


DRAFT



MEMORANDUM

Date: November 27, 2001

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

From: C.H. Huckelberry
County Administrator 

Re: **Regional Plan Policies and the Development Policy in the Conservation Lands System**

I. Background

The attached draft document will be discussed by the Planning and Zoning Commission at their study session on November 28, 2001. Entitled *Regional Plan Policies, Rezoning Policies and Special Area Policies*, these proposals bring together the new policy proposals from the 2001 draft Comprehensive Plan Update and the 1992 Regional Plan and Special Area Policies. One of the proposed regional plan policies suggests that natural and cultural resources should be protected according to their value under a Conservation Lands System. This memorandum introduces a Conservation Lands System development review standard and recommends that the Board adopt a policy which would promote conformity with the standard in the development proposals to which it applies.

II. State Law Conformity

The state law that defines the Environmental Planning Element of the Comprehensive Land Use Plan 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 law states that "policies and strategies to be developed under this element shall be designed to have countywide applicability." The Sonoran Desert Conservation Plan reflects Pima County's analysis, planning and strategies for natural resource protection. The draft Comprehensive Land Use Plan Update proposes that Regional Plan Policies for the Conservation Lands System should protect natural resources according to their value. Information gathered by the Science Technical Advisory Team enables us to prioritize land according to natural resource value.

III. Components of the Conservation Lands System

The Science Team for the Sonoran Desert Conservation Plan is recommending adoption of biological reserve areas of Pima County as part of a Conservation Lands System that includes:

1. Mesoriarian and riparian linkage areas, which hold natural of extraordinary value, and are deserving of the highest protection.

2. Biological core areas, which require the second highest level of protection. Biological cores have exceptionally high resource value and should be managed for conservation of the species that occupy the landscape. Current uses are not excluded a priori by this principle.
3. Multiple use areas establish a third tier of protection. Multiple use areas have high resource land that does not rise to the level of core areas. Most of this land is in ranch use. Recovery areas are often an overlay on multiple use areas.
4. Urban buffer areas are a fourth tier of protection. These areas currently retain high biological value but also have a mixture of open space and low-density urban development at densities ranging from 1 house per 3.3 acres to 1 house per 5 acres. Areas with greater densities were excluded from the reserve.

Urbanizing areas, typically not found within the Conservation Lands System, constitute a fifth tier. Resource extraction areas should begin to have recovery and reclamation planning take place.

IV. Policy Establishing Intensity Guidance Appropriate to the Level of Protection for the Conservation Lands System

Upon adoption of the Comprehensive Land Use Plan Update in December, I will recommend that the Board adopt a policy which includes the following provisions:

A. Purpose -- The purpose of this policy would be to ensure that new rezonings, specific plans, Comprehensive Plan amendments and conditional use permits approved within the Conservation Lands System conform with the intensity that is appropriate to protection of resources.

B. Applicability -- Such a policy would govern applications for development approval within that Conservation Lands System, including 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.

C. Guidelines -- Under this policy the Board of Supervisors would require that new applications subject to the policy be evaluated against the following criteria to determine their appropriateness:

1. Mesoriarian 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.
6. Resource extraction areas along riparian corridors and in other high resource value areas should begin to have recovery and reclamation planning take place.

D. Documentation of Affected Resources and Demonstration of Conservation -- New rezoning applications that require submittal of a Rezoning Site Analysis shall 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.

E. Actual Conservation -- 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.

IV. Timeline for Consideration and Adoption

The Planning and Zoning Commission has study sessions scheduled to discuss the Comprehensive Plan on November 28 and December 3, 2001. The Plan is before the Commission for hearing on December 12, 2001.

The Plan and associated policy proposals will be before the Board on December 18, 2001.

c: Chairman and Members, Pima County Planning and Zoning Commission

PIMA COUNTY COMPREHENSIVE PLAN

REGIONAL POLICIES REZONING POLICIES SPECIAL AREA POLICIES

Adopted by the Pima County Board of Supervisors

October 1992

Revised [Date of Approval]

**Pima County Planning Division
Comprehensive Plan Section
201 N. Stone Ave.
Tucson, Arizona 85701-1317
(520) 740-6800**

TABLE OF CONTENTS

I. INTRODUCTION	4
II. LAND USE ELEMENT POLICIES	
A. ADMINISTRATION	4
1. MAP INTERPRETATION POLICIES	4
2. STATE CONCEPTUAL LAND USE PLAN COORDINATION	5
3. MEASURING LAND CONSUMPTION	5
4. LAND USE INTENSITY LEGEND	5
5. PLAN AMENDMENT POLICIES	5
6. SITE ANALYSIS POLICIES	6
B. CULTURAL HERITAGE	6
1. CULTURAL RESOURCES	6
2. PROTECTION	10
3. EDUCATION	14
4. HISTORIC	15
C. SITE DESIGN AND HOUSING	22
1. SITE PLANNING	22
2. COMPACT DEVELOPMENT	22
3. AFFORDABLE HOUSING	23
4. LOW DENSITY	23
D. PUBLIC SERVICES AND FACILITIES	23
1. WASTEWATER POLICIES	23
2. FLOOD CONTROL POLICIES	25
3. FIRE SERVICE POLICY	26
4. SCHOOL POLICIES	26
III. CIRCULATION ELEMENT POLICIES	26
IV. WATER RESOURCE ELEMENT POLICIES	28

V. OPEN SPACE ELEMENT POLICIES	29
VI. GROWTH AREAS ELEMENT POLICIES	29
VII. ENVIRONMENTAL ELEMENT POLICIES	30
A. WATER QUALITY	30
B. NATURAL RESOURCES	31
VIII. COST OF DEVELOPMENT ELEMENT POLICIES	33
IX. REZONING AND SPECIAL AREA POLICIES	34

I. INTRODUCTION

This document establishes regional policies to implement the 2001 Update of the Comprehensive Plan. Growing Smarter Plus requires Pima County to incorporate, at a minimum, seven elements into its Comprehensive Plan. The seven elements are land use, circulation, growth areas, open space, water resources, environmental planning, and cost of growth. The seven elements of the plan will create a comprehensive strategy to manage the future growth of Pima County.

II. LAND USE ELEMENT 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.
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.
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 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 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 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.

- 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.
 - 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 Open Space Preserves: As Pima County continues to increase its areas of open space preserves, it is imperative that cultural

resources inventories of these areas be completed so that Pima County can better manage and protect its cultural resources and integrate these resources into public heritage education programs.

