

Sahuarita FARMS

SPECIFIC PLAN



ADOPTED: OCTOBER 12, 2015

TOWN OF SAHUARITA, ARIZONA



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- E. Master Transportation Plan
- F. Santa Cruz River Master Plan
- G. Community Participation Plan and Summary Report

Executive Summary

Farmers Investment Co. (FICO) is pleased to submit the Sahuarita Farms Specific Plan to the Town of Sahuarita. This document, as suggested in the 2000 annexation agreement, outlines prudent, far-reaching visionary master planning and regulatory standards that will guide a comprehensive, mixed-use master-planned community for the property. The FICO property includes approximately 7,000 acres, approximately 5,645 of which is within the Town of Sahuarita and included in this Specific Plan request. Most of the remaining property is in unincorporated Pima County and has been planned and zoned as a Specific Plan through the County's rezoning process. The Specific Plan will guide the development of the FICO property within the Town of Sahuarita over the next 40 to 50+ years, and the enhancement of 7 ½ miles of the Santa Cruz River through the Town.

The Specific Plan follows and complements previous and ongoing planning efforts conducted by the Town. The plans adopted by the Town include the *2002 Town of Sahuarita General Plan*, the *Town of Sahuarita Parks, Recreation, Trails and Open Space Master Plan*, and the *Sahuarita Town Center and Santa Cruz River Corridor Subarea Plan*. These documents represent the vision and goals of the citizens of the Town for the future of the community and the river. The Specific Plan embraces, expands and enhances this vision.

Building upon the Town's vision for future growth, the plan includes five guiding principles that represent the overall planning philosophy for the property. These guiding principles, listed below, have been incorporated within various elements of the Specific Plan to guide the future development of a vibrant, environmentally sensitive community with a high quality of life for its residents and the greater Sahuarita community.



Guiding Principles

1. **CELEBRATE THE RIVER:** *Enhance the Santa Cruz River to become the Heart of the Community and a Place to Gather and Recreate.*
2. **CREATE A SUSTAINABLE COMMUNITY:** *Ensure a Long-Term Sustainable Community that is Environmentally Sensitive, Livable and Economically Strong through Balanced Land Uses.*
3. **BUILD SAFE, HEALTHY NEIGHBORHOODS:** *Create a Safe, Active, and Healthy Community through Neighborhood and Recreational Interaction and Innovative Design.*
4. **QUALITY EDUCATION FOR ALL AGES:** *Offer Lifelong Learning and Quality Educational Opportunities for People of All Ages.*
5. **HONOR OUR HERITAGE:** *Celebrate the Agricultural, Historical and Cultural Heritage of the FICO Property and Region.*

Unlike other master-planned developments, the Sahuarita Farms Specific Plan will offer residents a community built around a unique desert asset in an arid climate — the Santa Cruz River. Throughout history, particularly in the southwest, civilizations have developed near riverbanks for the fundamental, life-giving elements provided by water. Using history as a guide, the plan is designed to create a community that embraces and enhances that historical development pattern by reinvigorating the Santa Cruz River corridor that courses through 7 ½ miles of the Sahuarita Farms property.

This is a remarkable opportunity to improve the river corridor and to bring to life a shared community vision of a major river amenity. The long, linear shape of FICO's land hugs the riverbanks and can provide a walkable, pedestrian-oriented community focused on the river. The opportunities for riparian area improvements can help protect and enhance river corridor habitat in key locations, provide open space and recreational amenities, and strengthen flood control and safety for residents and property adjacent to the river. Above all, the river will become safer, more accessible and can develop into a regional amenity for all to enjoy through long-range, visionary planning.



A comprehensive River Master Plan (RMP) is a key component of the plan. The proposed improvements within and adjacent to the Santa Cruz River corridor are consistent with the Town-adopted *Sahuarita Town Center and Santa Cruz River Corridor Subarea Plan*.

Since its beginnings in the Green Valley-Sahuarita community more than 60 years ago, FICO has dedicated itself to strategic growth plans that benefit future generations. A respected steward of the land, FICO has invested more than 30 years of planning experience into this vision for Sahuarita Farms. Woven throughout this vision for Sahuarita Farms is the abiding respect for the traditions of the region, community connectivity and sensitivity to the natural environment.

According to the Pima Association of Governments, the Sahuarita and Green Valley area is designated as a regional growth area within Pima County. Sahuarita Farms is in the heart of this growth area. The FICO property within the Town of Sahuarita represents approximately one-third of the Town's land area. As a result, this property is critical to the quality and economic prosperity of the Town. The plan seeks to establish a framework for the successful generational development of a comprehensive master-planned community where residents can live, work, shop, learn, socialize and recreate in a thoughtfully planned, environmentally sensitive community.

The region's past will meet the future in Sahuarita Farms. The project will be designed around a strong community core, brought to life by vibrant community activity centers, tree-lined streets, the Santa Cruz River, and neighborhood parks with meandering and interconnected walking trails. The plan will promote resident interaction and connectivity.



An integrated system of open spaces can bring accessibility and connectivity within and outside the river corridor. Pedestrian-oriented community design is the proposed framework for neighborhoods and centers that will be multi-modal via an integrated, interconnected street system that supports various transportation modes.



The project will establish the framework for a long-term, sustainable master plan for a community that will be built over a 40 to 50+ year period. The planned community will offer future residents homes in a variety of price ranges and lifestyle choices that enhance livability and diversity. Commercial, retail, employment and light manufacturing facilities will be arranged in a mixed-use development



pattern that incorporates places for people to live, work, shop and play within a cohesive system of interconnected neighborhoods and village and activity centers.

While the property gradually transitions from an agricultural operation into a master-planned community over the anticipated 40 to 50+ year build-out period, these lands can become an important economic driver for the region. According to a draft fiscal impact study prepared for the project by *Arizona Economic Research*, this project will create thousands of local jobs and billions of dollars in local earnings. In addition, the community will generate billions of dollars in local economic activity during the build-out period. The draft study also indicates that at full build out, the community will generate hundreds of millions of dollars in sustained economic activity each year from the spending of new residents.

The plan provides for a long-term, phased approach to efficient infrastructure and services for residents. Improvements and additions to existing local and regional infrastructure, schools, fire stations, approximately 1,437 acres of open space, and a comprehensive community trail network, including an important segment of the historic Juan Bautista de Anza National Trail, will be an integral component of the Sahuarita Farms community.



Rather than planning in a piecemeal manner that renders unattractive, hodge-podge results, this flexible long-term plan can be tailored to fit current and future trends while celebrating the spirit of the land and the community's vision. The plan

aims to counter traditional problems of negative growth patterns — segregated uses, sprawling development patterns, too much driving and disconnected neighborhoods. Lifestyle preferences — more housing choices, mixed densities, natural and developed open space in communities, and telecommuting — are evolving. The plan is malleable enough to evolve with these lifestyle trends and retain its spirit and intent, and most importantly, its citizen-inspired vision.



The region's iconic pecan groves, a distinctive part of the landscape, are valued by so many in the community. FICO remains strongly committed to its agricultural operations for the foreseeable future, as evidenced by its ongoing commitment as a leading grower, producer and processor of pecans worldwide. As the area transitions to a built environment, selected groves may be maintained and farmed within the master plan as a reminder of the area's agriculture heritage. Additionally, as neighborhoods are developed, a celebration of the rich agricultural heritage can be integrated into the community through the incorporation of selective pecan trees in key community gathering areas. Meaningful agricultural pecan tree preserve areas may also be accompanied by community gardens, which will provide residents the opportunity to grow their own crops and promote locally-grown organic foods.



The *Sonoran Desert Conservation Plan* (SDCP) is an important regional vision that strives to protect the region's natural desert environment for future generations and preserve/improve habitat and establish open space linkages for wildlife. The SDCP encourages development and future growth in close proximity to existing urbanized areas, and more specifically, in areas of the least important natural, historic and cultural resources. Consistent with

the values of the SDCP, the plan seeks to protect and enhance the Santa Cruz River, an important natural resource in the region. The primary floodway of the Santa Cruz River corridor is designated as Hydromesoriparian or Mesoriparian within the Riparian Classifications Maps established within the Sahuarita Town Code. Additionally, there are small slivers of land area immediately adjacent to the primary river corridor designated as Xeroriparian. While not regulated by the Town of Sahuarita, portions of the property are within various classifications of the Conservation Land System (CLS), a component of the SDCP. FICO intends to comply with the CLS as regulated by Pima County collectively, for all of its property both within Pima County and the Town of Sahuarita. The slow transition of agricultural areas to developed land will also assist groundwater conservation efforts by reducing the amount of groundwater use, preserving this finite resource for future generations. The plan will serve as a blueprint for long-term growth that supports these and other important purposes of the SDCP.

Dark night skies are also an important component of the community's overall quality of life. Dark skies are critically important to the internationally renowned astronomical research conducted by observatories in the region. FICO shares in the community's vision to preserve and protect the night's visual environment and our region's heritage of dark skies. This shared community commitment to dark night skies will be addressed by continually coordinating with observatories, astronomers, and lighting professionals to incorporate environmentally responsible outdoor lighting standards into development projects as lighting technology evolves over time.



As a steward of the land and a good corporate and community citizen, FICO believes that responsible planning for the future must take place now. This effort provides the opportunity to methodically and deliberately plan for the future uses of the FICO property in a manner unimpeded by urgent demands and rushed decisions of a cyclical and sometimes fast-paced real estate market. FICO seeks to engage in proactive planning now to establish a generational blueprint and fulfill the long-term vision of the Town, creating a positive legacy for the generations who follow.

The Sahuarita Farms Specific Plan document is organized into seven primary sections:

I) Plan Purpose and Authority

Section I addresses the purpose of the plan, and the authority of the Specific Plan per the Town of Sahuarita Zoning Ordinance.

II) Site and Context

Section II identifies the property location, regional and historical context, and existing site conditions.

III) Vision, Guiding Principles and Community Character

Section III establishes the overall vision and community character for the property through a series of guiding principles and key plan objectives, as well as the general design theme and character of each of the four Community Villages, including The Groves, Town/River Center, River Park, and Valle Vista, that will guide the long-term development of the property.

IV) Community Plan Elements

Section IV defines the various master plan components of the property, including Land Use, River Master Plan, Parks, Open Space and Trails Plan, Community Facilities, Streets Plan, Infrastructure Master Plan, Standards and Methods of Conservation, and Phasing.

V) Administration and Implementation Procedures.

Section V addresses administration and implementation procedures for the property, including planning and design review processes, Village Subarea planning, amendments to the plan and an annual implementation and monitoring program.

VI) Regulatory Development Standards

Section VI defines the general development standards that will guide overall growth and development of the property, providing some flexibility, while ensuring consistency, predictability, and the protection of the public health, safety and welfare.

VII) Specific Plan Conditions and Amendment Tracking

Section VII provides a comprehensive list of the Specific Plan conditions, and references the location within the document that each condition is addressed. This section also provides a placeholder for all future amendments to the Specific Plan during the implementation of the development.

In addition to the seven sections discussed above, a series of Appendices are also included as part of the adopted Specific Plan that provides additional background information and technical support, including the following:

- A. Site Inventory and Analysis
- B. Water and Reclaimed Water Master Plan
- C. Sewer Master Plan
- D. Drainage Master Plan
- E. Master Transportation Plan
- F. Santa Cruz River Master Plan
- G. Community Participation Plan and Summary Report

Provided on pages 6 and 7 of this Executive Summary are two graphic exhibits that identify the general land use character areas and parks, open space and trails plan for the property. These are listed as **Figure 1, Land Use Character Area Summary Plan** and **Figure 2, Parks, Open Space and Trails Summary Plan**. For more details on the land use descriptions, open spaces and trails, see **Section IV, Community Plan Elements** of the Specific Plan.

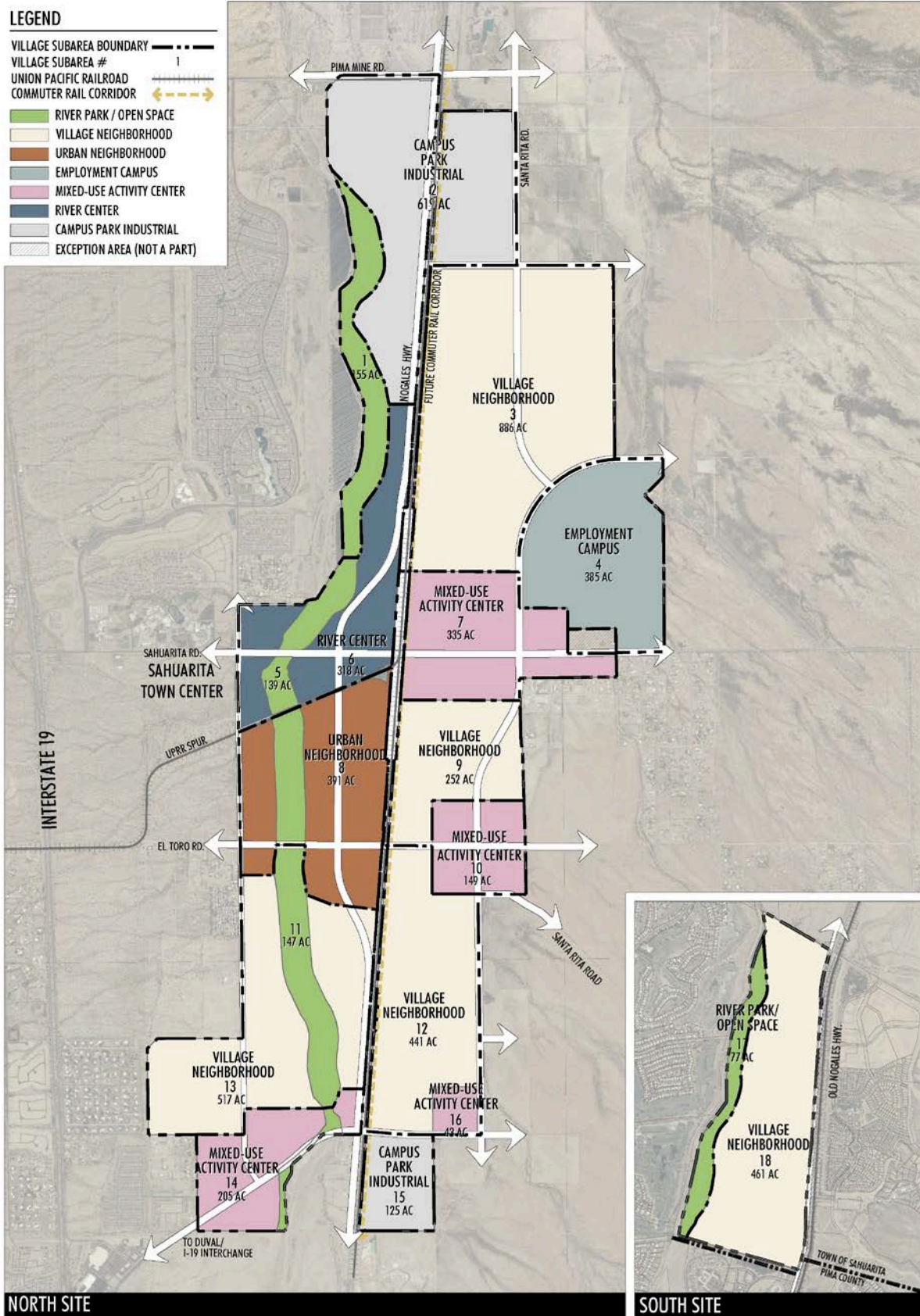


Figure 1: Land Use Character Area Summary Plan

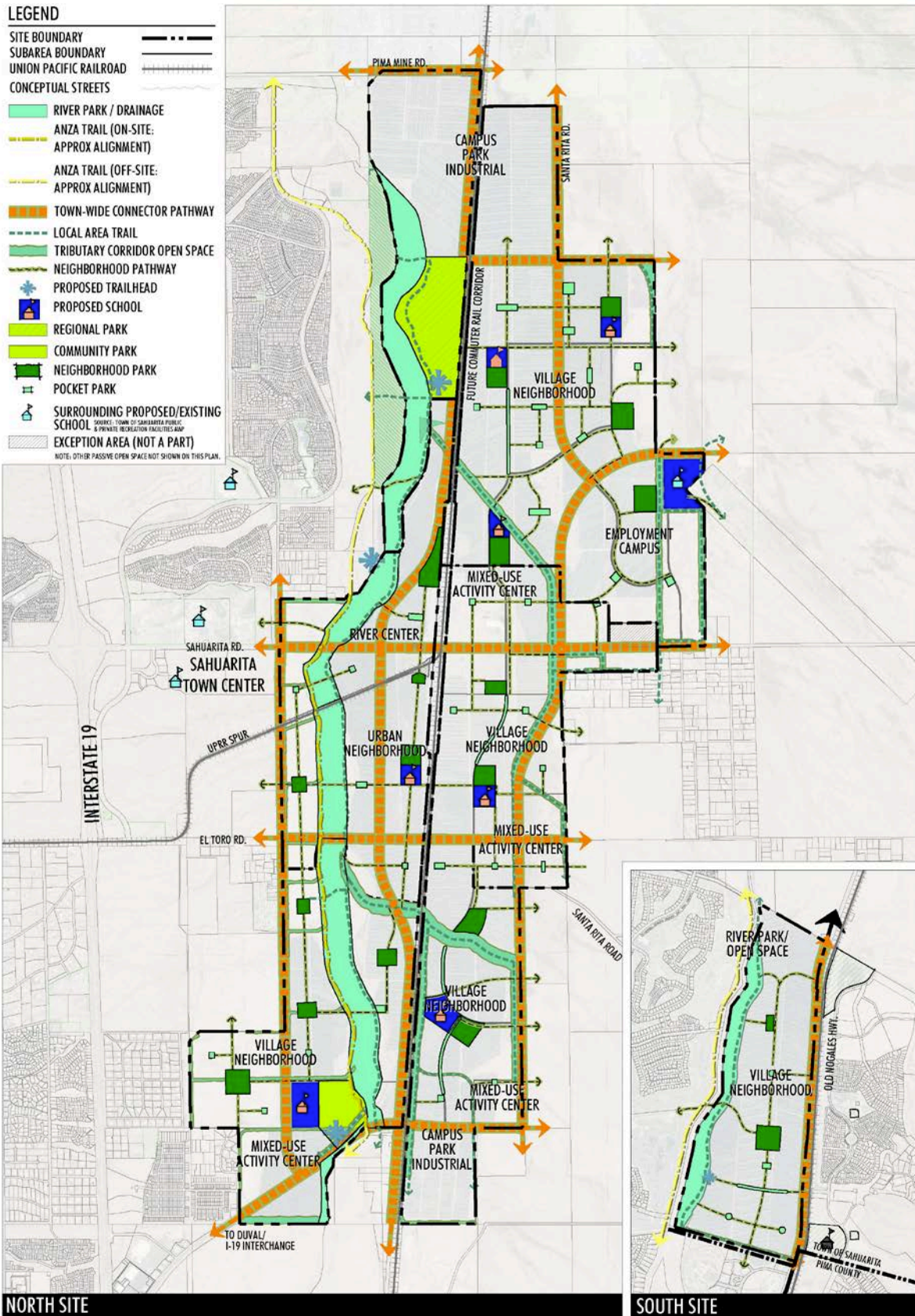


Figure 2: Parks, Open Space and Trails Summary Plan

Section I: Plan Purpose and Authority

A. Purpose of the Specific Plan

The purpose of the Sahuarita Farms Specific Plan is to provide the Town of Sahuarita and owners of the Sahuarita Farms property with a comprehensive planning and regulatory document that will guide the long-term growth and development within the property boundaries. The development plan and regulatory standards within this document are intended to represent sustainable, orderly, economically-feasible and environmentally progressive approach to land development for the property.

B. Authority and Scope

This document has been prepared in accordance with the applicable sections of the Arizona Revised Statutes and the Town of Sahuarita Zoning Code Chapter 18.90, Specific Plans. As stated within this section, regulations identified within this Specific Plan supersede equivalent district standards found within the Town's Zoning Code. Where conflicts exist between the two documents, the Sahuarita Farms Specific Plan shall apply. In instances where regulatory development standards are not specifically addressed in this document, the then-current applicable sections of the Town of Sahuarita Zoning Code at the time of application for a particular development permit shall apply. As such, the Specific Plan shall adhere to all applicable Town regulations that are not explicitly addressed within this Specific Plan. The Specific Plan's design standards shall be interpreted to implement the Specific Plan or relevant Town regulations. The Master Developer shall adhere to the Specific Plan document as approved by the Town.

C. Ownership Applicability

There are a number of relatively small parcels not owned by FICO which fall within the geographic boundaries of this Specific Plan. These properties are referenced as Category "A" parcels as defined within **Appendix A: Site Inventory and Analysis**. The owners of these parcels have signed letters of authorization allowing the properties to be included within the Specific Plan. Their locations and designations within the Specific Plan are shown in **Appendix A**. After the approval of the plan, the legal uses on these parcels can continue to be used as they have in the past. If at any time they wish to redevelop under the Specific Plan, they may do so just as any other property covered by the Specific Plan.

D. General Plan Conformance

1. Introduction

The Sahuarita Farms Specific Plan (Specific Plan) was prepared in careful consideration of various existing and adopted planning documents, including the 2002 Town of Sahuarita General Plan (General Plan), the Town's Parks, Recreation, Trails and Open Space Master Plan (Open Space Master Plan), and the Sahuarita Town Center and Santa Cruz River Corridor Subarea Plan (Subarea Plan). These documents represent the vision and goals of the citizens of the Town for the future of the community and the river. The Specific Plan is intended to embrace, expand and enhance this citizen-led vision.

The 2002 General Plan designates the property within the Specific Plan boundary as a "Special Planning Area" as defined within the Land Use Element. Figure 1A within the General Plan identifies proposed land uses within the property including employment, mixed use, medium-density residential, and river channel (floodway). The Subarea Plan provides a more detailed, but still generalized land use plan for a large portion of the Sahuarita Farms property. This plan designates land for mixed use activity centers, employment, commercial, various residential densities, and river corridor open space. From an overall land use perspective, the balance and mixture of land uses proposed within the Specific Plan are consistent with the General Plan and Subarea Plan, but the precise location and designations have been adjusted based on more detailed planning analysis of the property.

The Specific Plan provides for a balanced land use plan, including mixed-use activity centers (integrating commercial, employment, and high density residential), employment campus and campus park industrial (employment uses), village and urban neighborhoods (residential uses of various densities), and river park open space. As identified on Page 1 of the Town of Sahuarita General Plan, Arizona Revised Statutes 9-461.06-G defines a major plan amendment as follows: “*A substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing general plan land use element.*” As will be clearly defined within the following narrative, the Sahuarita Farms Specific Plan does not propose a substantial alteration of the land use mixture or balance of land uses; however; in order to provide more precise consistency between the Specific Plan and the General Plan, and in order to address minor discrepancies between various elements of the City’s General Plan, most notably the Figure 1A Land Use Map within the 2002 General Plan and Figure 2, Land Use Framework of the 2008 Sahuarita Town Center and Santa Cruz River Corridor Subarea Plan, a minor General Plan Amendment was processed concurrent with this Specific Plan. The minor amendment clarified minor land use inconsistencies between the various maps within the adopted General Plan, and further clarified the hierarchy of maps for purposes of determining conformance.

2. Town of Sahuarita 2002 General Plan Update

a. Conformance with General Plan Land Use Map

As indicated above, the Minor General Plan Land Use Map processed concurrently with the Specific Plan, addressed minor land use map inconsistencies between the various land use map elements within the 2002 General Plan. This Map was reviewed by the Town’s Planning and Building Director for conformance with the proposed Specific Plan Character Area Map (**Figure 16**) and Village Subarea Land Use Plan (**Figure 48**). Per a formal letter dated May 14, 2014, the Planning and Building Director has deemed the revised Figure 1A, Land Use Map to be in conformance with the proposed Specific Plan Character Area Map and Village Subarea Land Use Plan. As such, following approval of the Minor General Plan Land Use Map and Text Amendment by the Town Council, the proposed Specific Plan Land Use Map element is in conformance with the General Plan Land Use Map.

b. Conformance with General Plan Elements

The Specific Plan is in general conformance with the goals and policies of the General Plan as demonstrated throughout the Community Plan Elements defined within **Section IV** of the Specific Plan. Below is a brief summary of Specific Plan conformance with the various elements defined within the Town of Sahuarita General Plan.

Land Use Element Conformance: As the land use element suggests, the Specific Plan provides for an orderly and balanced land use pattern as demonstrated in the land use plan, data tables and supporting narrative and exhibits. The plan is designed to promote a livable-community character through various elements of the plan, allow for sufficient land supplied for future growth in a sustainable manner, ensure a diversity of housing opportunities of varying densities and product types, and provide for a mix of residential, commercial, employment and public services to meet projected growth (see **Section IV.A**).

Growth Areas Element Conformance: The land proposed within the Specific Plan is designated as a Special Planning Area, and is identified as an area of future growth within the Town. The General Plan and the Development Agreement between the landowner and the Town contemplate the adoption of a specific plan for the property. The Specific Plan is designed to promote a balanced, efficient development pattern with a variety of land uses; support the conservation of significant natural resources and open space; encourage multi-modal transportation opportunities; and establish a framework for the logical and economical expansion of infrastructure (See **Section IV**).

Circulation Element Conformance: The circulation system proposed for the Specific Plan is generally consistent with the circulation maps adopted by the Town and region, and will

provide for the continued mobility of people and goods in a safe, effective, convenient, and accessible way. The plan will provide opportunities for multi-modal access to employment, education, recreation, shopping, medical and other destinations within and throughout the community (see **Section IV.E**).

Public Facilities and Services Conformance: The Specific Plan identifies a variety of public facilities, utilities and services to support and efficiently serve the Town, and includes elements such as education and schools, libraries, public safety (fire, police and emergency services), transit facilities, and other community facilities and services. The plan also establishes a framework for the expansion of water, wastewater, drainage and dry utilities throughout the community (see **Section IV.D and F**).

Recreation and Open Space Conformance: Recreation and open space is a major element of the Specific Plan, which is designed to provide for a safe, accessible and integrated network of recreational opportunities for the community and region. The plan promotes a balance between natural open space along the primary river corridor and usable open space and public connectivity through an interconnected trail system along its outer banks and tributary corridors. The plan also provides for an abundance of neighborhood and pocket parks, and an interconnected trail system, all designed to be within close walking distance of all residents. (see **Sections IV.B and C**).

Environmental Planning Element: The Santa Cruz River is a significant natural feature that bisects the entire property. The Specific Plan and associated River Master Plan (RMP) provide an opportunity to manage this natural resource in a manner that balances ecological value and economic, aesthetic and safety potential. The plan also proposes various sustainability principles that are established to promote conservation of natural resources and promote a healthy, livable and sustainable community. (see **Sections IV.B, C, and G**).

Objective - ENV-1.2: *Preserve the Santa Cruz River corridor as an environmental treasure to the Town.*

Response: The Sahuarita Farms Specific Plan identifies 5 Guiding Principles that provide the overall planning philosophy for the project. The first Guiding Principle is to “*Celebrate the River: Enhance the Santa Cruz River to Become the Heart of the Community and a Place to Gather and Recreate*”. This Guiding Principle is addressed throughout the Specific Plan document, with the Key Plan Objectives including: the preservation and enhancement of the Santa Cruz River through protection and enhancements to native vegetation and wildlife habitat; promoting safe wildlife movement and stabilization of the natural environment of the river; improved flood control and protection; increased public access and safety along the river; and to provide recreational opportunities along the river corridor for all Sahuarita residents to enjoy. These objectives are discussed throughout the Specific Plan document, but specifically in **Sections III.A, IV.B, IV.C, and Appendix F**.

The Santa Cruz River today exists in a modified state. While the narrow primary river channel remains generally undisturbed, areas outside of the channel areas have experienced significant impact from decades of farming activities and localized flood control efforts on private property. The Sahuarita Farms River Master Plan proposes to not only protect the primary river corridor (the area with the greatest environmental value), but intends to expand the width of this area and further enhance the value of the river corridor. Areas adjacent to the corridor that have been disturbed by historic agricultural operations will become available for development and open space to complement the 1,000+ acres of contiguous open space specifically within the river corridor. Similar provisions and considerations will apply to the many tributary corridors that cross through the property and connect with the river.

Policy - ENV-1.2.1: *When applicable discourage channelization of the Santa Cruz River and its washes, allowing for natural meandering and drainage patterns.*

Response: The plan for the Santa Cruz River is to not “channelize” the river, but to protect and enhance the existing natural river corridor through the property along some reaches of the river. Other segments of the river will not be modified at all and remain in their existing condition. Through this concept, the existing river channel will maintain its ability to naturally meander within the limits of the low-flow area.

Policy - ENV-1.2.2: *Require significant buffer areas between future development and the Santa Cruz River and other major or minor washes to preserve riparian area and wash corridor.*

Response: The plan for the Santa Cruz River includes improvements to both the floodway and the floodplain. The floodway will be widened significantly to increase the capacity of water flow during routine storm events up to the 10 to 20-year storm event. In addition to the increased capacity within the primary floodway, upper terrace/open space buffer areas a minimum of 150 feet in width will be provided on either side of the floodway that may still be within the floodplain, but will only be inundated with water during the major storm events up to the 100-year storm. These upper terrace areas will be gently sloped and will include various improvements to preserve and/or enhance riparian areas, vegetation and wildlife corridors. These areas can also serve as active and passive recreation areas with trails, wetlands and other active and passive recreational improvements. All development except parks, trails, drainage facilities, utilities and other similar uses will occur entirely outside the 100-year floodplain. As it relates to the Santa Cruz River, this will typically include a corridor of up to 1,300 feet wide, although the actual width will vary throughout the project.

The plan also includes various tributary corridors that will carry off-site and on-site water through the property and ultimately into the Santa Cruz River. These corridors will be wide enough to carry water up to a 100-year storm event and will vary in width depending on the amount of water within each tributary corridor. All development except parks, trails, drainage facilities, utilities and other similar uses will be entirely outside the 100-year floodplain. Additionally, these drainage tributaries can double as wildlife corridors. Due to past and ongoing agricultural operations, the tributary corridors have been disturbed and do not include significant riparian areas to be preserved in place. However, as the project is developed and the tributary corridors are integrated into the project, enhancements will be provided to include native vegetation and areas for wildlife movement.

Water Resources Element: The Specific Plan provides the framework for the provision of orderly, sustainable and efficient water and wastewater systems to meet the future needs of the Town. Water, Reclaimed Water and Wastewater Master Plans have been provided with the Specific Plan to demonstrate the provisions for water, reclaimed water and wastewater use and facility needs, conservation measures and recharge opportunities (see **Section IV.F**).

Cost of Development: The Specific Plan will be developed over a 40-50 year time horizon, and will be phased to efficiently and equitably disperse the cost of public service needs on an incremental basis as the project is developed. Due to the long-term build-out of the project, a draft phasing plan has been prepared, but is subject to change as the project is developed over time to adapt to changes in market conditions and infrastructure needs.

3. 2008 Sahuarita Town Center & Santa Cruz River Corridor Subarea Plan (Subarea Plan)

The Subarea Plan was adopted by the Town Council in 2008 with the intent that it would be included as an element of the General Plan. It serves to establish a vision for the lands within the town center and Santa Cruz River corridor areas north and south of Sahuarita Road. The land use exhibit presented in the Subarea Plan is generally consistent with the General Plan, Special Planning Area Land Use Map (Exhibit 1A), although is intended to conceptually represent future land use

patterns within certain areas of the Town, but not to replace the overall General Plan Land Use Map. The Specific Plan designates various residential densities, employment uses and mixed use activity centers around major roadway intersections. Open space is also designated along the Santa Cruz River corridor and various tributaries that dissect the property.

The Subarea plan also emphasizes the Santa Cruz River as a natural community asset, and asserts that modifications to the floodplain should be done in a way that maintains viewsheds, promotes natural and recreational amenities and protects habitat while maintaining the unique and attractive character of the Town.

Specific Plan Conformance

Many of the same tenets defined in the Subarea Plan related to land use types and treatment of the river corridor are echoed in the Sahuarita Farms Specific Plan. By establishing an overall vision for the study area, the Subarea Plan aggregates the area into several smaller areas (subareas), each with unique characteristics and land use objectives. This approach is similar to the Specific Plan in which character areas are established to define land uses for smaller-scale portions of the overall project.

The Sahuarita Farms Specific Plan character areas are generally consistent with the Subarea Plan land uses, emphasizing employment in the areas around the Sahuarita Road corridor, elevated land use intensities around major street intersections and establishing residential as the primary land use type south of El Toro Road. The planned treatment of the river outlined in the Specific Plan is also consistent with the Subarea Plan. The Subarea Plan contemplates various types of bank stabilization and improvements throughout the river corridor, promoting a more urban character of formal walkways and gathering spaces around the designated town center area, which is consistent with the Specific Plan.

Land Use Plan Conformance

While the precise locations of some land uses have been slightly adjusted based on a more detailed analysis of an appropriate balance of uses for the overall Sahuarita Farms property, land use elements within the Specific Plan are consistent and in general conformance with the Subarea Plan. For example, employment uses are focused near Sahuarita Road, mixed-use activity centers are located at major roadway intersections, institutional/civic uses are located on the east side of the river corridor along Sahuarita Road, and various residential densities are provided at the central and southern portions of the property.

4. Land Use Compatibility Comparison: Specific Plan, General Plan and Subarea Plan

While the precise land use designation names within the Specific Plan are not identical to those in the General Plan or Subarea Plan, they are relatively closely aligned and are similarly described. The intent of the Specific Plan is to establish “character areas” that define the general character of each designation rather than precise land uses. As such, the land use descriptions are more “character” oriented in terminology. **Table 1** establishes the intended relationship between the terms used in the three documents. The primary difference is the Specific Plan separates employment into two types (Campus Park Industrial and Employment Campus) and commercial/mixed use into two types (Mixed-Use Activity Center and River Center). Other than these minor adjustments in terminology, the three documents are intended to be generally consistent with each other.

Table 1: Land Use Compatibility Comparison

<u>Specific Plan</u>	<u>General Plan</u>	<u>Subarea Plan</u>
Village Neighborhoods	Medium Density Residential	Suburban Residential
Urban Neighborhoods	Mixed Use	Urban Residential
Campus Park Industrial	Employment	Employment
Employment Campus	Employment	Employment
Mixed Use Activity Center	Mixed Use	Mixed Use Activity Center
River Center District	Mixed Use	Mixed Use Activity Center
River Open Space	River Channel	River Corridor

5. Summary/Conclusions

Based on the summary analysis provided above, the Sahuarita Farms Specific Plan is in general conformance with the 2002 Town of Sahuarita General Plan Land Use Map, as amended through the Minor General Plan Land Use Map and Text Amendment process addressed concurrently with this Specific Plan. Additionally, the Specific Plan is in general conformance with the various elements of the General Plan, including the Land Use Element, Growth Element, Circulation Element, Public Facilities and Services Element, Recreation and Open Space Element, Environmental Planning Element, Water Resources Element, and Cost of Development Element. Finally, as discussed within this document, the Specific Plan is in general conformance with the 2008 Town of Sahuarita Town Center & Santa Cruz River Corridor Subarea Plan.

Section II: Site and Context

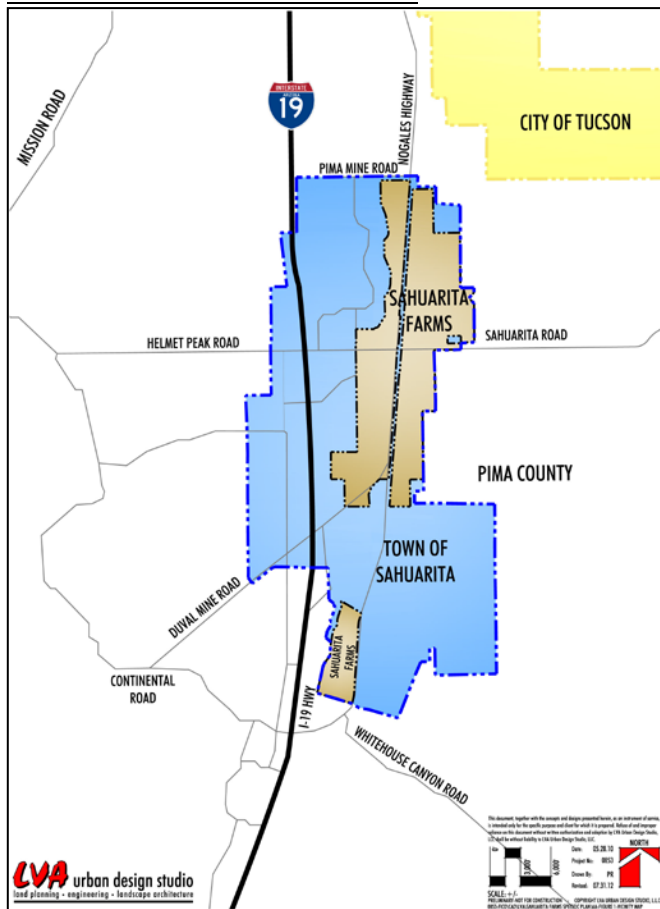


Figure 3: Boundary Map

Within the larger context, the property enjoys spectacular views of the Santa Rita Mountains, which are located east and southeast within the Coronado National Forest. The Sierrita Mountains are to the southwest. The Tucson Mountains are in the view shed to the northwest. Historically, a majority of the FICO land has been utilized for agricultural production and processing. In the past decade, the Santa Cruz Valley and the area surrounding the property has seen a transformation from a small rural and agricultural area into high quality residential communities.

B. Historical Context

FICO has been prominent in the area for more than 60 years, acquiring its lands in 1948. Farming locally dates back more than 100 years. FICO has become one of the world's largest growers and processors of quality pecans, and has fostered longstanding business and community relationships within the Town and surrounding areas. Throughout the last 30 years, FICO has worked with Pima County, the Town and its residents to help create a series of adopted plans and studies that have considered the potential for long-range land uses on the FICO property. This planning effort was reaffirmed by the Town during the 2000/2001 annexation of FICO properties into the Town and subsequent land use studies that were prepared in conjunction with the General Plan. As the region continues to experience significant growth, FICO has planned for the future development that will occur on its property over the next generation to ensure it is done in a comprehensive and sustainable manner, consistent with the Town's vision for its future. While recognizing that this growth will occur over several decades, FICO has maintained its commitment to continue farming and investing in its agricultural operations for many years to come.

A. Regional Context

The property is located within the Town of Sahuarita approximately 15 miles south of downtown Tucson and 40 miles north of the international border with Mexico. Interstate 19 runs parallel to the property, approximately one mile to the west. The planning area includes two discontinuous linear-shaped properties. The northern portion (5,107 acres) of the property is bounded on the northern edge by Pima Mine Road, extending south for six miles along both sides of the Nogales Highway and Union Pacific Railroad at an average width of 1.5 miles. The southern portion (538 acres) of the property is approximately two miles south of the northern portion. **Figure 3, Boundary Map** identifies the property in brown and the current Town of Sahuarita jurisdictional boundary in blue.

Adjacent to the northwest portions of the property is Rancho Sahuarita, a 3,048-acre master planned community. Located northeast of the property's southernmost parcel is Quail Creek, a 1,700-acre master planned retirement community. Directly east of the southern portion of the Specific Plan area is a 920-acre planned community called Madera Highlands. All of these developments are within the Town's corporate boundary, and are identified on **Figure 4, Regional Context Map**.



Figure 4: Regional Context Map

C. Existing Plans

Since 1973, cities, towns and counties in Arizona have been required to develop plans for communities that address issues such as land use, circulation, housing, public services and facilities, conservation, rehabilitation and redevelopment. As growth rates significantly increased in the 1990s, more tools were developed to respond to the consequences of rapid growth. In 1998, the Arizona Legislature passed the Growing Smarter Act, which clarifies and strengthens planning elements in the required plans of municipalities and counties. Four new elements were required to be addressed in land use plans: Open Space, Growth Areas, Environmental Planning, and Cost of Development. In 2000, the state legislature passed Growing Smarter Plus to further enhance land use planning statutes in Arizona.

Among its many requirements, the Growing Smarter Plus law requires: voter approval of a municipality's General Plan at least once every 10 years; mandatory rezoning conformance with the General Plan; more effective public participation; and regional coordination among cities, counties and regional planning agencies. This is important as it sets the stage for the planning effort for the Sahuarita Farms community, and mandates that the proposed zoning conforms to the Town of Sahuarita General Plan approved by voters in 2003.

A number of existing plans and studies have been adopted or recognized by the Town of Sahuarita and/or Pima County that provide guidance and direction regarding the long-term growth and development within the area. These plans are important in helping to establish the long-term vision and plans for the development of the FICO property, and have been evaluated as part of this planning process.

- ✓ 2002 Town of Sahuarita General Plan
- ✓ Sahuarita Town Center and Santa Cruz River Subarea Plan
- ✓ Town of Sahuarita Parks, Recreation, Trails and Open Space Master Plan
- ✓ Sonoran Desert Conservation Plan
- ✓ 2030 Regional Transportation Plan
- ✓ Regional Transportation Authority Plan
- ✓ Pima Association of Governments Regional Pedestrian Plan
- ✓ Pima Association of Governments Regional Plan for Bicycling
- ✓ Southeast Area Arterial Study



Existing Pecan Groves

D. Existing Site Conditions

The property boundary can be characterized by several existing features including:

-An active pecan farm with irrigated pecan trees occupies a majority of the property.

-Several support facilities serve as the site's active agricultural production, processing and general farm operations. Such improvements provide maintenance, processing, operation, administration and retail sales and are generally located close to the Sahuarita Road & Nogales Highway intersection.



Existing Site Conditions

-The active river channel of the Santa Cruz River, which has been modified in various areas over the years by early farming activities, includes some non-engineered levees and other man-made channelization in the vicinity of the Sahuarita Road bridge.

-A small number of existing residential properties, commercial sites and two church properties are also present on the property.

-Walden Grove High School was recently built on FICO land near the northwest portion of the property and currently serves as the second high school within the Sahuarita Unified School District.

E. Transportation

The property falls within or adjacent to several major roads that serve the region's transportation needs. These major roads include Nogales Highway, Sahuarita Road, Old Nogales Highway, Pima Mine Road, La Villita Road and El Toro Road. Many of these roads are currently constructed with only two lanes and will need to be expanded as traffic demand increases. Interstate 19 is located approximately one-mile west of the property and provides north/south regional access to the property.

The site is bisected by the Union Pacific Railroad (UPRR) mainline which runs parallel and adjacent to Nogales Highway and Old Nogales Highway. The tracks consist of a single line through the property from Pima Mine Road to south of the Nogales Highway-Duval Mine Road curve. Near the crossing with Sahuarita Road, a separate siding track approximately 1,800 feet in length is provided to aid in the two-way operation. In addition to the UPRR mainline, there are two active spur lines that extend to the west to serve existing mining operations. The northernmost spur extends west along the Pima Mine Road alignment to the ASARCO Mission Complex. The spur is gate crossing controlled at the Pima Mine Road and Nogales Highway intersection. The second spur line branches off of the UPRR mainline proximate to the Sahuarita Road and Old Nogales Highway intersection. This intersection is gate controlled in two separate locations. This spur line serves the Twin Buttes Mine and Sierrita Mine located several miles to the west. The spur extends southwest, crossing the Santa Cruz River south of Sahuarita Road before crossing La Villita Road and exiting the property.

The Union Pacific Railroad holdings are not included in the property boundary and therefore divide the northern portion of the specific plan area into two separate land areas: an eastern portion and a western portion.

F. Regional Drainage

The watershed area contributing to the portion of the Santa Cruz River within the project area is approximately 276 square miles, comprised mostly of desert foothills and natural open desert (defined in more detail in **Appendix A - Site Analysis and Inventory**). Generally, the Santa Cruz River has flow in response to storm water runoff from its contributing watershed.

The property is subject to periodic flooding during infrequent large-scale rainfall events, occasionally flowing beyond its natural channel and across the FICO property. Runoff generated on-site generally flows through the property as sheet flow in a northerly direction through the pecan orchards. The outfall for the entire project area is the Santa Cruz River. With the exception of a few drainage corridors that traverse the property (e.g. the Box Canyon Wash), off-site generated water flows are generally prevented from entering the property via a series of man-made berms and agricultural levees on the upstream side of the property. These berms and levees have been constructed over many decades dating back from the early 1900s to protect land from sheet flow flooding from the contributing watersheds, but have not been designed to comply with current floodplain regulations.

The existing hydraulic character of the river can be described by two components: the floodway and the floodplain.

- (a) **Floodways:** The floodway includes the channel of the river corridor and the adjacent land area that is reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
- (b) **Floodplains:** The mapped FEMA floodplain encompasses a much broader land area within the Specific Plan area than the floodway, and is typically mapped to accommodate the 100-year storm event. The floodplain boundary includes a majority of the existing cultivated farmland as well as other on and off site properties, and is identified graphically in **Appendix A**.

G. Topographic Conditions

The Sahuarita Farms property contains no significant natural topographic features other than slopes that exceed 15% in limited locations along the banks of the Santa Cruz River. The property slopes gently downhill from south to north with a high point of 2,832 feet above sea level at the southern edge of the property to a low point of 2,664 feet above sea level at the northern edge of the property. This represents an overall elevation differential of less than 200 feet across nearly 10 miles of the river corridor. Historic topographic patterns across a majority of the property have been re-contoured for irrigation and flood control purposes. Limited portions of the Sahuarita Farms property, particularly those without access to irrigation sources, have generally remained undisturbed with the exception of cattle grazing, which has occurred at various times on virtually all of the FICO property.

H. Cultural Resources

A Class I Cultural Resources Records Search was completed in February 2009 for the approximately 10,300 acres owned by FICO and immediately adjacent properties. Records housed at the State Historic Preservation Office (SHPO), the Arizona State Museum and contained in the AZSITE cultural resource database were accessed as part of the Class I study. The density and diversity of the cultural resources within and immediately adjacent to the study area varies greatly. The range of site types include prehistoric artifact scatters, rock features and possible habitation sites to sites containing artifacts and features related to modern times historic settlement/ranching activities. While most of the land within the property has been disturbed as a result of agricultural activities, a number of these sites have been collected and/or investigated through controlled excavation projects. A more detailed analysis of cultural resources has been prepared and provided to the Town of Sahuarita as a separate document.

I. Additional Site Information

Appendix A, *Site Inventory and Analysis* provides much more detailed information regarding the property and surrounding context, including a brief project history, location and regional context, land use and zoning, general plan designations, topography, hydrology, vegetation, wildlife, Sonoran Desert Conservation Plan designations, view sheds, traffic and circulation, recreation and trails, cultural and historic resources, regional facilities and services, existing infrastructure, and a site constraints summary composite map.

Section III: Vision, Guiding Principles & Community Character

A. Vision and Guiding Principles

The FICO property within Sahuarita represents approximately one-third of the Town's land area and is designated as a primary growth area within Pima County. Planning for the ultimate transition of the FICO property from agriculture to other uses presents an extraordinary opportunity to establish a comprehensive blueprint for future development of the land and the river. The project recognizes the vision established by the citizens of Sahuarita through a variety of adopted planning studies, and that vision has been applied through the development of this Specific Plan. Building on this shared vision, the project includes five guiding principles that represent the overall planning philosophy for the community. These guiding principles include a series of key plan objectives that will be incorporated into various elements of the community plan, to create a vibrant, environmentally sensitive community with a high quality of life for its residents and the Sahuarita community.

1. CELEBRATE THE RIVER: *Enhance the Santa Cruz River to become the Heart of the Community and a Place to Gather and Recreate*

The plan recognizes the Santa Cruz River as one of the most influential features of the property, and positions the river as the heart of the Sahuarita community and entire region. This is accomplished in the plan through the creation of a regional recreational amenity, building miles of trail corridors including an important segment of the Juan Bautista de Anza National Historic Trail, protection and enhancements to native vegetation and wildlife habitat, orientation of development toward the river to create a pedestrian environment, improved flood protection and erosion control, and increased public access and safety along the river for all Sahuarita residents to enjoy.

Key Plan Objectives

- a. Develop an important segment of the Anza Trail corridor through the property, providing up to 12 miles of linear trail corridor along the river, eventually connecting to trails through the historic Canoa Ranch.
- b. Create numerous active and passive regional recreational amenities along the river corridor, which may include public parks, ball fields, sport courts, trail heads, ponds, wetlands, wildlife viewing areas, and other public amenities.
- c. Protect and provide enhancements to native vegetation and wildlife habitat corridors within the floodplain area to allow safe wildlife movement and stabilize the natural environment of the river.
- d. Create a pedestrian environment where retail, dining, urban living, offices, civic uses and public gathering places are oriented toward the river in the River Center area.
- e. Provide clear pedestrian linkages and public access opportunities throughout the river corridor for use by all residents and visitors within the Sahuarita community.
- f. Provide flood and erosion control while removing some lands from the floodplain.



