

La Jolla Verde Commercial Center Specific Plan Nogales Highway and Abrego Drive February 2012



SA9-11-00002

**La Jolla Verde Commercial Center
Specific Plan
Nogales Highway and Abrego Drive
Sahuarita, Arizona**

Submitted to:

**Town of Sahuarita
Planning & Building Department**
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Tucson, Arizona 85629

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Table of Contents

SECTION I: INTRODUCTION..... 1
 Introduction 2

SECTION II: SITE INVENTORY 4

A. Existing Land Uses 5

 1. Location and Regional Context 5

 2. Existing Land Uses and Zoning 5

B. Topography 9

C. Hydrology 11

 1. Off-Site Watersheds 11

 2. Off-Site Natural or Man-Made Features 11

 3. Upstream Off-Site Watersheds 11

 4. On-Site Hydrology 11

 5. Existing Drainage Conditions along the Downstream Property Boundary 12

D. Vegetation & Wildlife 14

 1. Environmentally Sensitive Lands 14

 2. Arizona Game & Fish Department 14

 3. Vegetative Communities 14

E. Viewsheds 18

F. Utilities 22

 1. Wastewater 22

 2. Water 22

G. Cultural Resources 28

 1. Arizona State Museum Letter 28

 2. Field Survey Requirements/Results 28

H. Traffic and Roadways 30

 1. Existing Off-Site Streets 30

 2. Access Points 32

 3. Scheduled Roadway Improvements 32

 4. Bicycle and Bus Routes 32

I. Community Facilities 32

 1. Fire and Police Stations 32

 2. Hospitals 32

 3. Schools 32

 4. Parks, Recreation Areas and Public Trails 32

 5. Proposed Trail Rights-of-Way 33

J. Composite Map 33

SECTION III: SPECIFIC PLAN PROPOSAL..... 36

A. Specific Plan Overview 37

 1. Response to Site Inventory 37

 2. Conformance with the General Plan 37

 3. Compatibility with Adjoining Land Uses 38



B.	Land Uses	41
1.	Permitted Uses.....	41
2.	Conditional Uses	41
3.	Excluded Uses	42
C.	Development Standards.....	43
1.	General Development & Design Standards.....	43
2.	Large Scale Retail Development & Design Standards	44
3.	Commercial Development Standards	47
D.	Landscaping and Screening Program.....	49
1.	Landscape Bufferyards & Screening	49
2.	Landscaping Standards	50
E.	Signage Plan.....	52
F.	Parking Requirements.....	52
1.	Motor Vehicle Parking	52
2.	Demonstrated Parking	52
3.	Parking Area Access Lanes.....	52
4.	Accessible Parking.....	53
5.	Bike Parking	53
6.	Loading	53
7.	Fire Access	53
G.	Post-Development Hydrology	53
1.	Hydrologic Characteristics	53
2.	Encroachment	53
3.	Post-Development Water Discharge.....	53
4.	Engineering and Design Features	54
5.	Basin Management Policies.....	54
H.	Transportation Infrastructure.....	56
1.	Proposed Circulation.....	56
2.	Future Road Improvements	56
3.	Traffic Impact Statement.....	57
I.	Pedestrian Connections	57
J.	Infrastructure Standards.....	59
1.	Sewage Disposal	59
2.	Solid Waste Disposal	59
3.	Water Utility.....	59
K.	Phasing	59
L.	Cultural Resources.....	59
M.	Environmental Resources	59
1.	Water Conservation	59
N.	Design Review	60
O.	Interpretations and Amendments	60
1.	Substantial Change.....	60
2.	Administrative Change	60
3.	Interpretation.....	61
P.	Proposition 207	61



Exhibits

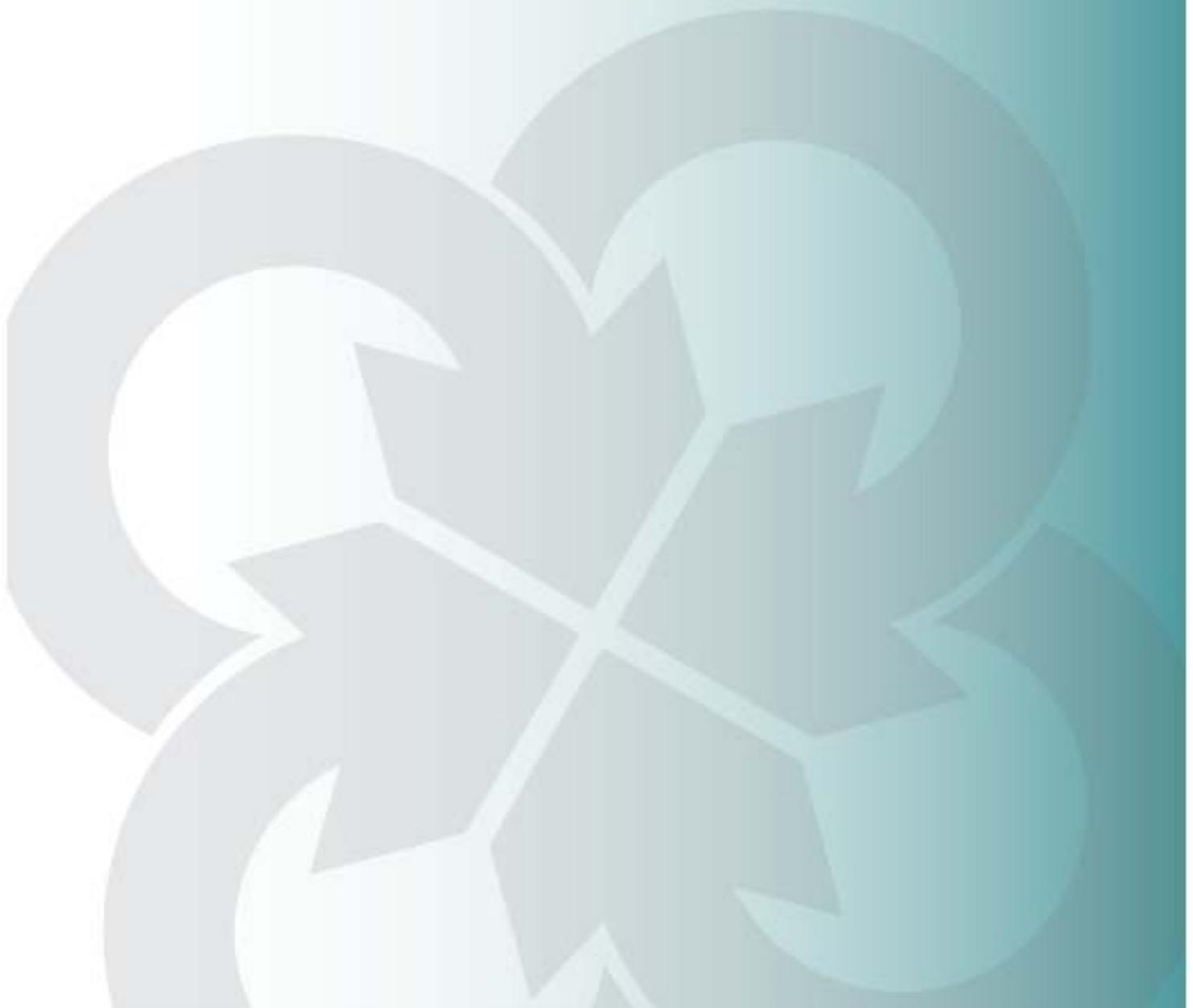
Exhibit I: Location Map..... 3
 Exhibit II.A.1: Aerial View..... 6
 Exhibit II.A.2.a: Existing Zoning 7
 Exhibit II.A.2.b: Existing Land Uses 8
 Exhibit II.B: Topography..... 10
 Exhibit II.C: On-Site Hydrology 13
 Exhibit II.D.1: ESL Map 15
 Exhibit II.D.2: AGFD Online Reference..... 16
 Exhibit II.D.3: Vegetation Communities 17
 Exhibit II.E.1: Photo Key Map 19
 Exhibit II.E.2: Site Photos..... 20
 Exhibit II.E.2: Site Photos..... 21
 Exhibit II.F.1.a: PCRWRD Capacity Letter..... 23
 Exhibit II.F.1.b: Existing Sewer Network..... 24
 Exhibit II.F.2: Community Water Company of Green Valley Service Letter 25
 Exhibit II.G.3: Arizona State Museum Letter..... 29
 Exhibit II.H: Roadways 31
 Exhibit II.I: Community Facilities 34
 Exhibit II.J: Composite Map 35
 Exhibit III.A.1: Specific Plan Development Areas 39
 Exhibit III.A.2: Land Use Concept Plan..... 40
 Exhibit III.C.2: Building Setback (Building over 80,000 square feet) 46
 Exhibit III.C.3: Building Setback (Building less than 80,000 square feet) 48
 Exhibit III.D: Landscape and Screening Plan..... 51
 Exhibit III.F: Conceptual Drainage Plan 55
 Exhibit III.G: Proposed Circulation Plan..... 58

Tables

Table II.H: Roadway Characteristics..... 30
 Table III.C: General Development Standards..... 43



I. Introduction



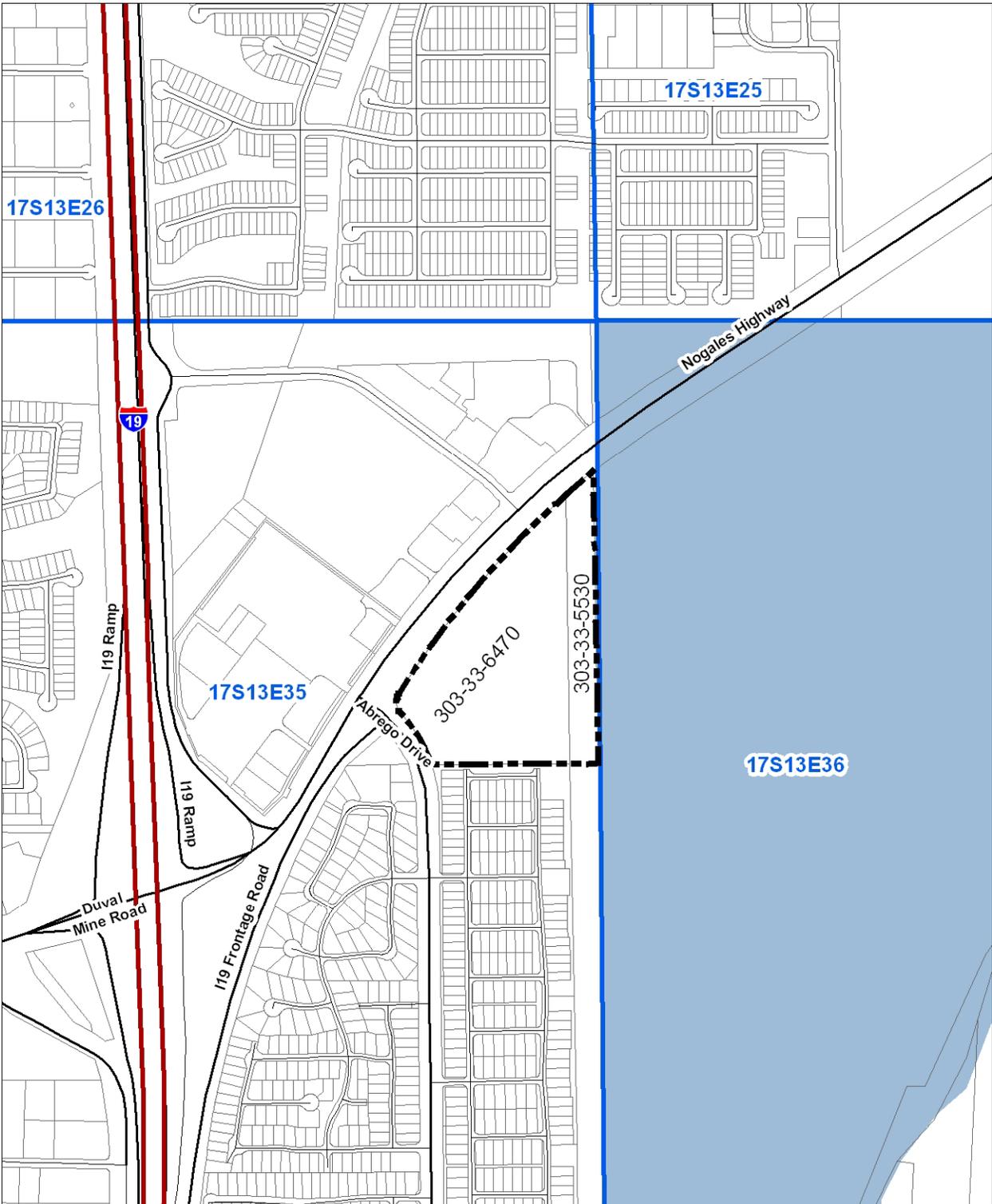
Introduction

The La Jolla Verde Specific Plan encompasses approximately 24 acres within the Town of Sahuarita. The subject property is comprised of parcel #303-33-6470 and a portion of parcel #303-33-5530 situated at the southeast corner of Nogales Highway and Abrego Drive (See Exhibit I: Location Map.) There are two property owners, Glen Una Properties on behalf of La Jolla Verde Land Holdings and Robson Ranch Quail Creek, LLC. The existing zoning is B-1 and RH, and a change in zoning to Specific Plan (SP) is requested. A mix of commercial uses is proposed within this Plan to appeal to both current and future market demands. In addition, the La Jolla Verde Specific Plan provides guidance for the physical character of the commercial center to ensure high-quality, compatible development with neighboring uses.

The project history indicates the majority of the site (+/-19 acres) was approved for commercial/office development in 2008. The approved development plan allows for 20 building pads totaling approximately 164,200 square feet of office, retail, bank and fast food restaurant uses. Since 2008, the property owners have found that the existing configuration and land uses of the approved development plan are no longer feasible for the current market. In order for the property to be marketable to future commercial investors, a Specific Plan is proposed to allow the property owners to best address the demands of the commercial market and the surrounding neighborhood.



