Counties would likely become the outer suburbs of the Tucson metro area.

In the future there may be more large scale master plans for Pima County to review for 'something' Valley, or 'something' Ranch specific plans adjoining or near the biological reserve. If they occur, should the lifestyle choice offered be a golf course lifestyle or a sustainable community lifestyle? This is a debate that may or may not take place.

Specific plans up to now have been used in the fifty-year Pima County tradition of a large conditional rezoning. Besides the large master plan, specific plans could be used as one tool in assembling parcels in an urban setting to support a transportation corridor plan in moving toward a more compact urban form. It remains an important land use policy decision for Pima County to determine how can it best use the specific plan process to accomplish its community goals.

**Report on the Status of Specific Plans**

June 8, 2001

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**IV. Attachments**

Attached is a list of specific plan adopted maps for plans currently existing in unincorporated Pima County. Also, included are three maps from the existing specific plans annexed into the Towns of Sahuarita and Marana.

Specific Plans and the Preliminary Concept Biological Reserve . . . . .	18
Forest City Specific Plan . . . . .	19
Las Campanas Specific Plan . . . . .	20
Miraval Specific Plan . . . . .	21
Northwest Medical Center Specific Plan . . . . .	22
Quail Creek Specific Plan . . . . .	23
Rancho Sahuarita Specific Plan . . . . .	24
Riverside Crossing Specific Plan . . . . .	25
Rocking K Specific Plan . . . . .	28
Sabino Springs Specific Plan . . . . .	30
Santa Rita Ranch Specific Plan . . . . .	31
Star Pass Resort Specific Plan . . . . .	32
Star Valley Specific Plan . . . . .	33
South Kolb Road Specific Plan . . . . .	34
Vail Valley Specific Plan . . . . .	35

# Specific Plans

## Eastern Pima County

● Specific Plans -  
Unincorporated Pima County

1. Miraval
2. Northwest Medical Center
3. Riverside Crossing
4. Sabino Springs
5. Starr Pass Resort Hotel
6. Star Valley
7. South Kolb Road
8. Rocking K
9. Vail Valley Ranch
10. Santa Rita Ranch
11. Las Campanas

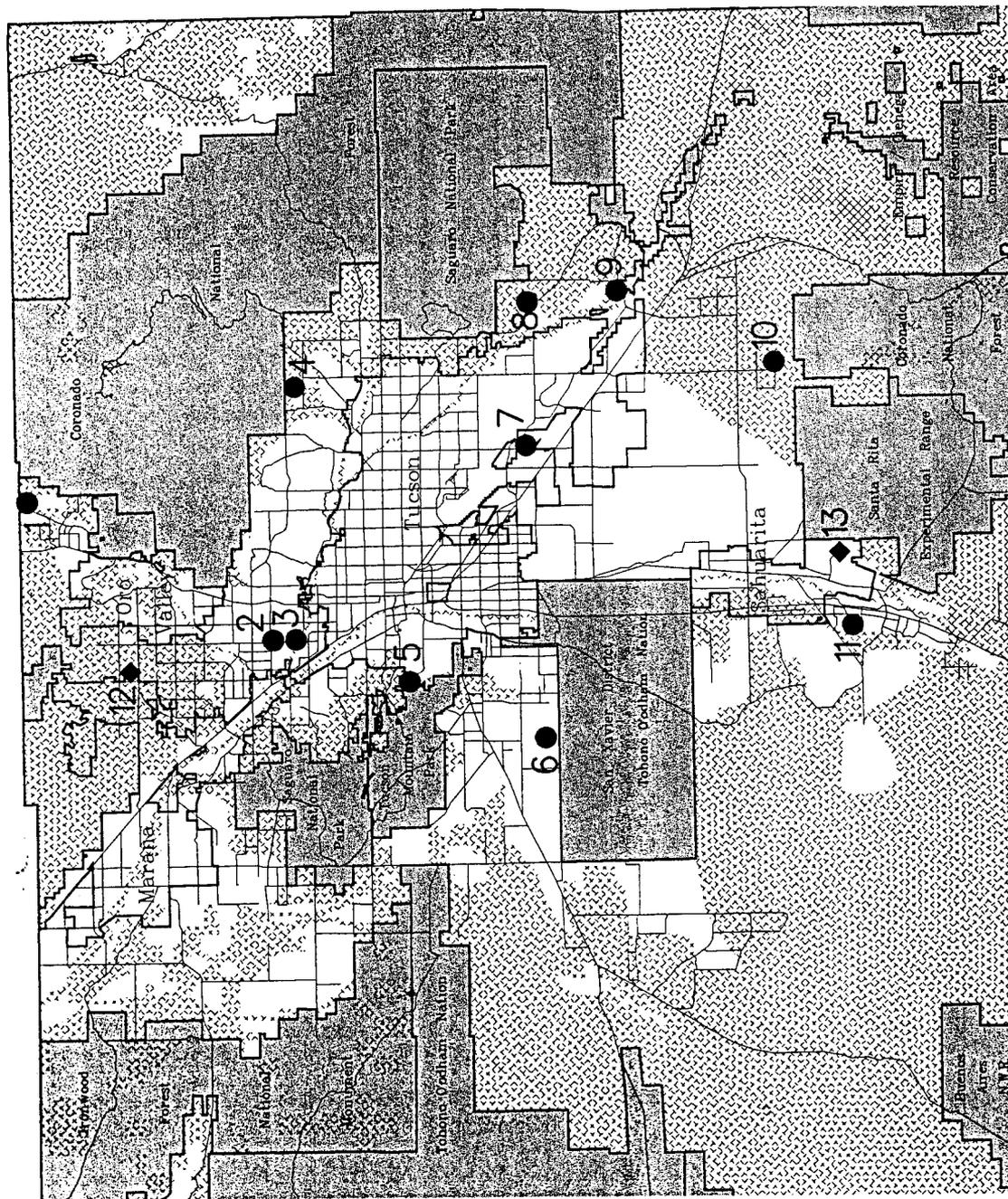
◆ Specific Plans - Annexed  
into Incorporated Areas