2. CREATE A SUSTAINABLE COMMUNITY: *Ensure a Long-Term Sustainable Community that is Environmentally Sensitive, Livable and Economically Strong through Balanced Land Uses.*



The plan for Sahuarita Farms will incorporate environmental, land use and community design elements that support sustainability, quality living and economic vitality. This will be accomplished through a balanced mix of land uses, compatible development patterns, multi-modal transportation opportunities, neighborhood connectivity, centrally-located schools, parks, and gathering places, social programs, energy

efficiency, water conservation, environmental education programs, and diversity in both employment and housing choices.

Key Plan Objectives

- a. Create a balanced land use plan that includes a mix of uses, including residential, commercial and retail services, entertainment, office and employment, health care, schools, parks, civic facilities and an abundance of recreational open space.
- b. Provide a wide range of housing choices, including single family, duplexes, townhomes, condos, apartments and other housing product types.
- c. Develop a plan that promotes connectivity and walkability through an interconnected street system, sidewalks, bike lanes, multi-use trails and public transportation facilities within an activity center that connects neighborhoods to schools, parks, jobs, commercial services, civic uses and the river corridor.
- d. Provide land for, and locate schools and parks at the center of neighborhoods to reduce travel distances and create neighborhood gathering spaces and central community focal points.
- e. Provide for a variety of employment opportunities, including live/work units, professional office, large employment campuses and light industrial uses that provide appropriate buffers, but are within close proximity to neighborhoods and village centers, encouraging trip reduction, reduction of pollution and creation of economic development opportunities.
- f. Designate land that could be used for future passenger rail service and a multi-modal transit center to provide opportunities for a quality local and/or regional public transportation system.
- g. Conserve groundwater resources by transitioning from agricultural to multiple land uses over time; work toward extending the Central Arizona Project (CAP) water line and using renewable water resources for regional community benefit; promoting the use of efficient water fixtures and smart irrigation controllers; and encouraging water harvesting and reuse of grey water for irrigation.
- h. Preserve and protect the nighttime environment and our heritage of dark skies through environmentally responsible outdoor lighting practices, maintaining nighttime ambience, and safeguarding of observatories and scientific and educational opportunities.
- i. Encourage green building practices by promoting green development through programs such as Energy Star® systems and LEED certified buildings and neighborhoods.
- j. Encourage energy efficiency by promoting clean, efficient and/or renewable energy consumption, such as solar power, efficient lighting technology and incorporating other energy-conserving and energy-efficient technologies into design.
- k. Provide opportunities for the establishment of community gardens to promote locally-grown foods, reducing the carbon footprint of the community.
- l. Promote land uses and development practices that allow for integration and/or production of renewable energy and resources, such as solar generation, water harvesting and reuse, native vegetation and recycling.



3. BUILD SAFE, HEALTHY NEIGHBORHOODS: *Create a Safe, Active, and Healthy Community through Neighborhood and Recreational Interaction and Innovative Design*

Promoting healthy families and safe neighborhoods are important components of this plan. Public safety and community health and well-being are critically important to overall quality of life. Sahuarita Farms will be designed with safety strategies formulated on the premise that proper design and effective use of the physical environment can lead to the creation of safer, more comfortable and inviting neighborhoods. Furthermore, by creating walkable



and bicycle friendly neighborhoods, an abundance of interconnected trails, recreational open space, and safe intersections provide ample opportunity for neighborhood interaction and “eyes on the street” contributing to a safe and healthy lifestyle.

Key Plan Objectives

- a. Develop a comprehensive pedestrian and bicycle circulation network throughout the community, connecting residential neighborhoods with shopping, dining, civic uses, jobs, schools and recreation in a convenient and safe manner.
- b. Establish regional multi-use trail corridors along the Santa Cruz River and its tributaries to create continuous and connected recreational corridors for walking, jogging, bicycling, equestrian, and other modes of recreation, to promote an active community.
- c. Plan for safe and attractive crossings of roadway intersections by marked crosswalks, traffic control facilities, and other traffic calming techniques to enhance safety and convenience.
- d. Plan for the creation of active parks and open spaces throughout the community so all residents are within close walking distance of a neighborhood park and/or connected trail corridor.
- e. Plan for the establishment of community gardens for residents to grow and care for their own food, and provide locally-grown food options for residents.
- f. Promote recreational and neighborhood programs throughout the community such as walking clubs, bicycle groups, gardening clubs and other programs to encourage active and healthy lifestyles.
- g. Provide flood control improvements to the Santa Cruz River to increase public access and safety of the river.
- h. Incorporate design elements that foster Crime Prevention Through Environmental Design (CPTED) best practices to create safer, more comfortable and inviting neighborhoods.
- i. Design streets and intersection crossings that are safe, comfortable, attractive and convenient for all potential transportation users, including pedestrians, school children, bicyclists, motorists and transit users of all ages and abilities.
- j. Proactively plan, coordinate and reserve land for police, fire and emergency response facilities that are integrated into the community, and that provide effective response times to serve the population.



4. QUALITY EDUCATION FOR ALL AGES: *Offer Lifelong Learning and Quality Educational Opportunities for People of All Ages*



Quality education is the backbone of any great community. The plan demonstrates a commitment to providing opportunities for quality education for all ages through the reservation of school sites, establishment of a voluntary fund to assist with capital funding needs, establishment of a scholarship foundation for outstanding students, providing opportunities for higher education and learning facilities for adults of all ages, and promoting the public library system.

Key Plan Objectives

- a. Provide sites for the public school districts to ensure land needs on the property are met.
- b. Encourage a network of campuses for higher education and technological institutions within the community, allowing Sahuarita to be a core of advanced education in southern Arizona.
- c. Create an Education Task Force to address school impacts, identify

techniques, and develop strategies to support schools and educational needs as the property develops.

- d. Provide land for a community building where adult education, networking and communication can flourish.
- e. Provide land on-site to expand the public library system in Pima County.

5. HONOR OUR HERITAGE: *Celebrate the Agricultural, Historical and Cultural Heritage of the FICO Lands and Region*

The FICO property has a long history in the Sahuarita community, with agricultural roots and community stewardship dating back more than 60 years when founder Keith Walden purchased the property in 1948. The region's agricultural, historical and cultural heritage can be showcased throughout the development by incorporating agricultural themes, agricultural preserve areas, community gardens, historic trail markers and other educational and design elements that reflect the unique history of the property.



Key Plan Objectives

- a. Incorporate meaningful agricultural preserve areas of pecan trees into the community's open space system, including farming and agricultural displays and/or public art pieces within the pecan preserves to celebrate and preserve the agricultural heritage of the property.
- b. Incorporate pecan trees strategically and carefully into the development of the community design, such as community focal points, neighborhood entries, limited streetscapes, parks and open spaces and buffer areas.
- c. Create an agricultural, historical and/or cultural trail marker system along a community trail corridor to document the unique history of the property.
- d. Coordinate with tribal communities, including the Tohono O'odham Nation immediately adjacent to the FICO property to incorporate and celebrate the history and culture of Native American settlements along the Santa Cruz River Valley.
- e. Promote community activities such as festivals and/or parades to celebrate the heritage of the property and region.

B. Community Character

1. Introduction

The Sahuarita Farms property includes 5,645 acres of land that spans over seven linear miles from north to south. In order to provide a diverse and dynamic community plan that will appeal to a wide variety of residents, businesses, employers and visitors, the property has been segmented into four distinct Community Villages that serve two important purposes. First, each has its own unique physical, geographic, and thematic design characteristics. Second, the regulations identified within **Table 4, Land Use Data Table** are organized by Community Village, providing subtotals for residential unit counts and open space acreage. (Discussed in more detail in **Section VI, Regulatory Development Standards**).

- a. The Groves Community Village
 - Employment centers, village neighborhoods, regional park, agriculture preserves.
- b. Town/River Center Community Village
 - Urban core of the community, mix of uses, strong land use/river relationship.
- c. River Park Community Village
 - Active residential neighborhoods, recreational amenities, community park, native landscapes.
- d. Valle Vista Community Village
 - Residential communities, active adult, agricultural preserves.

The four Community Villages (see **Figure 5**) range in size from 538 acres to 2,045 acres; each includes between two and six Village Subareas based on size, physical conditions, overall character, land use compatibility and design intent. In the subsections that follow, the vision for each of the Community Villages is described in more detail, including the general character and theme, and the respective community plan elements that are unique to each. It is important to note that while the general character and theme have been defined for each Community Village, the visual design concepts presented are intended to reflect the overall vision and the type of development form that may occur within that Community Village. The precise location of streets, entry gateways, trails, parks, schools, open space, village centers, landscape and other design components will be determined as Village Subarea Refinements are prepared and as development occurs within each Community Village. These concept plans are intended to provide an overall vision and a visual example of how each Community Village could be developed to comply with the general character and theme that defines it.

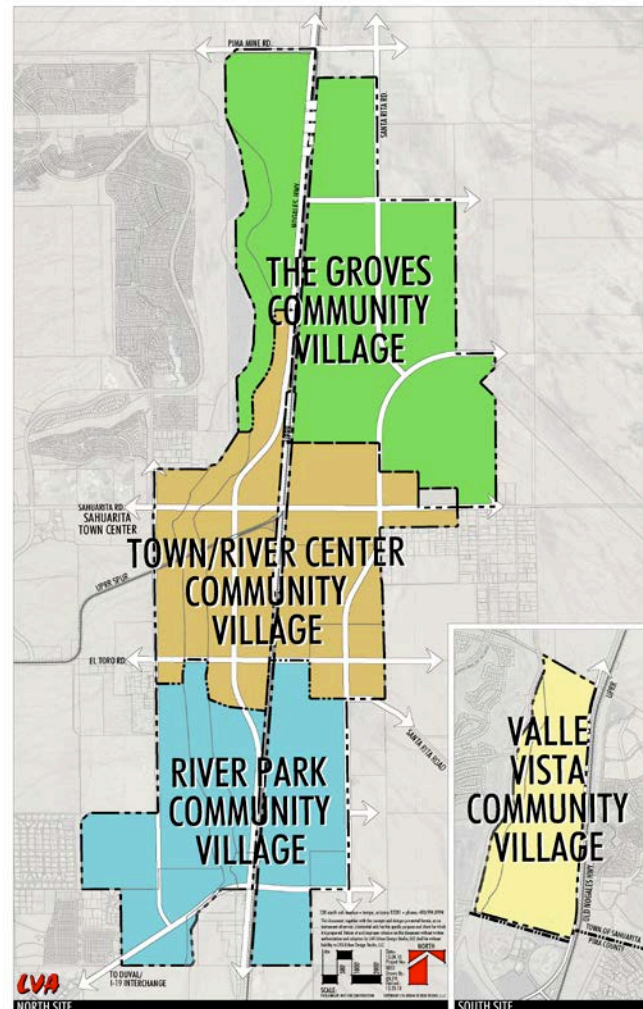


Figure 5: Community Villages

2. The Common Thread: The Santa Cruz River

Before addressing the theme and Character for each Community Village, it is important to recognize the common thread that ties all four Community Villages together and allows for a single, defining element to span the entire property: the Santa Cruz River.

The Santa Cruz River is one of the most recognized natural elements within the Town of Sahuarita. The historical significance of the river dates back thousands of years, providing the area and its people with a source of water and life along its banks. While the river still serves this role today, its prominence as a treasured community asset is not as visible. The Sahuarita Farms Land/River Master Plan vision is to enhance the natural beauty and accessibility to the corridor, making it an integral part of the Town's character for generations to come.



Conceptual birds eye view of the river corridor

Through the adoption and implementation of the Sahuarita Farms Land/River Master Plan, the property will benefit from a comprehensive vision of community character and unified design elements. The advantages of master planning a large property like Sahuarita Farms are many, but most significantly, it provides an opportunity to define community features and amenities that unite the project.

When envisioning the river as a natural, recreational, cultural and aesthetic component of the community, its influence and beneficial impact will extend far beyond its immediate banks. This corridor, extending the entire north-south length of the Town and project boundary, fits a vision reaffirmed by the Town and its residents through various adopted plans to create a “River Greenway” along the banks of the Santa Cruz River. This vision is shared throughout the Sahuarita Farms Land/River Master Plan, including the Community Village plans defined in this section.

A series of improvement zones planned for the river corridor reflect a multi-faceted approach to the thoughtful integration of amenities. Three improvement zones have been defined that will uniquely contribute to and define the character of land along the river's edge. These will include opportunities for safe and efficient river drainage, active and passive open space amenities and river transition areas (these are defined in more detail in **Section IV.B, River Master Plan** of the Specific Plan).



Multi-use trail

The river corridor is defined by boundaries which reflect the edge of an updated 100-year floodplain boundary. This boundary should be construed as a “soft edge” allowing for river corridor enhancements to blend seamlessly into the adjacent land uses and between Community Villages. Design elements within and adjacent to the river corridor will reflect the character of the Community Villages, but will provide continuous connectivity and integration throughout the entire project.



Multi-use path

While the design character and amenities within and adjacent to the river corridor may vary throughout the project, connectivity and access will be provided throughout, ensuring a regional amenity with access to the entire community and region. This approach to regional connectivity and public access correlates directly with the goals and objectives of the Town's General Plan and the Subarea “Visioning” Plan, and the vision of the Sahuarita Farms Land/River Master Plan.

3. Community Villages Theme and Character

a. The Groves Community Village

General Village Theme and Character

- Major employment centers (employment campus and campus park industrial).
- Agricultural preserves (maintain some existing pecan groves adjacent to the river corridor).
- Walkable residential neighborhoods with parks, schools and open space.
- Tree-lined streets (using existing pecan trees at some locations).
- Emphasis on property's agricultural, cultural and historical heritage.
- Land for a future regional park along the river's edge.
- Possible future regional wastewater reclamation facility at northern edge.

As its name suggests, The Groves Community Village is planned to recognize and celebrate the rich agricultural, cultural and historical heritage of the property, utilizing existing pecan groves in combination with themed shade tree species as an integral design component within the Village.

The River Park/Open Space Village Subarea will maintain some of the existing pecan groves along its upper banks to reflect and celebrate the property's agricultural roots, while preserving mature shade trees within the community. Trails, seating areas, educational trail markers and other passive improvements along the river corridor will create comfortable and usable open spaces while providing a unique and educational experience for residents and visitors as they stroll along the upper banks of the Santa Cruz River. These improvements will blend into the village neighborhoods and employment parcels along the connected linear open space corridors provided within the Village.

Land for a future regional park is identified along the upper banks of the river corridor to provide town-wide recreational opportunities. Pecan trees and native shade trees used at primary gateways, community entries and along major streets where available will create a common "groves" theme for the Village, while portraying a mature landscape character in highly visible areas of the community. Tree-lined streets and community design elements, such as walls, fences, signage, landscaping, lighting, hardscape materials, and other common design features will reflect a subtle agricultural theme.

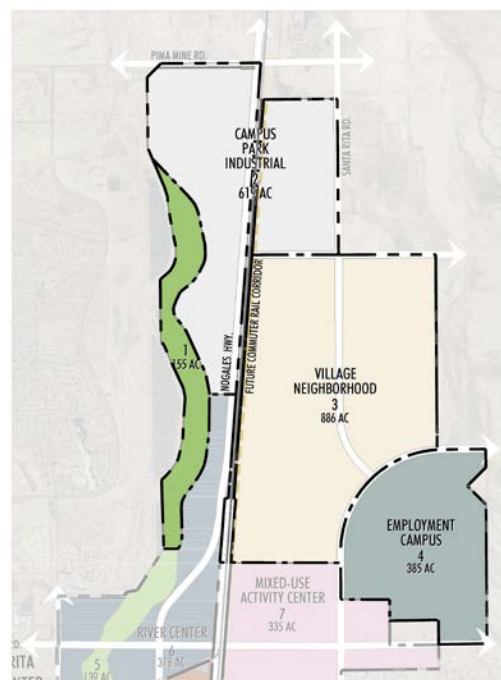


Figure 6: The Groves Community Village Character Areas



Employment/Office Building

The Groves Community Village will provide the primary focus for major employment uses within the project. While all Community Villages will include a variety of employment opportunities, The Groves provides two significant employment centers that can attract major employers to the area. These types of large-scale employment centers currently do not exist within the Town of Sahuarita, and will enhance opportunities to attract major employers to the area.

The Employment Campus Village Subarea, located along Sahuarita Road at the east end of the property, will be marketed for a variety of employment uses, including professional and administrative

offices, medical, educational research and development, technology, office parks, community colleges, universities and trade schools, office condos and other employment types.

This employment center also allows for multi-family residential units and commercial services to provide opportunities for residents to live and shop in close proximity to where they work.

The Walden Grove High School is located at the northeast corner of this Subarea, which will serve existing students in the area and future students that will live within the Sahuarita Farms community.

The Campus Park Industrial Village Subarea along the northern edge of the property includes land immediately adjacent to the UPRR mainline railroad and Nogales Highway. This area provides opportunities for traditional and rail-served light industrial uses such as manufacturing, distribution, warehousing, assembly, storage, office and other similar uses. Both of these employment uses will be designed in a campus or park-like setting with integrated open space, trails, landscaping and perimeter buffers to protect nearby neighborhoods.

Flanked between the River Park/Open Space and the two major employment centers is the large Village Neighborhood, providing opportunities for a variety of residential product types to serve the community. The Village Neighborhood will be designed using an interconnected street system to provide connected neighborhoods and a variety of circulation choices for residents. A village center may be integrated



Neighborhood Park

within the neighborhood as a focal point for community gathering and basic neighborhood-scaled goods and services to serve the immediate population. Schools will be embedded within the fabric of the neighborhoods to encourage walkability and easy, safe access for all students.

Neighborhood parks, pocket parks and/or community gardens will be located within close walking distance of all homes, providing easily accessible active and passive recreational opportunities for all residents.

A “Village Great Street” may be provided as a major spine road through the neighborhoods that can extend as a common design theme and character to the Village, and would provide a common thread between various neighborhoods and subdivisions. The Village Great Street may include a wide, center median, theme trees lining the median and both sides of the street, community spaces and other common design elements such as street furniture, lighting, landscape and hardscape elements.

With the adjacent River Park/Open Space, the land for a future public regional park, integrated neighborhood and pocket parks, and the two major employment centers within close proximity to the residential areas, The Groves will truly be a place where people can live, work, and play all within close proximity of each other.

The list below summarizes the general design theme and character of The Groves Community Village and is visually reflected in conceptual fashion on **Figure 7, The Groves Community Village Design Concept**.

i. Landscape and Theming Elements

- Pecan groves and native shade trees as a theming element.
- Natural river corridor with agricultural, cultural and historical theming elements.
- Agricultural preserves along the river corridor.
- Interpretive signage marker system along key trail segments reflecting the agricultural, historical and cultural influences of the property and region.



Pecan orchard

- Agricultural-based theming elements throughout the village.
- Tree-lined streets.
- Nogales Highway as the primary “gateway” corridor into the Village, incorporating pecan trees to enhance “the groves” character.
- Enhanced landscape and hardscape features at primary village gateways and neighborhood entries.

ii. River/Land Use Relationship

- Primary river channel and east-side terrace/buffer improvements along the River Park/Open Space.
- Transitional river open space areas within the northern portion of the property to bring the floodplain back to existing condition as it exits the property until such time as the river improvements are extended north of the property by others.
- Trail connection from the Village Neighborhood to the river corridor and regional park site along the tributary drainage open space corridor, including a trailhead within the regional park site to connect to the Anza Trail and other local trail systems within the property.



Neighborhood with integrated school and park

iii. Land Use Elements

- Major employment base for the community and region, with limited multi-family residential and retail services.
- Village center, including neighborhood-scale retail and services, local offices, places of worship and other neighborhood-scaled community services and amenities.
- Variety of residential product types and densities, with up to 6 dwelling units per acre within the village neighborhood.
- Open space, including the river corridor and a regional park site along eastern bank of the Santa Cruz River.
- Schools and other public facilities and services integrated into the fabric of the neighborhoods.
- Wastewater reclamation facility conceptually located at the northern edge of the Village to serve the community and adjacent properties.
- Opportunities for rail-served businesses.

iv. Circulation and Connectivity Elements

- Trailhead and the Anza Trail along the banks of the river corridor.
- Connected open space corridors for people, wildlife and drainage.
- Village “Great Street” concept to link neighborhoods and subdivisions together.
- Walkable neighborhoods and interconnected multi-modal circulation and trail system.

v. Open Space and Recreation Elements

- Parks or open space within close proximity of all residents, which may include neighborhood parks, pocket parks and/or community gardens.
- Regional park site with trail and landscape amenities.
- Linear open space corridors for people, wildlife



Regional Park adjacent to the river corridor

and drainage.

vi. Community Facilities and Services Elements

- School sites provided in the fabric of the neighborhoods, and combined with neighborhood parks where appropriate.
- Fire station sites, places of worship, and other community facilities and services to be coordinated with applicable agencies to ensure appropriate land is made available.
- Neighborhood-scale retail and local services encouraged.
- Trailhead and public river access.
- Opportunities for aquifer recharge basins along the river corridor, particularly near the proposed wastewater reclamation facility.

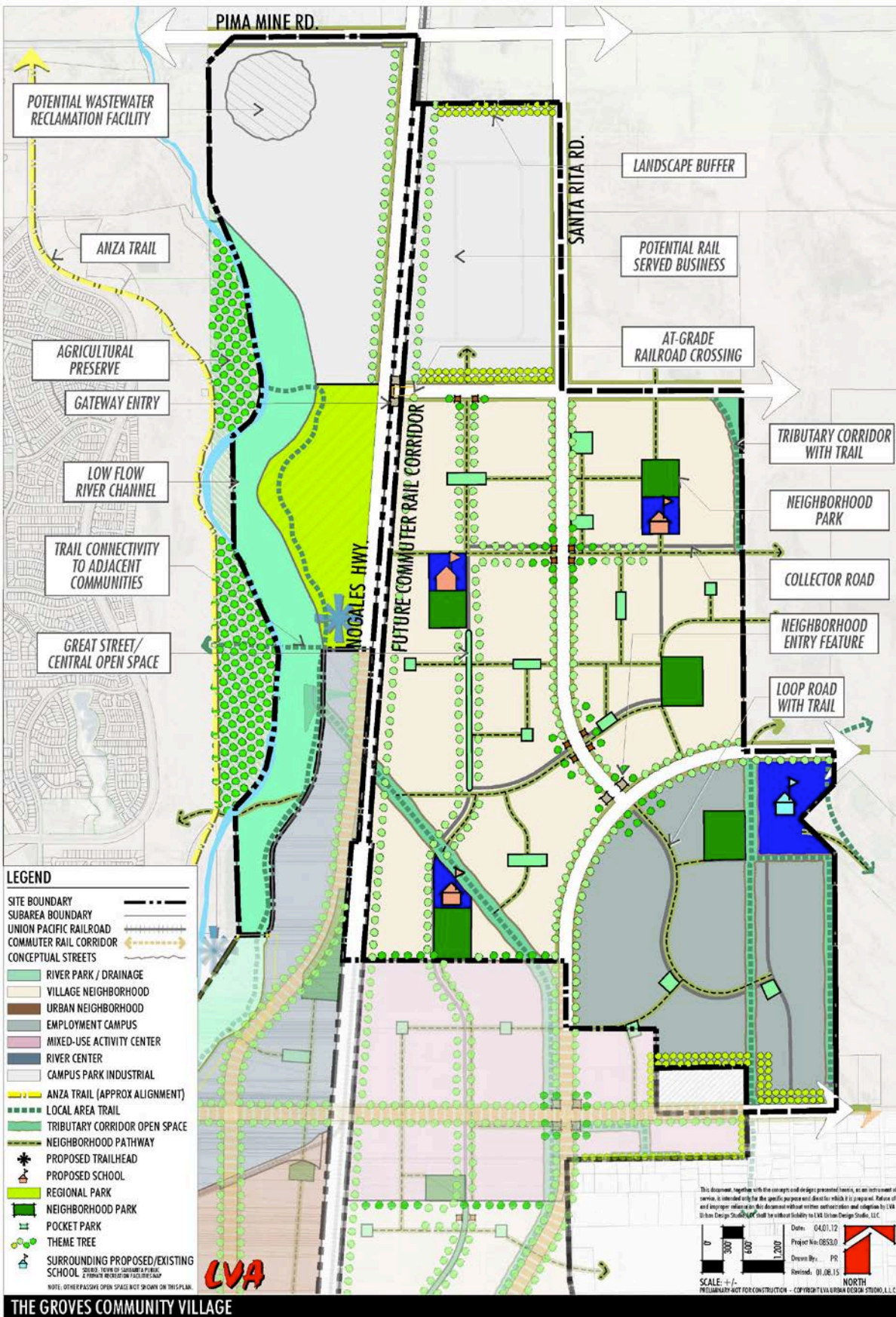


Figure 7: The Groves Community Village Design Concept

b. Town/River Center Community Village

General Village Theme and Character

- Urban mixed use center.
- Integrated shopping, dining, entertainment, residential, office, recreation, civic and cultural uses.
- Buildings orientated toward the river corridor.
- Pedestrian-oriented design within the River Center District with public spaces and active pedestrian environment.

The Town/River Center Community Village is located within the heart of Sahuarita Farms and is intended to serve as the urban core of the community. Anchored by the River Center District, which is planned as an extension of the Sahuarita Town Center, this Village will provide the major commercial, shopping, dining, entertainment, civic and cultural uses within the development. It will also provide recreational and natural open space for the use and enjoyment of the projected population and visitors to the area.

The Town/River Center Community Village will emphasize urban orientation toward the river, encouraging buildings, entrances, outdoor patios and public plazas to face the river open space with strong pedestrian linkages, creating a vibrant, active pedestrian environment along the river corridor. Uses such as public plazas, restaurants with outdoor dining, retail shops, residential, urban parks, active open space amenities and walking paths will be encouraged at the ground level to create an urban environment along the outer banks of the river. Upper floor residential lofts and/or offices will be encouraged to promote a “24-hour” pedestrian environment.

Water elements, such as fountains, streams, ponds, water playgrounds, and/or other water features may be used along or adjacent to the river corridor to celebrate water as a primary function of the historical settlements along the Santa Cruz River. The use of water, open space and urban land uses in an environmentally-sensitive and sustainable way will provide a unique opportunity to create a river corridor that serves as the heart and lifeblood of the region, while creating economic development opportunities that will serve as a major community and regional attraction along the river’s edge.



River Center District urban streetscape concept

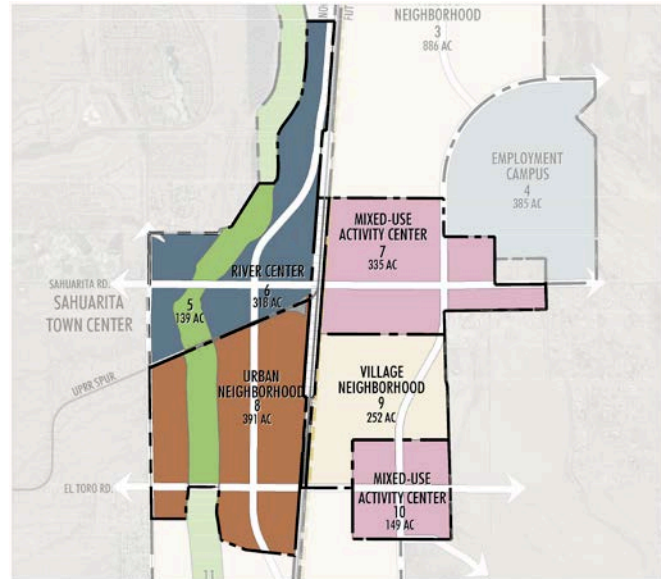


Figure 8: Town/River Center Community Village Character Area

The Town/River Center Community Village includes six Village Subareas, including the River Center District, River Park/Open Space, two Mixed-Use Activity Centers, an Urban Neighborhood subarea and a Village Neighborhood subarea. As discussed above, the River Center District will provide a comprehensive mix of uses in a more compact, pedestrian-oriented environment with active uses oriented toward the river. Commercial and retail services, restaurants and outdoor dining, entertainment, civic and cultural facilities, urban residential, offices, public plazas, trails and open space will be the primary uses within this subarea. Major parking and service uses should be screened from primary pedestrian areas to promote a safe, attractive and walkable pedestrian environment.

The River Park/Open Space area will include the primary river channel as well as active and passive amenities, such as urban trails, seating and shade elements and landscape improvements, play structures, and other amenities.



Mixed-use commercial center

The two Mixed-Use Activity Centers are provided along major arterial intersections to offer a mix of community and regional commercial goods and services, and opportunities for employment and multi-family housing.

The Mixed-Use Activity Centers are centrally located within the development, creating opportunities for easy and convenient access not only for community-wide and regional users, but also for users within the adjacent Village Neighborhoods. In addition to providing efficient vehicular access to the Activity Centers from major streets, strong linkages will be made for pedestrians and bicyclists from within the adjacent neighborhoods to encourage safe and convenient alternative modes of access for residents. Four-sided architecture is

encouraged to ensure orientation is emphasized not only from the adjacent streets, but from the adjacent neighborhoods that surround them.

The Urban Neighborhood Village Subarea is located immediately south of the River Center District. This subarea will provide opportunities for higher density urban living within close walking distance to the river corridor and the Mixed-Use Activity Centers.

This subarea may include single family attached and detached residential units and multi-family residential in the form of condominiums, townhomes, apartments, auto court clusters, row houses, and other urban and suburban residential housing types.

Commercial and office uses are also encouraged within this subarea to provide employment and local shopping opportunities within close proximity to residents.



Urban orientation toward the river

A network of interconnected streets will link this subarea together, providing numerous access opportunities to circulate through the neighborhoods. Building orientation should recognize La Villita as an urban collector road with an enhanced streetscape theme that orients buildings toward the street. This will help create a lively and attractive urban streetscape along this segment of roadway and provide a strong connection to the existing town center area.

Building orientation will also focus on the river corridor, with urban residential development oriented toward the river to take advantage of views, access to open space and recreation, and a pedestrian-oriented environment along the river corridor.

In addition to the river corridor through the middle of this subarea, neighborhood park sites, pocket parks, and trails will be provided within this subarea, providing a variety of additional recreational opportunities within close walking distance of residents.

The Village Neighborhood subarea east of the Urban Neighborhood will offer more traditional, single family residential development with some multi-family residential nestled between the two Mixed-Use Activity Centers. A limited amount of neighborhood-scaled commercial and office uses may also be provided within the Village Neighborhood. This neighborhood will include a network of interconnected

streets to connect individual subdivisions together and provide a variety of circulation choices for residents. A village “Great Street” may be provided that will create a distinctive identity through the neighborhood with an elementary school site located at the confluence of the Great Street and linear trail corridor traversing the property. Neighborhood and pocket parks will be provided throughout the subarea, providing close proximity to all residential properties.



La Villita Streetscape Concept

The Town/River Center Community Village will be a place where people can live, work and play in a vibrant, active and urban environment within the heart of the Sahuarita Farms community. The list below summarizes the general design theme and character of the Town/River Center Community Village and is visually reflected in conceptual fashion on **Figure 9, Town/River Center Community Village Design Concept.**

i. Landscape and Theming

- Urban street environment, including wide sidewalks and shade trees along primary pedestrian corridors within the River Center District.
- River Center District “gateway” signage feature and enhanced landscaping along both sides of Sahuarita Road at La Villita Road and Santa Rita Road.
- Integration of pecan trees in limited areas to provide mature shade trees in highly visible and usable areas.

ii. River/Land Use Relationship

- Primary river drainage with upper terrace/ buffer areas including trails on both sides and enhanced native vegetation.
- Anza Trail along the west side of the river corridor.
- Strong orientation of buildings and urban plazas along the river’s edge.
- Multiple pedestrian access points from developed land uses to the river corridor.
- Pedestrian corridor with active uses and continuous trail connectivity along the edge of the river corridor.



Mixed-use development with river orientation

iii. Land Uses

- Mixed-use urban center, including commercial, retail, restaurant, office, entertainment, civic and cultural uses, and multi-family residential along the river corridor.
- Major commercial, employment and multi-family residential within Mixed-Use Activity Centers.
- Variety of residential product types and densities, with a density up to 6 dwelling units per acre within the Village Neighborhood subarea and up to 32 dwelling units per acre within the Urban Neighborhood subarea.
- School sites and other public facility sites integrated into the neighborhoods.
- Linear open space corridor.

iv. Circulation and Connectivity

- A segment of the Anza Trail along the western bank of the river corridor.

- Connected linear open space corridor for people, wildlife and drainage.
- La Villita as a specialty collector street with urban streetscape elements.
- Village “great street” concept to link neighborhoods and subdivision together.

v. Open Space and Recreation

- River Park/Open Space with trail access and connectivity throughout the Village.
- Recreational amenities along the river corridor, including the Anza Trail and landscape improvements.
- Parks or open space within close proximity to residents, including neighborhood parks, pocket parks, linear open space corridors or other open space amenities.
- Public plazas and other social amenities connected to the river corridor and urban land uses.

vi. Community Facilities and Services

- Elementary school sites provided within the fabric of the village neighborhood, and combined with a neighborhood park, great street and/or linear open space where appropriate.
- Library, places of worship, fire station, and/or other community facilities and services to be coordinated with applicable agencies to ensure appropriate land is made available.
- Neighborhood-scaled retail and local services encouraged.
- Public river access provided.



Multi-use path

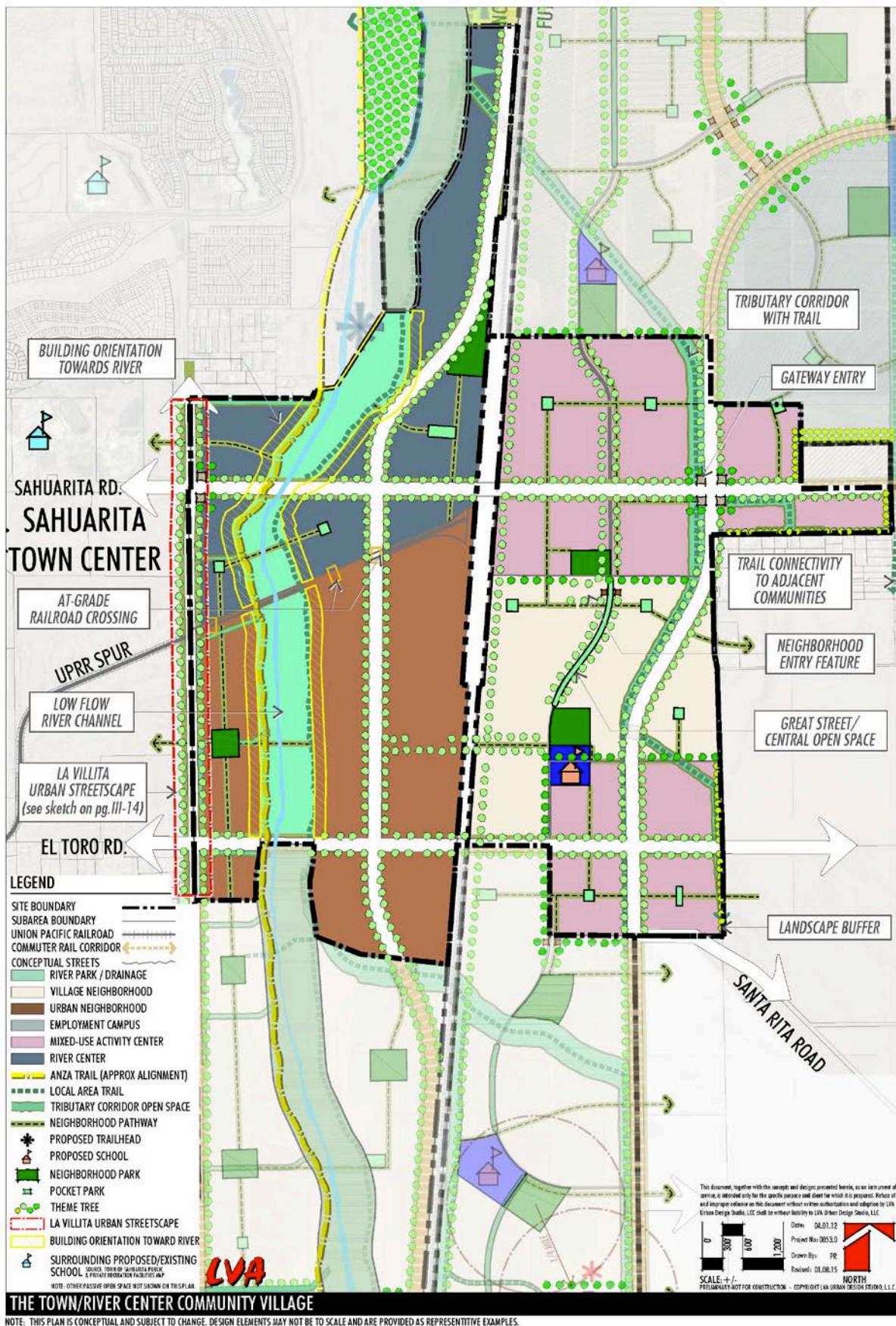


Figure 9: Town/River Center Community Village Design Concept

c. River Park Community Village

General Village Theme and Character

- Active residential lifestyles.
- Abundance of parks and open space, including land for a future public community park.
- Native and low water use desert vegetation types.
- Walkable neighborhoods with connected trails and pathways with multiple river access locations.
- Gateway commercial and office activity center.
- Campus Park Industrial along railroad corridor.

The general theme and character of the River Park Community Village is based on the creation of an active and healthy residential lifestyle, an abundance of parks and open space amenities, and commercial and employment opportunities at the gateway and southern edge of the village.

River Park includes a balanced suburban-style land use plan with two large Village Neighborhood residential subareas, two Mixed-Use Activity Centers along Duval Mine Road at the east and west entries to the community, and a Campus Park Industrial parcel at the southeast edge of the property adjacent to the UPRR railroad and existing mining activities. The Mixed Use Activity Centers and Campus Park Industrial property will provide numerous commercial and employment opportunities in an early phase of the development, which will assist in creating jobs to support the long-term sustainable growth of the community.

The River Park Community Village includes land for a future public community park adjacent to the Santa Cruz River corridor, providing opportunities for community-wide recreational uses for residents of the Town of Sahuarita to enjoy.

The village neighborhoods will offer a variety of housing types and will be designed to promote a connected and active lifestyle, linking the river corridor with trails that extend to adjoining neighborhoods.

Numerous neighborhood and pocket parks will provide local recreational opportunities close to home. School sites and other local facilities and services will be integrated into the fabric of the neighborhoods, promoting walkability, social interaction and healthy living.

The River Park/Open Space subarea within the Santa Cruz River will seamlessly connect to the River Center District to the north. The Anza Trail will follow the western bank of the river. Multiple access points from the adjoining neighborhoods will link to trail segments that will be built on both banks of the river through the Village. Various open space corridors will provide non-vehicular connections through the community to the river corridor.

Land for a future community park is planned immediately adjacent to the west bank of the river corridor immediately north of Duval Mine Road and east of La Villita Road. This future public park may include a trailhead, parking facilities, and public access to the river corridor while offering a variety of community-wide recreational amenities for all residents of Sahuarita.

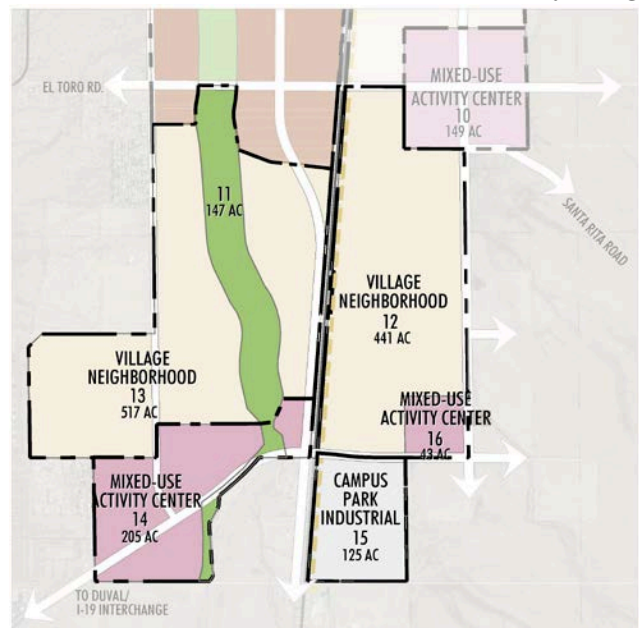


Figure 10: River Park Community Village Character Areas

The two Village Neighborhood Subareas will provide for a variety of housing choices that promote an active lifestyle. A local village center may be integrated within the village neighborhood to offer local and daily goods and services to surrounding neighborhoods.

Neighborhoods will incorporate a strong orientation toward the river corridor where adjacent, and provide clustering and periodic breaks for pedestrian access to the river. Openness of the river corridor will be encouraged through community design that fronts homes and public streets to the river, or include view fencing instead of solid walls along the perimeter.

School sites will be integrated into the fabric of the neighborhoods to promote walkability and bicycling for easy, safe non-vehicular access to all students.

Neighborhood parks, pocket parks, trails and community gardens will be located in close proximity of all residents.

Traditional native and low water use vegetation types will define the overall landscape theme, although selective use of existing pecan trees may be used to incorporate mature shade trees within the neighborhoods.

A network of interconnected streets will be provided to connect individual neighborhoods and non-residential uses. Neighborhoods adjacent to the river may have some limited vehicular circulation due to the physical constraint created by the river corridor. As with the other Village Neighborhoods, “great streets” may be provided to create a distinct identity through the neighborhood, connecting individual subdivisions together through unique and common streetscape elements. A pedestrian crossing will be provided where the Box Canyon Wash crosses the UPRR at Nogales Highway to provide east-west connectivity and maintain a linkage between Village Neighborhoods, the River Center and the community park site.



Pathway connectivity



Anza trail signage

The Mixed-Use Activity Centers can serve as southern gateways to the Village at both the east and west edges of the property, with the larger western property benefiting from its proximity to Interstate 19 surrounding roadways and high-capacity transportation corridors. This spatial relationship will enhance the center’s ability to capture local and regional retail, commercial, and employment market share, and may pair those uses with anticipated regional infrastructure.

Multi-family residential uses may also be provided within this area, with strong spatial relationships to adjacent non-residential services.

In addition to serving the needs of the residents within the River Park Community Village, the Mixed-Use Activity Center will also serve the needs of the many adjacent communities that already exist within the immediate vicinity. This will ensure a critical mass of population to support the proposed land uses at the edge of the Sahuarita Farms community.

A Campus Park Industrial parcel is also planned at the southeastern edge of the Community Village, providing opportunities for large-scale employers and light industrial users in an early development phase of the project. This parcel is immediately adjacent to the UPRR mainline, providing potential opportunities for rail-served uses with a spur line off the mainline railroad. This use is more compatible with the existing mining activity and other industrial-type uses that occur to the south.

The River Park Community Village will be a place where residents and families can live an active and healthy lifestyle, with various services, jobs and amenities to support the daily needs of residents in a walkable environment. The list below summarizes the general design theme and character of the River Park Community Village and is visually reflected in conceptual fashion on **Figure 11, River Park Community Village Design Concept**.

i. Landscape and Theming

- River park theme with emphasis on natural landscapes and views.
- Primarily native and low water use vegetation with selective use of pecan trees to provide mature shade trees in highly visible and usable areas.
- Natural river corridor with trails and native vegetation.
- Selective integration of pecan groves within open spaces and adjacent to the river corridor, where possible.
- Tree-lined streets with variable species types.
- Enhanced/mature landscape and hardscape features at primary village gateways and primary neighborhood entries.

ii. River/Land Use Relationship

- Primary river drainage with upper terrace/buffer areas including trails on both sides and native vegetation.
- Strong orientation of residential uses and open space along the river corridor, with emphasis on openness and view corridors.
- Multiple pedestrian access points and view corridor to and from the River Park/Open Space.

iii. Land Uses

- A variety of residential product types and densities to meet the needs of a diverse residential population.
- Land for a future public community park adjacent to the river corridor.
- An abundance of neighborhood and pocket parks, open spaces and trails integrated into the fabric of the neighborhoods.
- Village center where local goods and services and daily needs can be offered to the immediate residential population.
- Commercial, employment and multi-family residential uses at the primary gateway into the community from the southwest.
- Campus Park Industrial uses adjacent to the UPRR railroad to attract regional employers and light industrial activities to the area.



Active lifestyle

iv. Circulation and Connectivity

- Anza Trail segment along the western bank of the Santa Cruz River.
- Various connected open space corridors for people, wildlife and drainage.
- Walkable neighborhoods and interconnected multi-modal circulation, including trail and pathway system.
- Village “great street” concept to link neighborhoods and subdivision together.
- Bicycle lanes on all major and collector streets.
- Pedestrian crossing across the railroad tracks and Nogales Highway near the Box Canyon Wash tributary drainage corridor to provide safe and convenient access for non-motorized travelers.

v. Open Space and Recreation

- River Park/Open Space with trails, pathways and other active and passive uses through the neighborhoods.
- Land for a future public community park with active amenities adjacent to the river corridor.
- Park or open space within close proximity of every resident, including neighborhood parks, pocket parks, community gardens, trails or other open space types.
- Linear open space corridors through the neighborhoods.



Multi-use trail

vi. Community Facilities and Services

- School sites provided within the fabric of the neighborhoods and opportunities to be combined with neighborhood parks where appropriate.
- Fire station, places of worship, police sub-station, and/or other community facilities and services to be coordinated with applicable agencies to ensure appropriate land is made available.
- Neighborhood-scaled retail and local services encouraged.
- Trailhead and public river access.
- Opportunities for a variety of jobs within the Mixed Use Activity Centers and Campus Park Industrial parcels.

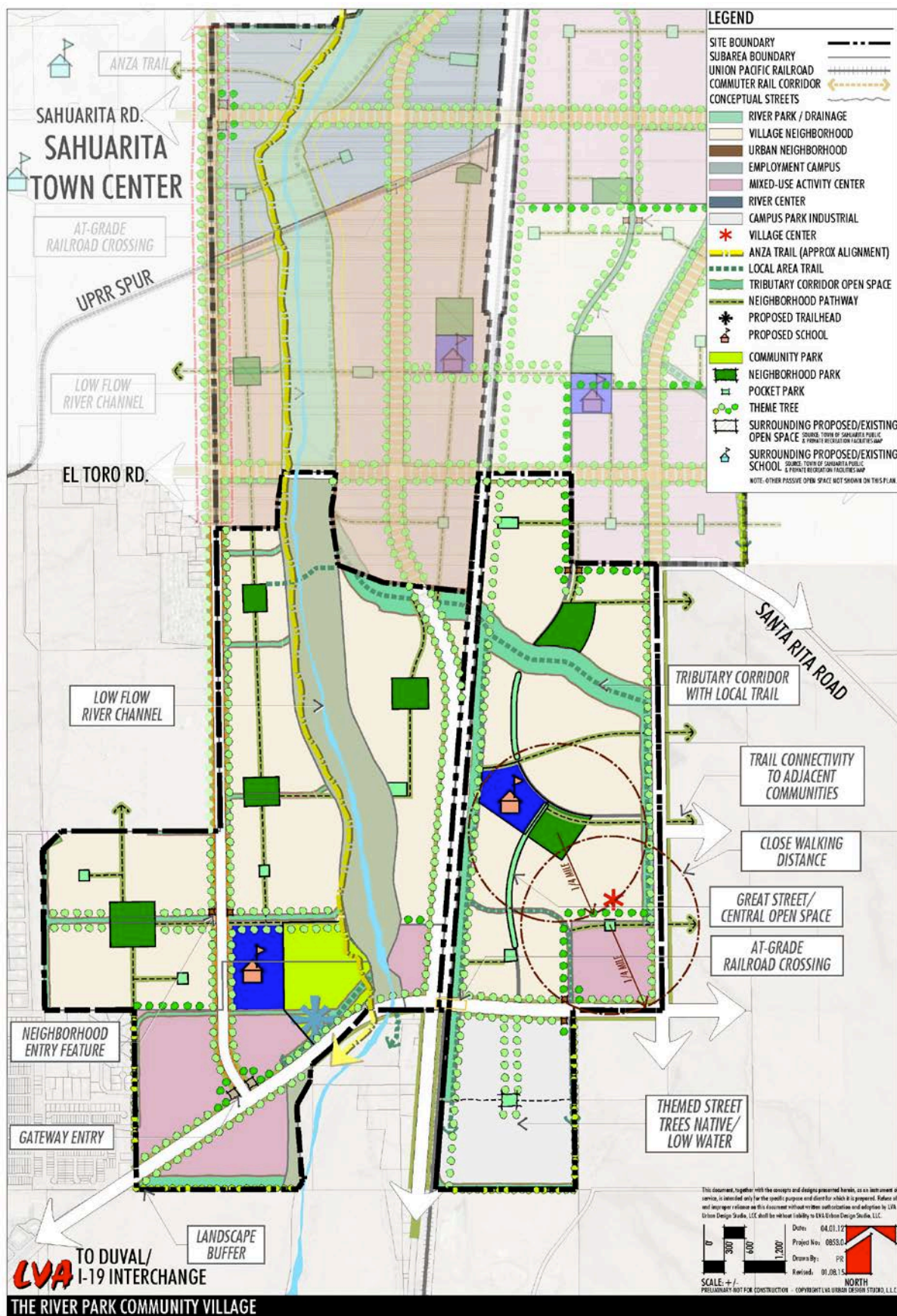


Figure 11: River Park Community Village Design Concept

d. Valle Vista Community Village

General Village Theme and Character

- Suburban residential character.
- Active adult opportunities adjacent to La Posada development.
- Integration of some pecan trees into the development.
- Enhanced river corridor.
- Local commercial service and medical opportunities.