Exhibit I: Location Map



LEGEND

-  Site Boundary
-  Township, Range & Section
-  Arizona State Trust Land

Notes:

Project Site is located at:
Township 17S, Range 13E, and Section 35

Acreage: Approx. 24 AC

Parcel ID #s:
303-33-6470 & 303-33-5530



FILE NAME: GUM-01_Location.mxd
SOURCE: Pima County DOT GIS, 2011



II. Site Inventory



A. Existing Land Uses

1. Location and Regional Context

The project site is located in the southwestern portion of the Town of Sahuarita. The 24-acre Specific Plan area is located at the southeast corner of two arterials: Nogales Highway and Abrego Drive. The site is comprised of parcel #303-33-6470 and a portion of #303-33-5530 within Township 17 South, Range 13 East, Section 35. (See *Exhibit II.A.1: Aerial View.*)

2. Existing Land Uses and Zoning

a. Existing Zoning

Project Site	B-1 and RH
North	B-2
South	R-4 and RH
East	RH
West	B-1 and B-2

(See *Exhibit II.A.2.a: Existing Zoning.*)

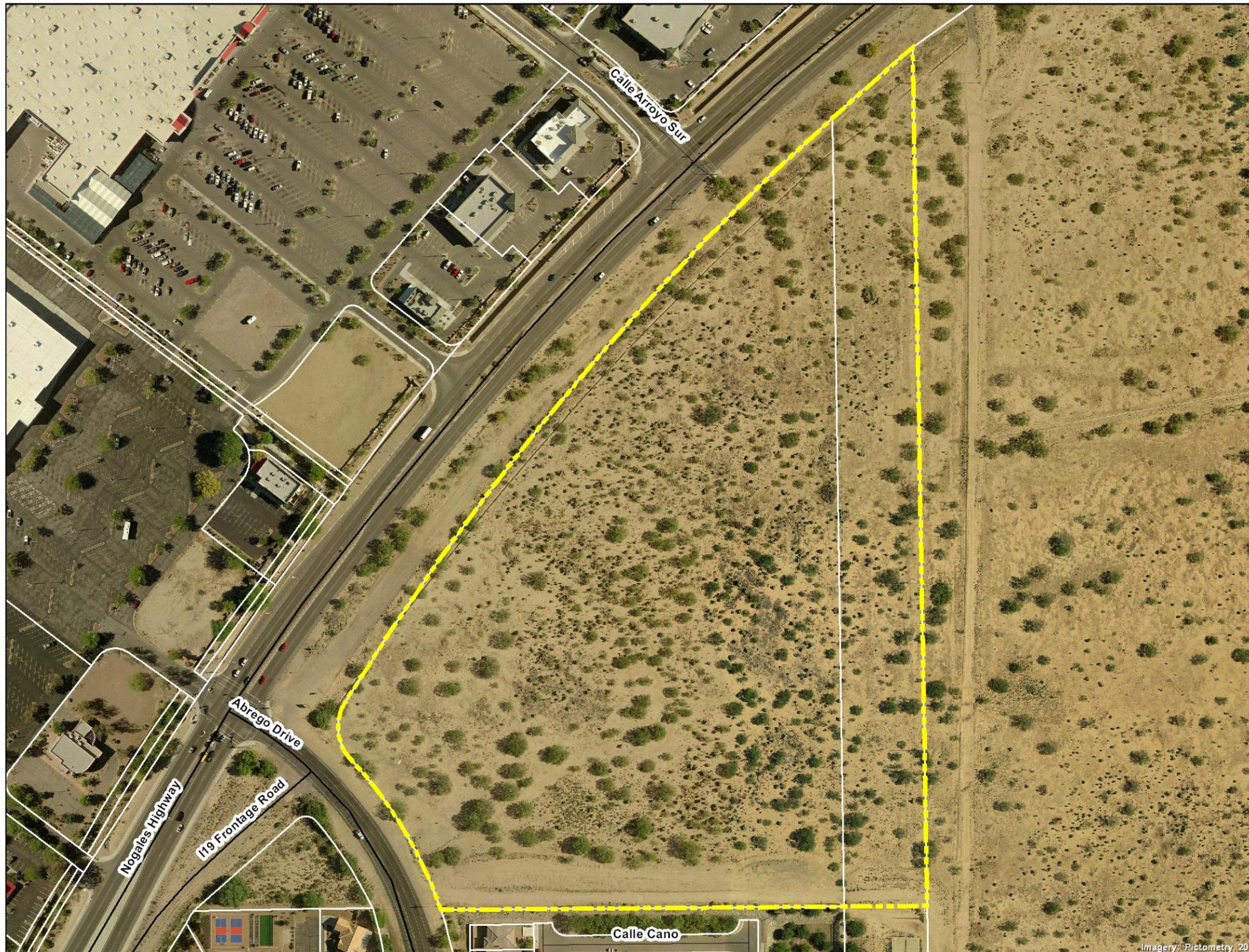
b. Existing Off-Site Land Uses

Project Site	Vacant
North	Large Scale Retail Center
South	Single Family Residential Subdivisions
East	Vacant Arizona State Trust Land & Transmission Lines
West	Large Scale Retail Center

(See *Exhibit II.A.2.b: Existing Land Uses.*)



Exhibit II.A.1: Aerial View



LEGEND

-  Site Boundary
-  Parcels

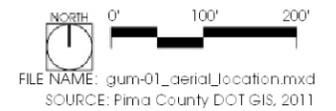
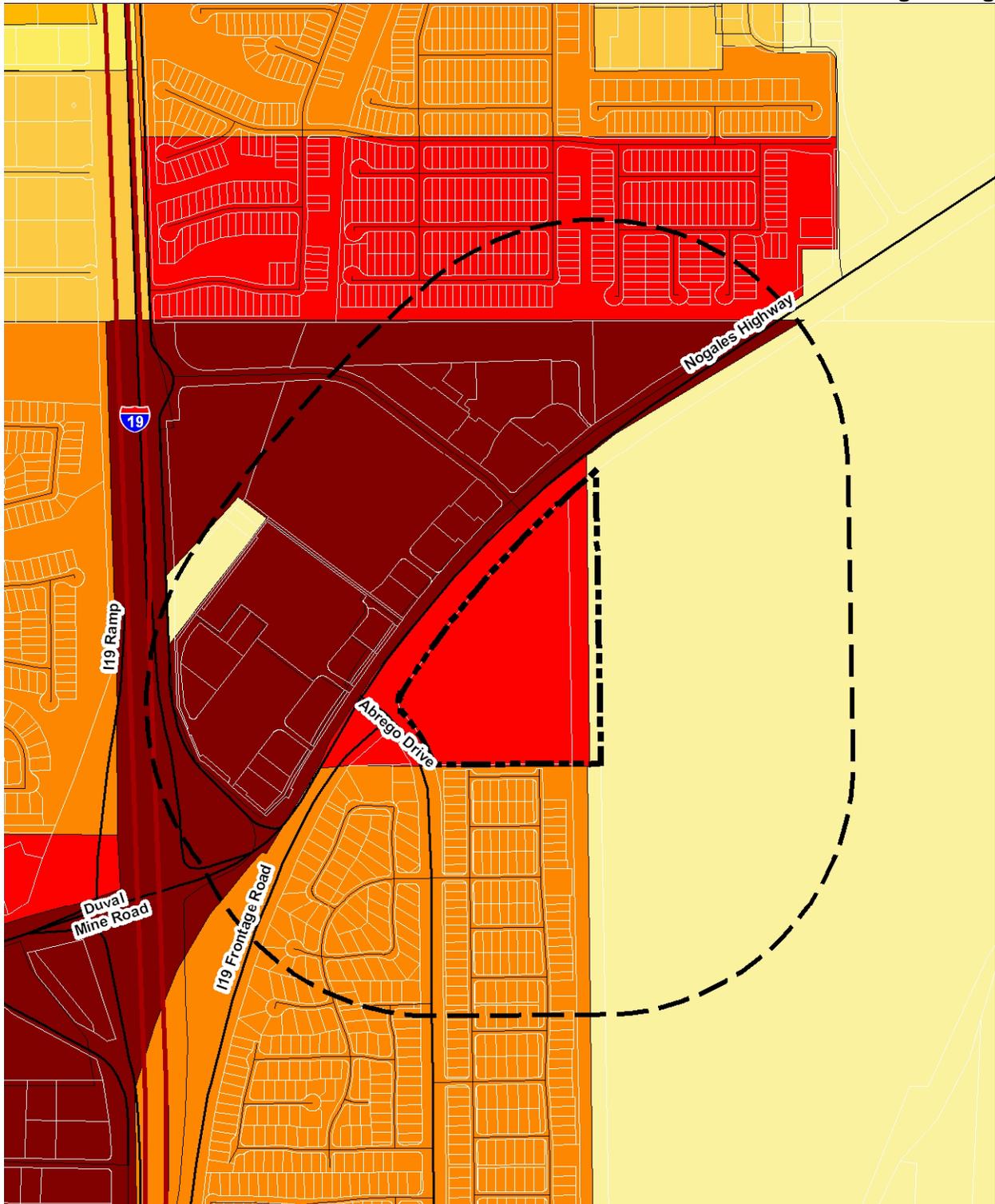


Exhibit II.A.2.a: Existing Zoning



LEGEND

- Site Boundary
- Quarter Mile Radius

Town of Sahuarita Zoning

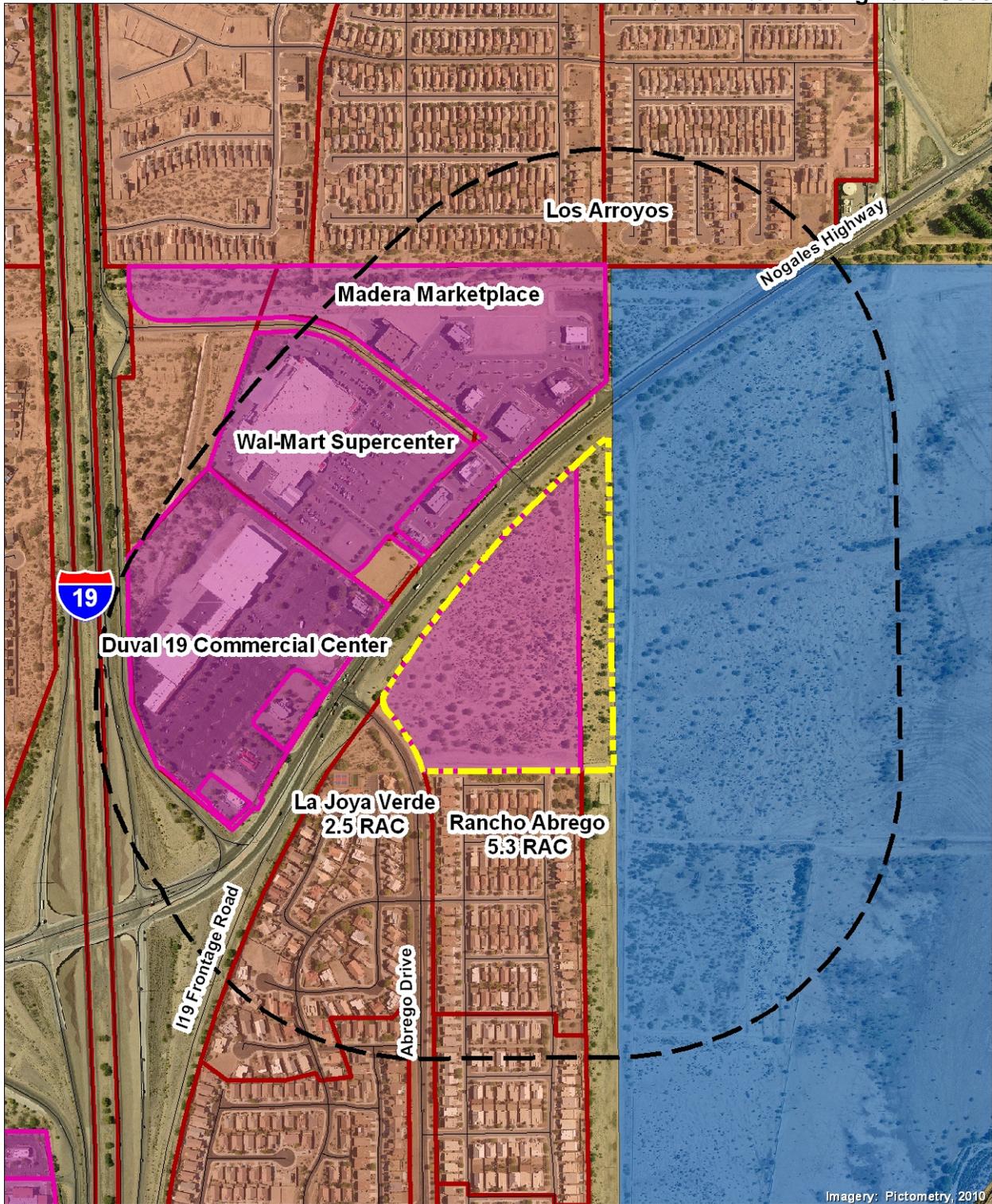
- | | |
|-------------------------|----------------------|
| RH Rural Homestead | B-1 Local Business |
| R-1 Single Residence | B-2 General Business |
| R-4 Mixed Dwelling Type | |



FILE NAME: GUM-01_zoning.mxd
SOURCE: Pima County DOT GIS, 2011



Exhibit II.A.2.b: Existing Land Uses



LEGEND

- Site Boundary
- Subdivisions
- Quarter Mile Radius
- Arizona State Trust Land
- Development Plans

0' 350' 700'

FILE NAME: GUM-01_landuse.mxd
SOURCE: Pima County DOT GIS, 2011



B. Topography

Observation of the site indicates it to be relatively flat, sloping slightly from southwest to northeast, and previously disturbed due to infrastructure improvements surrounding the site. The elevation ranges from 2,790 feet in the northeast to 2,814 feet in the southwest, for a total elevation change of 24 feet over approximately 24 acres. There are no restricted peaks or ridges, rock outcrops or slopes of 15 percent or greater. (See *Exhibit II.B: Topography.*)

The predevelopment average cross slope is 3.65 percent, which is calculated as follows:

$$\text{Average cross-slope (X)} = \frac{[I \times L \times 0.00023]}{A} = \frac{[1 \times 38,164 \times 0.00023]}{24} = 3.65\%$$

Where:

- I = contour interval (2 feet)
- L = total length of contours (38,164)
- 0.00023 = conversion of "square feet" into "acres x 100"
- A = total site area in acres (24)
- X = 3.65%



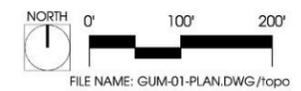
Exhibit II.B: Topography



LEGEND

- Site Boundary
- 1' Elevation Contours

Note: There are no slopes 15% or greater, no rock outcrops, and no peaks or ridges on the site.



C. Hydrology

1. Off-Site Watersheds

Watershed OS-1 is west of Abrego Drive and South of Nogales Highway. It is 4 acres in size, with a total flow of 24 cfs.

Watershed OS-2 is along the northwest boundary of the site. It is 8 acres in size, with a total flow of 45 cfs.

Flows from the exiting development to the northwest are directed to the east in a channel along the north side of Nogales Highway and the flows from the subdivision to the south are directed to the east in the streets (*See Exhibit II.C: Existing Hydrology*).

2. Off-Site Natural or Man-Made Features

There are no significant natural features located within the offsite watershed areas contributing to the project site. The man-made features that affect the site are Abrego Drive and Nogales Highway. There are 2-42" arch cmp's that convey the flows from OS-1 under Abrego Drive.