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

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

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

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

- ▶ Board Resolution 1983-104 requires County public works projects to comply with state law as it pertains to the identification, assessment, and mitigation of impacts to archaeological and historical sites.
 - ▶ Actions under Chapter 18.81 (grading standards) require that all private development projects subject to a Development Plan or a Subdivision Plat must get a Type 2 grading permit. To receive a Type 2 grading permit, a private landowner or developer must comply with the County's cultural resources inventory and mitigation requirements as a condition of permitting.
 - ▶ Actions under Chapter 18.91 (rezoning) are subject to the same cultural resources requirements whenever a Site Analysis is prepared. These requirements must be met before construction begins.
 - ▶ In addition, Pima County attaches cultural resources requirements to Specific Plan review approvals, and has developed Standards and Special Requirements for Archaeological Sites and Historic Resources that apply as conditions to most rezoning and development actions.
- b. Maintain Current Cultural Resources Protections: Land use planning decisions currently require the consideration of potential impacts to cultural resources. For example, as part of the site analysis process, a records check of potential archaeological and historical sites is required as part of the rezoning process. Any sites found as a result of the records check or field survey are evaluated for their eligibility to the National Register of Historic Places by a professional archaeologist and/or architectural historian, as appropriate. To the extent possible, avoidance of impacts to these significant sites is the preferred treatment. An inventory summary and historic preservation plan are further required in the site analysis.

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

- 1) Records Check – This action determines whether a cultural resource survey has been previously conducted on the property and whether there are any known cultural resources. A records check provides an inventory of known archaeological and historical sites and a summary of records maintained at the Arizona State Museum.
- 2) Site Survey – Parcels that have not been inventoried shall be field surveyed by a professional archaeologist, and any sites encountered shall be recorded in accordance with guidelines established by the Arizona State Museum and the State

Historic Preservation Office. If no cultural resources are found, the process ends here. If cultural resources are found, they are recorded with the Arizona State Museum and the project goes to Step 3.

- 3) Evaluation – Evaluation consists of determining the significance or eligibility of the recorded cultural resources for listing on the National Register of Historic Places. An opinion of the State Historic Preservation Officer (SHPO) is requested regarding this eligibility determination. If the cultural resources are determined not to be significant, the process usually ends at this point. If the resources are significant the project moves to Step 4.
- 4) Impact Assessment – Following eligibility review by the State Historic Preservation Office, County staff working with the applicant determine the protective measures that must be taken. If the project can be designed with stipulations to protect the cultural resources in place, the process usually ends here. If cultural resources will be impacted, then a plan to mitigate this impact (Step 5) must be prepared and submitted for County staff and SHPO review and approval.
- 5) Mitigation – Mitigation can include: covenant, deed, or easement restrictions to protect cultural resources; an archaeological excavation, analysis, report and artifact curation; or rehabilitation and adaptive use of historic buildings. Once mitigation is complete, the cultural resources requirements have been met and the process ends.

Very often, the kind of cultural resources found within development areas are archaeological sites. Typically, mitigation involves the preparation of a comprehensive research design and mitigation plan. The research design shall delineate productive areas of scientific investigation that may be pursued given the information the sites can yield and provide direction to the development of a mitigation plan. For those archaeological and historical sites that will be affected or destroyed by the proposed development, sufficient sub-surface test excavations shall be conducted to establish the research potential of the site and the nature and extent of the archaeological deposits. The goals of the testing will be to provide salient information for the development of a research design and to establish a cost effective and efficient data recovery plan. The mitigation plan shall detail strategies for the management of the subject cultural resources and include a plan of work for implementation that may include further testing, sampling strategies, in-place preservation and protection, interpretive exhibits, and data recovery (scientific excavation and documentation, followed by analyses, report preparation, and curation) for those sites to be impacted or destroyed by the proposed development.

- c. Encourage In-Place Protection of Cultural Resources: As a part of land use planning,

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

- d. **Discovery of Unknown Cultural Resources:** Unrecorded archaeological materials unearthed during construction activities by the builder, contractors, or individuals will be reported promptly to the Master Developer and Pima County Cultural Resources Office. Reasonable and cost efficient measures will be taken to document these archaeological features and materials by a professional archaeologist.
- e. **Restriction of Archaeological Site Information:** Except as necessary for avoidance and protection of the cultural resources, the Master Developer shall restrict information on the location and nature of the cultural resources within the proposed development area. No site will be promoted for public or private access unless so stipulated in the mitigation plan.
- f. **Discovery of Human Remains:** In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during discovery, scientific excavation or construction, ground disturbing activities shall cease in the immediate vicinity of the discovery. State law (ARS §41-844 and ARS §44-865) requires that the Arizona State Museum be notified of the discovery of these remains so that, in consultation with Native American communities or other groups, appropriate arrangements can be made for their repatriation and reburial by cultural groups who claim cultural or religious affinity to them. The human remains shall be removed from the site pending the review and decision of the affected cultural groups and the Arizona State Museum.
- g. **Technical and Professional Standards & Guidelines:** All aspects of the cultural resource inventory, evaluation, and mitigation efforts shall be conducted by a professional archaeologist or preservation architect using accepted professional standards and practices consistent with guidelines included in the Advisory Council on Historic Preservation 1980 Handbook; guidelines for Recovery of Scientific, Prehistoric, Historic, and Archaeological Data: Methods, Standards, and Reporting Requirements (36CFR66, dated January 28, 1977); the Standards of Research Performance of the Society of Professional Archaeologists; the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation (Federal Register, dated September 29, 1983), the Secretary of the Interior's Standards for Archaeology and Historic Preservation (Federal Register, dated September 29, 1983), and the Secretary of the Interior's Standards and Guidelines for Professional Qualifications (Federal Register, dated September 29, 1983). In addition,

archaeologists will be required to hold a current Antiquities Permit issued by the Arizona State Museum, and professional architects will be registered with the State of Arizona.