The Valle Vista Community Village is physically detached from the primary Sahuarita Farms property by approximately 1.5 miles to the south. This Village is located immediately north of the La Posada property, a senior residential and assisted/independent living community. Being detached from the main property, this Community Village will take on its own unique character, largely reflecting on the surrounding uses,



Existing pecan orchards

including La Posada to the south, Madera Highlands to the east, and the Santa Cruz River corridor, adjacent golf course and residential neighborhoods to the west. Based on proposed river improvements, this Community Village may incorporate some existing pecan trees along the outer banks of the Santa Cruz River as well as internal to the development, preserving the agricultural heritage and character of the property.

Along the southern edge of the village, immediately adjacent to La Posada, an integrated mix of medical and residentially-based uses is envisioned, similar and/or complementary to the existing uses within the La Posada property. A local village center may serve as the focal point for community facilities and services along Old Nogales Highway across from the main entrance to Madera Highlands. The incorporation of some existing pecan groves will help define the character of this village by preserving aspects of the land's agricultural heritage.

The Valle Vista Community Village includes two Village Subareas; River Park/Open Space and Village Neighborhood.

The River Park/Open Space will include modest river improvements to reduce the width of the floodplain and create terraces or buffers that provide passive and active amenities such as trails, seating and wildlife viewing areas, and agricultural preserve areas along the entire length of the property. The proposed river improvements along the Valle Vista Community Village will include smaller terrace/ buffer areas that transition from the primary flow channel to upper terrace areas with trails and landscape improvements.

The adjacent Village Neighborhood Subarea will consist primarily of low to medium density residential, with opportunities for some higher residential densities, neighborhood-scale commercial and employment services and medical uses to complement and serve the village residents and immediate surrounding population.

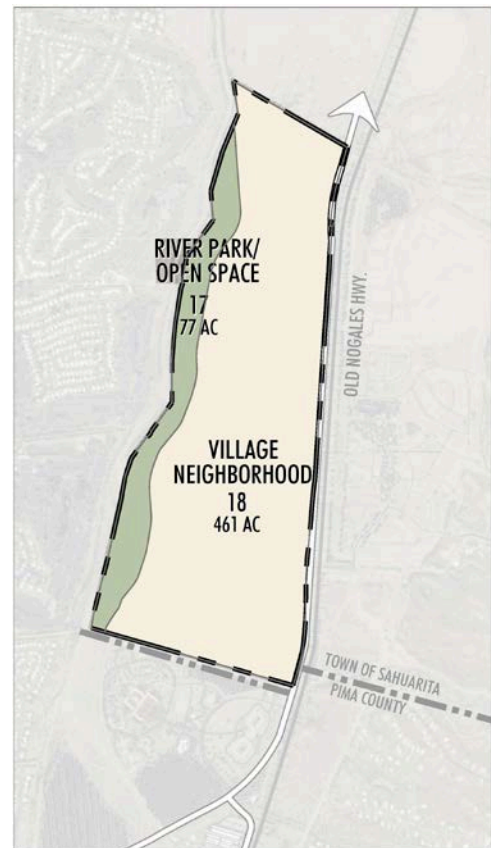


Figure 12: The Valle Vista Community Village Character Areas



Trail connectivity through residential neighborhoods

existing pecan trees that line Old Nogales Highway will be preserved along the Village's frontage, maintaining a linear "heritage gateway" experience for vehicles traveling along the roadway where appropriate. Internal spine roads within the property will include tree-lined street sections, incorporating pecan trees into the design of the roadway. Local streets within the residential neighborhoods will be designed to discourage high-volume and high-speed vehicular circulation and instead utilize the existing pecan trees and/or other landscaping to create a unique and attractive street character, while slowing down local vehicle travel speeds.

Valle Vista will reflect an agricultural character that will provide opportunities for residents who seek a community lifestyle nestled within or adjacent to majestic pecan trees. The list below summarizes the general design theme and character of the Valle Vista Community Village and is visually reflected in conceptual fashion on **Figure 13, Valle Vista Community Village Design Concept**.

Multiple access points will link the residential neighborhoods to the river, including a trailhead near the northern portion of the village, and informal trail connections from adjoining neighborhoods. Although the Anza Trail is located on the western river bank off the Sahuarita Farms property, parallel trail improvements will be provided on the east embankment of the river corridor within the upper terrace areas or erosion hazard setback areas on the project site.

Old Nogales Highway is the primary roadway providing access to Valle Vista, which defines the eastern perimeter of the Community Village. Some



Internal spine road with integrated trees

i. Landscape and Theming Elements

- Integration of pecan trees and shade trees as a theming element.
- Enhanced river corridor with passive open space improvements.
- Nogales Highway as a "heritage gateway" corridor into the Village.

ii. River/Land Use Relationship

- Primary drainage corridor with upper terrace/buffer areas that will include passive amenities.
- Integration of some existing pecan trees adjacent to the upper terrace/buffer areas to maintain a green "agricultural" appearance along the river corridor.
- Multi-use trail and river access along linear open space corridors.
- Trailhead facility along the river's edge.

iii. Land Use Elements

- Residential neighborhoods that provide a diverse range of housing product including primarily single-family and limited multi-family development.
- Neighborhood-scale retail, office and local community facilities and services encouraged.
- Neighborhood and pocket parks, open spaces and trails integrated into the fabric of the neighborhoods.
- Potential to develop as an assisted living, retirement and/or age-restricted community to complement adjacent La Posada and nearby Quail Creek communities.

- Hospital/medical uses.

iv. Circulation & Connectivity Elements

- Connected trail corridor linking residential neighborhoods to the Santa Cruz River corridor.
- Local street cross-sections that integrate existing pecan trees or other native trees into the streetscape environment.
- Walkable neighborhood with a connected circulation and trail system.
- Defined perimeter trail corridors along Old Nogales Highway, La Posada and Santa Cruz River edges.
- Preservation of some pecan trees along Old Nogales Highway to provide a “heritage gateway” experience.



Rural streetscape concept

v. Open Space & Recreational Elements

- Natural and improved river open space along the river corridor.
- Integration of existing pecan trees and/or other landscaping into the development for natural scenic beauty and shade.
- Neighborhood and pocket parks integrated throughout the Community Village.
- The Santa Cruz River Corridor and tributaries will include trails and landscape improvements for the use and enjoyment of residents.



Anza trail signage

vi. Community Facilities and Services Elements

- Fire stations, places of worship, and/or other community facilities and services to be coordinated with applicable agencies to ensure appropriate land is made available as needed.
- Trailhead and public river access.
- Neighborhood-scale retail and service uses encouraged.



Section 3: Vision and Guiding Principles

Section IV: Community Plan Elements

A. Land Use Plan

The Land Use Plan for the Sahuarita Farms Specific Plan provides for seven different Land Use Character Areas, each with a unique character and compatible mix of land uses designed to encourage a dynamic and walkable community. The plan includes River Park Open Space along the Santa Cruz River corridor, two residential neighborhood types of varying densities, two employment types, Mixed-Use Activity Centers and a River Center District as the urban core of the project. The section below provides a description of the overall land use framework, including a detailed description of each land use type, a land use data table and various graphic exhibits showing the location and general character imagery of each.

1. Land Use Framework

The project's land use framework provides for a comprehensive and flexible community plan that celebrates the Santa Cruz River, encourages walkability and connectivity, and provides for a diverse range of land uses. This includes a broad spectrum of residential opportunities, commercial and retail services, entertainment, employment, medical, recreation and trails, civic uses, education, religious and cultural opportunities. The Sahuarita Farms land use framework will provide a blueprint for the entire community to grow and evolve over time.

The land use framework was developed to fulfill the community's vision for the property as defined within the *2002 Town of Sahuarita General Plan*, the *Parks, Recreation, Trails and Open Space Master Plan*, and the *Sahuarita Town Center and Santa Cruz River Subarea Plan*. These three plans were integral in providing the general foundation and in guiding the overall direction and philosophy for the land use plan. The framework creates a roadmap for the project to achieve the vision while ensuring development consistency, compatibility, flexibility and quality throughout the long-term lifespan of the Sahuarita Farms community. There are four elements that make up the land use framework, including Community Villages, Village Subareas, Character Areas, and Land Use Groups. Each of these is described in more detail below.

a. Community Villages

Due to the size and linear configuration of the property, the project was segmented into four distinct Community Villages, including:

- The Groves Community Village
- Town/River Center Community Village
- River Park Community Village
- Valle Vista Community Village

The location and boundary of the four Community Villages is identified in **Figure 14: Community Villages Map**. The Community Villages provide two important purposes. First, each has its own unique physical characteristics, planning boundaries, and overall design form and character. This is described further in **Section III, Vision, Guiding Principles, and Community Character** of the Specific Plan. Second, the regulations identified within **Table 4, Land Use Data Table** are organized by Community Village, providing subtotals for residential unit counts and open space acreage. This will allow for prescribed flexibility to shift residential units and open space acreage within each

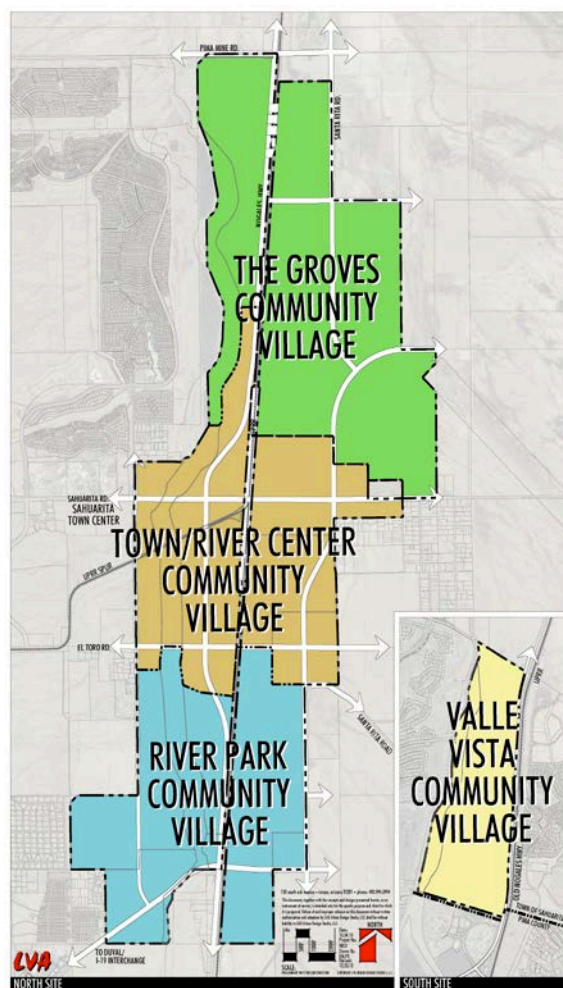


Figure 14: Community Villages Map

Community Village so long as the subtotals defined within the table are met. The precise regulations are defined in more detail within **Section VI, Regulatory Development Standards** of the Specific Plan.

b. Village Subareas

Within each Community Village are two to six Village Subareas, which are individual planning units within a Community Village. There are a total of 18 Village Subareas as identified on **Figure 15: Village Subarea Map**. The purpose of the Village Subarea concept is to divide the overall property into smaller, more manageable planning units. This framework allows for large-scale master planning and entitlements at the Specific Plan stage, while more detailed planning and design can occur within each Village Subarea at or closer to the time of development. This more detailed planning effort will entail the preparation of Village Subarea Refinement plans for each of the 18 Village Subareas. Each Village Subarea Refinement plan must be consistent with the overall land use and master planning framework established in the Specific Plan. In order to provide land use certainty at the Specific Plan stage of development, a Village Subarea Land Use Plan for all 18 Village Subareas has been prepared and adopted as a part of this Specific Plan. The Village Subarea Land Use Plan is provided as **Figure 48** in **Section VI** of the Specific Plan. The Village Subarea Refinement process for each Village Subarea is defined in detail in **Section V** of the Specific Plan.

c. Character Areas

Each Village Subarea is assigned a single Character Area designation, which acts somewhat like a land use designation, but permits a variety of compatible uses that don't necessarily fit into a single land use type. For example, a traditional land use designation such as "residential" would typically only allow residential-type uses. Conversely, a Character Area designation such as "Village Neighborhood" allows not only residential, but also a limited amount of neighborhood-scaled commercial and employment uses, providing opportunities for an appropriate and compatible mix of uses within an individual Village Subarea. The purpose of a Character Area is to establish the general character and range of compatible uses that are permitted within each Village Subarea based on prescribed limitations. Each Character Area is associated with various Land Use Groups as defined within **Table 4, Land Use Data Table**. The description and purpose of Land Use Groups and the relationship between Character Areas and Land Use Groups is defined later in this section.

There are six Character Area designations within the Specific Plan, each with a unique land use character and range of compatible land use types. Below is a general description of each Character Area, including the general purpose and intent, and the typical uses that are permitted within each. Note that "typical uses" refers to a general description of the types of uses that are allowed within each Character Area, but does not include a comprehensive list of permitted uses. The detailed list of permitted uses for the project is provided in **Section VI, Regulatory Development Standards** based on the various Land Use Groups permitted within each Character Area designation.

River Park/Open Space: This Character Area designation is located within the Santa Cruz River floodplain and will be maintained as permanent public open space for the use and enjoyment of the entire Sahuarita community. River Park/Open Space will include public river improvements within the Santa Cruz River to facilitate flood control, public safety, protection of public infrastructure, and public access and may include regional recreational opportunities, including trails, various active and passive recreational amenities, habitat enhancements, and opportunities for wildlife connectivity. Typical uses permitted within the River Park/Open Space areas will include natural and improved open space, trails, recreational fields and facilities, parks and playgrounds, community gardens, civic spaces, habitat enhancement areas, flood control facilities, parking and staging areas, utilities, public buildings, service and maintenance facilities and other similar uses.



Village Neighborhood: This Character Area designation is the primary residential category within the property and allows for a variety of low and medium density residential neighborhoods, parks, schools, community facilities and services, and neighborhood-scaled retail and employment uses for local residents. The Village Neighborhood Character Area allows for a mix of permitted land uses that will provide for a diverse residential community with opportunities for residents to shop, work, recreate, go to



school, and obtain local services within close proximity to where they live. Village Neighborhoods will facilitate alternative modes of transportation and reduced dependence on the automobile for a variety of residents' daily needs by allowing residential neighborhoods to be integrated with locally-connected parks, trails, schools, civic uses, places of worship and neighborhood-scaled commercial and office uses within a walkable environment.

Urban Neighborhood: This Character Area designation includes a single Village Subarea located on both sides of the river corridor within the central portion of the community. Located just south of the urban core of the property, Urban Neighborhood allows for more intense, higher density residential neighborhoods mixed with a variety of commercial and employment uses. The Urban Neighborhood designation is intended to provide for urban-style living, where residential units are more compact and are mixed with neighborhood and community-scaled shopping, dining, and employment uses in a pedestrian-oriented urban environment. Typical uses within this Character Area include single-family attached and detached residential, multi-family residential, home occupation, live-work units, community-scaled commercial such as grocery and convenience markets, retail, dining, office condo, professional office, general medical, hospitality and other mixed uses. Uses can be mixed within a parcel, between adjoining parcels or vertically-integrated within a single structure, such as ground-floor retail and dining with upper floor offices and/or residential uses.



Mixed Use Activity Center: These Character Area designations are located at or near the intersection of primary transportation corridors and will serve as urban activity centers for the entire community and region. Mixed Use Activity Centers will include opportunities for a variety of large-scale commercial services, office and employment use, general medical, multi-family housing and live work units, with the highest levels of visibility and regional access to multiple transportation options. Mixed Use Activity Centers will also provide connectivity to Village Neighborhoods and trail corridors within and adjacent to the Sahuarita Farms community, promoting alternative modes of transportation for access to various goods and services.



River Center: This Character Area designation is within a single Village Subarea along the river corridor, will serve an extension of the Sahuarita Town Center, and is intended to be the social center of the Sahuarita Farms community. The River Center will be oriented toward its adjacency to the Santa Cruz River in the center of Town, and is planned as a pedestrian-scaled community focal point. The River Center will be designed as a walkable, urban environment with pedestrian orientation and connectivity to the river corridor, taking advantage of the river as a community amenity. Typical uses will include retail, dining, entertainment venues, public plazas and gathering places, commercial, office and employment uses, hospitality, civic uses, high density housing and live/work units. Similar to the Mixed Use Activity Center, uses can be mixed within both adjacent parcels as well as vertically integrated within the same building, providing opportunities for ground-floor retail, restaurant and entertainment uses with upper floor office and residential use. Specific design standards for the River Center that are consistent with new urbanist principles for a walkable activity center have been provided in **Section VI** within the river center district design guidelines.



Employment Campus: This Character Area designation is located within a single Village Subarea just north of Sahuarita Road on the east side of the property. This area will provide opportunities for large-scale, local and regional employment uses within the Town of Sahuarita, creating an abundance of



quality jobs and economic development for the Town and its residents. This Character Area includes promoting a large-scale employment campus in a park-like setting with generous setbacks and an abundance of landscaping. Typical uses will include professional and administrative offices, medical, educational research and development, technology, office parks, community colleges/higher education, office condos, all in enclosed buildings. Employment Campus also permits a limited amount of multi-family residential and commercial services to support the various employment and educational uses proposed.

Campus Park Industrial: This Character Area occurs within two Village Subareas, located at the north and south ends of the property, both of which are immediately adjacent to the existing Union Pacific Railroad tracks. These areas are planned to attract large-scale employment and light-industrial uses that can generate additional quality jobs within the Town and region. The Campus Park Industrial parcels can be served by planned roadways as well as possible rail-spurs from the adjacent UPRR main line, attracting a variety of potential users that rely on both truck or rail transport. Attractive landscaping buffers using a common, unifying landscape and hardscape theme will be provided within each parcel, creating a campus-style environment. Typical uses will include manufacturing, distribution, warehousing, assembly, storage, office, and other similar commerce park and light industrial uses.

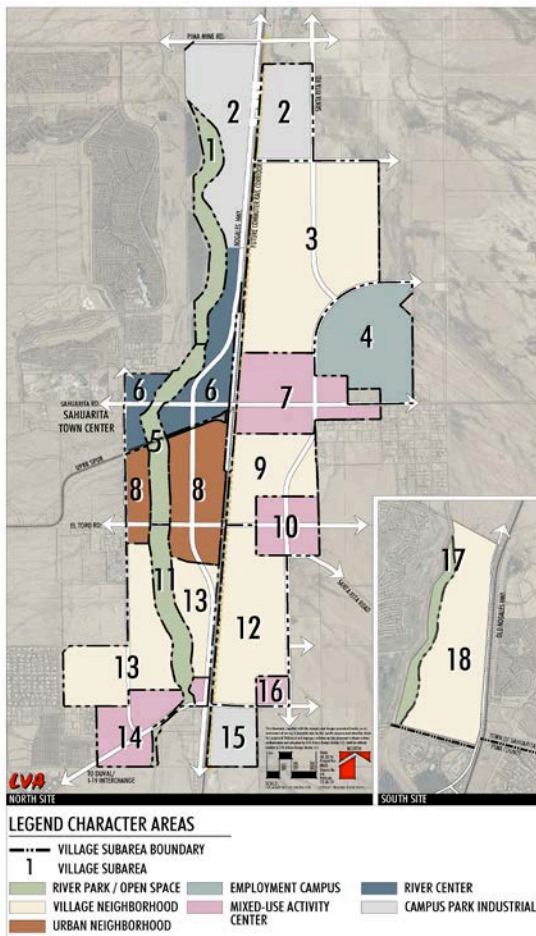


Figure 15: Village Subarea Map

The precise location of each Character Area is graphically depicted on **Figure 14, Village Subarea Map** and **Figure 15, Character Area Map**.

The Character Areas and Village Subarea approach is an innovative and modern land use planning technique that allows flexibility and encourages creativity throughout the long-term implementation of the plan. The traditional approach of separating land uses and zoning districts typically creates a sprawling pattern of development, creates longer travel distances between uses, requires wide streets, and creates a heavy reliance on the automobile to access basic neighborhood and community needs. Further, this approach is insufficiently flexible to deal with the rapidly evolving nature of modern communities and lifestyles. The land use framework developed for Sahuarita Farms creates a more strategic, flexible and walkable development pattern providing for an appropriate mix of uses within proximity of individual neighborhoods. This framework, while innovative and flexible, will provide protections for the public health, safety and welfare through specific and defined development standards and regulations ensuring compatibility as the community develops over time.

Table 2, Character Area Summary provides a snapshot of the total acres and percentage of total land area for each Character Area within the project.

Table 2: Character Area Summary

Character Area Summary	Acres	%
River Park	518	9%
Village Neighborhood	2,557	45%
Urban Neighborhood	391	7%
Mixed Use Activity Center	732	13%
River Center	318	6%
Employment Campus	385	7%
Campus Park Industrial	744	13%
Total Area	5,645	100%

d. Land Use Groups

A Land Use Group (LUG) is a more precise designation that defines permitted uses and development standards for an individual development project. The specific uses and development standards for each land use group is provided within **Section VI, Regulatory Development Standards**. A brief description of each land use group is provided below, with a more detailed description in **Section VI.D and E**.

SR (Suburban Residential): A variety of low- to medium-density residential development with a density of up to 6.0 residential units per gross acre.

UR (Urban Residential): A variety of medium- to high-density residential development with a density of up to 32.0 residential units per gross acre.

NCO (Neighborhood Commercial/Office): Neighborhood-scaled retail, commercial and office uses intended to provide local shopping, retail, dining, office and daily service needs within close proximity of Village Neighborhoods and to respond to retail, local employment and service needs within an approximate 1-mile radius.

GC (General Commercial): Large-scale retail and commercial uses intended to serve the community and regional area.

GE (General Employment): A variety of large-scale employment uses including professional office, medical, education, research and development, technology, business park and other similar uses.

LI (Light Industrial): Light industrial uses, including office, warehousing, distribution, manufacturing, storage, assembly, production and processing facilities and other similar uses.

The LUGs define the specific types and amounts of land uses allowed within each Village Subarea, as defined in **Table 4, Land Use Data Table**. In order to provide development flexibility and an appropriate mix of uses, a variety of LUGs may be allowed in each Village Subarea within defined limitations. **Table 4** identifies the maximum percentage of land area for each LUG allowed within each Village Subarea. Note that the total of the percentages shown in the table will exceed 100%. This is to allow limited flexibility and to allow a Village Subarea to adapt to market conditions over time. While the actual percentage of each LUG will be determined by market demand, the total of all LUGs within a completed Village Subarea Land Use Plan will not exceed 100%.

For example, Village Subarea 6, River Center includes a total of 318 acres. Up to 50 percent of that Village Subarea, or 159 acres, can be developed using the UR (Urban Residential) LUG. Under this scenario, the remaining 50% of the Village Subarea could be developed under the other allocated LUGs as long as the maximum allowed percentage of the other LUGs were not exceeded. Alternatively, up to 80% of the Village Subarea, or 254 acres, can be developed using the GC (General Commercial) LUG, in which case the remaining 20% of the Village Subarea could be developed under the other allowed LUGs. In all cases, the minimum percentage of open space indicated on **Table 4** will be provided within each Village Subarea.

The LUG percentages allow flexibility while setting maximums to ensure multiple LUGs are provided within each Village Subarea. Using Subarea 6 as an example, three different LUGs are allowed, and the Village Subarea 6 land use plan may provide any combination of those three LUGs up to the maximum acreage percentages and residential unit count defined in **Table 4**.

In order to allow for vertical integration of land uses where appropriate, two or more LUGs can overlap the same land area to permit, for example, ground level commercial use using the GC LUG and upper floor residential use using the UR LUG. If a vertically integrated development plan is proposed, then the percentage and acreage associated with each LUG is based on the total square footage of the development project divided by the square footage of each development type. For example, if a 10 acre development project includes a 3-story, 150,000 square foot building, with 50,000 square feet of retail on the ground floor using the GC LUG and 100,000 square feet of residential on the second and third floor using the UR LUG, then 3.33 acres is assigned to the GC LUG and 6.67 acres is assigned to the UR LUG. However, even if vertically integrated, the maximum LUG percentages in **Table 4** shall apply.

The LUGs shown on **Table 4** also provide for flexibility related to overall residential units within a Village Subarea. The Table includes a “Target” and a “Maximum” residential unit count for each Subarea, with a maximum residential unit count for each corresponding Community Village. Collectively, the target residential units for all Village Subareas within a Community Village equals the total residential units permitted within that Community Village (as noted in the Subtotal of Residential Units for each Community Village). However, any Village Subarea within that Community Village can exceed the target up to the maximum residential unit count identified on **Table 4**, so long as another Village Subarea within that Community Village provides for a corresponding reduction in residential units so that at full build-out of that Community Village, the overall allowable residential unit count for that Community Village is not exceeded.

Table 4 provides the detailed project data associated with the land use framework described above. The table provides subtotal information for each Community Village, including: overall acreage; minimum, target and maximum dwelling units; total open space acreages; and the maximum allocation of each LUG permitted within the Village Subareas and each Community Village. These subtotals are important in ultimately tracking the status of the Community Villages as they are developed over time. The open space acreage and minimum percentage represents the minimum amount of open space to be provided within the overall Village Subarea, not each individual LUG. The Master Developer shall ensure that, as each Community Village is developed over time, these subtotals are monitored to ensure a proper land use balance through the long-term build-out of the project. Accordingly, the Master Developer shall maintain a running calculation showing the actual amount of each LUG and total open space developed in a Village Subarea as part of the required Implementation and Monitoring Program (IMP) defined in **Section V.E** of the Specific Plan. The IMP must reflect consistency with each approved Village Subarea Refinement plan related to the location and overall acreage of open space within a Village Subarea to ensure the open space requirements will be met at build-out of each Village Subarea.

Table 3, *Estimated Land Use Summary* provides an estimated projection of the generalized land use types proposed for the project at build-out for purposes of evaluating infrastructure requirements. The table includes projected total acreage and percentage of open space, commercial, office/employment, campus park industrial and residential uses. While these acreages are subject to the flexibility permitted under **Table 4**, they are the basis of the infrastructure analysis for the Traffic Report, Water and Reclaimed Water Master Plan, and the Sewer Master Plan that are included as Appendices to this Specific Plan. These estimated acreages are subject to refinement during the subarea planning process to better define future infrastructure requirements based on development densities and intensities. At the time of each Village Subarea plan approval, the estimated land use summary in **Table 3** shall be updated to reflect the actual acres allocated to each use in the Village Subarea and the estimate for the remaining Village Subareas.

Table 3: *Estimated Land Use Summary*

Estimated Land Use Summary	Acres	%
Estimated Total Open Space	1,437	26%
Estimated Total Commercial	506	9%
Estimated Total Office/Emp.	571	10%
Estimated Total Campus Park Industrial	744	13%
Estimated Total Residential	2,387	42%
Total:	5,645	100%

Table 4: Land Use Data Table

The Groves Community Village													
Village Subarea #	Character Area Designation	Approx. Gross Acres	Residential Units (1)			Open Space		Land Use Groups (Max % of Land Area)					
			Min.	Target	Max	Acres	Min%	SR	UR	NCO	GC	GE	LI
1	River Park/Open Space	155	0	0	0	155	100%	0%	0%	0%	0%	0%	0%
2	Campus Park Ind.	619	0	0	0	93	15%	0%	0%	0%	0%	50%	100%
3	Village Neighborhood	886	2,300	4,300	5,590	177	20%	98%	20%	10%	0%	0%	0%
4	Employment Campus	385	0	1,200	1,560	58	15%	0%	20%	0%	20%	100%	0%
Maximum Allowable Acreage for Each Land Use Group:								868	254	89	77	695	619
Subtotal		2,045	2,300	5,500	483								

Town/River Center Community Village													
Village Subarea #	Character Area Designation	Approx. Gross Acres	Residential Units (1)			Open Space		Land Use Groups (Max % of Land Area)					
			Min.	Target	Max.	Acres	Min%	SR	UR	NCO	GC	GE	LI
5	River Park/Open Space	139	0	0	0	139	100%	0%	0%	0%	0%	0%	0%
6	River Center	318	0	1,200	1,560	48	15%	0%	50%	0%	80%	50%	0%
7	MU Activity Center	335	0	1,030	1,340	67	20%	0%	40%	0%	80%	50%	0%
8	Urban Neighborhood	391	1,050	2,330	3,030	59	15%	50%	80%	0%	45%	30%	0%
9	Village Neighborhood	252	600	1,200	1,560	50	20%	98%	20%	10%	5%	0%	0%
10	MU Activity Center	149	0	500	650	30	20%	0%	55%	0%	80%	60%	0%
Maximum Allowable Acreage for Each Land Use Group:								442	738	25	830	630	0
Subtotal		1,584	1,650	6,260	393								

River Park Community Village													
Village Subarea #	Character Area Designation	Approx. Gross Acres	Residential Units (1)			Open Space		Land Use Groups (Max % of Land Area)					
			Min.	Target	Max	Acres	Min%	SR	UR	NCO	GC	GE	LI
11	River Park/Open Space	147	0	0	0	147	100%	0%	0%	0%	0%	0%	0%
12	Village Neighborhood	441	950	1,900	2,470	88	20%	98%	20%	5%	5%	0%	0%
13	Village Neighborhood	517	1,000	2,100	2,730	103	20%	98%	45%	10%	0%	0%	0%
14	MU Activity Center	205	0	645	839	31	15%	0%	30%	0%	100%	70%	0%
15	Campus Park Industrial	125	0	0	0	19	15%	0%	0%	0%	0%	50%	100%
16	MU Activity Center	43	0	200	400	4	10%	0%	100%	0%	100%	100%	0%
Maximum Allowable Acreage for Each Land Use Group:								939	425	74	229	249	125
Subtotal		1,478	1,950	4,845	392								

Valle Vista Community Village													
Village Subarea #	Character Area Designation	Approx. Gross Acres	Residential Units (1)			Open Space		Land Use Groups (Max % of Land Area)					
			Min.	Target	Max	Acres	Min%	SR	UR	NCO	GC	GE	LI
17	River Park/Open Space	77	0	0	0	77	100%	0%	0%	0%	0%	0%	0%
18	Village Neighborhood	461	400	2,450	2,450	92	20%	100%	30%	20%	20%	0%	0%
Maximum Allowable Acreage for Each Land Use Group:								461	138	92	92	0	0
Subtotal		538	400	2,450	169								

Total		5,645	6,300	19,055	1,437								
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Footnote 1: The subtotal for Target and Max Residential Units is the same for each Community Village. Individual Village Subareas can exceed the Target up to the Max, but for each unit over the Target provided in one Village Subarea, the unit count must be reduced by one unit in another Village Subarea within the same Community Village so that the maximum residential unit count defined in the Subtotal for that Community Village is not exceeded.

LEGEND

- VILLAGE SUBAREA BOUNDARY ———
- VILLAGE SUBAREA # 1
- UNION PACIFIC RAILROAD COMMUTER RAIL CORRIDOR ———
- RIVER PARK / OPEN SPACE
- VILLAGE NEIGHBORHOOD
- URBAN NEIGHBORHOOD
- EMPLOYMENT CAMPUS
- MIXED-USE ACTIVITY CENTER
- RIVER CENTER
- CAMPUS PARK INDUSTRIAL
- EXCEPTION AREA (NOT A PART)

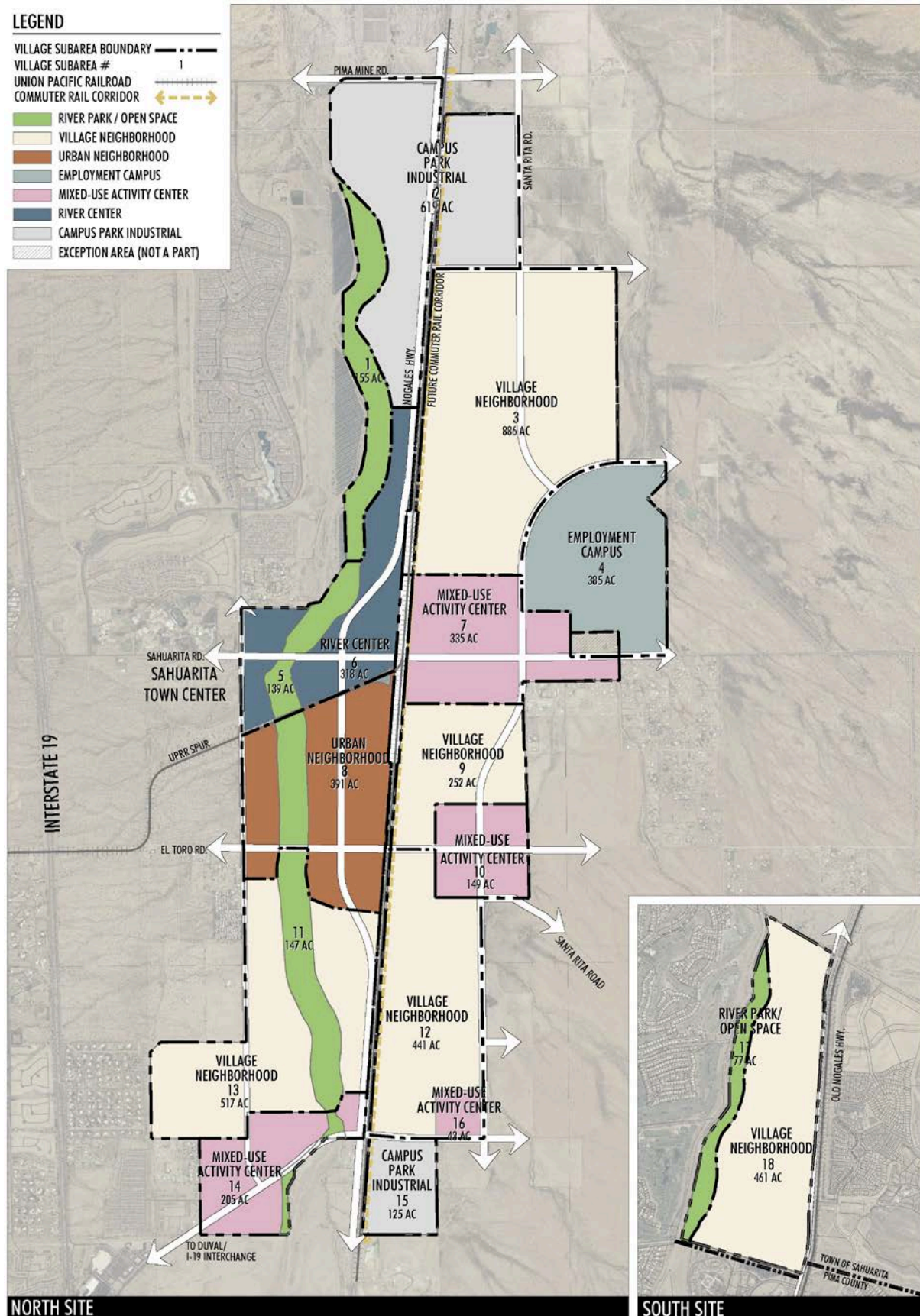


Figure 16: Character Area Map



Figure 18: Village Neighborhood Character Area Location and Character Images

Note: Photos are intended to represent the general character, quality and type of uses proposed within the project, and is not intended to express specific design details, architectural style, colors, materials or amenities.

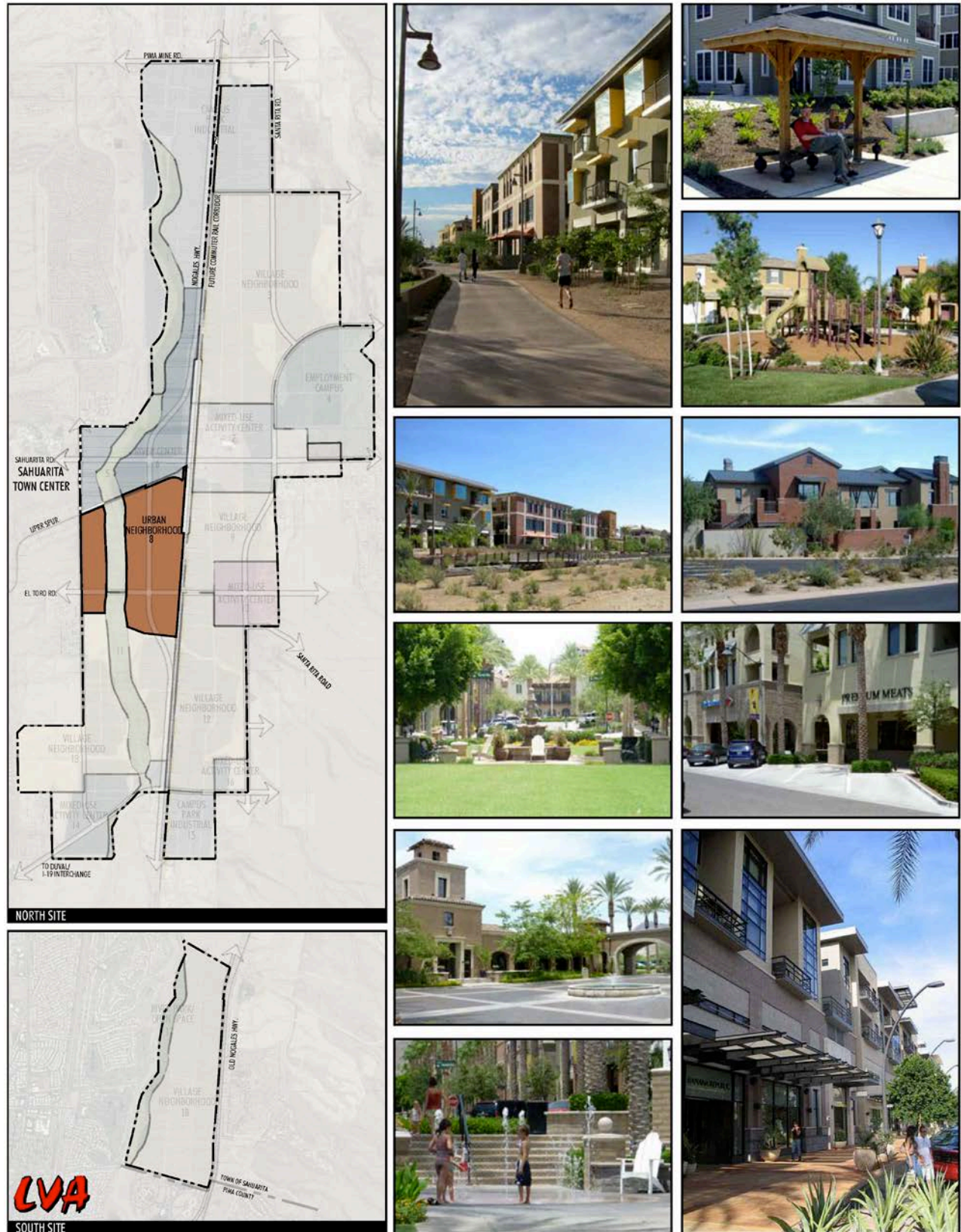


Figure 19: Urban Neighborhood Character Area Location and Character Images

Note: Photos are intended to represent the general character, quality and type of uses proposed within the project, and is not intended to express specific design details, architectural style, colors, materials or amenities.

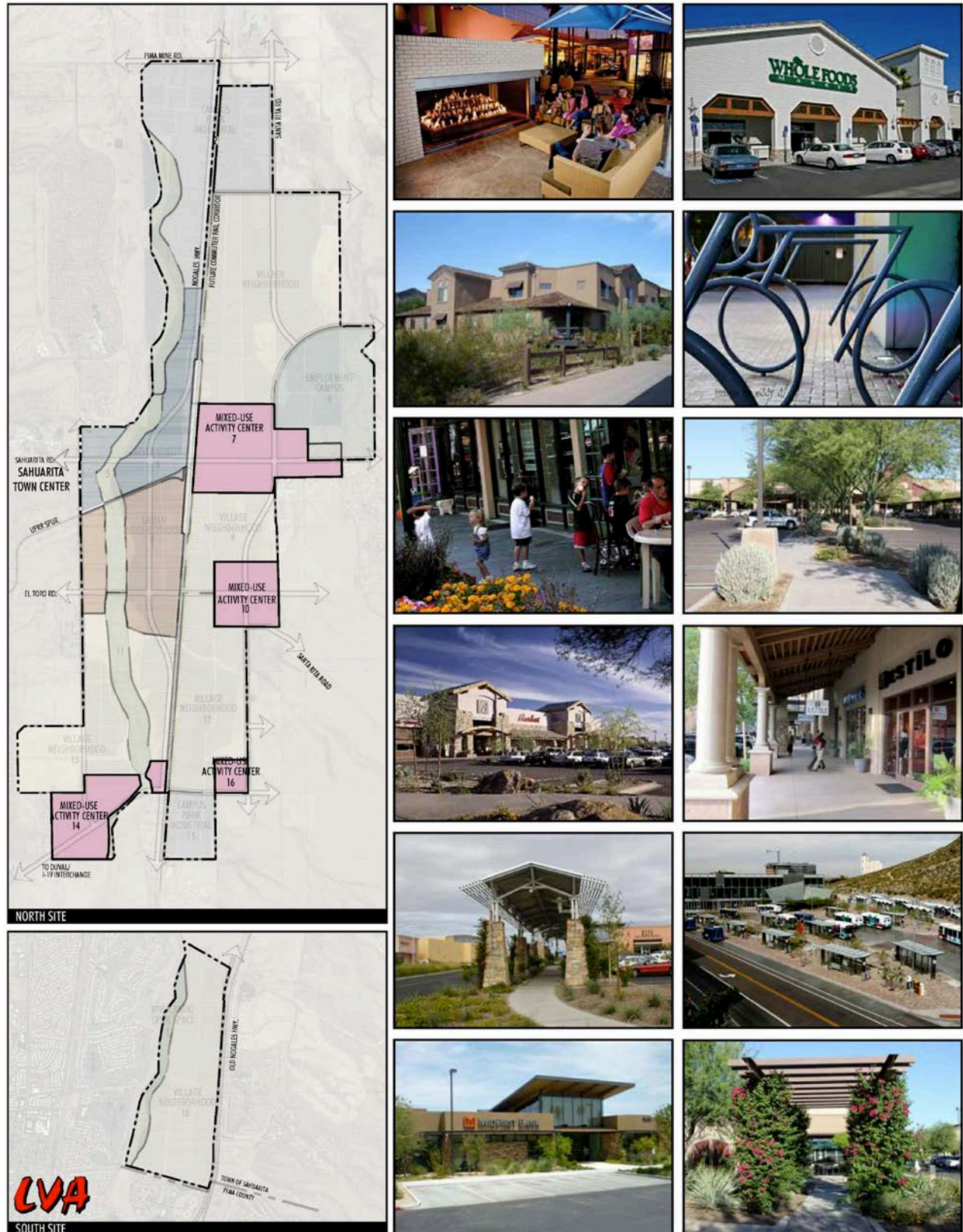


Figure 20: Mixed-Use Activity Center Character Area Location and Character Images

Note: Photos are intended to represent the general character, quality and type of uses proposed within the project, and is not intended to express specific design details, architectural style, colors, materials or amenities.

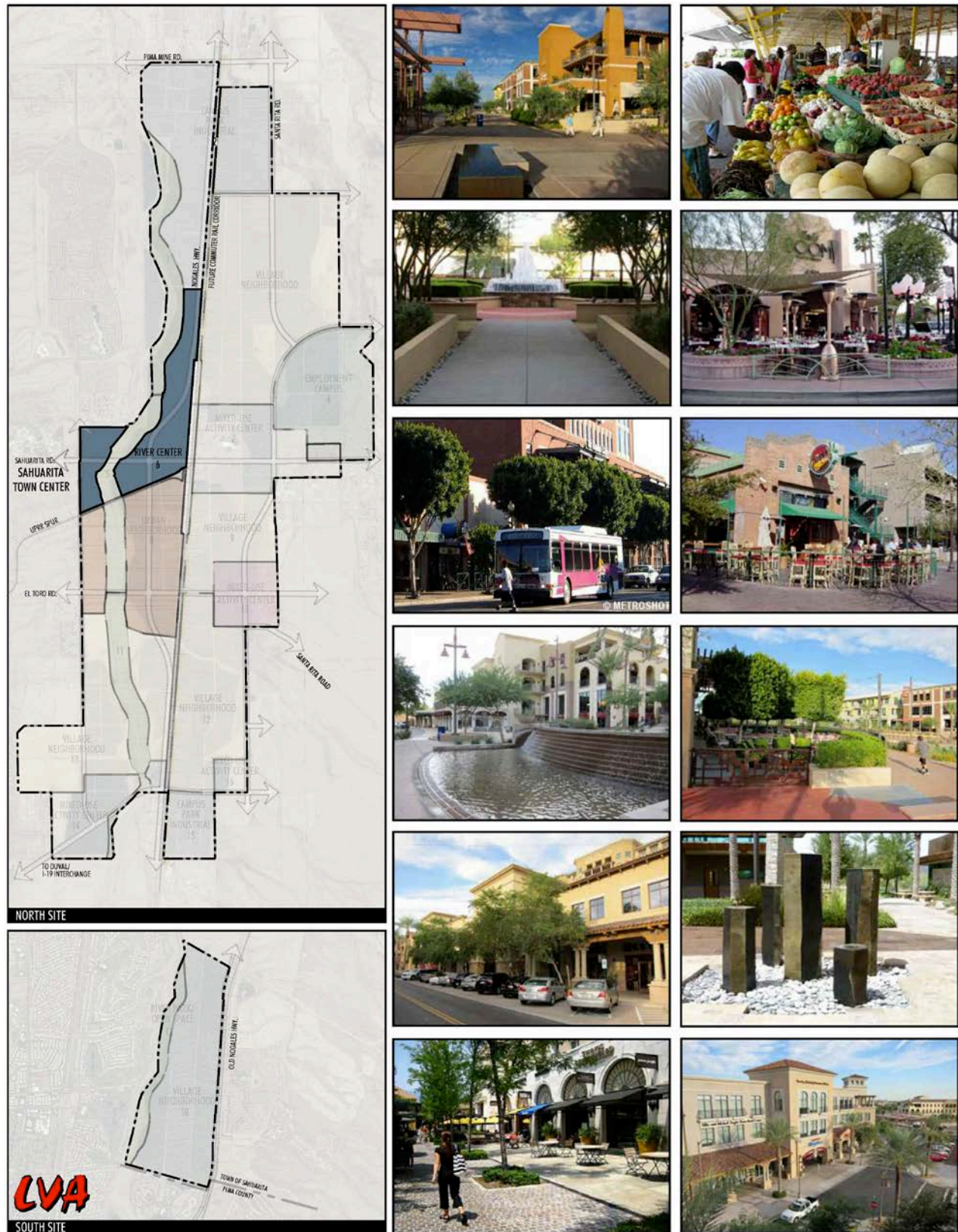


Figure 21: River Center Character Area Location and Character Images

Note: Photos are intended to represent the general character, quality and type of uses proposed within the project, and is not intended to express specific design details, architectural style, colors, materials or amenities.