3. Upstream Off-Site Watersheds

There are no upstream watersheds areas with a one-hundred-year discharge that exceeds 100 cfs.

4. On-Site Hydrology

a. 100-Year Floodplains

On-site drainage area is divided into two existing watersheds A and B. Watershed A drains from west to east and crosses the site as sheet flow. Watershed A (21 acres) generates approximately 96 cfs. Watershed B drains to the south and into the existing swale just south of the southern property boundary. Watershed B (1.7 acres) generates approximately 8 cfs (*See Exhibit II.C: Existing Hydrology*). The cumulative discharge from Watersheds OS-1 and A result in a 100-year discharge of approximately 120 cfs, thus being regulatory.

b. Sheet Flooding Areas

Due to the lack of defined watercourses on the site, runoff will be sheet flow in nature with minimal flow depths.

c. Federally-Mapped Floodways and Floodplains

Per the Digital FIRM (Map Number 04019C3465L), effective June 16, 2011, the project site is located within a clear Zone X. FEMA defines this zone as areas outside of the 500-year flood (0.2% annual chance of flooding). Therefore there are no federally mapped floodways or floodplains onsite.



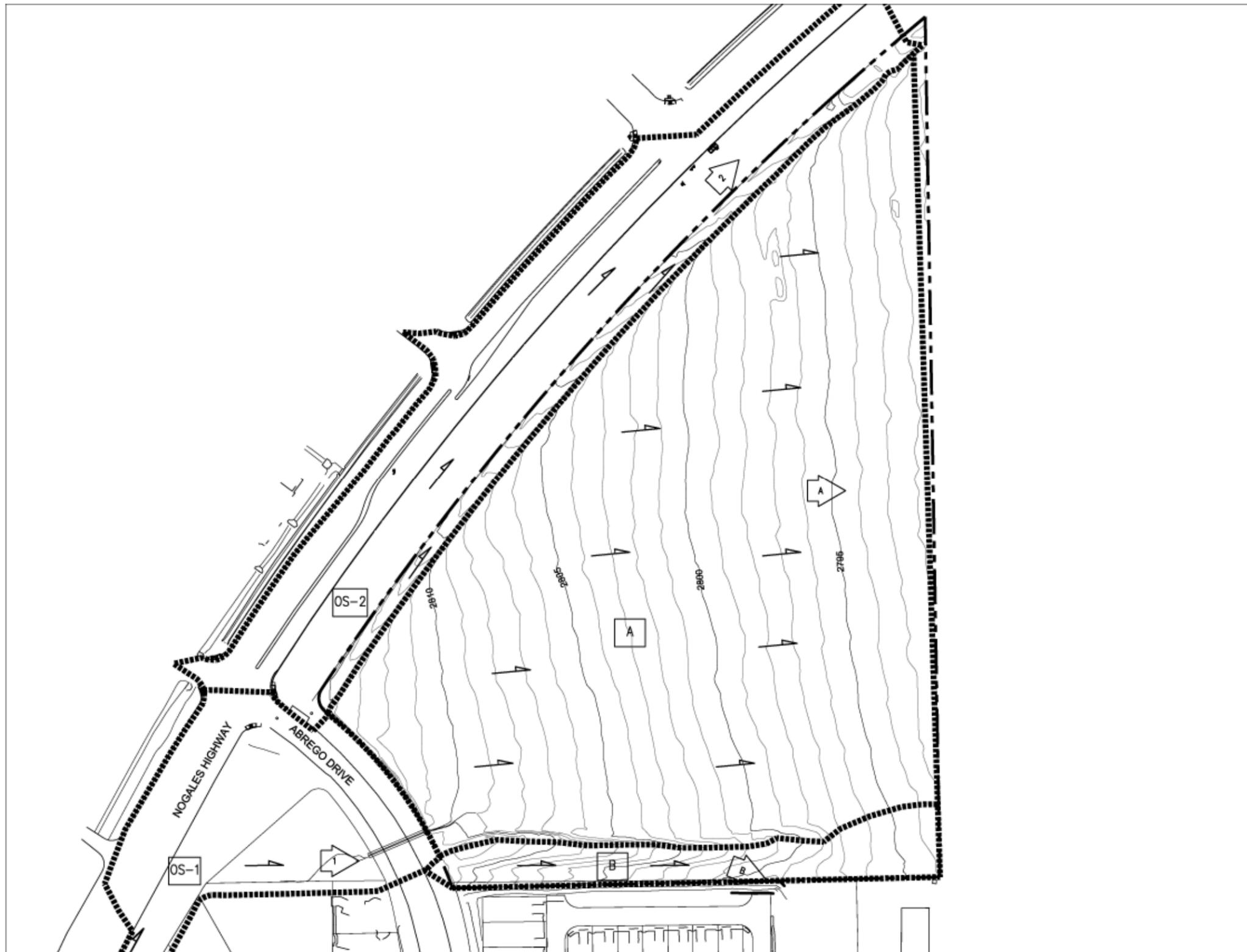
- d. **Peaks Discharges**
There are no 100-year peak discharges entering the site of greater than 100 cfs. The cumulative 100-year peak discharge exiting the east property line is approximately 120 cfs. The values provided were calculated using Pima County's PCHYDRO (See *Exhibit II.C*).
- e. **Riparian Habitat**
There is no regulated riparian habitat on the site.
- f. **Existing Drainage Structures**
There are no existing drainage structures on the site.
- g. **Perennial Surface Water**
There are no lakes, ponds, wetlands, springs or other sources of perennial surface water on the site.
- h. **Erosion Hazard Setbacks**
Since the drainage onsite is sheet flow, there are no defined Erosion Hazard Setbacks.

5. Existing Drainage Conditions along the Downstream Property Boundary

The drainage from the site crosses that eastern boundary as sheet flow, without any locations of concentrated flow. There are no natural or manmade features on the adjacent property that intercept the flows.



Exhibit II.C: On-Site Hydrology



LEGEND

- Site Boundary
- 1' Elevation Contours
- Watershed Boundary
- Watershed
- Concentration Point
- Flow Direction

OFFSITE PEAK FLOWS		
WATERSHED CPs	AREA (AC)	Q100 (CFS)
1	4	24
2	8	45

EXISTING PEAK FLOWS					
WATERSHED CPs	AREA (AC)	Q100 (CFS)	CUMULATIVE CPs	CUMULATIVE AREA (AC)	CUMULATIVE Q100 (CFS)
A	21	96	OS1+A	25	120
B	2	8	-	-	8



FILE NAME: GUM-01-PLAN.DWG/hydro-Pe



D. Vegetation & Wildlife

1. Environmentally Sensitive Lands

According to the Environmentally Sensitive Lands Map of the Town of Sahuarita General Plan, there are no riparian or floodplain areas located on the site. (See *Exhibit II.D.1: ESL Map.*)

2. Arizona Game & Fish Department

According the AGFD Heritage Data Management System, Pima pineapple cacti are known to exist within a three-mile radius of the subject property. Also in the project vicinity is the Santa Rita (Tumacacori Linkage Design) Wildlife Corridor. (See *Exhibit II.D.2: AGFD Online Reference.*) According to the Sonoran Desert Conservation Plan Mapguide, this wildlife corridor is located along the Santa Cruz River Corridor east of the project site. See *Exhibit II.D.3: Vegetation Communities* for approximate location of the wildlife corridor.

3. Vegetative Communities

Pima County MapGuide indicates the whole site is classified as Sonoran Desertscrub. (See Exhibit II.D.3: Vegetation Communities.) As shown in Photos 1 and 2 below, the site’s vegetation primarily consists of Creosote bushes and Cholla cacti, with a few Mesquite trees scattered throughout the site.



Photo 1: Photo looking south from the northern site boundary.



Photo 2: Photo looking south from the northeast site boundary.

The site remains in its natural state except along the southern border where it was disturbed for the construction of a drainage channel and overhead electric line.



Exhibit II.D.2: AGFD Online Reference

Project Name: GUM-01
Date: 5/16/2011 3:56:24 PM

Project Location



Project Name: GUM-01
Submitted By: Kelly Lee
On behalf of: ACOE
Project Search ID: 20110516015184
Date: 5/16/2011 3:56:20 PM
Project Category: Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, New construction
Project Coordinates (UTM Zone 12-NAD 83): 501952.369, 3530385.333 meter
Project Area: 28.987 acres
Project Perimeter: 1486.863 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1839
Quadrangle Name: SAHUARITA
Project locality is currently being scoped

Location Accuracy Disclaimer

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

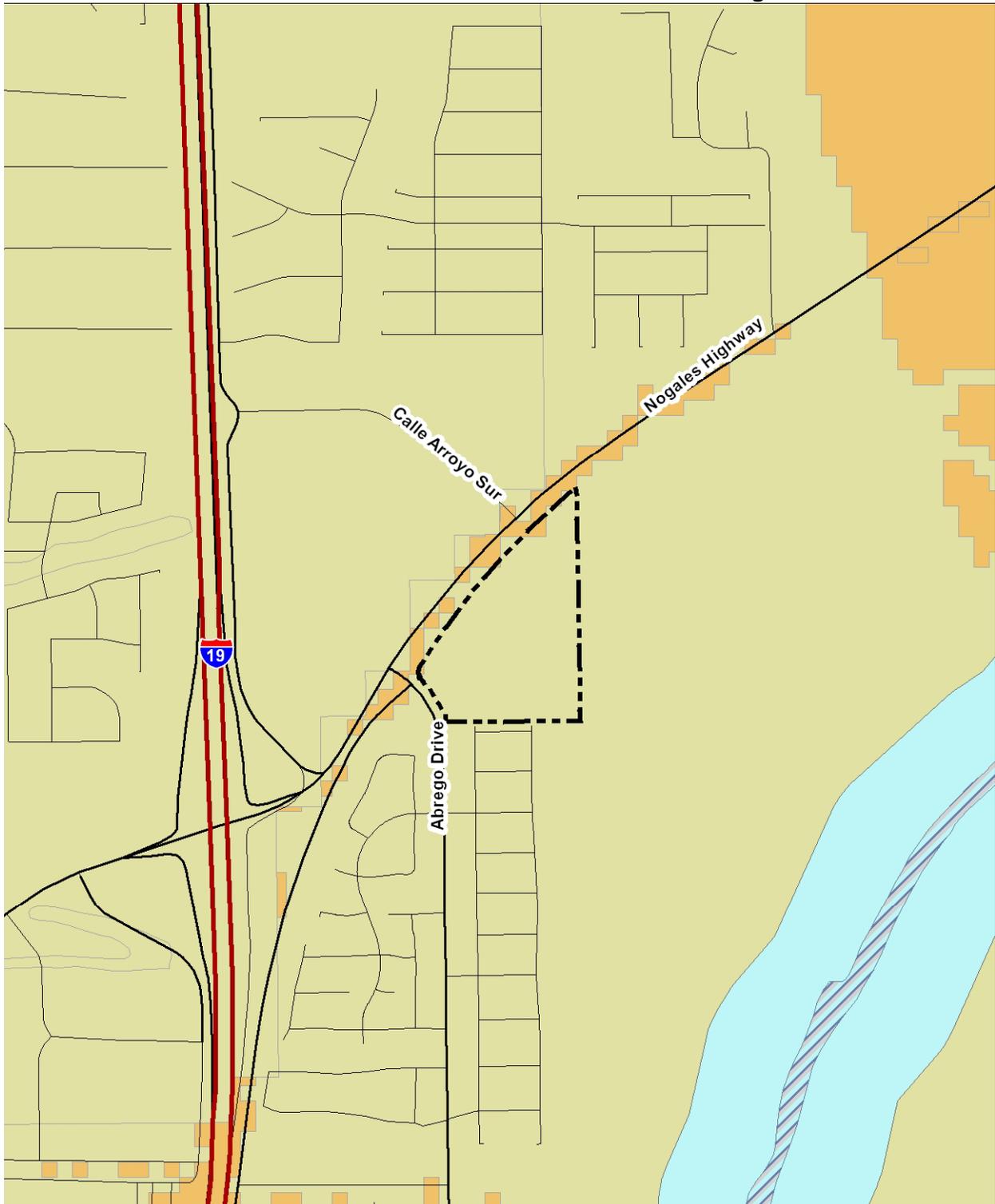
The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Coryphantha scheeri var. robustispina	Pima Pineapple Cactus	LE			HS
Santa Rita - Tumacacori Linkage Design	Wildlife Corridor				



Exhibit II.D.3: Vegetation Communities



LEGEND

-  Site Boundary
-  Santa Rita Wildlife Corridor (Tumacacori Design)
-  Agriculture / Developed / Water / Bare Ground
-  Sonoran Desertscrub
-  Santa Cruz River



FILE NAME: gum-01_vegr.mxd
SOURCE: Pima County DOT GIS, 2010



E. Viewsheds

Exhibit II.E.2: Site Photos displays photographs taken from different angles along the boundaries of the site. The purpose is to show the existing state of the site as well as the existing uses surrounding the site. The approximate locations from which these photographs were taken are displayed on *Exhibit II.E.1: Photo Key Map*.

Viewsheds across the site from adjacent residential zoned properties will be mitigated by proposed building setbacks, landscape bufferyards and screening walls. The current views from the Rancho Abrego subdivision (south of the site) across the site are of an existing landscape bufferyard with large canopy trees lined along on-site drainage channel (see photo 1 on page 20.) The views from the west from the La Joya Verde subdivision across Abrego Drive are mitigated by the setback across Rancho Abrego and the existing patio walls around the few homes that can see the project site while the remainder of the subdivision has viewsheds of the adjacent Rancho Abrego subdivision. Views from the northern commercial properties across Nogales Highway are mitigated by setbacks across the roadway and views from the vacant property east of the site will also be mitigated by screening wall, setbacks and landscaping.

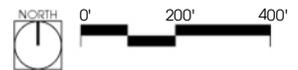


Exhibit II.E.1: Photo Key Map



LEGEND

-  Site Boundary
-  Photo ID & location photo was taken



FILE NAME: GUM-01_photo.mxd
SOURCE: Pima County DOT GIS, 2011



Exhibit II.E.2: Site Photos



Photo 1: Off-site photo taken from the northern boundary of the Rancho Abrego subdivision along Calle Cano Road, showing an existing landscape buffer and on-site drainage channel.



Photo 2: Photo taken from Abrego Drive looking south.



Photo 3: Photo taken from northwest property corner looking west toward the Nogales Highway and Abrego Drive traffic signal.



Photo 4: Photo taken from northwest property corner looking south across the project site.



Photo 5: Photo taken from the north property line looking north across Nogales Highway.



Photo 6: Photo taken from the north property line looking northeast across Nogales Highway.



Exhibit II.E.2: Site Photos



Photo 7: Photo taken from northern boundary looking southeast across the northern portion of the project site.



Photo 8: Photo taken from the north property line looking north towards the Calle Arroyo Sur and Nogales Highway intersection.



Photo 9: Photo taken from east property line looking northwest across the project site.



