# Town of Sahuarita
# General Plan

**Adopted June 22, 2015**

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Sahuarita
ARIZONA

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# INTRODUCTION

## WHAT IS *ASPIRE 2035*?

*Aspire 2035* is Sahuarita's General Plan. A General Plan is a comprehensive, long-term guide to the Town's future, 20 years down the road, setting forth a vision for Sahuarita to aspire to and providing goals and policies to help get us there.

Sahuarita is part of the Tucson metropolitan region; the Town is impacted by the regional, state and national economies. The Town is also part of the Sun Corridor, one of the large, nationally recognized mega regions that are expected to contain a significant amount of growth over the next several decades. Because of the Town's location along a major route to and from the U.S. and Mexico, there are significant opportunities for the community in the future. This larger perspective is incorporated into *Aspire 2035* along with its focus on the quality of life of the growing local community to achieve a plan that will enhance not only the Sahuarita way of life, but also Sahuarita's standing as a destination within the region for living, working, learning, playing, visiting, and doing business.

## WHY UPDATE THE PLAN?

- Although *Aspire 2035* looks 20 years into the future, state law mandates that the General Plan be updated and ratified by the voters every ten years; it has a 20-year planning horizon but a 10-year lifetime. The State Legislature gave local governments some extra time and a revised deadline for adoption to July, 2015. The Town's current General Plan was completed in 2002, and was ratified by the voters in 2003.
- The Town of Sahuarita incorporated in 1994, and much has changed since then. During the decade from 2000-2010, the Town's poulation grew by almost 700%, from 3,242 to 25,259. By 2015, the population reached over 28,000. While growth has slowed during the "Great Recession," Sahuarita continues to grow in population by about 2.5% a year, and Sahuarita's current General Plan does not reflect the realities of life in Sahuarita in 2015. Planning for growth and change is essential for a dynamic community such as the Town of Sahuarita. While some of the 2003 General Plan's policies are still applicable, the document has been updated to eliminate policies that have already been implemented and to include goals and policies better suited to a growing community.
- The updated Plan contains current data about the state of the Town. It reflects new issues and priorities. It incorporates direction from recent town plans and initiatives, and also provides an opportunity for Sahuarita residents to participate in current planning issues affecting the community.
- Over the past several years, major amendments to the General Plan have included the removal of the Mission Peaks area as it has been acquired by mining interests, an update to the "16 Sections" State Trust land plan area that is now comprehensively planned as a part of the Sahuarita East Conceptual Area Plan (SECAP), and the mapping of sand and gravel (aggregate) resources.
- The intent of the General Plan update is to carefully manage change as Sahuarita grows into the future. The Plan incorporates some flexibility to enable the Town to adapt to unanticipated future conditions.

## WHAT IS ADDRESSED IN THE PLAN?

- The General Plan is the primary tool for guiding the future of the Town of Sahuarita. The Town is faced with choices about growth, economic development, infrastructure, the environment, and public facilities and service delivery. The General Plan gives us a vision to achieve and provides the Town with guiding policy to help us shape the form, design, and layout of our community over the next 20 years. It also provides information for people who wish to open or expand businesses, develop land, visit, or move here.
- The Plan integrates many aspects of Town life, setting policy that not only addresses land use and circulation around our Town, but also identifies open space and recreational needs, needs for expanded and new public facilities and services, principles of growth management planning, resource management and conservation, and financing new growth in our community. It includes policies directed at protecting our water quantity and quality into the future.
- By State law, the General Plan must address seven topic areas, called "elements." The mandatory elements are land use, circulation, growth areas, open space, environmental planning, water resources, and cost of development. Communities with populations of 50,000 or more are also required to adopt additional elements, including: recreation, public services and facilities, energy, housing, safety, and conservation, rehabilitation and redevelopment. The Town of Sahuarita has chosen to include some of the elements required for larger cities due to its growth potential.
- The Plan is not a law; it is a guide. The General Plan works in conjunction with other policy documents to provide policy direction that helps Town decision-makers.

## IMPLEMENTATION AND RELATIONSHIP TO OTHER TOWN DOCUMENTS

The General Plan is Sahuarita's overarching policy document; other Town documents serve to implement the goals and policies of the General Plan. These documents include:

- Sahuarita Town Code;
- Strategic Management Plan;
- Economic Development Strategic Plan;
- Capital Improvement Plan;
- Major Streets & Routes Plan ;
- Public Participation Plan;
- Adopted Specific Plans; and
- Numerous other plans, technical standards, and documents.

# PLAN ADMINISTRATION

General Plan administration is heavily influenced by state law. Arizona Revised Statutes provide procedures for major General Plan Amendments, which may be processed annually, as well as a requirement to have an updated General Plan ratified by the voters every ten years. In addition, state law requires that all rezoning requests be in conformance with the General Plan.

Arizona Revised Statutes 9-461.06-G defines a major plan amendment as a substantial alteration of the land use mixture or balance as established in the General Plan land use element. The municipality's general plan defines the criteria to determine if a proposed amendment to the general plan affects such a substantial alteration.

The Town of Sahuarita defines the criteria for a major plan amendment to be:

- A change to any land use as depicted on the General Plan Land Use map from a residential designation to a non-residential designation, and vice versa.
- Any change involving land over 40 acres in size.
- A change from one residential designation to another residential designation resulting in an increase or decrease in density more than 30% from the existing designation.

State law also requires that the Town's adopted Public Participation Plan be followed for all major amendments to the general plan, and that such amendments may be heard once a year. Major amendments must be approved by an affirmative vote of at least two-thirds of the Town Council.

All rezoning requests must implement the General Plan and must be in conformance with it. Requests not in conformance with the plan should be discouraged, but if pursued must come through the plan amendment process prior to consideration by Town decision-makers.

Minor amendments to the General Plan are considered to be technical or non-substantive. After application and recommendation from the Planning and Zoning Commission, minor amendments require a simple majority of the Town Council for approval. Minor amendments include:

- Expansions of existing specific plan areas.
- Establishing a new specific plan or special planning area.
- Any other change not meeting the criteria of a major amendment.

Amendments to adopted specific plans shall follow the amendment process outlined in the Specific Plan. Modifications to adopted specific plans that do not increase overall intensity or density within the Specific Plan boundaries are not subject to the general plan amendment process.

Any land use change involving one acre or less of land does not require any General Plan amendment.

# PUBLIC PARTICIPATION

Public input is an essential part of *Aspire 2035*. Many opportunities for in-person feedback occurred between Fall 2013 and Summer 2015. Those opportunities included:

- October 21, 2013: Public open house at Town Hall
- October 23, 2013: Public open house at Walden Grove High School
- January 29, 2014: Student involvement booth at Walden Grove High School
- May 9, 2014: Scenario Planning workshop at Town Hall
- July 15, 16, and 18, 2014: Informational meetings at Town Hall
- December 15, 2014: Scenario Planning follow-up workshop at Town Hall
- April 6, 2015: Public open house at Town Hall

The Town's website was also set up as a communication portal for the *Aspire 2035* process. Town staff posted information about the Plan's progress, and community stakeholders provided their ideas and concerns through the Community Voice portion of the website. In addition, staff collected contact information from interested individuals and distributed flyers regarding the General Plan update process at various events such as Fiesta Sahuarita, the Quail Creek Business Expo, the Pecan Festival, and the SciTech Fair. Announcements were also made on local radio shows and in local newspapers.

Public comments received through these forums were incorporated into the draft goals and policies for *Aspire 2035*. The Final Draft of the Plan was released on March 31, 2015 and was available for public review and comment for 60 days. During that time, the Town received 1 comment related to the Plan. This comment was then integrated into the Final General Plan draft sent to public hearing before the Planning & Zoning Commission and the Town Council.

# VISION STATEMENT

We envision that in the year 2035, the Town of Sahuarita will be a place of distinctively high quality of life, achieved through its commitment to economic, social, and environmental sustainability. Sahuarita will have abundant opportunities for housing, shopping, recreation and leisure, access to all levels of high-quality education, and a wide variety of employment options– a place where people choose to live and where businesses choose to locate. Sahuarita will be a safe, attractive, and diverse community with well-maintained, highly efficient, and effective municipal services and amenities. Sahuarita's appeal to residents, businesses, and tourists will be enhanced through its recognition and protection of the arts and its natural and cultural resources – the Santa Cruz River, archaeological and historic preservation areas, clean air, water resources, dark skies, natural habitat, and scenic views.

# LAND USE ELEMENT

## INTRODUCTION

This Element includes the Town of Sahuarita Land Use map (Figure 1), which designates the distribution, location, and extent of a variety of land uses necessary for the Town to create a balanced approach to growth and development. This Element also includes the goals and policies directing development within the Town.

## PROPOSED LAND USES

The land use goals and policies seek to provide an adequate supply of land for anticipated growth over a 20-year planning horizon. The Land Use Element and the General Plan reflect an understanding that there is more than an adequate supply of land to accommodate projected growth for the 10-year General Plan lifetime and for the 20-year planning horizon (see Figure 1, Future Land Use map).

Based on a set of assumptions on the build out of adopted specific plans and infill of other planned land outside of the Special Planning Areas, the Land Use Element reflects a 10-year projected population of 41,808, resulting in approximately 16,723 dwelling units. In the 20-year horizon, the Plan projects a population of 49,121 people in 19,648 dwelling units. This includes all existing and projected population within the Town's current incorporated limits, excluding Special Planning Areas.

The proposed land use mix from the Future Land Use map is reflected in Table 1. This table reflects only the land uses within the current boundaries of the Town.

TABLE 1
FUTURE LAND USE MIX

| Land Use | Acreage in Town | Percent | Total Acreage in Planning Area | Percent |
|---|---|---|---|---|
| Low Density | 1318.1 | 7.2% | 1318.1 | 2.5% |
| Medium Density | 1560.4 | 8.6% | 1560.4 | 3% |
| High Density | 22.3 | 0.1% | 22.3 | <0.1% |
| | | | | |
| Mixed Use | 892.5 | 4.9% | 892.5 | 1.7% |
| | | | | |
| Commercial | 317.4 | 1.7% | 317.4 | 0.6% |
| Employment | 33.1 | 0.2% | 33.1 | <0.1% |
| Institutional | 368.9 | 2% | 368.9 | 0.7% |
| Resource Industrial | 172.9 | 1% | 172.9 | 0.3% |
| | | | | |
| Resource Conservation / Open Space | 801.4 | 4.4% | 801.4 | 1.5% |
| Specific Planned Communities | 12545.8 | 69.2% | 12545.8 | 24.6% |
| Floodplain | | | | |
| | | | | |
| Special Planning Areas | 88.6 | 0.4% | 32883.7 | 65% |
| | | | | |
| Total Acres | 18121.4 | | 51005.1 | |
| Square Miles | 28.3 | | 79.7 | |

Source: GIS Mapped Data

Note: Specific areas have not been identified for Very Low Density residential land use, although areas may be so designated in the future.

# Land Use Category Definitions

The Town of Sahuarita establishes land use categories for its land use element. Each residential category has an acceptable range of densities. Density ranges are defined in terms of dwelling units per net acre of the building site, excluding existing public rights-of-way. New right-of-way is given density credit, which is transferred to the buildable portion of the site. Existing residential areas have been placed in the appropriate category for context.

## Very Low Density Residential

Very Low Density Residential is comprised of single-family residential development that maintains a rural character typified by lots of 3.3 acres and larger and houses of an individual design. Rural commercial uses allowed in the permitted zoning categories are acceptable. Recommended zoning categories are: Rural Homestead (RH), Suburban Ranch (SR), and Major Resort (MR).

Density Range is 0–0.3 residences per acre.

## Low Density Residential

Low Density Residential consists of single-family residential development that maintains either a rural or larger lot suburban character. Clustering of uses is permitted to enhance an interconnected open space system or to maximize preservation of existing vegetation and other natural features of the site. Rural, non-commercial uses allowed in the permitted zoning categories are acceptable. Recommended zoning categories include: Suburban Homestead (SH), R-1 Single Residence Zone, R-2 Single Residence Zone, and R-3 Single Residence Zone.

Density Range is 0.31–3 residences per acre.

## Medium Density Residential

Medium Density Residential is characterized by single-family suburban residential development with a range of subdivided lot sizes. Clustering of uses is permitted to enhance an interconnected open space system or to maximize preservation of existing vegetation and other natural features of the site. Recommended zoning categories include: R-2 Single Residence Zone, R-3 Single Residence Zone, R-4 Mixed Dwelling Type Zone and MH-1 Manufactured and Mobile Home-1 Zone.

Density range is 3.1–6 residences per acre.

## Medium High Density Residential

Medium High Density Residential includes primarily single family attached or detached residential development. Clustering or use of the small lot subdivision option is permitted if it adds to an interconnected open space system. Recommended zoning categories include: R-4 Mixed Dwelling Type Zone, R-5 Multiple Residence Zone, MH-2 Manufactured and Mobile Home-2 Zone and Transitional (TR).

Density Range is 6.1–12 residences per acre.

## High Density Residential

High Density Residential consists of multi-family residential developments. Recommended zoning categories include: R-5 Multiple Residence Zone and Transitional (TR).

Density Range is 12.1 or more residences per acre.

## Commercial

A Commercial land use designation allows for office and retail development that support the needs of the Town's market area and employment centers. Recommended zoning categories include: Transitional (TR), Rural Village Center (RVC), Local Business (B-1), General Business (B-2) and Major Resort (MR).

## Employment

Employment opportunities within the Town include uses such as: light industrial, assembly/manufacturing, transportation logistics and distribution centers, hospital and medical facilities, research and development, technology and innovation, educational campuses including higher education and vocational trade schools, corporate headquarters, traditional office, business support and services, and warehousing uses. Recommended zoning categories include: General Business (B-2), Campus Park Industrial (CPI), Light Industrial/Warehousing (I-1) and General Industrial (I-2). When part of an employment campus, higher density residential uses may be permitted.

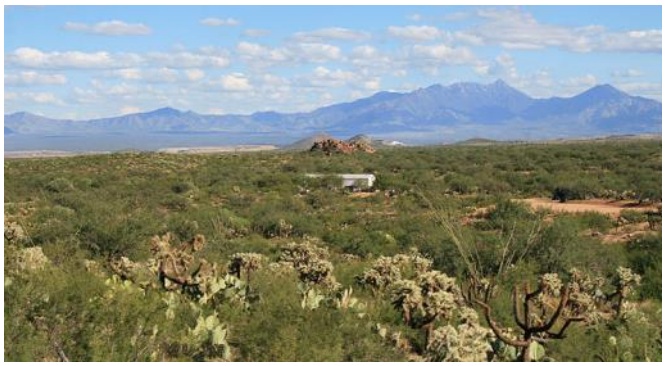
## Institutional

Institutional uses include public and quasi-public uses such as government services, schools and religious institutions that provide the basic human services are permitted in all zones.

## Mixed Use

Mixed use allows for residential and compatible non-residential development in a compact development pattern, including entertainment, cultural uses and community gathering spaces, creating opportunities to live, work, learn and recreate in a pleasant, walkable setting integrated with parks, trails and open space. Allowable uses include Medium High to High Density residential, commercial, employment, hotel and resort uses, public spaces, governmental/institutional uses. Vertical and horizontal mixed-use is encouraged. It is strongly recommended that specific plans be utilized to implement the mixed-use concept. Otherwise, recommended zoning categories include R-5 Multiple Residence, Transitional (TR, and Local Business (B-1). General Business (B-2), Major Resort (MR), Campus Park Industrial (CPI) and Light Industrial/Warehousing (I-1) are recommended only when subject to strict design standards ensuring compatibility with neighboring uses.

### Resource Conservation/Open Space



Resource Conservation/Open Space includes - parks and open space to serve the needs of the Town. Existing parks and open space are identified on the General Plan Land Use map. Policies for future parks are addressed in the recreation and open space element. Parks and open spaces are allowed in all zoning categories.

### Resource Industrial

Mining operations and sand and gravel extraction sites as identified on state-provided maps pursuant to ARS 9-461.05.C.1.g. Sand and gravel extraction is necessary for all construction and reconstruction activities within the Town and must continue to be a valid recognized use. The Town recognizes that it is important not to create land use conflicts adjacent to these uses and has designated these areas as Resource Industrial. These lands may be available for re-planning and development but not likely during the life of this General Plan.

## Special Land Use Categories

In addition to the land use categories detailed above, there are several special designations shown on the Land Use map (Figure 1): Growth Areas, Specific Plans, and Special Planning Areas.

### Growth Areas

Growth Areas are areas of the Town that are suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a variety of uses such as residential, office, commercial, tourism and industrial uses. Growth areas are areas that are highly likely to develop within the 10-year lifetime of the General Plan, and as such the Town should promote growth and infrastructure investment in the Growth Areas depicted on the Future Land Use map.

Policies specific to the Growth Areas can be found in the Growth Areas Element of this General Plan.

### Adopted Specific Plans

The purpose of the Specific Plan is to allow flexibility in site planning and design, while assuring the General Plan goals and objectives are implemented. Existing specific plans in Sahuarita are characterized by a variety of intensities and uses, including low to high density residential, differing scales of commercial development, industrial and employment related uses, and significant open space and natural areas.

The Town has adopted several Specific Plans – La Jolla Verde Commercial Center, Madera Highlands, Rancho Sahuarita, Sahuarita Farms (pending Town Council approval), and Quail Creek – which are incorporated by reference into this General Plan. Future Specific Plan locations will be determined by their ability to create a functional, well designed, flexible specific plan.

### Special Planning Areas

The Special Planning Areas include land intended for development when demand approaches. There are two designated Special Planning Areas as shown on the Land Use map (Figure 1) – one small area located just south of the Town Center known as the Eagle Pitcher Mill site, and a large area to the east of the current Town limits known as the Sahuarita East Conceptual Area Plan (SECAP). The SECAP area has a combined estimated build-out of 53,600 dwelling units and up to 134,000 people.

While there may be demand for development for certain portions of the Special Planning Areas within the 10-year horizon, especially the western portion of the SECAP area, it is more likely that development will occur within the 20-year horizon. Due to circumstances special to these areas, there are development constraints that reduce the likelihood of development within the 10-year lifetime of this General Plan. Such development constraints include need for annexation, a lack of necessary infrastructure, and soil contamination. If growth were to outpace the plan's assumptions, the 10-year review will need to focus on the Special Planning Areas depicted on the map for more specific land use planning in order to bring at least a portion of it online for imminent development.

The designated Special Planning Areas provide for the submittal of specific plan proposals without the need for a major general plan amendment; a minor general plan amendment may be required to ensure specific plan conformity with the general plan. Although Specific Plans are strongly recommended for Special Planning Areas, development utilizing existing underlying zoning is not precluded.

## GOALS AND POLICIES

**GOAL**

**LU-1: Promote high quality design in new development.**

POLICIES

LU-1.1: Encourage high-quality building and landscape design in new development.

LU-1.2: Recognize the importance of quality design at the neighborhood/area level.

LU-1.3: Encourage safe and accessible connectivity between residential and supporting non-residential uses.

LU-1.4: Encourage mixed-use centers to be designed for easy and safe accessibility for all residents, employees and visitors.

**GOAL**

**LU-2: Encourage efficient development patterns.**

POLICIES

LU-2.1: Continue to encourage the use of Specific Plans and establish Planned Community Districts as tools for cohesive development of large tracts of land.

LU-2.2: Ensure that future growth provides an appropriate mixture of residential, business, employment, industry, services, education, recreation and open space uses to meet Sahuarita's goals under a wide range of possible future economic and resource conditions.

LU-2.3: Coordinate with local school districts and proposed charter schools to site new schools in safe locations, easily accessible by all modes of travel and especially as a component of master planned communities.

LU-2.4: Encourage clustering of commercial sites to minimize or eliminate strip commercial development.

**GOAL**

**LU-3: Effectively integrate transportation planning with land use planning.**

POLICIES

LU-3.1: Ensure that all land uses incorporate safe vehicular, pedestrian, and bicycle connectivity when and where feasible and appropriate.

LU-3.2: Encourage sufficient densities and mixed uses in proximity to commercial and employment centers to encourage walkability and bikeability.

LU-3.3: Explore opportunities for Transit Oriented Development (TOD) when and where feasible and appropriate.

**GOAL**

**LU-4: Promote diverse development that recognizes the distinct character of each area of Sahuarita.**

POLICIES

LU-4.1: Strongly encourage a wide range of housing types, densities and prices within new developments to support the current and projected populations and to ensure the future stock of affordable housing.

LU-4.2: Support master-planned development that encourages a mix of residential, employment, commercial, and recreational and open space uses.

LU-4.3: Promote new development that is compatible with existing land uses, ensuring that future development continues to promote the character, identity and sense of place that makes Sahuarita a distinct community.

LU-4.4: Promote compatible land use adjacent to industrial sites including known sources of aggregate.

LU-4.5: Provide for land use transitions upon completion of aggregate and mining operations to mitigate issues for future development.

**GOAL**

**LU-5: Ensure that future development reflects all facets of sustainability – economic health and development, social and community well-being, and environmental preservation.**

POLICIES

LU-5.1: Achieve and maintain a diverse and sustainable economic base that is compatible with Sahuarita's character and natural environment

LU-5.2: Support convenient and equal access to community services, programs, and practices that serve residents of all ages and income levels.

LU-5.3: Incorporate arts, culture, entertainment and community gathering spaces that provide amenities accessible to all.

LU-5.4: Support and promote health and other human service uses.

LU-5.5: Maintain a sense of environmental responsibility which entails promoting awareness of and living in balance with the natural desert, riparian, and hillside environmental subsystems within Sahuarita and surrounding areas.

LU-5.6: Support efforts to develop the Santa Cruz River corridor as a vital community asset.

LU-5.7: Where feasible, preserve and integrate regulated riparian and natural areas into site design as an amenity.

# Special Planning Area and Specific Plan Policies

The Town has adopted several specific plans, which are incorporated by reference into this General Plan. The policies of this Plan do not supersede the policies of these specific plans.

Goals and policies specific to the Sahuarita East Conceptual Area Plan (SECAP) are provided in the SECAP Element.

**GOAL**

**LU-6: Encourage development and redevelopment efforts that support each special planning area and specific plan.**

POLICIES

LU-6.1: Continue to support the development efforts of adopted Specific Plans.

LU-6.2: Ensure that future development includes mixed-use development providing connectivity to future adjacent employment and commerce.

LU-6.3: Establish a Brownfield Program to secure funding to support redevelopment activities.

LU-6.4: Develop a strategy to redevelop the Eagle Pitcher Mill and other brownfield sites that:

1. Includes analysis and mitigation of special soil conditions; and
2. Upon sufficient environmental remediation occurring, considers uses such as commercial, employment, and improved open space serving as an amenity to neighboring communities and developments.

# GROWTH AREAS ELEMENT

## INTRODUCTION

Arizona Revised Statutes requires the Town of Sahuarita to identify growth areas suitable for development within the 10-year lifetime of this plan (see Figure 1). These areas are suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a variety of uses such as residential, office, commercial, tourism and industrial uses. The Growth Areas Element includes policies designed to make multimodal circulation more efficient, make infrastructure expansions more economical and provide for a rational pattern of land development. It sets policy for a concentration of mixed-use development that could be particularly suitable for eventual transportation interconnections. The Element seeks to coordinate public and private investment in these areas, and still maintain open space connections between them and the rest of the Town, as appropriate.