12. Forest City
13. Quail Creek

▨ Preliminary Conceptual  
Biologically-Based  
Reserve System

∩ Major Roads

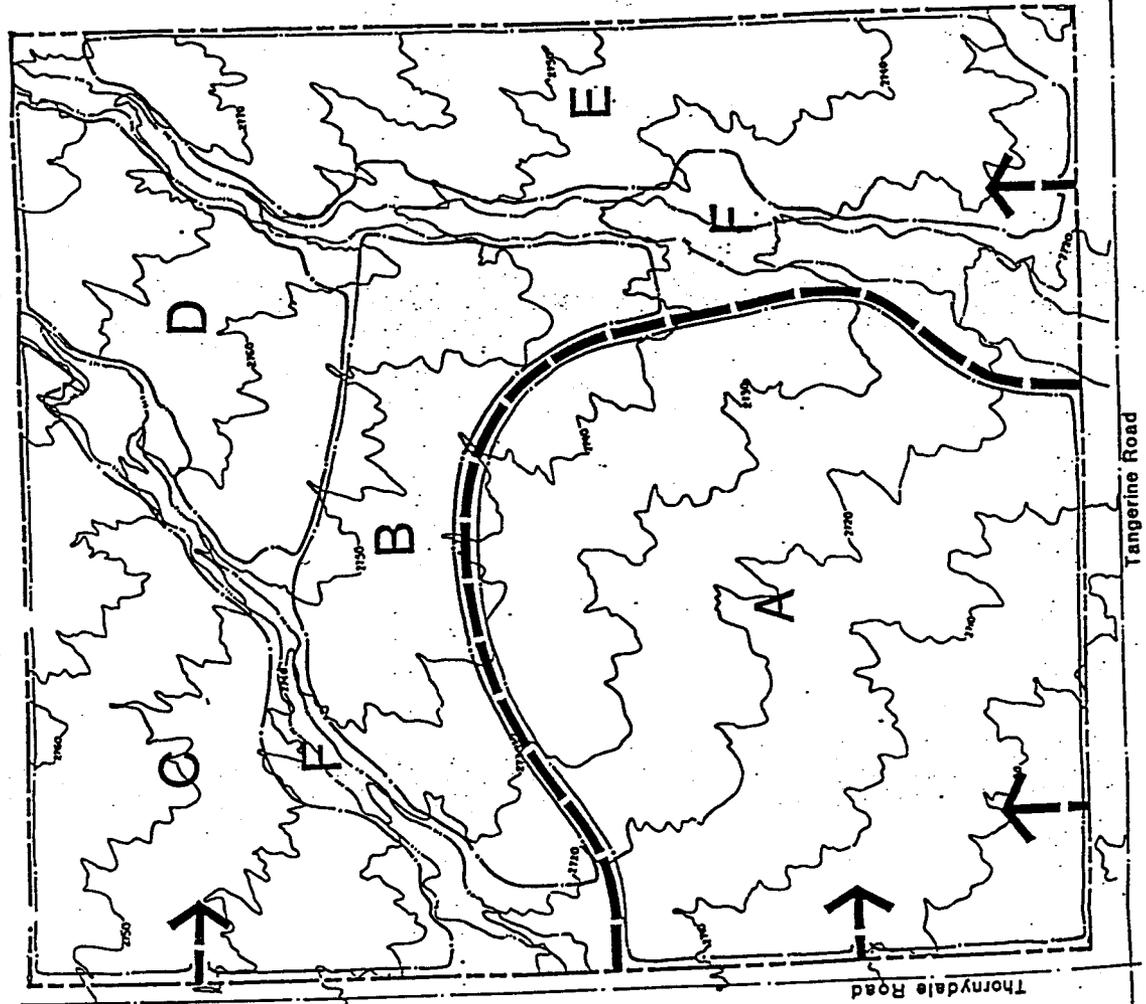
■ Public Preserves



LAND USE PLAN

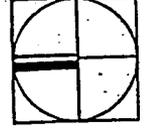
LEGEND

- A Commercial
- B Office
- C,D,E Residential
- F Open Space



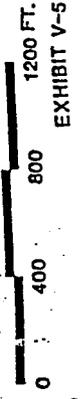
Forest City  
Specific Plan

A PLANNED DEVELOPMENT BY:  
FOREST CITY DEVELOPMENT GROUP



THE  
PLANNING  
CENTER

300 N. FINANCE CENTER DRIVE, SUITE 210  
TUCSON, AZ 85710 (602) 823-4146



FOREST CITY SPECIFIC PLAN

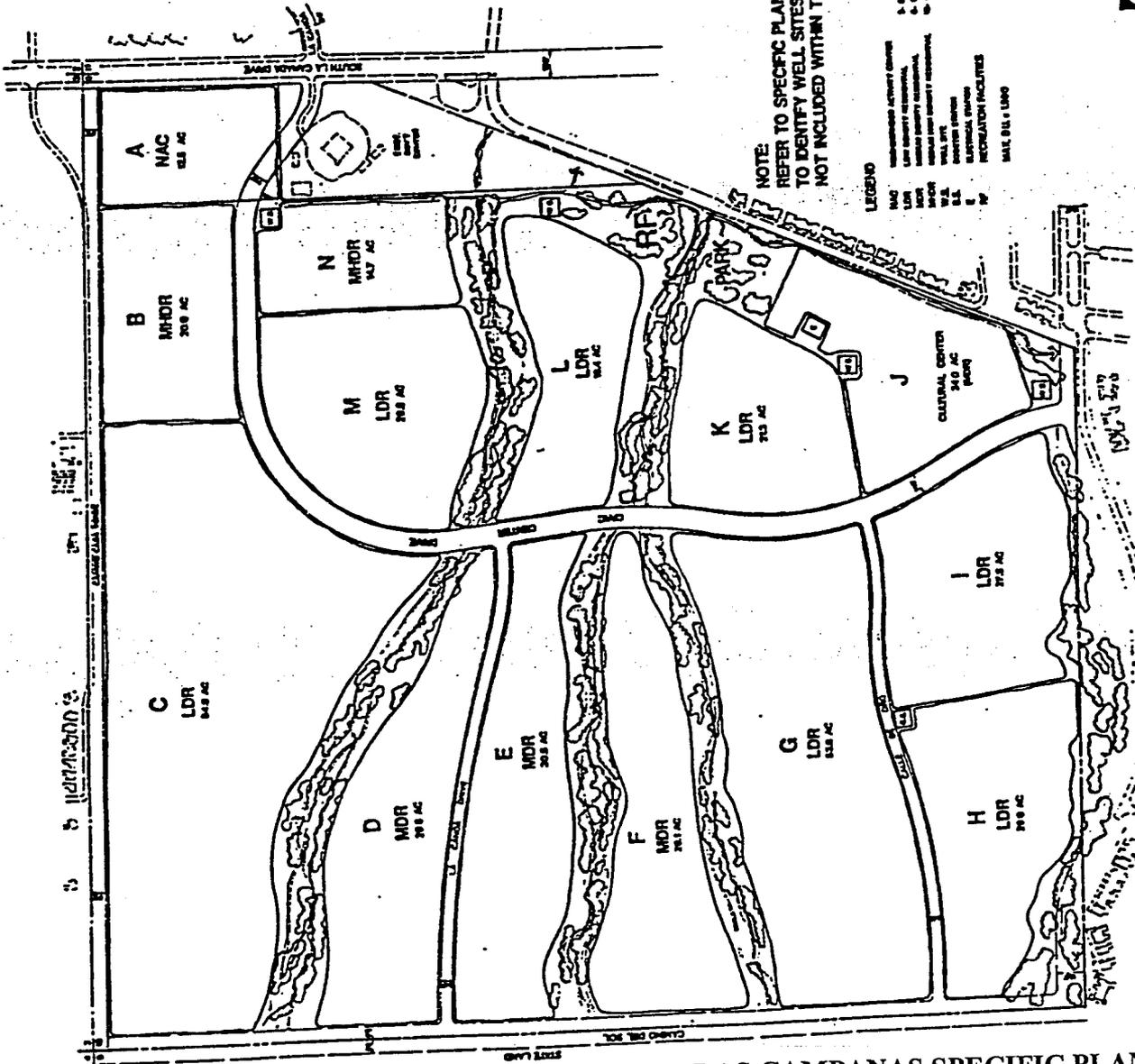
EXHIBIT IV-1

# LAND USE PLAN

*Las Campanas*  
specific pla

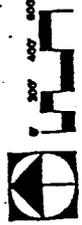


A planned development by  
WLC GREEN VALLEY LIMITED PARTNERSHIP



NOTE:  
REFER TO SPECIFIC PLAN LEGAL DESCRIPTION  
TO IDENTIFY WELL SITES AND OTHER PROPERTY  
NOT INCLUDED WITHIN THE SPECIFIC PLAN BOUNDARY.

- LEGEND**
- UNDEVELOPED ACTIVITY CENTER
  - LOW DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - HIGH DENSITY RESIDENTIAL
  - WELL SITE
  - RECREATION FACILITIES
  - RECREATION FACILITIES
  - MAINT. BLDG. & LUNG