Photo 10: Photo taken from east property line looking southwest across the project site.



Photo 11: Photo taken from east property line looking east towards adjacent vacant lot.



Photo 12: Photo taken from south property line looking north across the project site.

F. Utilities

1. Wastewater

a. PCRWRD Capacity Letter

The site is tributary to the Green Valley Wastewater Reclamation Facility. Capacity is currently available for this project in a 12-inch public sewer (G-2001-142, downstream from manhole 3910-13 (See *Exhibit II.F.1.a.*).

b. Locations of Existing Public Sewers in Relation to the Project Site

As indicated in *Exhibit II.F.1.b: Existing Sewer Network*, there are 12-inch public sewer lines (G-2001-142) adjacent to the southern, western and a portion of the northern property boundaries.

2. Water

The site is within the Community Water Company of Green Valley service boundaries. Currently, there are no water facilities locations upon this property. As shown in *Exhibit II.F.2*, Community Water Company has a Certificate of Convenience and Necessity from the Arizona Corporation Commission to serve water within its service area. The company is willing to become the water provider for this development, in accordance with the rules and regulations of ADWR and CAGR, if a service agreement is reached. Community Water Company will require plans showing the new planned site layout and all site changes.



Exhibit II.F.1.a: PCRWRD Capacity Letter



**Pima County
Regional Wastewater Reclamation Department**

Jackson Jenkins
Director

201 N. Stone Ave., 8th Floor
Tucson, Arizona 85701
(520) 740-6500

Visit our website:
<http://www.pima.gov/wwm>

June 21, 2011

Kelly Lee
The Planning Center
110 S. Church, # 6320
Tucson, AZ 85701

Capacity Response No. 11-108 Type I

**RE: Nogales Hwy/Abrego Drive, 24 Commercial Acres on Parcels 303-33-5530 & -6470.
24,000 gpd Estimated Flow.**

Greetings:

The above referenced project is tributary to the Green Valley Wastewater Reclamation Facility.

Capacity is currently available for this project in the 12-inch public sewer G-2001-142, downstream from manhole 3910-13.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is an analysis of the system as of this date and valid for one year. Allocation is by Type III Response.

Note: Conditions within the public sewer system constantly change. A Type II letter must be obtained to verify that capacity continues to exist in the downstream public sewer system, just prior to submitting the development plan or subdivision plat for review and approval.

If further information is needed, please feel free to contact us at (520) 740-6534.

Respectfully,

A handwritten signature in cursive script that reads "Mary Hamilton".

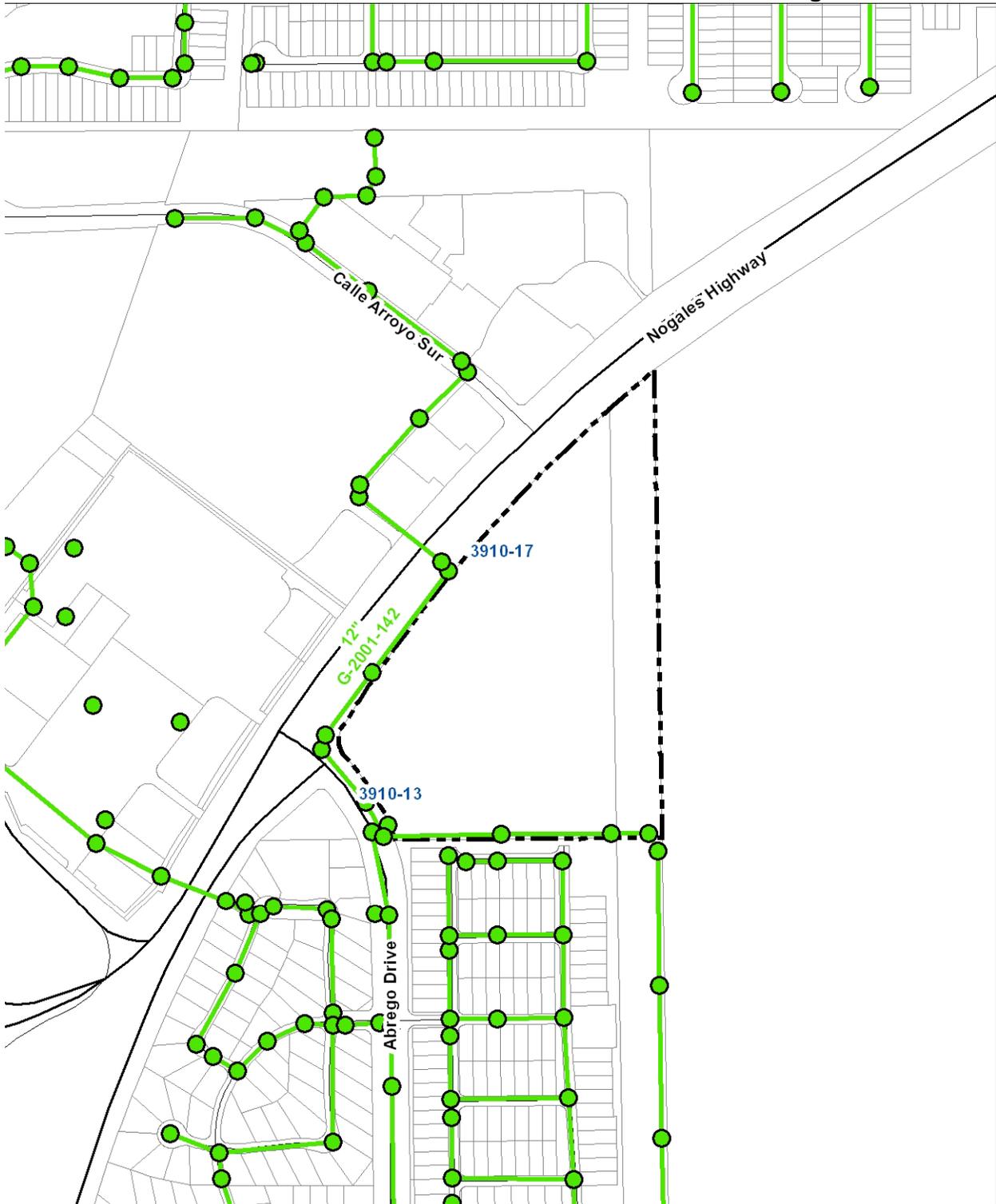
Mary M. Hamilton, P.E.
PCRWRD Planning Section Manager

MH:ks

c: T17, R13, Sec. 35



Exhibit II.F.1.b: Existing Sewer Network



LEGEND

- Site Boundary
- Manhole Covers
- Sewer Network with Pipe Diameter and As-Built Identification Number



FILE NAME: DGC-05_sewer.mxd
SOURCE: Pima County DOT GIS, 2010



Exhibit II.F.2: Community Water Company of Green Valley Service Letter

9 2011



1501 South La Cañada Drive • Green Valley, Arizona 85614-1600

Phone: (520) 625-8409 • Fax: (520) 625-1951

www.communitywater.com

The Planning Center
Attn: Kelly Lee
110 South Church Ste 6320
Tucson, Arizona 85701

June 8, 2011

Re: La Joya Verde Commercial Center
Buildings 1-20

Community Water Company will require revised plans showing the new planned site layout and all site changes. The plan approvals on September 9, 2008 and again on October 7, 2009 are no longer valid, and we are withdrawing any approvals to past water plans.

Since the original plans were reviewed and approved there have been changes to the Community Water Company System that may impact this development. When revised water plans are available, they should be submitted to both Mike Georgalas, at Stantec Consulting and Community Water Company.

There are currently no water facilities located upon this property. There are water mains in close proximity to this development.

This letter acknowledges that Community Water Company has a Certificate of Convenience and Necessity from the Arizona Corporation Commission to serve water within its service area. This development falls within the boundaries of that area.

Community Water Company is no longer designated as having an assured water supply according to the rules and regulations of the Arizona Department of Water Resources adopted February 7, 1995. The Company did not file for redesignation of its assured water supply. The Company is willing to become the water provider for this development, in accordance with the rules and regulations of ADWR and CAGR, if a service agreement is reached. But because Community Water Company is not a designated water provider, new subdivisions or developments such as this will need to follow applicable rules and statutes governing the assured water supply process.

Our mission ... is to reliably deliver drinking water to our customers, and to maintain a sustainable water supply.



This letter makes no claim nor guarantees regarding future water supplies nor commits Community Water Company to serve property in the future. The following conditions, requirements, and guidelines would apply to the Company's service to this development of project.

1. Upon Community Water Company receiving, reviewing and approving water and development plans for this subdivision, development or project, the developer will be required to pay for any system improvements needed to serve this project, and connect to the Community Water Company system, in the event that an agreement to serve may be reached.
2. Water will be available to the property under the rules and regulations of the Arizona Corporation Commission, Arizona Department of Environmental Quality, Pima County Department of Environmental Quality, Community Water Company of Green Valley, The Town of Sahuarita, The Green Valley Fire District, and the Arizona State Fire Marshalls Office, the Arizona Department of Water resources (ADWR), Central Arizona Ground Water Replenishment District (CAGRDR),. And any other entities that may have jurisdiction.
3. Any non-residential services and any residential services that have fire sprinkler provisions shall have the back-flow prevention assembly installed and tested before service will be established.
4. All units will be individually metered. No Master Metering will be accepted.
5. The developer will pay for any extension or additions, or improvements to the Company's facilities to provide service to the development, subdivision, or project. The required improvements may include off site improvements to the Company's System.
6. The developer of this project shall have an engineer registered in the state of Arizona prepare water plans in accordance with Community Water Company requirements, and in accordance with State, Pima County, Town of Sahuarita and Federal requirements, rules regulations and statutes. If this project or development requires the addition, relocation, or removal of water facilities, the developer of this project shall be responsible for all costs.



7. Community Water Company of Green Valley and its consulting engineers reserve the right to require changes, additions, and modifications to the proposed water plans and facilities that will serve this project. These are not limited to onsite additions, and may include offsite additions, modifications, or changes to the Community Water Company System. If these additions, modifications, or changes are deemed necessary by the Company or its consulting engineers, the developer shall bear all costs associated with these requirements.

This letter does not grant approval of the water plans for this development, nor does this letter approve, condone, or accept any water facilities as may be shown on the Plat Plan or any and all Tentative Plat Submittals. Final design of the water system to serve this development may be changed from the Development Plan as submitted. A separate water plan will be required and submitted for review and approved by Community Water Company of Green Valley and Stantec Consulting.

Sincerely,



Norris L. West
Operations Manager
Community Water Company



G. Cultural Resources

1. Arizona State Museum Letter

According to the Arizona State Museum (*Exhibit II.G: Arizona State Museum Letter*), one archaeological property is identified within the project area. Thirty-one inspections for historic properties have occurred within a one-mile radius of the subject property and seven prehistoric sites were recorded within the same radius.

2. Field Survey Requirements/Results

As indicated in the letter from the Arizona State Museum, in the event significant archeological objects, any human remains or funerary objects are uncovered during ground disturbance, all work will be stopped in the area of the discovery, and the Director of the Arizona State Museum will be immediately notified of the discovery in accordance with ARS §41-865. (See *Exhibit II.G: Arizona State Museum Letter*.) Action must then be taken to prevent further disturbance of such remains. The Director of the Arizona State Museum will have ten working days to respond to any request to proceed with ground-disturbing activities.



Exhibit II.G.3: Arizona State Museum Letter



Arizona State Museum

P.O. Box 210026
Tucson, AZ 85721-0026
Tel: (520) 621-6302
Fax: (520) 621-2976

ARCHAEOLOGICAL RECORDS SEARCH RESULTS

E-mail Request Received: 5/31/2011

Search Completed: 6/16/2011

Requester Name and Title: Kelly Lee, Project Manager
Company: The Planning Center
Address: 110 S Church, Suite 6320
City, State, Zip Code: Tucson 85701
Phone/FAX/or E-mail: 623-6146

JUN 20 2011

Project Name and/or Number
GUM-01 / Parcels 30333-6470 & -5530

Project Description
Development of about 24 acres

Project Area Location: SEC of Abrego Dr & Nogales Hwy / 18741 S Nogales Hwy, Town of Sahuarita, Pima County, Arizona.

Legal Description: a portion of the E½, NE, S35, T17S, R13E, G&SR B&M, Town of Sahuarita, Pima County, Arizona.

Search Results: According to a records search of the archaeological files maintained at the Arizona State Museum (ASM), the current project area has never been inspected for cultural resources. One archaeological property is identified within the project area. Thirty-one inspections for historic properties have been completed within a mile of the current project area between 1976 and 2008 and seven prehistoric sites are recorded within the same radius. A color orthophotograph taken of the proposed project area in 2010, enclosed, depicts an undeveloped parcel with native vegetation. Commercial and residential development, paved parking, and native ground appear on adjacent land.

Sites in Project Area: one is recorded.

Recommendations: Because the project area has not been inspected for archaeological properties, and because an archaeological site is identified within the area, the ASM recommends that the project area be inspected by a qualified archaeologist before any ground-disturbing activities are begun. A qualified archaeological contractor will evaluate the potential of an inspected area for retaining significant information about history or prehistory.

Upon completion of archaeological surface inspections required under city or county ordinance, or state regulation in Arizona, an archaeological contractor writes a report that summarizes and evaluates the survey results and provides treatment recommendations, if any cultural resources are identified. A qualified archaeological contractor should be familiar with current reporting standards and will follow standard procedures in submitting the report to you for you to send to appropriate agency for review and comment. A list of qualified archaeological contractors is posted on the ASM website at the following address for your convenience: <http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>.

Pursuant to the *Arizona Revised Statutes* §41-865, if any human remains or funerary objects are discovered during the project work, all work will stop within the area of the remains and Dr. Todd Pitezel, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions about the results of this records search, please contact me at the letterhead address or at the phone number or e-mail address as follows.

Sincerely,

Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096
nepearso@email.arizona.edu



H. Traffic and Roadways

1. Existing Off-Site Streets

Table II.H presents the characteristics of roadways in the project vicinity. *Exhibit II.H: Roadways* identifies the location of each.