3. **Cultural Resources Heritage Education & Outreach:** Studies in heritage preservation have shown that the *long-term protection* of cultural resources is accomplished by educating the public about the past and bringing it to life for them. By educating the citizens of Pima County about our rich and diverse cultural history, the past becomes meaningful and relevant to people's daily lives and provides context in the greater scheme of life. Once informed, people generally become excited and interested in preserving their heritage for their children and for future generations.
 - a. **Cultural Resources Education:** Public education is the key to preservation. Cultural heritage education programs must be developed for all age groups and cultural backgrounds, and be made accessible to all by being provided in the dominant languages of the County. Visitors and residents alike benefit from knowing about the County's cultural resources and can be informed through active learning programs in classrooms and recreation centers, as well as from informal education methods. The County must continue to provide educational information through technical reports, brochures, a website, programs, activities, and support for the schools and colleges in the County.
 - b. **Cultural Resources Outreach:** All significant cultural resources in Pima County that would not be endangered by public knowledge of their existence should be indicated on County maps and in brochures, and provided with on-site interpretation. Exhibits, informational signs, plaques, and interpreters provide outreach at heritage sites. Excellent public outreach is currently provided by both public and private organizations and the County can act as a partner in these important outreach efforts.
 - c. **Specific Cultural Resources Heritage Projects:** Specific cultural heritage sites within the County should be identified and developed as public education and outreach projects. An example of such a project is the *Anza National Historic Trail*. This important heritage trail runs for 60 miles through Pima County and is part of the greater 1200-mile trail that was used in 1775 by Spanish explorers looking for a land route from Sonora to San Francisco. The trail has been deemed significant by Congress and is part of the National Park Service's trails network. Its existence in Pima County brings national attention to the County's rich and diverse cultural heritage, and provides economic benefits to local businesses in the form of heritage tourism, in addition to enriching local and national understanding of our colonial heritage.
 - d. **Cultural Resources Education and Outreach Partnerships:** Adopt a policy toward fostering education and outreach partnerships with public agencies and private

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

- e. **Cultural Resources Recommendations for New Development Projects:** The Pima County Development Code has specific requirements for new construction that are required at the time of application, as noted under Policy 2. The Code requires evaluation of impacts and mitigation, but stops short of requiring on-site preservation of cultural resources. The County must explore incentives to assist developers in preserving cultural resources whenever possible.
4. **Preserve & 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 th Ave Streetscape
Black Sheep Cave	Continental- Madera	4 th Ave Trolley Line
Blackstone Ruin	Coyote Mountain	4 th Ave Underpass
Bojorquez-Aguirre Ranch Site	Dairy	A-7 Ranch
Bosque	Davidson Canyon	Adkins Property

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

Archaeological Sites	Archaeological Site Complexes	Historic Sites
Marsh Station Road site		Colossal Cave
National Cemetery @Stone and		Commissary & Quartermaster Offices
Pantano Townsite		Communications Building – U of A
Picture Rocks		Convent Streetscape & Meyer
Pig Farm		Corbett House
Proto historic burials @17th St and		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
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 Station
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)

Archaeological Sites	Archaeological Site Complexes	Historic Sites
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
		Julian-Drew Bldg / Lewis Hotel
		Kentucky Camp
		Kitt House
		Kruttchnitt 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)

Archaeological Sites	Archaeological Site Complexes	Historic Sites
		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
		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

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

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

C. SITE DESIGN AND HOUSING:

1. Site Planning:

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

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

c. Scale of development: Ensure ,where possible, new development shall be designed at a human-scale, i.e. development with mulitmodal 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 promote which increases housing density and compatible residential infill or refill in a range of prices and housing products to accommodate changing family arrangements, market conditions, and demographics

adjacent to multifunctional corridors, neighborhood, community, and regional activity centers; and provides for mixed use and higher density residential development along or at the intersections of major streets or adjacent to commercial or employment sites; and provides for transit-oriented development along major streets and in or adjacent to activity centers and other similar functional or high density areas.

3. **Affordable Housing** - Rezoning activity and other land uses shall promote affordable housing including inclusionary or mixed income subdivisions.
4. **Low Density Residential Areas** -- Low density development (one acre or greater in size) shall integrate natural areas and a residential setting within environmentally sensitive lands. Adjacent to public preserves and sensitive natural resource areas, only very low density development (lots of three acres or greater in size) shall occur. The conservation subdivision process is the most appropriate development option for subdivision development in low density areas.

D. PUBLIC SERVICES AND FACILITIES:

1. WASTEWATER POLICIES:

a. Sewer Line Infrastructure:

- 1) All nonresidential development and residential development at densities of 1.0 residences per acre or greater shall be connected to the public sanitary sewer system in a manner acceptable to Pima County Wastewater Management Department (PCWMD).
- 2) The PCWMD reserves the right to determine the ownership classification of all new interior/on-site sewage collection systems.
- 3) Sanitary sewers that will become part of the public system shall be located to the maximum extent feasible within the paved area of public rights-of-way in order to achieve adequate visibility and vehicular maintenance accessibility in accordance with Arizona Administrative Code R18-9-E301.D.3.h. Sewer line easements and rights-of-way may be located within areas designated as natural open space provided that alternative routes are not feasible from an engineering/economic standpoint. These new sewer alignments shall require the approval of both PCWMD and PCDOTFCD. The area contained within these sewer line easements or rights-of-way may not be included in the computation of natural open space but may be credited toward fulfillment of functional open space requirements of the density range on an acre-by-acre basis.

- 4) Sewer construction plans shall require the contractor to revegetate disturbed areas. A plan for the re-vegetation of these disturbed open space areas shall be established during the review of the associated tentative plat or development plan. The re-vegetation plan shall provide for unrestricted maintenance vehicle access to all public sanitary sewer manholes and other access structures and shall not include plant types that have a history of aggressive root growth that can invade the sanitary sewer system. The re-vegetation plan must be approved by the PCWMD Field Operations Division.
 - 5) All extensions of the public sanitary sewer system required to provide service to the development and all sanitary sewer lines and other wastewater transporting facilities within the development shall be paid for with private funds.
 - 6) Installation of all utilities and infrastructure shall be phased to coincide with development of individual communities and shall be sized generally to accommodate future needs based on a sewer basin study prepared at the developer's expense, and reviewed and approved by PCWMD.
- b. Sewage Treatment Facilities:
- 1) All new wastewater treatment/reclamation facilities shall be public.
 - 2) All new wastewater treatment facilities shall be financed by all parties, persons and/or landholders who either benefit from the improvements or who have created the need for their installation.
- c. Solid Waste:
- 1) The creation of additional solid waste facilities and sites shall be subject to the review and approval of Pima County. All solid waste facilities shall be publicly owned and operated.
 - 2) Pima County reserves the right to designate and require the dedication of any site suitable for a solid waste transfer station and/or landfills.
 - 3) The siting of new landfills shall be subject to approval by Pima County and shall be based on the analysis of constraint areas as outlined in the "Alternative Locations for a Regional Waste Disposal and Management Center" report (July, 1991).