## GOALS AND POLICIES

**GOAL**

**GA-1: Encourage growth to occur in areas suitable for development.**

POLICIES

GA-1.1: Prioritize growth in areas with planned or existing infrastructure.

GA-1.2: Take a balanced approach to conservation to ensure sustainability and fiscal viability goals are met.

GA.1.3: Identify and implement land use patterns that are conducive to multi-modal transportation options.

GA-1.4: Focus new higher intensity development in key identified growth areas that will encourage mixed-use development and the use of transit within the community.

**GOAL**

**GA-2: Align growth areas with economic development priorities.**

POLICIES

GA-2.1: Promote use of industrial and commercial land resources that maximizes jobs and revenue.

GA-2.2: Promote a balanced mix of uses in major activity centers, community nodes and gateways, in neighborhood nodes (corner commercial clusters), and along key corridors as well as in industrial areas.

GA-2.3: Partner with landowners to rezone Growth Areas to a mixed use category to encourage their development.

**GOAL**

**GA-3: Develop funding methods to proportionately distribute infrastructure costs associated with new development.**

POLICIES

GA-3.1: Require new development to fund its proportionate share of the costs associated with the provision of public services to accommodate the project.

GA-3.2: Coordinate public funding of infrastructure and financing planning (through the Capital Improvement Program) with privately financed development activity that meets the goals of the Town's Economic Development strategy or Strategic Management Plan within designated growth areas.

GA-3.3: Encourage the use of special improvement or community facility districts, development agreements, dedicated tax or user fees, or other public/private infrastructure financing techniques to support funding efforts for specific development related infrastructure improvements as appropriate.

# TRANSPORTATION ELEMENT

## INTRODUCTION

The primary goals of the Town of Sahuarita's Transportation Element are to improve the mobility of people and goods, provide viable alternatives to the "drive alone" mode, protect the natural environment, support economic development, and sustain public support for transportation planning and funding efforts. The factors considered in the development of a comprehensive Transportation Element include supporting the economic viability of the area, increasing the safety of the transportation system, and improving accessibility and mobility options for people and goods.

This element promotes the continual development of a balanced, comprehensive transportation system within the Town of Sahuarita. It serves as the framework for providing a dependable, efficient, safe, aesthetic, and economically sustainable transportation system that offers residents choices of routes and modes of travel (see Figures 2a and 2b).

## GOALS AND POLICIES

**GOAL**

**TRN-1: Provide an effective, convenient, accessible, safe and economically sustainable transportation network that offers choices of routes and modes of travel to all land uses, services and destinations.**

POLICIES

TRN-1.1: Promote a sub-regional balance of transportation facilities and services by mode, including automobile, public transit, bicycle, and pedestrian.

TRN-1.2: Monitor the performance of all modal systems to best mitigate traffic congestion and to assure safe operating conditions.

TRN-1.3: Locate ingress/egress points to maximize the use and effectiveness of the existing and planned transportation network per the Town's access management policy.

TRN-1.4: Promote convenient multi-modal access to public places having high concentrations of trips, such as:

1. Employment and major activity centers;
2. Commercial core areas; and
3. Inter-modal transportation (hub) facilities.

TRN-1.5: Adopt a Major Streets and Routes setback requirement to protect ultimate right-of-way within the current and future Town limits.

TRN-1.6: Maintain the Town of Sahuarita transportation network established Level of Service (LOS) standard.

TRN-1.7: Consider adopting streetscape standards that will encourage enhancement of community character through transportation improvements.

TRN-1.8: Provide and maintain high-quality and cost-effective transportation infrastructure.

**GOAL**

**TRN-2: Encourage strategies, programs and incentives that increase access and mobility, reduce congestion and promote a sustainable transportation network.**

POLICIES

TRN-2.1: Promote strategies and incentives to reduce peak period travel demand through alternate modes of travel and other travel reduction tools such as:

1. High Occupancy Vehicle (HOV) passenger transfer facilities and park-and-ride lots as needed to make transit ridership safe, comfortable, and convenient.
2. Local bus/shuttle circulators to provide better connectivity between neighborhoods and activity/employment centers and services; and

TRN-2.2: Seek to improve the mobility of all segments of the community, including the underserved, disabled, and economically disadvantaged through transportation investments.

TRN-2.3: Coordinate with Pima County and regional service providers (Sun Tran), when feasible, to provide public transit services that are readily accessible, convenient, and safe to an increasing proportion of persons in the community.

TRN-2.4: Conveniently locate public transit connections at and between urban activity centers.

TRN-2.5: Consider the economic, energy, and environmental effects of major transportation investments.

**GOAL**

**TRN-3: Align transportation system decisions with economic development strategies.**

POLICIES

TRN-3.1: Plan and design the transportation system to accommodate international trade corridors, such as the CANAMEX and Sun Corridors.

TRN-3.2: Consider designing new transportation facilities near Nogales Highway and I-19 to accommodate and encourage support services, such as food, fuel, and lodging, for international trade related vehicles.

TRN-3.3: Assist in the implementation of regional transportation corridors by:

1. Designing corridors in a manner that benefits the Town as well as the region;
2. Providing local direct access to I-19 and Nogales Highway; and
3. Identifying and soliciting State and Federal funding sources for the assessment, alignment, design and construction of the corridors.

**GOAL**

**TRN-4: Ensure that roads are appropriately and functionally classified to create an integrated transportation system.**

POLICIES

TRN-4.1: Adopt and periodically update a Major Streets and Routes policy and plan to guide the roadway development process, the designation of street classifications, right-of-way of major facilities, and special route designations within the current and future Town limits.

TRN-4.2: Require dedication of right-of-way for planned roadway expansions as part of the rezoning and development review process.

GOAL

**TRN-5: Effectively coordinate public involvement processes and intergovernmental relations with programs and projects related to the regional transportation network.**

POLICIES

TRN-5.1: Approach public involvement proactively throughout regional transportation planning and programming processes, including open access to communications, meetings, and documents related to the Plan.

TRN-5.2: Work collaboratively with public and private organizations to support transportation needs.

# PUBLIC FACILITIES & SERVICES ELEMENT

## INTRODUCTION

The Public Facilities and Services Element of the Town of Sahuarita General Plan establishes goals and policies to ensure that the Town's future development is coordinated with public facilities and services at appropriate levels of service in a timely and efficient manner to maintain a high quality of life. These goals and policies assure adequate fire and police protection and services, public administration, parks, recreation and open space, water and sewer service, and locations for future public facilities within our community (see Figures 3b and 3c).

## GOALS AND POLICIES

**GOAL**

**PFS-1: Provide the high quality public facilities, utilities and services needed to support and efficiently serve the existing and projected populations in a viable and sustainable manner.**

POLICIES

PFS-1.1: Plan, design and build public facilities in an integrated manner to meet community, economic development and land use needs and to reflect the culture and character of the community.

PFS-1.2: Seek to improve the availability of community services as needs change over time and especially in growing areas.

PFS-1.3: Provide and maintain high-quality and cost-effective public facilities and services.

**GOAL**

**PFS-2: Work collaboratively with school districts to ensure safe, efficient and convenient access, appropriate capacity and sharing of facilities.**

POLICIES

PFS-2.1: Promote the location of new school facilities within the neighborhoods they intend to serve, at acceptable enrollment capacities.

PFS-2.2: Encourage developers to provide the connection of schools to surrounding neighborhoods through a safe system of sidewalks and bicycle pathways upon development of adjacent areas.

PFS-2.3: Encourage developers to work with the school district to determine a new development's impact on the school system prior to project approval.

PFS-2.4: Encourage developers to implement strategies recommended by the school district to address any impacts on the school system prior to project approval.

PFS-2.5: Encourage the shared use of schools and school recreation facilities by the Town and School District.

**GOAL**

**PFS-3: Ensure high-quality public safety by working collaboratively with fire, police and emergency services to provide efficient services.**

POLICIES

PFS-3.1: Locate new police facilities based on need, budget and service level required to protect the safety and wellbeing of citizens.

PFS-3.2: Coordinate with fire services to encourage them to locate fire facilities where needed for optimum efficacy in service provision.

PFS-3.3: Identify adequate response times for police services, and take appropriate steps to ensure response times can be met.

PFS-3.4: Utilize annual reports detailing call volumes and response times for police and fire providers to determine level of service and community need in growing areas of the town.

PFS-3.5: Investigate need, demand and funding mechanisms for district versus subscription public services (fire and emergency).

**GOAL**

**PFS-4: Plan for wastewater services for current and future populations.**

POLICIES

PFS-4.1: Develop recommendations for provision of wastewater services within the current and future town limits.

PFS-4.2: Require developers to construct and pay for sanitary sewer facilities as needed by the proposed development.

PFS-4.3: Consider amending Town Code to limit the use of alternative systems and private septic tanks.

**GOAL**

**PFS-5: Ensure that new developments are constructed in a manner that minimizes flood hazards.**

POLICIES

PFS-5.1: Require developers to construct and pay for drainage facilities as needed by the proposed development.

PFS-5.2: Utilize detention basins for multiple purposes (recreation, landscape bufferyard, etc.) where practical and feasible.

PFS-5.3: Encourage and incentivize the use of Low Impact Development techniques such as water harvesting as a tool for reducing post-development runoff.

**GOAL**

**PFS-6: Encourage public/private partnerships to effectively serve the community's needs.**

POLICIES

PFS-6.1: Work collaboratively with private, nonprofit, and public community service organizations to coordinate the delivery of services that support community needs, including the use of shared facilities and regionalized service.

PFS-6.2: Foster excellent working relationships between the town and the business and development community through fast and transparent development and permitting processes and facilitation of ongoing communication.

**GOAL**

**PFS-7: Plan future utilities, facilities and services in a logical, cost effective, functional, efficient and sustainable manner.**

POLICIES

PFS-7.1: Maximize public/private partnerships for new infrastructure development.

PFS-7.2: Encourage cost efficiency and effectiveness of public services provided by the Town.

PFS-7.3: Promote the provision of state-of-the-art communication technologies in new developments for greater public access to information.

PFS-7.4: Assure that all circulation projects include infrastructure for future technology needs, such as fiber based telecommunications where practical and feasible.

# PARKS, RECREATION & OPEN SPACE ELEMENT

## INTRODUCTION

The Parks, Recreation, & Open Space Element is intended to promote a regionally interconnected open space and recreational system and to ensure that the community has an adequate supply and mix of both recreational opportunities and open space. This recreation and open space element provides critical policy direction as the Town continues to grow in population and area and guides the Parks and Recreation Department in its mission to provide parks, natural areas, facilities, programs, and services that preserve and enhance the quality of life for the Sahuarita community (see Figure 3a).

## GOALS AND POLICIES

**GOAL**

**REC-1: Provide a safe, accessible and integrated network of parks, trails and open space.**

POLICIES

REC-1.1: Require the dedication of trail right-of-way as shown on the Parks, Open Space, & Recreation Map as a condition of approval for developments along the trail route.

REC-1.2: Periodically update the Town Parks, Recreation, Trails and Open Space Master Plan.

REC-1.3: Maintain the Town parks and trails to the highest standard possible.

REC-1.4: Adopt the trail map(s) set forth in the Pima Regional Trail System Master Plan as amended from time to time.

**GOAL**

**REC-2: Periodically assess and evaluate park usage to ensure that the park system adequately meets residents' needs.**

POLICIES

REC-2.1: Develop a plan to bring Town park facilities up to acreage standards for the population served.

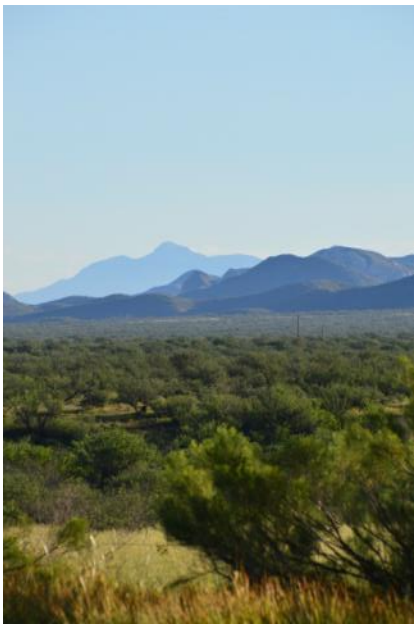
REC-2.2: Research the achievability of developing a large, regional, competition-level multiple-use sports facility.

REC-2.3: Continue to implement/update the Parks and Recreation Design Standards Manual so new housing developments and subdivisions continue to contribute their share of parks and recreational facilities and areas as the Town continues to grow.

**GOAL**

**REC-3: Promote recreational bicycling, walking, and horseback riding activities.**

POLICIES



REC-3.1: Incorporate multi-use paths along the Santa Cruz River and tributaries.

REC-3.2: Integrate and connect neighborhood trails, sidewalks and bike paths with the regional trail system.

REC-3.3: Plan the trail network to link existing and future parks and open space.

**GOAL**

**REC-4: Preserve open space as a valuable recreational asset.**

POLICIES

REC-4.1: Plan for and encourage provision of natural open space as part of an integrated open space system throughout the Town, including as part of new development.

REC-4.2: Work collaboratively with adjacent unincorporated communities, Pima County, Pima Association of Governments, State Land Department, the San Xavier District of the Tohono O'odham Nation, the City of Tucson, the mines and other entities to ensure a regionally interconnected open space system.

REC-4.3: Encourage site design that incorporates both passive/natural and active/disturbed open space areas where applicable.

**GOAL**

**REC-5: Promote the Juan Bautista de Anza National Historic Trail as a special asset, a tourism generator, and an important linear park to be connected to future trails and other open space linkages.**

POLICIES

REC-5.1: Recognize this National Historic Trail as a tourist attraction for visitors and as a recreational opportunity for residents.

REC-5.2: Work with the County, the Anza Trail Coalition, the National Park Service, and other partners to identify funding mechanisms for the completion of the Juan Bautista de Anza National Historic Trail.

REC-5.3: Require dedication of sufficient trail right-of-way as a condition of a request for a rezoning or submittal of a specific plan if the Recreation Area Design Standards do not cover this at the time.

REC-5.4: Work with Pima County to commemorate through the Historical Site Marker Program any significant sites along the Juan Bautista de Anza National Historic Trail identified by the National Parks Service as historic when the trail is aligned and dedicated.

**GOAL**

**REC-6: Provide for an appropriate variety of recreational programs that support healthy lifestyles to meet the needs of the entire Town, including residents of all ages and abilities.**

POLICIES

REC-6.1: Actively involve the youth of the Town through the Sahuarita Teen Advisory Council in planning programs designed for youth.

REC-6.2: Expand recreation programs and facilities through partnerships based on community demand/need.

REC-6.3: Provide opportunities for park and recreation programs and facilities that serve a multi-generational population and those with special needs.

REC-6.4: Conduct periodic citizen surveys to solicit feedback on parks, facilities and programs.

**GOAL**

**REC-7: Identify partnerships to leverage future resources.**

POLICIES

REC-7.1: Encourage partnerships and joint use of recreation and education facilities.

REC-7.2: Explore alternative and creative funding mechanisms including private donations and coordination with the Sahuarita Health and Wellness Foundation, a 501(c)3 currently in existence, to support the Town's Parks and Recreation Department.

REC-7.3: Actively research and pursue grants and other funding sources as available.

**GOAL**

**REC-8: Include citizen involvement in park development and maintenance, programming, special events, and policy-making.**

POLICIES

REC-8.1: Continue to include and encourage the Parks and Recreation Commission to assist with development of strategies for continuous improvement.

REC-8.2: Continue to encourage and support the Sahuarita Teen Advisory Council to develop programs and activities for the area teens.

REC-8.3: Encourage citizens to participate and grow the Adopt-A-Park program and to include trails in the future.

REC-8.4: Continue to recruit participants for the Adopt-A-Park Program to assist with the general landscape maintenance of the Town Parks.

**GOAL**

**REC-9: Provide community events that bring the Town residents together, establish traditions, and attract tourism.**

POLICIES

REC-9.1: Engage and work with residents, organizations and businesses to encourage participation in the Town's events.

REC-9.2: Encourage, support and efficiently process permitting of private special events that can promote and enhance traditions as well as quality of life for residents of the Town.

REC-9.3: Create tools and best practices that measure the economic impact events have on the community.

# ENVIRONMENTAL ELEMENT

## INTRODUCTION

This Environmental Planning Element contains goals and policies that address natural systems and the impacts of development as it relates to air and water quality, habitat preservation, the conservation of natural resources and the protection of cultural resources that are located within and throughout our community (see Figure 4).

## GOALS AND POLICIES

**GOAL**

**ENV-1: Manage and preserve the natural resources of the area in a manner that will balance their ecological value with their economic and aesthetic potential.**

POLICIES

ENV-1.1: Preserve the Town's environmental resources through land conservation planning efforts.

ENV-1.2: Encourage rehabilitation of open space in riparian areas, including the rehabilitation of degraded mapped riparian areas.

**GOAL**

**ENV-2: Encourage development of the Santa Cruz River corridor as a community asset.**

POLICIES

ENV-2.1: Encourage development along the Santa Cruz River that establishes a cohesive river corridor that preserves riparian and habitat areas, serves as an amenity, and spurs economic development.

ENV-2.2: Promote the Santa Cruz River and Juan Bautista De Anza National Trail as recreational resources and tourist attractions.

ENV-2.3: REC-4.4: Encourage and advocate for development in proximity to the river that integrates open spaces and viewsheds as amenities.

**GOAL**

**ENV-3: Educate the public on best practices to conserve natural resources**.

POLICIES

ENV-3.1: Support private, public and non-profit programs and activities that preserve water resources, plant and wildlife habitats.

ENV-3.2: Coordinate with Pima County, the Arizona Department of Game and Fish, the Arizona Department of Environmental Quality, the Arizona Department of Water Resources, and other agencies to promote open space and water resource conservation and wildlife education programs.

ENV-3.3: Work collaboratively with Pima Association of Governments, the Arizona Department of Environmental Quality, and other agencies to educate the public on best practices to prevent stormwater pollution.

**GOAL**

**ENV-4: Provide opportunities to improve local air quality.**

POLICIES

ENV-4.1: Pave or treat unpaved public roads to minimize air quality impacts, as well as other environmental impacts, when practical and feasible.

ENV-4.2: Coordinate with Pima Association of Governments (PAG) and Pima County on an educational program to promote air quality education.

**GOAL**

**ENV-5: Protect existing wildlife habitats and vegetation.**

POLICIES

ENV-5.1: Consider adoption of a Native Plant Protection Ordinance to protect valuable indigenous plants.

ENV-5.2 As part of the development review process or through a rezoning condition, require preservation in place of unique or special native plant specimens, such as crested saguaros and saguaros and ocotillo 10 feet in height or greater. Where preservation in place is not feasible, require transplantation on-site and in accordance with common industry-standard methods.

ENV-5.3: Discourage development in sensitive natural features, such as wetlands, riparian areas, sensitive plant and animal sites, and migration corridors, where possible. Where unavoidable, protect such areas with buffers and innovative design practices.

ENV-5.4: Take into consideration wildlife corridors and other linear linkages between large open space areas.

ENV-5.5: Enforce the protection of threatened and/or endangered plant species through a native plant preservation program.

ENV-5.6: Require the use of non-invasive, native vegetation in all new development.

ENV-5.7: Encourage local developers to coordinate with community "save-a-plant" organizations.

**GOAL**

**ENV-6: Minimize man-made environmental hazards.**

POLICIES

ENV-6.1: Protect sensitive lands from environmental degradation.

ENV-6.2: Avoid development in the floodplain and areas of steep slopes with the exception of user-based recreational uses where appropriate.

**GOAL**

**ENV-7: Preserve and protect the Town's cultural resources, including prehistoric or historic sites or objects, and potentially significant historic buildings or structures.**

POLICIES

ENV-7.1 Increase public awareness of the importance of Sahuarita's cultural resources and encourage public participation in identifying and preserving historical and architectural resources.

ENV-7.2: Identify and preserve or mitigate all significant artifacts, archaeological features and historic sites within the Town.

ENV-7.3: Recognize and reinforce statutory requirements for protection of cultural resources during the development process.

ENV-7.4: Require developers to report all previously unrecorded cultural resources discovered during construction activities by builders, contractors, or individuals to the Arizona State Museum.

ENV-7.5: Restrict access to information on the location and nature of the cultural resources.

ENV-7.6: Address mitigation of any potential impacts to historic districts, historic landscapes, or landmarks during the rezoning process as a condition of rezoning approval.

ENV-7.7: Require areas surveyed for cultural resources in 1980 or earlier to be resurveyed by a qualified archaeologist to ensure that all surveys meet current professional standards.

**GOAL**

**ENV-8: Promote best practices in solid waste removal and recycling.**

POLICIES

ENV-8.1: Encourage commercial and industrial recycling of paper, cardboard, and other recyclable materials.

ENV-8.2: Promote public and private agency partnerships that encourage conservation, reuse and recycling.

**GOAL**

**ENV-9: Promote noise mitigation.**

POLICIES

ENV-9.1: Encourage compatibility of adjacent uses in order to minimize adverse impacts of development-generated noise.

ENV-9.2: Require commercial developments that may negatively impact adjacent uses through their noise to provide noise attenuation– especially when development occurs adjacent to existing neighborhoods.

ENV-9.3: Require new residential development to incorporate noise attenuation strategies when constructed adjacent to existing noise generators, such as freeways or industrial or commercial uses.

# WATER RESOURCES ELEMENT

## INTRODUCTION

The Water Resources Element contains goals and policies to address the currently available surface water, groundwater and reclaimed water supplies within the Town of Sahuarita. This element addresses currently available water supply, how future growth projections in the General Plan will be adequately served, and how to obtain additional water supplies to meet the Town needs. Certain factors make future water security difficult to predict: (1) climate change; (2) lack of a single entity to manage water and wastewater throughout the town; and (3) limits to financial resources. Through these policies and perhaps a future water resources plan, the Town intends to be prepared to adapt to future constraints.

## GOALS AND POLICIES

**GOAL**

**WR-1: Manage town-owned and pursue additional renewable water resources to meet the current and future needs of the town.**

POLICIES

WR-1.1: Implement strategies to increase the beneficial use of effluent in accordance with Resolution 2011-0240, as amended.

WR-1.2: Maximize the town's ability to earn long-term storage credits where effluent recharge projects are implemented.

WR-1.3: Pursue and secure renewable water supplies should the town become a water provider.

WR-1.4: Promote the construction of facilities that transport and process surface and renewable water resource supplies.

**GOAL**

**WR-2: Maintain the quality and quantity of groundwater and surface water supplies.**

POLICIES

WR-2.1: Coordinate with regional stakeholders to protect the quantity and quality of water resources in the Tucson Active Management Area.

WR-2.2: Support regional efforts to attain and maintain the statutory goal of Safe Yield within the Tucson Active Management Area.

WR 2.3: Support local and regional efforts to increase delivery and storage of renewable water supplies in the upper portion of the Santa Cruz basin.

WR-2.4: Update the Town's five-year CIP as necessary should the town become a water provider.