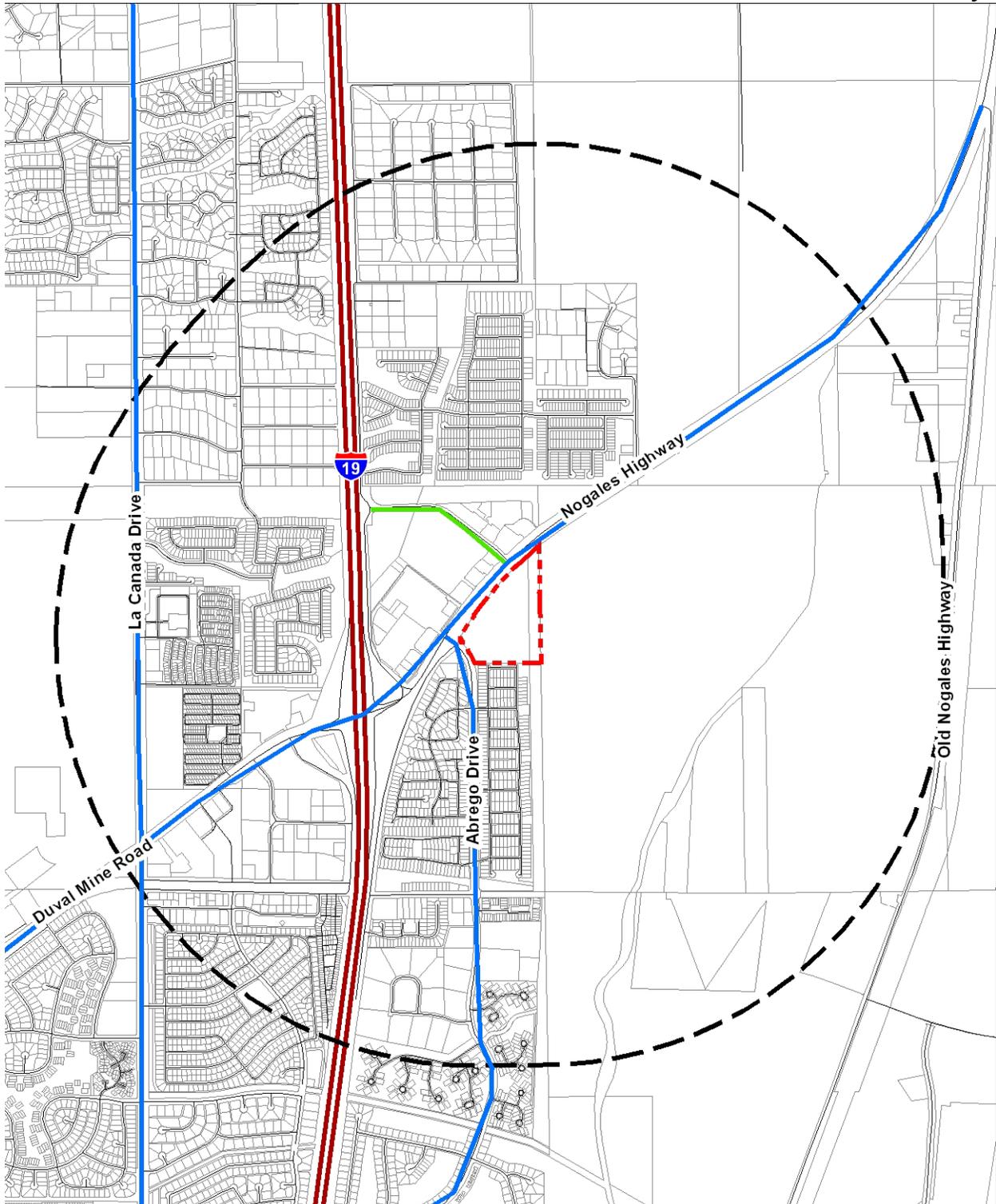
Table II.H: Roadway Characteristics

Road Name	Nogales Highway	Interstate 19	Abrego Drive	Calle Arroyo Sur
Classification	Major Arterial	Freeway	Minor Arterial	Collector
Existing ROW	250'	350'	120'	65' (north of Nogales Highway)
Future ROW	250'	350'	120'	90'
Divided	Yes	Yes	Yes	No
Paved	Yes	Yes	Yes	Yes
Continuous	Yes	Yes	Yes	Yes
Travel Lanes	4+ Turn Lane	4	2+ Continuous Turn Lane	2+ Turn Lane
Capacity	32,900	74,600	15,600	15,600
Speed Limit	45 mph	75 mph	35 mph	45 mph
Sidewalks	Yes	No	Yes	Yes
Bike Route	Yes	No	Yes	Yes
ADT*	12,112	32,500	4,886	No Information Available
Ownership	Town of Sahuarita	ADOT	Town of Sahuarita	Town of Sahuarita

*Average Daily Trip (ADT) Data taken from 2010-2011 Pima Association of Governments, 2011 Arizona Department of Transportation and 2011Pima County Department of Transportation.



Exhibit II.H: Roadways



LEGEND	
	Site Boundary
	1 Mile Radius
	Collector Roadway
	Arterial Roadway
	Interstate 19

0' 1,000' 2,000'

FILE NAME: GUM-01_roadways.mxd
SOURCE: Pima County DOT GIS, 2011



2. Access Points

The property is accessible via Abrego Drive, Nogales Highway. There are two existing traffic lights at Nogales Highway at Abrego Drive and Calle Arroyo Sur and Nogales Highway.

3. Scheduled Roadway Improvements

According to the Planning Assistance for Rural Areas (PARA) program funded by the Arizona Department of Transportation (ADOT), improvements are planned for Nogales Highway and Quail Crossing Boulevard extension. . Nogales Highway is planned for widening from I-19 to Old Nogales Highway from 4-lanes to 6-lanes. Quail Crossing Boulevard extension is planned for a new 4-lane roadway from Old Nogales Highway to Nogales Highway and construction of a new bridge over the Santa Cruz River. The Quail Crossing alignment will eventually extend through the subject property near its northeast corner, thereby, dividing the site in two.

4. Bicycle and Bus Routes

Bicycle routes with striped shoulders exist along Abrego Drive, Nogales Highway and Calle Arroyo Sur. New bike lane/shoulder improvements are planned for Nogales Highway and Abrego Drive.

Sun Shuttle, Route 421, provides service to the Duval Commerce Park located across Nogales Highway from the subject site. The Wal-Mart parking lot is currently being used for an ad-hoc Park and Ride lot for that route. In addition, Sun Shuttle Dial-a-Ride is also provided as an option to this area.

I. Community Facilities

1. Fire and Police Stations

The site is located within the Green Valley Fire District. Two fire stations are located within 1½ miles from the project site. Fire Station 154 is west of the project site on Duval Commerce Court, and Fire Station 155 is located on Campbell Avenue. (See *Exhibit II.1: Community Facilities.*) There are no police stations within one-mile of the project site.

2. Hospitals

There are no hospitals within one-mile of the project site.

3. Schools

The site is located within the Sahuarita Unified School District.

4. Parks, Recreation Areas and Public Trails

As indicated in *Exhibit II.1: Community Facilities*, there is one park within a one-mile radius of the site. Parque Los Arroyos is located approximately one-half mile north of the project site.



5. Proposed Trail Rights-of-Way

There are three trail systems within one-half mile of the project site: La Cañada Trail, Las Quintas Trail and the Santa Cruz River Trail. (See *Exhibit II.I: Community Facilities.*) La Canada Trail is located along La Cañada Drive north to Nogales Highway and the I-19 Frontage Road south and east to Abrego Drive. The Las Quintas Trail is located northwest of the project site, and the Santa Cruz River Trail runs along the Santa Cruz River, east of the site.

J. Composite Map

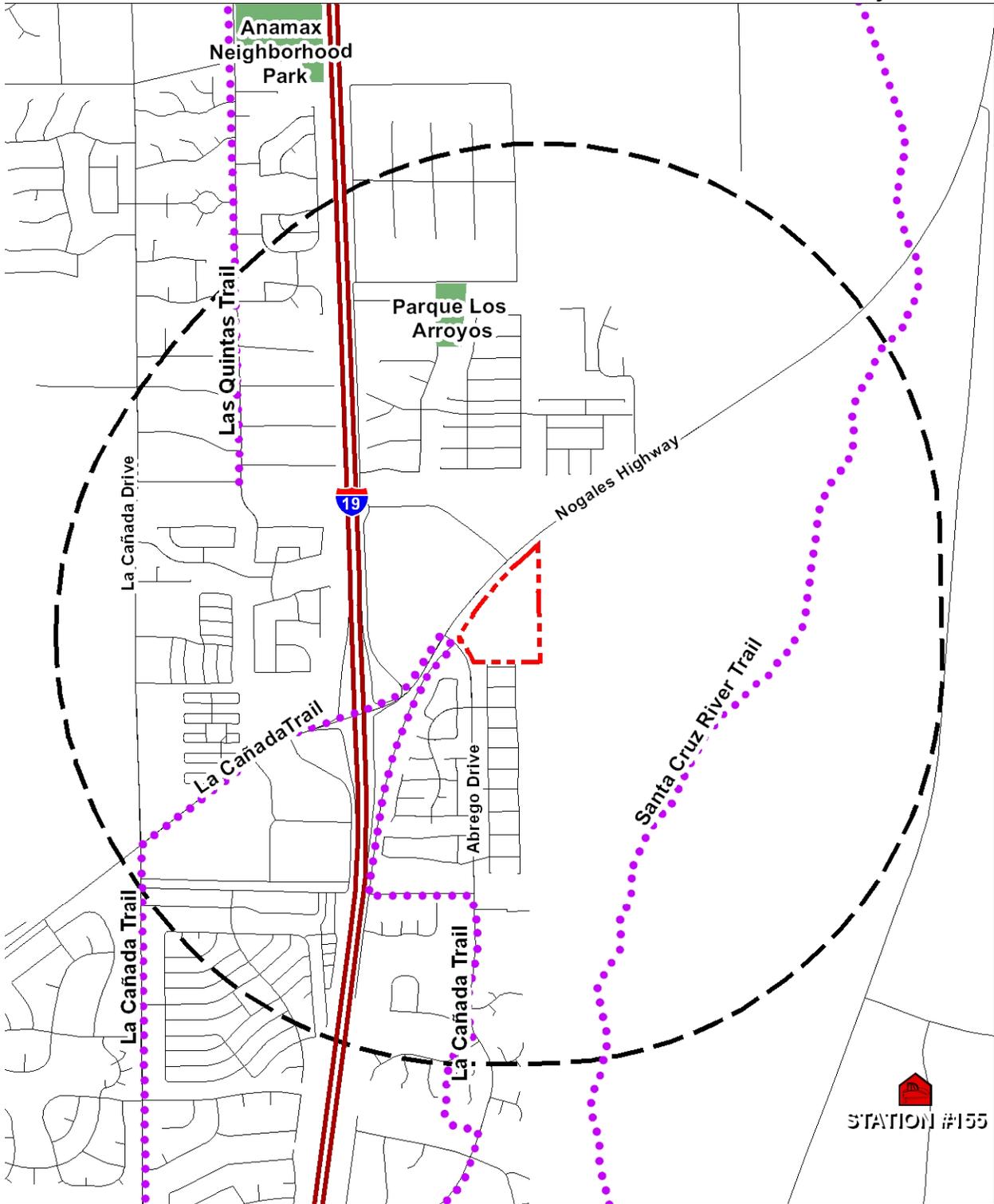
The composite map graphically illustrates the summation of constraints identified during the inventory and analysis process. The significant constraints are shown on *Exhibit II.J: Composite Map*, which include:

Quail Crossing Boulevard is proposed to extend from south of the property across the Santa Cruz River and line up with the intersection of Nogales Highway and Calle Arroyo Sur. This future alignment will bisect the property near the northeastern corner. The extension of Quail Crossing Boulevard will subdivide the site into two parcels and provide additional access points to the project site.

No other existing physical features constrain the potential development of the property.



Exhibit II.I: Community Facilities



LEGEND

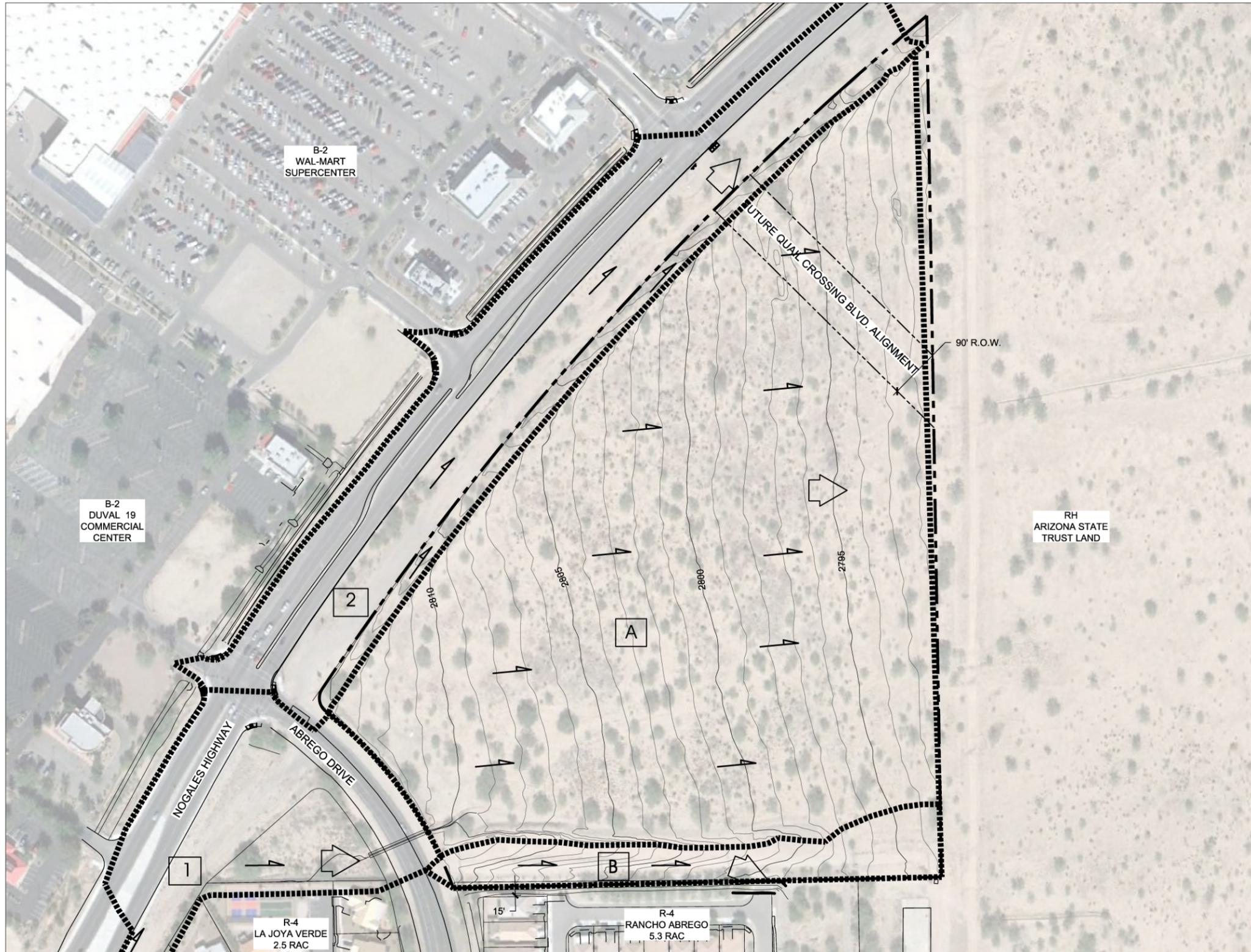
-  Site Boundary
-  Trails
-  1 Mile Buffer
-  Parks



FILE NAME: GUM-01_facilities.mxd
SOURCE: Pima County DOT GIS, 2011



Exhibit II.J: Composite Map



LEGEND

- Site Boundary
- 1' Elevation Contours
- Watershed Boundary
- Watershed
- Concentration Point
- Flow Direction

OFFSITE PEAK FLOWS		
WATERSHED CPs	AREA (AC)	Q100 (CFS)
1	4	24
2	8	45

EXISTING PEAK FLOWS					
WATERSHED CPs	AREA (AC)	Q100 (CFS)	CUMULATIVE CPs	CUMULATIVE AREA (AC)	CUMULATIVE Q100 (CFS)
A	21	96	OS1+A	25	120
B	2	8	-	-	8

Image: Google 2011



III. Specific Plan Proposal



A. Specific Plan Overview

The goal of the La Jolla Verde Commercial Center Specific Plan is to provide high-quality complementary commercial/retail uses at an existing commercial intersection of Interstate 19 and Nogales Highway. A map indicating the proposed specific plan development areas has been provided on *Exhibit III.A.1: Specific Plan Development Areas*. There are two development areas: Development Area A and Development Area B that are separated by the future Quail Crossing Boulevard. Development Area A is the main area for development consisting of 19.3 acres, and Development Area B contains approximately 1.5 acres.