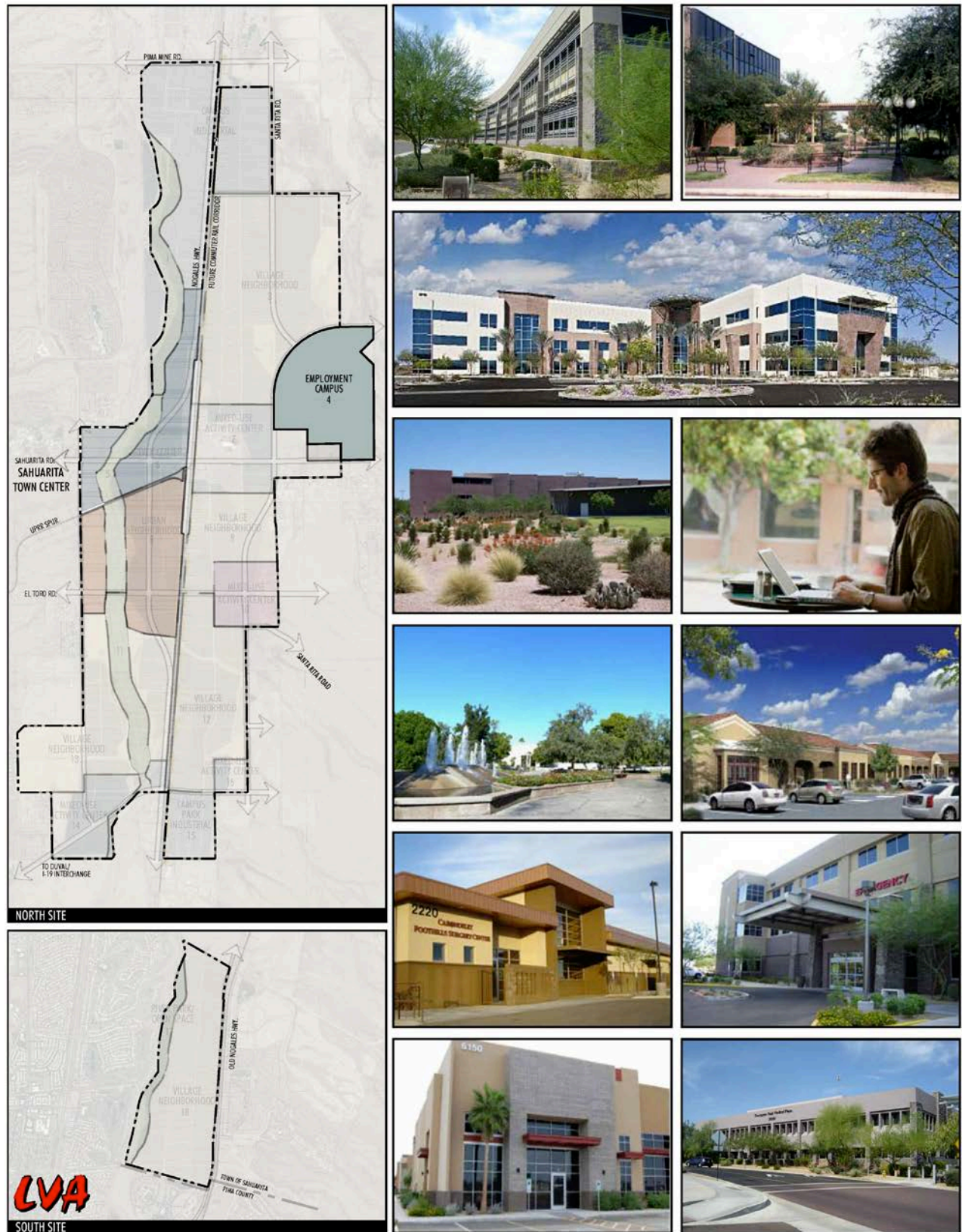


Figure 22: Employment Campus Character Area Location and Character Images

Note: Photos are intended to represent the general character, quality and type of uses proposed within the project, and is not intended to express specific design details, architectural style, colors, materials or amenities.

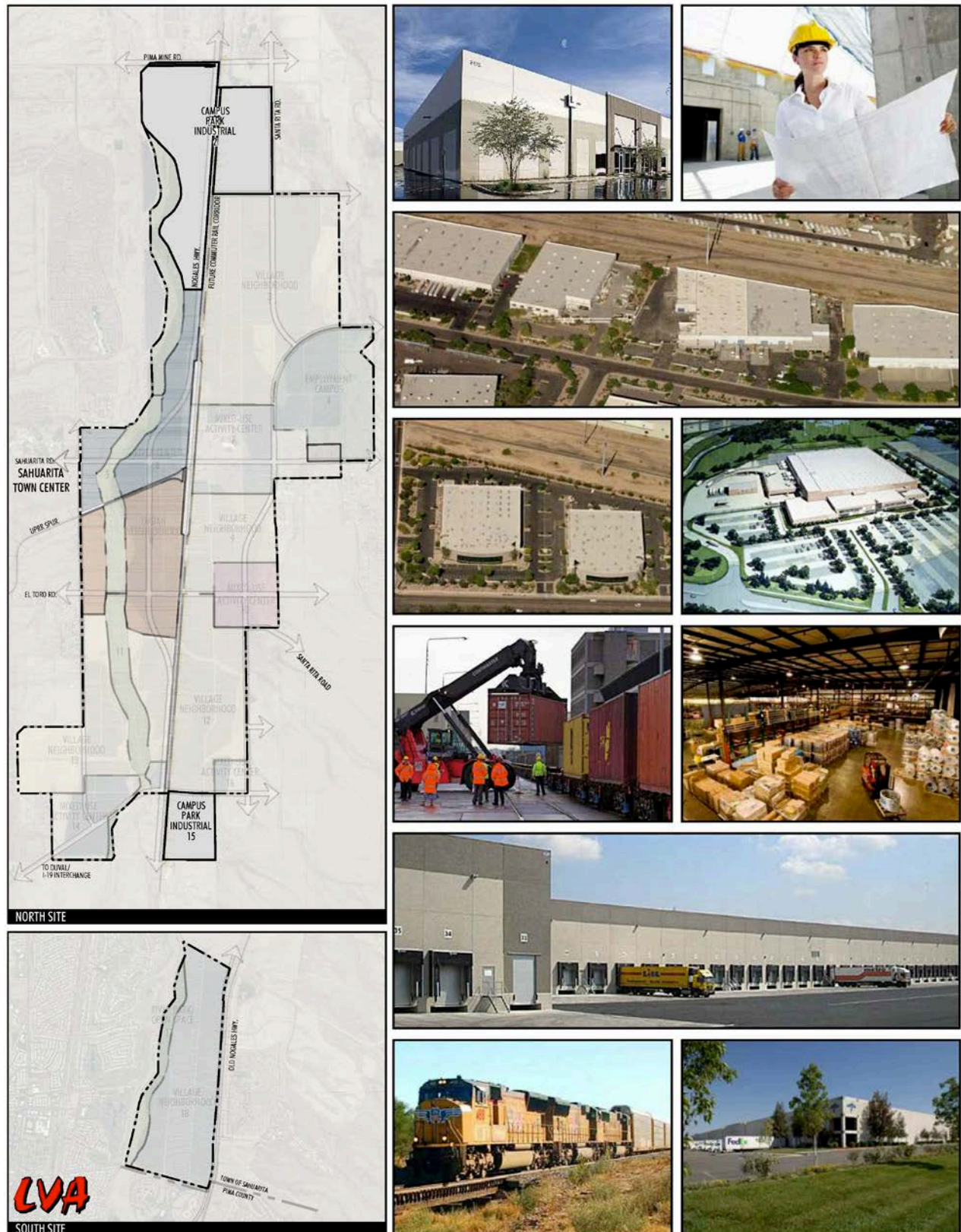


Figure 23: Campus Park Industrial Character Area Location and Character Images

Note: Photos are intended to represent the general character, quality and type of uses proposed within the project, and is not intended to express specific design details, architectural style, colors, materials or amenities.

B. River Master Plan

1. Introduction

The Santa Cruz River is the geographic heart of both the Town of Sahuarita and the FICO property. For many decades the residents of this region have envisioned opportunities to transform this corridor into a recreational and natural asset to benefit existing and future generations of area residents. Previous planning studies, in conjunction with this Specific Plan document, reflect a comprehensive roadmap for a river-centered community. This vision of community-river integration will distinguish Sahuarita Farms as a distinctive place to live within the desert southwest.

Including FICO land and adjacent properties along the banks of the Santa Cruz River, this section of the river corridor extends approximately 12 linear miles, stretching from the southern edge of Continental Farms at the south end to Pima Mine Road on the north. The river is ephemeral in nature, but regional flooding has occurred in the past and continues to result in significant damage to public infrastructure and private property located within its influence area. Regional flooding in recent decades has not only been costly in terms of damage to public infrastructure, but has also posed a significant threat to the safety of residents who live adjacent to the river or who rely on existing bridged crossings for vital transportation needs.

Over the last century the Santa Cruz River has significantly degraded between the City of Tucson and Pima Mine Road. This degradation is due primarily to headcutting, which is a form of erosion that progressively migrates upstream, and which if left uncontrolled will eventually threaten the entire upper Santa Cruz Valley. Headcutting decreases bank stability, increases flood velocities, reduces natural flood attenuation, creates hazardous bank conditions, undermines bridge foundations, damages utility crossings, and reduces the potential for natural riparian habitat to be sustained. In addition, the current floodplain is perched and disconnected from the main channel. The river is no longer a pristine, natural floodplain. Its current condition is the result of more than a century of inconsistent human intervention, historical changes in the watershed, activities in the river corridor near Tucson, and a patchwork of localized solutions to individual problems. Several large floods over the past few decades caused extensive flood damage to public and private property, and highlighted the need for a comprehensive river master plan.

FICO's long-term vision for its property is consistent with plans previously approved by the County and Town which suggest the concept of a narrower floodplain and the transition to urban land uses on the property. This vision can only be realized through the implementation of a regional flood control strategy that will reduce the overall footprint of the floodplain and allow better regulation of flows during major flood events. The flood control elements of the plan will allow the property to transition from farm land to other uses within these areas. The narrowing of the floodplain, the associated flood control measures, and the proposed public amenities are all integral components of the overall vision for the Sahuarita Farms Specific Plan.

The river and floodplain improvements will provide benefits to both the landowner and the public. Benefits to the landowner include the ability to transition its land to other uses and take advantage of proximity to what could be developed into major regional environmental and recreational amenities. Benefits to the public include improved regional flood control, preventing regional headcutting from migrating upstream and preserving the long-term health and stability of the river, as well as improved public safety, public access to the river corridor, and a dedicated permanent linear public open space. Linear public open space will function as a land bank for future public recreational uses. Most importantly, FICO's position as the primary land owner for an extensive reach of the river provides a rare and practical opportunity to take the initial steps to evaluate, plan, and implement a regionally significant River Master Plan (RMP).

The benefits of a comprehensive RMP for this area extend far beyond the FICO property and the immediate area of influence adjacent to the Santa Cruz River. The scope of the RMP concept is "generational" relative to the lasting positive impacts that it will have on the Sahuarita community. The most significant of these benefits are:

- Public safety
- Regional flood control
- Public open space
- Protection and enhancement of habitat value and wildlife corridors
- Regional access and connectivity to and from the river
- Water conservation & aquifer recharge
- Land bank for possible future public recreational uses

The RMP includes a comprehensive hydraulic and sedimentation analysis of the existing river and its tributaries. A thorough evaluation of the current river conditions has led to a design concept that meets the overall objectives of establishing lasting natural and recreational enhancements within the corridor while providing for flood control and safety. Presently, when the river flows during major storm events, as it has most recently in 1983 and 1993, the destructive impacts to both public and private properties, utilities and infrastructure within the corridor are extensive. **Figures 26-28** provide conceptual images of the three improvement zones proposed within the river improvement concept.

These improvements will benefit approximately 12 linear miles of area adjacent to the river, with no adverse impacts to off-site properties. A terraced corridor improvement concept, designed to accommodate the 100-year flood, will contain two components: (1) a low-flow channel area that will convey all or the most frequent floods, and (2) an upper terrace/buffer area that may be subject to infrequent water inundation only during the largest floods. The upper terrace area will include public open space, trails, and landscaping, as well as the potential for later development of public recreational improvements such as parks and habitat enhancement areas. The RMP Recommended Plan Report (provided in **Appendix F**) includes the documentation of an existing conditions hydraulic analysis and modeling of this proposed concept.

As mentioned previously, the vision for the river and the adjacent property is supported by decades of planning studies conducted by FICO, Pima County and the Town of Sahuarita. Growth pressures, exerted from current and future development projects adjacent to the FICO property, require thoughtful and farsighted long-range planning for many elements including land use, infrastructure and regional flood control. The RMP, as a component of the Specific Plan, creates a long-term master plan for the Santa Cruz River corridor that complements land use and infrastructure planning as part of the overall planning process. The RMP promotes a unified planning approach for the river and adjacent property, consistent with adopted Town plans representing and incorporating the long-term vision of the Town.

The purpose of the RMP is to guide future improvements that will more effectively manage regional and local flood control and public safety, and provide opportunities for recreation, trails, protection of wildlife corridors and habitat enhancement along its banks. The primary objectives of the RMP are to:

- Provide a viable method for the reclamation of existing flood zone property in a manner that is consistent with the adopted flood control regulations of Sahuarita and Pima County.
- Provide for safe and controlled flow of the 100-year flood event within the river corridor.
- Facilitate the design of a sustainable river corridor that provides cost-effective, multi-use opportunities for habitat enhancement, recreational opportunities, protection of wildlife corridors, groundwater recharge, and flood storage, while minimizing the costs for future public and private infrastructure located within the influence area of the river corridor.
- Improve the overall habitat and aesthetic value of the existing river corridor and establish areas that are suitable for a broad range of recreational uses.
- Protect the river upstream of Pima Mine Road from future headcutting.
- Make the Santa Cruz River corridor safe and accessible to the public.

The implementation of the RMP vision will be a gradual process spanning several decades. As a property owner of significant lands along the Santa Cruz River, FICO intends to identify and to reserve large tracts of its land for public use and to identify public and private funding sources to achieve the RMP's purpose. The majority of FICO land within the existing floodplain has already been disturbed and cultivated for agricultural use. Through a comprehensive RMP, consistent with all federal, state and local laws, portions of the FICO property will be reclaimed from the 100-year floodplain. Working with the Town and other authorities, this process will enable the river to be the cultural and recreational heart of Sahuarita and a boon to the entire Santa Cruz Valley.

2. Summary of the Sahuarita Farms River Master Plan Report

The Sahuarita Farms River Master Plan Report is a technical evaluation of approximately 10 linear miles of the Santa Cruz River adjacent to, and within FICO lands. This study of the hydraulic river conditions and characteristics serves as a basis for the creation and implementation of a comprehensive corridor enhancement plan and project. The Sahuarita Farms RMP Report, a component of the Specific Plan provided in **Appendix F**, includes the following information:

- A summary of existing and future hydraulic and sediment conditions for the 100-year flood of the Santa Cruz River through FICO property.
- A summary of the environmental and cultural resources within the study area.
- A summary of preliminary Army Corps of Engineers Section 404 jurisdictional waters inventory within the FICO property.
- Plan and profile preliminary engineering drawings showing proposed RMP layout.
- River Master Plan Report to identify a river improvement concept that will best meet the objectives of flood control, river stability, protection of wildlife, habitat enhancement and recreational amenities.

3. River Improvement Concept

The river improvement concept proposes a combination of three distinct design approaches for various segments of the RMP study area, including:

- Terraced river section with bank improvements (TRS);
- Terraced river section with erosion hazard setback & no bank improvements (EHS);
- River transition to existing floodplain.

(a) Terraced River Section with Bank Improvements (TRS): This concept proposes an aesthetically contoured river section with improved low-flow and upper terrace areas as illustrated in **Figure 24**. The improvements will be sculpted and re-vegetated to promote natural river characteristics, while effectively managing regional stormwater. A low-flow area, intended to convey water between the 20 to 100-year storm event, will expand the limits of the floodplain adjacent to the existing riverbed. Bank stabilization structures at the edges of the primary flow area will be utilized to prevent erosion. These bank stabilization structures will be partially below grade, with approximately five feet exposed above the primary flow channel with maximum 2:1 slopes, which will allow for wildlife movement. To the extent possible, the exposed elements will utilize colors and materials that blend with the natural environment. An upper terrace or buffer area will be established to accommodate more infrequent storm flow (up to 100-year storm events or simply as an open space buffer), but will permit future improvements such as natural and developed open space, including habitat areas and recreational amenities. The Master Developer will provide landscaping and trail improvements within the upper terrace areas. Additional recreational elements, to the extent such amenities are provided by the Master Developer, will be included in future Recreation Area Plans (RAP) for each Village Subarea as individual Village Subarea Refinement plans are prepared on a phased basis. The details for Village Subarea Refinement plans are defined within **Section V** of this Specific Plan.

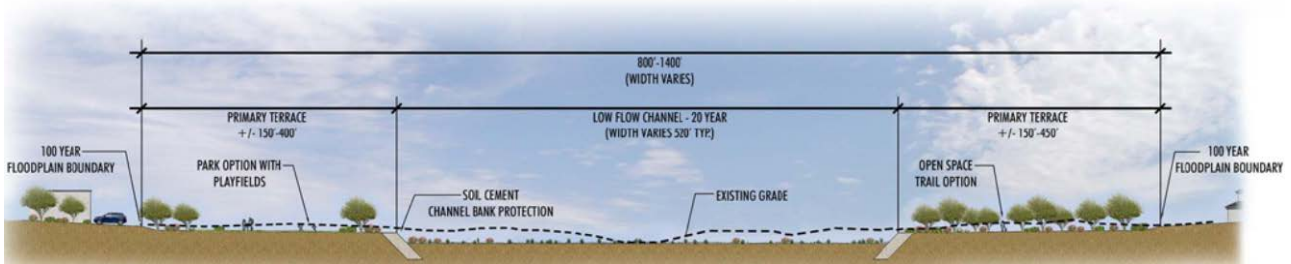


Figure 24: Terraced River Section with Bank Improvements (TRS)

- (b) **Terraced Section with Erosion Hazard Setback & No Bank Improvements (EHS):** This concept is similar to the TRS design but without the use of structural bank stabilization improvements as illustrated in **Figure 25**. The concept is consistent with the Town's floodplain ordinance requiring that building setbacks adjacent to the Santa Cruz River be a minimum of 500 feet from the edge of the bank unless stabilization improvements are provided. Without the use of structural stabilization improvements, the potential for erosion and meandering of the river increases, thereby warranting the required setback to protect improvements adjacent to the river. This improvement type is appropriate for portions of the river corridor in which limited lateral migration of the low-flow area is permissible. Improvements within the erosion hazard areas will be defined within future RAP's as each Village Subarea Refinement plan is prepared.

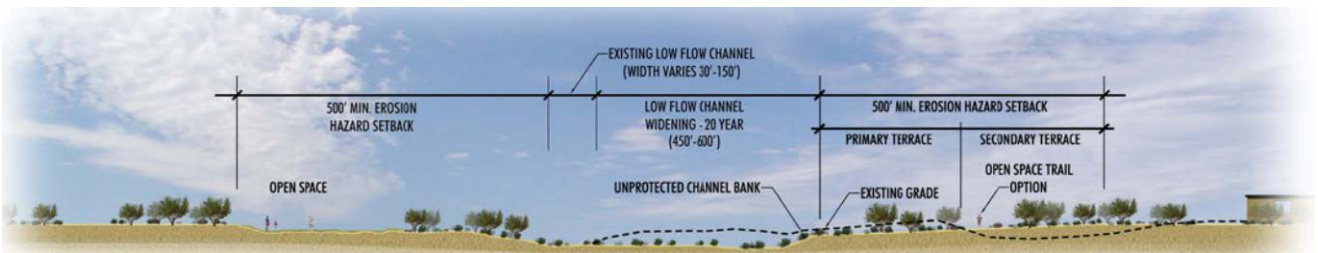


Figure 25: Terraced River Section with Erosion Hazard Setback (EHS)

- (c) **River transition to existing floodplain:** As a requirement of the RMP improvement concept, the design includes transitioning the proposed river improvements back to the existing floodplain condition before it leaves the property to the downstream end so as not to negatively impact downstream properties prior to the extension of river improvements beyond the limits of the property. As such, south of the northern boundary of the property, the terraced river improvements terminate and the design allows for the floodplain to transition back to its existing condition at the northern boundary of the property. This condition may be modified in the future if/when the downstream property owners participate in future river improvement, potentially removing additional land from the floodplain within the Sahuarita Farms property (as demonstrated in **Figure 28**).

The full Sahuarita Farms RMP Report in **Appendix F** provides more detailed information regarding the proposed improvement concept, including the technical and modeling data to support the plan.

4. Adjacent Land Use Relationships

The RMP envisions the Santa Cruz River as a unique natural and recreational asset for Sahuarita and the community. While other communities have attempted to create their own version of a River Park, few have been successful in establishing a strong connection between the river and the land uses that are located adjacent to river's edge. By coupling the RMP and the Specific Plan, the river becomes an integrated component of the community with a focus on river-oriented design, accessibility, connectivity and seamless land use relationships.



Due to the extended linear reach of the river corridor through the Sahuarita Farms community and other FICO lands (approximately 12 linear miles), land use types along its banks will vary. Within segments of the river where improvements are limited and largely passive, opportunities for the maintenance of existing pecan groves may be emphasized. Segments of the river near the urban center of Sahuarita Farms may be adjacent to urbanized uses, where formal treatment, higher use of plazas and other hardscape elements and creation of high activity zones will define the character of the physical environment. Each of the four Community Villages will have a unique theming program that will define the character of those areas. Many of those unique elements will be incorporated into the improvement zone that exists where developed uses and the river meet. Provided below is a brief description of each of the four Community Village's unique river relationship.

The Groves Community Village – Land uses adjacent to the river corridor in this village will be characterized by agricultural preserves, campus park industrial uses and public infrastructure facilities. Nogales Highway will define the eastern boundary of the river's influence area, promoting high-visibility open space opportunities from the roadway. Land for a future public regional park is also proposed within this area immediately adjacent to the floodplain and within portions of the erosion hazard setback areas in the river transition condition. Trail connections extending from the future regional park will link future and existing development projects, providing multi-use access to recreational amenities along and adjacent to the river corridor. Campus park industrial uses will be located along the northern portion of the property, providing needed employment uses within the Town.

Town/River Center Community Village – This village is the physical and social heart of the Sahuarita Farms community, characterized by higher intensity development with strong physical integration with the planned river improvements. Building orientation, public spaces and an urban setting will guide the configuration of adjacent land uses that are river-centric, establishing a downtown amenity for residents to gather, shop, dine and be entertained. Pedestrian boulevards, extending from the river's edge, will penetrate into the activity zones to encourage free movement throughout this urban area.

River Park Community Village – Consistent with its name, the River Park Community Village will include land set aside by the Master Developer for a public community park adjacent to the outer banks of the Santa Cruz River. The park site will provide a location for formal ball fields and/or other recreational facilities. Traditional residential neighborhoods surrounding the park site will be designed to improve access and visibility to the river for all residents by encouraging the alignment of some streets along the park and/or river's edge and by tying in broad community trail corridors, accessible from all portions of the community.

Valle Vista Community Village – Similar in character to The Groves Community Village, Valle Vista will emphasize passive interaction between the river and adjacent land uses to include the preservation of some existing orchards along the outer edges of the river corridor, providing a natural buffer between the river and adjacent residential development. Traditional residential neighborhoods will encompass much of this Community Village, with various trail connections to the river corridor.

A key component of the River Park's future success will be the ability to blend the functional and aesthetic components of the river corridor with the adjacent community. Open space, parks and trails will seamlessly and purposefully extend outward from the primary corridor, supporting the establishment of a larger network of community and regional linkages. Land uses of various types and densities will complement the Santa Cruz corridor improvements by orienting public spaces and residential/commercial structures toward the river, while ensuring sensitivity to lighting levels and the potential impacts to wildlife within the river corridor. This establishment of "place" and multi-use activity will promote the vibrancy of the community and further reinforce the vision of the river as the heart of the Sahuarita community.

5. River Park Improvements

FICO has long held that the Santa Cruz River and similar desert watercourses are precious amenities to be celebrated, providing linkages and refuge for humans, flora and fauna alike. As a part of the overall master plan concept within the RMP, drainage, recreational, environmental and aesthetic enhancements and amenities are proposed along the river corridor. These proposed improvements

can be categorized into three “improvement zones” within the River Park/Open Space areas. The goal is to provide the Sahuarita community with a well-balanced mix of improvement types that complement the natural environment while establishing opportunities for a wide range of passive and active recreational outdoor activities. The specific phasing, amenity programming and physical extents of each improvement zone will be refined with each Village Subarea Refinement plan as each applicable river segment is designed for construction. Improvement zones include:

- a) Primary River Drainage Open Space
- b) Active and Passive River Terrace Open Space
- c) River Transition Area

Each of these improvement zones is described in more detail below.

- a) **Primary River Drainage Open Space:** This improvement zone, as illustrated in **Figure 26** below, includes the portion of the Santa Cruz River corridor between and including the bank protection structures and/or the primary flow channel as defined in the RMP document. These areas will include a contoured primary flow channel and its adjacent floodplains that increase the river’s capacity to convey a minimum 20-year, and up to the 100-year flood event. This zone will include soil cement bank stabilization in the narrower sections of the river corridor where an erosion hazard setback isn’t practical. Grade control structures will be provided approximately every half-mile to prevent headcutting. The area within this zone, once constructed, will be left in a natural state except for periodic maintenance activities.

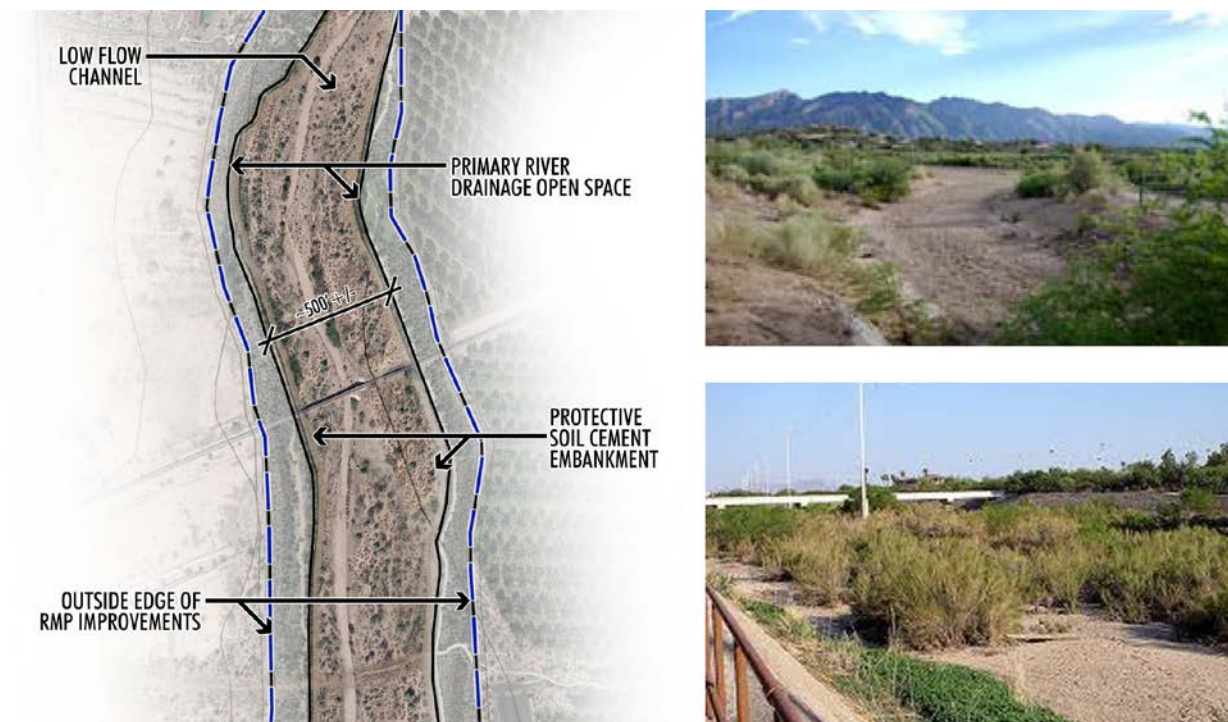


Figure 26: *Primary River Drainage Open Space*

- b) **Active and Passive River Terrace Open Space:** The Active and Passive River Terrace Open Space comprises the portions of the Santa Cruz River that are within or adjacent to the river corridor, are outside the primary flow channel, and include land available for landscaping, trails, and land banking for later construction of active and passive public recreational amenities and additional public open space. The primary use within this improvement zone will include public trails on both sides of the river provided by the Master Developer at the time of construction adjacent to that portion of the terrace area, including the Anza Trail on the west side of the river and other community trails or pathways elsewhere. In addition, if included as part of a Village Subarea

Refinement plan or if funded by others, a variety of other recreational improvements can occur within this zone, including but not limited to public parks, trailhead facilities, equestrian facilities, ramadas, picnic areas, seating areas, disc golf, par/exercise courses, ball fields, sport courts, skateboard parks, play structures, parking and staging areas, community gardens, amphitheaters, and landscape enhancements directly associated with recreational amenities. **Figure 27** illustrates a visual snapshot of the potential improvements in this zone.

Public accessibility to the Santa Cruz River is a key objective of the river improvement program. The river corridor is intended to serve as a regional amenity for the Sahuarita community and will have multiple opportunities for public access points. In general, gateway/trailhead areas will be established at key locations along both sides of the river, typically in conjunction with major transportation corridors and/or high-intensity land uses. Gateway areas will provide access to the river corridor. A trailhead can serve as a gateway. Trailheads may include interpretive information and areas to accommodate parking, public assembly and equestrian staging. While the precise number and location of trailheads will be determined in the future as the river park is designed, the first trailhead to be provided is the Llano Grande Trailhead, which will be located near Sahuarita Road and La Villita Road. FICO has committed to donate the land for the trailhead, and Pima County will construct the trailhead improvements using dedicated bond program funding allocated to a trailhead in this location. This is discussed further in subsection 7 below.

The total acreage within the Active and Passive River Terrace Open Space will vary depending on limits of the upper terrace areas as defined through the Section 404 permitting process. At a minimum, this improvement zone will include multiple trails and associated landscaping amenities along both sides of the river for the length of the property. Additionally, land shall be dedicated for a public community park and a public regional park, within and adjacent to this improvement zone, providing opportunities for future development of community and region-wide public recreational amenities. These are highlighted in more detail within the Parks, Open Space and Trails section of this Specific Plan.

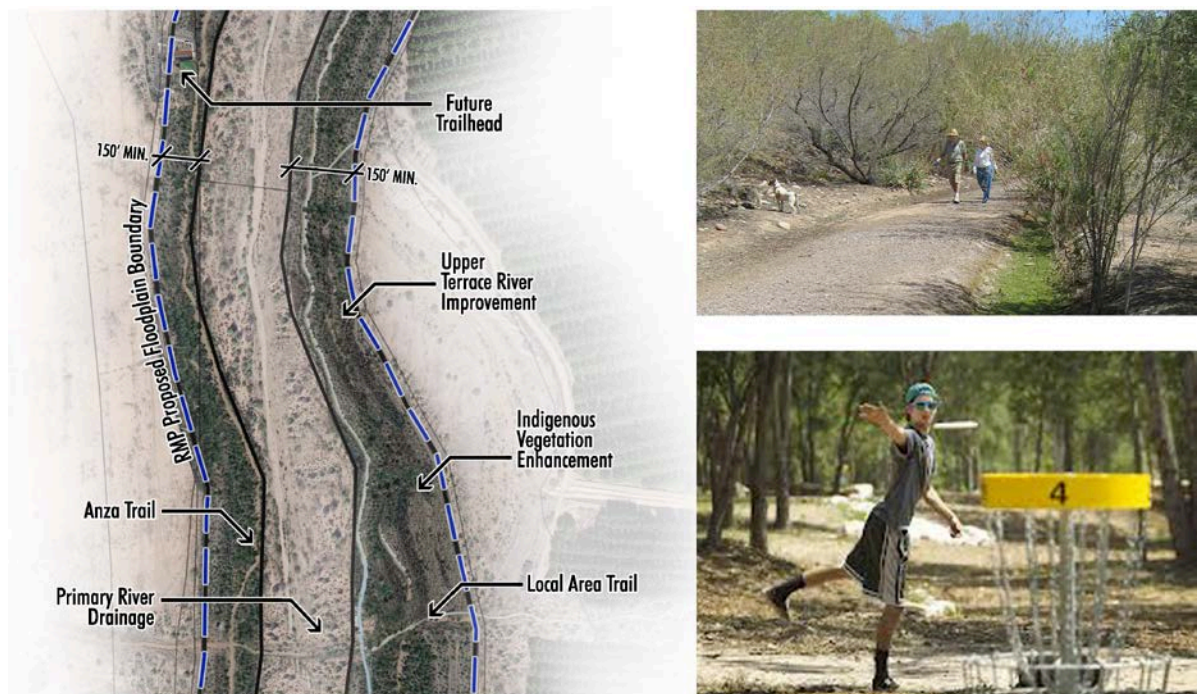


Figure 27: *Active and Passive River Terrace Open Space*

- c) **River Transition Area:** There are two river transition areas within the property, one located at the northern edge of The Groves Community Village just south of Pima Mine Road and the second at the northern edge of the Valle Vista Community Village. As presently contemplated by the River Master Plan, these river transition areas occur where the Santa Cruz River floodplain is returned to its pre-improvement condition within the Sahuarita Farms property. The River Transition areas could potentially transition to developable land if off-site river improvements (not presently contemplated by the River Master Plan) are extended in accordance with pertinent regulations that result in the removal of such areas from the floodplain. Until that time, however, these areas may include native vegetation and/or pecan trees in an actively managed orchard or agricultural preserve. A future wastewater reclamation facility may be located in the northern zone in the vicinity of Pima Mine Road. **Figure 28** illustrates the general location of both River Transition areas in the project.

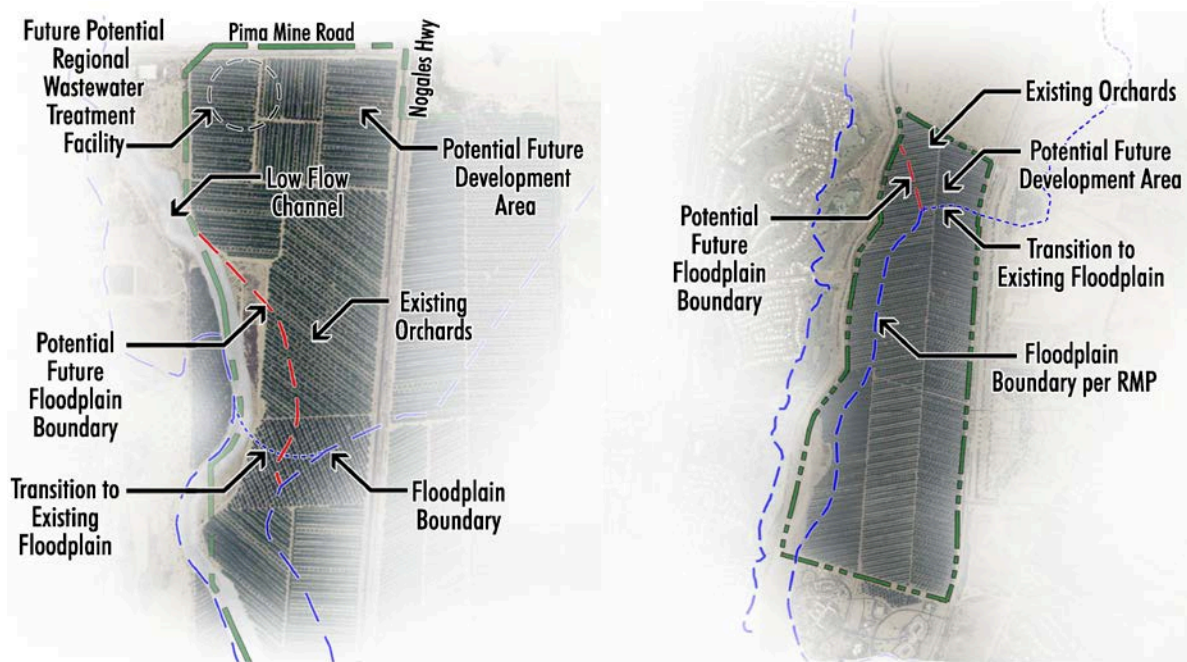


Figure 28: *River Transition Area*

The planned river improvements described above will be phased in over many decades. The many public benefits associated with these improvements will ultimately result in a safer and more stable flood control environment, with opportunities for groundwater recharge, reestablished habitat and active and passive recreation that will transform the character of the corridor into an amenity for residents and visitors. A character rendering of one segment of the proposed river improvements is shown below as **Figure 29**, *Character Sketch of River Improvement Concept*.

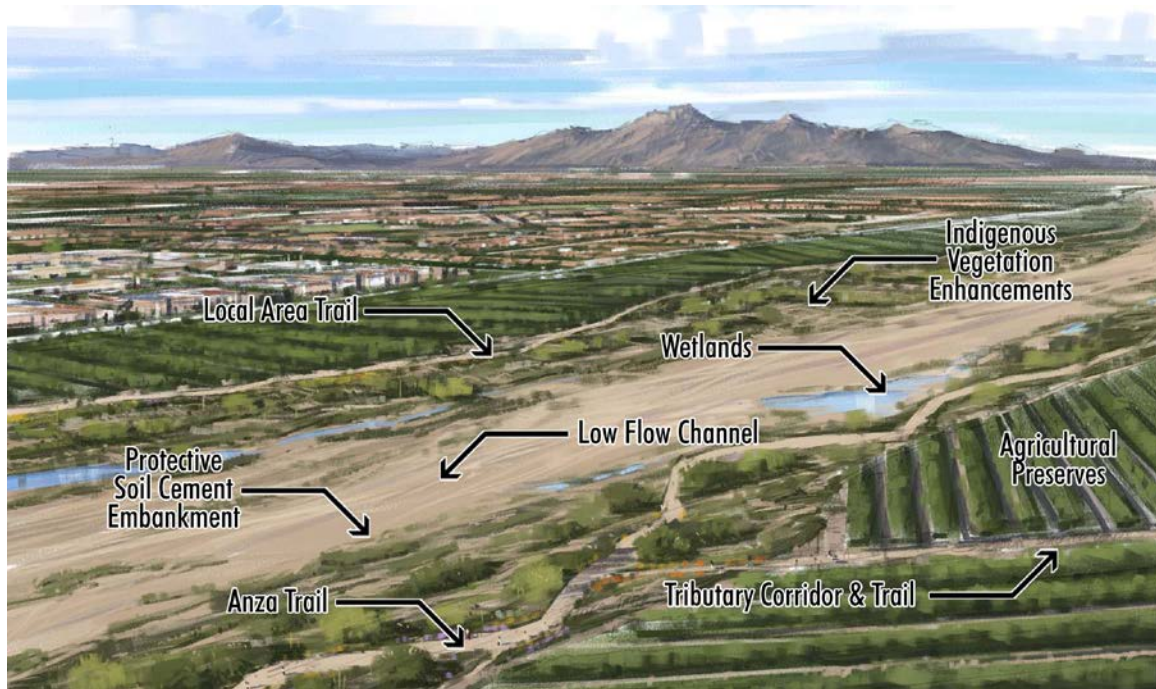


Figure 29: *Character Sketch of River Improvement Concept*

6. Project Benefits

The result of the proposed river improvements defined in the previous section provide significant enhancements to regional storm water management, public safety, habitat and wildlife corridors, recreational opportunities, regional access and connectivity, and water conservation and recharge. A brief summary of these project benefits is provided below:

Flood Control

The foundation for the river enhancement project is the improved regulation of flood control through the area. During a 100-year flood event, the river is capable of flowing at 45,000 cubic feet per second. Such large scale events (and even smaller, more frequent events) have the potential to cause significant property damage and public safety risks. The proposed RMP calls for improvements that will more effectively manage major storm events and protect public and private property from flooding.

Public Safety

Management of flood waters will increase public safety by ensuring that future regional roads and bridges remain passable during major storm events.



Santa Cruz River Flood Event

Long-Term River Stabilization

Head-cuts migrating upstream toward the Town of Sahuarita threaten to transform the river to a deeply incised, narrow channel with steep unstable banks. The proposed RMP will provide grade control and bank stabilization that will prevent future headcutting and prevent excessive lateral erosion. These stabilization measures will also ensure the long-term stability of habitat enhancement, natural ground water recharge, and recreational amenity elements of the plan.



Head-cut Santa Cruz River channel extending south past Pima Mine Rd.



Deep, narrow, unstable channel at Pima Mine Rd. due to headcutting.



Deep headcutting causing loss of native vegetation along the river corridor

Recreation

The Town's *Parks, Recreation, Trails & Open Space Master Plan* reflect strong support for the concept of establishing recreational open space throughout the Sahuarita community and the Santa Cruz River corridor. Improvements within the river corridor will make available hundreds of acres of land for future public recreational and habitat enhancement opportunities through the center of the project and the Town.



Typical River Park Improvements



Habitat and Wildlife

Historical habitat along the banks of the Santa Cruz River has been altered by the long-term agricultural operations along both embankments of the river. Through enhancements to the river corridor, defined habitat areas within the terrace areas will be seeded and re-vegetated with materials that are native to the region. This habitat re-establishment process will be carefully monitored and fostered so that native vegetation growth is sustained and does not encumber the flow of storm water through the area. The enhancement of habitat areas will also promote the protection and re-establishment of animal species that may include permanent, seasonal or migratory residency along the corridor.

It is also understood that over the past several decades, the pecan orchards have created an environment and habitat of their own that currently sustains native fauna, including avian species. Consideration of the impact of habitat change will be part of the process to manage the wildlife considerations.



Santa Cruz River Habitat



Regional Access & Connectivity

The Santa Cruz River runs through the center of the Sahuarita community and will serve as a unique natural and recreational asset for Town and County residents. The dedication and construction of the Anza Trail and other trail segments will provide regional non-vehicular connectivity to areas beyond the boundaries of the Sahuarita Farms community. A network of interconnecting trails will commence at the river corridor with opportunities to penetrate into adjacent communities creating linkages that encourage non-vehicular circulation throughout the Town as envisioned by the Town's adopted *Parks, Recreation, Trails & Open Space Master Plan*.



Trail Concepts

Water Conservation & Recharge

The Santa Cruz River and its aquifer have long been a source for sustaining agricultural uses. Over time, as demand for water has exceeded natural replenishment, concern for the long-term sustainability of the aquifer has increased. FICO has taken steps over recent decades to reduce its demand on groundwater sources by improving the efficiency of its irrigation practices, and working with the Arizona Department of Water Resources (ADWR) to establish a Groundwater Savings Facility on its farm. FICO is continuing to explore other regional solutions to groundwater conservation, including taking the lead in an effort to extend the Central Arizona Project (CAP) pipeline into the heart of its agricultural operations, which will provide an alternative and renewable water source for agricultural and domestic water uses.

Opportunities for the replenishment of groundwater are essential in establishing a balance between recharge and withdrawal. The riverbed and lands immediately adjacent to the primary flow area may present effective locations for the establishment of naturally-designed recharge basins. Recharge rates for basins in this area have proven to provide infiltration rates that average approximately three feet per day, depending on basin characteristics.

7. Early Development River Enhancements

The scope and scale of the proposed enhancements to the Santa Cruz River corridor will require a phased implementation of RMP improvements. While most RMP sections will be improved concurrently with adjacent development, the project may include suitable smaller segments that provide public access within the river corridor in earlier phases.

As more particularly described earlier in this Section, FICO is currently working with Pima County through a public/private partnership to develop the Llano Grande Trailhead, a new trailhead that will provide public access and extend the Anza Trail from Sahuarita Road to Elephant Head Road, which is nearly 17 linear miles.

8. RMP Operations and Maintenance Plan

One of the benefits of the RMP is that it will reconnect the Santa Cruz River with its floodplain, and by reducing its footprint, will substantially reduce the amount of public and private infrastructure requiring maintenance due to flood damage. The RMP is also intended to reduce flood damages and maintenance associated with lateral erosion on adjacent properties, flood inundation along Old Nogales Highway and the UPRR, and most importantly, headcutting. Like all flood control facilities, periodic maintenance of the RMP corridor will be required. There presently is public and private infrastructure within the Santa Cruz River floodplain, such as roads, bridges, railroads, bank protection, grade control structures, utility lines, and farm levees that require regular inspection,

maintenance, repair, and eventual replacement. Although the RMP introduces no new types of infrastructure, soil cement bank protection will increase.

A detailed Operations and Maintenance Plan (O&M Plan) will be developed with the detailed construction design of the RMP improvements.

The RMP has been designed to minimize operations and maintenance costs in five important ways. First, the RMP concept minimizes the footprint and removes existing homes and infrastructure from the floodplain to prevent the types of flood damage that require maintenance and repair. Second, bank protection structures are proposed only in locations where needed to protect existing or proposed infrastructure. Third, the design of the primary flow channel element will use natural channel concepts to ensure sediment continuity, minimize lateral and vertical instability, and allow for a natural, self-regulating river section. Fourth, the RMP terraces are designed to be infrequently flooded. If and when flooded, the RMP terrace will convey floodwaters at shallow depths and slow velocities. Fifth, the design of the tributaries will minimize introduction of post-development nuisance flows that could cause excessive vegetative growth in the RMP low flow channel conveyance zones.

C. Parks, Open Space and Trails

1. Introduction

A major component of the overall planning and design effort for Sahuarita Farms includes the integration of an interconnected parks and open space system, with the Santa Cruz River central to the open space activity and connectivity. The open space system will provide seamless connections between the Santa Cruz River corridor and the various village neighborhoods, commercial and employment areas as well as opportunities for connections to adjacent communities within the larger Sahuarita area. The open space and trails system will provide numerous opportunities for people of all ages to enjoy these amenities within close proximity to where they live, encouraging active and healthy living as a core value. Parks and trails will be situated so residents and visitors can be within convenient walking distance to open spaces within the community. In addition, a comprehensive trail and pathway system with safe and convenient roadway crossings will provide connectivity among neighborhoods, mixed-use activity centers, schools, civic spaces, multi-modal transportation facilities and adjacent communities. In all, the Sahuarita Farms community will provide a minimum of 1,437 acres of total open space, or 25% of the project area.

The Parks, Open Space and Trails Plan for Sahuarita Farms was developed in close alignment with the goals defined within the Town's *Parks, Recreation, Trails and Open Space Master Plan*. The Sahuarita Farms Plan will include:

- The establishment of a public linear greenway trail system along the Santa Cruz River corridor;
- The completion of an integral segment of the Juan Bautista de Anza National Historic Trail (Anza Trail), and promote connectivity to additional trail and pathway segments;
- The establishment of sites for a regional park and a community park, and construction of sports fields, numerous neighborhood and pocket parks within close walking distance of residents;
- The creation of shared/joint use school and recreational park facilities for K-8 schools that are integrated into the neighborhoods and are part of the public recreational open space system;
- A comprehensive and interconnected trail and pathway system that links parks with neighborhoods, civic spaces, employment areas and mixed-use activity centers;
- Developed residential recreation areas meeting the minimum standard defined in the Parks and Recreation Area Design Standards Manual of 871 square feet per lot or portion thereof with associated in-lieu fee plus 460 square feet per apartment/condominium unit;
- The protection and/or enhancement of water resources, vegetation and wildlife corridors;
- The use of drainage corridors to enhance wildlife movement, open space and trail connections;
- Sites for residents or community groups to create community gardens to grow and care for their own crops; and
- The preservation of meaningful groupings of pecan trees to celebrate the agricultural heritage of the property and maintain visual and aesthetic value within the community.



Typical Open Space Improvements

The Parks, Open Space and Trails Plan is designed to protect and enhance nature while creating an active and healthy community with an abundance of recreational opportunities and a superior quality of life for all residents. **Figure 34, Parks, Open Space, and Trails Plan** graphically represents the major, community-wide components of the plan, including the general location of regional, community, neighborhood, and pocket parks, the river and tributary corridors, and various trail and pathway alignments. In addition,

various local trail and pathway connections and localized open spaces are identified within the Community Village concepts in **Section III** of the plan. The intent of the plan is to establish the open space framework and define the general location and configuration of open space, while the precise location, size and design program will be determined on a phased basis through a series of Recreation Area Plan (RAPs). A RAP will be provided for each major development project based on an approved preliminary RAP prepared for each Village Subarea Refinement plan as defined within **Section V** of the Specific Plan. The sections that follow will define the specific type and function of open spaces proposed within the project.



Typical Open Space Improvements

2. River and Tributary Open Space

The Santa Cruz River corridor is a significant natural resource within the property and is the centerpiece of the Sahuarita Farms community. The river corridor will be a public, regional linear open space with miles of trails – including an important segment of the Anza Trail. Protection and enhancement of native vegetation and wildlife habitat, improved flood protection and increased public access and safety will also be included. Public access will be provided through various multi-use trail connections from surrounding communities, bicycle lanes, and direct access from adjacent properties along the river corridor.

In addition to the primary river corridor, the Master Developer will provide a series of linear open space corridors throughout the community to convey off-site water to the Santa Cruz River, providing additional connected open space, wildlife movement, trails and linkages between uses. The tributary open space corridors will provide another layer of open space and trail connectivity throughout the development, enhancing walkability, livability, and quality of life for residents. All post-development, improved drainage ways and floodplains associated with the Santa Cruz River and tributaries shall be designated as permanent open space.