**GOAL**

**WR-3: Promote water conservation best practices.**

POLICIES

WR-3.1: Promote the use of xeriscaping and rainwater harvesting for irrigation practices to conserve water.

WR-3.2: Consider amending town code to allow more options for natural vegetation without irrigation) to remain and count toward required landscape bufferyards in order to conserve water resources.

WR-3.3: Encourage the use of Arizona Department of Water Resources-approved drought-tolerant plants, low flow irrigation, and water-conserving fixtures in all new developments.

WR-3.4: Establish passive recreation opportunities that include conservation demonstration projects in the vicinity of water recharge facilities.

WR-3.5: Encourage the use of low flow plumbing fixtures, the purchase of water saving appliances, changes in water use habits and other water saving tips.

# ENERGY ELEMENT

## INTRODUCTION

Utilizing available energy resources in the most efficient manner possible, while supporting the development of new and renewable energy sources, provides a long-term benefit to every member of the community. Responsible use and development of energy works to support Town goals of improved living quality and continued economic expansion.

## GOALS AND POLICIES

**GOAL**

**ENG-1: Work toward becoming a community that seeks to balance energy consumption with renewable energy generation.**

POLICIES

ENG-1.1: Promote the generation, transmission and use of a range of renewable energy sources such as solar and wind power to meet current and future demand.

ENG-1.2: Encourage and support new development and redevelopment projects that incorporate renewable energy sources.

**GOAL**

**ENG-2: Reduce per capita energy consumption and promote energy efficiency through public awareness and integration of new technologies.**

POLICIES

ENG-2.1: Consider developing public-private energy conservation education programs for the community.

ENG-2.2: Explore emerging energy technologies and promote their use whenever possible.

**GOAL**

**ENG-3: Seek creative means to increase the energy efficiency of Town facilities and operations.**

POLICIES

ENG-3.1: Encourage energy and resource efficient buildings and landscaping that conforms to green and sustainable development standards and practices in the planning, design, construction and renovation of public facilities.

ENG-3.2: Encourage and incrementally replace older Town fleet vehicles with low-emission or renewable fuel vehicles to reduce energy use and carbon emissions.

**GOAL**

**ENG-4: Support the use of green building techniques and standards in new development.**

POLICIES

ENG-4.1: Encourage use of green standards and practices to improve the quality of the built environment, reduce environmental impacts and support economic development goals for creating a green economy.

ENG-4.2: Explore ways to encourage and incentivize new development and redevelopment projects to be LEED-certified (or similar) buildings and neighborhoods.

ENG-4.3: Consider adopting green infrastructure standards that rely on natural processes for stormwater drainage, groundwater recharge and flood management.

ENG-4.4: Promote the use of green streets that incorporate extensive landscaping and native plantings.

**GOAL**

**ENG-5: Promote building and site designs that maximize energy efficiency.**

POLICIES

ENG-5.1: Develop alternative energy siting standards to ensure compatibility with surrounding land uses.

ENG-5.2: Promote north/south orientation of new residential lots in subdivisions to maximize use of solar energy.

# ECONOMIC DEVELOPMENT ELEMENT

## INTRODUCTION

The Town of Sahuarita and the Greater Tucson region are facing globally-driven business location dynamics that are directly impacting the local, regional and state economies. The Town of Sahuarita envisions an agenda for advancing its economic development in a manner that will ensure a sustained and prosperous economy and community for its residents – those who are here today and those who will inevitably come in the future. The Economic Development Element contains goals and policies to create a diverse, sustainable economy that supports Sahuarita's economic growth and prosperity and outstanding quality of life.

## GOALS AND POLICIES

**GOAL**

**ED-1: Build on Sahuarita's abundant assets and advantages.**

POLICIES

ED-1.1: Maintain and enhance the high quality of life and outstanding public services.

ED-1.2: Continue to nurture the growth of existing small businesses.

ED-1.3: Capitalize on Sahuarita's proximity to Greater Tucson and Mexico.

ED-1.4: Support the Town's existing economic pillars: mining, tourism, entrepreneurship, home building, and small business, as well as complimentary sectors within the region such as aerospace and defense and information and communications technology.

**GOAL**

**ED-2: Expand Sahuarita's internal capacity to facilitate and accommodate economic development.**

POLICIES

ED-2.1: Forge partnerships between Economic Development staff and developers/businesses to assist as a resource in the facilitation of development review processes.

ED-2.2: Continue to foster the retention and expansion of Sahuarita's existing and future employers through timely and transparent development and permitting processes.

ED-2.3: Work with Pima County and State of Arizona partners and agencies to support major transportation improvements that will enhance Sahuarita's and the region's economic development capacity, and engage Sahuarita business and economic development stakeholders in these endeavors.

**GOAL**

**ED-3: Retain and grow existing economic drivers and employers.**

POLICIES

ED-3.1: Engage industry as a partner for the advancement of Sahuarita's economic development.

ED-3.2: Strengthen relationships with the Town's economic pillars, and work collaboratively to address their needs and concerns.

**GOAL**

**ED-4: Invest in and strengthen present and future employment and business centers.**

POLICIES

ED-4.1: Provide for flexible zoning to meet the needs of existing and future business and industry.

ED-4.2: Work with the Town's major developers and local industry to identify the potential of developing appropriate areas for signature office buildings, flex space, and high quality office parks.

**GOAL**

**ED-5: Elevate Sahuarita's identity and profile in the State of Arizona economic development arena.**

POLICIES

ED-5.1: Develop marketing and communications strategies that target existing firms, the Greater Tucson region, and key decision-making audiences that impact/influence business expansion, location, and startup decisions.

**GOAL**

**ED-6: Build a Sahuarita identity and market the community to businesses and tourists.**

POLICIES

ED-6.1: Execute a multi-year program to promote and market the community in the state, nationally, and in Mexico.

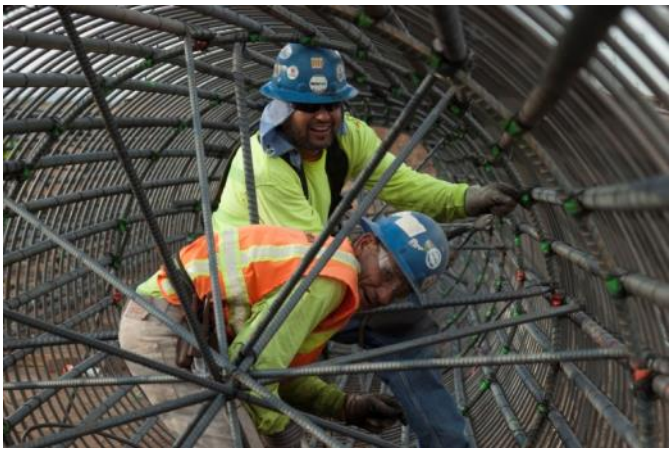
**GOAL**

**ED-7: Ensure that Sahuarita's present and future employers will be able to cultivate, retain, and attract the talent that they need.**

POLICIES

ED-7.1: Work with the University of Arizona, Pima Community College, and other colleges and universities, local school districts, and the Pima County Joint Technical Education District to address present and future workforce and skills requirements of Sahuarita employers.

ED-7.2: Continue to support local school districts in their endeavors to provide the absolute best K-12 education.



# COST OF DEVELOPMENT ELEMENT

## INTRODUCTION

The intent of the Cost of Development Element is first to identify the mechanisms that the Town might use to fund and finance the necessary public services required for new development and secondly to include policies that ensure these mechanisms actually relate to the services the new development needs. These policies assist in determining development's proportionate share cost of growth as well as any exceptions the town might wish to allow for the greater public good.

## GOALS AND POLICIES

**GOAL**

**CD-1: Seek adequate funding for capital facilities and services not specifically tied to new development.**

POLICIES

CD-1.1: Implement and maintain the adopted Capital Improvement Plan.

CD-1.2: Ensure that the adopted Capital Improvement Plan implements the policies of the General Plan.

CD-1.3: Review existing revenues to determine if they are adequate to meet the needs of the Town.

CD-1.4: Explore and utilize all realistic and legal alternative means to provide capital facilities and services including: public/private partnerships; grants; non-profit collaborations, bonds, improvement districts, facility construction dedications and service privatization; and special taxing districts.

CD-1.5: Consider alternate sources of revenue if shortfalls are projected including but not limited to general obligation bonds and a basis on which to issue revenue bonds.

CD-1.6: Seek opportunities both locally and regionally to obtain funding for regional infrastructure which would also benefit the Town.

CD-1.7: Join with the League of Cities and Towns and/or other communities to seek new or additional revenue-sharing opportunities from the state of Arizona, such as a gasoline tax adjusted for inflation.

CD-1.8: With other jurisdictions, increase efforts to obtain new or additional revenue sharing opportunities to more equitably fund capital needs.

CD-1.9: Consider annexation of land particularly when it is likely to increase revenue-sharing funds, minimize infrastructure costs, and diversify the Town's economy.

CD-1.10: Analyze the adopted level of service standards as necessary and in conjunction with updates to the adopted Capital Improvement Plan to assure adequate funding is provided.

**GOAL**

**CD-2: Ensure that new growth and development pays its proportionate share toward the cost of public service needs generated by new development, with appropriate exceptions when in the public interest.**

POLICIES

CD-2.1: Recover proportionate share costs, which are defined as the total capital cost (facilities and equipment) minus developer credits and funds dedicated to a project as set forth in the Town's adopted Capital Improvement Plan and include only those costs directly related to the new development.

CD-2.2: Identify mechanisms that are allowed by law that can be used to fund and finance additional public services necessary to serve the development, including: bonds; special taxing districts; debt and development impacts fees; in lieu fees; negotiated development agreements; community facility districts; improvement districts; construction contracting taxes; and facility construction dedications and service privatization.

CD-2.3: Ensure that any funding mechanisms adopted by the municipality:

1. Result in a beneficial use to the development; and
2. Bear a reasonable relationship to the burdens imposed on the municipality to provide additional necessary public services to the development and are imposed according to law.

CD-2.4: Recover costs for infrastructure provided by the Town.

CD-2.5: Ensure that the identified benefits of any new public facilities and services are provided to the development charged with paying for them.

CD-2.6: Utilize funding mechanisms that result in a net improvement to a development and not long-term financial impacts to the community.

CD-2.7: Utilize financing options that will not exceed the useful life of a project developed through such options.

**GOAL**

**CD-3: Identify mechanisms for determining cost recovery.**

POLICIES

CD-3.1: For each service and facility provided by the Town, identify and adopt a desired level of service measure in order to determine cost recovery.

CD-3.2: Define and maintain a benefit area for each service, such as a police substation or road facilities, and determine the facility needs and costs for the benefit area, based on the level of service standards established as a result of Policy CD-3.1.

CD-3.3: Develop a responsive time frame for cost recovery of the facilities identified in each benefit area.

CD-3.4: Identify costs of expansion of Town services and facilities to maintain service level expectations.

CD-3.5: Seek programmatic or technological innovations to reduce capital costs as well as operations and maintenance costs.

CD-3.6: Develop a process to apply the proportionate share cost recovery policies to all new development, regardless of the need for rezoning.

CD-3.7: Consider establishing development incentive areas that may allow reduced cost recovery obligations for projects to foster development activity within those areas.

# SAHUARITA EAST CONCEPTUAL AREA PLAN

## SAHUARITA: GATEWAY TO ARIZONA

The Sahuarita East Conceptual Area Plan (SECAP) is a vision of what the Town of Sahuarita seeks for its future. It describes new ways of looking at future growth and development and increases choices in where and how we live, work, play and commute. SECAP seeks to create a high tech, environmentally-friendly, live/work environment on a large area of primarily Arizona State Trust Land directly east of the current Town boundaries by including areas for residential, commercial, industrial, employment and mixed use developments. This plan will evolve over time and will be monitored and updated as a component of the Town's General Plan.

SECAP is an opportunity for Sahuarita to be recognized as a Gateway to Arizona. The Town's proximity to Mexico is an asset. This plan provides for quality residential, commercial, employment, and recreational opportunities that will not only be a draw to the international community, but will highlight the Town's rich cultural past, bridging the gap between new and old, as well as north and south.

This plan creates the opportunity for the Town of Sahuarita to work with the Arizona State Land Department in developing a comprehensive and sensitive land use plan. This type of planning can only be done over decades of time and in small increments. The rate of development is directly tied to the Town's growth and its financial realities. This type of development can only occur with a plan that attracts and excites private companies and investors wanting to become part of a unique community. Employees and their families will be drawn to the planned employment, recreation, and cultural options and amenities.

Most importantly, quality, above all else is emphasized in this plan. The vision statement, included below, highlights the intended outcome of this plan; a well-planned, functional, environmentally sensitive, aesthetically refined live/work/play community.

## VISION

SECAP envisions a quality community with a strong identity, character, and sense of place, where people live, work, recreate, learn and celebrate culture, heritage, environment, the arts and the spirit of innovation. Planned in an integrated manner, it takes advantage of the US/Mexico bi-national economy, the Sonoran desert climate and the latest technologies.

Development of SECAP must marshal long-term market forces while fostering community engagement and environmental stewardship to promote:

- Community Design: Sahuarita envisions a high quality of community design including vibrant and connected village centers dispersed throughout the Town. With a mixture of uses, employment, commerce, and higher density housing these centers will be hubs of activity for the community. Village centers will accommodate a balanced lifestyle where recreation, entertainment, and cultural centers are balanced with employment, services, and commerce.

- Village Center: Village centers within the SECAP area will consist of a mix of uses that should contribute to the vision of a diverse and vibrant community with a strong sense of place. Places that exhibit a strong sense of place have an identity and character recognized immediately by a visitor and valued deeply by residents. To help facilitate a sense of place, the envisioned Village Center should include:
    1. Employment and mixed uses that are integrated with a common vision and cohesive feel;
    2. Higher density residential and appropriate commercial uses that are woven into the village centers and contribute to the cohesion of the community network;
    3. Mixed use areas that contribute to the public domain by providing open and accessible areas for all residents and visitors enjoying the village center. Mixed use areas will be both visually and physically connected to open space.
- Public Spaces: Public spaces and developed areas should contribute to a walkable and accessible village center:
    1. Public gathering areas should be central to the design of the urban core and provide a friendly and open environment to contribute to the feeling of community accessibility;
    2. The village centers should be accessible to both pedestrians and vehicles by ensuring that building placement responds to the needs of all users;
    3. Buildings should be proximate to each other to encourage walkability;
    4. Large parking areas should be broken up by walkways and landscaped areas, and located away from the pedestrian spaces to reduce the amount of walking across large paved surfaces;
    5. Walkways and pedestrian areas should have ample shade coverage to encourage use in all seasons.
- Campus Environment: Business and industrial areas should promote a campus-like environment that fosters educational opportunities, idea sharing, innovation, and community engagement.
- Economic Development: The project should serve to reinforce Sahuarita's role in the global market place and create a wide range of employment opportunities for a diversity of the community's citizens.
- Compatibility with Surrounding Neighborhoods: Development must maintain and enhance the quality of life in adjacent neighborhoods, providing linkages, land use transitions and transportation patterns.
- Fiscal Responsibility: Development in the area as a whole must create a positive revenue stream that will increase the Town's tax base for the benefit of all citizens.
- Diversity: The SECAP area must offer a wide range of housing choices in order to create a new community of socially and economically diverse residents.
- Sustainability: The development should be planned in a way that promotes energy and water efficiency, resource protection, reduced auto dependency, watershed protection and green spaces.

- Environment: The SECAP area will take a balanced approach that encourages development while ensuring the protection of important natural resources, riparian connectivity, and habitat preservation.

** This Plan will evolve over time and will be monitored and updated as a component of the Town's General Plan.

## STAKEHOLDER INVOLVEMENT

Stakeholder involvement was paramount in producing the SECAP. To ensure continued stakeholder involvement in the process, the SECAP Advisory Group was formed, consisting of representatives from the land development and economic development industries, government officials representing state and local levels, and environmental and planning experts. The Advisory Group met six times over the course of the planning process. A Working Group of technical experts was formed to take the ideas and feedback generated by the Advisory Group and create the SECAP vision, policies, and maps. The Working Group met at least monthly over the course of the SECAP process. Working Group members also ensured public awareness of SECAP by presenting at various community forums, including HOA meetings, neighborhood meetings, and through joint open house/community meetings with *Aspire 2035.* At the beginning of the process, a mailing was sent out to all addresses within the SECAP area to provide those residents the opportunity to have their names added to the SECAP interest list. Members of the Working Group also met with local interest groups, such as the chamber of commerce, the Southern Arizona Homebuilders' Association, the Metropolitan Pima Alliance, and the Tucson Association of Realtors.

# Proposed Land Uses & Land Use Legend

## Introduction

The proposed land uses provided in this section are meant to ensure the viability of the SECAP area (see Figures 5-8). The land use percentages provided in Table 2, support a balance of land uses and a favorable jobs/housing ratio, creating an independent and economically productive community.

## Proposed Land Uses

TABLE 2
PROPOSED LAND USE MIX*

| Land Use | Total Acreage | Percent |
|---|---|---|
| Very Low Density Residential (VLDR) | 4,943 | 16.4% |
| Low Density Residential (LDR) | 8,476 | 28.1% |
| Medium Density Residential (MDR) | 4,526 | 15% |
| Medium High Density Residential (MHDR) | 1,696 | 5.6% |
| High Density Residential (HDR) | 1,426 | 4.7% |
| | | |
| Mixed Use (MU) | 1,549 | 5.1% |
| | | |
| Commercial (C) | 1,288 | 4.2% |
| Employment (E) | 4,909 | 16.3% |
| Infrastructure/Schools | 276 | 0.9% |
| | | |
| Parks/Open Space (P)** | 1,101 | 3.6% |
| Adopted Specific Plans | 0 | 0% |
| | | |
| Total Acres | 30,190 | 100% |
| Square Miles | 47.17 | 100% |

*Excludes those portions of planning area east of Wilmot and south of Sahuarita Road.
** It is expected that total acreage for parks and open space will exceed the acreage and percent shown here. Parks and open space will be provided in all planned land use areas.

## Land Use Category Definitions

The SECAP land use plan delineates a variety of land use categories. Each land use category has an acceptable range of densities and/or appropriate land uses. Existing residential areas have been placed in the appropriate category for context.

### Very Low Density Residential

Very Low Density Residential is comprised of single-family residential development that maintains a rural character typified by lots of 3.3 acres and larger with custom or semi-custom homes. Rural commercial uses allowed in the permitted zoning categories are acceptable.

Density Range is 0–0.3 residences per acre.

### Low Density Residential

Low Density Residential consists of single-family residential development that maintains either a rural or larger lot suburban character. Clustering of lots is permitted to enhance an interconnected open space system or to maximize preservation of existing vegetation and other natural features of the site. Rural, non-commercial uses allowed in the permitted zoning categories are acceptable.

Density Range is 0.31–3 residences per acre.

### Medium Density Residential

Medium Density Residential is characterized by single-family suburban residential development with a range of subdivided lot sizes. Clustering of lots is permitted to enhance an interconnected open space system or to maximize preservation of existing vegetation and other natural features of the site.

Density range is 3.1–6 residences per acre.

### Medium High Density Residential

Medium High Density Residential includes primarily single family attached or detached residential development. Clustering or use of the small lot subdivision option is permitted if it adds to an interconnected open space system.

Density Range is 6.1–12 residences per acre.

### High Density Residential

High Density Residential consists of multi-family residential developments.

Density Range is 12.1 or more residences per acre.

### Commercial

A Commercial land use designation allows for office and retail development that support the needs of the Town's market area and employment centers. In addition, higher density residential uses, as allowed in the recommended zoning categories, are permitted.

### Employment

Employment opportunities within the Town include uses such as: light industrial, assembly/manufacturing, transportation logistics and distribution centers, hospital and medical facilities, research and development, technology and innovation, educational campuses including higher education and vocational trade schools, corporate headquarters, traditional office, business support and services, and warehousing uses. When part of an employment campus, higher density residential uses are also recommended.

### Infrastructure/Schools

Infrastructure/Schools uses include Public and quasi-public uses such as government services, schools, and religious institutions that provide the basic human services.

### Mixed Use

Mixed use allows for residential and compatible non-residential development in a compact development pattern, including entertainment, cultural uses and community gathering spaces, creating opportunities to live, work, learn and recreate in a pleasant, walkable setting integrated with parks, trails and open space. Allowable uses include Medium High to High Density residential, commercial, employment, hotel and resort uses, public spaces, governmental/institutional uses. Vertical and horizontal mixed-use is encouraged. It is strongly recommended that specific plans be utilized to implement the mixed-use concept.

### Parks/Open Space

The Parks/Open space land use designation provides for parks and open space to serve the needs of the Town. Policies for future parks are addressed in the parks and open space section of this plan.

### Major Streets and Routes

This plan will utilize the Town's adopted Major Streets and Routes Plan (MS&RP) for all roadway definitions and descriptions.

# GENERAL GOALS AND POLICIES

**GOAL**

**SECAP-1: Plan, design, and develop the SECAP area as envisioned.**

POLICIES

SECAP-1.1: Develop the area to reflect the concepts and guidelines provided in the Sahuarita East Conceptual Area Plan, including:

1. Village development style;
2. Desert appropriate planning, design and construction;
3. Variety of housing opportunities, including workforce housing;
4. Employment centers with a campus setting;
5. Diverse economic development strategies;
6. Technology and innovation;
7. International community;
8. Integrated open space, parks, trails and urban gathering spaces including plazas, courtyards, promenades, ramadas and riverwalks;
9. Multimodal connectivity;
10. Innovative, efficient and cost effective infrastructure; and
11. Energy conservation.

SECAP-1.2: Explore the possibility of using Planned Community Developments (PCDs) as a mechanism to develop the SECAP area with possible exceptions for projects that further the Town's economic development goals.

Envisioned examples of SECAP employment and mixed use districts.

The SECAP area seeks to include a variety of uses that complement each other to efficiently create spaces that are enjoyed by employees, residents, and visitors.

# VILLAGE LIFE

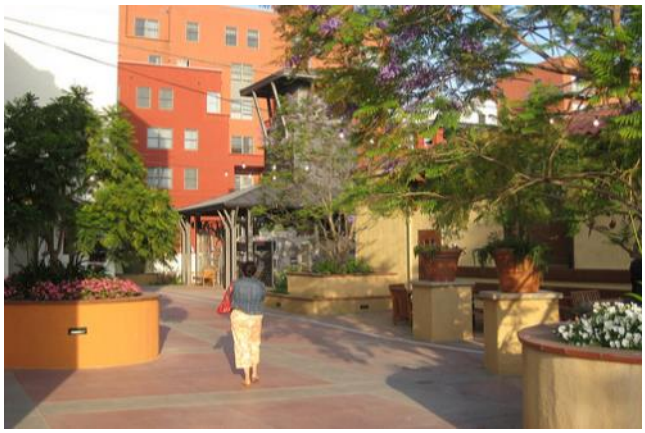
**GOAL**

**SECAP-2: Develop a regional destination for employment, residents, cultural amenities and recreational opportunities.**

POLICIES

SECAP-2.1: Provide a variety of uses - residential, commerce, industry, cultural, educational, services, recreation, and entertainment that serve a diverse international community and contribute to a high-quality image of the area.