In addition, a Conceptual Land Use Plan showing one of the possible land use concepts for the property has been provided on *Exhibit II.A.2*. This plan is merely an artist's conception based upon land uses desired when the rendering was made and is meant to serve only as a general guide and does not imply a completed site plan. This illustration is not to scale and should not be relied upon to establish the relative locations of, or distances between, any depicted facilities. All plans do not include any engineering or hydrology features and are subject to change without notice and must be in accordance with the rules and regulations of this Specific Plan.

1. Response to Site Inventory

The Specific Plan Proposal section of the Specific Plan articulates the vision for La Jolla Verde Commercial Center while allowing enough flexibility to respond to future market demands. Various physical opportunities and constraints were identified during the site inventory phase of this project, including a planned right-of-way, Quail Crossing Boulevard proposed to extend south of Nogales Highway bisecting the property near the northeastern corner, and the transition from the two existing single-family residential subdivisions: Rancho Abrego residential subdivision, located south of the project site, and La Jolla Verde residential subdivision, located southwest of the project site

2. Conformance with the General Plan

The site is located within a Designated Growth Area per the Town of Sahuarita General Plan, which recommends a Mixed Use Development designation in this area. The purpose of Mixed Use Development is to create a more concentrated development pattern in select areas of the Town in order to create opportunities for people to live close to work and shopping, to develop an infrastructure for the use of alternative transportation modes and to create exceptionally well-designed focal points in the community for all residents, business people and tourists to enjoy. B-2 zoning district is allowed in a Mixed Use area if it is determined that the specific uses are compatible; specific plans are strongly recommended in the Mixed Use land use designation. Allowable uses include: medium- to high-density residential, commercial, employment, hotel and resort uses, public spaces, and governmental/institutional uses. La Jolla Verde Commercial Center responds to the long range vision of the Town of Sahuarita General Plan by guiding development to take advantage of the existing infrastructure in an urban infill area.



3. Compatibility with Adjoining Land Uses

The majority of land uses surrounding the site are commercial, single-family residential and vacant Arizona State Trust Land. The proposed development standards take into account the existing single-family residential uses and vacant land located directly south and east of the site with larger setbacks and landscape buffers to protect the privacy of the of vacant land and existing neighborhoods.



Exhibit III.A.1: Specific Plan Development Areas



- LEGEND**
-  Site Boundary
 -  Building Area A
 -  Building Area B

Image: Google 2011

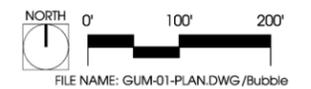
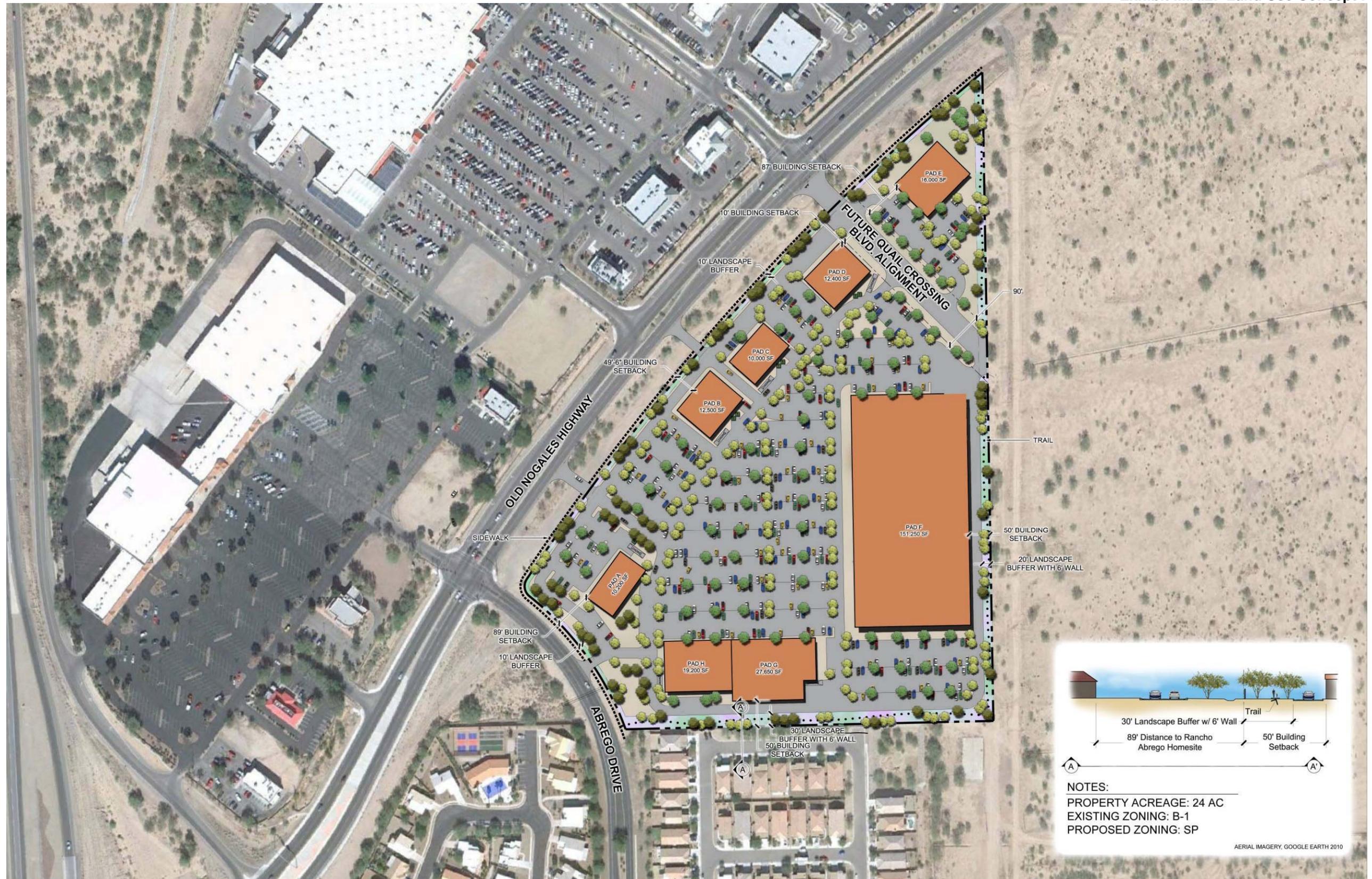


Exhibit III.A.2: Land Use Concept Plan



B. Land Uses

1. Permitted Uses

Uses permitted within the Specific Plan designation shall include all permitted uses within STC 18.45, except as modified:

- Outdoor display/sales; subject to:
 - No screening required
 - Unlimited time periods
 - Approximate locations of outdoor display/sales shall be shown on the development plan
- Seasonal sales; subject to:
 - Unlimited time periods
- Gasoline service station; subject to:
 - No gasoline or other flammables be stored above ground level, except in legally accepted containers of 55 gallons or less and no more than three such containers
 - The dispensing of gasoline or any flammables into a fuel tank or into a legally accepted container, using manually controlled nozzles only, shall be under the supervision of a competent attendant at all times
 - All outdoor lighting must be full cut-off, directed downward and away from adjacent residential properties. Installation under canopies, overhangs, or roof eaves does not provide full cut-off classification of unshielded light fixtures.

2. Conditional Uses

Conditional Land Uses are permitted within the Specific Plan, subject to the requirements of the Town of Sahuarita Zoning Code, Section 18.45.040 and to any additional requirements listed with the use. The following uses shall be conditional uses:

- Archery range;
- Automotive body and fender Painting or upholstery shop;
- Carnival or tent show;
- Contractor's equipment yard;
- Fair;
- Games of skill or science;
- Miniature golf or practice driving or putting range;
- Pony riding ring without stables;
- Swimming pool or commercial beach or bathhouse;
- Tennis court; and
- Storage of automobiles, boats, motorcycles, recreational vehicles, and trucks



3. Excluded Uses

The following uses shall be excluded from the Specific Plan:

- Adult Activities facility as defined in STC 18.03.020.A
- Airplane sales
- Bar, cocktail lounge, nightclub tavern or other business requiring a Series 6 liquor license
- Cemetery or crematory
- Church
- Farm equipment/machinery sales
- Golf Course
- Medical marijuana dispensary
- Mobile home sales
- Mortuary or embalming establishment or school
- Single Family Residential
- Tattoo parlors and establishments that apply tattoos to people



C. Development Standards

1. General Development & Design Standards

For the purpose of development standards that would otherwise apply to separately owned lots or parcels, the Specific Plan shall be considered as a single parcel. All new development within the Specific Plan shall conform to applicable building, fire and other life safety standards, in addition to those development standards contained within Table III.C. Prior to issuance of a building permit, the property owner(s) shall obtain approval of a Development Plan for the subject site that adheres to all applicable codes and requirements of the Town of Sahuarita. Where these regulations and standards vary from the Town of Sahuarita Zoning Code, the Specific Plan regulations shall apply. Where the Specific Plan is silent, the B-2 standards, commercial design standards and other relevant standards of the Town of Sahuarita Zoning Code shall apply.

Table III.C: General Development Standards

Minimum Site Area	10 acres
Minimum Lot Width	None
Maximum Lot Coverage	None
Maximum Building Height	39 feet
Minimum Building Separation	Per Building Code



2. Large Scale Retail Development & Design Standards

The following standards apply to all buildings with an establishment greater than 80,000 square feet gross business area. For the purpose of determining the applicability of the 80,000 square foot floor area threshold, the aggregate square footage of all adjacent stores that share check stands, management, a controlling ownership interest, or storage area, shall be considered one establishment.

a. Building Setbacks(buildings over 80,000 square feet)

The following building setbacks are designed for Large Scale Retail Development (buildings over 80,000 square feet) (See *Exhibit III.C: Proposed Building Setbacks.*)

(1) Unless otherwise specified, the following minimum setbacks apply:

- North Property Line: 25 feet (adjacent to Nogales Highway)
- South Property Line: 60 feet (adjacent to R-4 zoning)
- East Property Line: 25 feet (adjacent to RH zoning)
- West Property Line: 25 feet (adjacent to Abrego Drive)

(2) For any building with an exposed loading area directly facing a residentially zoned area, the following minimum setbacks apply from the property line on the same side as the loading area contiguous to a residentially zoned area:

- South Property Line: 100 feet (adjacent to CR-4 zoning)
- East Property Line: 50 feet (adjacent to RH zoning)

(3) For any building adjacent to the future Quail Crossing Boulevard, the minimum setback shall be 25 feet from the right-of-way line. In addition, no buildings will be allowed within the 60-foot easement area along Quail Crossing Boulevard.

b. Other Setbacks

(1) All parking areas adjacent to local, arterial or collector streets shall be setback a minimum of 15 feet.

(2) For all temporary outdoor sales areas directly facing a residentially zoned area, the following minimum setbacks shall apply from the property line on the same side as the temporary outdoor sales area contiguous to a residentially zoned area:

- South Property Line: 100 feet (adjacent to R-4 zoning)
- East Property Line: 75 feet (adjacent to RH zoning)

(3) For trash collection or compaction directly facing a residentially zoned area, the following minimum setbacks shall apply from the property line::

- South Property Line: 50 feet (adjacent R-4 zoning)



- East Property Line: 25 feet (adjacent to RH zoning)
- c. Landscaping and Screening
- See Section III.D: Landscape Program of this Specific Plan.
- d. Sidewalks
- Sidewalks, no less than eight feet in width, shall be provided along the full length of the large scale commercial retail development along any façade featuring a customer service entrance, and along any façade abutting public parking areas. Landscaping in these areas shall be optional. A minimum of 4 feet of the 8-foot sidewalk shall be kept clear and unobstructed at all times.
- e. Permanent Outdoor Garden Sales
- One side of the outdoor garden sales structure shall consist of a decorative finish that is complementary to the primary building. All other decorative screening materials surrounding the garden center may include a landscaping and/or alternative material as approved by the planning and zoning department.
- f. Architectural Design Standards
- Facades and Exterior Walls. Facades greater than 100 feet in length, measured horizontally, shall incorporate plane projections or recesses having a depth of at least one percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade facing a public street/roadway shall exceed 100 horizontal feet.
 - Roof lines shall be varied with a change in height every 100 feet in building length.
 - Ground floor facades that face public streets/roadways shall have arcades, entry areas, awnings, or other similar features wherever feasible.
 - Roof Lines.
 - Roof lines shall be varied with a change in height every 100 feet in the building length
 - Variations in roof lines are required at the main entry.
 - Parapets, mansard roofs, gable roofs, hip roofs or dormers shall be used to conceal flat roofs and rooftop equipment from public view. All rooftop equipment shall be concealed from public right-of-way view adjacent to the property. Alternating lengths and designs may be acceptable and can be addressed during the development plan.
 - The average height of parapets shall not exceed 15 percent of the height of the supporting wall, and shall not at any point exceed one-third of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments



Exhibit III.C.2: Building Setback (Building over 80,000 square feet)



- LEGEND**
- Site Boundary
 - Building Setback
 - Building Setback Required When an Exposed Loading Zone is Adjacent to Residentially Zoned Areas.