Typical River and Tributary Open Space Improvements

3. Recreational Open Space

The creation of an active and healthy community is one of the core values of Sahuarita Farms as defined within the Vision and Guiding Principles statement. The development of walkable and bicycle friendly neighborhoods, an abundance of interconnected trails and pathways, and active recreational open space are all critical components in meeting this core value. Residential recreation area requirements, land, amenities and in-lieu fee payment options shall be based on the applicable provisions in the Parks and Recreation Area Design Standards Manual, adopted by the Town Council and as may be amended from time to time. The current standard includes 871 square feet per lot or proportional in-lieu fee up to 50% of the total acreage (50% in-lieu fee is \$600 per lot) plus 460 square feet per unit for apartment/condominium units. The total acreage and/or proportional in-lieu fee will vary based on actual residential lots and apartment/condominium units built on a phased basis as the project is developed.

The recreational open space component of the Sahaurita Farms plan includes two primary elements, Trails & Pathway and Developed Parks & Recreational Areas. Each of these components is described in more detail below.

a. Trails & Pathways

The Master Developer proposes providing up to 60 miles of trails and pathways, including the Anza Trail, Local Area Trails, Town-Wide Connector Pathways and Neighborhood Pathways. Together, these will form a comprehensive, interconnected system that will be accessible throughout the community. Typically, trails will include natural surfaces such as compacted earth, crushed granite, crushed pecan shells or other dustproof surface designed for user groups such as mountain bikers, recreational bicyclists, walkers, joggers, runners, equestrian users and other who prefer a soft, natural surface. Pathways will typically include a hard surface such as concrete or asphalt, and are designed to serve bicyclists, pedestrians, joggers, stroller users, wheelchair users, in-line skaters, and other non-motorized users who prefer a smooth and consistent surface. The trail and pathway system will be designed to provide connections between the Santa Cruz River corridor, the tributary open spaces, parks, schools, residential neighborhoods, commercial and employment uses, and adjacent developments. The specific trail or pathway type and width will vary between segments to appeal to a wide variety of user groups throughout the community.



Typical Trail and Pathway Improvements

Accessible ramps and clearly marked street crossings will be provided at locations where street or other safety barriers occur to promote safety and accessibility to various user groups. The Master Developer will construct (as defined within a Village Subarea Refinement plan) or dedicate land for future development as public trailheads at strategic locations along the River Corridor to provide regional public

access to the trail system. The overall trail and pathway plan is shown on **Figure 34, Park, Open Space and Trails Plan**.

The two trail and two pathway types defined within the plan are generally consistent with the Town's *Parks, Recreation, Trails and Open Space Master Plan*. They are described below as:

- Juan Bautista de Anza National Historic Trail (Anza Trail)
- Local Area Trail
- Town-Wide Connector Pathway
- Neighborhood Pathway

Juan Bautista de Anza National Historic Trail (Anza Trail)

A significant component of the river improvements will include the development of the Anza Trail which will traverse the western edge of the Santa Cruz River. This public trail commemorates the route of Spanish commander Juan Bautista de Anza who in 1775 traveled more than 1,200 miles from Mexico to San Francisco, California. De Anza passed through the Santa Cruz River corridor and directly through portions of the Sahuarita Farms property. This trail will not only serve the residents of Sahuarita Farms but is considered a National historic asset. The Anza Trail will consist of a 12-15' wide hard surface pathway and a parallel 8-10' natural surface trail separated by a landscape strip of varying width. This typical cross section may vary in locations that are limited by site constraints, such as near bridge crossings or other pinch points along the property. The cross section identified as **Figure 30** below is the typical river park cross section as defined within the Town of Sahuarita's Parks & Recreation Area Design Standards Manual. The plan incorporates, or is adjacent to approximately 7 linear miles of the Anza Trail, much of which will be located on the property, although some trail easements have already been dedicated on or will occur on adjacent property. Concurrent with the completion of the river master plan improvements, a non-motorized recreational trail easement for the Juan Bautista de Anza Historic Trail shall be dedicated to the public if located within the Specific Plan boundary as determined in the *Master Plan for the Pima County, Arizona Segment Juan Bautista de Anza National Historic Trail*.

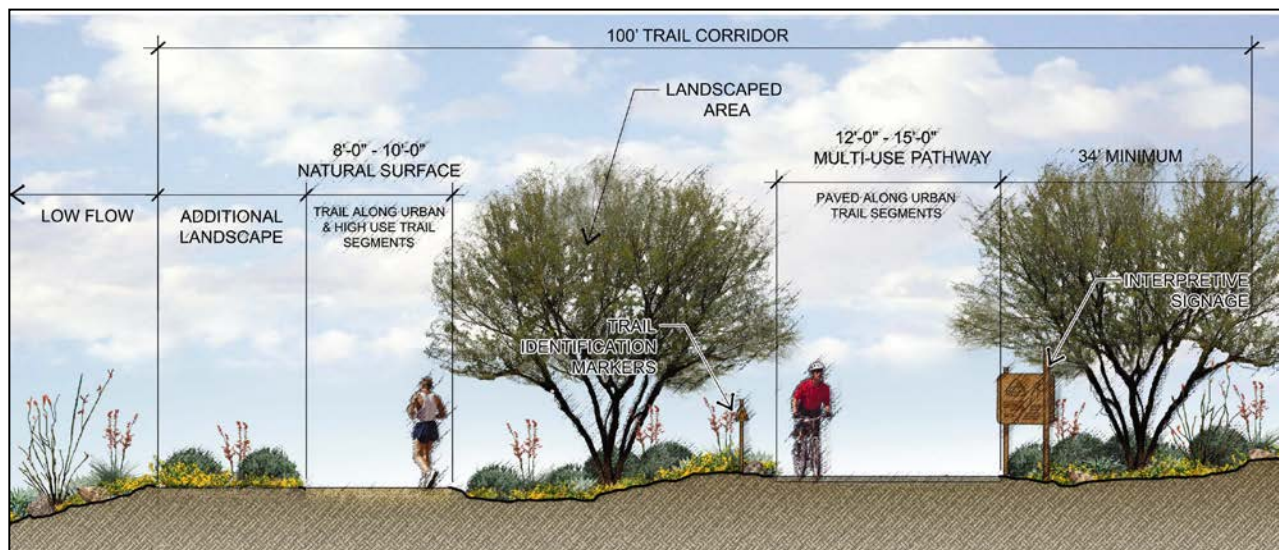


Figure 30: *Anza Trail River Park Cross-Section Typical Detail*

Town-Wide Connector Pathway

Town-Wide Connector Pathways form the basis of the regional non-motorized circulation network throughout the Town and region. The Master Developer intends to provide public Town-Wide Connector Pathways consistent with the Town's Regional Trails Map, which will be generally located adjacent to one side of major roadways within the project area. These pathways will incorporate a minimum eight-foot paved section that is setback a minimum of six feet from the face of curb of adjacent streets except at

intersections and adjacent to exclusive right turn lanes and bus bays, where it will be along the curb. If constructed according to ADA standards, these pathways will also serve as the required street sidewalk on that side of the street. The Town-Wide Connector Pathways will provide continuous connections throughout the planned area, will be coordinated to connect to off-site pathways and trails, and will provide regional and local connections to all other trail and pathway types within and throughout the Sahuarita community. The plan includes approximately 20 linear miles of the Town-Wide Connector Pathways within the project. The width of the trail and associated landscape improvement that go above and beyond the typical street/sidewalk cross section for the applicable road type shall be included in the recreational open space calculations. This width will vary but may average between 4-8 feet in width, allowing for up to 15 acres of additional recreational open space.

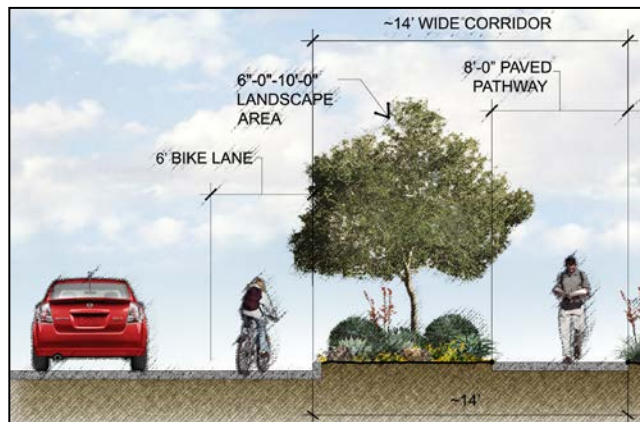


Figure 31: *Town-Wide Connector Pathway Typical Cross-Section Detail*

Local Area Trails

The Master Developer will provide Local Area Trails within or adjacent to the river corridor, drainage tributary or other linear open space corridors that provide connections to adjacent communities and other trail types within the project. Within the river corridor, drainage tributaries or other wildlife habitat areas, trails will typically be provided near the outside edges of these open space areas so as not to conflict with wildlife movement. Local Area Trails will provide connections to neighborhoods as appropriate and will typically include a natural surface material, although some segments may be paved as appropriate. This trail type will generally be eight feet in width with adjacent landscaping improvements. Local Area Trails shall be maintained by the owner/developer or its assignee, which may include a homeowners association, unless provided within a publicly-dedicated open space. The plan includes approximately 20 linear miles of Local Area Trails within the property. Assuming an approximate 20-foot wide improvement area comprised of the pathway and adjacent landscaping, this includes approximately 45 acres of recreational trail improvements within the project.

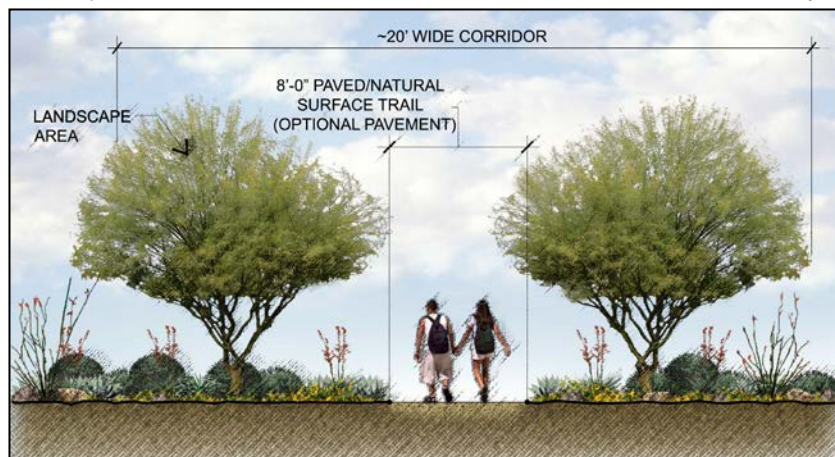


Figure 32: *Local Area Trail Typical Cross-Section Detail*

Neighborhood Pathways

The Master Developer will provide Neighborhood Pathways to complete the trail network that will connect individual neighborhoods and subdivisions to parks, schools, and other amenities within the community. These pathways will ultimately connect to other trail and pathway types within the project, providing a comprehensive, interconnected non-motorized circulation system for all users. Neighborhood pathways will be designed to a smaller scale, with a five-foot paved section. Neighborhood pathways are not sidewalks and shall not be attached to the curb on local streets. Standard width sidewalks that are customarily required along streets shall not be counted toward parks or recreation open space requirements. Neighborhood pathways shall be maintained by the owner/developer or its designee, which may include a homeowners association, unless included and accepted by the Town within a dedicated right-of-way or other publicly-dedicated open space. The plan includes approximately 15 linear miles of Neighborhood Pathways within the property. Assuming a 5-foot wide improvement area for the pathway, and discounting standard sidewalks, this would include approximately 5 acres of additional pathway improvements within the project.

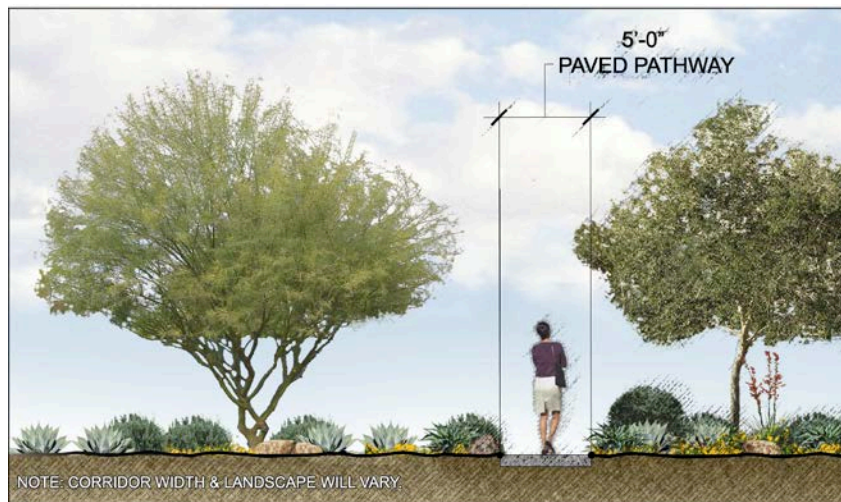


Figure 33: *Neighborhood Pathway Typical Cross-Section Detail*

In total, the Sahuarita Farms Specific Plan may include up to 60 linear miles of trails and pathways for a total of approximately 125 acres of active recreational amenities.

b. Developed Parks & Recreational Areas

Developed parks and recreational areas include all public and private improved open space throughout the community that is intended for recreational purposes, including parks, trails, plazas, community gardens, picnic areas, and other usable open spaces. The Plan includes a series of private parks and recreational areas throughout the community in a variety of sizes and types to meet the localized recreational needs within the community. The Plan also includes setting aside space within the community for larger public parks that may be developed in the future. The five primary parks and recreational area types include:

- Pocket Parks
- Neighborhood Parks
- Community Park
- Regional Park
- Santa Cruz River Linear Park/Greenway

Pocket Parks: Pocket parks are the smallest of the active and passive open spaces and are generally smaller than one acre in size. Pocket parks will be constructed by the Master Developer, will be privately owned, and will provide for smaller, more intimate open spaces within close proximity of residential property. The Master Developer will develop pocket parks and trails such that all residential properties within the entire community will be within close walking distance of a pocket park, a trail directly connecting to a

pocket park, or a larger park type within the community. Amenities within these parks may include, but are not limited to, small play structures, community gardens, informal turf areas, picnic areas, civic monuments, public art, and landscaping. Pathway connectivity will be provided between pocket parks, other open spaces and land uses within the neighborhoods. Pocket parks shall be constructed and maintained by the Master Developer or its assignee, which may include a homeowners association. Pocket Parks shall be in compliance with the Town requirements for amenities for parks less than one acre to be counted as Recreational Open Space pursuant to the Park and Recreation Area Design Manual adopted by the Town Council. Within each of the five Village Neighborhood Subareas, the Master Developer will provide approximately 3-5 pocket parks, based on the projected population. Within each of the other Village Subareas (with the exception of the River Park/Open Space), approximately 1-2 pocket parks will be provided. As part of this requirement, each single lot, multi-family residential project shall include at least 1 pocket park internal to the development. In total, it is estimated that approximately 30 pocket parks will be provided within Sahuarita Farms, with 30 total acres throughout the community.



Typical Pocket Park Improvements

Neighborhood Parks: The Master Developer will provide an appropriate number of neighborhood parks designed to serve as the recreational and social focus of a neighborhood with both active and passive open space amenities. These parks will be public and/or private (including public joint school/park facilities), generally between two to ten acres in size, centrally located within neighborhoods or adjoining neighborhoods, and servicing an area of approximately one square mile. The Master Developer may provide land for publicly owned neighborhood parks and/or school-owned recreational facilities that are accessible to the public and developed jointly with school sites. Homes immediately adjacent to neighborhood parks will be oriented toward the park to promote visibility and accessibility within the neighborhood. Amenities typically programmed for private neighborhood parks may include, but are not limited to informal turf areas, fields, play structures, picnic areas, sport courts, water play, landscaping, and pathways that are connected throughout the neighborhood. Within each of the five Village Neighborhoods and Urban Neighborhood Village Subareas, at least one neighborhood park will be provided.



Typical Neighborhood Park Improvements

Community Park: The Sahuarita Farms recreational open space plan includes 42 acres of land to be dedicated to the Town for later construction of one public community park located north of Duval Mine Road on the west side of the Santa Cruz River corridor. The focus of this community park is to meet the recreational needs of several neighborhoods within the Sahuarita community (both within and outside Sahuarita Farms) offering recreational opportunities at a larger scale than would be provided within smaller neighborhood parks. The park site is directly connected to the regional trail network within the River Park/Open Space, providing multi-modal access from various neighborhoods and adjacent communities.



Typical Community Park Improvements

Regional Park Site: The Sahuarita Farms recreational open space plan includes one public regional park site (dedicated to the Town by the Master Developer) located approximately 1.5-miles north of Sahuarita Road on the west side of Nogales Highway adjacent to the Santa Cruz River corridor. This location is ideally suited for a number of reasons, including: its direct access to Nogales Highway, a major regional transportation corridor allowing easy vehicular access; its adjacency to the river corridor for utilization and multi-modal connectivity to the trails along the river corridor; its ability to expand into the upper terrace areas of the Linear Park/Greenway Corridor for additional facilities and/or to accommodate regional events; and its separation from existing and planned residential uses to provide an appropriate buffer from noise, lighting and other larger park impacts. The regional park is intended to serve both active and passive recreational needs for the entire Sahuarita community, including Sahuarita Farms. The size of the regional park will be at least 116-acres, including a minimum of 50-acres entirely outside the Santa Cruz River floodplain, and 66+ additional acres within the upper terrace areas and/or the river transition areas that may be removed from the floodplain if river improvements extend north of the property. Additional land within the upper terrace areas can also be included to further increase the size of the park as determined at the time the park is programmed and designed.



Typical Regional Park Improvements

Santa Cruz River Linear Park/Greenway: The floodplain of the Santa Cruz River will include approximately 518 acres of contiguous linear open space within the Sahuarita Farms property. Collectively, this entire area is designated as a Santa Cruz Greenway as defined in the Town of Sahuarita Parks, Recreation, Trails and Open Space Master Plan. The Santa Cruz Greenway will provide connection to Town and County trails, create recreational opportunities, prevent future development in the floodplain, and provide essential habitat corridors to nearby riparian areas. The Master Developer will dedicate the entire Santa Cruz Greenway to the public, and will construct trails on both sides of the river within the Specific Plan area, including the Anza Trail, and will provide landscaping enhancements along the upper terrace/buffer areas at the edge of the low flow channel of the river corridor. Opportunities for future public, regional amenities will also be available within the upper terrace/buffer areas based on community goals to be provided by others.

4. Other Passive Open Space

“Other Passive Open Space” is open space that is visually accessible within the community, but does not fall within one of the other three open space types defined above. Other Passive Open Space is divided into the two categories defined below.

a. Agricultural Preserves and Cultural Heritage: The Sahuarita Farms property has a long agricultural history in the Sahuarita and Green Valley communities, dating back more than 60 years. A reminder of this rich farming history will be celebrated and showcased in a number of ways, one of which could be through the establishment of agricultural preserve areas. Agricultural preserves may include a large grouping of pecan orchards preserved in place along the river corridor and/or integrated with parks or other open spaces. FICO anticipates locating one of the agricultural preserve areas adjacent to the Rancho Sahuarita community south of Pima Mine Road. This would provide open space and trail access for residents at both Rancho Sahuarita and Sahuarita Farms. Additional agricultural preserve areas may be established in various locations throughout the community.

Celebrating the cultural heritage of the Santa Cruz River Valley is a core value and one of the Guiding Principles of the Sahuarita Farms community. Taking advantage of the extensive open space system throughout the property, opportunities will be pursued to coordinate with tribal communities, including the Tohono O’odham Nation, and other early settlers to the region to incorporate and celebrate the history and culture of the Santa Cruz River Valley. This can be accomplished through the development of themed open space improvements, historical and cultural trail markers, signage and informational materials, and other design elements that are incorporated into the connected open space system.



Pecan Groves

b. Other Improved Open Spaces: Additional passive open space improvements will be scattered throughout the community within all of the Community Villages, and may include community entry features, drainage and tributary corridors, retention/detention basins, and various public and private landscaped areas that will enhance the beauty, aesthetics and overall quality of life within the community.



Typical Improved Open Spaces

5. Summary of Open Space Improvements

A summary of the open space areas presented in this Section is provided below. All acreages are approximate and will vary as the project is developed based on approved Village Subarea Refinement plans and actual residential lots and apartment/condominium units built. However, **Table 12** within **Section VI** of the Specific Plan provides the regulatory open space requirements for the project by Community Village.

Trails:

Town-Wide Connector Pathways:	5 acres (20 linear miles x 2')*
Local Area Trails:	31 acres (13 linear miles x 20')
<u>Neighborhood Pathways:</u>	<u>5 acres (9 linear miles x 5')</u>
Approximate Subtotal:	41 acres (42 linear miles)

Recreational Parks:

River Park:	102 acres (8.4 linear miles x 100')
Regional Park Site:	116 acres (include 66 acres within River Park area)
Community Park Site:	42 acres
Neighborhood Parks:	70 acres (5-10 total parks)
<u>Pocket Parks:</u>	<u>30 acres (25-40 total parks)</u>
Approximate Subtotal:	360 acres

Santa Cruz River Linear Park/Greenway, Tributaries & Other Open Space

River Corridor Drainage & Terrace/Buffer:	350 acres (excludes 102 acre River Park & 66 acres of Regional Park)
Tributaries:	262 acres (excludes Local Area Trail acres within tributaries)
<u>Other Open Space:</u>	<u>424 acres</u>
Approximate Subtotal:	1,036 acres

Total Open Space: 1,437 acres

** Note: 2' is the difference between the standard six (6) foot sidewalk and the proposed eight (8) foot sidewalk on one side of the street per the proposed major street cross section.*

LEGEND

SITE BOUNDARY	---
SUBAREA BOUNDARY	---
UNION PACIFIC RAILROAD	---
CONCEPTUAL STREETS	---
RIVER PARK / DRAINAGE	---
ANZA TRAIL (ON-SITE: APPROX ALIGNMENT)	---
ANZA TRAIL (OFF-SITE: APPROX ALIGNMENT)	---
TOWN-WIDE CONNECTOR PATHWAY	---
LOCAL AREA TRAIL	---
TRIBUTARY CORRIDOR OPEN SPACE	---
NEIGHBORHOOD PATHWAY	---
PROPOSED TRAILHEAD	---
PROPOSED SCHOOL	---
REGIONAL PARK	---
COMMUNITY PARK	---
NEIGHBORHOOD PARK	---
POCKET PARK	---
SURROUNDING PROPOSED/EXISTING SCHOOL	---
EXCEPTION AREA (NOT A PART)	---

NOTE: OTHER PASSIVE OPEN SPACE NOT SHOWN ON THIS PLAN.

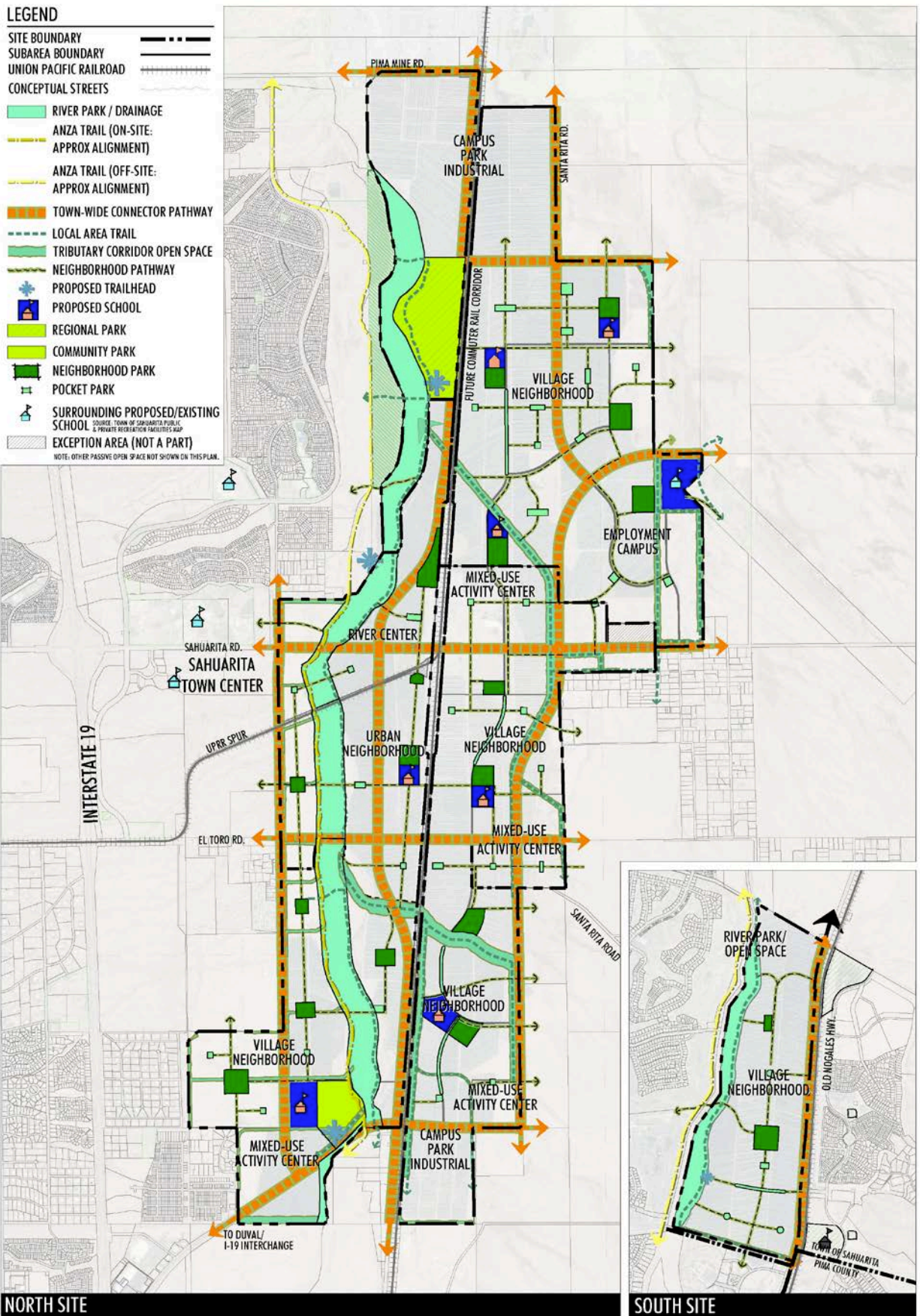


Figure 34: Parks, Open Space and Trails Plan

D. Community Facilities

1. Introduction

An important component of any large-scale community is the incorporation of public facilities into the fabric of the community. Public facilities are an important aspect of community life, and can be a major determinant of the overall quality and character of a community. FICO is committed to working closely with the Town of Sahuarita, Pima County, the school districts and other applicable public agencies to provide opportunities for quality community facilities, including education and schools, library services, public safety, and public transportation infrastructure. These public facilities will be strategically integrated into the community, ensuring they are accessible and available to all residents. FICO is also committed to ensuring land is available at appropriate locations for public schools, libraries, fire stations and transit facilities to serve the community.

2. Education and Schools

Quality education is the backbone of any outstanding community. The plan provides opportunities for quality education for all residents, including primary education, secondary education, and specialty education, including technology, trade schools and adult programs.

The majority of the Sahuarita Farms property is within the Sahuarita Unified School District (SUSD), while a small portion is located within the Continental Elementary School District (CESD). FICO has already begun to work closely with both SUSD and CESD to develop a strategy to meet the needs of all existing and future students who live both within and adjacent to the community. FICO is committed to ensuring land is available for school sites in the planning area to serve the primary educational needs of the community. In fact, FICO recently dedicated land for the Walden Grove High School on the Sahuarita Farms property to serve the growing student population within the district. This donation occurred before a single high school student was generated by the proposed development. Walden Grove High School has been completed and opened for the 2011/2012 school year.



Walden Grove High School

Coordination for school sites will include identification of the projected type, number, and location of all elementary, middle and high schools needed to serve the community. K-12 school campus sites will be made available if needed or requested by the school district as well as additional elementary and/or middle school sites throughout the community. While this strategy will need to remain flexible over time based on changing demographics and market demand, FICO is committed to the philosophy that outstanding communities start with outstanding schools and lifelong learning. Based on current projections and assuming full build-out at maximum density, the project may generate the need for up to two high schools, two middle schools, and six or seven elementary schools. As such, the Master Developer shall identify and reserve necessary school sites to serve this development within each Village Subarea Refinement plan, and shall ensure that school sites are located so that students may safely walk or bike to school.

The precise location of schools within the community is also an important component of the plan for Sahuarita Farms. Locating elementary schools in the geographic center of existing neighborhoods creates shorter walking distances for students and allows the schools to serve as neighborhood focal points and gathering places within the community. This will promote and help facilitate walking and biking as a viable mode of transportation for students, reducing dependency on the automobile and promoting an active and healthy community. In order to provide more enhanced amenities and recreational opportunities, neighborhood parks, pocket parks and community gardens may be located immediately adjacent to elementary schools to allow for a variety of additional social, educational and recreational opportunities at central locations within the village neighborhoods.

The Sahuarita Farms community strives to become a core for advanced education and job training in the southern Tucson metropolitan area. The vision for Sahuarita to become a center of advanced education can be achieved by providing land use opportunities specifically marketed for educational institutions,

such as community colleges, technical colleges, trade schools and adult education. The employment campus designation near Sahuarita Road and Santa Rita Road may be the focal point for a network of higher education facilities to serve the community, and supports a major component of the Town's Economic Development Plan and Workforce Housing Survey regarding the need for quality education and jobs in the Town. Lifelong education for all residents is important for the continued long-term economic prosperity of the Town of Sahuarita, and is a cornerstone of the Sahuarita Farms community.



3. Library

Libraries are an important public facility to any community as they promote the enjoyment of reading and the pursuit of lifelong learning. Pima County currently operates the Sahuarita Branch Library, and a permanent facility has been selected by the Pima County Library Board on the Sahuarita Unified School District property north of Sahuarita Road. This site is approximately ½ mile west of the Sahuarita Farms property, and will be available for all Sahuarita Farms residents.



Schools and advanced education

4. Public Safety

The public health, safety and welfare of residents and visitors of the community are essential, and will be addressed through close coordination with all applicable service providers. Law enforcement services will be provided by the Town of Sahuarita Police Department. Police sub-stations shall be included in planning/siting for other compatible Town or special district uses. Discussions have already begun with the Sahuarita Police Department's Crime Prevention Through Environmental Design (CPTED) Officer to ensure safety and accessibility is integrated into the design of Sahuarita Farms.

Fire and emergency response services are currently split between Rural Metro Fire Department for the north portion of the property and Green Valley Fire Department for the southern portion of the property. The Sahuarita Farms community will coordinate with the appropriate fire and emergency response providers as the project develops to ensure appropriate service and response times are provided within each phase of development. It is anticipated that at build-out, two new fire stations may be needed to serve the property. FICO is committed to ensuring that appropriate land is made available for future public safety facilities such as police, fire and emergency response to meet the needs and appropriate response time for the entire community.



Public safety facilities and services

5. Transit Facilities and Multi-Modal Transportation

The inclusion of transit facilities and multi-modal transportation opportunities in the planned area will have a positive impact on the overall demands for transportation infrastructure and capacities within and adjacent to the property, and will provide transportation options for residents within the Sahuarita community. Planned transit facilities include the reservation of a 50-foot-wide future commuter rail corridor adjacent to the existing Union Pacific Railroad (UPRR) corridor which could have the potential to provide commuter rail service between Tucson and Nogales, including a major transfer station in Sahuarita. A transit center has been identified within the Mixed-Use Activity Center along Sahuarita Road to provide for a future commuter rail station, bus and local circulator transfers, and a park-and-ride facility for transit riders or carpoolers. The Master Developer will reserve and make available to the public land for this future transit center at the time of the Village Subarea Refinement plan preparation for Mixed Use Activity Center (Village Subarea 7) if warranted by a local or regional transit agency based on planned and/or funded transit service in the area. The development of the property shall also include sufficient right-of-way dedications to allow for on-street transit improvements.



Multi-modal transportation facilities and services

E. Streets Plan

1. Introduction

The streets plan for Sahuarita Farms plays an important role in the vision for the community and provides both regional and local connectivity with an emphasis on a multi-modal, interconnected approach. The plan is consistent with the Town of Sahuarita's Area Transportation Study (2010) as it relates to the general alignment of major streets. With an emphasis on community connectivity, the streets plan suggests significant consideration be given to establishing alternative transportation options for pedestrians, bicyclists, public transportation and equestrian users where appropriate. Traditional transportation infrastructure is necessary today to serve existing and projected regional transportation needs; however, the Sahuarita Farms plan seeks an approach that equally supports all modes of public and private travel in a safe, attractive and convenient manner.

The primary street system reflects the regional transportation goals of the Town of Sahuarita and Pima County through adopted transportation plans, including the 2030 Regional Transportation Plan and the Town's 2010 Area Transportation Study. Major, collector and local streets will be designed to reflect the importance of interconnectivity and moving pedestrians and bicycles equally with vehicles. Great Streets, which are defined as signature roadways with unique, neighborhood-scale design characteristics, are also proposed within village neighborhoods to establish a common theme and physical connection among neighborhoods. These will typically be located in the center of a Village Neighborhood, connecting various subdivisions together with a common public element that will serve as a circulation spine through the neighborhoods. Street sections should be designed to provide pedestrian comfort and safety by minimizing street widths and enhancing crossing design and placement. The design of streets will emphasize the function of the street as a public space and multi-modal corridor, not just as an element to facilitate the movement of private vehicles.



Example of multi-modal street design (credit: easterdayconstruction.com)

2. Street Design Elements

While different street types within the Sahuarita Farms community will serve varying functions, all streets should consider the following street design elements so that appropriate functional elements are integrated into each street segment:

- Vehicle Travel Lanes
- Bicycle Lanes
- Center Medians
- Sidewalks
- Landscape Areas
- Intersections and Pedestrian Crossings
- On-Street Parking

- Streetscape Features
- Transit Facilities
- Utility Corridors

While not all of these elements will apply to all street segments, each should be considered as the street sections are being designed so that they appropriately reflect the location and type of development they are intended to serve. Each of these street design elements is discussed in more detail below.



Multi-Modal Streetscape

Vehicle Travel Lanes: The total number and width of vehicle travel lanes will vary greatly depending on the street type, with major streets providing 4 to 6 lanes, collector streets providing 2 lanes, and local and Village Great Streets providing 2 travel lanes, one in each direction. Some street segments may transition to different lane capacities and functional elements based on location, adjacent land uses, projected traffic volumes and the design program for that segment of street. The width of travel lanes may vary depending on the programming needs of the road, particularly based on the intended design speed. Where slower traffic is appropriate (such as within portions of the River Center District) narrower lanes may be provided to facilitate appropriate travel speeds along the street. The proposed number of vehicle travel lanes and lane widths for each street type are provided in **Figures 36-41**.

Bicycle Lanes

Bicycle lanes will be provided on all major and collector roads within the planned area. A consistent treatment for bicycle lanes will be provided with a standard width of six feet adjacent to the curb, or between the outside travel lane and on-street parking or right-turn pockets where applicable. Local streets are intended to share the road with bicycles within the designated travel lane.

Center Medians

Center medians will include both raised, landscaped medians and flush medians that also serve as center turn lanes. Major streets will include primarily raised landscaped medians that will average 22 feet in width, depending on the location and primary function of the road. A wide center median will serve many functions, such as a more attractive streetscape environment, refuge for pedestrian crossings, and flexibility regarding turning lanes and movements at intersections. Collector streets may also include center medians, both landscaped and flush depending on the street function.

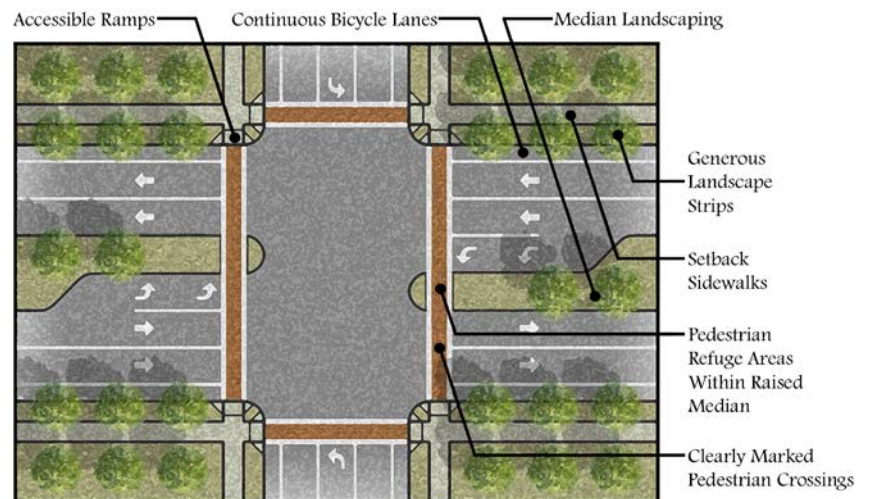


Figure 35: Typical Intersection Design 4-Lane Major Street and 2-Lane Collector Street

Sidewalks

All streets will include continuous sidewalks for pedestrians, with the specific design, location and width depending on the function of each street segment. Major and collector roads will typically include an 8-foot sidewalk on one side of the street and a 6-foot sidewalk on the other, both of which will typically be setback at least 6 feet from the curb with a landscape strip to provide a buffer between the vehicle and pedestrian environment. Local streets will include 5-foot sidewalks, either attached or detached from the

curb, depending on the specific design and program for each individual development project. Precise sidewalk location will be determined based on the adjacent land uses and development type. Variations to the standards above may occur to address individual design considerations, such as areas adjacent to transit facilities, street furniture, commercial areas, utilities, bicycle parking or other functions that require special sidewalk configurations.

Landscape Areas

Major and collector roads will include landscape buffers separating vehicular travel from the pedestrian environment by a minimum of 6 feet. This will allow appropriate landscaping and shade trees to thrive within the landscape strip and provide a physical and visual separation between vehicular and pedestrian space. Raised center medians will also include landscaping, including groundcover, shrubs and trees to provide aesthetic value and break up the width of the street environment. Street furniture, lighting, and hardscape treatment can also be used within these areas to differentiate and define street character.

Intersections and Pedestrian Crossings

The proper design of intersections and pedestrian crossings is an important part of creating a walkable community. All major intersections shall include pedestrian crossings that meet ADA guidelines for walking speeds, curb ramps and detection technology. All crosswalks will be designed to meet state and local guidelines for key safety parameters, such as sight distance. Special paving treatments or highly visible markings will be encouraged to define pedestrian spaces within the street environment and signal vehicles to use caution. Where possible, streets should be narrowed at intersections to minimize the pedestrian crossing distance, and safe pedestrian refuge areas should be provided in center medians of wide, major streets.



Pedestrian Crossing Example

On-Street Parking

On-street parking will typically be provided on local streets, and may be provided on collector streets if wider outside lanes are provided pending Town approval at the time of development. In limited circumstances, on-street parking may be provided along major streets where travel speeds do not exceed 35 miles per hour and land uses would support the need for localized, on-street parking. On-street parking can be used to support commercial and other active uses, provide a buffer for pedestrians from the street, increase pedestrian activity and reduce off-street parking demands. Typically, on-street parking will be parallel; however, angled parking may be provided within the street environment, particularly in areas of heavy pedestrian activity and use. Landscaped median islands and sidewalk extensions should be provided periodically to break up the streetscape and provide pedestrian crossing opportunities.

Streetscape Features

Streetscape features can be used within the community to define a specific and recognizable streetscape character. Features such as a consistent landscape theme, hardscape materials, street furniture, lighting fixtures, signage and other elements can create interest and identity for a street and/or neighborhood. Streetscape features should be focused near community and neighborhood entries and high pedestrian use areas.

Transit Facilities

The project will include provisions for transit facilities within or adjacent to the roadway right-of-way, providing a strong framework for successful transit service. Improvements may include transit stops, bus pull-outs, bike racks, and pedestrian crossings at appropriate locations. These improvements can be accommodated within the rights-of-way to be dedicated along streets where transit service is anticipated to be provided.

Utility Corridors

Utility corridors, such as water, sewer, electric and cable lines are typically provided within or adjacent to the right-of-way of streets. In some cases, utilities can be located within the pavement section of streets, while other times it is more appropriate and practical to provide additional right-of-way or public utility easements along the perimeter of street alignments for utilities. As right-of-way is dedicated and streets are developed, utility needs will be addressed to ensure adequate corridors are provided.

3. Major Streets

Major streets reflect arterial level roadways planned within or adjacent to the property, and are designed to facilitate safe and efficient regional circulation and connectivity. Planned street alignments are generally consistent with existing streets and adopted regional and local transportation plans. New alignments primarily include necessary east-west corridors that will facilitate traffic movement within the project and between lands currently within the incorporated limits of Sahuarita and future growth areas to the east. Major streets are programmed as 4-lane or 6-lane roadways and a 6-lane parkway section and will be designed to facilitate multi-modal transportation opportunities. **Table 5** below provides the total number of lanes proposed for all major street segments within the project. The location and number of lanes can also be seen visually in **Figure 42**, *Streets Master Plan* at the end of this section.

Table 5: Major Streets Plan Build-Out Lanes		
Major Streets	Roadway Segment	Build-Out Number of Lanes
Pima Mine Road	Entire Segment	6 Lanes
Sahuarita Road	Entire Segment	6 Lanes
El Toro Road	Entire Segment	6 Lanes (w/ Parkway Designation)
Duval Mine Road	Entire Segment	6 Lanes
Nogales Highway	Pima Mine Rd. to Duval Mine Rd.	6 Lanes
Old Nogales Hwy	Duval Mine Road south	4 Lanes
Santa Rita Road	Duval Mine Rd. to New Roadway B	4 Lanes
Roadway "B"	Santa Rita Road to East Boundary	6 Lanes

Major streets will include 6-foot bicycle lanes, 8-foot and 6-foot setback sidewalks, center medians and a minimum 6-foot landscape strip between the curb and sidewalk, providing additional buffer and protection within the adjacent pedestrian environment. Primary intersections will include curb ramps and clearly marked pedestrian crossings to facilitate safe pedestrian movement. Opportunities for pedestrian refuge areas in the center medians of roadways will be provided as necessary for added safety of pedestrians moving through major intersections. Typical section details for a 6-lane parkway, and 6-lane and 4-lane major streets are illustrated in **Figures 36-38** respectively, and will be provided within a maximum of 200-feet, 150-feet and 120-feet of total right-of-way respectively. Note that the typical major street sections shown are for mid-block portions of the street, and may flare at intersections to accommodate turning movements, pedestrian refuge areas and deceleration/acceleration lanes. In addition, depending on the need for grading, drainage and utilities adjacent to the roadways, the Master Developer will provide additional public utility easements as necessary immediately adjacent to the right-of-way consistent with the Town's Major Streets and Routes Plan.



Figure 36: 6-Lane Parkway Cross Section

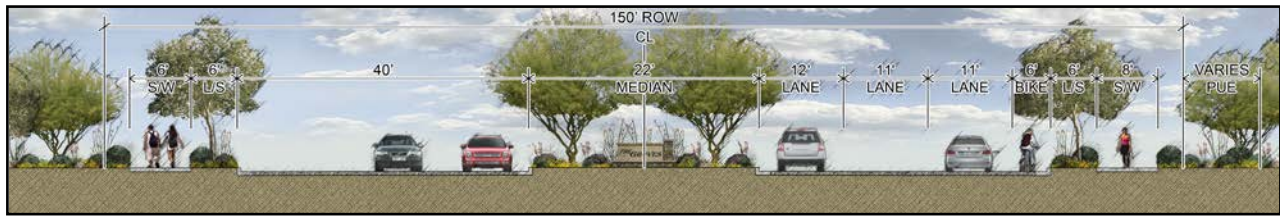


Figure 37: *Standard 6-Lane Major Street Cross-Section*

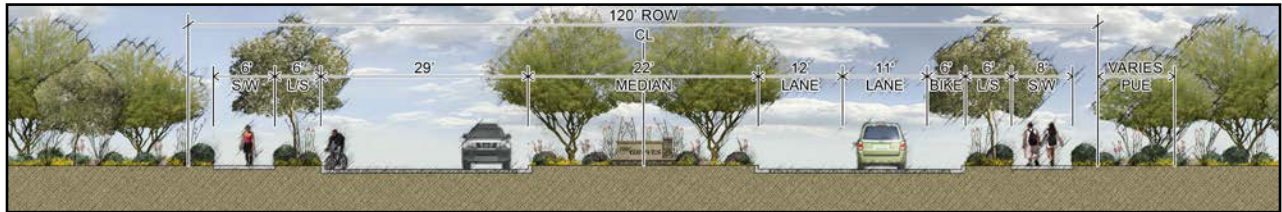


Figure 38: *Standard 4-lane Major Street Cross-Section*

While the street sections provided above identify the baseline standard, there may be street segments that warrant various modifications to address unique street design elements as described in the Street Design Elements subsection. This may include elements such as flush center medians with continuous turn lanes, intersection turn lanes, acceleration and deceleration lanes, modifications to sidewalk standards, street furniture, and landscape treatment to address special land use considerations, such as adjacent to transit facilities or other heavy pedestrian-oriented land uses. The goal is to provide for safe and attractive transportation and pedestrian corridors, while allowing adaptability and flexibility to address unique land use or design considerations. In general, the project will comply with Pima County's Subdivision and Development Street Standards, however, modification to these standards are permitted through coordination and approval of the Town Engineer.

4. Collector, Local and Village Great Streets

Collector and local streets will provide a network of multi-modal corridors that provide service functionality, aesthetic value and contribute to defining neighborhood character. These street types will be designed to provide localized access and connectivity within and between neighborhoods, as well as to parks, schools, village centers, activity centers, and employment uses via a variety of modes, including pedestrian, bicycle and vehicle trips. A connected network of collector and local streets will be designed to minimize distances between uses, provide numerous circulation choices and encourage walking, bicycling and other alternative modes of transportation in a pleasant, attractive and safe environment. Street cross-sections should provide design flexibility to promote the functionality and character of the street and the relationship with adjacent land uses. Street sections may include 2-lanes with raised, flush or no medians, and options for on-street parking, including parallel and angled parking as appropriate.



Great street concept

Within some Village Neighborhoods, specially designated "Village Great Street(s)" may be provided to define a central circulation spine and provide a neighborhood focal point that will tie the network of local streets and individual neighborhoods together. Street sections with a high degree of design

flexibility will be allowed, with the intent of enhancing the walking experience, calming traffic movements, provide meaningful and distinctive open space and creating a sense of place within the community. Design elements may include one-way couplets, on-street parking, round-abouts or traffic circles, traffic calming mechanisms such as chokers, clearly marked and defined pedestrian crossing locations, sidewalks, street furniture, appropriate lighting, alternative paving materials and special landscape standards. Village Great Streets will provide direct connections to adjacent neighborhoods and may be anchored by community focal points such as civic buildings, schools, parks, monuments, public art or other community amenities. Village Great Streets will provide a common, unifying and distinctive community element within Village Neighborhoods.

Figures 39-41 below provide for a series of standard street cross-sections at mid-block locations, including 2-lane collector street with center median, a standard local street and a conceptual section for a Village Great Street. The right-of-way and section details may flare at intersections to accommodate for turning movements if necessary.

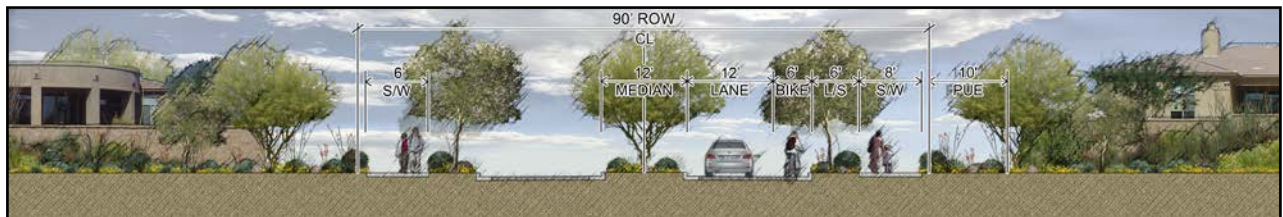


Figure 39: *Standard 2-Lane Collector Street with Center Median Cross-Section*

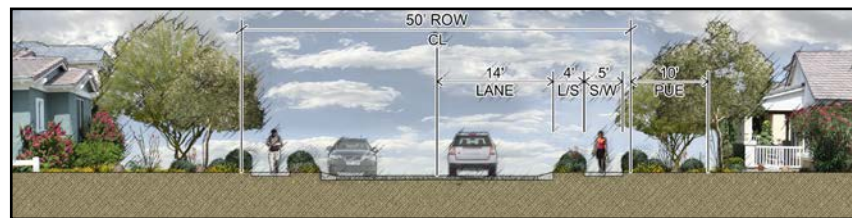


Figure 40: *Standard Local Street Cross-Section*



Figure 41: *Conceptual Great Street Cross-Section*

5. Public Transit

Opportunities for accessible public transportation play an important role in any sustainable community. By planning for transit and multi-modal options from an early stage, the Sahuarita Farms community can avoid many of the infrastructure and implementation challenges faced by existing communities with costly retrofits to accommodate public transportation facilities.