## LAS CAMPANAS SPECIFIC PLAN

9481

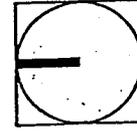
725

EXHIBIT III-C.2:  
Land Use Plan

LEGEND



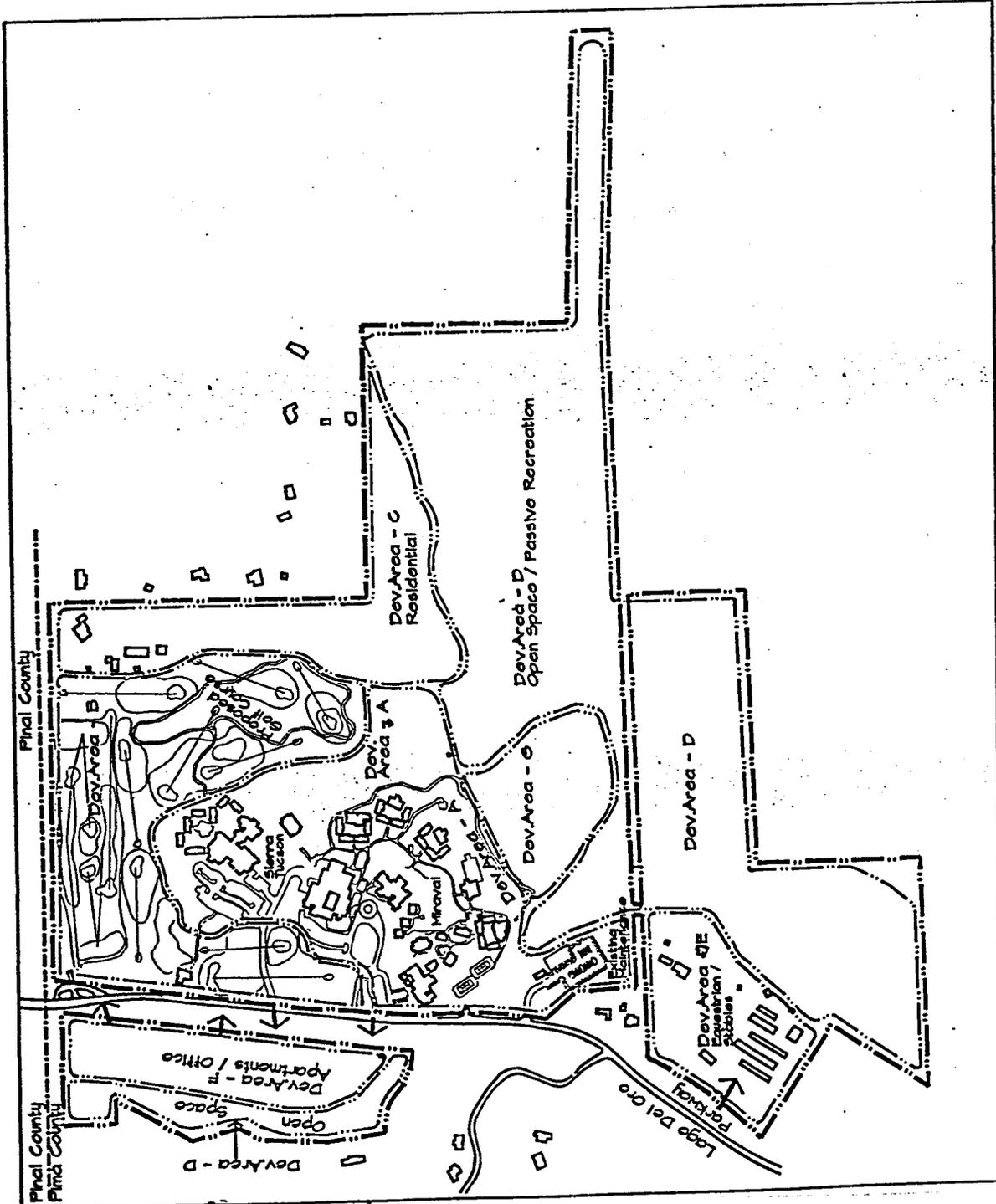
Existing Structures



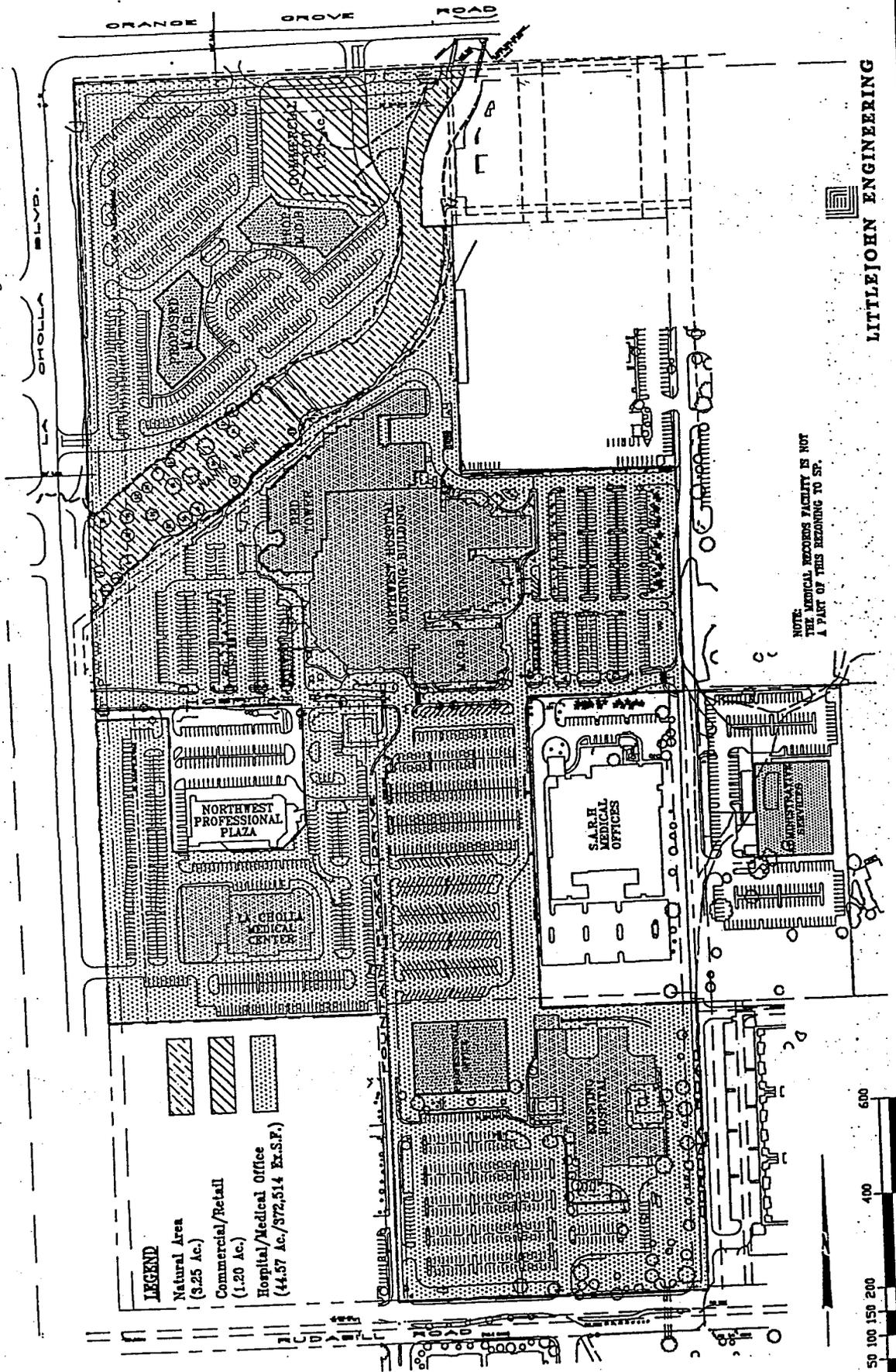
THE  
PLANNING  
CENTER

150 W. PALSO REDONDO, SUITE 202  
TUESDAY, AZ 85701 (520) 423-1144

MIRAVAL  
SPECIFIC PLAN



MIRAVAL SPECIFIC PLAN



NOTE:  
THE MEDICAL RECORDS FACILITY IS NOT  
A PART OF THIS REZONING TO SF.

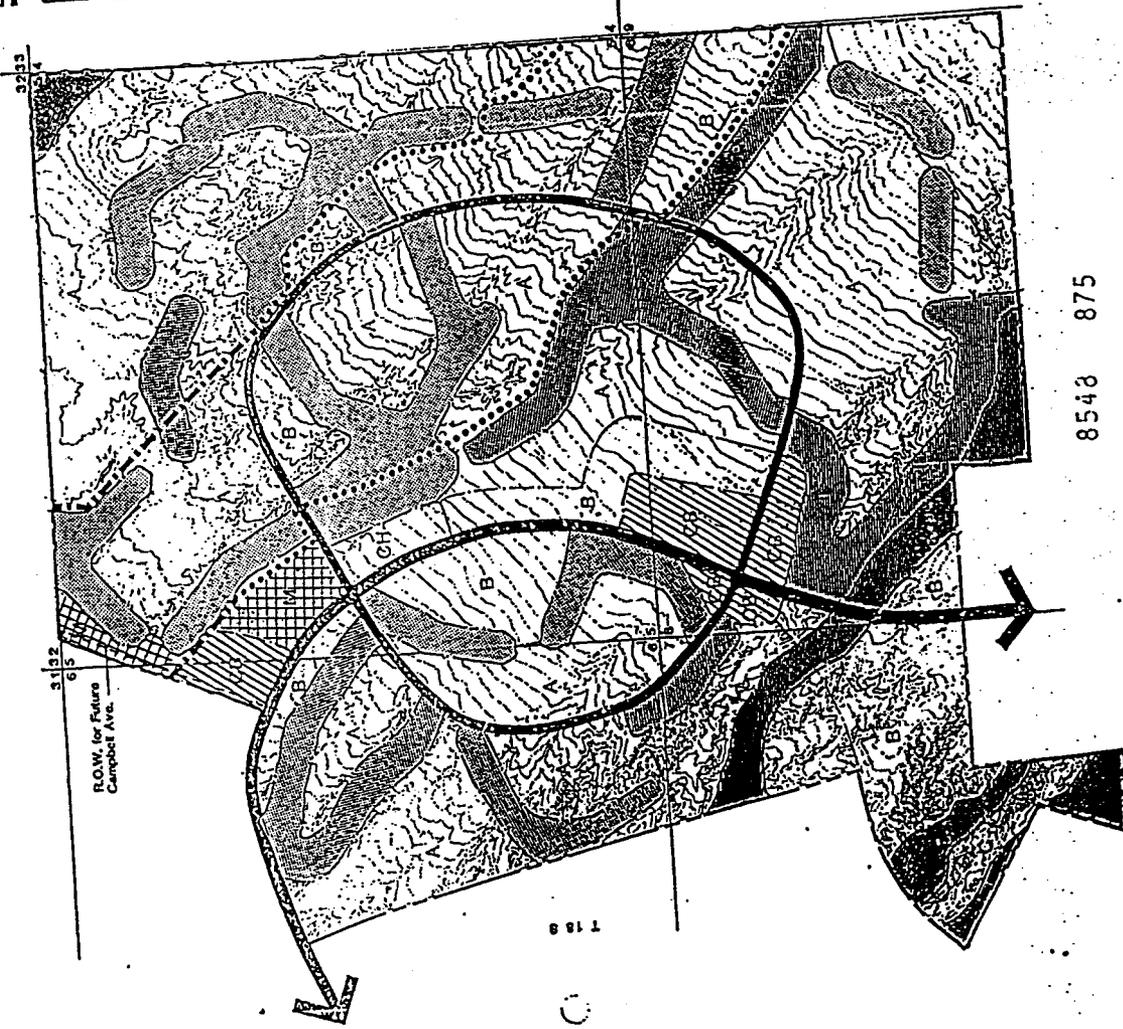
LITTLEJOHN ENGINEERING

NORTHWEST MEDICAL CENTER SPECIFIC PLAN

# LAND USE SPECIFIC PLAN

## LEGEND

-  Residential
-  Mixed Use
-  Commercial
-  CH Clubhouse
-  Natural Open Space  
Class I Habitat
-  Functional Open Space/  
Golf Course
-  Pedestrian Community  
Path Located Within  
R.O.W.