2. FLOOD CONTROL POLICIES:

- a. Washes with a base flood peak discharge equal to or greater than 100 cfs shall be evaluated in the rezoning site analysis and during the development process for maintenance of natural conditions and preservation of existing riparian habitat. Opportunities for transferring densities to other areas of the property in order to preserve habitat shall also be described during the development process.
- b. Flood control planning and design shall be administered on an area-wide basis, and shall be compatible with the Regional Master Drainage Plan. Drainage improvements shall be consistent with the overall character of the area, and shall not create nor worsen existing drainage problems.
- c. Road crossings of washes identified for preservation shall be designed to cross the floodplain with only minor encroachment. Reducing the floodplain width may be acceptable based on site specific characteristics, including but not limited to achieving on-site detention requirements, or facilitating wildlife or pedestrian access.
- d. When modifications of watercourses are proposed which will result in significant reduction of over-bank storage, the Chief Engineer may require a study to demonstrate that the proposed encroachment will not significantly increase downstream peak flood discharges, or create an adverse impact within the watershed. Regional effects shall be analyzed as necessary, and the study limits may be determined by the Chief Engineer.
- e. Where mitigation or restoration is required, projects shall not be considered complete until the vegetation is established and accepted by PCDOTFCD. If the project is considered otherwise complete, a separate and enforceable agreement to ensure completion of said requirements shall be entered into by PCDOTFCD and the developer.
- f. Alternatives to locating a utilities corridor parallel to and within the floodplain of watercourses identified for preservation shall be investigated to lessen the impact on riparian habitat, and to avoid the costs of structural flood control works. Should the riparian habitat be affected, appropriate mitigation in an approved location shall be required.
- g. Plans for development located in flood hazard areas which propose uses or densities consistent with urban land use intensity categories shall be regarded as inconsistent with County policy, unless provisions of the development plan are designed to remove the area from flooding hazards.

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

3. FIRE SERVICE POLICY:

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

- 4. SCHOOL POLICY:** Rezoning requests to TR for a child care center shall be permitted in all Comprehensive Plan designations.

III. CIRCULATION ELEMENT POLICIES

- A. Timing/concurrency: Off-site transportation infrastructure shall be developed concurrently with land use development to the greatest extent possible, recognizing that much infrastructure development is needed to meet existing traffic demand.
- B. Environment: Roadway and transportation infrastructure shall be designed in an environmentally- or context-sensitive manner to the greatest extent feasible.
- C. Neighborhoods: Existing residential areas shall be mitigated from vehicular traffic impacts to the greatest extent feasible when roadway improvements occur.
- D. Alternative Modes: Multi-modal transportation infrastructure shall balance the needs of all users and provide viable alternatives to driving where appropriate and to the greatest extent feasible.
- E. Funding: Alternative and equitable funding sources for transportation infrastructure shall be developed, in addition to current funding sources.
- F. Promote high density, mixed use development/redevelopment along the major transit corridors, and formulate a set of incentives to encourage such development within Growth Areas and along transit corridors.
- G. All new public or private bridges, arterial, collector and local streets shall conform to Pima County Roads and Streets Standards. Any proposed rezoning or specific plan requiring a site analysis shall include a transportation impact study with the site analysis. Parameters and the

extent of the transportation impact studies shall be established on a case-by-case basis by the Pima County Department of Transportation and Flood Control District.

- H. Pima County standards for roadway design may be modified by the Board of Supervisors if the design provides substantial environmental protection and meets minimum safety standards.
- I. With the exception of private streets, all streets and routes shall require a dedicated right-of-way. The right-of-way shall match street capacity needs or, where identified on the adopted Major streets and Routes Plan of Pima County, the specified right-of-way shall be dedicated. All arterial, collector and local streets required for development will be designed for the ultimate capacity of the planned land uses, except where a phased construction plan is approved by the County Engineer.
- J. A rezoning or specific plan which generates traffic demands in excess of Level of Service D for the affected roadways shall not be approved unless concurrent improvements are funded and scheduled.
- K. Bikeways:
 - 1. All arterial and collector streets which are a part of the Regional Bikeway Plan shall be constructed according to the classification shown on the plan. All other major streets should have sufficient pavement width to accommodate bicycle travel.
 - 2. Developers shall provide bikeway facilities in conjunction with all types of development when determined appropriate by the Pima County Department of Transportation.
 - 3. Where appropriate, bike systems within developments shall connect to the Regional Bikeway System. In addition to or in place of connecting to the Regional Bikeway System, a bicycle connection may be provided to adjacent developments. This is encouraged particularly when the adjacent development is adjacent to the Regional Bikeway System.
- L. The development shall provide pedestrian facilities necessary for linkages to the regional trail system and for safe access to community facilities, employment centers, schools, and adjacent commercial nodes.
- M. Sidewalks shall be provided on both sides of public and private streets for double-loaded streets in all developments greater than ten acres and net densities greater than 2.5 residences per acre. Developments of less than ten acres may be required to provide sidewalks that adjoin existing developments. Paths may be used as an alternative to sidewalks in accordance with Pima County subdivision street standards.

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

IV. WATER RESOURCES ELEMENT POLICIES

- A. Limit pumping near shallow groundwater -- Potential methods for implementing this strategy include land use controls and the purchase of development and water rights.
- B. Maximize use of CAP and reclaimed water -- Implementation methods might include limitations on rezonings outside the service area and incentives to landowners.
- C. Limit human water use in certain areas -- Again, implementation methods might include limitations on rezonings outside the service area and incentives to landowners.
- D. Use CAP in riparian areas -- This strategy would require that the County have a CAP allocation, or achieve the conservation use of an allocation through cooperative initiatives.
- E. Effluent for riparian restoration -- Preservation of current discharge and allocation of the resource are listed as potential implementation methods.
- F. Reduce per capita consumption -- Implementation methods might include landscape requirements and requirements for conservation features in new housing. A proposed water conservation ordinance will be sent to the Board in the near future.
- G. Limit turf water use -- Limitations on the establishment of golf course uses, and requirements that new courses use non-groundwater sources, are suggested.
 - 1. Maximum use of renewable water supplies such as effluent, reclaimed water, or Central Arizona Project water shall be required for the irrigation of golf courses and turf areas within new development subject to site analysis. Where effluent or reclaimed water is not physically available, groundwater use for irrigation is permitted provided the groundwater consumption is offset when practicable through Central Arizona Project water replenishment or recharge.
 - 2. All turf irrigation shall be through the use of reclaimed water when such water becomes available for wholesale purchase from a public effluent system.
 - 3. Effluent shall be properly treated and used in such a manner that it will have no adverse impact on the quality of existing ground water as determined by the Pima County Department of Environmental Quality.