The project proposes the reservation of a 50-foot easement east of the existing Union Pacific Railroad (UPRR) for a future passenger rail corridor. This reservation is intended to assist in a coordinated regional effort to promote development of either light rail or commuter rail service through the planned area with future service potentially extending between Tucson and Nogales. In conjunction with this concept, the Master Developer will reserve and make available to the public land for a transit center site along Sahuarita Road adjacent to the planned rail corridor at the time of the Village Subarea Refinement plan for that area if there are plans and/or funding for a transit center by a local or regional transit agency.

The facility will be integrated with the associated Mixed-Use Activity Center, and can serve as a shared-use park-and-ride and transfer station for bus and rail service as well as convenient and safe location for carpooling. Additional transit improvements such as bus stops, transit shelters, and bus pull-outs will be considered as transit service demand is warranted, but the dedicated rights-of-way shall be wide enough to allow for such future improvements.



Public transit facilities

6. Railroad Crossings

The UPRR owns, operates and maintains active rail lines that run north-south through the project generally along the east side of the Old Nogales Highway alignment. The UPRR right-of-way separates the property as it is not included in the Specific Plan boundary. UPRR also operates on two spur lines that cross the property in an east-west direction. At-grade crossings of the railroad provide a practical and affordable solution to enhance east-west movement of local and regional traffic through the area. Many of these crossing locations are currently designated as farm crossings and will be upgraded at the time of adjacent roadway improvements to ensure they are safe and efficient for general travel movement.



Typical at-grade street/railroad crossings

7. Master Transportation Plan

As part of the Specific Plan, a Master Transportation Plan (provided as **Appendix E**) was prepared based on the proposed land use plan and street network. This document provides an overview of the traffic analysis associated with the Sahuarita Farms Land/River Master Plan.

The existing transportation infrastructure surrounding the planned development is rural in nature and most roadways provide only one lane in each direction. In order to assess the future traffic volumes and the need for roadway improvements, a comprehensive evaluation was prepared utilizing trip production and attraction rates from the Pima Association of Governments (PAG) transportation model and socioeconomic information from the Planning Assistance for Rural Areas (PARA) regional transportation model. The goal of the Sahuarita Farms modeling was to expand on the previous efforts by the Town of Sahuarita and be consistent with the Town of Sahuarita Area Transportation Study, the Southeast Area Arterial Study, and the PAG Loop Study, all of which had previously assumed the development of the Sahuarita Farms property.

The internal Sahuarita Farms roadways will consist of a network of collector streets and local streets. The surrounding regional arterials will all require 6 lanes: Pima Mine Road, Sahuarita Road, Duval Mine Road, and Nogales Highway. New Road A and New Road B will each require 4-lanes. In addition, a new 6-lane parkway along the east-west El Toro alignment will be required within the Sahuarita Farms development timeframe which is anticipated over a 50-year horizon. These conclusions are consistent with previous regional transportation studies that have, over the past 25 years, identified the need for increased east-west capacity with the potential of a parkway or another controlled access facility supplementing the regional arterial network. The more recent study, the PAG Loop Study, identifies the potential for a future freeway along the El Toro Road alignment at a timeframe where the Tucson Southeast Area is built out in terms of population. That version of the El Toro Road connection between I-19 and I-10 was shown extended to the west to connect to I-10 near the Town of Marana which was subsequently evaluated as part of the ADOT I-10 Phoenix-Tucson Bypass (Corridor “H”). It should be noted that all previous study recommendations were general in nature and corridors will require additional study to locate specific alignments. In addition, any new roadway facility such as El Toro Road will likely be constructed over time.

Based on the modeling results, all future planned roadways are anticipated to provide sufficient capacity with the recommended improvements. Should El Toro Road be constructed as an arterial street in lieu of a parkway, this alignment may ultimately experience traffic volumes in excess of capacity if future land uses throughout the region develop as modeled. This over-capacity segment is generally consistent with the Town’s PARA study (model year 2040) though it should be noted that both studies more likely represent a longer timeframe as the full build out of Sahuarita Farms will be closer to 2050-2060. It is recommended that the maximum cross-section configuration be limited to 6-lanes until additional regional coordination can be provided regarding future land uses in the area and the likelihood of a future high capacity corridor. In general, the required right-of-way should be set aside for future roadway widening as development occurs even though roadway construction may be phased with development need.

Future traffic studies may be required for each major development phase and/or development plan to identify immediate transportation needs and requirements for roadway widening at the time of construction. These ongoing transportation planning efforts will ensure consistency with the land development and will, at a minimum, include studies for each Village Subarea plan.

8. Additional Transportation Conditions

- a. The Master Developer shall dedicate to the Town rights-of-way in accordance with the Town of Sahuarita Major Streets and Routes Policy Manual. Where deviations are reflected in the Sahuarita Farms Specific Plan Streets Master Plan, the minimum overall width provided by right-of-way and public utility easements shall provide the overall width required by the Town of Sahuarita Major Streets and Routes Policy Manual, as may be amended from time to time.
- b. A Transportation impact study for the entire specific plan area has been reviewed and accepted by the Town and provides the basis of the Streets Master Plan in the Sahuarita Farms Specific Plan. At the outset of each phased Development Agreement, the transportation impact study shall be updated to identify the proportionate share of roadway improvements that are necessary to be constructed to accommodate the specific density within the phase, which may include roadway improvements within the boundaries of previous phases. The transportation impact study shall address phasing and funding of the required improvements.
- c. All arterial, collector and local streets within the Specific Plan area that are required for development of the Specific Plan shall be designed to provide sufficient capacity for the entire development of the specific plan site. All on-site transportation improvements required to accommodate the proportionate share of demand generated by development within the Specific Plan shall be provided by the developer.
- d. The Master Developer shall be responsible for its proportional share of off-site arterial/collector roadways that are required to accommodate the demands from the development constructed within the Specific Plan. The proportional share of the off-site arterial/collector roadway improvements shall be determined by phase through the transportation impact study prepared at

the outset of each phase. Any off-site arterial/collector roadway improvements attributable to development within a phase shall be a stand-alone responsibility of development within that phase. The off-site roadway improvements may include, but are not limited to, portions of the following roadways: Sahuarita Road, Nogales Highway, Old Nogales Highway, Santa Rita Road, La Villita Road, Campbell Avenue, Pima Mine Road, New Road A, New Road B, Quail Crossing Boulevard, Country Club Road and El Toro Road.

- e. Each block shall be designed to establish coordinated pedestrian, bicycle and transit connection within the specific plan and for future connections beyond the limits of the specific plan, as applicable.
- f. The Town and the Master Developer agree that the Town may require that certain utility lines or other facilities be oversized to serve property other than portions of the Property. In the event that such facilities are oversized, the Master Developer shall be entitled to reimbursement from any benefited third party property owners for the proportionate share of the costs of the oversizing.
- g. FICO shall be responsible for the Sahuarita Farms' proportional share of the I-19 traffic interchange improvements or capacity enhancements, within the current Town boundaries, at Duval Mine Road, El Toro Road, Sahuarita Road, and Pima Mine Road that are required to accommodate increased traffic from the Sahuarita Farms' project and are not funded by ADOT, RTA, Pima County, and the federal government. Such proportional share of the interchange improvements or capacity enhancements shall exclude any costs to accommodate non-project traffic or remediate interchange deficiencies that exist without the Sahuarita Farms' project. The Sahuarita Farms' proportionate share shall be established on a development phase basis as determined at the outset of each Phase through a transportation impact study, and shall be paid on a pro-rata basis with each building permit as more specifically prescribed in the Phase Development Agreement for such Phase. If the Parties agree in a Phase Development Agreement, any payments received by the Town in connection with Sahuarita Farms' proportionate share of the I-19 traffic interchange improvements which have not been spent on each tenth (10th) anniversary of the Effective Date to construct such interchange improvements or capacity enhancements may be redirected to the Sahuarita Farms' proportionate share of other public roadway facilities instead of being utilized for the interchange improvements or capacity enhancements described above or, alternatively, to fund "out-of-phase" improvements to such interchange improvements or capacity enhancements.

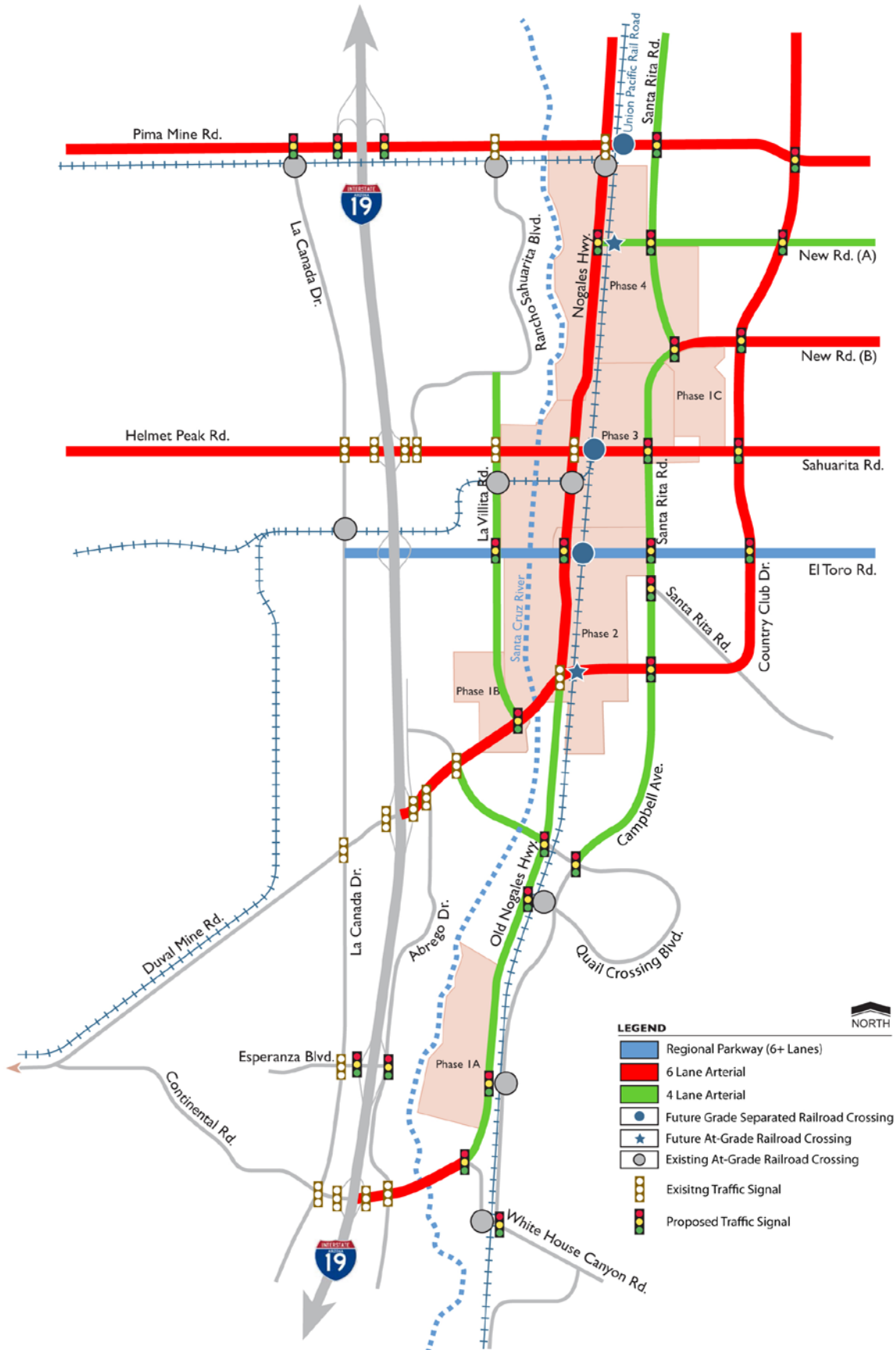


Figure 42: Streets Master Plan

F. Infrastructure

1. Introduction

The Sahuarita Farms Land/River Master Plan includes a series of conceptual master plan reports for Water, Sewer, Drainage and Traffic, provided in the **Appendices** to provide an overview of the community-wide infrastructure plans for the project. The conceptual master plan reports set the framework for the general sizing, location and capacity needs at build-out of the project. Because this is a large development that will be built over a 40 to 50 year period, these reports provide the general framework. The more specific and detailed analysis and requirements will be determined during the Village Subarea Refinement process described in **Section V**. These subarea master plans will determine the precise infrastructure requirements to accommodate each phase based on actual densities/intensities proposed in each Subarea Land Use Plan. Below is a brief summary of the various master plan reports.

2. Conceptual Water and Reclaimed Water Master Plan Overview

The project area is located within the Certificate of Convenience and Necessity (CC&N) of the Farmers Water Co. (FWC). FWC will be the domestic water service provider for the Sahuarita Farms community. In July 2007, the Arizona Department of Water Resources (ADWR) issued its determination that FICO demonstrated a 100-year assured water supply of groundwater for development of the Sahuarita and Continental Farms properties (based on Town of Sahuarita General Plan densities, which exceed Sahuarita Farms densities). For the Sahuarita and Continental Farms properties, the developer of any subdivided parcel will be required to obtain a certificate of assured water supply at the time of plat, but when filing for a certificate, the developer is entitled to rely on FWC's demonstrated assured water supply. The analysis of assured water supply is valid for 10 years and can be renewed.

Domestic and reclaimed water will be available through a combination of on-site groundwater wells, future CAP infrastructure extensions, and treated effluent. A preliminary water and reclaimed water distribution network for the project is provided in the *Water and Reclaimed Water Master Plan* located in **Appendix B**, and summary exhibits provided as **Figures 43 and 44**. More detailed water and reclaimed water infrastructure analysis, including the determination or refinement of distribution line sizes, pump and reservoir locations will be provided during the Village Subarea Refinement process.

CAP Water Line Extension: FICO is currently designing a 36-inch line that will provide delivery of CAP water from an existing 36-inch pipeline on Pima Mine Road to irrigate the existing agricultural fields. This line, which is designed to be expanded in multiple phases, will be located within an easement on FICO property. The pipeline will connect to the existing 36-inch CAP/City of Tucson line on Pima Mine Road and will run parallel to Pima Mine Road to Nogales Highway, then extend south to Sahuarita Road. The proposed system will be designed to be extended to the FICO properties to the south. The capacity of this pipeline is a minimum of 30,000 acre-feet of capacity per year. If CAP water is available to utilize this capacity, it will significantly reduce the need to pump groundwater for FICO's agricultural activities, thus adding to the sustainability of the community by preserving groundwater for future generations.

Groundwater Recharge: In cooperation with the Town of Sahuarita and Pima County, effluent from each entities wastewater treatment plant may be used for non-potable uses on-site and/or natural recharge areas within the project. A variety of techniques can be explored, including infiltration ponds, vadose zone wells (shallow subsurface recharge), or direct injection wells, depending on soil conditions and site topography. Recharge ponds can assist in providing habitat areas for aquatic species, and support to educational, recreational and other uses such as bird-watching. In addition, recharge may be undertaken indirectly on FICO's existing orchards, which have been designed and permitted as a Groundwater Savings Facility (GSA) by the Arizona Department of Water Resources (ADWR). If the FICO Groundwater Savings Facility is utilized, then the entity that provides treated effluent or CAP water to FICO for irrigation of its pecan groves may accrue long-term water storage credits if it meets the requirements of the ADWR.

Potable Water Distribution Network Overview: The existing storage and booster facilities serving the project are located at the northwest corner of Sahuarita Road and Azatlan Avenue, and will be relocated

to the west adjacent to the east side of the UPRR. As currently planned, it is anticipated that the majority of the project will be served from this central location. However, development phasing/sequencing of the project may require additional water production and storage sites throughout the project. The southern 540 acres within the Valle Vista Community Village will be served from existing FWC infrastructure water storage and distribution pumping facilities located at either Madera Highlands or immediately south of the Town.

Anticipated water demand for the project is based on proposed residential and non-residential densities and intensities, and will be constructed with a redundant looped system to comply with town and county standards. The northern portion of the project will require an anticipated storage capacity of 7.67 million gallons, while the southern portion of the project will require an anticipated storage capacity of 672,400 gallons.

FWC's CC&N Area: The entire Sahuarita Farms property is within the current service area boundary of FWC. When providing water service to the lands within its CC&N, FWC and individual developers will enter into agreements for the extension of water mains, construction of additional water supply wells and construction of necessary on-site and off-site infrastructure. These agreements will then be submitted to the Arizona Corporation Commission for approval.

Proposed Well Sites: FICO operates 21 wells in the vicinity of the project, although only four are currently potable water wells. It is anticipated that irrigation wells will be converted to domestic water wells as the demand for domestic water within the development increases. It is not anticipated that new wells will be constructed to supply water for this project.

In conjunction with the Guiding Principles for the project, one of the key objectives is to create a sustainable community that minimizes adverse impacts to the environment and surrounding community. Water conservation measures will be embedded in the fabric of this project, in both planning and design strategies. Water conservation measures may include a reduction in groundwater pumping for irrigation with the extension of a CAP water line, the conversion of agricultural operations to lower-intensity domestic water uses, the use of treated wastewater effluent and harvested rainwater for non-potable uses, the use of xeriscape and the incorporation of native plant species that are drought tolerant where appropriate, and the use of water saving plumbing fixtures.



Existing groundwater well

2.a Additional Water Resource Conditions

- i. All reclaimed water resulting from the treatment of waste generated within the Town's designated management area on the Property shall remain the sole property of the Town.
- ii. The Master Developer shall design, construct, and install, or cause to be designed, constructed, and installed, its pro rata share of public reclaimed water distribution facilities in a Reclaimed Water Distribution Master Plan if adopted by the Town Council for delivery of reclaimed water that serves the project, in accordance with applicable regulatory requirements.
- iii. The Master Developer shall enroll all properties in the Central Arizona Groundwater Replenishment District (CAGR), subject to a Certificate of Assured Water Supply.
- iv. In its July 30, 2007 letter to Farmers Investment Co. (FICO), the Arizona Department of Water Resources (ADWR) determined that up to 14,438.46 acre feet per year of groundwater would be physically and continuously available for the development. The Specific Plan anticipates 10,322 acre feet of water will be used by the development, which includes 9,696 acre feet within Sahuarita Farms and 627 acre feet within Continental Farms.

- v. ADWR stipulated that the term of the Analysis of Assured Water Supply is ten years from the date of the letter, which may be renewed upon request, subject to approval by ADWR. The owner/developer shall obtain and maintain a current Analysis of Assured Water Supply with ADWR.
- vi. The Analysis of Assured Water Supply indicates that the proposed Specific Plan area will enroll the lands of the entire development, including the parks, schools, commercial and other non-residential areas, in the Central Arizona Groundwater Replenishment District (CAGRD) to meet this requirement. The membership documents must be executed and recorded before a Certificate of Assured Water Supply will be issued by ADWR. The owner/developer shall enroll each development parcel as member lands and will obtain a Certificate of Assured Water Supply at the time of Plat submittal.

3. Conceptual Sewer Master Plan Overview

Currently, the Sahuarita Farms property is within two different Designated Management Areas (DMA's) and one "Joint Planning Area" (JPA) as defined within the Pima Association of Governments (PAG) 208 Plan. As well a portion of Section 25, T17S, R13E (Parcel 303-46-028D, 80 acres) currently lies within the Sahuarita Water Reclamation Facility (Sahuarita WRF) service area. A majority of the Sahuarita Farms property, approximately 85% of the land area, is currently within the Sahuarita DMA. The remainder of property, generally at the south end, is within the JPA. All of the Continental Farms property is within the Pima County DMA. The intent of the JPA is to allow some areas within and/or near Sahuarita to be served by either the Town's facilities or Pima County's facilities. This area is not officially assigned to either DMA at this time. See **Appendix C: Sewer Master Plan Exhibit C, PAG 208 Pima County and Town of Sahuarita Designated Management Area Map** for the location of the current DMA and JPA areas.

Pima County and Town of Sahuarita representatives have suggested that the JPA area located north of the GVWWTP, Parcel 303-46-028D, lying within the Sahuarita WRF and those portions of Phases 1B and 2 that are currently within the Sahuarita service area be included in the Pima County service area and served by the GVWWTP. Service of the JPA by either DMA will be considered consistent with the 208 Plan, provided the DMA's agree. A PAG 208 Amendment will be required to implement these service boundary modifications. See **Appendix C: Sewer Master Plan, Exhibit D, Proposed Pima County and Town of Sahuarita Designated Management Area Map** for the location of the proposed DMAs and the remaining JPA area.

It is anticipated that the Sahuarita Farms planning area lying north of the Phase 2 boundary will be served by a proposed 3.6 million gallon per day (MGD) Sahuarita Farms Water Reclamation Facility (SFWR) possibly located near in the northern portion of the property near Pima Mine Road. This may be an appropriate location in large part due to its position as the low point of the property, providing for gravity flow for the majority of the property and surrounding area. It is anticipated that two pumping stations and force mains may be required to serve property on the west side of the Santa Cruz River to convey wastewater across the river to the gravity lines that will flow to the proposed SFWR. Effluent from this proposed SFWT may be utilized for non-potable irrigation and/or groundwater recharge through the use of groundwater recharge facilities located at or near the facility and/or recharge facilities located in the upper terraces of the Santa Cruz River.

The Valle Vista Community Village (Phase 1A) and Phases 1B and 2 may be served by the existing Green Valley Wastewater Treatment Plant (GVWWTP) located approximately one-half mile downstream from Valle Vista. If adequate capacity is not available in the existing gravity sewer that currently flows through Valle Vista, a gravity sewer main extension would be needed to serve the Valle Vista property. Phases 1B and 2 will be collected and pumped south to the GVWWTP. Two lift stations are anticipated for the Phases 1B and 2 service area; one to convey wastewater across the river and one at the north end of Phase 2 to pump wastewater back to the GVWWTP. The



Purple irrigation pipes for treated effluent

effluent from the GVWWTP may continue to be utilized in its current manner; however, one of the sustainability goals of Sahuarita Farms is to have effluent available for a reclaimed water distribution system for Phases 1A, 1B and 2. Potential effluent re-use could consist of irrigation for the upper terraces of the Santa Cruz River, irrigation of turf areas over ten acres and recharge along the upper terraces of the Santa Cruz River.

The Sewer Master Plan report is included in **Appendix C**, and a summary exhibit is provided as **Figure 45, Conceptual Sewer Master Plan**, which illustrates the proposed wastewater treatment facilities, pump stations, force mains and gravity sewer line alignments necessary to serve the property.

3a. Additional Wastewater Reclamation Conditions

- i. The Master Developer shall not construe any action or approval by the Town as a commitment to provide sewer service to any new development within the portion of the specific plan area within the Town's Designated Management Area (DMA) on the PAG Section 208 Wastewater Plan until the Town executes an agreement with the owner/developer to that effect. By accepting this rezoning, the owner/developer acknowledges that treatment and conveyance capacity in the downstream sewerage system may not be available when new development within the Specific Plan area is to occur.
- ii. No more than 90 days before submitting for review any tentative plat, development plan, sewer improvement plan or request for building permit for development within the Town's DMA, the Master Developer shall obtain written documentation that sanitary sewerage treatment and conveyance capacity for the proposed development will be available when needed to serve the development. Nothing in these conditions shall be construed as a promise of capacity or a promise to serve by the Town.
- iii. The Master Developer shall time all new development within the specific plan area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system, or shall provide the necessary treatment and conveyance capacity in the downstream public sewerage system via a mutually acceptable mechanism, or shall obtain authorization from the Town or other applicable regulatory agency to utilize on-site sewage disposal facilities to develop the property.
- iv. The Master Developer shall perform a detailed analysis of the sewer collection system within the portion of the Specific Plan area that is within the Town's DMA utilizing a Town-approved mathematical model that is capable of simulating the operating characteristics of the system and prepare a written project detail of the Specific Plan area and appropriate off-site areas (with all off-site area information provided by the Town), for the purposes of determining the routing and sizing of the major public sewers within the project that are necessary to provide both capacity and treatment service to the Specific Plan area. The Master Developer shall provide the working model to the Town for its use, without limitation, and the Town shall hold the Master Developer harmless for any use or results of the model after it has been provided to the Town.
- v. Upon approval of the written project details, the Master Developer shall enter into a master sewer service agreement with the Town for the areas of the project within the Town's DMA that specifies the improvements to be made to the Town's public sewerage system and the relevant timing.
- vi. The written project details must be approved by the Town before the Master Developer submits for review any tentative plat, development plan, sewer construction plan, or request for building permit showing a connection to the Town's public sewer system.
- vii. Any property served by a wastewater reclamation facility operated by Pima County shall obtain all approvals requested or required by Pima County.
- viii. The Master Developer shall fund, design and construct its proportionate share of off-site (if any) and on-site sewers necessary to serve the portion of the specific plan area within the Town's DMA, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- ix. The Master Developer shall enter into a written agreement with the Town that addresses the funding, design and construction of any sewers that are oversized and/or installed by the developer to accommodate flow-through from any properties within the Town's DMA that are

adjacent and up-gradient to the Specific Plan area that do not have adequate access to the Town's public sewer system, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.

- x. The Master Developer shall fund its pro rata share of the design and construction of public wastewater treatment facilities in accordance with applicable regulatory requirements, which may include payment of sewer connection fees. Said facilities may be phased upon approval by the Town.

4. Dry Utilities

Coordination with utility providers to determine infrastructure and service availability will be pursued during the development process. It is anticipated that Tucson Electric Power (TEP) will provide electrical service and Southwest Gas will provide natural gas service for the property. Telecom service providers have not yet been determined. Utilization of existing power line corridors will be used to the maximum extent possible and the Master Developer will work closely with TEP to explore potential locations for substations and additional power corridors as needed. The Master Developer will work with all applicable parties to minimize visual impacts of the power lines where possible. The project also envisions encouraging green technologies such as solar generation and use, and energy-efficient building techniques and appliances to reduce the overall energy demand and promote energy conservation throughout the planning area.

5. Drainage

River Master Plan Overview

The Santa Cruz River Master Plan (RMP) Report is included in **Appendix F** to the Specific Plan. The RMP study area extends the entire length of the Sahuarita Farms property, approximately 10 linear miles. The primary objectives of the RMP are to provide for conveyance of the 100-year flood event in a safe, controlled and predictable manner, remove land from the floodplain that can be used for safe development, provide a regional linear open space and public recreational amenity along the river corridor, including the completion of an important segment of the Juan Bautista de Anza National Historic Trail, and provide opportunities for habitat enhancement and re-establishment within and adjacent to the river corridor.



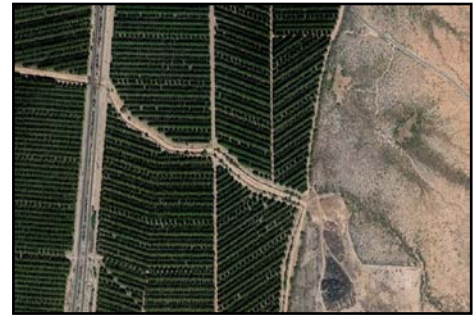
Santa Cruz River Corridor

The Sahuarita Farms Specific Plan incorporates the recommendation of the RMP to create regional amenities and enhancements to complement the proposed land uses. The RMP will be jointly used with the Specific Plan as the guiding documents for the town and the county to direct future flood control and river enhancement efforts throughout the reach. Federal, county and town approved design strategies will be implemented to allow for the reclamation and development of floodplain areas within the project area.

On-Site Drainage: Design Concept

Roadway Design: There are several proposed roadway cross sections that will be utilized within the planning area. In many cases, roadways will be designed with curbs that will collect and convey drainage that is generated on-site to drainage corridors and/or basins. Water harvesting concepts may also be provided whereby storm water is directed toward center median landscape islands or landscape strips adjacent to the roadways for supplemental landscape irrigation. Roadway crossings of drainage corridors and washes through the property may consist of pipe culverts, concrete box culverts and/or bridge structures. Roadway design including bridges and culverts will be sensitive to environmental consideration such as facilitating safe wildlife movement and connectivity.

Tributary and Off-Site Stormwater Conveyance: With the exception of a few man-made drainage corridors that traverse the property, the majority of off-site flows from the east are currently prevented from entering the property via a series of earthen berms and levees on the upstream side of the property. These berms and levees were constructed many decades ago beginning in the early 1900s to protect farm fields from sheet flow flooding from the contributing watersheds, and currently route the majority of off-site runoff around the property. Some of this runoff does pass through the property and enters the Santa Cruz River, such as in the Box Canyon Wash near the Santa Rita and El Toro Road intersection. Off-site flows from the west side are less restricted and generally enter the site as sheet flow.



Box Canyon Wash through the property

Development of the property will include a series of tributary corridors and/or elevated pads on the upstream side of the property that will intercept and route the off-site sheet flows through the property within drainage corridors. These drainage corridors will outfall similar to existing conditions, either into the Santa Cruz River or returned to a sheet flow condition at the project boundary. The existing drainage corridors that pass off-site flows through the site do not have the capacity to convey their entire 100-year peak runoff and will need to be widened to increase capacity. Refer to the *Drainage Master Plan* in **Appendix D** and **Figure 46, Conceptual Drainage Master Plan** for the conceptual drainage plan for the property. Detailed tributary corridor design and alignments will be determined at the time of design of the master infrastructure and drainage plan for the applicable planning area.

Due to the current agricultural operations and previous grading required for efficient flood irrigation, there are very few natural drainage channels that flow through the planning area. In order to re-introduce a natural flow of storm water through the property, and create linear open space corridors, a continuation of natural drainage corridors will be provided through the property that connects the natural drainage channels to either the Santa Cruz River or other historic flow paths. These drainage corridors will be provided in a sensitive manner to provide storm water management, wildlife movement, re-vegetation, and pedestrian connectivity. The corridors will be sufficiently wide to ensure separation of pedestrians and wildlife, and to carry storm water through the property. The specific design and width of the drainage corridors will address flow capacity, erosion protection, wildlife movement, pedestrian access and aesthetic desires to ensure adequate and safe water conveyance while creating an attractive and usable community open space amenity.

On-Site Storm Water Management

Currently, runoff generated on-site generally flows through the property as sheet flooding in a northerly direction through the pecan orchards. Upon development of the property, runoff generated on-site will be directed to on-site drainage corridors and/or detention/retention basins via overland flow, street conveyance, and with the use of storm drainage facilities as necessary. Detention/retention basins will be used as required by the Town of Sahuarita and Pima County to ensure that post-development peak flows do not exceed the pre-development condition, provide for rainwater harvesting opportunities, and to maintain storm water quality. Rainwater harvesting opportunities may include coordination with the Town on creative roadway and landscape grading design to allow storm water collected within the streets to irrigate landscape medians and/or perimeter streetscape areas, and encouraging businesses and homebuilders to design drainage systems to take advantage of on-site storm water to supplement landscape irrigation where practical. Given the proximity of the Sahuarita Farms development to the Santa Cruz River and some major tributaries, the Master Developer may request waiver of detention and retention requirements, which will be evaluated by the Floodplain Administrator as the Village Subarea Refinement plans are developed.

5.a Additional Flood Control Conditions

- i. The Master Developer shall record a covenant holding the Town of Sahuarita harmless in the event of flooding.
- ii. All tributary watercourses shall be designed for drainage conveyance per Appendix D, Drainage Master Plan. Terraces similar to that proposed for the Santa Cruz River should be used, if feasible. Separate parcels or private maintenance easements shall be created that establish and disclose the purpose and maintenance responsibility of these areas.
- iii. The Master Developer will be responsible to construct and maintain all river improvements and obtain all necessary Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) approvals and permits to remove the Specific Plan area from the regulatory floodplain limits. The owner/developer's responsibilities may be satisfied through partnerships, arrangements and agreements with other entities, such as the Pima County Regional Flood Control District, US Army Corps of Engineers and US Bureau of Reclamation.
- iv. CLOMRs shall be received and reviewed by the Town to assure a project meets or is designed to meet all of the community floodplain management requirements, and shall be submitted to FEMA prior to approval of a Master Block Plat or improvements within Special Flood Hazard Areas. LOMRs are required prior to Release of Assurances for subdivisions or Certificate of Occupancy for Development Plans. This condition shall apply to new development contemplated by the Specific Plan and not to FICO's existing agricultural business enterprise/operation.
- v. When modifying a FEMA-designated floodway, approval of the LOMR by FEMA is required prior to the issuance of any building permits.
- vi. Existing agricultural berms shall not be relied upon to contain flows or to provide erosion mitigation.
- vii. The construction of bank protection is required prior the issuance of any building permits within the designated erosion hazard setback.
- viii. Any off-site improvements associated with the Santa Cruz River, if determined to be required, shall be constructed no later than concurrent with development of the affected Blocks.

Figure 43: Conceptual Water Master Plan

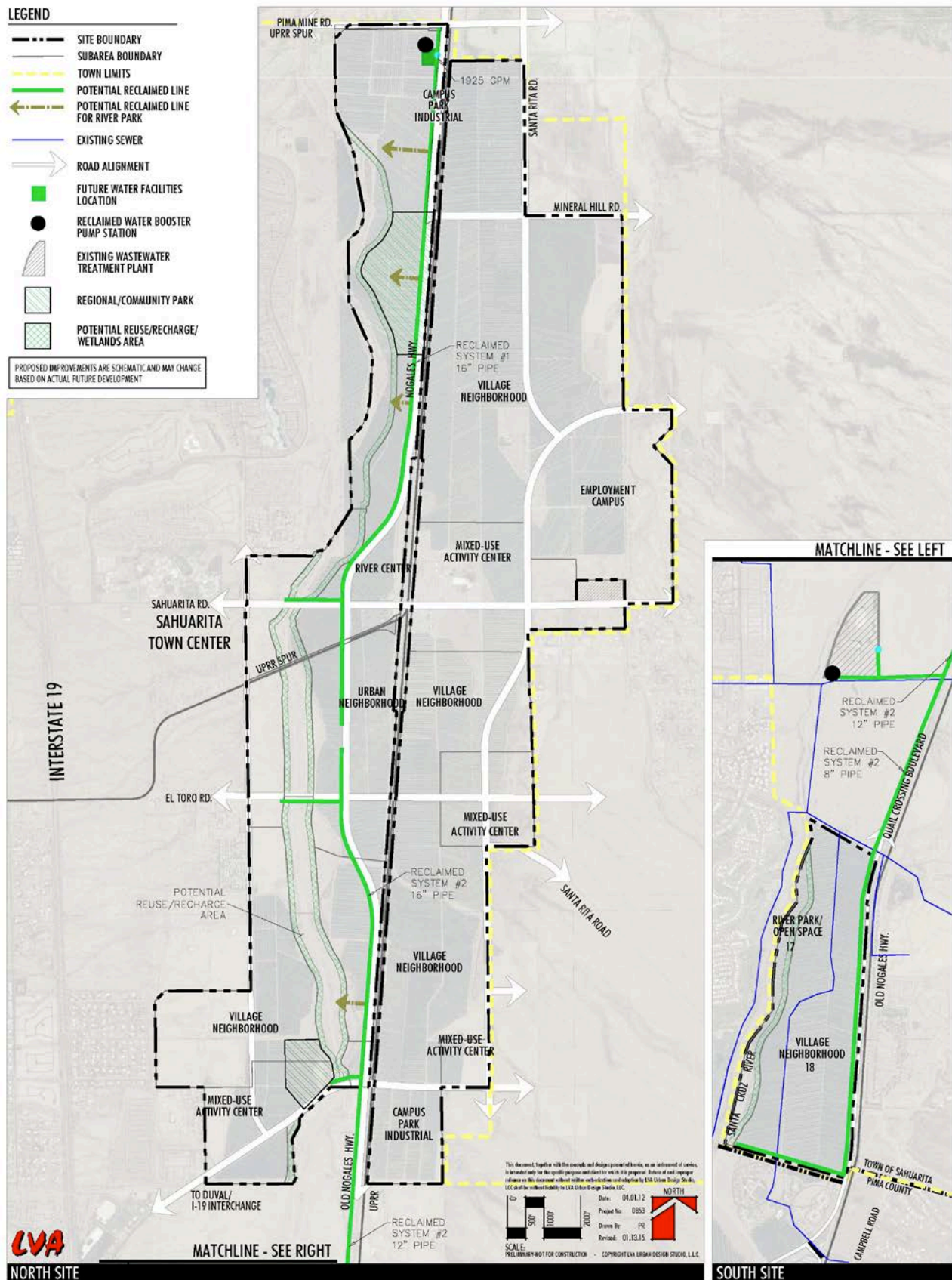


Figure 44: Conceptual Reclaimed Water Master Plan

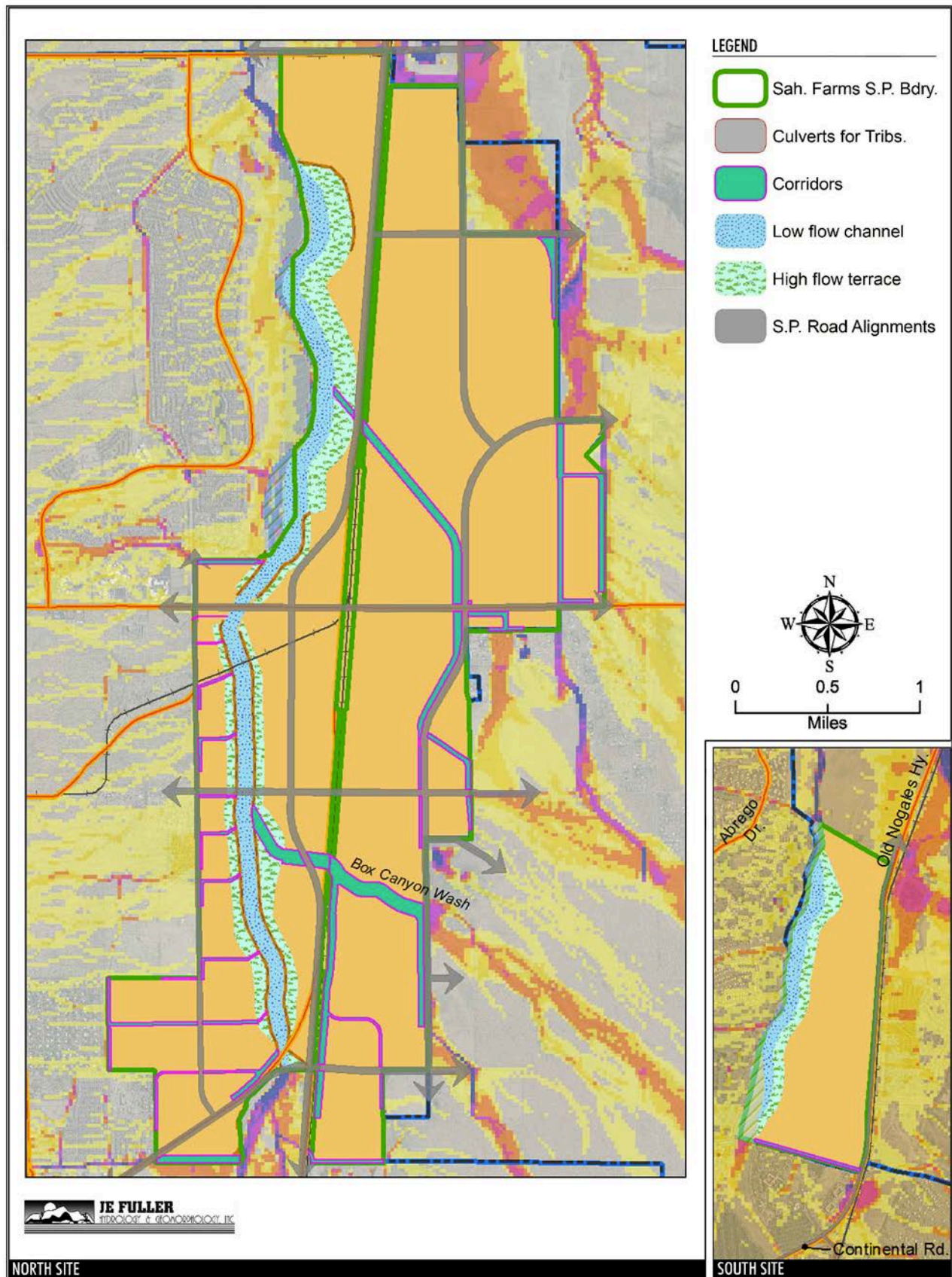


Figure 46: Conceptual Drainage Master Plan

G. Standards & Methods of Conservation

1. Introduction

Conservation and sustainability practices lie at the core of the Specific Plan's stated vision for the Sahuarita Farms community. This commitment to environmental stewardship has been a cornerstone of FICO operations, and the Sahuarita Farms Land/River Master Plan will continue on this path by creating a community that complements and enhances the site's unique characteristics and environmental opportunities.

Long before the creation of the Sahuarita Farms Specific Plan, FICO had demonstrated a long-term commitment to supporting and addressing key regional and local water conservation issues. Examples of this commitment include the proactive designation of a groundwater savings facility on the property and planning for the extension of a pipeline that will convey renewable Central Arizona Project (CAP) water into the property to offset demand on the groundwater supply. In addition, FICO has been a strong community leader in bringing together local water user and provider groups to identify and discuss long-term solutions for groundwater sustainability.



CAP distribution line

Looking forward, the Specific Plan encourages integration and implementation of various sustainability practices through the build out of the community. These practices will evolve over time and will be diversified to ensure that the community's comprehensive vision for sustainability is achieved. In addition to the conservation of groundwater through managed use and renewable sources, special focus will be given to conservation of energy, protection of high value habitat, and the creation of connected open space to facilitate wildlife movements.

The Sahuarita Farms Specific Plan provides a holistic look at conservation of natural resources, environmental enhancements and sustainability elements for both the land and river components of the plan. These elements are intentionally embedded throughout each facet of the development plan as opposed to being consolidated in a single section. As each Village Subarea is developed, these elements will be integrated into the overall development of the property as appropriate within each phase. The sections below summarize the conservation and sustainability priorities within the project and provide general examples of how these may ultimately be implemented. In addition, a series of sustainability principles are provided in eight categories that will be used as the framework for specific sustainability standards to be developed with each Village Subarea Refinement plan.

2. Conservation of Vegetation & Wildlife

FICO recognizes that decades of intensive farming and grazing have resulted in impacts to nearly all of its lands, leaving very little of the historic natural vegetation and watercourses unaffected. In an effort to reverse this trend and restore natural habitat along the banks of the river and its tributaries, the Specific Plan evaluates and provides recommendation on various options to enhance both native vegetation and wildlife connection opportunities. The proposed Specific Plan represents an opportunity to enhance habitat conditions on the property by converting significant areas of the property into meaningful and connected open space. Master planning of the property will ensure that contiguous wildlife and drainage corridors are established in alignments that will effectively serve both purposes.

Prior to submittal of the Specific Plan, the applicant invested significant time with environmental leaders within the community to discuss key issues such as wildlife corridors and habitat establishment. While the pecan orchards do currently provide habitat for some local animal populations, reestablishment of native species within thoughtfully defined habitat areas throughout the project can yield significant ecological value.

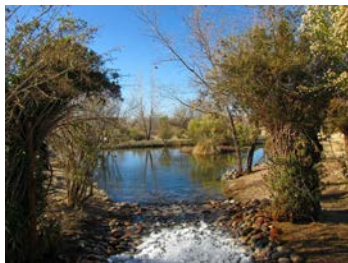


Habitat restoration

The RMP concept seeks to enhance native habitat within the river corridor by reestablishing the river to a more stable condition. Enhancements to the river would include widening the primary river corridor, significantly increasing the breadth of the watercourse where additional habitat and public amenities can appropriately be incorporated. The width of the primary river channel today exists only as a narrow strip of sandy bottom, typically no more than a couple hundred feet in width. The RMP concept will maintain this width for some reaches of the project, while expanding it to up to ¼-mile wide in others. The width of the proposed RMP and the use of native plant materials will allow vegetation and wildlife to more successfully become established and provide adequate separation between public use and passive habitat areas. Major tributary corridors will similarly be widened and/or enhanced beyond their existing condition to ensure viable corridors for drainage and wildlife movement to, from and through the property. The Master Developer shall ensure wildlife connectivity through the development to the Santa Cruz River and beyond the development toward the Santa Rita Mountains.

3. Groundwater Conservation and Recharge

As mentioned previously, FICO has long been at the forefront of progressive water management and the application of sustainable practices. The conversion of the property to more urbanized land uses will in itself reduce demand on groundwater supplies, cutting current usage by up to half over the build out of the project. The introduction of CAP water to the property may ultimately present an opportunity to completely offset groundwater withdrawal, and when coupled with recharge opportunities along the Santa Cruz River, may allow groundwater levels to begin a long-term recovery.



Groundwater Recharge

Pima County has been a pioneer and local leader in efforts to promote groundwater recharge opportunities and has shared information with FICO indicating that portions of the property adjacent to the river are viable candidates for recharge. FICO will look to partner with the Town and County to utilize local sources of effluent and CAP water to support groundwater recharge facilities within the RMP influence area as the project develops over time. Some of these recharge facilities may be located at the existing GVWWTP and the proposed SFWTF. In conjunction with these recharge projects there may be opportunities to establish riparian habitat areas similar to those of the Sweetwater Wetlands project in Tucson.

4. Renewable Energy Considerations

Technologies that will allow future communities of the southwest to maximize the use of solar or other “green” technologies is quickly evolving to become a competitive and viable option for local community energy generation and consumption. The Sahuarita Farms Specific Plan suggests that future homes and businesses within the community seek to utilize renewable and/or efficiency technologies at a localized level when feasible and practical. As alternative energy technologies and implementation techniques continue to evolve, it is reasonable to expect that better and more efficient options will continue to be introduced over time. As technology is evolving very quickly, it is important to maintain flexibility to adapt to energy alternatives as they become available and economically viable.

Sahuarita Farms has taken the initial steps towards creating an environmentally sustainable community by committing itself through its master plans, to the long-term promotion of green development practices such as solar generation and the incorporation of energy efficient building materials. As individual Community Villages and Village Subareas of the overall project are brought forward for planning and development consideration on a phased basis, specific alternative energy principles and policies will be addressed through design guidelines and standards.



Solar panels

5. Surface Water Conservation and Water Harvesting

The Santa Cruz River is an ephemeral river that conveys water only during infrequent and seemingly random periods, with some years not experiencing any actual surface flows. During significant storm events that cause the river to flow at flood stage, damage to public and private property along its banks can be extensive, resulting in millions of dollars to mitigate as well as public safety concerns. The Sahuarita Farms River Master Plan (RMP) will seek to improve the conveyance and use of these waters through the property through innovative drainage, retention and flood control measures, limiting the impact of these events on public and private property.

Stormwater can also be utilized for habitat reestablishment and groundwater replenishment in areas where local soils are best suited to receive these waters for recharge. On-site stormwater management can be designed to deliver stormwater runoff into such areas, and can be augmented with renewable water sources to offset seasonally dry periods. On a more localized level, the implementation of water conserving irrigation methods, such as requiring drought tolerant native plant materials and stormwater collection systems can be utilized to offset traditional demand for non-potable uses. On a broader scale, the master planning of the Sahuarita Farms community will identify opportunities for the use of reclaimed water for large-scale, non-potable uses throughout the project as appropriate and available.



Rainwater collection system

6. Viewsheds

The magnitude and majesty of Sahuarita's viewsheds help to define the community as a place of unique natural beauty. These viewsheds can be an asset to existing and future residents and businesses within the Town of Sahuarita and can contribute to the overall quality of life within the Sahuarita Farms community.



Viewshed looking southeast

The Sahuarita Farms property is located at the lowest elevations in the town along the banks of the Santa Cruz River, and will therefore have minimal impacts on viewsheds from existing development. The core areas within the project with greatest planned building heights will be located in the areas currently designated by the Town as the Town Center, where appropriate for higher intensity commercial and employment uses. In general, building heights proposed within the project are consistent with existing and planned building heights in the vicinity of the property.

In addition, the development standards for the Sahuarita Farms community propose comprehensive buffering and setback requirements that in many cases, are more restrictive than those imposed by the Town's Ordinance. Future design guidelines will address sensitivity to viewsheds and building orientation to further reinforce the commitment to protecting on-site and off-site viewsheds.