# QUAIL CREEK SPECIFIC PLAN

*Quail Creek  
Specific Plan*

8548

A MASTER PLANNED COMMUNITY BY:  
EMERALD HOMES

876



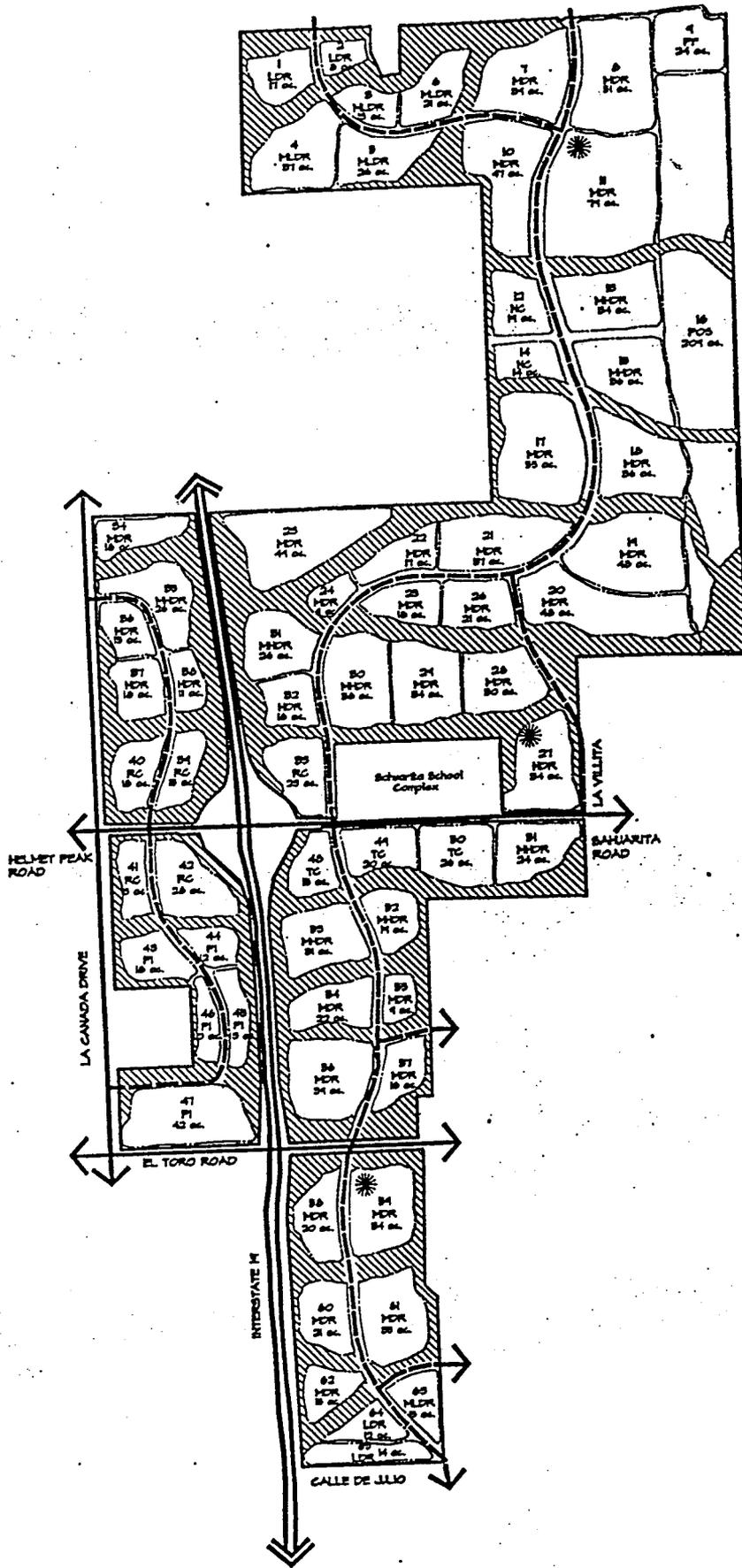
THE  
PLANNING  
CENTER  
9201 FINANCE CENTER DRIVE, SUITE 210  
TUCSON, AZ 85710 (602) 623-6146



EXHIBIT V-4a

2-14-88  
Rweh

8548 875



**LEGEND**

- Low Density Residential *LD* 
- Medium Low Density Residential *MLD* 
- Medium Density Residential *MDR* 
- Medium High Density Residential *MHR* 
- High Density Residential *HR* 
- Town Center *TC* 
- Neighborhood Center *NC* 
- Regional Commercial Center *RC* 
- Park Industrial *PI* 
- Public Facilities *PF* 
- Park/Open Space *POS* 
- Pod With Potential Future School Sites 

*POD Locations*

EXHIBIT III-C.1  
LAND USE PLAN



**RANCHO SAHUARITA**

SAHUARITA, ARIZONA

SCALE

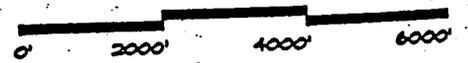
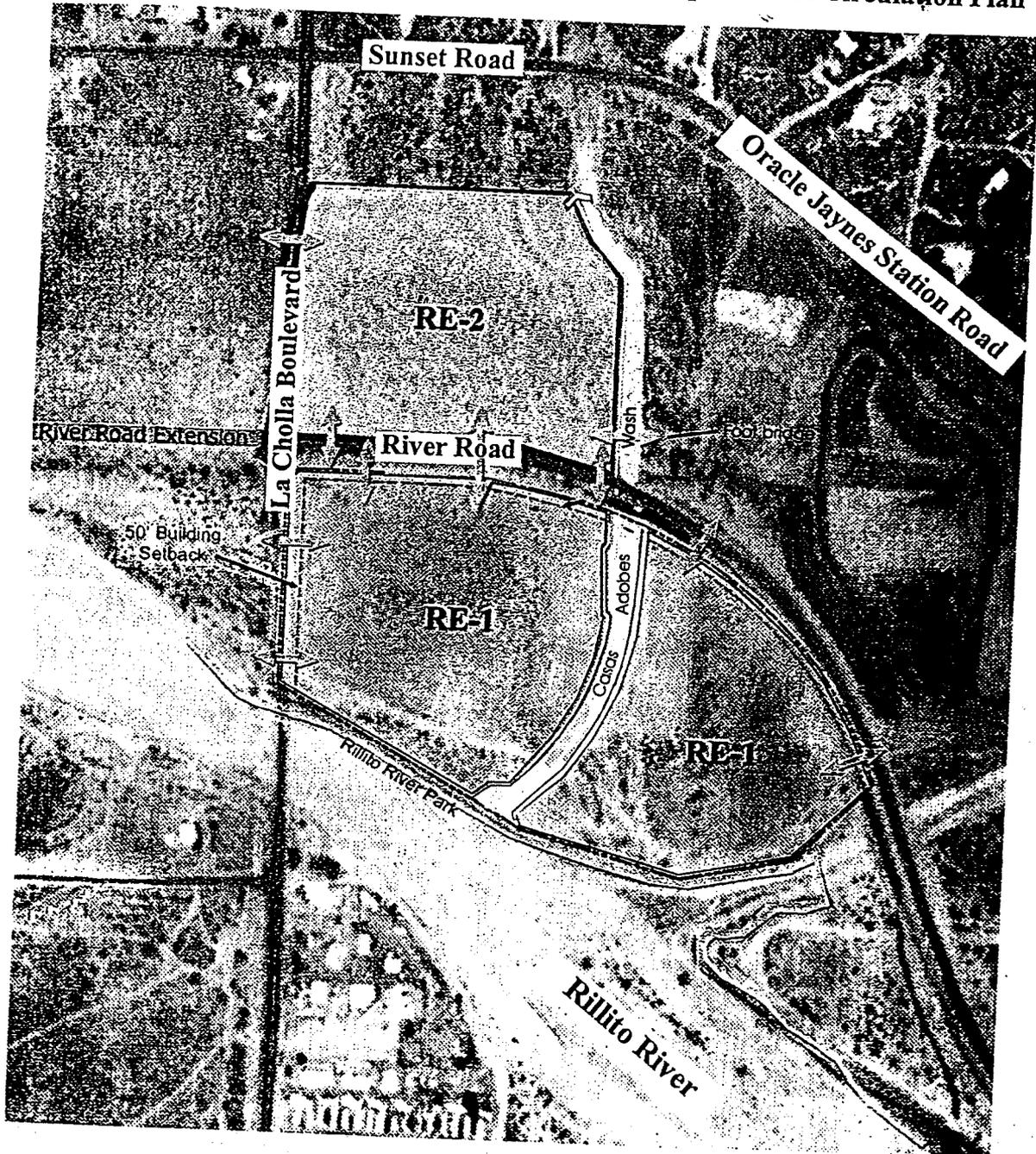