4. Restrict further growth of golf course communities proposals by weighing effluent use as irrigation against its use as potential groundwater recharge.
- H. Prevent subsidence -- A suggested implementation strategy is that reclaimed water be used to recharge subsidence prone areas.
- I. Restore and preserve natural areas -- Implementation of this strategy could include floodplain acquisition, purchase of development and water rights, and limitations on rezonings.
- J. Construct wetlands and riparian areas -- Use of reclaimed water or CAP is suggested. Recharge projects are also suggested as an implementation method to realize this strategy.
- K. Protect remote basins -- Pursue options such as purchase of development or water rights, limitations on rezonings consistent with carrying capacity, and limitations on golf course uses.
- L. General approach -- Pima County does not have enough water to satisfy the demands of a population which grows continually into the indefinite future and to provide adequate water for habitat and riparian needs unless changes are made. A regional approach to water management will help in making potential problems more manageable.

V. OPEN SPACE ELEMENT 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.

VI. GROWTH AREAS ELEMENT POLICIES

- A. Mixed use planning shall be encouraged in designated growth areas and areas with community-wide commercial activity that have opportunities for multimodal transportation.
- B. The current growth area profile shall be reviewed during the review of a development proposal. Infill and redevelopment proposals within a growth area shall attempt to create a mix of uses most beneficial to encourage multimodal transportation opportunities and be coordinated with any current or planned transit stop locations.
- C. Development proposals shall be evaluated for their potential to increase the mix of uses within the growth area and create a demand for residential density and a commercial base that supports a 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.

VII. ENVIRONMENTAL ELEMENT POLICIES

A. Water Quality

1. Groundwater Quality Policies

- a. Encourage the protection of groundwater quality within the framework of federal, state, and local laws, regulations, and guidelines that govern water quality.
- b. Continue to assess soil and groundwater quality in the vicinity of all County-owned sites of concern, including landfills.
- c. Monitor soil and groundwater, develop and implement cleanup strategies.
- d. Continue to operate existing remediation systems and continue existing monitoring programs, or implement new programs to protect groundwater quality at County facilities that have the potential to impact groundwater.
- e. Continue to ensure septic systems are installed and maintained in accordance with applicable federal, state and local requirements.
- f. Encourage coordination among County departments that use or generate hazardous materials and waste to institute pollution prevention policies and practices.
- g. Implement practices that reduce the generation of wastes that could impact groundwater quality and implement spill management plans.

2. Natural Waterbody Quality Policies

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

- b. Encourage land use decisions that maintain the function and quality of watercourses and areas designated in the Sonoran Desert Conservation Plan as riparian and aquatic habitat. Land use proposals should be evaluated as to their potential to cause water quality degradation.
- c. Further protect surface water from degradation through land use planning to limit the potential for unforeseen discharges and review emergency response plans for existing transportation corridors.
- d. Work with the appropriate entities to ensure suitable stream flows that maintain channel morphology and function, support hydrological connected wetlands and promote biological diversity in these systems.
- e. Evaluate land use proposals including transportation as to their potential impact on water quality. County and utility roads should be graded and maintained in such a way as to reduce side-casting of material into streams or watercourses.

3. Stormwater Quality Policies

- a. Promote land use policies and best management practices that protect the quality of stormwater runoff where a receiving waterbody is a perennial or intermittent stream with habitat for native aquatic species.
- b. Continue to comply with Clean Water Act stormwater permit requirements.
- c. Continue to operate and manage County-owned facilities and properties in a manner that does not degrade stormwater quality.
- d. Continue to implement the Floodplain and Erosion Hazard Management Ordinance to manage and purchase lands in the regulatory floodplain areas to enhance overall watershed management.
- e. Continue to implement the Watercourse and Riparian Habitat Protection and Mitigation Requirements Ordinance to protect endangered natural riparian areas.
- f. Continue to comply with requirements for pollutant control at landfills.

B. NATURAL RESOURCES:

1. Conservation Lands System

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

Regional Plan Policies for the Conservation Lands System protect natural and cultural resources according to their value.

- a. Mesoriparian areas and riparian linkage areas which hold natural and cultural resources of highest value deserve the highest protection.
- b. Biological core areas require the second highest level of protection.
- c. Multiple use and landscape linkage areas establish a third tier of protection.
- d. Urban buffer areas are a fourth tier of protection.
- e. Urbanizing areas constitute a fifth tier of protection.

Resource extraction areas should begin to have recovery and reclamation planning take place.

Intensity policy guidance will be established according to the level of protection needed to protect natural and cultural resources.

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

VIII. COST OF DEVELOPMENT ELEMENT 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.

IX. REZONING AND SPECIAL AREA POLICIES

1-00 REZONING POLICIES (RP)

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

RP-1 Skyline /Ina (CF)

General location: T13S, R14E, S6.

Policies:

- A. Within the area designation Medium High Intensity Urban, professional uses only may be developed provided that:
 - 1. Height is limited to one story;
 - 2. A 100 foot buffer of natural vegetation is provided along the east property line;
 - 3. A decorative wall is provided along the west property line; and
 - 4. As much natural vegetation as possible shall be preserved.
- B. Within the area designated Medium Intensity Urban:
 - 1. A 100 foot natural buffer shall be maintained along the wash which defines the south and east boundaries of the property;
 - 2. The wash shall be left in a pre-development state; and
 - 3. As much natural vegetation as possible shall be preserved.

RP-2 Skyline/Orange Grove (CF)

General location: T13S, R14E, S5.

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

RP-3 Craycroft/Sunrise (CF)

General location: T13S, R14E, S14.

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

RP-4 Swan/Sunrise (CF)

General location: T13S, R14E, S14.