7. Conservation of Agricultural Lands

Many rural and suburban communities experience a loss of heritage and historical identity as their agricultural lands are slowly converted to residential and non-residential uses as a result of growth pressures. FICO has long recognized the significance of its identity within the community and feels strongly that its agricultural presence should continue on over the coming decades. The agricultural heritage of the property is recognized in many aspects of the community plan, proposing that large components of the pecan orchards be incorporated into agricultural preserves throughout the property. Other heritage aspects of the pecan orchards will be incorporated into community theming and buffering where appropriate.



FICO pecan groves

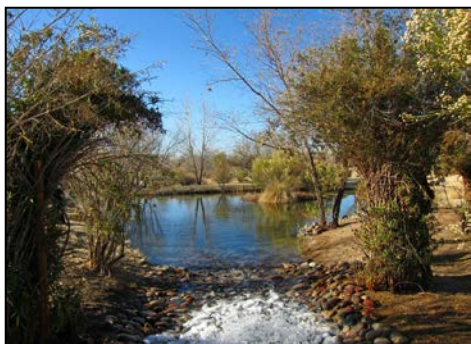
8. Sustainability Design Principles

Introduction

One of the five Guiding Principles for the Sahuarita Farms community is to create a healthy, livable, and sustainable community that enhances the quality of life for present and future generations. In order to help accomplish this, the plan presents an overview of various environmental, social and economic sustainability principles that can help shape the long-term development of the Sahuarita Farms community. The sustainability principles defined below will form the basis for a future, more detailed sustainability development program, including guidelines, standards and implementation procedures that will be applied to design, construction and on-going operation and maintenance of the community over time. These principles include the following topic areas:

- Water Conservation
- Environment
- Energy
- Transportation
- Materials and Resources
- Livability/Social Health
- Economic
- Education

a. Water Conservation



Wetland/water recharge

Water conservation in the desert southwest, and specifically in the greater Tucson metropolitan area, is of critical importance to future generations. The plan for the Sahuarita Farms community includes a strong commitment to developing infrastructure and programs to conserve and preserve this precious resource and help the region to achieve safe yield within the Tucson Active Management Area. A variety of water conservation projects and programs may be implemented to conserve water resources, which may include:

- 1) Construct a new 36-inch Central Arizona Project (CAP) water line extension that will deliver renewable CAP water to the property for irrigation of existing agricultural operations and may be used as potable water for development of the property, significantly reducing demand for groundwater resources.
- 2) Continue to utilize FICO's designated Groundwater Savings Facility within portions of the existing agricultural fields to replenish groundwater resources from a variety of sources.
- 3) Utilize treated effluent from the Town and/or County's wastewater treatment facilities for non-potable uses and/or direct recharge back into the groundwater supply through recharge facilities or infiltration ponds.
- 4) Use of smart irrigation controllers to more effectively manage water resources, minimizing waste and ensuring efficient use of water for irrigation purposes.
- 5) Use of water-conserving devices and building materials, including water-efficient fixtures and appliances.
- 6) Use of water-wise landscape design including drought-tolerant landscape materials.



Reclaimed water distribution line

b. Environment



Wetland/natural recharge site

The Sahuarita Farms plan recognizes the long-term environmental benefits of developing the property with sensitivity to the natural and cultural elements of the land. This includes preserving and/or enhancing environmentally sensitive areas, natural resources, critical habitats, wetlands and water resources, cultural and historic landscapes and accessible open spaces. This preservation of critical environmental resources can improve the community's quality of life, and guide new growth in an environmentally responsible manner. The environmental program for Sahuarita Farms may include design considerations such as:

- 1) Encourage effective site design that recognizes and respects the natural environment, including protection of natural site features and resources.
- 2) Consider natural view sheds and vistas in site design and orientation that will tie the community with the natural environment.
- 3) Provide a network of open space, greenbelts and drainage corridors, including linkages for recreation and wildlife movement that are protected from development.
- 4) Protect and/or enhance wetland areas for habitat and groundwater recharge.
- 5) Encourage the development of emerging technologies for storm water management systems that can improve water quality, increase groundwater recharge, and nourish the watershed.
- 6) Recognize and strive to mitigate impacts on air quality and microclimate by providing pedestrian-friendly street networks, bicycle paths, public transportation and work opportunities in the community.
- 7) Recognize, respect and celebrate the cultural, historical and environmental influences on the site and surrounding areas.



Natural viewing areas

c. Energy



Photovoltaic solar panels

A critical component of planning for a sustainable future is utilizing design and construction techniques that reduce energy consumption. Promotion of energy conservation and energy-efficiency can significantly reduce environmental impacts on the natural world. This includes not only promoting energy-efficiency, but also encouraging energy alternatives and innovations for cleaner and/or renewable sources of energy. The energy program for the Sahuarita Farms community may include the following:

- 1) Promote energy-efficient construction standards as defined by the U.S. Green Building Council.
- 2) Promote use of Energy Star® appliances and efficient light bulbs that reduce energy consumption.
- 3) Encourage the use of alternative energy uses such as solar, wind, geothermal, biomass and other existing or future technologies in appropriate locations.
- 4) Consider optimal solar orientation for building and landscape materials and design to minimize the heat gain and provide shade opportunities from the desert sun.



CFL Bulbs

- 5) Pursue ongoing research and implementation of education on technological advances in renewable energy alternatives, and where feasible, research for applicability in the community.

d. Transportation



Public Transit

The plan for Sahuarita Farms includes an interconnected system of walkways, bike lanes and multi-use trails to encourage non-motorized modes of transportation. Public transportation will also be encouraged within Sahuarita Farms, with future passenger rail, transit centers, park and ride lots, and bus infrastructure incorporated into the fabric of the community. The intention is to reduce dependency on the automobile, resulting in less traffic congestion and pollution. The transportation system within the Sahuarita Farms community may include the following:

- 1) An interconnected system of approximately 60 miles of walkways, bike lanes and multi-use trails to promote alternative transportation modes such as walking and bicycling.
- 2) An internal street network designed to share the road with all modes of travel, including shared on-street bike routes, tree-lined thoroughfares, safe and convenient pedestrian crossings, and grade-separated crossing at strategic locations.
- 3) Land for public transit facilities such as a transit center and shared park-and-ride facility, to be coordinated closely with the regional transportation authority to encourage public transit service within the community.
- 4) Land for a 50-foot right-of-way through the entire property along the UPRR Railroad alignment for future passenger rail service.
- 5) Appropriate bus facilities and infrastructure incorporated into the development of the project, including bus stops and bus bays at appropriate locations to support public transit service.
- 6) Bicycle storage facilities encouraged at major commercial and employment centers.



Multi-Use Paths

e. Materials and Resources



Recycling programs and facilities

At Sahuarita Farms, the plan will encourage a conscientious effort to reduce the use of non-renewable resources, and minimize solid waste production as the property is developed. The use of local, renewable and/or recycled materials will be encouraged when appropriate, minimizing consumption of finite resources. Waste management and recycling programs will be developed and implemented to minimize unnecessary waste and encourage recycling. A materials and resources program may include the following objectives:

- 1) Encourage the use of environmentally benign and/or renewable materials for construction projects in the community.
- 2) Promote the use of locally-produced materials and resources where possible.

- 3) Establish a comprehensive waste management system that reduces landfill waste and promotes recycling and material reuse in the community.

f. Livability/Social Health



Active Recreation

The Sahuarita Farms plan will promote a physically healthy and socially interactive community, creating a higher quality of life for its residents. A development pattern with an appropriate mix of uses, and neighborhoods where residents are within walking distance of schools, parks, civic uses and activity centers will increase livability and a sense of community. Residential development should include diversity and affordability, providing opportunities for people of all age groups and economic levels to interact in the community. Programs to promote livability and healthy lifestyles may include the following:

- 1) Encourage walking and bicycling as an alternate mode of transportation and means of physical activity by creating neighborhoods designed to a pedestrian scale, with schools, neighborhoods, civic uses and parks within walking distance of residential units and activity centers.
- 2) Provide convenient recreation and outdoor amenities and activities that can be incorporated into daily living.
- 3) Create neighborhood gathering places within Village Neighborhoods, including schools, parks, community gardens, neighborhood centers and other civic spaces for gathering and social interaction.
- 4) Encourage social interaction opportunities within the River Center District to include pedestrian plazas, shops, restaurants, sidewalk cafes, offices, live/work units and community open space.
- 5) Provide residential diversity and affordability through a variety of housing types and price ranges, attracting a wide range of economic levels and age groups to interact in the community.
- 6) Create an enriching social environment for residents with a variety of arts, cultural and educational events and activities.

g. Economic



Employment Opportunities

Sahuarita Farms is not just being planned as a residential community for people to live, but also as a place with opportunities for employment diversity and an innovative local business community. The plan provides three major employment centers – two Campus Park Industrial parcels and one Employment Campus – comprising more than 1,100 acres of land. The regulatory development standards allow opportunities for residents to live and work in their own neighborhoods through small businesses and home office uses, and live-work units. Mixed-Use Activity Centers, which may include significant employment opportunities, are also provided in four locations, each within walking distance of Village Neighborhoods. Installation of fiber optic lines and/or other applicable technology infrastructure will be encouraged to enhance live-work opportunities within

neighborhoods. Programs and plans to promote a strong business community may include the following:

- 1) Provide state-of-the-art infrastructure to promote local business opportunities throughout the community.
- 2) Encourage business development by promoting and marketing employment properties to a variety of businesses types within the major employment areas within the project.

- 3) Coordinate with the Town's Economic Development Department to promote business development opportunities in the community.

h. Education



Sustainability Education and activities

Community education is critical to building a sustainable community. The ability to promote an on-going understanding of sustainable design, construction, operation and daily practices within the community will help ensure a sustainable future within Sahuarita Farms. This includes education, training and the sharing of knowledge among residents, designers, builders, tenants, occupants, operators and maintenance crews on current sustainable practices. Sustainability issues will evolve and grow over time, and promotion of active, on-going collaboration through key partnerships is central to researching, developing and monitoring sustainable programs and projects. Some of the programs that may be implemented within the community include:

- 1) Establish an education communication infrastructure to include a variety of resources, including community website, flyers, brochures, regular newsletters and events to educate children, adults, businesses and builders about sustainability practices, benefits and innovations.
- 2) Collaborate with local and regional service providers to promote sustainable education workshops and conferences.
- 3) Foster partnerships with the school districts to develop and implement education programs and projects featuring ecological and conservation awareness.
- 4) Develop demonstration projects in the community to showcase sustainable design, materials, techniques and practices.
- 5) Create training programs for contractors on design and installation practices to improve energy efficiency and reduce waste.
- 6) Develop a resource directory of sustainable design services, materials, and contractors for use in training and education.

H. Draft Phasing Plan

1. Introduction

The Sahuarita Farms Specific Plan is expected to build out over a 40-50+ year timeframe. Determination of this buildout horizon is based on multiple variables, including historic and projected residential and non-residential market absorption rates, other local and regional development opportunities, infrastructure requirements and the size of the Sahuarita Farms project in terms of total residential and non-residential land uses. Project phasing will evolve over time, but an initial phasing plan has been prepared based on current projections of long-term development of the property.

This initial phasing plan recognizes many factors, including development phases that minimize impacts to existing farming operations and river improvements, incremental improvements to the river generally from upstream to downstream, a phased infrastructure approach, and projections of growth demand both within the residential and non-residential markets. The proposed phasing plan will reflect appropriate infrastructure and services necessary for each phase, including transportation, water, sewer, drainage, community facilities and services, recreational open space, and other appropriate or necessary elements. It should also be noted that depending on the timing and size of each phase and/or sub-phase, and the proximity of a respective phase to existing infrastructure, the full build-out infrastructure as defined within the associated infrastructure master plans may not be feasible to construct in early phases. Interim solutions may need to be considered to achieve efficient operations of the facilities and systems to balance the costs of required infrastructure with the size of the development phase at the discretion of the Town. These possible interim solutions are discussed further in the associated infrastructure master plans included with this Specific Plan, and will be defined in more detail in the associated Village Subarea Refinement plans that will be provided prior to development of each Village Subarea. Within each phase as defined below, one or more Village Subarea Refinement plans will be developed and will provide the specific interim and/or permanent infrastructure solutions for that Village Subarea.

While the Draft Phasing Plan as outlined below represents the current vision for the phased build-out of the Sahuarita Farms Specific Plan, numerous variables could influence the ultimate development of the Sahuarita Farms community. As such, this Draft Phasing Plan should be construed as a flexible plan, with the ability to adjust over time to reflect changing market conditions, infrastructure needs, community needs, and/or other potential circumstances regarding the long-term development of the master planned community. As each Village Subarea is planned, all necessary adjustments to the phasing plan, including all infrastructure requirements, will be adequately addressed through the Village Subarea Refinement plans to be submitted, reviewed and approved by the Town in conjunction with the Phase Development Agreement applicable to the Village Subarea Plan. Each Village Subarea Refinement plan will include a Development Parcel and Phasing Plan, Parks, Open Space and Trails Plan, Roadway Circulation Plan and Traffic Analysis, Landscape and Streetscape Plan, Drainage Plan, Infrastructure Plan (including water, reclaimed water, sewer) Cultural Resources Study, Sustainability Standards, and a Preliminary Master Block Plat. These plans must be submitted for review and approval by the Town before development can occur within each of the applicable Village Subareas, ensuring that all necessary development provisions and phased improvements are adequately addressed within each phase or sub-phase of development.

2. Draft Phasing Plan Overview

The following is a general overview of the project phasing in correlation with **Figure 47, Draft Phasing Plan**. Information for each phase is provided to address size, anticipated land use character, a generalization of regional infrastructure and river improvements. A more detailed analysis of infrastructure improvements is provided in the associated infrastructure master plans, including water/reclaimed water, wastewater, drainage, traffic and river improvements.

Phase 1: Phase 1 includes three sub-phases that are each separate and distinct development areas. Each of these sub-phases has unique characteristics that make them attractive for near-term development. Phase 1A includes the entire Valle Vista Community Village, which is comprised of 538 acres. This phase includes Village Subareas 17, River Park/Open Space and 18, Village Neighborhood. Phase 1B is approximately 225 acres and includes a portion of Village Subareas 13, Village

Neighborhood and 14, Mixed Use Activity Center. Phase 1C is comprised of approximately 297 acres and includes a portion of Village Subarea 4, Employment Campus. Between these three sub-phases, a wide range of uses can be provided, including residential, commercial, employment, recreation and open space amenities and necessary community services and infrastructure. This approach will provide opportunities for various land uses to meet the needs of the community in the near-term. While these sub-phases are listed as 1A, 1B and 1C, they are completely independent of each other and can be developed in any order, or concurrently. Each of these Sub-Phases is graphically depicted on **Figure 47, Draft Phasing Plan**, and is described in more detail below.

Phase 1A: Phase 1A includes the Valle Vista Community Village and is separated from the three other Community Villages by approximately 1.5 miles to the south. This Community Village is surrounded by existing development, has readily expandable infrastructure nearby, and can provide cost-effective river improvements to remove significant land areas from the floodplain for development. Phase 1A is within the Pima County Sewer Service Area, and will be served by the existing Green Valley Wastewater Treatment Plant just downstream of the property. Water service is also currently available via Farmer's Water Company to serve the property, making this parcel an attractive early development phase which can provide uses such as river park improvements, residential neighborhoods, assisted living facilities, and local commercial and employment uses to serve the area population.

Phase 1B: Phase 1B includes portions of Village Subareas 13 and 14 within the River Park Community Village near Nogales Highway and the western edge of the Sahuarita Farms property. This property is attractive as an early development phase for three primary reasons. First, it is entirely outside the Santa Cruz River floodplain, providing opportunities for early development prior to any significant river improvements within the property. Second, the majority of this area is not currently being farmed, allowing early development with minimal disruption to existing farming operations. Third, it is close to existing infrastructure (allowing easier improvements), including proximity to Nogales Highway and the I-19 interchange, the ability to connect to the Green Valley Wastewater Treatment Facility (GVWWTF) through a lift station / force main system back to the plant just upstream of the property, and through expansion of water infrastructure including the development of a water campus within this area. This concept will include amending the PAG 208 sewer service areas as agreed to by both the Town of Sahuarita and Pima County to incorporate this entire land area within Pima County's sewer service area. The range of uses permitted within this phase include a variety of commercial, office and employment uses, multi-family residential, and single family residential neighborhoods.

Phase 1C: Phase 1C includes a portion of Village Subarea 4, Employment Campus on the north side of Sahuarita Road along the east edge of the property. Similar to Phase 1B, this property is entirely outside the Santa Cruz River floodplain and much of this area is currently not being farmed, making it ideally suited for early development. Roadway infrastructure is also easily expanded by the Master Developer to complete the Sahuarita Road major widening project immediately adjacent to this property, providing excellent roadway access all the way from I-19 to the west. As this area is not adjacent to any existing regional sewer treatment facilities, interim solutions for sewer service will be necessary, including on-site disposal methods such as a septic system or package plant, similar to what was provided for the Walden Grove High School at the north end of this development area. The precise interim solution for sewage disposal will be determined as part of the Village Subarea Refinement plan required prior to development within this area. For potable water service, this phase will be supplied by an extension of water infrastructure by Farmer's Water Company as necessary to serve the development.

For all Phase 1 development parcels discussed above, existing wastewater facilities will be evaluated as part of each applicable Village Subarea Plans to ensure that there is existing capacity for these developments, particularly related to the GVWWTF. See **Appendix C, Sewer Master Plan** for more details and exhibits regarding phasing of the sewer system. For potable water, existing water storage tanks and booster pumps may be provided as necessary to serve the development, in addition to an

extension of distribution lines with the required flow and pressure to serve each property. See **Appendix B**, *Water Master Plan* for more details and exhibits regarding the water system.

On-site and local drainage for Phase 1A, 1B and 1C will be designed to function independently from the other phases. Pads, roadways and onsite drainage channels will be graded and developed within each phase as appropriate to address both on-site and off-site flows and retention requirements, as will be defined within each Village Subarea Refinement plan. Future phases of the project will remain in their existing condition until the time of development. See **Appendix D**, *Master Drainage Plan* for more details and exhibits regarding the overall drainage plan.

Associated with the Phase 1 improvements, **Appendix E**, *Master Transportation Plan* provides a detailed phasing plan for the initial 20-years of development within five-year increments. This initial 20-year phasing includes the significant development within all three subareas of Phase 1, and a portion of Phase 2.

Phase 2: Phase 2 consists of Village Subareas 10, 11, 12, 15, 16 and portions of 8, 9, 13 and 14. This phase will require major river improvements to protect land uses adjacent to the river as defined within the River Master Plan, and will represent one of the major river improvements phases within the project. The land use types within Phase 2 include residential, commercial and employment uses, light industrial uses, recreation and open space amenities and appropriate community facilities and services to support the population. This will provide for a balanced mix of uses as this phase of the project is developed.

Additional improvements will also include upgrades to the circulation network as defined within the proposed phased improvements defined within **Appendix E**, *Master Transportation Plan*. As individual Village Subarea Plans are prepared, additional detailed traffic studies will be prepared as required to address all necessary roadway improvements for each Village Subarea.

As defined in more detail within **Appendix C**, *Sewer Master Plan*, all of Phase 2 sewer infrastructure will flow to the GVWWTP via a lift station / force main proposed at the north end of the Phase 2 property as shown on **Figure 47**, *Draft Phasing Plan*. This concept will include the amended PAG 208 sewer service area (as agreed to by both the Town of Sahuarita and Pima County) that incorporates this phase area within Pima County's sewer service area.

For water service, a majority of Phase 2 is anticipated to be served by the water facility labeled R-2 Water Campus on **Figure 47**, *Draft Phasing Plan*. Pressure Reducing Valves (PRV's) may be provided at the pressure zone breaks along the El Toro Road alignment for water source redundancy. These PRV's will be provided when and if necessary as determined in the Village Subarea Water Plan models to be developed with each Village Subarea Plan. As each Village Subarea Plan is prepared, a more definitive water solution will be defined for each phase and/or sub-phase.

Phase 3: Phase 3 generally represents the central core of the property, and includes Village Subareas 5, 6 and portions of 3, 7, 8, and 9. This phase would extend Santa Cruz River improvements downstream from the north edge of Phase 2 to north of Sahuarita Road as shown on **Figure 47**. Land uses associated with this phase will include a variety of residential uses, including suburban and urban density development and commercial, employment and entertainment uses along the Sahuarita Road corridor. Recreation and open space amenities as well as additional community facilities and services will also be provided as appropriate within this phase. Roadway and infrastructure improvements will be included in this phase to support the development as defined within each applicable Village Subarea Plan.

Sewer service for Phase 3 will be provided by a new Sahuarita Farms Wastewater Reclamation Facility (SFWRP) to be provided at the north end of the property as generally shown on **Figure 47**. This location allows for gravity service for all remaining properties within the development. Appropriate

reclaimed water lines will be provided to serve this phase as available and defined within each applicable Village Subarea Plan.

Phase 3 domestic water service will be provided from the R-1 Water Campus shown on **Figure 47**, as defined in the Water Master Plans for each Village Subarea. Pressure Reducing Valves (PRV's) may be provided at the pressure zone breaks along the El Toro Road alignment as determined in the Village Subarea Water Master Plan. Transportation improvements associated with this phase will be determined based on additional traffic studies associated with each applicable Village Subarea Plan.

Phase 4: Phase 4 consists of all Village Subareas 1, 2, and portions of 3. This phase would include limited river improvements, leaving much of the river in its current condition west of the railroad in order to transition the river back to its existing condition as it exits the property. The dominant land use within this phase will include residential neighborhoods, open space and employment uses, including light industrial uses. Agricultural preserves may also be provided, maintaining some of the pecan groves within this area.

Wastewater flows from Phase 4 are anticipated to gravity flow to the proposed wastewater treatment facility identified as Phase 3/4 SFWRF as shown on **Figure 47**. Reclaimed water lines will be provided to serve this phase as available and defined within the applicable Village Subarea Plan. Water will be served by the R-1 water campus.

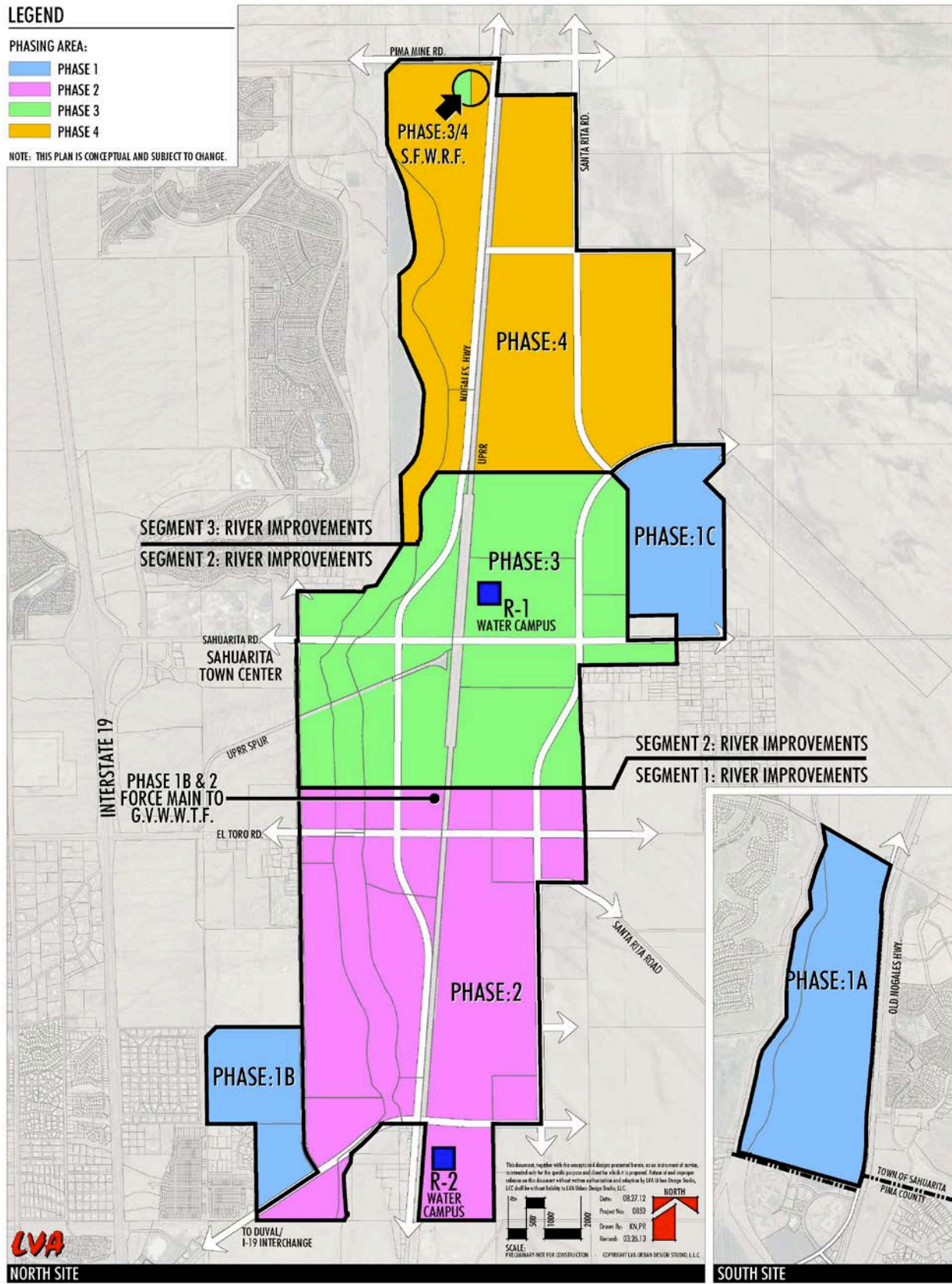


Figure 47: Draft Phasing Plan

I. Master Assurances

1. General Implementation Responsibilities

FICO is a farming operation. As development becomes more imminent, FICO will transition the property in large blocks to a Master Development entity. FICO will continue to farm portions of the property for decades into the future as development begins within parts of the plan. As a large block of property moves toward development, the developer of that block will be responsible for compliance with this Specific Plan, to move forward with more detailed site planning, infrastructure analysis and ultimate development. The Master Developer(s) responsibilities will include establishing individual land use parcel designations of use, density, and the location of public facilities. The Master Developer(s) will be the party charged with periodically updating the Town regarding the status of development and implementation of the Specific Plan. The Master Developer(s) will be responsible for providing the basic infrastructure including roads, sewer and water in a timely and efficient manner according to the applicable Phase Development Agreement and the Sahuarita Town Code, unless this responsibility is assigned to applicable builders or other parties associated with various development projects.

The more detailed infrastructure needs will be determined on a phased basis by the preparation of each Village Subarea Plan as defined within Section VI of the Specific Plan. A Village Subarea Refinement plan for each of the 18 Village Subareas defined within the Specific Plan is required before any major development can occur within that Village Subarea.

2. Development Process

The Specific Plan is designed to be the framework for a progressively more detailed decision making process by the Town in approving development throughout the Sahuarita Farms property. In order to maintain creativity, flexibility, and the ability to adapt to changing market conditions and evolving development practices over time, while still ensuring that the project vision, guiding principles, community plan elements and infrastructure demands are appropriately addressed, the Specific Plan procedures require a three-step development process. At each step, approvals by the Town are based on consistency with prior approvals. All three steps of approval must occur before development building permits are issued by the Town. This three-step process provides assurance that the project will be developed in accordance with the approved Specific Plan on a phased basis, and that all required infrastructure, land use, river improvements and all other applicable community plan elements are provided in conformance with the Specific Plan. The three-step process is defined in detail within **Section V** of the Specific Plan.

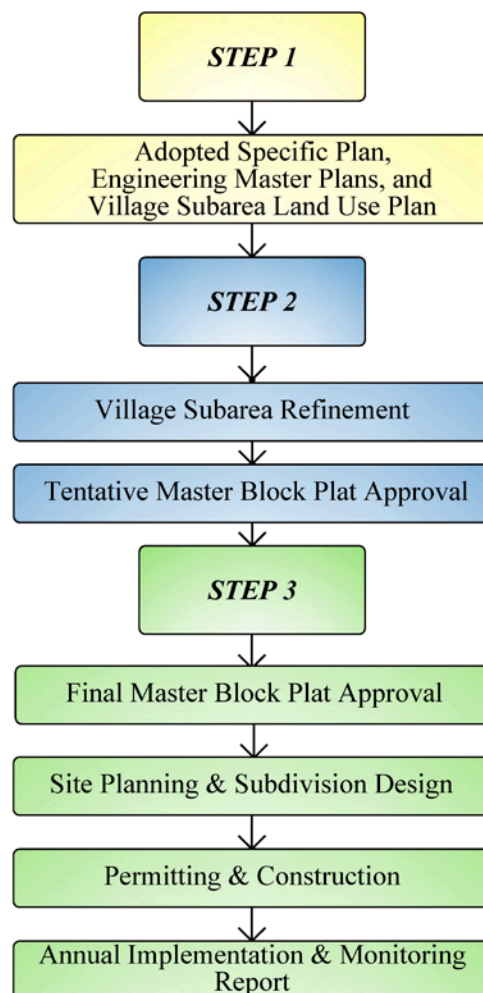
Section V: Administration & Implementation Procedures

A. Purpose and Intent

The purpose of this section is to identify the specific procedures, roles, and responsibilities affiliated with the implementation and administration of the Sahuarita Farms Specific Plan. This includes the review and approval requirements for the Village Subarea Planning process, Specific Plan administrative revisions and amendment procedures, and an overview of the private community management (Master Association) framework. In addition, this section identifies the Master Developer's obligation for the preparation of an annual implementation and monitoring report for the project to track development progress through the long-term implementation of the project.

B. Planning Process

The Sahuarita Farms Specific Plan is anticipated to be built incrementally over the next 40 to 50 years. Due to its size and long-term implementation schedule, the Specific Plan was structured based on providing a progressive level of detail as each Community Village, Village Subarea and individual development project is planned, designed and constructed. The planning process flow chart and written description provided below defines the incremental procedures, including a three step process the Master Developer and his/her designee must comply with as the project is developed over time. In order to provide specificity related to land use, the Village Subarea Land Use Plan is included in the Step 1 requirement and has been adopted as part of the Specific Plan. The remaining Village Subarea Refinements and Master Block Plat defined in Step 2 will be provided during the Step 2 process.



Step 1: Specific Plan: The first step in the overall planning process is the adoption of this Specific Plan, the Village Subarea Land Use Plan and all associated Engineering Master Plans, including the Water and Reclaimed Water Master Plan, the Sewer Master Plan, the Drainage Master Plan, the Master Transportation Plan, and the Santa Cruz River Master Plan (Collectively, the Engineering Master Plans). The Specific Plan and the Engineering Master Plans together define the framework for the phased development of the property over the next 40-50 years, and provide the master planning parameters within which more detailed planning, final design and construction will occur. All future steps in the development process shall be in conformance with the adopted Specific Plan and the Engineering Master Plans. Conformance shall be defined as following the overall vision and intent of the Specific Plan and associated Engineering Master Plans, but shall not require compliance with the precise location or alignment of elements depicted on the associated exhibits, such as roadways, drainage corridors, open space, trails, schools, infrastructure, community facilities, and other elements.

Due to the large land area covered by the Specific Plan, as more detailed development plans are provided within each Village Subarea, it is anticipated that refinements and adjustments to various map elements in the Specific Plan and Engineering Master Plans may occur, so long as these elements are addressed within the overall project as generally described within the adopted Specific Plan and Engineering Master Plans. For example, the size, location and number of neighborhood and pocket parks may be modified from **Figure 34**, so long as each Village Subarea meets the intent of the parks and open space types, acreage and spacing criteria defined within the Specific Plan. This example also applies to other elements, such as precise alignments of roadways, trails, utilities and drainage corridors, so long as they are in the general vicinity, satisfy the infrastructure requirements, and meet the overall vision and intent of the adopted Specific Plan and generally provide the infrastructure shown in the Engineering Master Plans. Such refinements are typical of phased master planned developments, and enable minor plan adjustments while maintaining conformance with the Specific Plan, Village Subarea Land Use Plan and associated Engineering Master Plans adopted by the Town Council.

Step 1 also includes the adoption of the Village Subarea Land Use Plan for the entire Specific Plan area. This plan provides more land use specificity, establishes a baseline standard related to the designation of Land Use Groups within each Village Subarea, and is the basis of the more detailed Village Subarea Planning elements described in Step 2. The Village Subarea Land Use Plan includes the information listed below:

- ☐ Subarea Land Use Plan:
 - ☐ Land Use Group locations;
 - ☐ Data Table (Table 4a) that includes total subarea acreage, allowed and proposed land use group percentages, as well as proposed land use group acreage by subarea; and
 - ☐ Major roadway alignment.

This Specific Plan is intended to work in conjunction with a series of development agreements, beginning with a base development agreement (adopted simultaneously with this Specific Plan) and “Phase Development Agreements” adopted with each phase of the Specific Plan implementation as described in **Section IV.H**. Prior to any approvals for a Village Subarea under Step 2, the Applicant must receive approval of the Phase Development Agreement relating to the phase of the project within which that Village Subarea is located.

Step 2: Village Subarea Refinements and Master Block Plat (Village Subarea Refinements): Prior to the request for a development plan or subdivision plat within a Village Subarea, additional Village Subarea Refinements and a Master Block Plat for an entire Village Subarea, a portion of a Village Subarea, or multiple Village Subareas shall be prepared in conformance with the related Phase Development Agreement and submitted to the Planning Director for administrative acceptance in accordance with the procedures outlined below. Any request by the applicant that includes a portion of a Village Subarea shall be explicitly discussed as part of the Pre-Application Meeting requirements discussed below. The applicant and staff shall mutually agree

to include any portion of a Village Subarea in an application prior to proceeding through the Step 2 process. The intent of the Village Subarea Refinements process is to assist the developer(s), builder(s) and the Town to coordinate the overall development effort within each Village Subarea on a phased basis as each subdivision plat and/or development project is prepared and submitted for permit and construction. This shall include the preparation of the following Village Subarea Refinement elements: Development Parcel and Phasing; Parks, Open Space and Trails; Roadway Circulation and Traffic; Landscape and Streetscape; Drainage; Water; Reclaimed Water; Sewer; Cultural Resources; Sustainability; and a Preliminary Master Block Plat. The intent of the Village Subarea Refinement process is not to modify or change the intent of the Community Plan Elements (**Section IV**) of the Specific Plan or the Village Subarea Land Use Plan as adopted by the Town Council, but rather to provide Town staff, developers and builders with the tools to manage the phased development of each Village Subarea. All Village Subarea Refinement elements listed above shall be in conformance with the adopted Specific Plan, the Village Subarea Land Use Plan and the Engineering Master Plans.

The Village Subarea Refinements for each Village Subarea shall be submitted a minimum of 30 calendar days prior to any development plan or plat submittal within that Village Subarea unless the Planning Director determines that a shorter time period is appropriate, or unless the Town adopts alternative submittal and review periods.

In order to determine the precise submittal requirements for each Village Subarea Refinement element, prior to the preparation and submittal, a Pre-Application Meeting shall be conducted with the applicant, the Planning Director, the Town Engineer and other Town staff the Planning Director deems appropriate. The purpose of this meeting is to review the request and identify the specific submittal requirements that will apply to that particular Village Subarea application.

Below is a comprehensive list of all the Village Subarea Refinement elements that may be included in the required submittal. At the Pre-Application Meeting, the checklist below will be evaluated to determine which elements apply and shall be included in the Village Subarea Refinement process. Not all items on the checklist may be necessary or pertinent for each Village Subarea. (For example, the Development Density provisions that require a projection and distribution of residential units will not be required for Village Subarea 15, Campus Park Industrial, as no residential development is permitted within this Village Subarea). Further, there may be additional information or materials not specifically defined below that both the applicant and Planning Director/Town Engineer believe are pertinent and necessary to be included with the Village Subarea Refinement elements in order to demonstrate conformance with the Specific Plan and the Engineering Master Plans.

The Planning Director, in consultation with the Town Engineer and other Town staff, at his/her discretion, has the authority to delete checklist items and to require additional information/materials to be submitted during the Village Subarea Refinement process. If the Town staff requires additional information/materials that the applicant believes are not appropriate or necessary to be submitted in the Village Subarea Refinement process, the applicant may file an administrative appeal of the requirements to the Town Manager. The Town Manager's decision shall be final. Once the checklist is confirmed, each item identified shall be provided in the Village Subarea Refinement elements submitted to the Town for review and acceptance.

The checklist items below shall be included in the various Village Subarea Refinement elements, unless modified pursuant to the process described above:

Village Subarea Refinement Process Checklist

- ☐ Subarea Development Parcel and Phasing Plan:
 - ☐ Land use data table: parcel area, projected residential units, non-residential sq.ft., total open space acreage, land use group ratios, etc.;
 - ☐ Proposed locations for public facilities and school sites if applicable; and
 - ☐ Projected phasing.
- ☐ Subarea Parks, Open Space & Trails Plan:
 - ☐ General location and size for all major pedestrian corridors, trails, open space areas, and drainage corridors;
 - ☐ Approximate location, type and size of all parks, trails and open spaces;
 - ☐ A Preliminary Recreation Area Plan (RAP), including:
 - ☐ Calculations of required recreational areas (parks, trails/pathways and other recreational open space) based on the area ratios prescribed in the Town of Sahuarita Parks & Recreation Area Design Standards Manual;
 - ☐ General alignment, length, width and area of major trail corridors;
 - ☐ Facility types and list of typical improvements programmed for each;
 - ☐ Connections to adjacent recreational improvements as applicable;
 - ☐ An updated Parks, Open Space & Trails Plan, as necessary; and
 - ☐ Any wildlife corridor standards and alignments, as applicable.
- ☐ Subarea Roadway Circulation & Traffic Plan:
 - ☐ General location, alignment, street classification and cross-sections of all major, collector and any proposed great streets within the subarea;
 - ☐ General location of all major bicycle lanes, trails, pathways and other non-vehicular circulation systems;
 - ☐ Subarea Traffic Study to identify existing and proposed subarea major, collector and great street roadway network, traffic volumes and improvements, as well as major impacts to surrounding roadways;
 - ☐ Proposed phasing of roadway improvements;
 - ☐ Design criteria for any unique street segments within the subarea consistent with Subarea Street Design Elements defined in Section IV.E of the Specific Plan;
 - ☐ Location, size and function of multi-modal transit facilities;
 - ☐ Proposed turn lanes;
 - ☐ Update to the Master Streets Plan as necessary;
 - ☐ Access management plan; and
 - ☐ Location of traffic signals.
- ☐ Subarea Landscape & Streetscape Plan:
 - ☐ Descriptions of landscape & streetscape zones, including theming concept for each;
 - ☐ Locations of proposed major landscape areas & entry monuments; and
 - ☐ Master plant list for each landscape zone, including an appropriate native plant palette in compliance with the ADWR drought-tolerant plant list (note: Pecan Trees shall be included on all Village Subarea plant lists. In addition, turf shall be included on Village Subarea plant lists, but shall be restricted only to multi-use development, active and passive recreation areas, and residential yards.
 - ☐ Water harvesting plan for major landscape areas.

- Subarea Drainage Plan:
 - Mapping of existing FEMA Floodplain and Floodway limits of the Santa Cruz River and tributaries contiguous to the subarea;
 - Mapping of existing and proposed off-site and on-site drainage flows within and through the subarea;
 - Proposed locations of regional retention / detention basins that serve the subarea and areas that may drain directly to the Santa Cruz River or nearby tributaries;
 - Any update to the Santa Cruz River Master Plan hydraulic analysis where adjacent to the Santa Cruz River if necessary;
 - Proposed phasing plan of major subarea drainage improvements;
 - On-site and off-site drainage conditions, estimates of peak flow (existing and post-construction conditions);
 - Mapping of existing and proposed FEMA flood hazard and insurance zones;
 - Mapping of local regulatory Flood Hazard Zones (Q100>100 cfs);
 - Mapping of Erosion Hazard Setback (EHS) areas;
 - An outline methodologies necessary for future encroachment into FHZ;
 - Basis of design for flood protection of all structures;
 - Conceptual design and/or design criteria and applicable regulations for drainage structures;
 - Rules of Development for runoff conveyance, drainage corridors, public and private drainage easements, etc.;
 - Location and estimated size of all major drainage facilities;
 - Estimated retention/detention volumes;
 - Guidelines for pad and finish floor elevations;
 - On-site riparian habitat zones, if any;
 - 404 jurisdictional areas, if any; and
 - Updated computerized hydraulic model (HEC-1, HEC-RAS, FLO-2D etc).
- Subarea Water Plan:
 - Master Plan guidelines for infrastructure design;
 - Service providers and service areas within the subarea boundary;
 - Trunk line alignments;
 - Trunk line sizing requirements within the subarea (as part of the Sahuarita Farms Master Water Plan update, if necessary);
 - Location of all necessary water facilities within the subarea;
 - Flow analysis, flow criteria, projection of flows and facility requirements;
 - Proposed improvement phasing;
 - Locations and sizes of any necessary off-site infrastructure components to serve the subarea;
 - A constraints exhibit showing topography, existing infrastructure, etc. that may impact the master plan system; and
 - An update to the Master Water Plan that incorporates any revised subarea information, if necessary.
- Subarea Reclaimed Water Plan:
 - Master Plan guidelines for infrastructure design;
 - Service providers and service areas within the subarea boundary;
 - Trunk line alignments;

- ☐ Trunk line sizing requirements within the subarea (as part of the Sahuarita Farms Reclaimed Water Master Plan update, if necessary);
 - ☐ Location of reclaimed water facilities within the subarea;
 - ☐ Flow analysis, flow criteria, projection of flows and facility requirements;
 - ☐ Proposed improvement phasing;
 - ☐ Locations and sizes of any necessary off-site infrastructure components to serve the subarea; and
 - ☐ An update to the Reclaimed Water Master Plan that incorporates any revised subarea information, if necessary.
- ☐ Subarea Sewer Plan:
- ☐ Master Plan guidelines for infrastructure design;
 - ☐ Service providers and service areas within the subarea boundary;
 - ☐ Trunk line alignments and sizing (as part of the Sahuarita Farms Master Sewer Plan update, if necessary);
 - ☐ Location of major wastewater facilities within the subarea;
 - ☐ Flow analysis, flow criteria, projection of flows and facility requirements
 - ☐ Proposed improvement phasing;
 - ☐ Locations and sizes of any necessary off-site infrastructure components to serve the subarea;
 - ☐ A constraints exhibit showing topography, existing infrastructure, etc.; and
 - ☐ An update to the Sewer Master Plan that incorporates any revised subarea information, if necessary.
- ☐ Cultural Resources Study:
- ☐ A Class III pedestrian survey of the subarea will be conducted to support village subarea planning efforts and, to the extent possible and practicable, inform efforts to avoid and minimize impacts to important cultural resources. Where avoidance is not possible, suitable data recovery plans and tribal coordination/consultation, including preparation of a burial memorandum of agreement with appropriate tribal entities and the Arizona State Museum, will be completed at or prior to the time of platting in accordance with applicable federal, state, and Town of Sahuarita regulations. Required data recovery efforts will be completed prior to issuance of a grading permit that would adversely impact identified archaeological sites. All documentation is subject to Arizona Revised Statutes (ARS) 39-125 related to the location of archaeological discoveries and places or objects included or eligible for inclusion on the Arizona register of historic places confidentiality requirements.
- ☐ Subarea Sustainability Standards:
- ☐ A qualitative assessment of best management practices for the application of sustainability goals, objectives and/or policies within the subarea;
 - ☐ A written narrative that defines the implementation of specific standards associated with the eight (8) sustainability principles discussed in **Section IV.G.8** of the Specific Plan; and
 - ☐ A defined program and implementation schedule for planned sustainability practices.
- ☐ Tentative Master Block Plat
- ☐ Overall property boundaries with dimensions;
 - ☐ Development parcel boundaries with dimensions;
 - ☐ Proposed major and collector roadway right-of-way;
 - ☐ Public and private easements; and

- ☐ Land use group designations.

Neighborhood Meeting Requirements:

Prior to the submittal of the Village Subarea Refinement plan to the Town of Sahuarita, the Master Developer or his/her designee (applicant) shall conduct a neighborhood meeting to seek community input in the proposed Village Subarea Refinement plan. At least fifteen (15) days prior to the neighborhood meeting, the applicant shall mail notice of the neighborhood meeting to all property owners within six-hundred (600) feet of the Village Subarea boundary. After the neighborhood meeting, a summary of comments shall be prepared by the applicant and included in the Village Subarea Refinement submittal to the Town. Administrative revisions to an accepted Village Subarea Refinement plan shall not require a neighborhood meeting.

Review & Approval of the Village Subarea Planning Elements:

Once submitted to the Town, the Village Subarea Refinements shall be reviewed for completeness within 15 calendar days of submittal, unless the Town adopts specific review periods. If the Town determines that the submittal is incomplete, the Town's Planning Director shall document the deficiencies in a letter to the applicant, identifying the missing or deficient submittal items based on the confirmed checklist provided at the Pre-Application Meeting. Once deemed complete, the Town shall review the Village Subarea Refinements within 45 working days, unless the Town adopts specific review periods.

On or before the end of the required review period, staff shall administratively complete one of the following three actions: 1) approve the Village Subarea Refinement plan as submitted, memorialized in a letter of approval to the applicant; 2) approve the Village Subarea Refinement plan subject to conditions, memorialized in a letter of approval to the applicant; or 3) provide written comments to the applicant that outline specific areas where the Village Subarea Refinement plan is not in conformance with the Specific Plan, or that any approvals must occur subsequent to approval of the applicable Phase Development Agreement. If a Village Subarea Refinement plan is not approved, the written comments by the Town shall identify the specific areas of non-conformance and what is necessary to bring the applicable plan(s) into conformance. Revised submittals shall be reviewed by the Planning Director within 30 calendar days of receipt, unless the Town adopts specific review periods.

Once administrative approval is granted, the Village Subarea Refinement plan will become an administrative addendum to the approved Specific Plan and will serve as the requirements for the development of subdivisions and development plans within that Village Subarea. Proposed changes to an approved Village Subarea Refinement plan shall follow the amendment procedures defined in **Section V.C** that follows.

If the Planning Director denies administrative approval of a Village Subarea Refinement plan, or requires conditions of approval that are not acceptable to the applicant, the applicant can file an administrative appeal of the decision to the Town Manager. The Town Manager shall hear an administrative appeal and render a decision within 30 days of the appeal. The Town Manager's decision shall be final. Any denial of such appeal by the Town shall be in writing and explicitly state how the request does not conform to the Specific Plan or the Engineering Master Plans, and what is necessary to bring it into conformance.

Step 3: Development Plan or Subdivision Plat: Once the Village Subarea Refinement plan has been approved, subdivision plats and development plans within that Subarea may be approved by the Town through the standard subdivision and/or development plan process. If authorized by the Planning Director, subdivision plats and development plans may be submitted and reviewed concurrently with the Village Subarea Refinement plan, but cannot be approved by the Town Council until after administrative approval of the Subarea Refinement plan. Except for any uses associated with FICO's existing agricultural business, and unless otherwise allowed by the Town, a final Master Block Plat shall be approved for the village subarea(s), or portions(s)

thereof as required during the Step 2 process, prior to the issuance of any building permits. The Master Block Plat shall make all right-of-way/easement dedications for the major (i.e. arterial street-level) infrastructure within the village subarea, including the arterial roadways, potable water, reclaimed water and wastewater lines (providing service to Blocks), and the major storm water, drainage and flood control facilities within the subarea. Unless otherwise specified, the final Master Block Plat shall include a list of the public infrastructure to be constructed through implementation of the Master Block Plat, including a construction phasing plan. The submittal, review and approval process for all subdivision and site development plans shall comply with **Chapters 18.69** and/or **18.71** of the Sahuarita Town Code, as applicable. No building permits shall be issued until all applicable specific plan requirements affecting the site are satisfied.

Exceptions: Notwithstanding the procedural requirements outlined in Steps 1-3 above, if requested by the applicant, the Town Manager shall have the administrative authority, at his or her sole discretion, to waive or defer the Step 2 requirement for an individual development project with a single user if it can be demonstrated that the basic utility, infrastructure, traffic, and other impacts are adequately addressed, and the project is in conformance with the Specific Plan.

C. Amendments

Amendments to the Specific Plan, Engineering Master Plans, Village Subarea Land Use Plan, or an approved Village Subarea Refinement elements may be necessary from time to time for various reasons, including changing market or financial conditions, new development conditions, specific or unique requirements of a potential user or builder, or to address issues that were not contemplated in the approved plan. Amendments may be initiated by the Town, the Master Developer or the current land owner (with such land-owner request limited to the property under its ownership) and may address the entire plan, or may be limited in its scope to a specific map(s), table(s), or narrative section(s) of the Specific Plan.