Exhibit II.E.1: Development and Circulation Plan

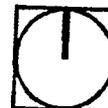


**LEGEND**

-  Planning Areas
-  Access Points
-  Trails
-  River Rd. Extension

RE = Retail/Entertainment  
Area 1 = 30 acres  
Area 2 = 14 acres

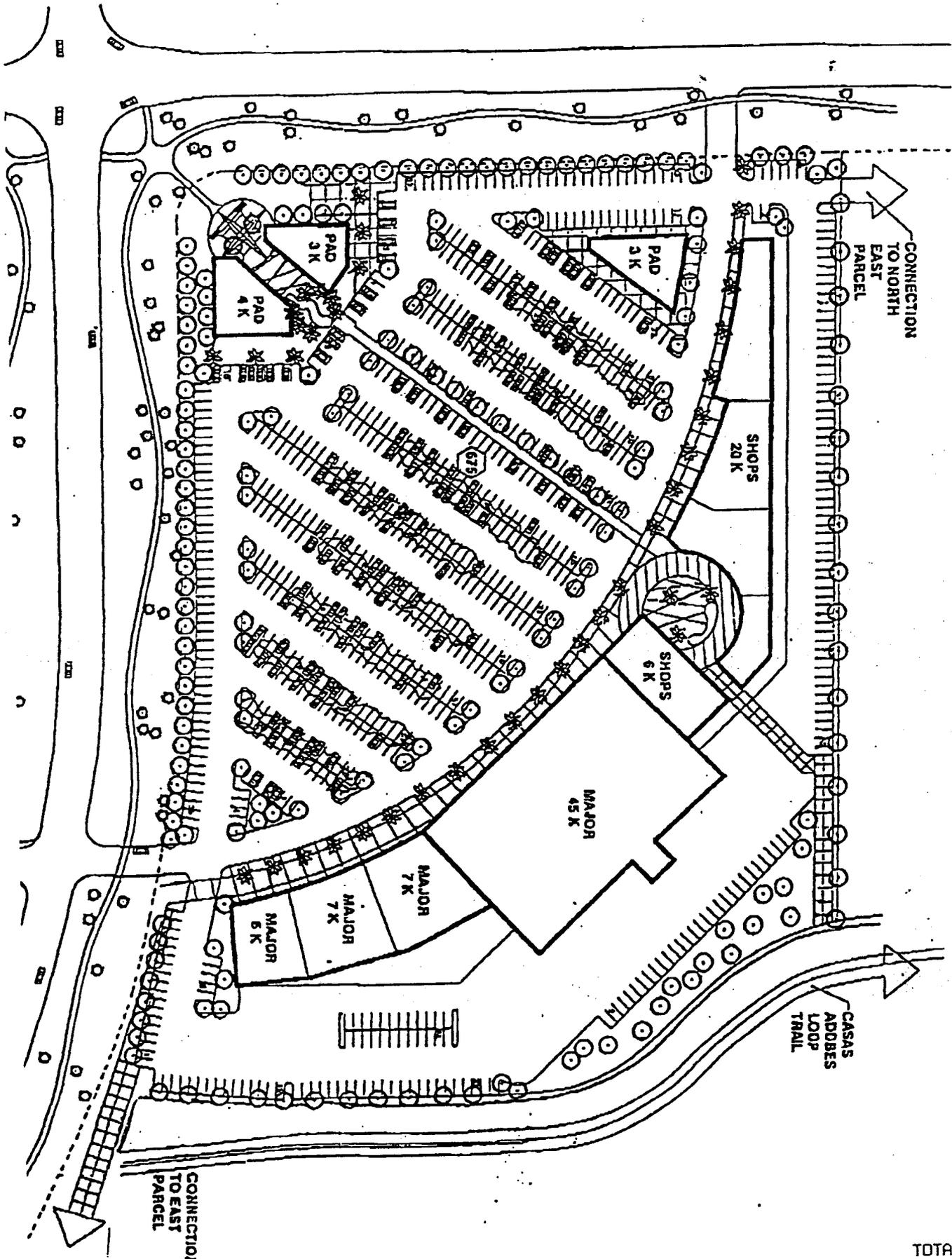
1" = 500'



**THE PLANNING CENTER**  
110 S. CHURCH AVE., SUITE 1200  
TUCSON, AZ 85701 (520) 622-8148

Riverside Crossing Specific Plan  
May, 2000





RIVERSIDE CROSSING SPECIFIC PLAN

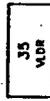
# ROCKING K

Specific Plan Modification

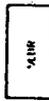
## LEGEND



Sites A-D and  
Modification Area



35  
VDR



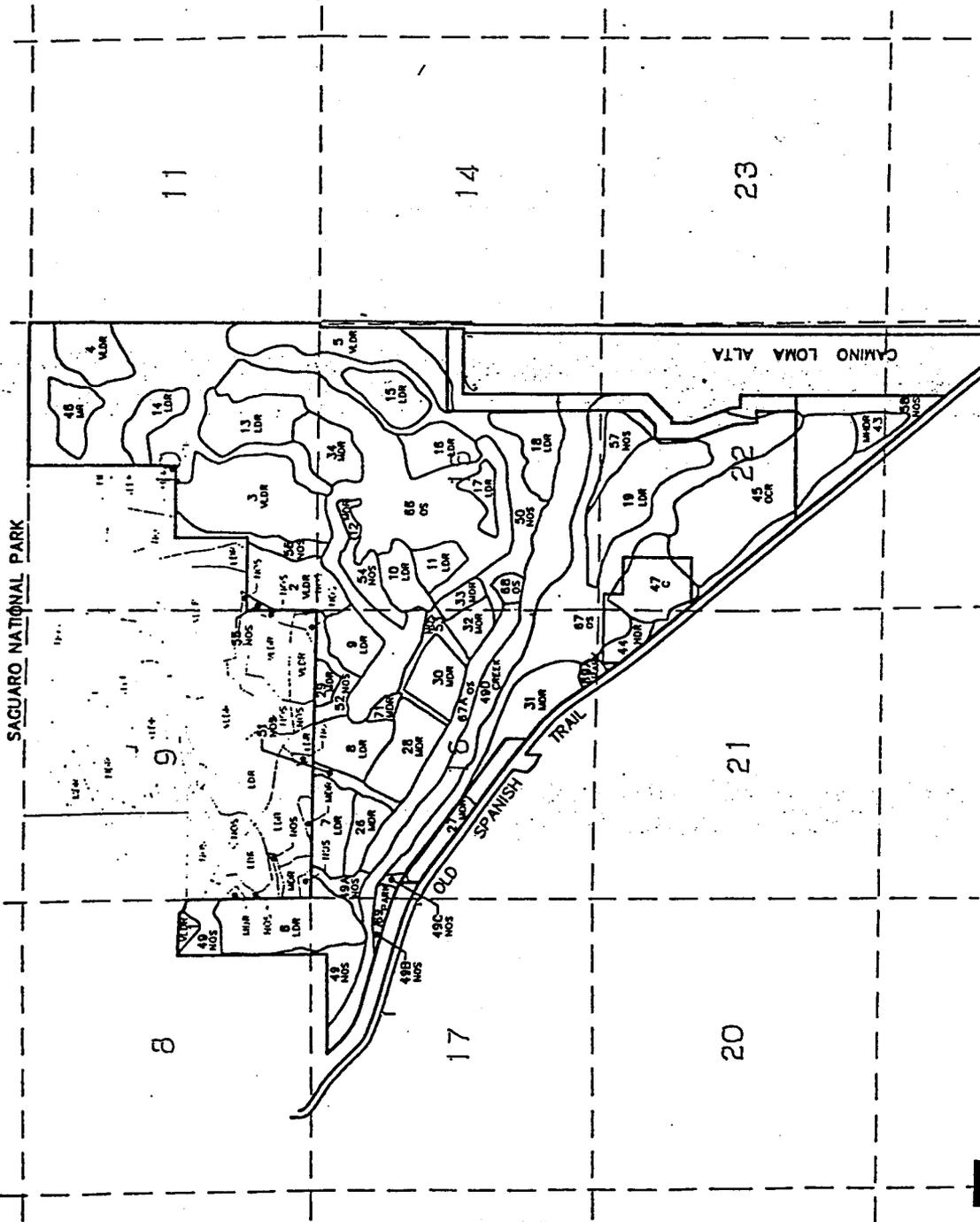
1119  
Existing Specific Plan  
(State Land)