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

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

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

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

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

Policies:

- A. Office buildings shall not exceed 18 feet from existing natural ground elevation.
- B. Public ingress and egress shall be from River Road along the eastern boundary of the property only.
- C. The structure, including parking, shall be buffered on all sides other than from River Road, by minimum 6-foot wall (measured from grade on the highest land side). The wall shall be set back 10 feet from the property line and buffered by desert vegetation.
- D. Prior to rezoning, the developer shall submit the development plan to the Design Review Committee of the Catalina Foothills Association.
- E. The parking area, utility areas, maintenance equipment, air conditioning and/or heating units shall be screened from view of all existing residences, and at no time shall there be aboveground power poles for electric or telephone services.
- F. Screening shall consist of earth berming and landscaping, and a wall may be built provided it is not greater than the height of the equipment it is shielding. Walls for screening must be solid. Landscape used for screening shall provide an opaque thickness in one year's time.
- G. External and parking lot lighting is restricted to that which is necessary for safety and security, and shall under no circumstances be directed toward residential areas.
- H. Architectural styles and motifs must be Territorial or Santa Fe style to maintain the integrity of the surrounding area.
- I. There shall be no white roofs.
- J. Material, texture and color of all exterior finishes of any structure shall be consistent with the surrounding residential area. No bold or dominant colors, but only muted, desert tones or earth tone colors shall be used.
- K. Chain link fencing is prohibited.
- L. Only one sign for the structure is permitted and shall be no larger than 2 by 8 feet and no higher than four feet. There shall be no roof signs and no flood lighting on signs.

RP-7 Pima Canyon (CF)

General location: T12S, R14E, S31.

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

Policies:

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

RP-8 Roberta Circle/First Avenue (CF)

General Location: T13S, R13E, S12.

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

Policies:

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

RP-9 Sunrise/Kolb (CF)

General location: T13S, R15E, S18.

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

Policies:

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

RP-10 Ventana (CF)

General location: T13S, R15E, S6.

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

Policies:

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

- E. Overall maximum density on this property (excluding commercial, transitional and .25 residences per acre areas) shall be two residences per acre.

RP-11 Oracle Road / Genematas Drive (CF)

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

Policies:

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

RP-12 Transition/Ina (CF)

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

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

Policies:

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

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

General location: T13S, R13E.

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

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

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

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

Policies:

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

RP-15 Oracle-Jaynes Station Road (NW)

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

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

Policies:

- A. Distribution of densities on the subject property shall be consistent with the concept presented at the Planning and Zoning Commission hearing, (Co7-94-17) including larger lots ($\frac{3}{4}$ to 1 acre) on the eastern sloping part of the property to buffer adjacent low density residential uses to the east.
- B. There shall be no encroachment into the Pegler Wash 100-year floodplain.

RP-16 West River Road (NW)

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

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

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

RP-17 Orange Grove/Corona Road (NW)

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

Policies:

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

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

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

Policies:

- A. Ingress and egress shall be solely to and from Oracle Road.
- B. There shall be no ingress or egress to or from Cresta Loma Drive.
- C. There will be no increase in drainage leaving the property as a result of the development of the office project.
- D. Retention/detention basins will be designed to empty within 24 hours after rain. A property owners' association will be formed for the project which will have the responsibility for ensuring that the retention/detention basins are in proper working order and are maintained in accordance with Pima County standards.
- E. If Arizona Department of Transportation (ADOT) will allow, the property owner shall pay (if ADOT will not do or pay) for the cost of building an earthen channel along the eastern boundary of the property to collect drainage in the Oracle Road right-of-way at the northeast corner of the property and carrying the water to the culvert in the Oracle Road right-of-way on the north side of Cresta Loma.
- F. All buildings will be single story.
- G. The maximum building height shall be 18 feet for flat roofs and not to exceed 21 feet for pitched roof portions of the roof. If neighbors prefer solely or primarily pitched roofs, an agreement on the maximum height of the buildings will need to be reached.
- H. The maximum build-up of building pads will be three feet above the highest elevation in the pad area.
- I. Buildings will be located primarily at the east and north sides of the property.
- J. There shall be no spotlights. Parking lot lighting shall be low (3-foot to 4-foot high) lighting, not high pole lighting.

- K. Noisy landscape equipment shall not be used prior to 9:00 AM.
- L. The property shall be for office use only. There shall be no restaurants, bars, or other retail uses; there shall be no industrial uses, apartments, hotels/motels, public libraries or correctional/penal or similar facilities.
- M. There shall be no highly-reflective roofs or roof coating.
- N. All mechanical equipment on the roofs shall be screened by parapet walls or by an alternative screening method.
- O. Trash dumpsters shall have a wall on three sides.
- P. The slope on the west side of the property will remain natural.
- Q. There shall be a 40-foot natural buffer adjacent to the property to the south (Parcel No. 10505019A) per the site plan; except that by agreement, the buffer may be wider at one end and narrower at the other.
- R. There shall be a perimeter wall on all sides of the property except for Oracle Road.
- S. Where there is not a natural buffer yard, there shall be a 10-foot landscaped bufferyard along the north and south sides of the property.
The 10-foot bufferyards shall be kept natural to the extent reasonably feasible. The bufferyards shall be supplemented by additional landscaping pursuant to Pima County requirements.
- T. There shall be no construction traffic nor the parking of construction vehicles on Cresta Loma Drive.
- U. No uses or businesses shall be allowed whose primary business hours extend beyond daytime working hours from 7:00 AM to 7:00 PM. This restriction does not preclude persons working late into the evening in their offices without clients or customers. Generally, parking lot lights shall be turned off by 8:00 PM but lights for parking lots near buildings may remain on longer and motion sensors or similar devices may be used on lights for "after hours".
- V. Colors shall be muted earth-toned colors (no bright purples) and shall not exceed light-reflective value of 60 percent. Pitched roofs may be of tasteful reddish-orange clay, such as Mexican or Spanish style tile, or concrete tile.
- W. No roof signs shall be permitted and no floodlighting on signs or neon signs shall be allowed. Signs may be backlighted. A permanent office park monument-type sign shall be permitted at the entrance (it may be similar to the existing sign at 1050 East River Road).
- X. The parking lot shall include at least one tree every 10 spaces. Covered parking, if any, shall not have high reflective roofs.

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

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

Policies:

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

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

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

East.

Policies:

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

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

General location: T14S, R12E, portion of Section 36; T14S, R13E, portion of Section 31.

Description: Unified ownership; large parcel size; special development standards and design incentives.

Policies:

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

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

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

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

Policies:

- A. Sufficient recreation and useable open space shall be provided for use by the residents of this development, as determined by the Pima County Natural Resources, Parks and Recreation Department.
- B. A single site analysis shall be conducted and a single site plan shall be developed for this entire property. Such site plan shall be binding on the property, regardless of ownership. Such site plan shall apply whether the property is rezoned in whole or in part and shall be made a condition of rezoning. The plan shall demonstrate the provision of adequate water, sewer, roads, and other infrastructure required for by the proposed plan.
- C. The Low Intensity Urban-3.0 (LIU-3.0) designation within this rezoning policy area shall define the gross overall density of the project. The total number of dwelling units shall not exceed 600, excluding a resort/hotel facility and assisted living facility.
- D. Building height shall be limited to one story for residential units and two stories for a resort/hotel facility.
- E. Approval of any specific plan shall be contingent upon final approval of a development agreement which shall include financial assurances that all infrastructure shall be

installed in accordance with the approved development agreement.