SECAP-2.2: Integrate public places into the built environment that reflect the community character and provide for multiple activities and interaction such as: plazas, open spaces, landscaping, street furniture, lighting, universal accessibility, public art, heritage markers, sidewalks and multi-use paths.



Multiple activities and interactions are fostered by a variety of uses and high quality integrated public and cultural spaces.

# DESIGN ELEMENTS

**GOAL**

**SECAP-3: Encourage place-based designs that build a strong sense of community.**

POLICIES

SECAP-3.1: Promote high quality architecture and landscape design in private and public spaces.

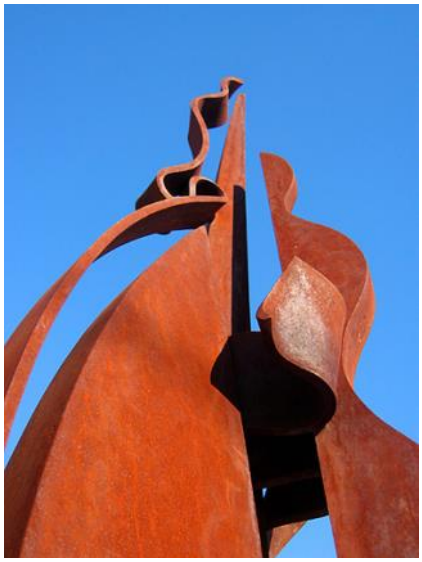
SECAP-3.2: Establish and integrate valuable environmental amenities and features into the built environment.

SECAP-3.3: Integrate public art into development designs.

SECAP-3.4: Design building placement, orientation, height, and massing to:

1. Create visual interest from off-site as well as on-site
2. Ensure efficient use of a development parcel; and
3. Minimize monotony along the street frontage.

SECAP-3.5: Encourage unique building façades and details to create visual interest through the interplay of light, shadow, color and texture.



A variety of facades, textures, colors, and light, create inviting, livable and creative spaces.

# ECONOMIC DEVELOPMENT

**GOAL**

**SECAP-4: Provide a unique mix of business, industry, and education in a serene setting to complement and support adjacent residential development and the surrounding community.**

POLICIES

SECAP-4.1: Recruit companies leading the fields of medicine, technology, and science to locate in the SECAP area.

SECAP-4.2: Provide opportunities for small incubator companies as well as large employment centers.

SECAP-4.3: Create open, campus-like, work environments that are a draw for businesses and can be utilized by the public.

SECAP-4.4: Encourage flexibility to change with market demands.

SECAP-4.5: Create partnerships to provide workforce development and training opportunities within local businesses and industries.

SECAP-4.6: Integrate upper education campuses within areas designated for commerce and industry.

SECAP-4.7: Encourage development of a hotel/resort to better serve Sahuarita's international visitors.

A unique mix of business, industry, and education in a campus-like environment

# HOUSING

**GOAL**

**SECAP-5: Develop high quality, diverse, and functional residential neighborhoods.**

POLICIES

SECAP-5.1: Provide a variety of quality housing options that support a diverse population within the SECAP area ranging from lower density residential areas to higher-density workforce housing in planned activity nodes.

SECAP-5.2: Support the creation of mixed-use projects as a means to increase housing supply while promoting diversity, economic viability and neighborhood vitality.

SECAP-5.3: Respect existing homes and neighborhoods by providing compatible transitions and buffers.

This plan supports a variety of housing types and styles from single family residential homes to townhomes and mixed use centers.

# PARKS AND RECREATION

**GOAL**

**SECAP-6: Establish the SECAP area as a regional centerpiece and national destination for recreation and culture.**

POLICIES

SECAP-6.1: Plan for at least four major recreation sites to provide ball fields, courts, and other active amenities.

SECAP-6.2: Ensure opportunities for horseback riding, hiking, hunting, and other outdoor activities in areas appropriate locations abutting both the Coronado National Forest and the Santa Rita Mountains.

SECAP-6.3: Encourage a variety of green recreational areas, shaded paths, habitat projects and low water use parks.

SECAP-6.4: Use public-private partnerships to economically stimulate developments that further SECAP as a live-work-play destination.

SECAP-6.5: Develop trails and multiuse paths along major wash and riparian corridors.

SECAP-6.6: Minimize use of water consumptive design elements and take advantage of reclaimed sources of water.

Plan for a diversity of recreational and cultural attractions to create a live-work-play destination.

# Open Space

**GOAL**

**SECAP-7: Promote the preservation and integration of open spaces throughout the SECAP area.**

POLICIES

SECAP-7.1: Create functional and integrated open space throughout the SECAP area along the major wash and riparian corridors.

SECAP-7.2: Encourage development in proximity to major washes and riparian areas to take advantage of viewsheds and recreational opportunities.

SECAP-7.3: Refine mapped "flow corridors" and provide additional analysis and coordination with the Army Corps of Engineers (USACE) and other governing bodies and consistent with the Lee Moore Wash Study concerning the exact delineation and dimensions of such corridors at the development stage.

# Stormwater Management

**GOAL**

**SECAP-8: Effectively and efficiently manage stormwater runoff.**

POLICIES

SECAP-8.1: Work with public and private property owners to reduce stormwater runoff.

SECAP-8.2: Consider adopting green infrastructure standards that rely on natural processes for stormwater drainage, groundwater recharge and flood management.

SECAP-8.3: Utilize stormwater channels and drainage ways to support trails, open space and wildlife habitat.

Provide open space and stormwater facilities that are functional and integrated into the built environment.

# TRANSPORTATION

**GOAL**

**SECAP-9: Promote multimodal transportation options within the SECAP area.**

POLICIES

SECAP-9.1: Provide multimodal transportation options and reduce dependence on automobiles by:

1. Prioritizing pedestrian and bicycle access;
2. Designing and implementing a human-scaled high quality pedestrian environment at the street level;
3. Ensuring safety, comfort, and security of pedestrians and bicyclists; and
4. Creating connections to regional and local transit.

SECAP-9.2: Update the Major Streets and Routes policy and plan to guide the roadway development process, the designation of street classifications, right-of-way of major facilities, and special route designations within the SECAP area.

SECAP-9.3: Apply Major Streets and Routes setback requirement to protect ultimate right-of-way within the SECAP area.

**GOAL**

**SECAP-10: Promote environmentally sensitive circulation design.**

SECAP-10.1: Roads should avoid crossing major washes to the greatest extent possible.

A variety of transportation options encourages healthy, sustainable, and livable communities.

## INFRASTRUCTURE EXPANSION

**GOAL**

**SECAP-11: Strategically plan for infrastructure expansions.**

POLICIES

SECAP-11.1: Private development should coordinate the timing of on-site and offsite infrastructure with the construction of public infrastructure needed to serve the project as part of the development review process.

SECAP-11.2: The Town Capital Improvements Program will be used to provide direction on the location, timing and types of new public infrastructure for coordination with private sector requests.

SECAP-11.3: Plan for near- and mid-term commercial and business development along Sahuarita Road, the Sonoran Corridor, Wilmot Road, Houghton Road and Nogales Highway.

## INFORMATION TECHNOLOGY

**GOAL**

**SECAP-12: Plan for and establish an information technology master plan.**

POLICIES

SECAP-12.1: Provide public improvements that encourage private investment including: high speed internet, fiber optics, town-wide wireless and WIFI capabilities, and other unknown future technologies.

SECAP-12.2: Assure that all circulation projects include infrastructure for future technology needs, such as fiber based telecommunications

SECAP-12.3: Identify and locate all major fiber routes passing by and within Sahuarita for future linkages.

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# Figure 1:
## General Plan Land Use

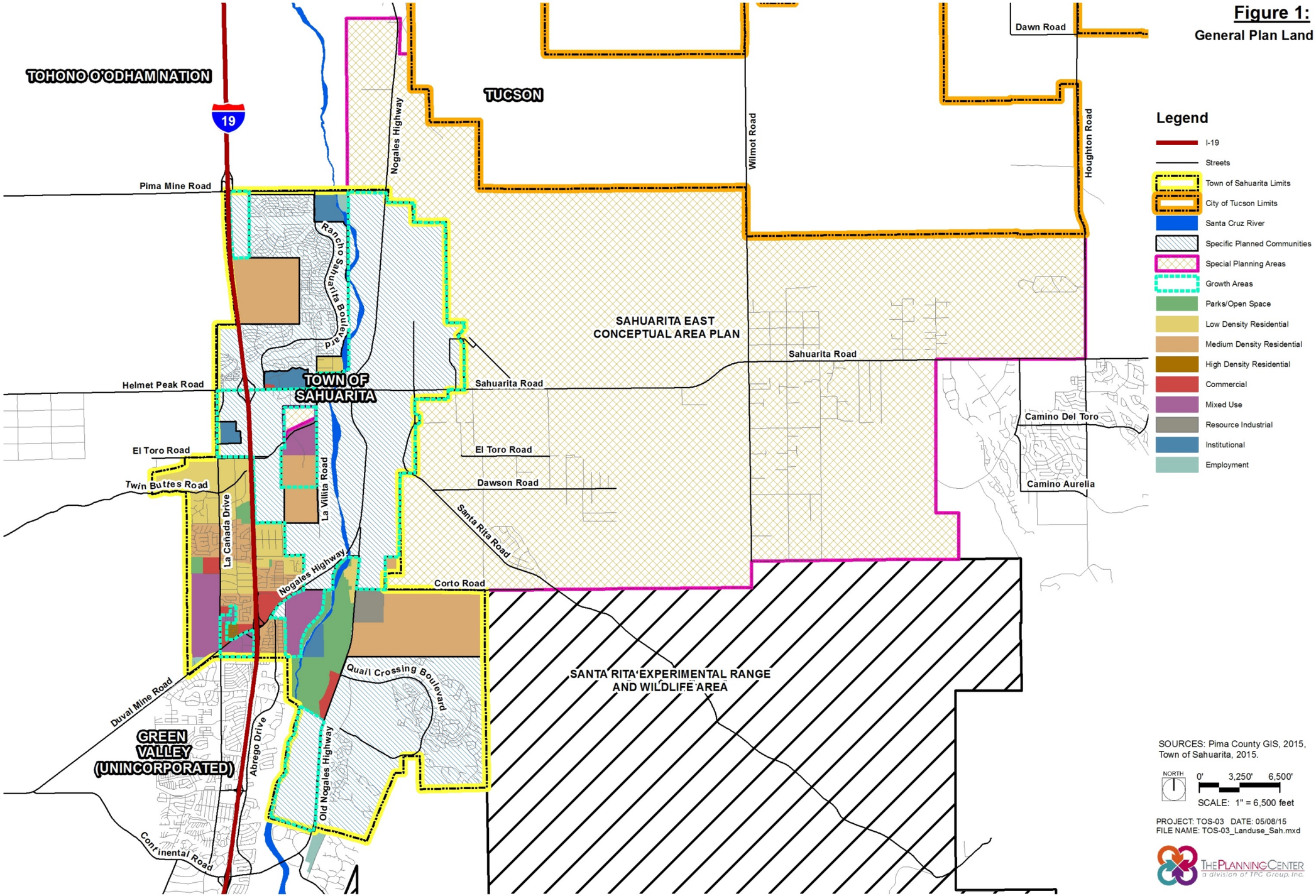
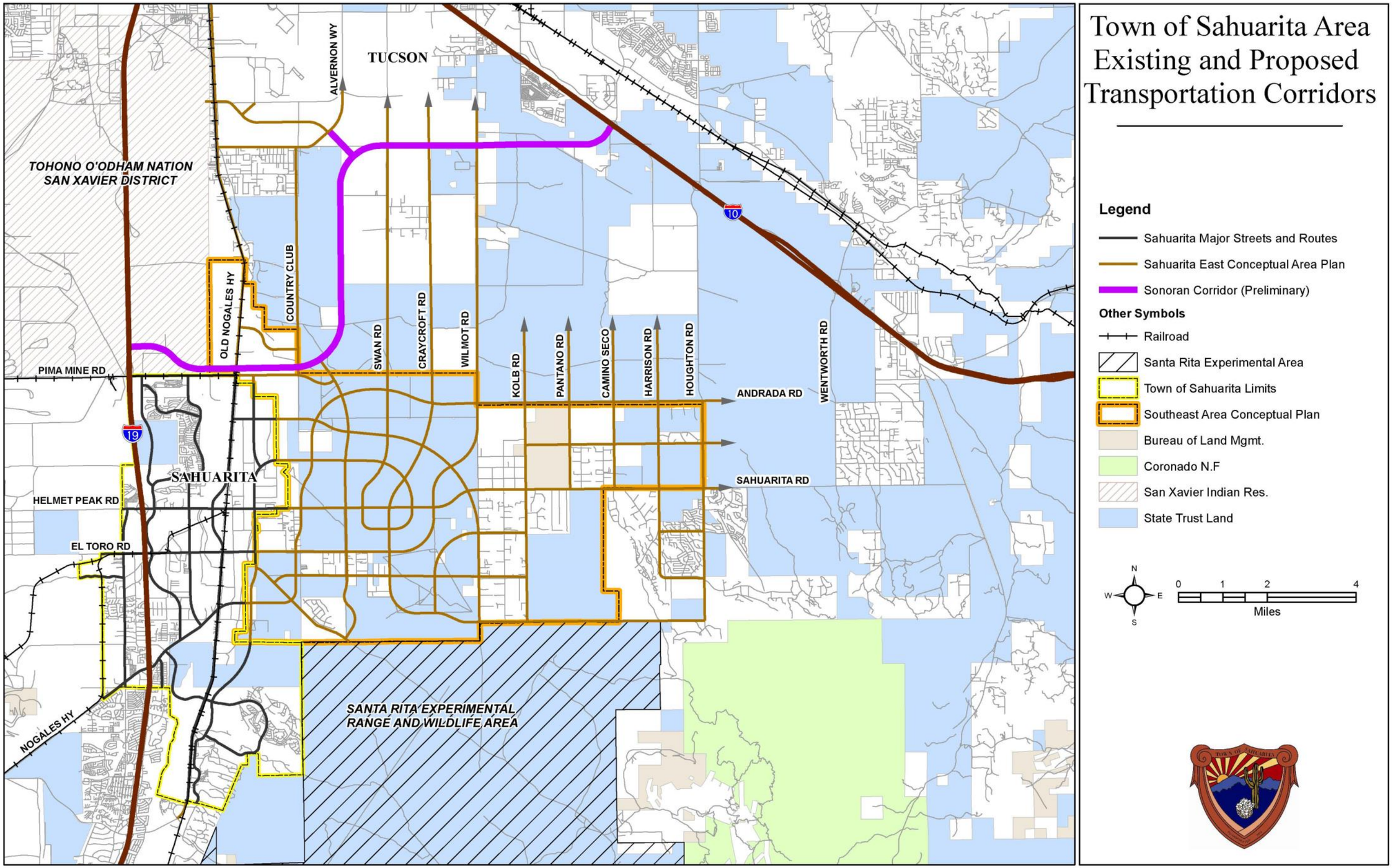


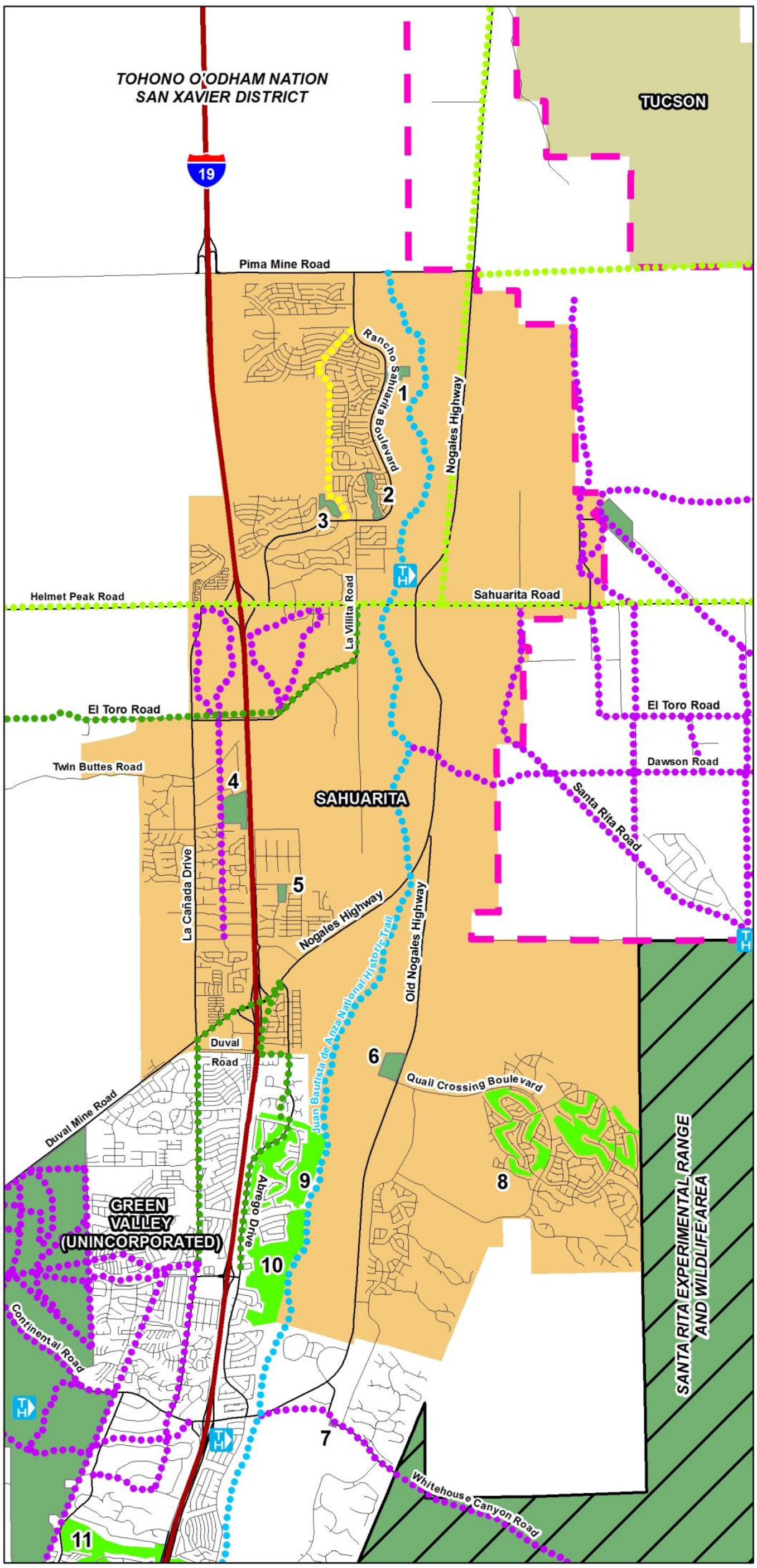
**Figure 2a:**

Major Streets and Routes Map
Legend
Interstate
Arterial
Collector
XXX Midblock Right-of-Way (in feet)
Corridor Designations By Others
PAG Regionally Significant Corridor
Sonoran Corridor (See Note 3)
Other Symbols
Railroad
Santa Rita Experimental Area
Planning Area
Town of Sahuarita Limits
Bureau of Land Mgmt.
Private Land
San Xavier Indian Res.
State Trust Land
1. SP - Right-of-way is subject to Specific Plan. Contact Town of Sahuarita Public Works for right-of-way requirements
2. Right-of-way width exception
3. Sonoran Corridor location is preliminary and is subject to additional alignment, engineering, and environmental studies.
TOHONO O'ODHAM NATION SAN XAVIER DISTRICT
PIMA MINE RD
W CAM RANCHERIA
S RANCHO SAHUARITA BL
S AV. MILTA
NEW ROAD "A"
NEW ROAD "B"
NEW ROAD "C"
NEW ROAD "D"
NEW ROAD "E"
SAHUARITA RD
W HELMET PEAK RD
S LA VILLITA RD
CAMPBELL AVE
EL TORO RD
SAHUARITA
60 (See Note 2)
TWIN BUTTES RD
SANTA RITA
S NOGALES HY
S LA CANADA DR
W DUVAL MINE RD
N LA CANADA DR
N. ABREGO DR
S OLD NOGALES HY
E QUAIL CROSSING BL
N CAMPBELL AV
SANTA RITA EXPERIMENTAL RANGE AND WILDLIFE AREA
N
W
E
S
0 0.5 1 2
Miles
Updated: April 30, 2015

**Figure 2b:**




*Updated: March 18, 2015*




## Figure 3a:
**Parks, Recreation & Open Space**

## Legend

- Trailheads
- Interstate
- Major Streets
- Town of Sahuarita Limits
- City of Tucson Limits
- Planning Area

**Pima Regional Trail System**

- Existing, Singletrack Trail
- Proposed, Singletrack Trail
- Proposed, River Park Trail
- Proposed, Greenway
- Proposed, Trail
- Proposed Path
- Parks, Resource Conservation & Open Space

Town of Sahuarita
1 North Santa Cruz Park
2 Sahuarita Lake Park
3 Anza Trail Park
4 Anamax Neighborhood Park & Recreation Center
5 Parque Los Arroyos
6 Quail Creek Veteran's Municipal Park

Pima County
7 Continental Community Center

- Golf Courses

8 Quail Creek Country Club & Golf Course
9 Country Club of Green Valley
10 Haven Public Golf Course
11 Desert Hills Golf Club of Green Valley

- Santa Rita Experimental Range

SOURCE: Pima County ITD GIS, 2013.