VLDR Very Low Density Residential  
LDR Low Density Residential  
MDR Medium Density Residential  
MHDR Medium-High Density Residential  
HDR High Density Residential  
OCR Office-Commercial-Residential  
MR Major Resort  
C Commercial  
PARK Park  
OS Open Space (Golf)  
NOS Natural Open Space  
CREEK Rincon Creek

Note: See Land Use Table For Acreage

## LAND USE PLAN

Figure 11-1a



### ROCKING K #2 SPECIFIC PLAN

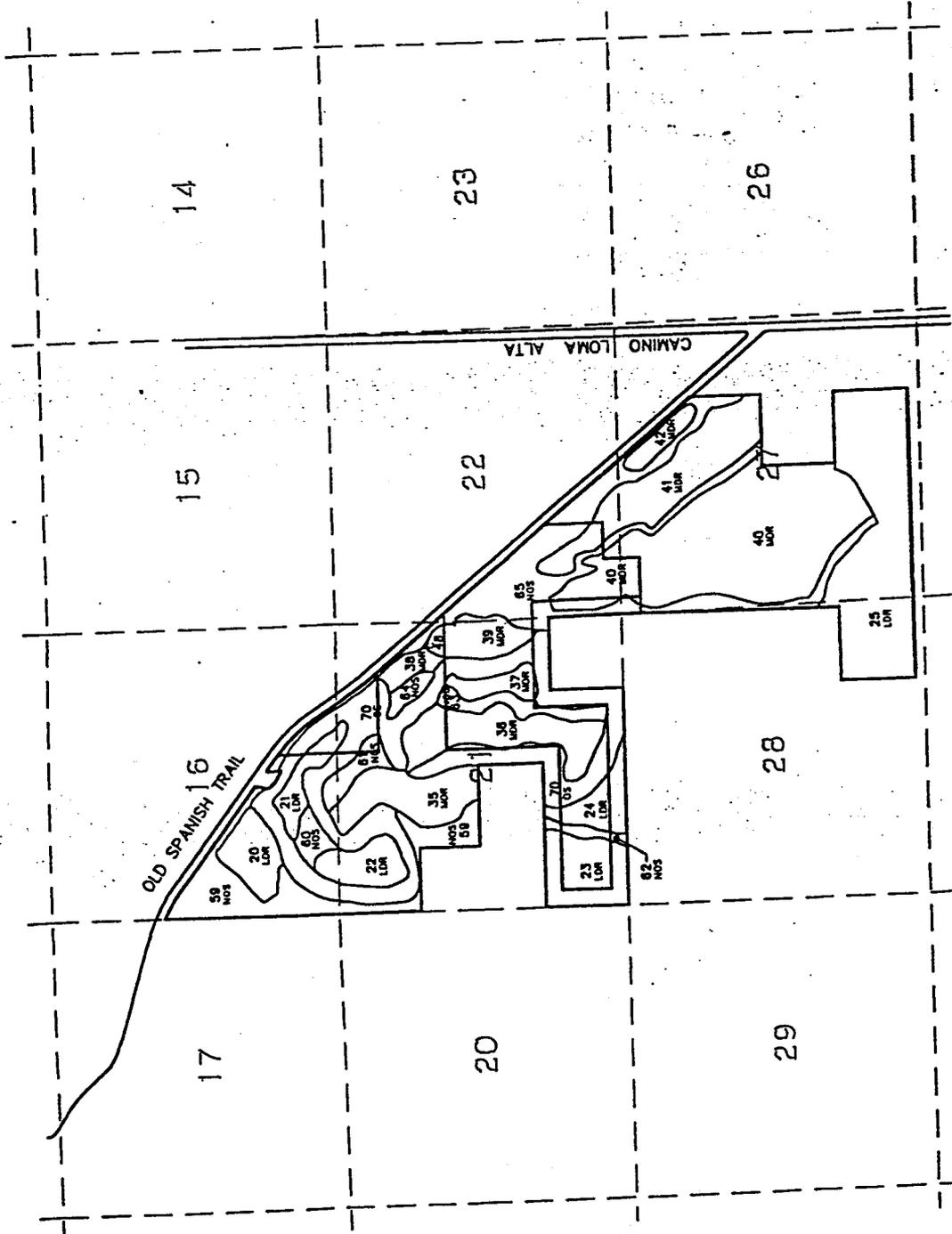


**MMLA**  
Midwest Management & Consulting, Inc.

800 E. Wisconsin Ave., Ste. 110  
Lincoln, NE 68502  
Tel (402) 342-2100  
Fax (402) 342-1700

# ROCKING K

Specific Plan Modification



**LEGEND**



- VLDR Very Low Density Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- MHDR Medium-High Density Residential
- HDR High Density Residential
- OCR Office-Commercial-Residential
- C Commercial
- PARK Park
- OS Open Space (Golf)
- NOS Natural Open Space
- CREEK Rincon Creek

Note: See Land Use Table For Acreage

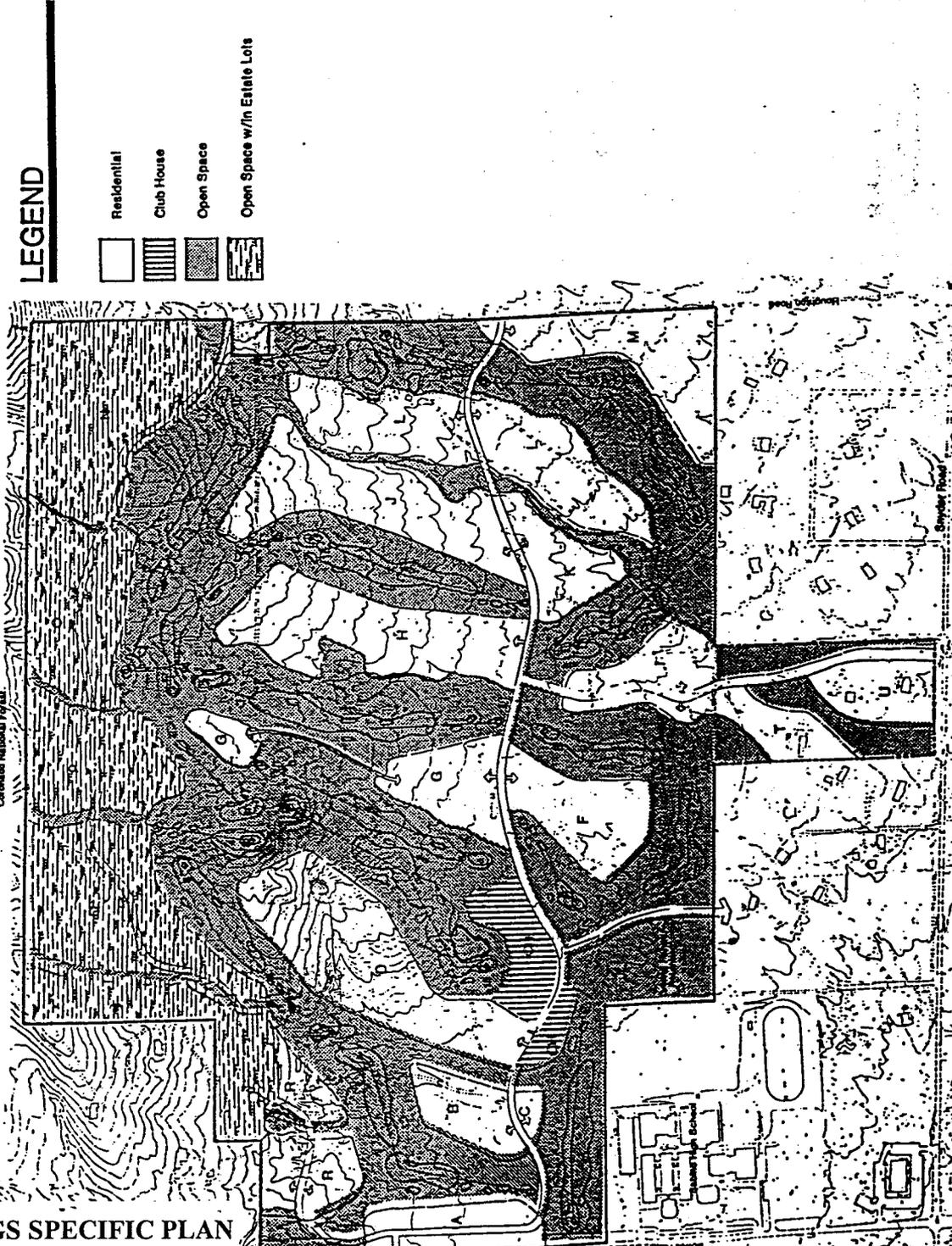
## LAND USE PLAN

Figure II-1b



### ROCKING K #2 SPECIFIC PLAN

# SPECIFIC PLAN/ LAND USE PLAN



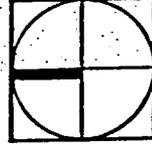
## LEGEND

-  Residential
-  Club House
-  Open Space
-  Open Space w/in Estate Lots

# Sabino Springs

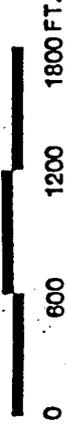
*Specific Plan*

A PLANNED COMMUNITY BY:  
PERINI LAND & DEVELOPMENT CO.