RP-23 Postvale Road/Ajo Highway (SW)

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

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

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

RP-24 West Montana Street (SW)

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

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

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

RP-25 South Mission Road (SW)

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

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

Policies:

- A. The portion of the property above the 2540-foot contour line shall remain natural and that development be subject to review by the Design Review Committee under the Cluster Option of the Zoning Code.
- B. A single zoning and development plan should be submitted for the parcels. Because of multiple ownership, a diligent effort shall be made by the property owners to submit a single rezoning and development plan for the parcels.

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

General location: Diamond Bell community.

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

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

RP-27 Canoa Land Grant/ Southwest (USC)

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

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

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

RP-28 Upper Canoa Land Grant (USC)

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

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

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

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

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

RP-29 Fairfield Green Valley Project (USC)

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

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

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

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

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

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

RP-31 Canoa Ranch Master Planned Community (USC)

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

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

historic Canoa Ranch site, are included.

Policies:

A. Specific Plan.

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

B. Resource Conservation.

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

Policies:

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

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

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

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

Policy: Notwithstanding the zoning district options listed under Rural Activity Center, a rezoning to CMH-2 is permitted.

RP-34 South Nogales Highway (RSE/SR)

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

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

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

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

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

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

General location: T16S, R16E, S26 and 34.

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

Policies:

- A. The entire parcel shall be subject to approval of a Specific Plan.
- B. That area north of Interstate-10 in which the plan designation is changed from MIR to MFC shall be restricted to TH or GR-1 uses, with the exception of the eastern-most 18 acres adjacent to Interstate-10 which may be used for a museum and associated uses.

- A 100-foot setback along Interstate-10 shall be required for the museum portion.
- C. In the area remaining MIR south of Interstate-10, residential home occupations may have up to two employees per residence provided that all activities are conducted indoors or within an area enclosed by 6-foot opaque screening material.
- D. There shall be a 60-foot natural desert buffer along Interstate-10 and SR 83 (Sonoita Highway).

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

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

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

2-00 SPECIAL AREA POLICIES

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

S-1 Catalina Highway/Snyder Road (CF)

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

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

Policies:

- A. Development shall be limited to one story building height and shall not exceed 24 feet.
- B. Natural landscaping will be promoted and used to buffer commercial development including parking areas from the road and from adjacent neighborhoods;
- C. Architectural design, materials, signage and colors shall be such that they blend with the natural desert landscape and topography of the area. Muted colors are acceptable for use on building exteriors and may include ranges of brown, such as rusts, sepia, sand, tans and buffs and some gray tones. Other tones and colors may be used for trim;
- D. Buildings shall have reduced front setbacks with parking lots located to the rear or side of buildings;
- E. Construction methods that result in minimal site disturbance shall be used; and
- F. Architectural design, materials, landscaping, color and signage shall be approved by

the Pima County Design Review Committee.

S-2 Catalina Foothills (CF)

General location: T13S, R13E, R14E, R15E.

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

S-3 Rancho Vistoso Neighborhood (NW)

General location: T11S, R13E, S13.

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

Policies:

- A. Development shall be limited to residential development only;
- B. If the Special Area is developed as a unique entity, the area designated Resource Conservation shall be permanent natural open space;
- C. Residential units shall only be transferred to the portion of Low Intensity Urban 3.0 (LIU-3.0) located in Section 24 with such transfers noted on all applicable development plans, plats, zoning maps, and covenants, conditions, and restrictions;
- D. The maximum number of dwelling units for the portions of the Special Area designated Low Intensity Urban 3.0 (LIU-3.0) shall be 250;
- E. The maximum number of dwelling units for the portions of the Special Area designated Low Intensity Urban 1.2 (LIU-1.2) shall be 50. Units may be transferred to the southern LIU 3.0 portion of the Special Area provided the overall dwelling unit cap is not exceeded.

S-4 Tortolita Alluvial Fan (NW)

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

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

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

S-5 Oracle Corridor/Northern Gateway (NW)

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

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

Policies:

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

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

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

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

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

- A. In order to create a pedestrian and equestrian scale streetscape, the development of unique street standards for Sandario Road will be encouraged. Such standards, to be developed by the Pima County Department of Transportation, in cooperation with the Picture Rocks Business Association, will result in slower traffic speeds and more attention to the street's relation to parking, sidewalks, and buildings. Examples of street design features include provision for on-street parking, sidewalks, and planters and street trees;
- B. Development shall enhance this pedestrian scale environment, avoid strip auto-oriented commercial, and support through site planning and architectural design the traditional western "main street." The following development guidelines shall be considered:
 - 1. Buildings shall have reduced front setbacks, with parking lots located to the rear or side of buildings;
 - 2. Access to parking lots shall be off of side roads rather than directly off Sandario Road; and
 - 3. Hitching areas and access to local businesses shall be provided for equestrians;
- C. Southwestern and western motifs shall be promoted, including, but not limited to, boardwalks, courtyards, and the general scale and appearance of a traditional "main street"; and
- D. Residential structures shall be limited to one story, unless the unit is above a

commercial establishment that fronts on Sandario Road.

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

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

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

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

Policies:

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

S-8 Tucson Mountains North (TM/AV)

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

Description: The northern portion of the subregion is located between urbanization areas in the City of Tucson and the public reserves of Tucson Mountain Park and Saguaro National Park, and is distinguished by rugged terrain, highly diverse vegetation, significant wildlife habitat and many riparian areas.

Purpose: The purpose of the Tucson Mountains North Special Area is to protect this special environment while planning for expected growth. To achieve this purpose, planning strategies include: 1) declining westward land use intensities; and 2) a low-density conservation area and buffer to Tucson Mountain Park and Saguaro National Park.

Policies:

- A. Structures. All structures west of Silverbell Road shall be limited to a maximum height of 24 feet, and shall be sited and landscaped to minimize negative visual impacts. All structures shall be of a color which is in context with the surrounding environment;
- B. Open Space Dedication. Natural area designations dedicated to and accepted by Pima 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.