NORTH

0' 2250' 4500'

SCALE: 1" = 4500 feet

PROJECT: TOS-03 DATE: 11/12/13
FILE NAME: TOS-03_ParksRec_Sah.mxd

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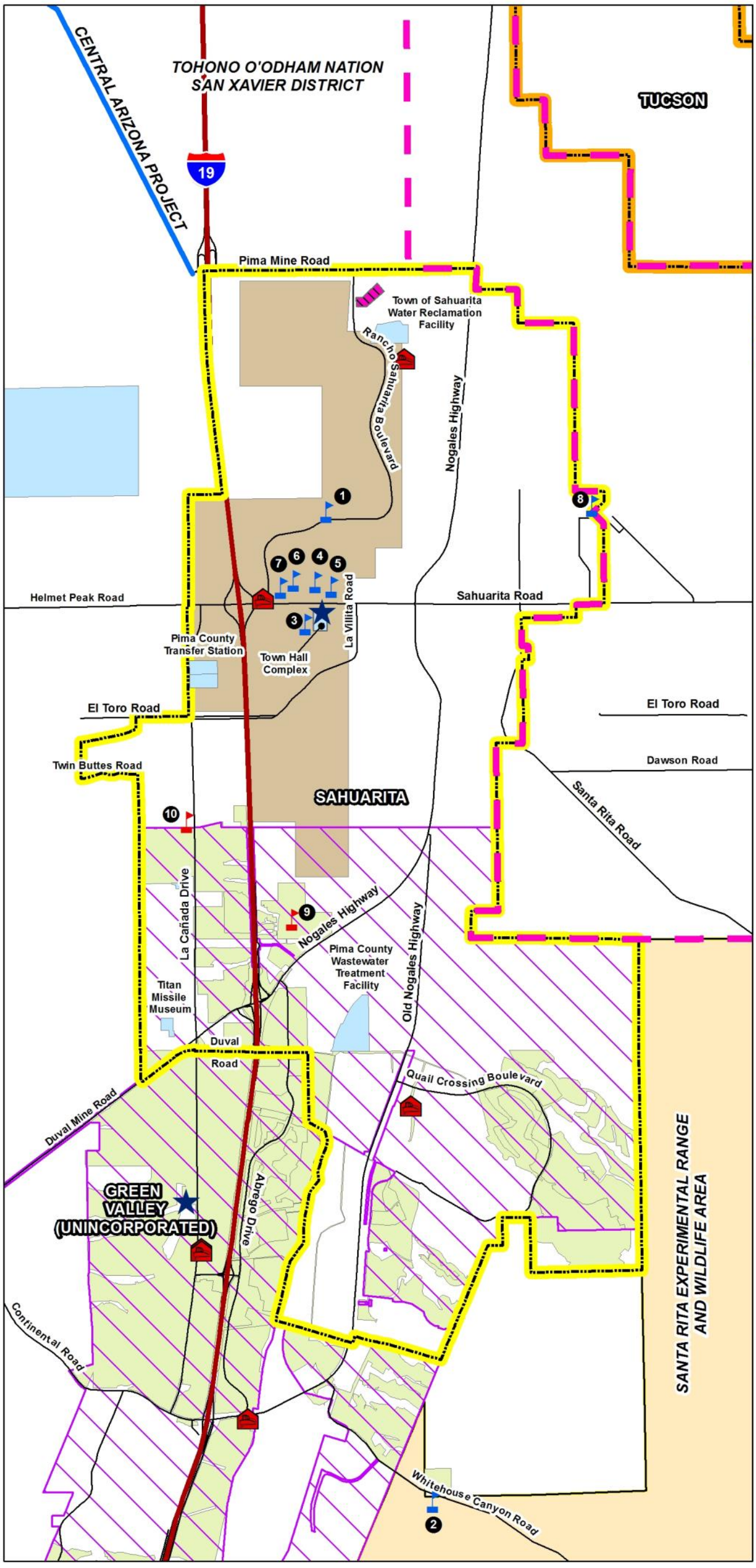


## Figure 3b:

**Public Facilities**

### Legend

- Fire Stations
- Police Stations
- Interstate
- Major Streets
- C.A.P. Canal
- Planning Area
- Town of Sahuarita Limits
- City of Tucson Limits
- Santa Rita Experimental Range
- Institutional Facilities
- Power Substation Facilities
- Town of Sahuarita WRF Service Area
- Pima County RWRD Service Area

### Fire District

- Green Valley

Public Schools

1 Anza Trail School
2 Continental School (Green Valley)
3 Copper View Elementary School
4 Sahuarita High School
5 Sahuarita Intermediate School
6 Sahuarita Middle School
7 Sahuarita Primary School
8 Walden Grove High School

Charter Schools

9 Air and Space Academy
10 Great Expectations Academy

Source: Pima County ITD GIS, 2013.

NORTH

0' 2250' 4500'

SCALE: 1" = 4500 feet

PROJECT: TOS-03 DATE: 11/06/13
FILE NAME: TOS-03_PublicServices&Facilities_Sah.mxd

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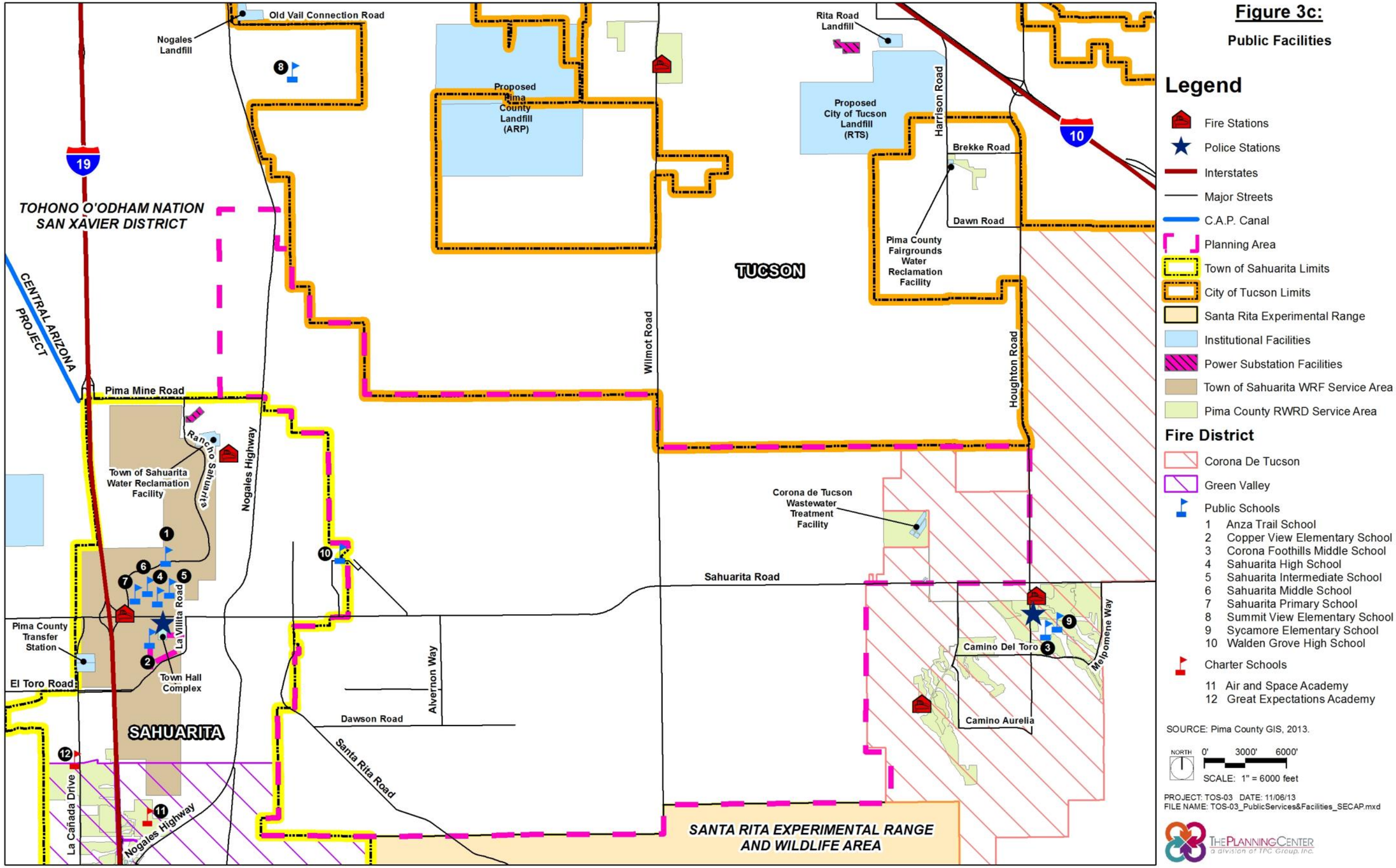
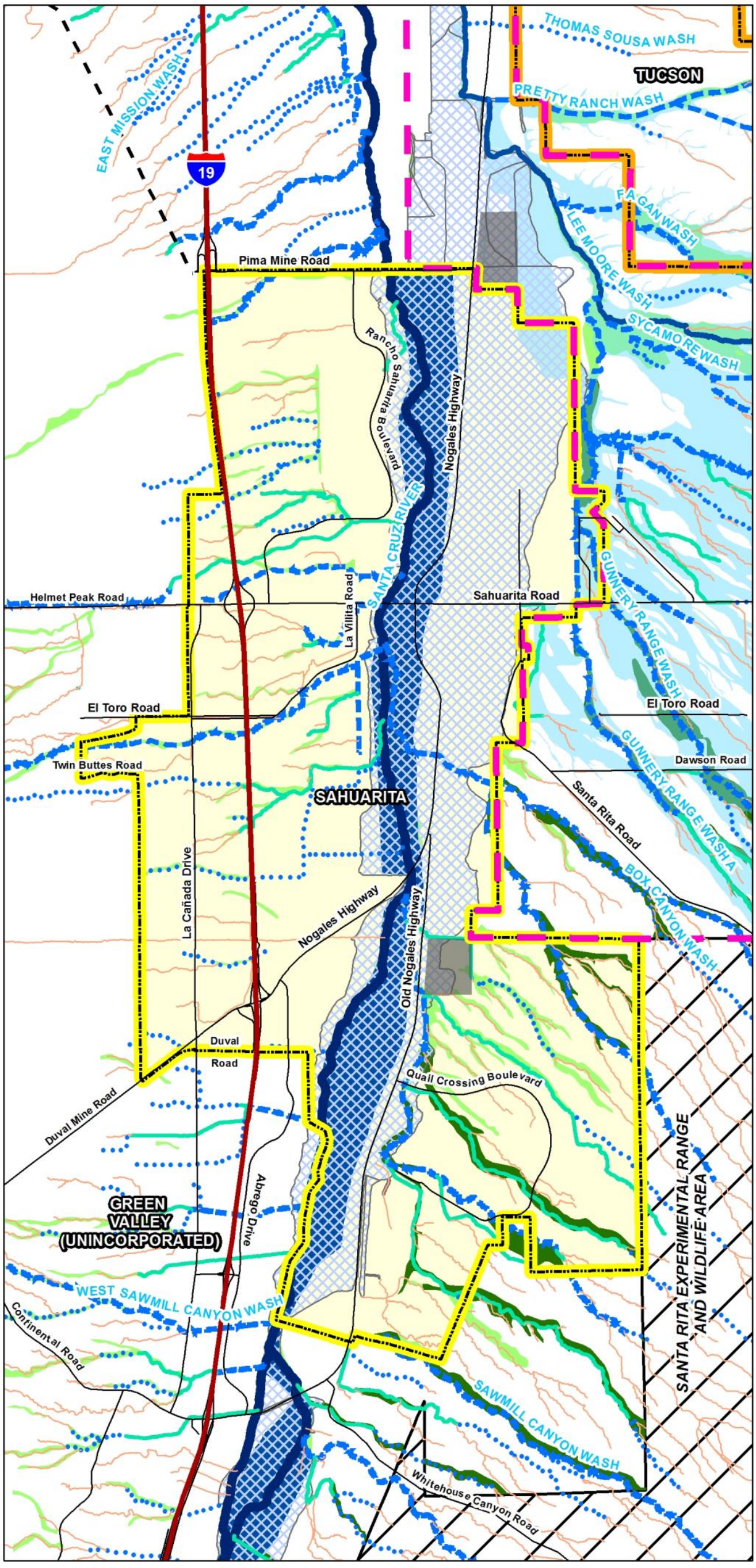



**Figure 3c:**

**Public Facilities**




## Figure 4:
**Environmentally Sensitive Lands**

### Legend

- Town of Sahuarita Limits
- City of Tucson Limits
- Planning Area
- Santa Rita Experimental Range
- Interstate
- Major Streets
- C.A.P. Canal

### Washes by Flow Rate

- under 500 CFS
- 500 to 1,000 CFS
- 1,000 to 2,000 CFS
- over 2,000 CFS
- 10,000 to 25,000 CFS
- over 25,000 CFS
- River Channel (Floodway)
- FEMA 100 Year Floodplain
- Lee Moore Wash Basin Management Study Flow Corridor (100-Year FLO-2D, Qp>100 cfs)

### Critical Habitat Areas

- Protected Riparian Habitat
- Unprotected Riparian Habitat

### Aggregate Resources

- Resource Industrial

Source: Pima County ITD GIS, 2013.

NORTH

0' 2250' 4500'

SCALE: 1" = 4500 feet

PROJECT: TOS-03 DATE: 11/06/13
FILE NAME: TOS-03_ESL_Sah.mxd

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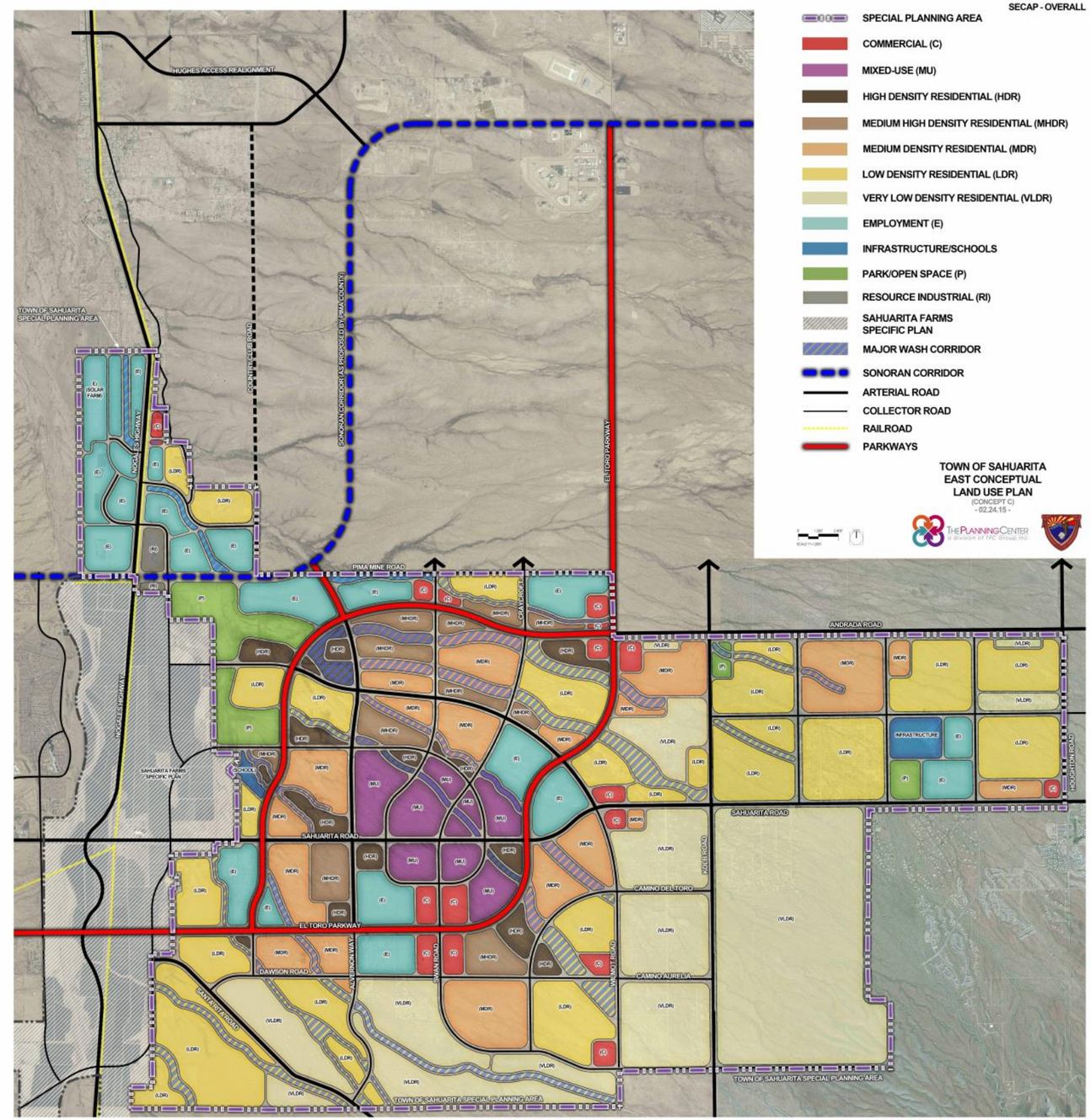
FIGURE 5:
SECAP - OVERALL
SPECIAL PLANNING AREA
COMMERCIAL (C)
MIXED-USE (MU)
HIGH DENSITY RESIDENTIAL (HDR)
MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
MEDIUM DENSITY RESIDENTIAL (MDR)
LOW DENSITY RESIDENTIAL (LDR)
VERY LOW DENSITY RESIDENTIAL (VLDR)
EMPLOYMENT (E)
INFRASTRUCTURE/SCHOOLS
PARK/OPEN SPACE (P)
RESOURCE INDUSTRIAL (RI)
SAHUARITA FARMS SPECIFIC PLAN
MAJOR WASH CORRIDOR
SONORAN CORRIDOR
ARTERIAL ROAD
COLLECTOR ROAD
RAILROAD
PARKWAYS
TOWN OF SAHUARITA
EAST CONCEPTUAL
LAND USE PLAN
(CONCEPT C)
- 02.24.15 -
THE PLANNING CENTER
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HUGHES ACCESS REALIGNMENT
TOWN OF SAHUARITA SPECIAL PLANNING AREA
I-10
INDIAN RES HIGHWAY
CORNERSTONE ROAD
SONORAN CORRIDOR (AS PROPOSED BY PIMA COUNTY)
EL TORO PARKWAY
PIMA MINE ROAD
ANDRADA ROAD
SAHUARITA ROAD
CAMINO DEL TORO
CAMINO AURELIA
DAWSON ROAD
SANTA ROSA ROAD
SAHUARITA FARMS SPECIFIC PLAN
SCHOOL
INFRASTRUCTURE
TOWN OF SAHUARITA SPECIAL PLANNING AREA

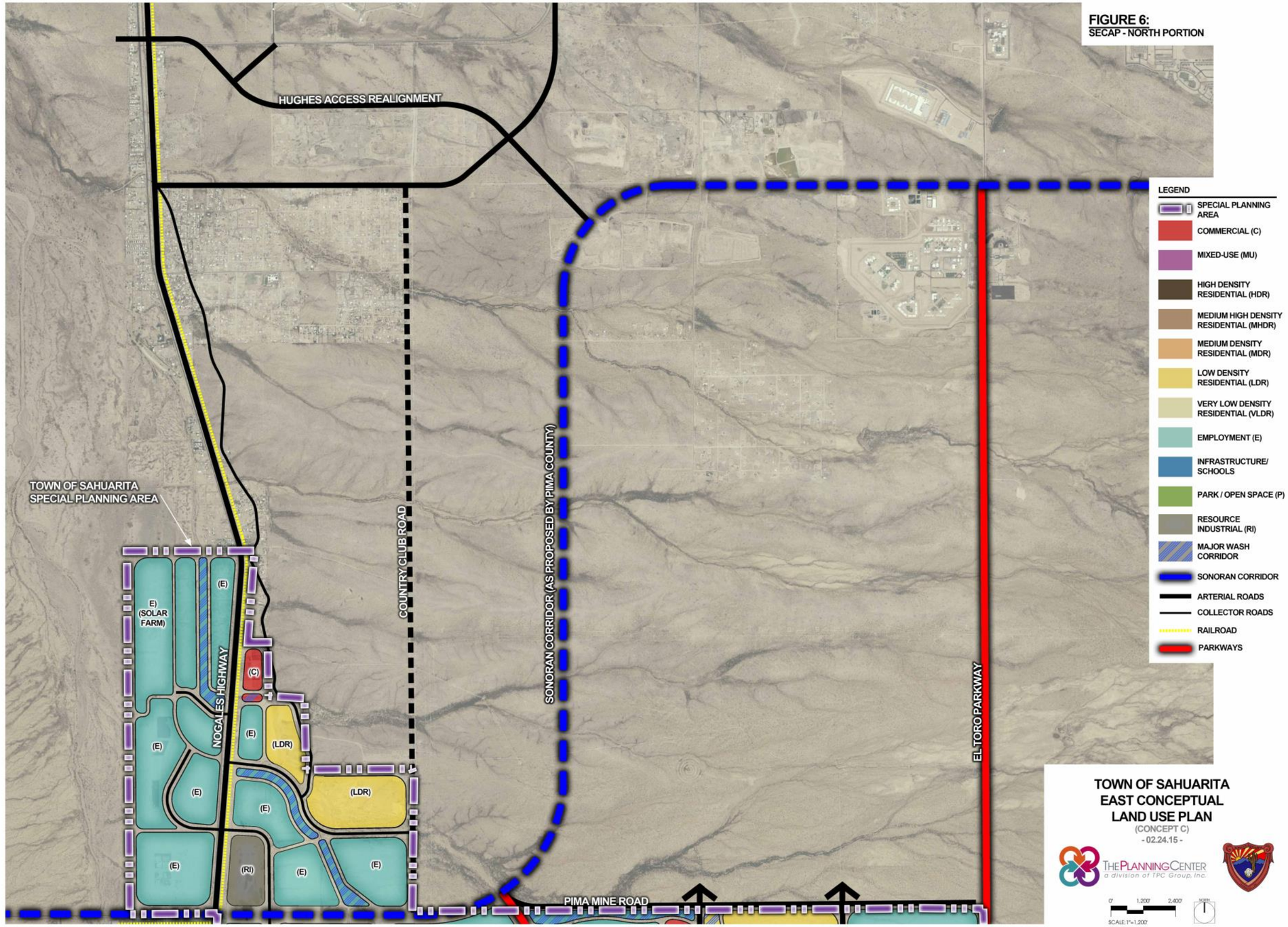
FIGURE 6:
SECAP - NORTH PORTION
HUGHES ACCESS REALIGNMENT
TOWN OF SAHUARITA
SPECIAL PLANNING AREA
(E)
(SOLAR FARM)
(C)
(LDR)
(RI)
NOGALES HIGHWAY
COUNTRY CLUB ROAD
SONORAN CORRIDOR (AS PROPOSED BY PIMA COUNTY)
EL TORO PARKWAY
PIMA MINE ROAD
LEGEND
SPECIAL PLANNING AREA
COMMERCIAL (C)
MIXED-USE (MU)
HIGH DENSITY RESIDENTIAL (HDR)
MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
MEDIUM DENSITY RESIDENTIAL (MDR)
LOW DENSITY RESIDENTIAL (LDR)
VERY LOW DENSITY RESIDENTIAL (VLDR)
EMPLOYMENT (E)
INFRASTRUCTURE/ SCHOOLS
PARK / OPEN SPACE (P)
RESOURCE INDUSTRIAL (RI)
MAJOR WASH CORRIDOR
SONORAN CORRIDOR
ARTERIAL ROADS
COLLECTOR ROADS
RAILROAD
PARKWAYS
TOWN OF SAHUARITA
EAST CONCEPTUAL
LAND USE PLAN
(CONCEPT C)
- 02.24.15 -
THE PLANNING CENTER
a division of TPC Group, Inc.
0' 1,200' 2,400'
SCALE: 1"=1,200'