Image: Google 2011



3. Commercial Development Standards

The following standards apply to all buildings that are not large scale retail, (See *Exhibit III.C: Proposed Building Setbacks.*)

a. Unless otherwise specified, the following minimum setbacks apply:

(1) The following minimum yard requirements shall apply:

- North (Adjacent to Nogales Highway): 10 feet
- South (Adjacent to R-4 zoning): 30 feet
- East (adjacent to RH zoning): 20 feet
- West (adjacent to Abrego Drive): 10 feet

(2) For buildings with an exposed loading area directly facing a residentially zone area, the following minimum setbacks apply from the property line on the same side as the loading area contiguous to a residentially zoned area.

- South (Adjacent to R-4 zoning): 30 feet
- East (adjacent to RH zoning): 30 feet

(3) For any building adjacent to the future Quail Crossing Boulevard, the minimum setback shall be 10 feet. In addition, no buildings will be allowed within the 60-foot easement area along Quail Crossing Boulevard.

b. Other Setbacks

(1) All parking areas adjacent to local arterial or collector streets shall be setback a minimum of 10 feet.

(2) For all temporary outdoor sales areas directly facing a residentially zoned area, the following minimum setbacks shall apply from the property line on the same side as the temporary outdoor sales area contiguous to a residentially zoned area:

- South Property Line: 100 feet (adjacent to R-4 zoning)
- East Property Line: 75 feet (adjacent to RH zoning)

(4) The following minimum setbacks shall apply for all trash collection or compaction directly facing a residentially zoned area:

- South Property Line: 50 feet (adjacent to R-4 zoning)
- East Property Line: 25 feet (adjacent to RH zoning)



D. Landscaping and Screening Program

The proposed landscape program shall be one that includes standards to reflect and enhance the image and climate of the Sonoran Desert. It shall utilize landscaping as a unifying element within the project to obtain a cohesive identity. This includes the creation of new landscape bufferyards and screening between land uses to mitigate for any impact to adjacent properties as well as overall landscaping standards to ensure consistent landscaping requirements throughout the specific plan area.

1. Landscape Bufferyards & Screening

As shown on *Exhibit III.D: Landscape and Screening Plan*, the following landscape bufferyards and screening proposed for the subject property:

- North Property Line: 10 feet bufferyard (adjacent to Nogales Highway) and 3 ½ foot screen wall required for parking areas adjacent to Nogales Highway
- South Property Line: 30 feet bufferyard (adjacent to R-4 zoning) and 6-foot screening wall. A 14-foot loading area wall shall be required if any major loading docks serving buildings 80,000 square foot or more are located facing the southern boundary.
- East Property Line: 20 feet bufferyard (adjacent to RH zoning) and 6-foot screen wall
- West Property Line: 10 feet bufferyard (adjacent to Abrego Drive) and 3 ½ foot screen wall required for parking areas adjacent to Abrego Drive
- Quail Crossing Boulevard: A 10-foot landscape bufferyard shall be required along both sides of the new alignment of Quail Crossing Boulevards that run across the subject property and a 3 ½ foot screen wall required for parking areas along the Quail Crossing Boulevard frontage.

The following miscellaneous landscape bufferyards and/or screening requirements shall apply to the following:

- Loading areas: 5-foot bufferyard and 14-foot opaque screen that may consist of a decorative wall, earth berms, vegetative screening or a combination of these.
- Trash Collection/Compaction areas: no bufferyard requirement; the screen wall shall be at least six (6) feet high, match the building architecture and feature decorative gates to minimize visibility from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties.
- Parking rows of 10 spaces shall be separated with a depressed island at least 9 feet in width and equal in length to the adjacent parking space(s), measured from outside edge to outside edge of curb, containing a tree canopy and appropriate groundcover. The island may be protected from vehicles by a perforated curb



with periodic openings to filter stormwater runoff from the paved parking surface. A design in context with the natural setting is desired.

2. Landscaping Standards

The landscape program shall also adhere to the following requirements:

- The site is subject to Town of Sahuarita passive water harvesting requirements.
- Surveys for Pima Pineapple Cactus shall be conducted prior to ground-disturbing activities.
- Trees shall be at least fifteen gallons in size, or of comparable height if bare-rooted, at planting time. If the applicant uses 24" box trees for all of the required trees, a reduction of one required tree per 100 linear feet will be allowed,
- Low-water-use plants that reflect and enhance the image of Sonoran Desert landscape will be utilized.
- Provide shade along pedestrian circulation and trail node areas.
- Irrigate landscape areas using an underground drip irrigation system.
- Coordinate above- and below-ground utilities in landscape plans to avoid conflicts at the time of installation.
- Minimize the removal of mature trees, cacti, and other native vegetation during site design. If in-place preservation is not feasible, viable mature vegetation should be salvaged and replanted on-site.
- Access to public areas of interest such as parks, plazas and trail nodes will be enhanced through the use of additional or colorful plantings, monumentation or artwork.
- Include outdoor public spaces with special amenities that encourage use, such as benches, overhead shade, sitting areas, and bicycle facilities.
- Incorporate seating, landscape, and gathering areas that contribute to the outdoor use and the open space enjoyment of the area in spaces between buildings in a development.
- Use plant selection and placement to reduce the heat island effect.
- Use bold accents and colorful plant species to liven up the street scene and intersection.



Exhibit III.D: Landscape and Screening Plan

LEGEND

-  Site Boundary
-  Proposed Landscape Buffers

Note: 3.5' screening wall required adjacent to public right-of-way when parking areas are proposed.

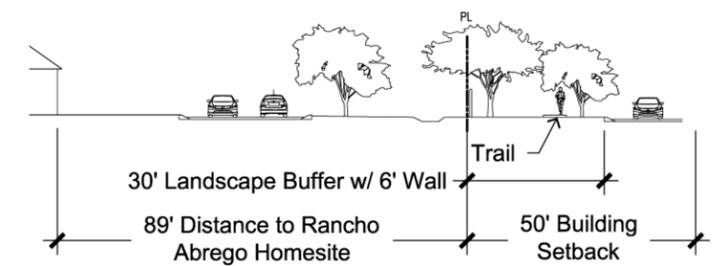
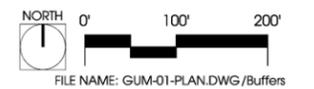


Image: Google 2011



E. Signage Plan

The Specific Plan shall comply with Chapter 18.79, Sign Standards of the Town of Sahuarita Zoning Code with the following exceptions:

- A comprehensive sign plan shall be provided for the establishment of signage criteria that is tailored to the subject property.
- Tenants greater than 80,000 square feet gross business area shall be allowed one main wall identification sign up to 450 square feet in area. All other signs shall be per Zoning Code requirements.

F. Parking Requirements

1. Motor Vehicle Parking

The Specific Plan shall comply with Chapter 18.75, Off-Street Parking and Loading Standards of the Town of Sahuarita Zoning Code with the following exceptions:

- Commercial/Retail parking spaces shall be calculated as follows:
 - Groceries, drugs, sundries, liquor: 1 space per 200 square feet of gross floor area.
 - Book stores, dry goods, hardware, secondhand sales, stationery, varieties and notions, hobby stores, clothes, sporting goods, auto parts and other general merchandise: 1 space per 285 square feet of gross floor area.
 - Home improvement stores: 1 space for each 285 square feet of gross floor area
 - Discount superstores/clubs (freestanding): 1 space for each 200 square feet of gross floor area
 - Cafes, restaurants, cafeterias, bars: 1 space for each 200 square feet of gross floor area
 - Drive-ins, food bars, juice stands: 1 space for each 100 square feet of gross floor area.

2. Demonstrated Parking

As individual building permits are acquired, each permitted building must demonstrate that at least 80 percent of the required parking for that building is provided.

The entire development will meet 100 percent of the required parking by the issuance of the last Certificate of Occupancy for the last new building to be built on-site.

3. Parking Area Access Lanes

Parking Area Access Lanes (PAALs) shall be a minimum of 20 feet in width when parking is angled per Town of Sahuarita standards. Otherwise, the PAAL width must be a minimum of 24 feet.



4. Accessible Parking

Handicapped parking will be provided in accordance with ADA requirements from the 2006 IBC, Chapter 11 and ICC/ANSI 117.1, 2003 Edition. Accessible spaces and “Van Accessible” spaces will connect to the accessible route as required by the 2006 IDC, Chapter 11 and ICC/ANSI 117.1, 2003 Edition. All sidewalks, detectable warnings and curb ramps will comply with accessibility requirements as required.

5. Bike Parking

The minimum requirement for bicycle parking is 1 space for every 30 vehicular parking spaces.

6. Loading

Loading spaces may be designed to serve two or more establishments located on the same or adjacent site, except that the total combined number of spaces provided shall not be less than 50 percent of the combined total required for all such combined users. Each user shall have access to loading zones, at grade, without having to cross or maneuver on public streets, alleys, or walkway

7. Fire Access

Fire access lanes shall be provided in accordance with the requirements of the 2006 International Fire Code.

G. Post-Development Hydrology

1. Hydrologic Characteristics

The development shown on the Land Use Concept Plan will not change the site drainage patterns. Flows will enter the site at the existing locations and will exit the site in a tributary manner as in existing conditions (*See Exhibit III.F: Conceptual Drainage Plan*).

2. Encroachment

Since the drainage on-site is sheet flow, there are no encroachments into the 100-year floodplains

3. Post-Development Water Discharge

As shown on *Exhibit III.F: Conceptual Drainage Plan* for the post project discharges generated by the development. The project site is located within a balanced basin; therefore, detention will be required to attenuate the additional flow generated onsite by the development. Additionally, threshold retention will be required for this site. Consequently, site improvements will include methods of detention/retention to ensure the post-development hydrologic conditions closely match the pre-developments conditions.

Based on Equation 3.5 of the Pima County Stormwater Detention/Retention Manual, approximately 3.2 acre-feet of storage will be required for the site. Alternate methods of storage, such as underground storage and/or water-harvesting will be investigated during the site planning, as should methods that reduce on-site imperviousness, such as permeable pavements.



There are two off-site watersheds that affect the site. Watershed OS-1 is west of Abrego Drive and South of Nogales Highway. It is 4 acres in size, with a total flow of 24 cfs. Watershed OS-2 is along the northwest boundary of the site. It is 8 acres in size, with a total flow of 45 cfs.

There will be four onsite watersheds on the developed site:

- Watershed A has an area of 12 acres, which generates 94 cfs.
- Watershed B has an area of 8 acres, which generates 62 cfs.
- Watershed C has an area of 2 acres, which generates 16 cfs.
- Watershed D has an area of 1 acre, which generates 8 cfs.

The increase in runoff due to the site will be attenuated to pre-developed conditions with onsite detention/retention.

The building FFE's will be required to be a minimum of one foot above the 100-year water surface elevation in any channels or basins for the project.

4. Engineering and Design Features

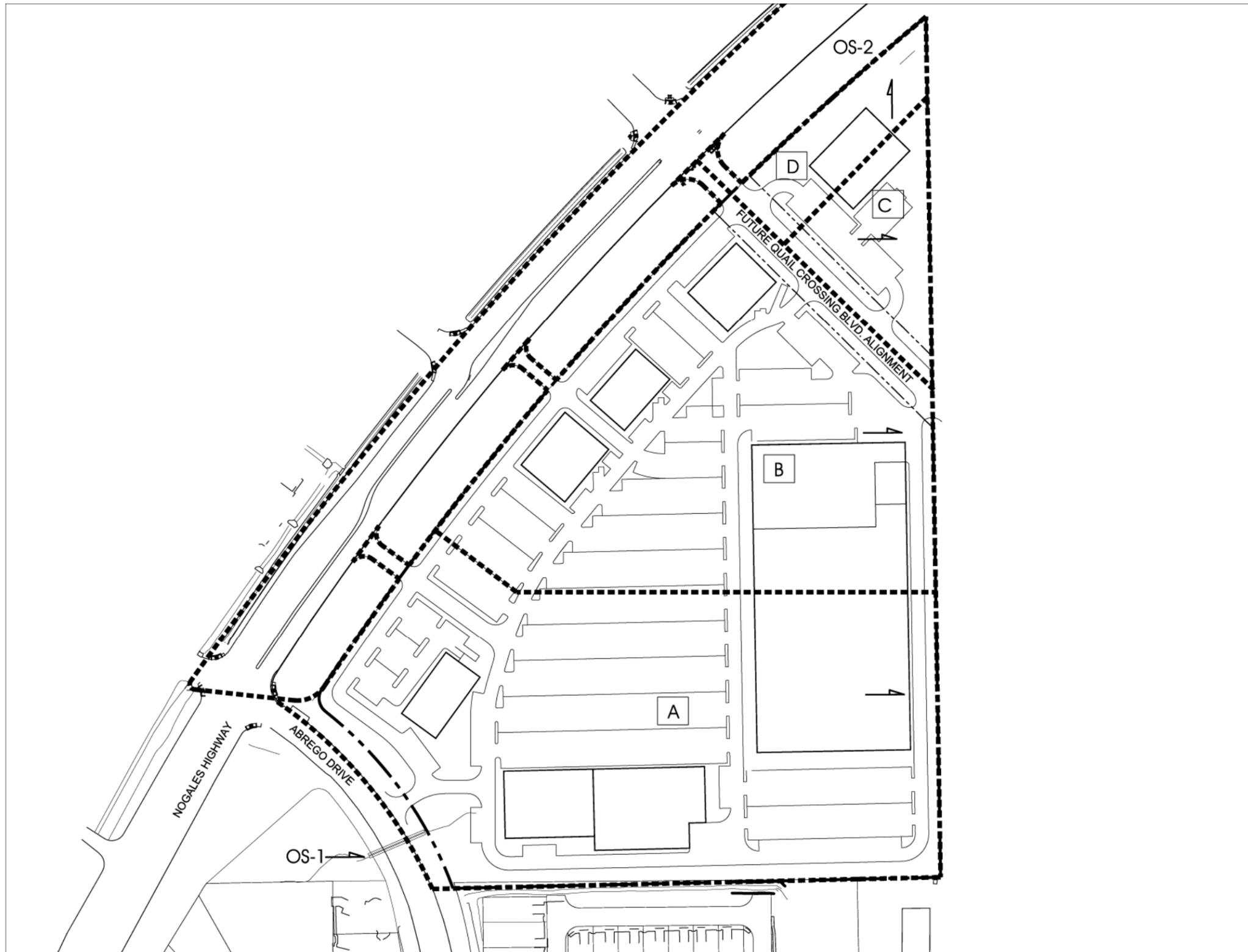
The onsite flows for the most part will be conveyed across the site in the parking areas and drives. Storm drains will most likely be part of the conveyance system due to the size of the parcel. The flows will be directed to the proposed detention/retention facilities. Potential drainage and erosion issues will be mitigated by providing the required detention/retention basins and riprap or concrete erosion control treatments. All drainage facilities shall be determined by a complete drainage report during the development plan stage of the project. Exhibit III.F: Conceptual Drainage Plan is meant to serve only as a general guide and does not imply a completed site plan.