**THE  
PLANNING  
CENTER**

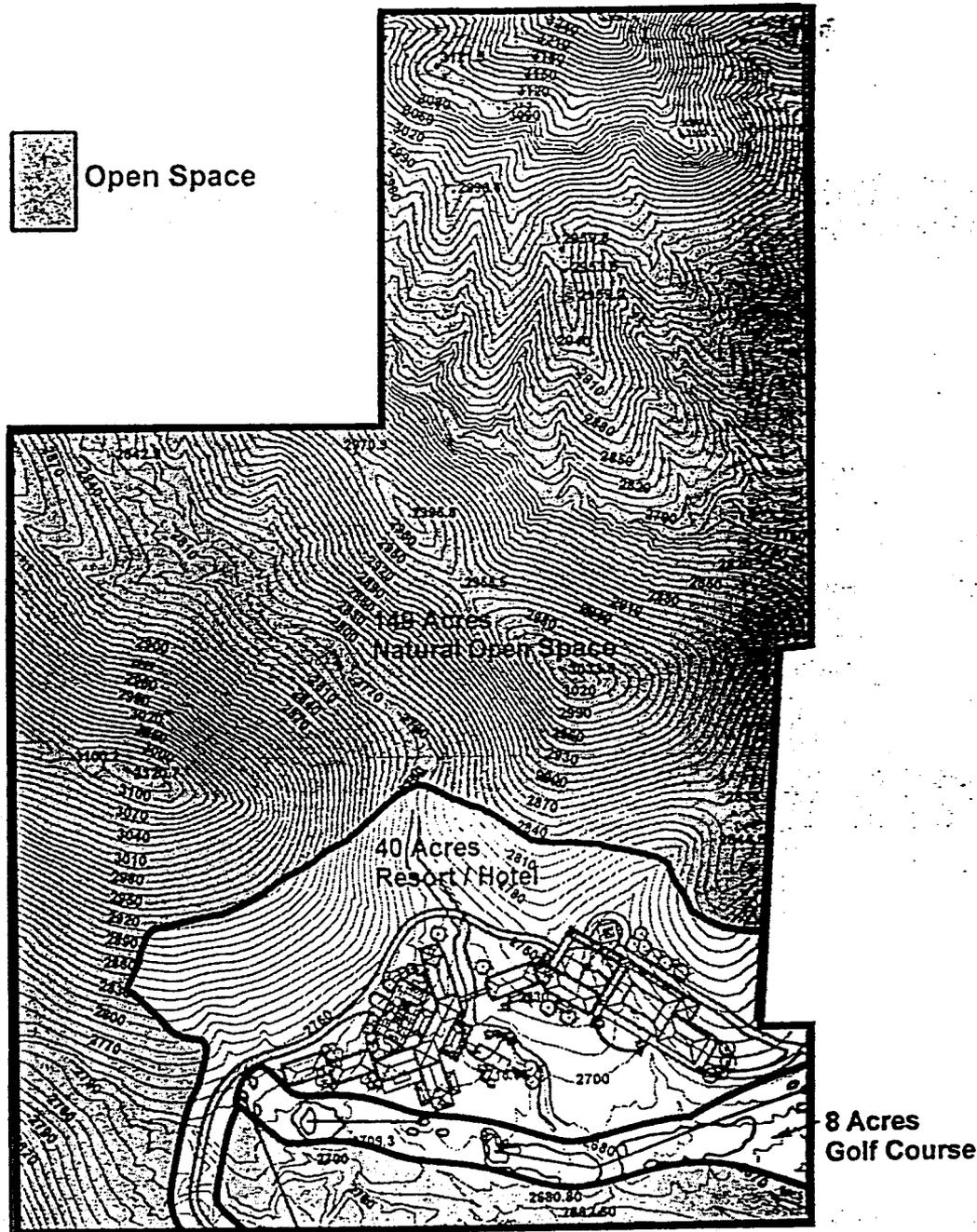
3500 FINANCE CENTER DRIVE, SUITE 210  
TUCSON, AZ 85710 (602) 823-5148