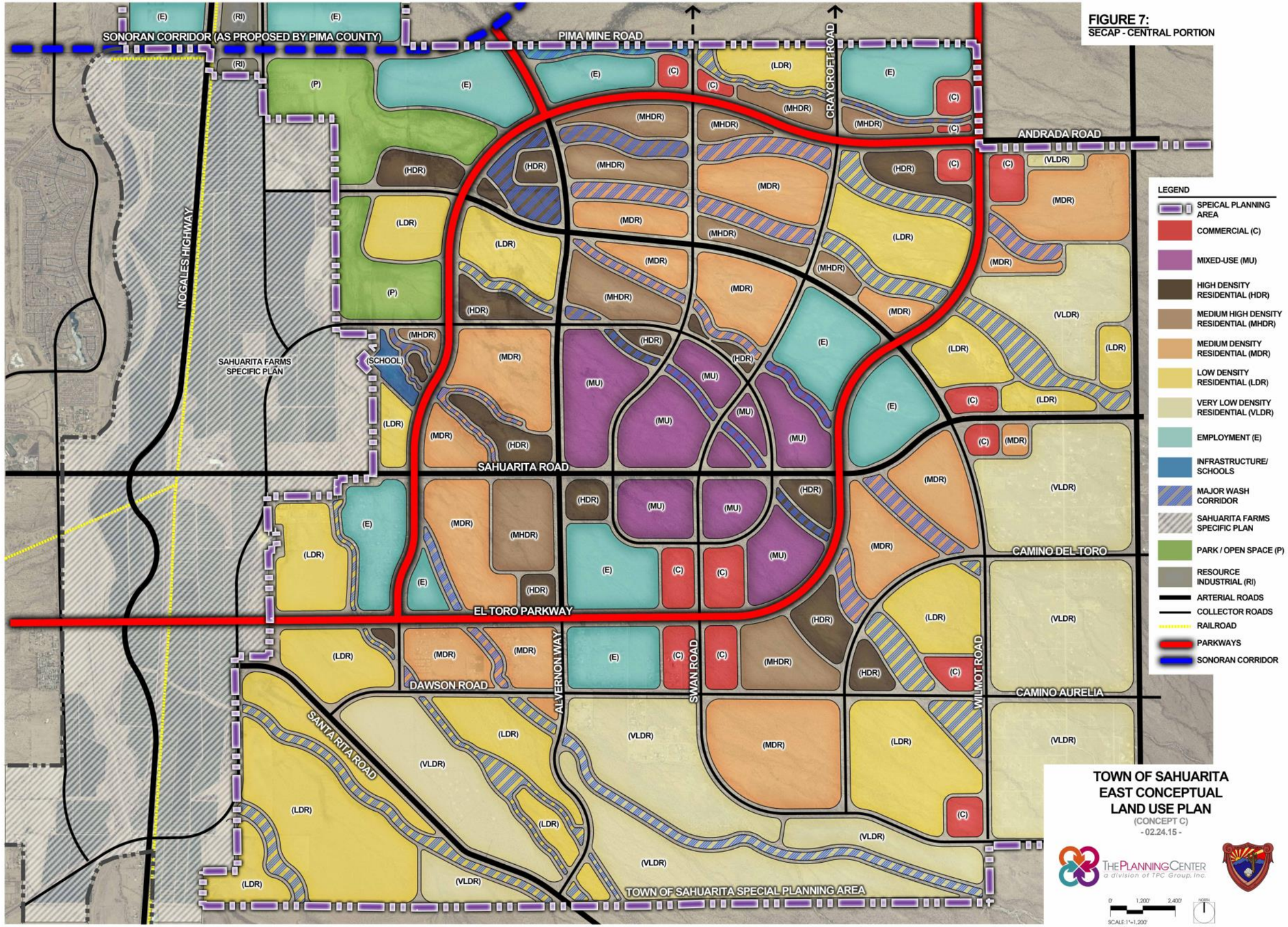
FIGURE 7:
SECAP - CENTRAL PORTION
SONORAN CORRIDOR (AS PROPOSED BY PIMA COUNTY)
PIMA MINE ROAD
CRAYCROFT ROAD
ANDRADA ROAD
NOGALES HIGHWAY
SAHUARITA FARMS SPECIFIC PLAN
SAHUARITA ROAD
EL TORO PARKWAY
CAMINO DEL TORO
DAWSON ROAD
ALVERNON WAY
SWAN ROAD
WILMOT ROAD
CAMINO AURELIA
SANTA RITA ROAD
TOWN OF SAHUARITA SPECIAL PLANNING AREA
LEGEND
SPEICAL PLANNING AREA
COMMERCIAL (C)
MIXED-USE (MU)
HIGH DENSITY RESIDENTIAL (HDR)
MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
MEDIUM DENSITY RESIDENTIAL (MDR)
LOW DENSITY RESIDENTIAL (LDR)
VERY LOW DENSITY RESIDENTIAL (VLDR)
EMPLOYMENT (E)
INFRASTRUCTURE/ SCHOOLS
MAJOR WASH CORRIDOR
SAHUARITA FARMS SPECIFIC PLAN
PARK / OPEN SPACE (P)
RESOURCE INDUSTRIAL (RI)
ARTERIAL ROADS
COLLECTOR ROADS
RAILROAD
PARKWAYS
SONORAN CORRIDOR
TOWN OF SAHUARITA
EAST CONCEPTUAL
LAND USE PLAN
(CONCEPT C)
- 02.24.15 -
THE PLANNING CENTER
a division of TPC Group, Inc.
0' 1,200' 2,400'
SCALE: 1"=1,200'

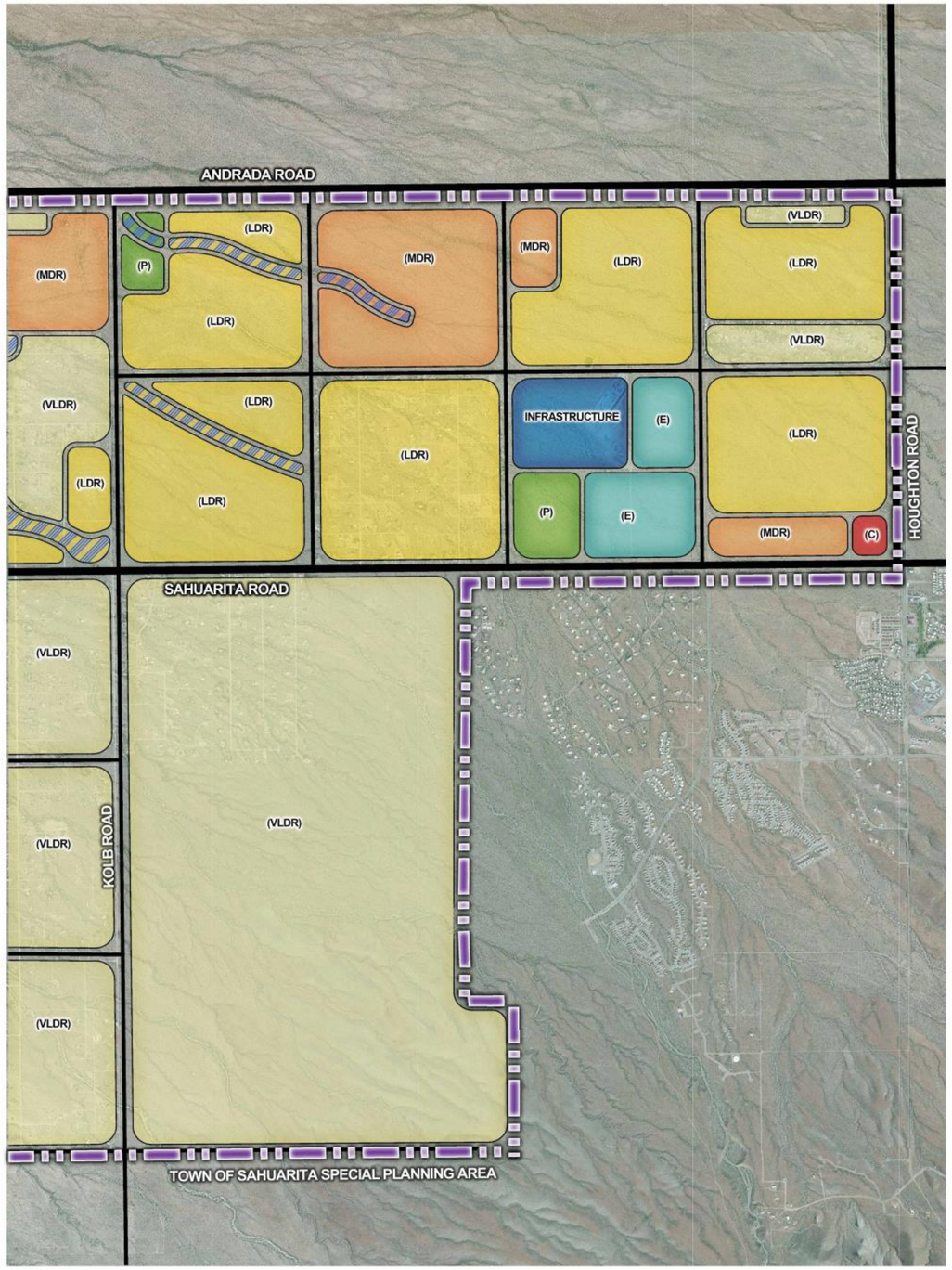


**FIGURE 8:**
**SECAP - EAST PORTION**

LEGEND

- SPEICAL PLANNING AREA
- COMMERCIAL (C)
- MIXED-USE (MU)
- HIGH DENSITY RESIDENTIAL (HDR)
- MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
- MEDIUM DENSITY RESIDENTIAL (MDR)
- LOW DENSITY RESIDENTIAL (LDR)
- VERY LOW DENSITY RESIDENTIAL (VLDR)
- EMPLOYMENT (E)
- PARK / OPEN SPACE (P)
- MAJOR WASH CORRIDOR
- SAHUARITA FARMS SPECIFIC PLAN
- INFRASTRUCTURE/ SCHOOLS
- SONORAN CORRIDOR
- ARTERIAL ROADS
- COLLECTOR ROADS
- RAILROAD
- PARKWAYS

**TOWN OF SAHUARITA**
**EAST CONCEPTUAL**
**LAND USE PLAN**
(CONCEPT C)
- 02.24.15 -

THE PLANNING CENTER
a division of TPC Group, Inc.

0' 1,200' 2,400'
SCALE: 1"=1,200'
NORTH

# Appendix A

# BACKGROUND AND CURRENT CONDITIONS

## Introduction

### HISTORY

Although Sahuarita is considered to be a young Town, the earliest human inhabitation of the Tucson Basin area dates back to the "Paleo-Indians" (circa 11,500-11,000 B.C.) – small, nomadic groups of hunter-gatherers who likely followed herds of big game into North America across the Bering Strait. As the supply of game waned and the climate warmed and dried following the end of the Ice Age, the native populations began to rely more on gathering, and in the Early Agricultural period (roughly 2100 B.C. to about A.D. 50), corn was introduced from Mexico and was planted near permanent water sources to supplement the wild foods that were gathered and game that was hunted.

These early people evolved into the Hohokam people, who may be the ancestors of the modern day Tohono O'Odham Nation. The Hohokam people were known for their highly innovative and extensive use of irrigation. They were also a very peaceful people with extensive trade routes extended to Mesoamerica, and showed many cultural influences from their southern neighbors. The Hohokam disappeared in approximately 1450 A.D., possibly as a result of drought or pressure from competing tribes. History after this point is missing until the Spanish arrived in the area.

Although Spanish exploration of what is now the southwestern United States began in the early 1500s, it wasn't until the Italian Jesuit priest Eusebio Kino's exploration along the Santa Cruz River between 1691 and 1702 that history in the Sahuarita area resurfaces. The native people in the area at that time were the Tohono O'Odham and Sobaipuri people, both of whom spoke the Piman language. Kino would later go on to found the Mission San Xavier del Bac in 1699, just north of Sahuarita.

In 1775, the Spanish Captain Juan Bautista de Anza traveled with a group of approximately 240 men, women, and children along the Santa Cruz River and headed toward California to establish the first non-native settlement. Anza was able to forge alliances with native tribes along the way and received assistance from several different groups of native peoples, including the Tohono O'Odham. The expedition camped in Sahuarita at a location referred to as Llano Grande or Punta de los Llanos on October 24, 1775, as noted in the journals of Anza and two other travelers – Father Pedro Font and Father Francisco Garcés. Anza and his group reached their destination of San Francisco, and their route is now the 1,200-mile-long Juan Bautista de Anza National Historic Trail, which runs through Sahuarita along the Santa Cruz River. The trail was designated by Congress in 1990 through an amendment to the National Trails System Act.

Sahuarita and the surrounding areas were under Spanish control from about the time of Anza's expedition until after the Mexican War of Independence in 1821, at which point the region came under Mexican control. The land was eventually sold to the United States as part of the Gadsden Purchase in 1854.

Following the 1854 Gadsden Purchase, Sahuarita became part of the Territory of New Mexico in the United States of America. In that same year, Andrew B. Gray traveled the region on behalf of the Texas Western Railroad in order to run a preliminary survey of the region. Meanwhile, the Native American peoples of the region were being pushed onto each other's land through American expansionism. In 1857, the Sobaipuri vacated the area, generally moving westward to Papago territory. Sahuarita was part of the Confederate Arizona Territory between 1861 and 1862 before being captured by the Union and incorporated into Arizona Territory in 1863. In 1867, Fort Crittenden was created between Sonoita and Patagonia in order to support the establishment of American settlements in the Santa Cruz Valley. In 1874, the San Xavier reservation was created, and Native Americans were forcibly relocated to it.

Sahuarita was founded in 1911 and incorporated in 1994. The earliest known reference to the Town can be found on a German map from 1875, which labels the Town "Sahuarito". The first known US map to list the town came in 1879, by the US Department of Interior, calling the Town "Saurita". The Saurita town name would continue to be found on successive maps of 1880 and 1890. Finally, a 1925 map of "Auto Trails" (e.g. roadways) of Arizona and New Mexico lists "Continental" instead of Sahuarita. The roadway at the time was an "improved road", one step inferior to a "paved road". Today this road is the Old Nogales Highway.

In 1879 Sahuarito Ranch was created by James Kilroy Brown. Brown chose the name Sahuarito due to the preponderance of saguaros in the area. The ranch was used as a staging area between Tucson, Arivaca, and Quijotoa. A small community developed in the area named Sahuarito, while the railroad laid tracks through the area and established a station and post office. Although originally surveyed by the Texas Western Railroad, the route would ultimately be run by the Southern Pacific Railroad up until the late 20th century. Brown sold his ranch in 1886, which caused the region to stagnate for three decades. During this time, the hub of Sahuarita commerce was at the intersection of Sahuarita Road and Nogales Highway, in the form of the One Stop Market and Sahuarita Bar and Grill.

The Continental Farm of Sahuarita plays a central role in town history. In 1915, worried about the possibility of a German blockade of rubber imports, Bernard Baruch, Joseph Kennedy and J.P. Morgan founded the farm along the Santa Cruz River with hopes of growing guayule: plants that provide rubber. The project was abandoned after the end of World War I, and in 1922 the land was sold to Queen Wilhelmina of the Netherlands. The Queen rented the land to cotton farmers, in what would be the primary crop for the following four decades. In 1948, R. Keith Walden relocated the Farmers Investment Co. (FICO) from California to Arizona, buying the Continental Farm lands from the Queen. In 1965, over fears of a fall in demand for cotton resulting from the advent of synthetic fibers, Walden switched his crop to pecans.

The Town played a key role in both World War II and the Cold War. During World War II, Sahuarita was home to the Sahuarita Airstrip which was used to train bomber pilots for service in the war. Camp Continental, a labor camp for German prisoners of war was also located in Sahuarita. The location of the camp was around what is now Continental Ranch, West of the Nogales Highway and the Quail Crossing Boulevard intersection. It was established around November, 1944, as one of 21 "branch" POW camps established throughout the state. The population of 250 prisoners primarily worked in agriculture, tending to cotton and vegetable crops.

During the Cold war the Town was home to one of the country's Titan II Missiles, built in 1963 during the height of the Cold War. Today, the Town contains the Titan Missile Museum, which is the only Titan Missile site in the world accessible to the public. The actual Titan II missile, the most powerful nuclear missile on standby in the US, remains in the silo for visitors to see.

Sources:

Gregonis, Linda M., and Karl J. Reinhard. *Hohokam Indians of the Tucson Basin*. Tucson, AZ: U of Arizona, 1979.

"Juan Bautista De Anza / National Historic Trail." *Welcome to the Anza Historic Trail*. National Park Service, Department of the Interior, n.d. Web. 20 Feb. 2015.

"Sahuarita, Arizona." *Wikipedia*. Wikimedia Foundation, 19 Mar. 2015. Web. 20 Mar. 2015.

Walker, Henry P., and Don Bufkin. *Historical Atlas of Arizona*. Norman: U of Oklahoma, 1979.

# SAHUARITA AT A GLANCE

**Size and Location**

Currently 31 square miles in area, Sahuarita is located just 15 minutes south of Tucson and approximately 40 minutes north of the Mexican border. Tucson International Airport is within a 20 minute drive.

**Town Government**

The Town of Sahuarita operates under the council-manager form of government. The Sahuarita Town Council is responsible for the policy matters of the town, and the town manager oversees staff and carries out the day-to-day functions of the town. Sahuarita is administered by the seven member town council, which includes a Mayor and Vice Mayor. The Mayor and Vice Mayor are not elected into those positions, but are instead chosen among elected council members. The Town Council oversees all issues pertaining to Sahuarita, including residential and commercial development and natural preservation.

**Population**

As one of Arizona's fastest-growing communities, the Town of Sahuarita is the newest jurisdiction in Pima County, incorporated in 1994. The Town of Sahuarita's population increased nearly 700 percent during the period from the 2000 Census to the Census of 2010.

| Year | Population | % Increase |
|---|---|---|
| 2010 | 25,259 | 11.5% |
| 2011 | 25,722 | 1.8% |
| 2012 | 26,244 | 2.0% |
| 2013 | 26,772 | 2.0% |
| 2014 | 27,232 | 1.7% |

*Source: U.S. Census Bureau; 2010 Census; Sahuarita Economic Development Quick Facts*

**Income**

The Town of Sahuarita saw 13.1 percent growth in the working-age population between 2008 and 2012, and households earned a median income of $69,425. Additionally, Sahuarita has an unemployment rate of 5.8 percent. The town's largest employers include Freeport-McMoRan, Asarco, Farmers Investment Co. and Sahuarita Unified School District.

| Town/Municipality | Median Household Income |
|---|---|
| Sahuarita | $69,425 |
| Pima County | $46,433 |
| State of Arizona | $50,256 |

*Source: U.S. Census Bureau; 2010 Census; Sahuarita Economic Development Quick Facts*

**Housing**

From a quality of life perspective, Sahuarita has it all: safe, quiet streets; affordable housing; modern schools; landscaped trails and parks; scenic beauty; neighborhood shopping; easy access to interstates and the airport. The Town of Sahuarita has three master planned communities and eleven small neighborhoods for its residents to call home.

**Education**

The Town of Sahuarita Workforce Assessment by the University of Arizona Eller College of Management Economic and Business Research Center concluded that Sahuarita's employed workforce displays higher levels of educational attainment overall than Pima County and Arizona as a whole. Sahuarita's employed labor force has concentrations significantly greater than those in Southern Arizona in higher paying occupational categories and in important 'high-tech' occupations.

| Town/Municipality | Population 25 years and over with a Bachelor's Degree |
|---|---|
| Sahuarita | 21.7% |
| Pima County | 17.4% |
| State of Arizona | 16.0% |

*Source: U.S. Census Bureau; 2010 Census; Sahuarita Economic Development Quick Facts*

**Location in proximity to Mexico**

Located along I-19, 40 minutes north of the U.S./Mexico border and 18 miles south of downtown Tucson, Sahuarita is uniquely positioned to capture 24 million annual visitors from Mexico. Sahuarita is overflowing with retail opportunities, executive living and a viable center for companies and employers to conduct business with Mexico.

Each day, on average, more than 65,000 Mexican residents come to Arizona to work, visit friends and relatives, recreate, shop, and spend over $7,350,000. This contributes substantially to Arizona's export trade with Mexico. Familial ties, long-term friendships, work opportunities, leisure activities and shopping experiences not yet available in Mexico continue to support strong cross-border interactions between Arizona and its neighbor, Sonora.

# LAND USE – Existing Conditions

The Town of Sahuarita, incorporated in 1994, now encompasses a little over 31 square miles. Land uses within the incorporated boundaries of the Town include primarily residential and agricultural uses and vacant land. The next largest land use in the town is institutional, which includes schools, public uses, and utilities. In addition to these, there is commercial and light industrial land and recreational/open space uses.

The 2010 census found 10,615 dwelling units and 9,020 occupied households with a population of 25,259 (see Table 1). The Town has seen significant growth,) with a 679% increase in population from 2000 to 2010. The Town's population in the year 2014 is estimated at 27,000. The 2010 Census also found that the Town had a vacancy rate of 15%. These numbers are slightly higher than current figures due to the recession. As of 2013 a lower 13.2% vacancy rate was reported in the 2011-2013 American Community Survey 3 Year Estimate.

**Table 1**
**Population and Housing**

| | 2010 Total Census Population | Total Units | Total Occupied | Total Vacant | Group Quarters Population | Owner Occupied | Renter Occupied |
|---|---|---|---|---|---|---|---|
| **Sahuarita** | 25,259 | 10,615 | 9,020 | 1,595 | 63 | 7,615 | 1,405 |

*Source: U.S. Census Bureau; 2010 Census*

Using the 2010 Census average household size and average family size of 2.79 and 3.14, respectively, the Town calculates future population projections using 2.89 persons per unit.

The 2010 Census found an almost equal male/female ratio within the study area: 12,326 males and 12,933 females (see Table 2). Of the 25,259 people residing in the Town of Sahuarita, 63 live in structures classified as group quarters. These are all smaller facilities – assisted living facilities run out of single-family homes. The Town does not currently have a large group quarters facility.

Pima Association of Governments' July 2015 population estimate for Sahuarita is 28,483.

Within Sahuarita are are five age-restricted communities: Quail Creek, a fully age-restricted master planned community; Rancho Resort and Sonora within Rancho Sahuarita; La Jolla Verde which lies southeast of I-19 and Duval Mine Road; and the Green Valley RV Resort which lies west of I-19 and north of Duval Mine Road. The Town shows a more traditional mix of population by age category not indicative of being skewed to the senior age groups. The Town of Sahuarita prides itself in being open to families with children as well as other household types.

There were 9,020 occupied housing units within the Town counted in the 2010 Census. Nearly 85% of the occupied housing stock within the Town was owner-occupied in 2010. Based on this demographic, if it were to hold into the future, the Town should plan either on ensuring that there is an adequate supply of single-family housing or to assume that a fairly significant part of its housing stock will likely be owner-occupied units. National trends, however, show a shift towards smaller household size and

Table 2
Age by Gender

| Age | Male | Female | Total |
|---|---|---|---|
| Under 5 | 1247 | 1146 | 2393 |
| 5-9 | 1138 | 1172 | 2310 |
| 10-14 | 962 | 959 | 1921 |
| 15-19 | 645 | 647 | 1292 |
| 20-24 | 433 | 522 | 955 |
| 25-29 | 881 | 1006 | 1887 |
| 30-34 | 1057 | 1103 | 2160 |
| 35-39 | 1025 | 1070 | 2095 |
| 40-44 | 738 | 724 | 1462 |
| 45-49 | 605 | 577 | 1182 |
| 50-54 | 488 | 609 | 1097 |
| 55-59 | 516 | 700 | 1216 |
| 60-64 | 728 | 847 | 1575 |
| 65-69 | 756 | 776 | 1532 |
| 70-74 | 532 | 470 | 1002 |
| 75-79 | 325 | 296 | 621 |
| 80-84 | 168 | 158 | 326 |
| Over 85 | 82 | 151 | 233 |
| | | | |
| **Total** | **12326** | **12933** | **25259** |

*Source: United States 2010 Census Data*

an increase in renting vs homeownership. It is unclear if this trend will impact Sahuarita, but it may be prudent to plan for a variety of housing types to best position the Town for the future.