5. Basin Management Policies

The preliminary development plan conforms to all applicable area plan policies, the Pima County Floodplain Management Ordinance, and Pima County drainage development design criteria.



Exhibit III.F: Conceptual Drainage Plan



LEGEND

- Site Boundary
- Watershed Boundary
- Watershed
- Flow Direction

DEVELOPED PEAK FLOWS				
WATERSHED	AREA	Q100	CUMULATIVE	CUMULATIVE
CPs	(AC)	(CFS)	CPs	Q100 (CFS)
A	12	94	OS1+A	118
B	8	62	-	62
C	2	16	-	16
D	1	8	-	8



H. Transportation Infrastructure

1. Proposed Circulation

As shown on *Exhibit III.G: Proposed Circulation*, the conceptual circulation proposal has three access points from Nogales Highway, three access points from the future Quail Crossing Boulevard alignment and one access point from Abrego Drive. The main access to the site will be provided by the future alignment of Quail Crossing Boulevard, where there is an existing traffic signal. Internal site circulation for the proposed development will be provided via 20-foot or a 24-foot Parking Area Access Lanes (PAAL) depending on the parking design in accordance with Town of Sahuarita Street Standards. If the parking is angled, a minimum 20-foot PAAL is required. If the parking is designed at a 90 degree parking angle, a minimum 24-foot PAAL is required.

2. Future Road Improvements

As part of the Specific Plan, the extension of Quail Crossing Boulevard needed for the development (as determined by a Traffic Impact Analysis) will be constructed by the developer through the subject property. A one hundred and fifty feet (150') corridor shall be set aside for the Town consistent with the overall alignment and design criteria for the future Quail Crossing Boulevard extension project. The 150' corridor will facilitate the ultimate intersection improvements at Quail Crossing Boulevard/Calle Arroyo Sur/Nogales Highway; sufficient right-of-way (approximately 90') to be dedicated for roadway, operation and maintenance of public improvements; and two (2), thirty foot (30') easement to accommodate future utility infrastructure improvements. Easement areas can be used to meet setback and landscape requirements if necessary so long as no structures are located within the easements. The portions of the easements not used for grade transitions between the right-of-way line and the project finished grades may be used for parking/vehicular circulation as long as the transitions meet the Town standards for improvement within the right-of-way. Those portions where private improvements may exist in the utility easement shall be at risk and if disturbed for utility operation and maintenance shall be replaced by the property owner.

Roadway improvements and ultimate access point locations shall be provided by the applicant as per the Traffic Impact Analysis at the time of the Development Plan. Ultimate design elevations have been established for the future Quail Crossing Boulevard extension at the existing intersection of Calle Arroyo Sur and Nogales Highway. Future development infrastructure designs should be coordinated with the Town's ultimate configuration of the future Quail Crossing Boulevard extension project. Any onsite improvements, including interim access roadways, should facilitate the ultimate horizontal and vertical alignments of Quail Crossing Boulevard and minimize temporary improvements at the Calle Arroyo Sur/Nogales Highway intersection.

Intersection signalization improvements at Calle Arroyo Sur and Nogales Highway and all other future roadway improvements will be determined by a Traffic Impact Analysis to be prepared by the owner/developer and submitted to the Town Engineer for review, comment and approval.



3. Traffic Impact Statement

A traffic impact statement has been prepared in order to review the need for full impact analysis (see *Traffic Impact Statement submitted under separate cover*). Based upon the anticipated increase in trips generated by the conceptual site plan, the proposed La Jolla Verde Commercial Center is anticipated to generate delay at the project area roadways and intersections. It is recommended that a revised TIA be prepared to analyze key project area intersection and on-site circulation. This should include access recommendations (turn pocket lengths, turn restrictions, etc) that will improve ingress and egress to the site.

I. Pedestrian Connections

A continuous internal pedestrian walkway, no less than six feet in width, shall be provided from the public sidewalk along Nogales Highway, future Quail Crossing Boulevard and Abrego Drive, to parking areas and around the proposed buildings. All pedestrian walkways will be constructed to Town of Sahuarita and ADA (American Disabilities Act) accessibility standards.

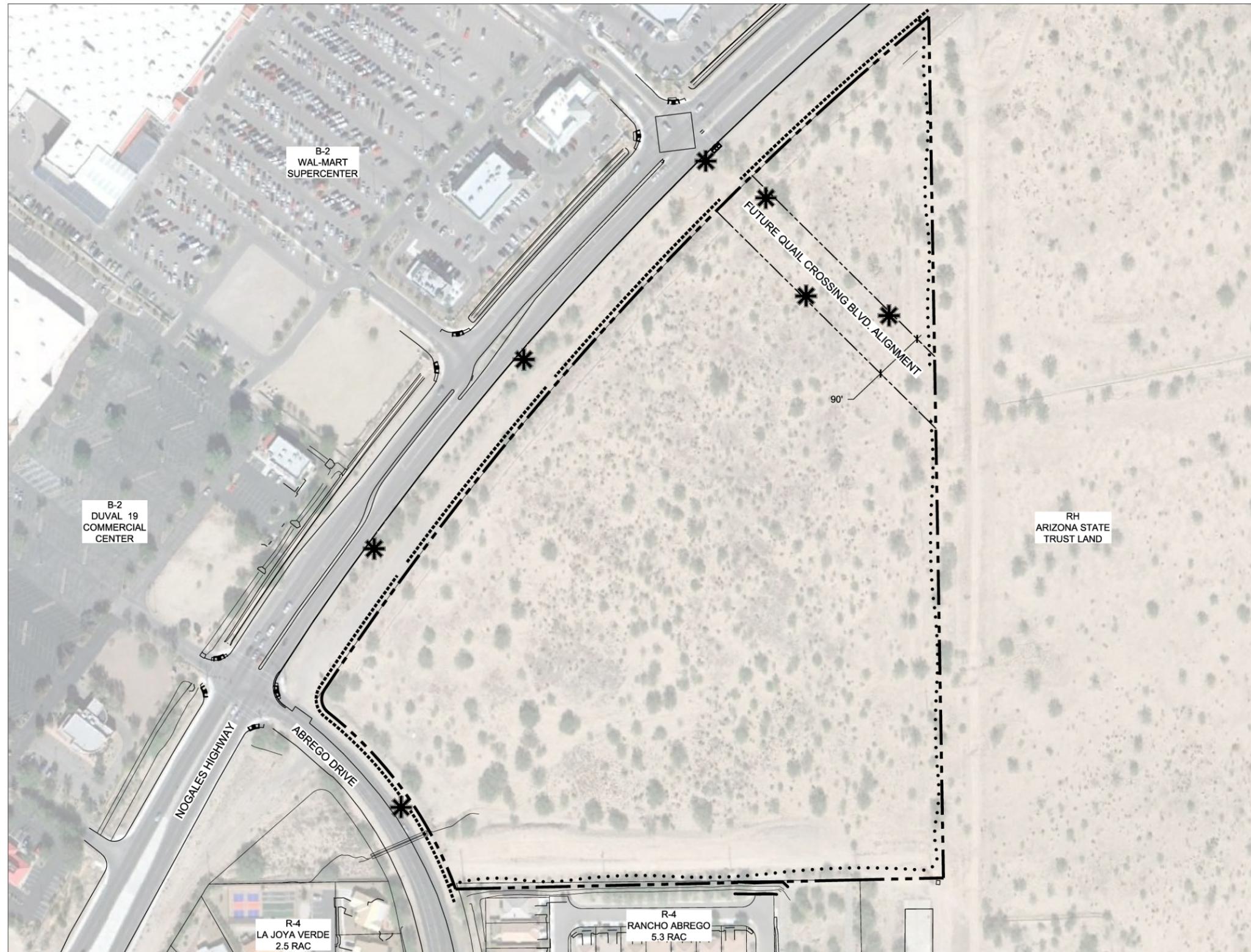
At each point that a designated on-site pedestrian walkway crosses a parking lot, street or driveway, the walkway shall be clearly visible to pedestrians and motorists through the use of one or more of the following delineation methods:

- A change in paving material or paving color
- A change in paving height (speed tables or other type of vehicle slowing mechanism as approved by the Town Engineer)
- Decorative bollards
- Signage

In addition, a 5 to 10-foot public natural trail shall be constructed within the landscape bufferyards along the southern and eastern boundaries of the site. This trail will be constructed to Town of Sahuarita and ADA Standards for local residents and customers to enjoy access to the commercial area and additional community recreation in the area.

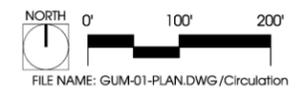


Exhibit III.G: Proposed Circulation Plan



- LEGEND**
- Site Boundary
 - 5' Elevation Contours
 - Proposed Sidewalk
 - Proposed Trail
 - Proposed Traffic Signal
 - Potential Access Point

Image: Google 2011



J. Infrastructure Standards

1. Sewage Disposal

According to the Pima County Regional Wastewater Reclamation Department, the project is tributary to the Green Valley Wastewater Reclamation Facility and capacity is currently available for this project in the 12-inch public sewer lines. The proposed connection to these facilities will be determined during the development plan stage of the project.

2. Solid Waste Disposal

All required solid waste and recycle materials collection and storage shall be located and screened, to allow for safe access and maneuverability within the development.

3. Water Utility

The Community Water Company of Green Valley is anticipated to service the project site. Currently, there are 12-inch water lines along the north and west boundaries of the property. The proposed connection to these facilities will be determined during the development plan stage of the project.

K. Phasing

The phasing is unknown at this point until the master developer confirms future tenants for the property; however all necessary infrastructure will be provided to accommodate the phasing of the development. The roadway infrastructure, traffic improvements and development of the Quail Crossing Boulevard extension will be determined by a future Traffic Impact Analysis.

L. Cultural Resources

The project area shall be inspected by a qualified archaeologist before any ground disturbing activities are begun. A qualified archaeological contractor will evaluate the potential of an inspected area for retaining significant information about history or prehistory. Upon completion of archaeological surface inspections required under state regulations, an archaeological contractor will write a report that summarize and evaluates the survey results and provides treatment recommendations, if any cultural resources are identified. Copies of this report shall be provided to the Town of Sahuarita and to the Tohono O’odham Nation. If any human remains or funerary objects are discovered during the project work, all work will stop within the area of the remains and Dr. Todd Pitezal will be contacted immediately at 520-621-4795.

M. Environmental Resources

1. Water Conservation

- A water harvesting plan shall be included with the development plan submittal in compliance with the Town of Sahuarita Zoning Code. Typical water harvesting techniques include, but are not limited to, directing roadway rainfall runoff into adjacent landscaped areas and grading lots to direct rainfall runoff from roof and/or paved surfaces into landscaped areas by way of swales and micro-basins.
- Use water-efficient native and drought tolerant plants for landscape.



- Reduce water consumption by using water conserving plumbing fixtures.
- Minimize impervious surfaces to lessen the heat island effect and reduce stormwater runoff by using paving alternatives where feasible and decreasing the overall amount of pavement throughout the development.
- Install high efficiency and evapotranspiration (ET)-based drip irrigation systems for commercial, municipal, and street landscape.
- Utilize recycled insulation when possible.
- Practice construction waste reduction (over standard practices) during the construction phase of the projects through active recycling.

N. Design Review

The Master Developer shall establish a Design Review Committee (DRC), prior to submittal of any development plan or tentative plat, which will be responsible for reviewing and approving all details of project design through a self-certification process. The Design Review committee shall consist of an architect, a landscape architect and the Master Developer. The DRC shall review and approve/disapprove all new construction within La Jolla Verde Commercial Center for conformance with the Development Regulations outlined in Section III of this Specific Plan, including all improvements, development plans, landscaping, signage and all variances and appeals, prior to submittal to the Town of Sahuarita for approval and permitting in accordance with Town procedures. A copy of the self certification will be provided to the Town of Sahuarita at the time of plan submittal advising whether the design conforms to the standards established by the DRC.

O. Interpretations and Amendments

1. Substantial Change

This Specific Plan may be substantially amended by the procedure outlined in the Town of Sahuarita Zoning Code. The owner or agent of the property may submit to the Planning Director a written application to amend one or more of the Specific Plan regulations. Depending on the type of request, the Planning Director may determine the request to be a substantial change to the Specific Plan.

A substantial change requires the applicant to submit all sections or portions of the La Jolla Verde Commercial Center Specific Plan that are affected by the change(s). After review, the Planning Director shall refer the request with his/her recommendations to the Planning and Zoning Commission for public hearing. The Planning and Zoning Commission shall make its recommendation to the Town Council, which, after public hearing, shall approve, reject or modify the proposed amendment.

2. Administrative Change



Minor changes to the explicit provisions in the Specific Plan may be made administratively as determined by the Planning Director, provided such changes are not in conflict with the overall intent as expressed in the La Jolla Verde Commercial Center Specific Plan. Any changes must conform to the goals and objectives of the Specific Plan.

- Changes to the infrastructure phasing and alignment, such as roads, drainage, water and sewer systems that do not increase the development capacity in the Specific Plan area, provided infrastructure development is precedent or concurrent. Town of Sahuarita permitting processes as required by the STC apply.
- Changes in land use plan boundaries, division of plan areas or combinations of areas.
- Placement and/or construction of identity or character features such as community art, entry monuments, signage, etc. unless there is a safety concern.
- Modifications in the design and construction of infrastructure based upon technological advances when proposed modification is accepted by the Town. Infrastructure capacity based upon planned target densities and intensities of use and phasing of infrastructure precedent or concurrent with development will remain unchanged.
- Minor modifications or adjustments to intrusions, encroachments, easements, rights-of-way or open spaces, including location of spine road.
- The Planning Director may make a determination that a use is allowed if it is found to be analogous with the already permitted uses allowed in the Specific Plan.

3. Interpretation

The Planning Director shall be responsible for interpreting the provisions of this Specific Plan. If any provision within this Specific Plan is ambiguous or unclear, the Planning Director shall be responsible for interpreting the intent of the Specific Plan. Appeals to the Planning Director's interpretation may be made to the Town Council.

P. Proposition 207

The property owners(s) shall execute and record a disclaimer regarding Proposition 207 rights, with the language as follows:

The property owner(s)/developer(s) acknowledges that neither the rezoning of the property nor the conditions of rezoning give the property owner(s)/developer(s) any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1) to the extent that the rezoning or conditions of rezoning may be construed to give the property owner(s)/developer(s) any rights or claims under the Private Property Rights Protection Act. The property owners(s)/developer(s) hereby waive any and all such rights and/or claims pursuant to A.R.S. § 12-1134(1).



Bibliography

Aerial Photographs, Pima Association of Governments, 2008, and Pictometry, 2010.

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Institute of Transportation Engineers, Trip Generation Manuals, 7th Edition, Volumes 1 & 3, 2003

MapGuide, Pima County Department of Transportation.

Stormwater Detention/Retention Manual, City of Tucson

USGS Topographic Map, Jaynes Quadrangle.