Open Space



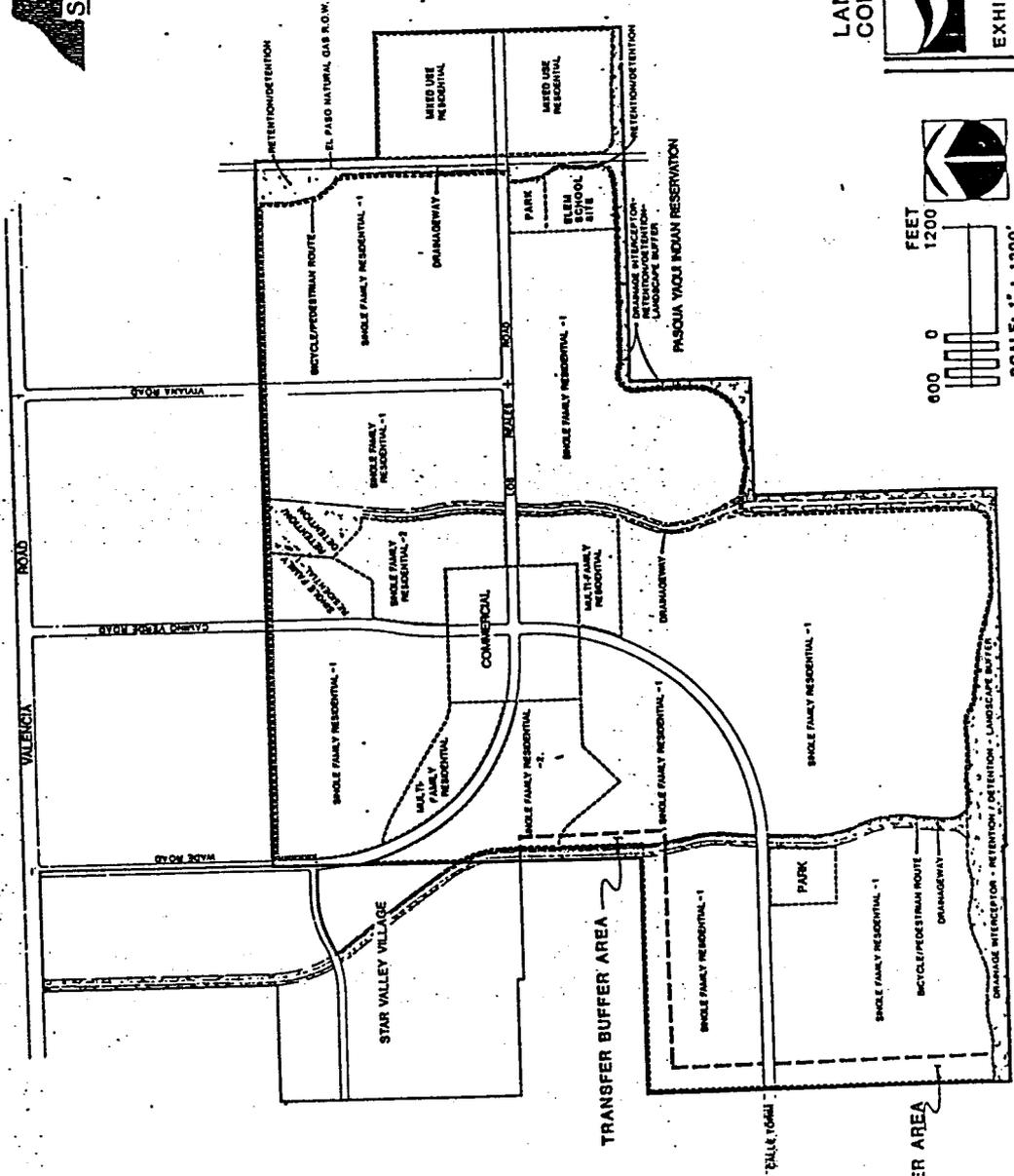
**STAR PASS RESORT SPECIFIC PLAN**

**Specific Plan Zone Map  
Exhibit 3.1-A**



**KEY**

- PROJECT BOUNDARY
- PLANNED USE BOUNDARY
- BICYCLE/PEDESTRIAN ROUTE

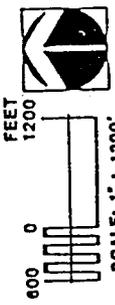


**LAND USE CONCEPT PLAN**

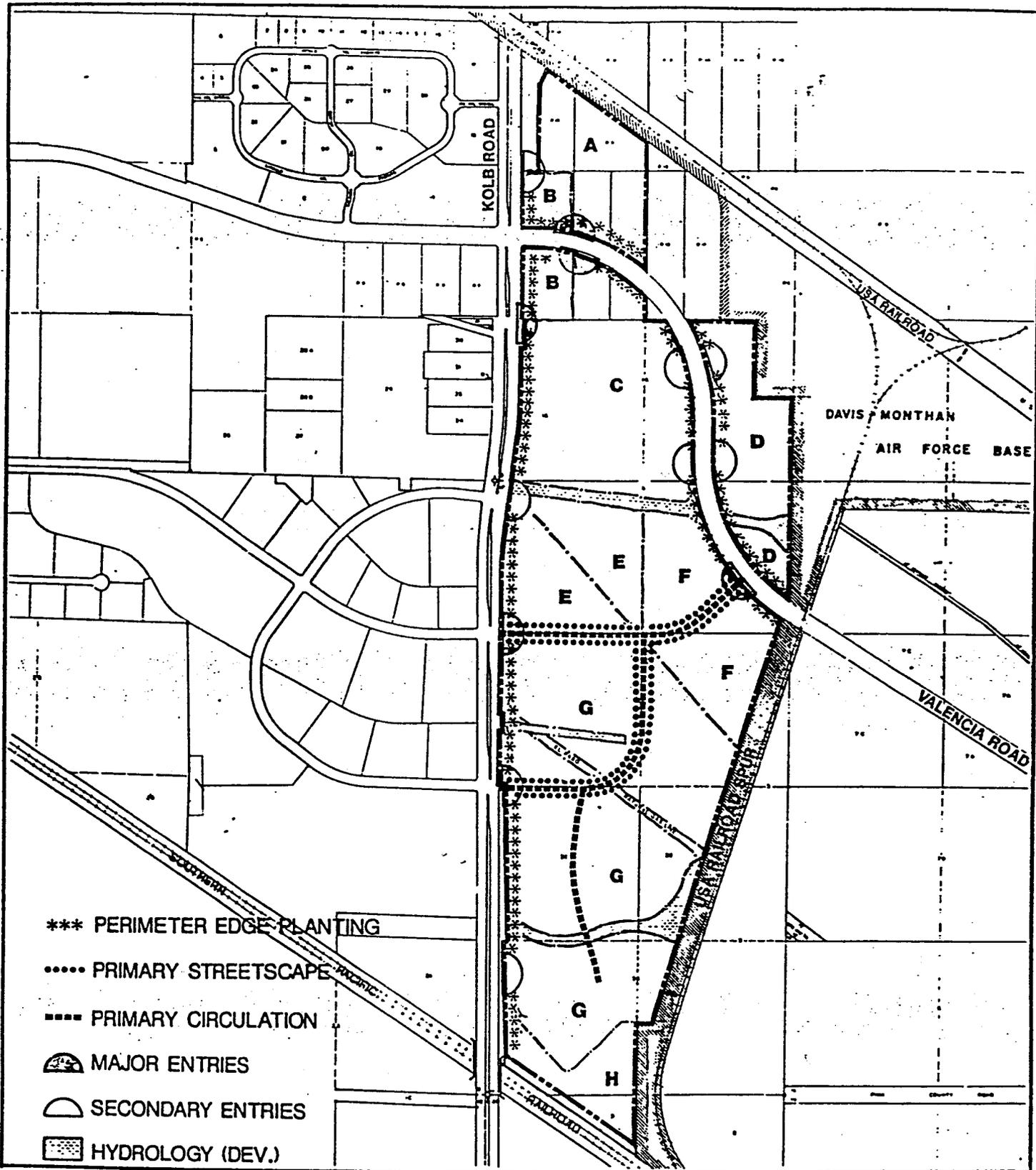
McGovern  
MaxVirtile  
Lodge  
and Associates, Inc.



EXHIBIT 17



**STAR VALLEY SPECIFIC PLAN**



\*\*\* PERIMETER EDGE PLANTING

..... PRIMARY STREETSCAPE

----- PRIMARY CIRCULATION

◐ MAJOR ENTRIES

◑ SECONDARY ENTRIES

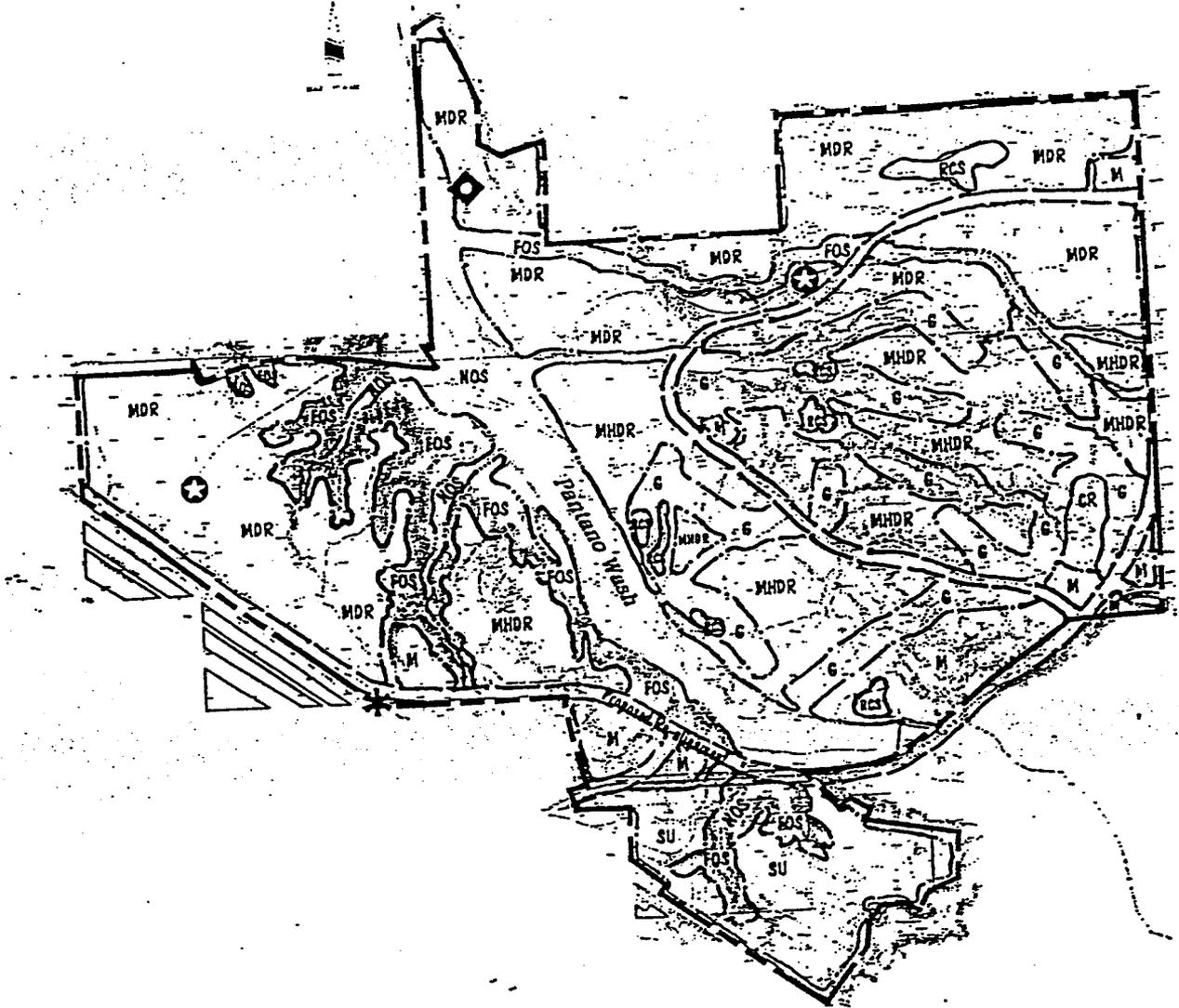
▨ HYDROLOGY (DEV.)

SCALE IN FEET  
0 400 800 1200

**Jerry R. Jones & Associates, Inc.**  
 ARCHITECTS, PLANNERS AND SURVEYORS  
 2115 S. 10TH AVE. TUCSON, AZ 85716

**SPECIFIC PLAN**

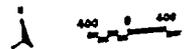
**SOUTH KOLB RD  
 SPECIFIC PLAN**



**Legend**

 Special Use (1-3 RAC)	 Natural Open Space	 Future Transit/Rail Stop
 Medium Density Residential (3-8 RAC)	 Regulatory Control Structures	
 Medium High Density Residential (6-12 RAC)	 Golf Course	
 Commercial Recreation (6-12 RAC)	 Municipal Use	
 Mixed Use (12-35 RAC)	 Elementary School/Park (location to be determined)	
 Functional Open Space		

- NOTES:**
- Trail and Linear Park information on Recreation
  - Drainage information on Hydrology Map



Scale: 1" = 2'

**VAIL VALLEY RANCH SPECIFIC PLAN**

First Amendment