Note: Of the 8,196 households within the Town that were included in the 2008-2012 American Community Survey, over 45 percent had household income of $75,000 a year or more with the median household income at $69,425.

Sahuarita represents five predominant land use themes today:

First are the existing, older residential areas, primarily on larger lots, located in the western portion of the town, and interspersed by undeveloped properties.

Secondly, there is the rise of the master planned community from Rancho Sahuarita to the northwest and Madera Highlands and age–restricted Quail Creek to the southeast. Most of the growth anticipated in the Town during the life of this general plan will occur within master planned communities. Each is unique and caters to its individual market, but differs from more rural Sahuarita.

Third are the developing commercial and potentially mixed-use centers in the southern portion of the Town around the intersection of I-19 and Duval Mine Road. These centers serve more than the Town residents, providing regional services to Green Valley and much of the Upper Santa Cruz Valley.

Fourth are the production agriculture orchards and ranches in the eastern portion of the Town. Some of this land lies within the 100-year floodplain, but some of it lies outside and is eminently developable. Agricultural employment, in particular the pecan orchards owned and operated by FICO, provide a source of much of the basic employment jobs in the community which bring in revenues from outside the Town and help support its economy. It is expected that over time, FICO holdings will likely convert to more urban scale development, in whole or in part. The Sahuarita Farms Specific Plan (pending Town Council approval) and River Master Plan reflect the type of transition anticipated in this area.

Lastly, the Santa Cruz River and its large floodplain, which bisect the Town, provide both a constraint and an opportunity. Most of the river's floodplain within the Town is not in a natural condition today; indeed there are a number of structural uses, particularly around the historic Sahuarita townsite as well as irrigated agriculture and institutional uses. At this time there are no flood control measures planned for the Santa Cruz River within the Town of Sahuarita; however, consideration of such measures in the future may occur, pursuant to pre-existing agreements and the recently approved Sahuarita and Continental Farms River Master Plans.

Major employers in the area include Freeport-McMoRan and Asarco; Caterpillar Proving Grounds; FICO; Wal-Mart; Fry's; Safeway; Desert Diamond Casino, an operation of the Tohono O'odham Nation; the Sahuarita School District; and the Town of Sahuarita itself.

# Special Planning Areas and Specific Plans

Special Planning Areas as defined in this General Plan include:

1. Areas with redevelopment potential such as brownfield areas; and
2. The Sahuarita East Conceptual Area Plan (SECAP) area.

The Town currently has the following adopted Specific Plans:

1. La Jolla Verde Commercial Center
2. Madera Highlands
3. Quail Creek
4. Rancho Sahuarita
5. Sahuarita Farms (pending Town Council approval)

A new Specific Plan, Copper Point, was recently submitted to the Town and is currently under review.

The Town's rapid population growth from 2000 to 2010, combined with future population projections, highlights the need for a forward-thinking growth strategy that extends well beyond the current limits of the Town and any past growth/annexation initiatives.

SECAP, depicted on the Land Use map (see Figures 1 and 5-8), represents a large area of undeveloped State Trust land that extends to Houghton Road on the east, bounded by the Santa Rita Experimental Range and Wildlife Area to the south, the City of Tucson limits to the north and extending up to Old Vail Connection Road at its northernmost limit. Much of the area within the SECAP boundaries west of Wilmot Road is State Trust land. The majority of the privately-held land within SECAP is developed as large-lot rural housing. Although SECAP is a long-term growth strategy that may not develop during the lifespan of this plan, it does provide an opportunity to properly plan for regionally conscious growth over the course of the next 40-50 years.

State Trust land is managed by the Arizona State Land Department ("ASLD") in accordance with the State Constitution and State Legislation. State Trust land was granted to the State of Arizona under the provisions of the Federal Enabling Act that provided for Arizona's statehood in 1912. The land is held in Trust, and managed to generate revenues for the State's public schools (K-12) and 13 other public institutions including the School for the Deaf and Blind, the State Hospital, the State's Universities, Penal Institutions and others.

The Arizona State Land Department's mission is 'To manage State Trust lands and resources to enhance value and optimize economic return for the Trust beneficiaries, consistent with sound stewardship, conservation, and business management principles supporting socioeconomic goals for citizens here today and generations to come. To manage and provide support for resource conservation programs for the well-being of the public and the State's natural environment.'

State Trust land is either leased for its highest and best use or sold to the highest bidder at public auction as mandated by law in order to generate revenue for the beneficiaries.

For more information on the State Land Department and its management of Trust land, please visit www.land.az.gov.

# GROWTH AREAS – Existing Conditions

Arizona Revised Statutes requires the Town of Sahuarita to identify growth areas suitable for development within the 10-year lifetime of this plan (see General Plan Figure 1). These areas are suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a variety of uses such as residential, office, commercial, tourism and industrial uses.

During the public participation process leading up to preparation of the General Plan, Town residents identified a desire for multi-modal transportation opportunities, retail and support services, and maintaining a moderate growth rate while upholding the Town's high quality of life. In order to create such opportunities, a holistic approach, incorporating new growth, existing development, and adjacent vacant land is necessary.

*Aspire 2035* identifies several growth areas; some of the identified growth areas were also identified in the 2003 General Plan and have not yet fully developed, while other previously identified areas have been built out.

The identified Growth Areas are shown on the General Plan Land Use map. One is in a developing commerce area around Duval Mine Road and Interstate 19 extending westward to La Canada Drive and eastward to the La Jolla Verde Commercial Center and adjacent State Trust land. The second is at the intersection of Sahuarita Road and I-19, extending west to the La Canada Drive area and encompassing the Sahuarita Town Center and the southern portion of the Rancho Sahuarita Specific Plan. The third is at the intersection of Pima Mine Road and I-19, comprising the proposed Copper Point Specific Plan area. Lastly, the Sahuarita Farms Specific Plan (pending Town Council approval) area and several adjacent parcels are identified as Growth Areas. Not surprisingly, all of these areas are in the vicinity of freeway interchanges or major arterials and in close proximity to existing or approved development, where much of the Town's growth will occur.

# TRANSPORTATION – Existing Conditions

**Roads**

The current transportation network includes three significant regional transportation corridors—Interstate 19, Tucson Nogales Highway (SR 19B), and Sahuarita/Helmet Peak Road. These corridors provide connections between Tucson, Sahuarita, Green Valley, and Nogales. Other significant roadways within the Town of Sahuarita include:

- La Canada Drive
- Duval Mine Road
- El Toro Road
- Old Nogales Highway
- Pima Mine Road
- Country Club
- Rancho Sahuarita Boulevard
- Campbell Avenue
- Santa Rita Road

**Alternate Modes**

Alternative modes of transportation are an important aspect of the Town's multimodal transportation network as they provide mobility for those not able to operate or without access to a vehicle.

- Newer subdivisions include sidewalks on one or both sides of the roadway. Capital improvement projects typically include alternate modes, but there may be cases where funding limitations only allow for vehicular access (case-by-case).
- Existing sidewalk facilities are located in the master planned community of Rancho Sahuarita and along portions of La Cañada Drive, Sahuarita Road, and Duval Mine Road.
- There are no designated bike lanes; however several streets include paved, striped shoulders for bicycle use.
- Trails within the study area are classified as primary, secondary, and local by Pima County. The San Juan Bautista de Anza Historic Trail, which follows along the San Cruz River, is identified as a primary trail and could serve as the potential backbone for the Town's trail system.
- The following is a summary of the existing transit providers in the study area:
    - Route 421, the Green Valley/Sahuarita/Tucson Connector, provides service for Green Valley, Sahuarita, and Tucson with stops in the study area at Sahuarita Town Hall, Fry's, Desert Gem, Wal-Mart, and Desert Diamond Casino. In addition, a park and ride lot is located in the Sahuarita Town Hall complex.

- Sun Shuttle provides curb-to-curb dial-a-ride service in the study area. Reservations must be at least one to seven days prior to the trip and is on a first come, first serve basis.

**Juan Bautista de Anza National Historic Trail**

Portions of the Juan Bautista de Anza National Historic Trail, a route connecting the early Mission sites and Spanish settlements of the 1700s and generally following the Santa Cruz River, lie within or adjacent to the Town limits. The National Park Service in partnership with other federal, state, and local agencies, non-profit organizations, and private landowners administers this Trail. Non-federally owned trail sites, segments, and interpretive facilities are added to the National Historic Trail through certification agreements between the owner or managers and the National Park Service. The newest 5.2 mile section of the Juan Bautista Anza Trail opened in the Canoa Ranch area, just south of Green Valley in June 2011. The trail section connects the trailhead on Elephant Head Road to a trailhead along Abrego Drive, just south of Continental Road.

**Safety Issues**

Railroad Facilities. Approximately 30 miles of Union Pacific rail line transverse the Town, which includes railroad spurs used by the mining industry.

- Approximately four miles of the UPRR tracks are listed as abandoned.
- There are 11 passive at-grade crossings, seven gated at-grade crossings, and two grade-separated crossings over I-19 at El Toro Road and again at Pima Mine Road.
- According to the 2010 Town of Sahuarita Area Transportation Study, approximately three to seven trains per day travel through the study area, with the number of cars ranging from 150 to 800.
- One train per day, 25 to 50 cars, is used for mining operations along the railroad spur lines.

Where warranted, future roadway improvement projects may include grade separation as part of the design based on safety experience, traffic volumes and other factors. Should future plans to expand the railway be developed, those plans should also be considered in future roadway projects.

Drainage and All-Weather Access. The Town does not have an extensive storm drainage system to convey runoff to the Santa Cruz River. Instead, runoff flows across the surface of some existing roadways, which can cause disruptions to traffic flow. This problem is most prevalent during the summer "monsoon" season, when high-intensity, short duration storms cause flooding on small watersheds.

Traffic Safety. In a recent evaluation of crash data, the number of crashes in the Town has increased slightly each year between 2009 and 2013. Although the population in the Town has been increasing, the study indicates the number of crashes per 1,000 people has also generally been increasing. However, the crash data at signalized intersections and roadways within the Town are below Pima County averages.

**Circulation Plan Map**

The Major Streets and Routes Plan (MS&RP) Policy Manual contains maps, planning and design guidance, and development policies which provide a framework for planning, designing, improving, and constructing major streets and scenic routes within the Town limits. The MS&RP Map Exhibit 4 (see maps/exhibits at end of document), shows the location of regional arterials, arterials, and

collectors, as well as Interstate 19 (I-19) located within the town of Sahuarita. Roadways in the Town of Sahuarita offer different levels of mobility (movement of traffic and non-motorized modes) and access (access to property). Because of this, roadways are classified or categorized according to their functions and capacities in accordance with the MS&RP and related policies.

# PUBLIC FACILITIES & SERVICES – Existing Conditions

The Public Facilities maps, (see General Plan Figures 3b and 3c), show the locations of schools, police and fire department facilities, the Town Hall, and wastewater treatment facilities located throughout the Town of Sahuarita and its planning areas.

**Schools**

Sahuarita Unified School District #30 serves the majority of the Town, as well as a large surrounding area, with eight public schools. The Continental Elementary School District serves Green Valley and the southern portion of Sahuarita.

Two charter schools – Great Expectations Academy and the Air and Space Academy – also operate within the Town.

**Police**

The Town of Sahuarita Police Department is currently comprised of 43 commissioned officers, 7 civilian employees, and 26 citizen volunteers. The Department is located within the Town Center across from the existing Town Hall at 315 West Sahuarita Center Way. The Department has police dispatch services through an intergovernmental agreement with the Pima County Sheriff's Department.

**Fire**

Rural Metro Corporation provides subscription service for fire protection and emergency services to the Town of Sahuarita with two fire stations in operation – one located within the Town Center area and a second located in the northern part of Rancho Sahuarita.

The Green Valley Fire District also services portions of southern Sahuarita, south of the Camino Antigua roadway alignment, with one station located within the Town limits.

**Parks and Recreation**

The Town provides several parks and a small recreation center for public recreation and park facilities services.

**Electricity**

TRICO ELECTRIC COOPERATIVE, INC. and Tucson Electric Power (TEP), depending upon location, provide electric service. There are three sub-stations, the South Loop Sub at 500 E. Pima Mine Road, the Hartt Sub at 18690 S. Old Nogales Highway, and the substation north of Sahuarita Road. Another sub-station located in Green Valley also serves the Town.

**Natural Gas**

Natural gas for the Town is provided by Southwest Gas.

**Water**

Several water providers service the Town of Sahuarita for potable water -- Las Quintas Serenas Water Company, Quail Creek, Sahuarita Water Company, Community Water Company of Green Valley, and Farmers Water Company, a division of Farmers Investment Company (FICO). There are also numerous water cooperatives serving the Town. All water companies and cooperatives currently serving potable water within the Town are regulated by the Arizona Corporation Commission.

**Sewer**

On March 25, 1974, Governor Williams designated the Pima Association of Governments as the Section 208 area-wide waste treatment management planning agency for Pima County, excluding the Tohono O'Odham lands. The original 208 plan designated Pima County as the Designated Management Agency in 1978. The plan was later amended in 1999 to list the Town of Sahuarita as a Designated Management Agency, allowing it to become a sewer service provider. As reflected on the Sahuarita Sewer Service Area Exhibit (see maps/exhibits at end of document), The Town and the Pima County provide sewer service for certain areas of town, while other areas are designated as Joint Planning Areas that can be served by either entity. Some areas within the Town utilize private septic systems.

**Solid Waste**

Garbage collection is provided by several private companies. The Sahuarita Landfill, located along La Canada Drive south of Sahuarita Road, is projected to be converted to a transfer site in the near future.

**Other Utilities**

Century Link provides telephone service. Cable television is provided by Cox Communications.

**Library**

The Sahuarita Branch Library located at 725 West Via Rancho Sahuarita opened in January 2009. The next closest library is in the Government Center on La Canada in Green Valley (both are part of the Pima County system).

**Post Office**

The Post Office serving the Town is located at the Town Center directly north of the Sahuarita Branch Library at 815 West Via Rancho Sahuarita.

**Medical Services**

There is currently no hospital within the Town of Sahuarita. The closest hospital is St. Mary's Hospital in Tucson. Northwest Medical Center operates the Northwest Urgent Care at Duval Mine Road and there is an extension of the Carondelet Medical Group Offices at 15920 South Rancho Sahuarita Boulevard. Additionally, there is an existing clinic in the unincorporated community of Continental, a wellness center for children at Sahuarita Intermediate School with a smaller wellness center located at Sopori Elementary School, and a number of private, one-doctor clinics.

# PARKS, RECREATION & OPEN SPACE – Existing Conditions

Several recreational opportunities are currently available at the local and regional level within the Town. These include developed parks and trails for a variety of recreational opportunities. Privately owned lands, without permission from the landowner are not available for recreation, but more rural areas of Town and agricultural lands provide a visual respite for residents and visitors, augmenting the more distant scenic views to the mountains beyond.

While the town has much undeveloped land, it has little dedicated open space or recreation for the existing population, let alone to accommodate future growth. The Town's existing parks do not meet the current need. At present, 75-100 additional acres of parks are required to meet 2015 needs.

**Existing parks include:**

**Anamax Neighborhood Park and Recreation Center**, a publicly owned park within Town limits, is located west of I-19 in a residential area. The Town operates the 35-acre park which features 2 lighted, multi-purpose sports fields, a basketball court, skate park, community garden, off-leash dog park, playground, picnic areas, restrooms, and a 5,000 square foot recreation center.

**Sahuarita Lake Park**, a publicly owned park built within the Rancho Sahuarita master planned community, is located north of Sahuarita Road and West of I-19. The 15 acre park features a 10 surface-acre lake, grassy areas and an approximately 1 mile pathway surrounding it. There are several picnic areas and benches along the pathway as well as fitness equipment; restrooms are also located at the north and south ends of the park.

**Anza Trail Park**, a publicly owned park within the Town limits, is located off Rancho Sahuarita Boulevard is a joint venture park in cooperation with the Sahuarita Unified School District (SUSD). Opened and constructed with Town funds in 2008, the park features 2 lighted youth softball and 1 multiuse football/soccer fields, 2 lighted basketball courts, 2 tennis courts, covered playground, 4 shaded picnic areas, a restroom/concession building and a half mile walking trail. The park is maintained by SUSD.

**Parque Los Arroyos**, a publicly owned park within the Town limits, is located east of I-19 off Avenida Arroyo Seco. This 7 acre neighborhood park has a 2 acre turf area, shaded playground and swing set, full basketball court, three large ramadas and several shaded picnic areas with BBQs, and a restroom and water fountain.

**Quail Creek-Veteran's Municipal Park**, a publicly owned park within the Town limits, is located on Old Nogales Highway at Quail Crossing Boulevard. The 25-acre park offers a 2-acre off leash dog area, shaded playground with swings, one picnic ramada with tables, walking paths and a restroom. A 2015/2016 planned expansion will bring the park's developed acreage to 13 and will add two lighted, multi-use sport fields, an additional restroom, and other amenities.

**North Santa Cruz Park**, a publicly owned park within the Town limits, is located off Rancho Sahuarita Boulevard at Camino Rancheria. The 14-acre park includes a lighted Jr. League baseball field, two lighted multi-use sports fields, a skate area, shaded playground, basketball court, picnic facilities, a pathway around the park and a restroom.

Additionally, there is one golf facility within the Town limits, the Quail Creek Country Club, located within the Quail Creek master planned community in the southeast quadrant of the Town. Other golf courses exist in the area, however, in conjunction with unincorporated Green Valley to the south.

**The Juan Bautista de Anza National Historic Trail** traverses the Town along the Santa Cruz River. This is a multi-state trail commemorating the route of Anza's expedition in the late 1700s. It presents a potential recreational opportunity for residents and visitors alike, as well as a potential backbone for a trail system within the Town.

The Town, as a relatively new community, is experiencing the need for additional recreation and open space opportunities, as expressed by the residents during the public participation process during preparation of this General Plan. Residents expressed a desire for a combination of open space types. On one hand, they felt the need for some open space to be publicly accessible, but also were content to enjoy some of their open space as a non-accessible scenic amenity only as they pass by privately owned, lower density properties.

Town residents during public workshops raised a number of ideas about meeting their recreational needs. Among them were a trail network (walking, biking and equestrian); more ball fields, including lighting, organized youth recreational programs, and pool facilities. Safety was a key concern in terms of non-vehicular access to parks and trail development. Connections to publicly accessible open space were deemed very important as well.

To help meet future need, the Town has a future 40,000 square foot pool and recreation complex listed on the County Bond Program that is planned to be on the 2015 ballot.

The Town's Parks and Recreation department employees are responsible for the maintenance of five of the Town's parks. Town employees are currently involved in managing recreational programs for youth and adults. A comprehensive inventory and analysis of forecasted needs is included in the Town's 2008 Parks, Recreation, Trails and Open Space Master Plan. The goals and policies of this plan form a blueprint for upgrading the parks and open space presence within the Town, giving guidance for addressing key needs.

The Parks, Recreation & Open Space map, (see General Plan Figure 3a), shows the locations of parks and open space areas located throughout the town of Sahuarita and its planning areas.

## Open Space

While open space and recreation are most assuredly linked, they are not the same thing. Open space is the landscape, which may be found in public or private ownership in the form of agricultural lands, undisturbed desert or riparian areas, parks and even in the landscaped or native vegetation yards of individual homeowners. Some open space provides important wildlife habitat, valuable agricultural production, existing or potential recreational opportunities, and private areas for seclusion and enjoyment by the landowner and vistas for the traveling public.

In Sahuarita, open spaces contribute to social and environmental sustainability, conservation and preservation of the Santa Cruz River. Keeping natural resources and natural open spaces is a top priority, along with promoting the region's system of trails and developing connectivity to the Santa Cruz River and Juan Bautista de Anza National Historic Trail.

The residents of Sahuarita have long recognized the importance of safeguarding natural corridors, open spaces, and native wildlife and vegetation to protect their unique ecosystem, and indeed the character, of their town. Since the Town's incorporation in 1994, public officials and local citizens have repeatedly embraced the goal of preserving and expanding valuable open space in the Town, particularly in ways that enhance recreational opportunities.

# ENVIRONMENTAL – Existing Conditions

Environmental planning addresses the impacts of development on air and water quality, habitat preservation, and the conservation of natural resources that are located within and throughout the Town of Sahuarita.

The Endangered Species Act provides broad protection for species of fish, wildlife and plants that are listed as threatened or endangered in the United States or elsewhere. Provisions are made for listing species, as well as for recovery plans and the designation of critical habitat for listed species. The Act outlines procedures for federal agencies to follow when taking actions that may jeopardize listed species, and contains exceptions and exemptions.

It is important to note that the majority of land within the Town of Sahuarita and its planning area has been previously disturbed by ranching and agriculture.

**Native Plant Preservation**

The Environmentally Sensitive Lands map, (see General Plan Figure 4), depicts the locations of critical habitat areas located within the Town of Sahuarita and its planning areas. These habitats are generally characterized or distinguished by a difference in plant species composition or an increase in the size and/or density of vegetation as compared to upland areas and are represented by plant species response to available moisture. The habitats are defined as the following:

**Protected Riparian Habitat:** a riparian habitat generally associated with regulatory floodplains through which water flows at least periodically, as well as any spring, Cienega, lake, watercourse, river, stream, creek, wash, arroyo, or other body of water. The habitat found usually contains different plant species composition and density of vegetation when compared to upland areas. Five riparian habitat types are protected by the Town Code, they are; hydroriparian, mesoriparian and xeroriparian A, B, and C. Mitigation of these habitats are required when disturbance passes a certain threshold as noted in the Town Code. Xeroriparian habitat is divided into four sub-classes based on total vegetative volume (TVV):

Xeroriparian A: TVV greater than 0.850 cubic meters per square meter (m3/m2)

Xeroriparian B: TVV less than or equal to 0.850 m3/m2 and greater than 0.675 m3/m2.

Xeroriparian C: TVV less than or equal to 0.675 m3/m2 and greater than 0.500 m3/m2.

**Unprotected Riparian Habitat:** a riparian habitat found in areas generally associated with regulatory floodplains through which water flows at least periodically, as well as any spring, cienega, lake, watercourse, river, stream, creek, wash, arroyo, or other body of water. The habitat found usually contains different plant species composition and density of vegetation when compared to upland areas. The habitat included in this category is not protected by the Town Code and does not require

mitigation when disturbed. This habitat type includes Xeroriparian sub-class D: TVV less than or equal to 0.500 m3/m2.

**Cultural Resources and Historical Structures**

The Santa Cruz Valley area has likely been inhabited since circa 11,500 B.C. As such, Sahuarita contains important archaeological sites and artifacts that require special treatment.

Juan Bautista de Anza National Historic Trail: the National Park Service has nominated The Juan Bautista de Anza Trail, 1775-1776, as a National Historic Trail. This national historic trail follows the west bank of the Santa Cruz River corridor, a major physical and cultural feature for the Town of Sahuarita. This historic trail designation is important for the Town in that this corridor is only one of twelve such designated historic trails in the United States.