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.

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 (RSE/SR)

General location: T15S, R16E, (several sections); T16S, R16E, portions of Sections 11, 2, & 3.
Description: Incorporates major portions of the plan area and relevant policies from the Rincon Valley Area Plan. Overlays various land use intensities. Provides special incentives to protect rural character, discourage strip commercial and protect scenic quality, especially along Camino Loma Alta.

Policies:

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

A. General Objectives:

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

B. Design:

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

7. Development which encroaches upon any riparian areas shall be re-vegetated with plant material salvaged from the site. Riparian habitat shall be recreated through the planting of trees, shrubs, and seed mix native to the site and be equal to the predisturbance plant density, diversity and volume on the net site.
- C. Visual Impacts: Important viewsheds, especially as seen from the vicinity of Camino Loma Alta and Old Spanish Trail, need to be protected through low profile development, clustering, and height restrictions. [The Rincon Valley Development Capability Analysis will be used as a resource guide for visual resource protection.] Views to the northeast of this intersection are of Saguaro National Park and of the Rincon Mountain peaks. Views to the south and southeast are of the Santa Rita Mountains and are less dominant than those to the north. Policies to be implemented within this category are as follows:
1. Development shall be designed to be visually harmonious in form, line, color and texture with its natural surroundings.
 2. Development, including infrastructure, shall apply appropriate mitigation techniques such as desert varnish, innovative grading methods, boulder and rock replacement, in addition to implementing required re-vegetation policies.
 3. Development within the viewshed area along Camino Loma Alta and Old Spanish Trail shall be screened with landscape buffers which utilize native plant materials and earth berms. Land uses and buffers shall be positioned to allow for views of the Saguaro National Park and of the mountains through the intervening developed areas.
- D. Village Center Area, (CAC areas south of Rincon Creek):
1. Development within the Village Center area shall be consistent with that portion of the center within the Rocking K Specific Plan.
 2. Create a unique identity for the village and community nodes through techniques that promote a pedestrian scale to streetscapes and enhance landscaping and building design.
- E. Trails:
- The area between Rocking K and Vail Valley is an important linkage area and provides an opportunity to integrate urban and rural land uses. Trails in this area shall accommodate commuter bicyclists, recreational bicyclists, pedestrians, and equestrian linkages. The following policies will provide the backbone for a future trail system which will be integrated with any proposed development within this area as a condition of rezoning.
1. Multi-use path system shall be designed along Camino Loma Alta to create a linkage between Rocking K and Vail Valley and any development in between.
 2. Bike path along Camino Loma Alta shall be separated from vehicular traffic.
 3. A 30-foot wide easement shall be designated by the developer for land adjacent to Rincon Creek for continuous hiking and equestrian trails.
- F. Public Improvements:
1. For floodplain management and safety purposes the following standards shall apply to future roadway crossing improvements at Rincon Creek for Old Spanish Trail and Camino Loma Alta:
 - a) The ten year discharge shall be conveyed under the roadway provided that:
 - 1) The depth of flow of the design flood on the roadway shall not exceed one foot for a duration of four hours.
 - 2) Drainage structures and roadway approaches shall be constructed so as to

- pass the design 100-year flood flow without damage to the roadway.
- 3) No adverse channel bed response shall occur.
- b) Drainage structures and roadway approaches shall be constructed so as to withstand the design flow without damage to the roadway.
- 2. A transportation improvement financing and transportation system implementation agreement between Pima County and individual developers shall be required before any subdivision plat or development plan is approved. The financing and implementation agreement shall address the provision of capacity and route continuity accessing the proposed developments and the areas of responsibility of construction or financing of road improvements.

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

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

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

Policies:

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

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

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

Description: In recognition of Tohono O'odham Nation boundaries, this special area overlays all areas planned for urban land use intensities along the Nation boundaries. At this time urban intensities are designated for portions of the San Xavier District boundary. The general purpose of special area designation is to recognize tribal sovereignty and promote dialogue and coordination between the Nation, especially the San Xavier District and Pima County. A more specific objective is to mitigate against negative impacts of potentially incompatible urban development with setback and landscaping requirements. To address this objective, except as otherwise noted below, buffering and screening shall be provided in accordance with Chapter 18.73 of the Pima County Zoning Code, Landscaping, Buffering and Screening Standards.

Policies:

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

A. Setback Requirements and Bufferyards:

- 1. New residential development on parcels of 80 acres and greater shall require a 100 foot setback from the District boundaries of all structures and improvements, including an undisturbed natural desert buffer of at least 40 feet or a designed bufferyard of not less than 25 feet. Where a road or utility right-of-way exists along District boundaries,

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

S-18 Floodplain Management

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

Policies:

- A. Upper Santa Cruz River Special Area Policy: Land use planning in the Santa Cruz River floodplain from the Santa Cruz County line downstream to the Tohono O'odham Nation shall be based on a river management study. Channelization, encroachment, development or rezoning shall not be permitted within the Santa Cruz River 100-year floodplain or erosion hazard area, whichever is greater, west of the Southern Pacific Railroad, until completion of the river management study. A landowner proposing to modify the Santa Cruz River floodplain prior to the completion of said study shall be responsible for providing a comparable study addressing impacts of the proposed development, based on a scope of work acceptable to the Flood Control District. The study scope and results shall be submitted to the District for review and approval.
- B. Rillito Creek Overbank Storage Special Area Policy: Proposed improvements in the floodplain designated to be preserved for overbank storage and located on the north side of Rillito Creek between Country Club Boulevard and Columbus Boulevard or between La Cholla Boulevard and the Southern Pacific Railroad shall not unreasonably diminish existing overbank storage volumes.
- C. Cienega Creek Special Area Policy: No channelization or bank stabilization shall be permitted along Cienega Creek upstream of Colossal Cave Road to the Empire-Cienega Resource Conservation Area. Cienega Creek's regulatory floodplain and/or erosion hazard area, whichever is greater, shall be dedicated in fee simple to the Pima County Flood Control District upon approval of any tentative plat or development plan.
- D. Wakefield and Anderson Wash Special Area Policy: The Wakefield and Anderson Washes' 100-year floodplains and/or erosion hazard areas, whichever is greater, shall be dedicated in fee simple to the Pima County Flood Control District upon approval of any tentative plat or development plan.

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

General location: Regional, refer to map symbols.

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

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

Policies:

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

S-20 Urban Floodplain Mitigation

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

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

Policy: Upper Floodplain Mitigation. 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.