The oldest neighborhood in Sahuarita, known as the Quorum, is approximately 100 years old. There are also a handful of other homes and ranches that may also qualify as historical. The first schoolhouse, located on Brown Ranch at the northwest corner of La Villita and Sahuarita Roads, may qualify as an historical structure. An older school structure is also present north of The Pecan Store, owned by FICO, at Tucson Nogales Highway and Sahuarita Road.

The Titan II Missile Site, the only official historic site in the Town, was listed on the National Register of Historic Places in 1992 as a symbol of the Cold War. The Arizona State Museum records search of the AZSITE electronic database conducted to inventory previously recorded cultural resource sites (including both historic and prehistoric and previously surveyed areas within the Town limits), reflects 77 cultural resource projects and 31 previously recorded cultural resource sites.

**Air Quality**

The Town requires dust mitigation on roads. The paving of new roads in subdivisions is required by the Town Engineer to alleviate air quality concerns.

Pima County Department of Environmental Quality (PDEQ) has regulatory authority for air quality within Pima County, with the exception of the Tohono O'Odham, Pasqua Yaqui and San Xavier Indian Reservations. PDEQ monitors for six criteria pollutants in the Tucson and Green Valley area. Those pollutants include: Carbon Monoxide, Lead, Nitrogen Dioxide, Ozone, Particle Pollution (PM2.5 and PM10), and Sulfur Dioxide). The closest monitoring site to the Town of Sahuarita was originally 14 meters south of Esperanza Boulevard and 0.5 kilometers west of I-19 in Green Valley; however, the site was relocated in February 2001, approximately 1 kilometer north of the original Esperanza site, to the Pima County Government Center at 601 N. La Cañada Drive. In addition, PDEQ completed the installation of a second air quality monitoring site in 2011. The site sits atop the roof of the Green Valley Fire District's administration office at 1285 West Camino Encanto which is further south than the Esperanza Boulevard site. The objective is to monitor the impact of open pit mines and tailings ponds west of the community. Particulate matter (PM10) levels were below health standards in the years 1989 through 2011, but are now being mitigated by Asarco.

**Water Quality**

The Arizona Department of Environmental Quality (ADEQ) and, by delegation agreement Pima County Department of Environmental Quality (PDEQ), have the authority for inspection of activities that have the potential to impact water quality. The local aquifer is monitored by the Arizona Department of Water Resources (ADWR).

**Eagle Pitcher Mill Site**

This site is located south of Sahuarita Road, north of the Union Pacific Railroad tracks, west of the Santa Cruz River and east of the Rancho Sahuarita Specific Plan area, directly south of the Town Center. The site was used previously for the discarding of mine tailings. Analysis and mitigation of special soil conditions prior to any rezoning or specific plan process will be necessary.

**Floodplain**

The town engineer is designated as the floodplain administrator for the town and serves as the community point of contact on National Flood Insurance Program (NFIP) issues for county, state and federal officials. The Town of Sahuarita provides the floodplain management responsibilities under the NFIP, and is the entity responsible for floodplain administration within and outside of the FEMA floodplain. Roughly one-third of the Town of Sahuarita is located within the 100-year floodplain of the Santa Cruz River and its washes. The majority of the 100-year floodplain is located within Sahuarita Farms Specific Plan (pending Town Council approval) area; however, the Sahuarita Farms Specific Plan (pending Town Council approval) and comprehensive River Master Plan present an approach to mitigating negative floodplain impacts and guiding the development of a comprehensive, mixed-use master-planned community. A portion of the Rancho Sahuarita Master-Planned area is in the floodplain.

**General Conservation**

Requirements for new developments or buildings to use energy conservation methods were included in the new 2012 Building Code. The Town holds an annual recycling event for Sahuarita residents to bring household hazardous waste and electronics to the Sahuarita Plaza to be either recycled or disposed of safely. The Town also participates in the annual Day-After-Thanksgiving Grease Collection and Recycling Event aimed at the proper disposal of cooking grease. Pima County Solid Waste sponsors recycling of such products as tin, aluminum, newspaper, and glass. The Lions Club, located in Green Valley, also recycles newspaper.

# WATER RESOURCES – Existing Conditions

The Water Resources element addresses the currently available surface water, groundwater and reclaimed water supplies within the Town of Sahuarita.

**1980 Groundwater Management Act**

To address groundwater depletion in the state's most populous areas, the state legislature passed the 1980 Groundwater Management Act and created the Arizona Department of Water Resources (ADWR) to ensure dependable long-term water supplies for Arizona's growing communities. The ADWR administers the provisions of the Groundwater Code found in the Arizona Revised Statutes, explores methods of augmenting water supplies to meet future demands, and works to develop public policies that promote conservation and equitable distribution of water. Since the Town of Sahuarita falls within the Tucson Active Management Area, the Town must comply with the requirements of this Act.

**Tucson Active Management Area**

The Tucson Active Management Areas (AMA) is one of five AMAs in the state that were established pursuant to the 1980 Groundwater Management Code. The Tucson AMA covers 3,866 square miles in southeastern Arizona and includes the Town of Sahuarita. The Tucson AMA has a statutory goal of achieving safe-yield by 2025. Safe-yield means that the amount of groundwater pumped from the aquifer on an average annual basis must not exceed the amount that is naturally or artificially recharged. The safe-yield goal is a basin-wide balance. Since groundwater use in AMAs is regulated, groundwater pumping in these areas requires a permit from ADWR. Rights to use surface water are also designated through a permitting process by ADWR. There are also significant water rights held by mining and agricultural interests within or adjacent to the Town's corporate limits.

**Agriculture**

The primary agricultural area in the Town of Sahuarita is the pecan groves owned by Farmers Investment Co (FICO). FICO has 5,889 irrigation acres with an annual allotment of 34,685-acre feet (AF). Usage included 30,681-acre feet of water for irrigation in 2010.

**Metal Mines**

Water usage by the metal mines adjacent to the Town has increased significantly in recent years due to the recovery of a depressed copper market in the mid-1980s. Current groundwater use by the ASARCO and Freeport McMoRan mines is estimated to be approximately 39,000 AF per year. The level of mining activity fluctuates with the price of copper and technological advances as well as with other economic factors.

**Golf Courses**

Golf courses tend to be the largest water users of turf-related facilities, with most courses having more than 80 acres of water-intensive landscaping. Many courses are now using reclaimed water as the primary source for turf irrigation. The Town of Sahuarita has no public golf courses and one semi-private course (Quail Creek Country Club) at present. Reclaimed water is utilized at the Quail Creek course, and the town offsets groundwater use at Sahuarita Lake Park through recovered effluent.

**Sand & Gravel**

Water use by Cemex, the ASARCO-operated sand and gravel operation located within the Town of Sahuarita's Planning Area to the north at Pima Mine Road and Tucson Nogales Highway, was 255 AF in 2010. United Metro Materials, Inc., located within the Town's limits east of the Old Nogales Highway and north of Quail Creek, used 0 AF of water in the year 2010. Sand and gravel facility water use follows construction needs in the area and so is highly variable from year to year.

**Water Providers**

Municipal water providers include cities, towns, private water companies, and irrigation districts that deliver groundwater for non-irrigation uses such as residential, commercial, governmental, industrial, and construction uses. Five main providers supply municipal water within the Town of Sahuarita.

Las Quintas Serenas services the area south to Via del Santa Tomas (Anamax access), north to El Toro Road, east to I-19 and west to the Anamax tailing dike. The source of water supply for the Las Quintas Serenas Water Company is groundwater. The company currently does not use effluent or have any Central Arizona Project (CAP) allocations.

The Community Water Company of Green Valley services a few parcels in the area around the intersection of Duval Mine Road and I-19, including the Wal-Mart, and has expanded into Sections 25, 26, and 35 within Township 17 south, Range 13 east, north of Duval Mine Road. Community Water pumps groundwater and does not use reclaimed water. The company has a CAP allocation for 2,858 acre-feet of water and is planning for the ultimate use of its CAP allocation.

Farmers Water Company services Madera Highlands and properties owned by Farmers Investment Co (FICO) and others within and outside the Town, both east and west of the Santa Cruz River. Farmers Water Company is a wholly owned subsidiary of FICO. Farmers Water Company uses groundwater.

The Sahuarita Water Company services the area within the Rancho Sahuarita Specific Plan area. The company has a 100-year Assured Water Supply designation with the Arizona Department of Water Resources (ADWR). The source of supply for Sahuarita Water Company is groundwater. The company utilizes extinguishment credits to offset a portion of its annual water use.

The Quail Creek Water Company currently provides water within the Quail Creek Specific Plan area. The company has no CAP allocations currently. Pima County has an agreement with Robson/Quail Creek in which Robson/Quail Creek purchases a portion of reclaimed water from Pima County and stores it in a constructed recharge facility adjacent to Pima County's existing wastewater reclamation

facility located in the southern portion of the Town. Some of this water is recovered by Robson to offset their groundwater use at the Quail Creek development.

There are also numerous small water cooperatives servicing areas of the Town.

**Groundwater**

The Green Valley / Sahuarita area, the southern and most up-gradient part of the Tucson Active Management Area (TAMA), is experiencing groundwater overdraft, a condition where more water is being withdrawn than recharged. This overdraft is a result of pumping for mining, agriculture and municipal use and has resulted in a lowering of the water table.

According to data by the Upper Santa Cruz Providers and Users Group, the estimated groundwater overdraft in the Sahuarita / Green Valley area totaled 36,000 acre-feet per year in 2010.

**Central Arizona Project (CAP) Water**

Although water providers in the Town offset groundwater pumping as required by the Arizona Department of Water Resources, the water providers currently do not use CAP water as a source for municipal or domestic water. Community Water Company has an allocation for CAP. A CAP distribution pipeline is located along Pima Mine Road. The existing Pima Mine recharge facility is located just north of the Town limits. Community Water Company and FICO are planning to construct additional CAP pipelines and recharge facilities within the Town.

**Wastewater Facilities**

The Town and Pima County are designated to provide wastewater service in the northern and southern portions of the Town, respectively. The Town operates the Sahuarita Water Reclamation Facility located along Rancho Sahuarita Boulevard south of Pima Mine Road. That facility currently serves the Rancho Sahuarita specific plan area. Pima County operates the Green Valley Wastewater Reclamation Facility located west of Quail Creek along Nogales Highway.

**Reclaimed Water (Effluent)**

Both the Sahuarita and Green Valley wastewater facilities produce A+ reclaimed water. The Town recharges water from its Sahuarita Water Reclamation Facility and utilizes a portion of the stored water to offset groundwater use at Lake Park. The remaining water is stored in the aquifer for later use. A portion of reclaimed water produced at the Green Valley facility is sold to Quail Creek through an agreement with Pima County. The remainder is discharged to percolation ponds on site. Pima County is planning to obtain permits from the Arizona Department of Water Resources to store the remainder of its reclaimed water.

# ENERGY – Existing Conditions

The Town of Sahuarita is committed to making improvements that are beneficial and sustainable for our Southern Arizona community. Staff is committed to explore and secure funding opportunities that support these types of projects that make our Town a great place to live, work and play.

Over two years ago, the Town of Sahuarita was awarded $111,560 in a first round of funding through the Governor's Office of Energy Policy (GOEP) for a grant from the U.S. Department of Energy. The goal was to identify and address energy use and improve the energy efficiency in transportation, buildings and other appropriate sectors.

Lead by the Public Works Department, the Town focused its grant proposal on energy efficient outdoor lighting. Town facilities including parks, the wastewater facility and the Municipal Complex were considered. Smaller projects relating to IT upgrades, compact fluorescent light bulbs and motion sensors were also implemented. These projects were completed in December 2011.

Due to the successful completion of the projects in the first round of funding, the Town was invited to apply for a second round of available GOEP funds. On April 4, 2012, funding of $11,100 was awarded to the Town for additional lighting projects at the sport courts located at both Anamax and North Santa Cruz Park. Work on these facilities was completed in September 2012.

**Induction Lighting Project**

In the first round of the project to increase energy efficiency of outdoor lighting, approximately $81,000 was utilized to retrofit 134 outdoor lighting fixtures at Anamax Park, North Santa Cruz Park, Town Hall Municipal Complex, Sahuarita Road Underpass, Quail Creek-Veterans Municipal Park, and the Wastewater Treatment Facility. A recent analysis of the utility bills for one of the projects at Anamax Park revealed the following: During October 2010 – February 2011, kilowatt monthly usage for these facilities prior to retrofit averaged 32.3 kWh. One year later (2011-2012), after the induction lighting retro-fits were installed, the average monthly usage was 5.8 kWh. That's more than an 80% reduction in energy use.

The Town has also seen dramatic reductions in energy usage where light output minimums are required. In the second round of projects at the sports courts at Anamax Park and North Santa Cruz Park the Town replaced 400 watt high pressure sodium (HPS) and 250 watt metal halide (MH) lighting with 200 watt electronic magnetic induction lighting. The new lighting outperforms the previous lighting, has up to 100,000 hour life cycle (vs. 24k hours for HPS and 12k-20k hours for MH), 5 year replacement warranty and has reduced energy usage by 59% at Anamax and 40% at North Santa Cruz Park on the sports courts.

Overall, the Town is utilizing an average of 60% less energy to power higher quality lighting that maintains an efficient light output for at least 4 times the duration as the lights replaced. The cost savings in energy is impressive, but equally so is the quality of the light.

Although Sahuarita is not the first to use the magnetic induction lighting technology, we are among the first jurisdictions in Arizona to embark on an installation effort at a town wide level. The Town of Sahuarita has joined the lead of many private companies and organizations that have retro-fitted their

outdoor lighting with costs in the hundreds of thousands into the millions and are seeing a return on their investments within a year!

The installation of magnetic induction lighting in addition to the energy conscious practices of diligent employees with the Town of Sahuarita is saving the Town thousands of dollars. The Town conservatively estimates savings of $1,300 to $3,000 per month depending on the season. In addition to over $30k per year in savings, the 80k – 100k life of the induction components drastically reduce the need for replacement and maintenance costs.

**Compact Fluorescent Light (CFL) Bulb Project**

The purpose of the Compact Fluorescent Light Bulb Program was to educate residents on the benefits of CFL's and encourage them make the switch from incandescent light bulbs to CFL light bulbs. CFL's use about 75 % less energy than incandescent bulbs. A typical family saves approximately $30 in electricity and replacement costs for each bulb replaced, as CFL's last 10 times longer than incandescent bulbs. The program was launched on September 25, 2010 during the Town's sixteenth annual Fiesta Sahuarita Event.

Approximately two hundred residents received one CFL light bulb and an informational pamphlet at this event. Following this, there was an exchange event at the Wal-Mart in Sahuarita on October 23, 2010 and another 1,050 bulbs were given out to people in exchange for up to twelve of their incandescent bulbs.

In partnership with Wal-Mart a program was developed allowing for participants to receive up to twelve CFL light bulbs in exchange for a voucher they were given for disposing their old incandescent bulbs at Town Hall. The final outreach with the CFL bulbs involved a partnership between the Town Manager's Office, Public Works and Police staff, who teamed up to distribute bulbs at three Dispose-A-Med and two household Hazardous Waste Drop Off events. At these events, the public was rewarded with a six-pack of energy efficient light bulbs in return for safely disposing pharmaceuticals, electronics, and other toxic materials such as pesticides, paint, and batteries.

A total of 6,554 CFL bulbs were distributed (1,094 six-packs.) An estimated 151,800 kWh reduction in energy use was realized by homeowners through this program, which equates to over $13,000 annually.

**Motion Sensor Project**

The purpose of the project was to eliminate the waste of lights being left on in bathrooms at the Town Municipal Complex. A total of 30 light switches were retrofitted with programmable motion sensors. The addition of these sensors have allowed for lighting inside the buildings to be turned off one to three minutes after motion as ceased in the room and they automatically turn off each evening and during the weekends. In the past, lights were inadvertently left on consuming and wasting energy.

# ECONOMIC DEVELOPMENT – Existing Conditions

The Town of Sahuarita has the enviable, and challenging, opportunity to create a local, diversified, and sustainable economy. The town has grown rapidly, with over 600% increase in population from the census of 2000 to 2010. New residents are moving into the community, ranging from families with young children to retirees, seeking a community in which to spend time with family, socialize, recreate, and work, taking advantage of quality residential developments and master planned communities, open spaces and the scenic beauty of the Sonoran Desert and the Santa Rita Mountain Range.

Three annual workforce surveys conducted between 2006 and 2008 confirm that incoming residents are highly skilled and well educated. Nearly 44 percent of Sahuarita's residents in 2012 held a college degree; another 29.4 percent had some college education. Thirty-three percent of Sahuarita's residents held a bachelor's degree or higher. Just as Sahuarita's residents are highly educated, they also are high earners, with a 2012 median household income of $69,425, compared to Metro Tucson's median of $46,443 and Arizona's median of $50,256.

In addition, Sahuarita's population is younger than that of the State of Arizona, with a median age of 35.5 years, compared to Arizona's median of 36.0 years. The younger population cohort is a key competitive advantage for Sahuarita, which needs to focus on creating an environment for the establishment and growth of high value added, high paying jobs that seek young, college educated professional talent.

While residential developments have stimulated the explosive population growth, future economic development requires thoughtful analysis and planning of land use, transportation, and other public infrastructure to accommodate additional retail services, commercial office complexes, business and industrial parks. The town is strategically seeking to increase its geographic boundaries to ensure that land is available for the additional services required for a growing population, creating higher wage jobs and generating revenues for the town. Annexation plans are under evaluation to nearly triple the town's geographic size, allowing Sahuarita an opportunity to transition from a bedroom community to a self-sustaining community over the long term. Establishing quality environments for the jobs that will evolve in the 21st and 22nd century economies will be paramount to Sahuarita's long-term sustainability and economic vitality.

Economic development planning requires "big picture" long-term strategic thinking and visioning. The adage "think globally, act locally" is very appropriate at this point in Sahuarita's evolution. As planning is undertaken to create a local, diversified, and sustainable economy for the Town of Sahuarita, both a domestic and a global perspective are needed to position Sahuarita as an investment location of choice, citing the advantages of living, working, recreating, and conducting business in the town

Sahuarita's proximity to Mexico, access to California markets, positioning along the Interstate 19 (I-19) Canamex Corridor with convenient access to Interstate 10 and Tucson International Airport, bode well for the community's ability to create a viable economy. Mexico's GDP ranks 14th among the world's economies, and its upward trajectory will continue to propel Arizona's neighbor to the south to even

greater economic standing and prosperity in the world economy. Mexico has benefited from the foreign direct investment of many U.S. and foreign aerospace firms, which increasingly, are locating significant facilities in that nation. Many American and foreign multinational automotive and energy-related technology firms also have located significant facilities in Mexico, all proximate to the U.S. border, including that of Arizona. Additionally, a Union Pacific rail line runs through the town from Tucson to Hermosillo in Sonora, Mexico. Two rail spurs are also located in the town. Sahuarita can and should capitalize on these opportunities.

Much work has already been undertaken to set the stage for economic planning. Studies that are providing guidance in this area include:

- The Town of Sahuarita General Plan
- Three annual Sahuarita Workforce Surveys
- The Green Valley/Sahuarita Regional Community Planning Study
- The TREO Economic Blueprint
- The May 2007 Regional Town Hall
- Community Survey (2013)
- Commercial/Industrial Assessment reports for B-1, B-2, I-1, and I-2 zonings in Sahuarita
- Town of Sahuarita Parks, Recreation, Trails and Open Space Master Plan
- 2015 Sahuarita Blueprint for Economic Growth and Prosperity

Armed with quantifiable data regarding potential retailers best suited to locate in the Sahuarita retail trade area, the job skills and educational attainment of the local and regional workforce, key industry targets, and available land for building, the marketing of Sahuarita as an employment center of choice in the southwestern United States, proximate to Mexico, can commence.

# COST OF DEVELOPMENT ELEMENT – Existing Conditions

It is rare that a community would absorb the cost of the construction of on-site infrastructure within a new development. Developers expect to pay for all such infrastructure necessary to make their development work. The real issue covered by the Cost of Development Element is addressing off-site costs associated with new development.

It is common practice in urbanizing Arizona and throughout much of the United States to ensure that new development contributes to the cost of providing off-site infrastructure necessary for making the individual development work without creating an additional burden on the Town's resources. Development impact fees are perhaps the most well-known method for doing this, but not the only mechanism. Improvement districts, community facilities districts, and individually negotiated development agreements are some of the ways that municipalities can finance capital infrastructure demand costs created by new development.

Only those off-site facilities and services the Town of Sahuarita provides can be addressed when seeking to require new development (in reality, the buyers and non-residential tenants of new development) to pay for them. Many services are provided to Town residents by governmental units other than the Town such as the school system and (except for the Town's Designated Management Area) wastewater management or private entities including fire protection, trash pickup and water service. Services provided by the Town include public roads, police, wastewater service (northern portion of the Town), and most parks, for example.

While it is possible to ensure that buyers in new developments incur new off-site capital costs, it is not at all easy to assess and recoup operations and maintenance costs of these facilities and services once they are in place. Except as may be negotiated in individual development agreements, it is typically assumed that once a facility or service is placed on line, it is the greater population who use the facility who must maintain it through whatever general taxes, bonding or user fees are available to the community. Additionally, residents and non-residents alike utilize some infrastructure such as public roads. Many communities seek ways to charge non-residents through mechanisms such as a bed tax and resort oriented sales taxes for the long-term upkeep of facilities.

The Town of Sahuarita raises revenue based on a 2% transaction privilege tax on the sales of most goods and some services over and above state sales taxes. The town also has a 2% bed tax. The Town does not levy a property tax, though residents pay property taxes to support other local and regional entities including the school districts, fire districts as appropriate, the County Library District, Pima County and other taxing authorities such as Community Facilities Districts.

The Town has no impact fees in place, and the four adopted specific plans are governed by development agreements that require the construction of all necessary off-site improvements as required by the Town. Much of the projected residential growth in the Town over the next 10 years, and likely beyond, will come in these master-planned communities, and the development agreements state that the regulatory framework under which they would develop would be as of the date of approval. If for example, impact fees or another specific financing mechanism were to be adopted by the Town, the bulk of the new construction expected over the life of this Plan would be exempt from them.

The Town does have one infrastructure financing mechanism in place in the form of a 4% construction contracting transaction privilege tax charged on all new construction and improvements based on 65% of the contracted price of each new structure or improvement. The theory behind the tax is that it really is a tax on materials, with the assumption that 65% of the cost of a typical job is materials. Unlike an impact fee or a community facilities district, for example, it does not tie the cost of providing improvements for off-site infrastructure to the demand generated from the new construction.

In June 2013, the Town adopted a five-year capital improvement plan (CIP) for FY 2014-2018 with the FY 2014 budget including $52.7 million to build and purchase capital assets. The Plan outlines capital projects and funding sources by year, with a total of 21 capital projects in 2014. Typically, capital improvement plans are updated annually as projects are completed and new projects added, based on among other items, new revenue projections and this General Plan once adopted.

Ensuring that the financing of the cost of new development does not create a burden on the Town is an important consideration.