The following are the types of Specific Plan amendment; 1) Substantial Changes; 2) Insubstantial Changes; and 3) Administrative Revisions. Below is the summary of each type of amendment and the criteria for determining which type shall apply to a particular request.

1. Substantial Change:

A Substantial Change is a change to the Specific Plan, Village Subarea Land Use Plan or an approved Village Subarea Refinement element that materially alters the vision, purpose and intent, or Community Plan Elements of the Specific Plan or the associated Engineering Master Plans. A proposed amendment shall be considered a Substantial Change if it meets one of the following criteria, as determined by the Planning Director:

- a) Density Regulation: A proposed increase in the maximum number of residential units by more than 10% within a Community Village; or a proposed increase of more than the maximum number of residential units in a Village Subarea; or a proposed increase of more than the maximum number of residential units within the overall Specific Plan area. **Table 4, Land Use Data Table**, in **Section VI** of the Specific Plan shall be the basis for determining compliance with this criterion; or
- b) Land Use Group Regulation: A proposed increase in the maximum percentage of an individual Land Use Group within a Village Subarea by more than 10% as defined in **Table 4**; or
- c) Design/Development Regulation: A proposed change to a regulatory standard for an entire Village Subarea, Community Village or the entire Specific Plan, as determined by the Planning Director (Note: a change requested as part of an individual development project shall be processed as a Variance in accordance with Section 18.93 of the Sahuarita Town Code); or
- d) Policy Regulation: A proposed material change in a policy or general intent of the Specific Plan, as determined by the Planning Director; or

- e) Use Regulation: An alteration to the Permitted Use List for an Village Subarea, Community Village or the entire Specific Plan, for a use the Planning Director has determined is not analogous to a permitted use allowed within the Land Use Group in which it is sought, and is not permitted through the Use Permit process as defined within **Section VI** of the Specific Plan.

Procedures for a Substantial Change to the Specific Plan

Substantial Changes to the Specific Plan, as defined above, shall be approved by the Town Council pursuant to the procedures for a Substantial Change as defined in **Section 18.90.080.3.e** of the Sahuarita Town Code.

2. Insubstantial Change:

An insubstantial change is a change to the Specific Plan or Village Subarea Land Use Plan that does not meet the criteria for a Substantial Change, but meets one of the following criteria, as determined by the Planning Director:

- a) Land Use Group Regulation: A proposed increase in the maximum percentage of an individual Land Use Group within a Village Subarea of not more than 10% as defined in **Table 4**.
- b) Village Subarea Land Use Plan Revision: A proposed change to the Village Subarea Land Use Plan that results in more than a 10% increase in the actual acreage of a Land Use Group as defined on **Table 4a**, and is within the maximum Land Use Group percentage defined in **Table 4** for the designated Village Subarea.

Procedures for an Insubstantial Change to the Specific Plan

Insubstantial Changes to the Specific Plan, as defined above, shall be approved by the Town Council pursuant to the procedures for an Insubstantial Change as defined in **Section 18.90.080.C.3.d** of the Sahuarita Town Code.

3. Administrative Revision:

An administrative revision is any minor change to the Specific Plan, Village Subarea Land Use Plan, Engineering Master Plans or approved Village Subarea Refinement elements that does not meet the criteria for a Substantial Change or an Insubstantial Change defined above, as determined by the Planning Director. Administrative revisions shall be reviewed and acted upon by the Planning Director, in consultation with the Town Engineer and other Town staff as applicable, prior to, or through the standard course of review and approval of a Village Subarea Refinement element, subdivision plat or development plan. An applicant may submit a request for an administrative revision to the Planning Director prior to the submittal of a subdivision plat or development plan. Such request shall include adequate supporting information as determined by the Planning Director.

An administrative revision may or may not require text or map revisions as applicable. Once approved, administrative revisions shall be incorporated into the adopted Specific Plan by reference and included in **Section VII.C, Record of Amendments**, and shall become a record part thereof for all future actions.

There are two types of administrative revisions; administrative revisions without a neighborhood meeting, and administrative revisions with a neighborhood meeting.

Administrative Revisions without a Neighborhood Meeting

An administrative revision without a neighborhood meeting is any revision to the Specific Plan, Village Subarea Land Use Plan, Engineering Master Plans or approved Village Subarea Planning element that does not adversely impact existing residents or property owner(s) within 300 feet of a proposed change. Administrative revisions without a public meeting shall be reviewed and acted upon by the Planning Director, in consultation with the Town Engineer, as applicable. An

administrative revision may include, but is not limited to the following items:

- a) Adjustments to all roadway types or utility alignments that do not adversely impact the performance level of that roadway defined within the Engineering Master Plans as applicable; or
- b) Adjustments to Community Village or Village Subareas boundaries that: (i) does not increase the total allowable density or intensity of the affected parcels, collectively; and (ii) does not affect more than 10% of the total area as shown in the Specific Plan or the Engineering Master Plans; or
- c) Changes in configuration of a Village Subarea Plan to reflect roadway alignment shifts, shifts to development parcels and associated LUG boundaries, as long as the change complies with the Land Use Group ratios defined within **Table 4**, meets the general intent of the various Master Plan Elements, and does not propose higher intensity uses contiguous to existing residents; or
- d) Allowance of a permitted or accessory use that is not specifically identified on the Permitted Use List, but is determined to be analogous to a use identified within the Permitted Use List; or
- e) Any other revision, adjustment or interpretation to the plan that does not meet the criteria for a Substantial or Insubstantial Changes as defined in Subsections 1 and 2 above, as determined by the Planning Director.

Administrative Revisions with a Neighborhood Meeting

An administrative revision with a public meeting is any revision to the Specific Plan, including an approved Village Subarea Land Use Plan that (a) may adversely impacts an existing resident or property owner within 300 feet of a proposed change, or (b) affects an area that previously received a boundary adjustment between approval of the Specific Plan and the Engineering Master Plans and administrative approval of the final Village Subarea Land Use Plan, unless the cumulative effect of the total adjustment (both previously approved and as proposed) does not exceed 10% of the area of a Village Subarea.

Administrative revisions with a neighborhood meeting shall be reviewed and acted upon by the Planning Director, in consultation with the Town Engineer and other Town staff, as applicable, after a noticed neighborhood meeting has been conducted regarding the proposed change. The applicant is responsible for conducting the neighborhood meeting to seek community input on the proposed administrative revision. At least 15 days prior to the neighborhood meeting, the applicant shall mail notice of the neighborhood meeting to all property owners within 300 feet of the land area included in the revision request. After the neighborhood meeting, a summary of comments shall be prepared by the applicant and submitted to the Planning Director.

Procedures for an Administrative Revision to the Specific Plan

When an administrative revision to the Specific Plan is deemed necessary or appropriate by the Master Developer and/or land owner, a proposed revision shall conform to the following procedures:

- a) The applicant(s) shall submit a letter, and any applicable narrative and/or graphic exhibits as necessary, describing and supporting the proposed revision to the Planning Director, outlining the applicant's interpretation of the applicable revision criteria (administrative revision without a public meeting, administrative revision with a public meeting).
- b) Upon receipt of the proposed administrative revision request, the Planning Director shall determine if the proposed change constitutes a revision without a neighborhood meeting or a revision with a neighborhood meeting within 15 calendar days of receipt of the request in accordance with the criteria defined above.

Procedures for Administrative Revision without a Neighborhood Meeting: Within fifteen (15) calendar days of the applicant's request, the Planning director shall determine if the

administrative revision request requires a neighborhood meeting. If deemed to not require a neighborhood meeting, the Planning Director shall render a decision on the requested revision within thirty (30) calendar days of the determination, unless the Town adopts specific review periods according to State law. The Planning Director's decision shall be subject to administrative appeal to the Town Manager, which shall be heard within 30 days of the Planning Director's decision. Any decision by the Town Manager shall be based the following criteria: (a) whether the revision conforms to the approved Specific Plan and Engineering Master Plans; and (b) whether the revision will have a detrimental impact to existing residents/property owners within 300 feet of the land area affected by the revision. The Town Manager's decision shall be final.

Procedures for Administrative Revision with a Neighborhood Meeting: If the Planning Director determines that an administrative revision request requires a neighborhood meeting based on the criteria listed above, then a neighborhood meeting shall be scheduled by the applicant prior to any action by the Planning Director on the proposed request. In the event that all property owners within 300 feet sign a written statement of support for the change, the neighborhood meeting is not required and the revision may be processed as an Administrative Revision without a Neighborhood Meeting. After conclusion of the neighborhood meeting, or upon receipt of the written statement of support, the Planning Director shall render a decision on the requested revision within thirty (30) calendar days, unless the Town adopts specific review periods according to State law. The Planning Director's decision shall be subject to administrative appeal by the applicant to the Town Manager, which appeal shall be heard within 30 days of the Planning Director's decision. Any decision by the Town Manager shall be based the following criteria: (a) whether the revision conforms to the approved Specific Plan and Engineering Master Plans; and (b) whether the revision will have a detrimental impact to existing residents/property owners within 300 feet. The Town Manager's decision shall be final.

D. Private Community Management

1. Master Association

The Town's willingness to allow for the design flexibility in this Specific Plan is based, in part, on the Applicant's commitment that a Master Association or multiple Master Associations (Master Association) will be created to (a) manage all Sahuarita Farms common areas, including open space and private recreation facilities, and (b) administer private design guidelines for the project. The Master Association will govern the affairs of the community through a formal governance structure to be established by the Master Association bylaws.

2. Sub-Associations

In addition to the Master Association, sub-associations may be created to manage and maintain certain private improvements, such as common-area tracts, private streets, or other common improvements that are directly associated with a development project or group of development projects. Although these may be within the boundaries of the Master Association, sub-association improvements may or may not be managed or maintained by the Master Association.

3. Design Guidelines

Regulatory Design guidelines have been created for Sahuarita Farms and are provided in **Section VI.F.6.1** of this Specific Plan. The design guidelines include a comprehensive set of standards to ensure a consistent, high-quality built environment as the project is developed over time. These design guidelines have been modeled after and will supersede the design standards set forth in the Town of Sahuarita Town Center and Santa Cruz River Corridor Subarea Plan (Subarea Plan). While the Subarea Plan identifies design guidelines that apply to only a portion of the Town's planning area, the design guidelines provided within the Sahuarita Farms Specific Plan will apply to the entire Specific Plan area. If the Town adopts town-wide design guidelines in the future, the design guidelines provided within the Specific Plan shall be replaced with the town-wide design guidelines. Additionally, at the Master Developer's discretion, additional privately-

regulated design guidelines may be developed and imposed on all or portions of the Sahuarita Farms property. Such privately regulated guidelines will (a) be imposed in addition to the design guidelines in this Specific Plan, and (b) not be imposed, administered, or enforced by any public agency. The Covenants, Conditions and Restrictions (CC&R's) for Sahuarita Farms will establish the review authority and process for administering and amending any privately-regulated design guidelines. It is anticipated that participation of the Master Developer will evolve over time as property ownership transitions from the Master Developer to the Master Association.

E. Specific Plan Implementation and Monitoring Program

The Master Developer shall prepare and maintain a Specific Plan Implementation and Monitoring Program (Monitoring Program) to provide assurances to the Town of Sahuarita that the Specific Plan is being implemented in accordance with the approved plan. The Monitoring Program will be prepared and updated annually by the Master Developer as development occurs on the project, and submitted to the Planning Director during the first quarter of each calendar year. At the discretion of the Planning Director, an annual Monitoring Report may be waived if no or minimal development activity has occurred since the previous Monitoring Report was submitted. Additionally, if specifically requested by the Planning Director, an updated Monitoring Report may be requested periodically (not more than once per quarter and twice per year) for public reporting to the Planning and Zoning Commission and/or Town Council. The Monitoring Report shall provide the following information and documentation:

1. A list and map of all development projects proposed, approved, under construction and completed, including a brief written project description, project location map, gross acreage, Land Use Group designation, total square footage and/or residential unit count.
2. A list of the total number of residential units proposed, platted and permitted, and an allocation of the balance of approved residential units organized by Village Subarea.
3. The total percentage and gross land area of each Land Use Group designation for all projects proposed and permitted, and an allocation of the remaining percentage and gross land area as approved in the Specific Plan, organized by Village Subarea.
4. A detailed summary of all parks, trails and open space data, including:
 - a. The percentage, gross land area and locations of all designated open space types provided for all projects proposed and permitted within each Village Subarea, and the remaining amount still required within each Village Subarea per the approved Specific Plan; and
 - b. The total amount, location and list of amenities of recreational open space for all projects proposed and permitted within each Village Subarea in accordance with the approved recreational open space ratios defined in the Specific Plan, including the amount of deficit or surplus of recreational open space based on actual residential units; and
5. Other such reasonable items as may be requested by Town staff.

Section VI: Regulatory Development Standards

A. Purpose and Intent

The regulatory development standards within the Sahuarita Farms Specific Plan provide the regulatory zoning provisions that will govern the implementation of the community vision and master plan through the development review and permit process as the project is built over the next 40 to 50 years. The provisions within this section apply to all property within the Sahuarita Farms Specific Plan as defined within the Legal Description. These zoning and development provisions are intended to be the principal regulations for development of Sahuarita Farms. In the event of a conflict between a development standard, a defined development procedure, or a defined term between the Sahuarita Town Code and the Sahuarita Farms Specific Plan, the Sahuarita Farms Specific Plan shall prevail. If a development standard or regulation within the Sahuarita Town Code is not specifically addressed within this Specific Plan, then the then-current standard or regulation within the Sahuarita Town Code at the time of application shall apply. All public infrastructure shall be designed to the then-current standard in effect at the time of development.

The development standards within the Specific Plan govern the land use densities, intensities, and general location criteria within the Sahuarita Farms Specific Plan. Furthermore, this section includes development standards related to land use designations, permitted uses, bulk regulations such as setbacks, building height and lot coverage, and various general development standards that will apply to all property within the Specific Plan. The Sahuarita Farms Specific Plan incorporates a synthesis of numerous design concepts, goals, regulations and guidelines affecting all aspects of development of the property. It also establishes an opportunity to create a truly unique and exciting community clustered around the stability of sound community and neighborhood planning. The Sahuarita Farms Specific Plan will strive to set a standard of development sensitivity and quality that will serve as a model for the community for years to come.

B. Zoning District Equivalency

The Sahuarita Farms Specific Plan includes various Land Use Groups (defined further in **Section D** below) that are different from zoning districts defined within the Sahuarita Town Code, as permitted within a Specific Plan District. However, many of the regulations, provisions and procedures within the Town Code apply to the project as defined in this section. Some of these regulations, provisions and procedures may be associated with specific zoning districts that do not exist within the Specific Plan. In order to ensure appropriate and consistent application of all applicable regulations, provisions and procedures, an assignment of zoning equivalency has been established between the Land Use Groups defined within the Specific Plan and appropriate zoning districts defined within the Sahuarita Town Code. If an applicable regulation, provision or procedure within the Town Code references a specific zoning district(s), this table will be used to ensure the appropriate district standards apply.

<u>Specific Plan Land Use Group</u>	<u>Sahuarita Town Code Zoning Districts</u>
SR (Suburban Residential) -----	R-5 Multiple Residence District
UR (Urban Residential) -----	TR Transitional Zone
NCO (Neighborhood Commercial/Office) -----	RVC Rural Village Center Zone
GC (General Commercial) -----	B-2 General Business Zone
GE (General Employment) -----	CPI Campus Park Industrial Zone
LI (Light Industrial) -----	1-I Light Industrial/Warehousing Zone

C. Community Villages and Village Subareas

The Sahuarita Farms project includes approximately 5,645 acres of land that spans over eight linear miles from north to south. In order to provide a diverse and dynamic community plan that will appeal to a wide variety of residents, businesses, employers and visitors, the property has been segmented into four distinct Community Villages, each with its own unique physical, geographic,

and thematic characteristics. These unique characteristics have been defined in more detail within **Section III: Vision, Guiding Principles, & Community Character** of the Specific Plan. From a regulatory perspective, the Community Village concept provides an advantage of being able to more effectively manage the long-term implementation of the project in smaller, more manageable parts. Each Community Village includes a number of Village Subareas that further segment the project into land use Character Area designations that define the generalized land uses and standards for that area. Each Village Subarea is assigned a Character Area designation, gross land acreage, a range of allowable residential units, and the maximum percentage of land area each Land Use Group is permitted within that Village Subarea.

Table 4, Land Use Data Table, identified each of the four Community Villages and the applicable development data for each Village Subarea. In order to provide flexibility while still maintaining public predictability throughout the long-term implementation of the project, the table has been structured to allow a range in the total number of residential units, non-residential uses, and Land Use Groups within individual Village Subareas, with clear limits on the total development amount allowed within the Community Village. In the case of residential dwelling units, a minimum, target and maximum number of units are identified within each Community Village to ensure a compatible range of units is provided throughout the community. In order to provide for an appropriate mix of uses throughout the project, many of the Village Subareas allow for a variety of Land Use Groups with defined limitations. **Table 4** includes a column that identifies the total percentage of land area each Land Use Group is permitted within a Village Subarea. For example, Village Subarea 3 allows up to 98% of the gross land area to develop using the SR Land Use Group, up to 20% using the UR Land Use Group, and up to 10% using the NCO Land Use Group. The percentages are not intended to be cumulative, but rather are designed to provide flexibility based on market demand while still ensuring that a mix of Land Use Groups will occur within each Village Subarea as appropriate. As is defined within **Section V** of the Specific Plan, annual monitoring and tracking of development data within each Community Village is required to ensure proper implementation of the project density and mix of uses over time.

Additionally, in order to provide a baseline standard related to the designation of Land Use Groups within each Village Subarea during the initial Specific Plan review and approval process, a Village Subarea Land Use Plan has been included with the Specific Plan as **Figure 48, Village Subarea Land Use Plan**. Also included to supplement **Figure 48** is **Table 4a, Village Subarea Land Use Plan Conformance Analysis**. **Table 4a** compares the maximum allowable Land Use Groups within each Village Subarea with the actual proposed percentage of each Land Use Group provided in **Figure 48** to demonstrate conformance with the Land Use Group requirements defined in **Table 4, Land Use Data Table**.

Required open space for Sahuarita Farms is also identified on **Table 4**, including minimum open space acreages (based on percentage of gross land area) for each Village Subarea within the project. Required open space does not have its own designated Land Use Group, as it will be integrated throughout the Village Subarea as the project constructed over time. A preliminary parks, open space and trails plan will be provided as part of the Village Subarea Planning process, and must conform to the minimum open space requirements defined on the table. This will show the specific location and type of open space, including various park types, trails, landscaped areas, and other qualifying open space. As the development is built over several phases, the open space requirements will be integrated within the development through the standard site plan and/or subdivision review process (Step 3 of the Village Subarea Planning process).

Completed Village Subarea Refinement elements (beyond the components adopted in the Engineering Master Plans and Village Subarea Land Use Plan) will be required within each Village Subarea at the time the first development project is proposed within a subarea. The Village Subarea Refinement elements and process requirements are defined in detail within **Section V** of the Specific Plan.

D. Land Use Groups

This section introduces the various Land Use Groups (LUGs) proposed for the Sahuarita Farms Specific Plan (and as graphically reflected on **Figure 48, Village Subarea Land Use Plan**), which establishes land use designations not otherwise provided in the Sahuarita Town Code. The Land Use Groups have been designed to specifically respond to the overall vision for the Sahuarita Farms Specific Plan. The residential LUGs provide for a variety of diverse housing opportunities intended to respond to a wide array of resident lifestyles. The commercial and employment LUGs are tailored to support demand for local and regional jobs, goods and services to support the residents within the Sahuarita Farms community and the greater Sahuarita area. Each LUG is summarized below:

1. Land Use Group Summary

- a. SR (Suburban Residential): A variety of low- to medium-density residential development with a density range of up to 6.0 residential units per gross acre.
- b. UR (Urban Residential): A variety of medium- to high-density residential development with a density range of up to 32.0 residential units per gross acre.
- c. NCO (Neighborhood Commercial/Office): Neighborhood-scaled retail, commercial and office uses intended to provide local shopping, retail, dining, office and daily service needs within close proximity of village neighborhoods and respond to retail, local employment and service needs within an approximate 1-mile radius.
- d. GC (General Commercial): Large-scale retail, commercial and service uses intended to serve the community and regional area.
- e. GE (General Employment): A variety of large-scale employment uses include professional office, medical, education, research and development, technology, business park and other similar office or employment uses.
- f. LI (Light Industrial): Light industrial uses, including office, warehousing, distribution, manufacturing, storage, assembly, production and processing facilities and other similar uses that may be rail-served.

2. Residential Land Use Groups

- a. Purpose and Intent: The Residential LUGs are designed to provide opportunities for a variety of residential lifestyle choices within the Sahuarita Farms community. The two LUGs include SR (Suburban Residential) and UR (Urban Residential). Each of these includes permitted uses and uses permitted with conditions, as well as various development standards that will guide the growth and development of residential uses throughout the project. The uses and development standards are designed to promote stable, functional and diverse neighborhoods, and allow for a variety of housing types and residential lifestyles throughout the community.

Table 4, Land Use Data Table provides a summary of each Village Subarea, the maximum percentage of land area allowed for each LUG, and the range of residential units allowed within each Subarea. The table also provides a Community Village subtotal, including the range of residential dwelling units allowed within each Community Village. The minimum and maximum residential units permitted within each Village Subarea are not intended to be cumulative, but rather are designed to provide flexibility between Village Subareas while ensuring that the overall total allowed within each Community Village is within the designated range.

- b. SR (Suburban Residential): The SR LUG allows for a variety of low- to medium-density residential development with densities up to 6.0 residential units per gross acre. This LUG allows single family detached and attached residential development, as well as schools, parks, religious assembly, and a variety of other land uses compatible with residential neighborhoods. SR is the primary residential LUG intended for the Village Neighborhood Character Areas, although SR is also allowed in limited percentages within the Urban Neighborhood Character Area. The SR LUG will provide opportunities for a variety of residential product types, densities, price ranges, and lifestyle choices for residents within the Sahuarita Farms community.

Table 7, *SR Development Standards*, provides the development standards that will apply to all SR Land Use Groups. Three different Lot Size Options are available to select from, each with a distinct set of development standards appropriate for the defined range in lot size. These three Lot Size Options provide for a variety of residential development types within the SR LUG, offering flexibility and diversity within the community. At the time a development project is submitted to the Town for approval, a Lot Size Option shall be designated for that project that is consistent with the lot sizes proposed for the project. Once designated, the development standards defined within that Lot Size Option will apply to the project. When a combination of various lot sizes is proposed within a development project, the average lot size, determined by dividing the net land area of all lots within a development project by the total number of lots within that project, will determine which Lot Size Option and corresponding development standards shall be utilized.

- c. UR (Urban Residential): The UR LUG is the highest density residential district within the project, with densities up to 32.0 residential units per gross acre. This LUG allows single family attached and detached residential development, multi-family residential, and a variety of other uses such as schools, parks, child care facilities and hotels. This LUG is primarily intended for use within the Urban Residential Character Area, although it is also allowed in limited percentages within a variety of other Character Areas, including Village Neighborhood, Mixed-Use Activity Center, Employment Campus and River Center. The UR LUG allows for more compact, urban neighborhoods as well as a variety of multi-family residential developments throughout the project, creating opportunities for people to live within close walking distance to jobs, shopping, transportation corridors and other community services and amenities.

Table 8, *UR Development Standards*, provides the development standards that will apply to all UR Land Use Groups. The UR LUG offers three separate Development Options to select from, including Multi-Family Residential, Residential Attached, and Residential Detached/Cluster. These three Development Options provide for a variety of residential development types within the UR LUG, offering flexibility and diversity within the community. The Multi-Family Residential Development Option provides for attached residential units that are not subdivided into individual lots. This is typical of renter-occupied apartment communities and/or owner-occupied condominium product types where the entire development parcel is commonly or jointly owned within a single parcel. Development standards for building setbacks and landscape buffers within this option will generally apply to the perimeter of the property.

The Residential Attached Development Option provides for residential dwellings that are attached, either in the form of duplexes, triplexes, townhomes or other owner-occupied attached residential dwellings. In this case, property owners acquire the land and residential dwelling unit, but the dwelling units may have an attached, common wall. The Residential Detached/Cluster Development Option provides for owner-occupied, single family residential dwelling units that can include alternative configurations to traditional subdivisions. This may include zero-lot-line residential, cluster or other unique or innovative product type that requires special or unique development standards. Before an UR development project can begin, a Development Option must be selected to determine

the applicable development standards that will apply to the project. The Development Option must be compatible with the residential product type proposed for the project. There are no limitations or restrictions to which Development Option can be selected for any designated UR land area, so long as the option selected is consistent with the product type proposed for the project.

3. Commercial Land Use Groups

- a. Purpose and Intent: The Commercial LUGs are designed to encourage the establishment and longevity of businesses that cater to the provisions of goods and services for the community and region. Specifically, the Commercial LUGs will provide opportunities for local and regionally-scaled retail and commercial services that will serve the projected population within Sahuarita Farms, surrounding communities and the Town, while maintaining compatibility with residential land uses within the project. Two different Commercial LUGs are proposed within the plan, including NC (Neighborhood Commercial) and GC (General Commercial). The permitted uses and development standards are designed to respond to land use compatibility based on the degree of intensity between LUGs. A brief description of the two Commercial LUGs is identified below.
- b. NCO (Neighborhood Commercial/Office): The NCO LUG is intended to provide local, neighborhood-scaled shopping, retail, office, dining and daily service needs within or adjacent to Village Neighborhoods, promoting ease of multi-modal access and local proximity to basic daily needs, local employment opportunities and services for residents. NCO may include uses such as banks, restaurants, dry cleaners, beauty shops, drug stores, office condos, small office buildings, and other neighborhood-scaled retail and employment services. Permitted and conditional uses have been designated that are compatible and complementary with residential neighborhoods. Their location within Village Neighborhoods can promote alternative modes of transportation such as walking and biking for basic daily needs as well as provide opportunities for residents to work and shop close to where they live within the community.
- c. GC (General Commercial): The GC LUG is intended to provide larger-scale commercial, retail, service and entertainment uses for the entire community and region. Multi-family residential uses are also permitted within this LUG to promote walkability and residential density within activity centers. Opportunities for GC are provided throughout the community, and are generally located adjacent to primary arterial intersections to promote regional visibility and multi-modal access.

4. Employment Land Use Groups

- a. Purpose and Intent: The Employment LUGs are designed to provide ample opportunities for a variety of office, employment and light industrial uses within close proximity to where people live, while ensuring appropriate buffers and protections from adjacent residential and other non-compatible uses. Two different Employment LUGs are proposed within the project, including GE (General Employment), and LI (Light Industrial). These proposed uses will provide a variety of quality employment opportunities for residents within the Sahuarita Farms community, and can promote jobs and economic strength for the Town and the region.

The permitted uses and development standards are designed to respond to land use compatibility based on the degree of intensity between LUGs. A brief description of the two Employment LUGs is identified below.

- c. GE (General Employment): The GE LUG is intended to provide opportunities for a variety of large-scale office, employment, business parks, and similar uses to serve a significant component of the employment needs within the community and region. GE may include professional and administrative offices, medical facilities, educational facilities, research and development, technology, office parks, multi-family residential, and a variety of other general employment-type uses.
- d. LI (Light Industrial): The LI LUG is intended to provide for large-scale, regionally planned light industrial uses immediately adjacent to the UPRR railroad mainline. Typical uses may include manufacturing, distribution, warehousing, assembly, storage, office, and other employment and light industrial uses that can be served by regional roadways and the adjacent rail line.

Table 4: Land Use Data Table

The Groves Community Village													
Village Subarea #	Character Area Designation	Approx. Gross Acres	Residential Units (1)			Open Space		Land Use Groups (Max % of Land Area)					
			Min.	Target	Max	Acres	Min%	SR	UR	NCO	GC	GE	LI
1	River Park/Open Space	155	0	0	0	155	100%	0%	0%	0%	0%	0%	0%
2	Campus Park Ind.	619	0	0	0	93	15%	0%	0%	0%	0%	50%	100%
3	Village Neighborhood	886	2,300	4,300	5,590	177	20%	98%	20%	10%	0%	0%	0%
4	Employment Campus	385	0	1,200	1,560	58	15%	0%	20%	0%	20%	100%	0%
Maximum Allowable Acreage for Each Land Use Group:								868	254	89	77	695	619
Subtotal		2,045	2,300	5,500		483							

Town/River Center Community Village													
Village Subarea #	Character Area Designation	Approx. Gross Acres	Residential Units (1)			Open Space		Land Use Groups (Max % of Land Area)					
			Min.	Target	Max.	Acres	Min%	SR	UR	NCO	GC	GE	LI
5	River Park/Open Space	139	0	0	0	139	100%	0%	0%	0%	0%	0%	0%
6	River Center	318	0	1,200	1,560	48	15%	0%	50%	0%	80%	50%	0%
7	MU Activity Center	335	0	1,030	1,340	67	20%	0%	40%	0%	80%	50%	0%
8	Urban Neighborhood	391	1,050	2,330	3,030	59	15%	50%	80%	0%	45%	30%	0%
9	Village Neighborhood	252	600	1,200	1,560	50	20%	98%	20%	10%	5%	0%	0%
10	MU Activity Center	149	0	500	650	30	20%	0%	55%	0%	80%	60%	0%
Maximum Allowable Acreage for Each Land Use Group:								442	738	25	830	630	0
Subtotal		1,584	1,650	6,260		393							

River Park Community Village													
Village Subarea #	Character Area Designation	Approx. Gross Acres	Residential Units (1)			Open Space		Land Use Groups (Max % of Land Area)					
			Min.	Target	Max	Acres	Min%	SR	UR	NCO	GC	GE	LI
11	River Park/Open Space	147	0	0	0	147	100%	0%	0%	0%	0%	0%	0%
12	Village Neighborhood	441	950	1,900	2,470	88	20%	98%	20%	5%	5%	0%	0%
13	Village Neighborhood	517	1,000	2,100	2,730	103	20%	98%	45%	10%	0%	0%	0%
14	MU Activity Center	205	0	645	839	31	15%	0%	30%	0%	100%	70%	0%
15	Campus Park Industrial	125	0	0	0	19	15%	0%	0%	0%	0%	50%	100%
16	MU Activity Center	43	0	200	400	4	10%	0%	100%	0%	100%	100%	0%
Maximum Allowable Acreage for Each Land Use Group:								939	425	74	229	249	125
Subtotal		1,478	1,950	4,845		392							

Valle Vista Community Village													
Village Subarea #	Character Area Designation	Approx. Gross Acres	Residential Units (1)			Open Space		Land Use Groups (Max % of Land Area)					
			Min.	Target	Max	Acres	Min%	SR	UR	NCO	GC	GE	LI
17	River Park/Open Space	77	0	0	0	77	100%	0%	0%	0%	0%	0%	0%
18	Village Neighborhood	461	400	2,450	2,450	92	20%	100%	30%	20%	20%	0%	0%
Maximum Allowable Acreage for Each Land Use Group:								461	138	92	92	0	0
Subtotal		538	400	2,450		169							

Total		5,645	6,300	19,055		1,437							
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Footnote 1: The subtotal for Target and Max Residential Units is the same for each Community Village. Individual Village Subareas can exceed the Target up to the Max, but for each unit over the Target provided in one Village Subarea, the unit count must be reduced by one unit in another Village Subarea within the same Community Village so that the maximum residential unit count defined in the Subtotal for that Community Village is not exceeded.

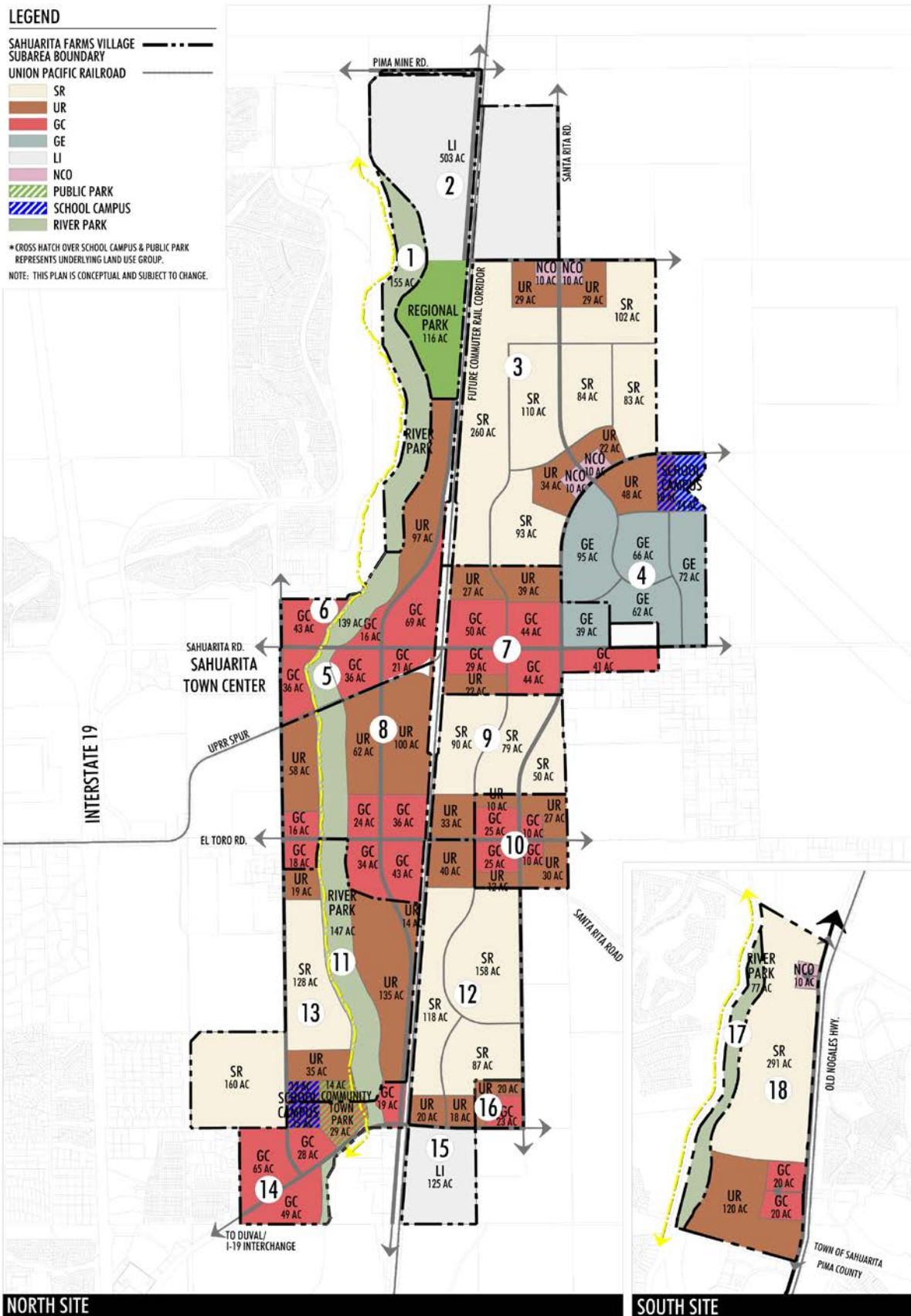


Figure 48: Village Subarea Land Use Plan

Table 4a: Village Subarea Land Use Plan Conformance Analysis

Subarea	Character Area Designation	Subarea Acres	SR		UR		NCO		GC	
			Max %	Actual %	Max %	Actual %	Max %	Actual %	Max %	Actual %
1	River Park/Open Space	155	0%	0%	0%	0%	0%	0%	0%	0%
2	Campus Park Industrial	619	0%	0%	0%	0%	0%	0%	0%	0%
3	Village Neighborhood	886	98%	83%	20%	13%	10%	5%	0%	0%
4	Employment Campus	385	0%	0%	20%	17%	0%	0%	20%	0%
Groves Community Village (ac)		2,045	868	732	254	180	89	40	77	0
5	River Park/Open Space	139	0%	0%	0%	0%	0%	0%	0%	0%
6	River Center	318	0%	0%	50%	31%	0%	0%	80%	69%
7	MU Activity Center	335	0%	0%	40%	26%	0%	0%	80%	62%
8	Urban Neighborhood	391	50%	0%	80%	56%	0%	0%	45%	44%
9	Village Neighborhood	252	98%	87%	20%	13%	10%	0%	5%	0%
10	MU Activity Center	149	0%	0%	55%	53%	0%	0%	80%	47%
River Center Community Village (ac)		1,584	442	219	738	517	25	0	830	670
11	River Park/Open Space	147	0%	0%	0%	0%	0%	0%	0%	0%
12	Village Neighborhood	441	98%	82%	20%	18%	5%	0%	5%	0%
13	Village Neighborhood	517	98%	56%	45%	44%	10%	0%	0%	0%
14	MU Activity Center	205	0%	0%	30%	7%	0%	0%	100%	93%
15	Campus Park Industrial	125	0%	0%	0%	0%	0%	0%	0%	0%
16	MU Activity Center	43	0%	0%	100%	47%	0%	0%	100%	53%
River Park Community Village (ac)		1,478	939	651	425	342	74	0	270	213
17	River Park/Open Space	77	0%	0%	0%	0%	0%	0%	0%	0%
18	Village Neighborhood	461	100%	63%	30%	26%	20%	2%	20%	9%
Valle Vista Community Village (ac)		538	461	292	138	120	92	10	92	40

Subarea	Character Area Designation	Subarea Acres	GE		LI		ROS	
			Max %	Actual %	Max %	Actual %	Max %	Actual %
1	River Park/Open Space	155	0%	0%	0%	0%	100%	100%
2	Campus Park Industrial	619	50%	0%	100%	98%	0%	0%
3	Village Neighborhood	886	0%	0%	0%	0%	0%	0%
4	Employment Campus	385	100%	83%	0%	0%	0%	0%
Groves Community Village (ac)		2,045	695	319	619	607	155	155
5	River Park/Open Space	139	0%	0%	0%	0%	100%	100%
6	River Center	318	50%	0%	0%	0%	0%	0%
7	MU Activity Center	335	50%	12%	0%	0%	0%	0%
8	Urban Neighborhood	391	30%	0%	0%	0%	0%	0%
9	Village Neighborhood	252	0%	0%	0%	0%	0%	0%
10	MU Activity Center	149	60%	0%	0%	0%	0%	0%
River Center Community Village (ac)		1,584	533	39	0	0	139	139
11	River Park/Open Space	147	0%	0%	0%	0%	100%	100%
12	Village Neighborhood	441	0%	0%	0%	0%	0%	0%
13	Village Neighborhood	517	0%	0%	0%	0%	0%	0%
14	MU Activity Center	205	70%	0%	0%	0%	0%	0%
15	Campus Park Industrial	125	50%	0%	100%	100%	0%	0%
16	MU Activity Center	43	100%	0%	0%	0%	0%	0%
River Park Community Village (ac)		1,478	249	0	125	125	147	147
17	River Park/Open Space	77	0%	0%	0%	0%	100%	100%
18	Village Neighborhood	461	0%	0%	0%	0%	0%	0%
Valle Vista Community Village (ac)		538	0	0	0	0	77	77
Sahuarita Farms Project Total (ac):		5,645						

Table 4a: Village Subarea Land Use Plan Conformance Analysis

E. Permitted Uses

1. Permitted Use List

Table 6, *Permitted Use List*, provides a list of uses allowed within the project. The uses are defined under major headings, including Residential, Lodging, Office, Retail/Service, Civic, Education, Automotive, Agricultural, and Light Industrial uses. These uses are divided into three (3) main categories; permitted, permitted with conditions, and use permit. The following describes each designation.

Permitted: The permitted use category is designated with a “P”. Permitted uses are allowed by right within the designated Land Use Group.

Permitted with Conditions: The permitted with conditions use category is designated with a “PC”. These uses require specific performance standards in addition to the Land Use Group development standards and general development standards of the Specific Plan. The conditions are numbered on the table and each applicable condition is identified within **Subsection E.2** below. Allowance of a use is based upon compliance with the stated performance standards and subject to the Site Plan and/or Subdivision approval process as defined within the Specific Plan and/or Sahuarita Town Code.

Use Permit: The use permit category is designated as a “U”. Uses subject to a use permit shall be subject to a Type 2 Procedure as defined within **Chapter 18.97** of the Sahuarita Town Code.

This list of uses below is descriptive in nature and does not necessarily represent the full extent of uses allowed. If a specific use is not provided on the list, the property owner, developer or developer’s representative may request an interpretation of analogous uses to the defined list provided below from the Planning Director. The Planning Director may, subject to the procedures in **Section V**, administratively approve a use analogous to those listed below.

Table 6: Permitted Use List

Land Use Groups		SR	UR	NCO	GC	GE	LI
A. Residential		SR	UR	NCO	GC	GE	LI
1.	Accessory Dwelling or Use	PC1	PC1	-	-	-	-
2.	Assisted/Independent Living Facility	PC2,26	P	P	P	P	-
3.	Day Care, Home	PC3	PC3	PC3	PC3	-	-
4.	Home Occupation	P	P	P	P	P	-
5.	Live/Work Unit	-	P	P	-	-	-
6.	Mobile or Manufactured Homes	-	-	-	-	-	-
7.	Residential, Single Family Detached	P	P	PC13	-	-	-
8.	Residential, Single Family Attached	P	P	PC13	-	-	-
9.	Residential, Multi-Family	-	P	PC13	P	P	-
10.	Temporary Home Sales Center	PC5	PC5	PC5	PC5	PC5	-
B. Lodging		SR	UR	NCO	GC	GE	LI
1.	Bed and Breakfast	PC6	P	P	P	P	-
2.	Hotels and Motels	-	P	-	P	P	-
3.	Resort	-	P	-	P	P	-

C. Office		SR	UR	NCO	GC	GE	LI
1.	Administrative, Engineering, Scientific Research, Design or Experimentation Facility (housed entirely within enclosed building)	~	~	~	P	P	P
2.	Hospital or Medical Center	~	~	~	P	P	P
3.	Medical, Dental and Health Offices, Urgent Care Facilities	~	~	PC 2,9,10	P	P	P
4.	Medical, Dental, and Health Laboratories				P	P	P
5.	Offices, Professional, Administrative and Service	~	~	PC 2,9,10	P	P	P
6.	Call Center	~	~	~	P	P	P
7.	Data Center	~	~	~	P	P	P

D. Retail/Service		SR	UR	NCO	GC	GE	LI
1.	Art Gallery or Studio	~	~	P	P	P	P
2.	Bank/Financial Institution	~	~	PC2,7	P	P	P
3.	Cleaning Services, Laundromat, Dry Cleaning	~	~	PC,2	P	P	P
4.	Commercial Entertainment	~	~		P	P	
5.	Commercial Parking, Surface, Structure, Underground (not associated with commercial parking requirements)	~	~	PC2	P	P	P
6.	Dancing, Theatrical or Music Studio	~	~	P	P	P	P
7.	Day Care Center	~	P	P	P	P	PC4
8.	Drive Through, associated with a primary use	~	~	PC7	P	P	P
9.	Food and Beverage Sales	~	~	PC2,9	P	P	P
10.	General Retail Sales of Merchandise or Services within Enclosed Building	~	~	PC2,9	P	P	P
11.	General Retail Sales of Merchandise or Services with Outdoor Storage and Sales provided all outdoor storage and sales is completely screened from adjoining properties	~	~	~	P	P	PC8
12.	Health and Exercise Center	~	~	PC2,10	P	P	P
13.	Kennels	~	~	~	PC18	PC18	PC18
14.	Liquor Store	~	~	~	U	U	
15.	Mortuary/Funeral Parlor	~	~	~	P	P	P
16.	Night Clubs, Bars and Lounges, except adult activity facilities	~	~	~	P	P	~
17.	Outdoor Entertainment	~	~		P	P	P
18.	Retail Shops	~	~	PC2,9	P	P	
19.	Restaurants, Coffee Shops and Cafeterias	~	~	PC2	P	P	P
20.	Restaurants with Liquor Sales	~	~	PC2,9, 23,24	P	P	~
21.	Theaters (Indoor)	~	~	~	P	P	~
22.	Veterinarian Offices and Clinics	~	~	PC2	P	P	P
23.	Wholesale Sale of Finished Goods	~	~	~	P	P	P

E. Civic		SR	UR	NCO	GC	GE	LI
1.	Amusement/Recreation Centers, Indoor	~	~	~	P	P	P
2.	Amusement/Recreation Centers, Outdoor	~	~	~	U	U	U
3.	Club or Lodge	~	~	PC2,10	P	P	~
4.	Convention Centers and Visitor Halls	~	~	~	P	P	P
5.	Governmental Office	P	P	P	P	P	P
6.	Libraries and Museums	P	P	P	P	P	P
7.	Public and Private Parks, Open Space	P	P	P	P	P	P
8.	Public Facilities, Utilities and Structures	PC11,12	PC11,12	PC11,12	PC11,12	PC11,12	PC11,12
9.	Recreation Centers and Facilities	P	P	P	P	P	P
10.	Religious Assembly	PC2,3	PC2,3	PC2,3	P	P	P
11.	Special Event Uses	U	U	U	U	U	U

F. Education		SR	UR	NCO	GC	GE	LI
1.	Business, Technical and Vocational School	~	~	~	P	P	P
2.	Colleges and Universities	~	PC2	~	P	P	P
3.	Educational Institutions (Primary, Secondary Schools, Public, Private, Parochial)	PC2	PC2	PC2	P	P	P
4.	Industrial or Trade School	~	~	~	P	P	P

G. Automotive		SR	UR	NCO	GC	GE	LI
1.	Automobile Repair, Service and Installation	~	~	~	PC14, 28	PC14, 28	PC14, 28
2.	Automobile, Rental	~	~	~	PC28	PC28	PC28
3.	Automobile, RV, Boat, Motorcycle Sales and Service-New or Used	~	~	~	PC14, 28	PC14, 28	PC14, 28
4.	Automobile, Wash and Detailing	~	~	~	PC14, 15, 16, 17,28	PC14, 15, 16, 17,28	PC14, 15, 16, 17,28
5.	Aviation Uses such as Aircraft Repair, Sales and Charter Services	~	~	~	~	~	P
6.	Gasoline and Alternative Fuel Station	~	~	~	PC18,19, 28	PC18,19, 28	PC18,19, 28
7.	Recreational Vehicle/Boat Storage	~	~	PC20,28	PC28	PC28	PC28

H. Agricultural		SR	UR	NCO	GC	GE	LI
1.	Community Garden and Habitat Demonstration Areas	P	P	P	P	P	P
2.	Crop Production	P	P	P	P	P	P
3.	Farm Product Stand	~	~	P	P	P	P
4.	Community Stables	PC21,22	PC21,22	PC21,22	PC21,22	PC21,22	PC21,22

I. Light Industrial		SR	UR	NCO	GC	GE	LI
1.	Building Material Sales, including Outdoor Storage	-	-	-	PC12,28	-	PC12,28,31
2.	Bulk Fuel Sales and Storage	-	-	-	-	-	PC12,28,30
3.	Commercial Laundry Cleaning and Dyeing Work	-	-	-	-	-	P
4.	Contractor Storage Yard, including outdoor storage of construction equipment and materials	-	-	-	-	-	PC12,28,31
5.	Distribution Center	-	-	-	-	-	P
6.	Emissions Testing Facility	-	-	-	PC2,28	PC2,28	PC13,28
7.	Equipment Sales and Rental with Outdoor Storage Yards	-	-	-	-	-	C12,28,31
8.	FICO Processing Plant				P29	P29	P29
9.	Indoor Storage/Mini Storage	-	-	PC2,27,20	P	P	P
10.	Light Industrial Shop/Facility, if conducted entirely within an enclosed building	-	-	-	-	-	P
11.	Manufacturing, Compounding, Assembling, Treatment, Maintenance and Packaging, if conducted entirely within an enclosed building	-	-	-	-	-	P
12.	Moving Truck, Trailer and Equipment Rental	-	-	-	-	-	PC12,31
13.	Public Utility Service Yard	-	-	-	-	-	PC12,31
14.	Railroad and Freight/Truck Terminals and Service Facilities	-	-	-	-	-	P30
15.	Recycling Facilities	-	-	-	-	-	P31
16.	Research and Development, including Laboratory for Scientific Research and Testing	-	-	-	-	P	P
17.	Solar Farm/Generating Facility	-	-	-	-	P	P
18.	Storage Facilities, Outdoor	-	-	-	-	-	PC12,31
19.	Transit Terminals	-	-	-	PC18	PC18	PC18
20.	Wholesale Business and Storage Warehouse, if conducted entirely within an enclosed building	-	-	-	-	P	P
21.	Wireless Communication Facilities	PC25	PC25	PC25	PC25	PC25	PC25

2. Permitted with Conditions Performance Standards

1. Limited to 25% of ground floor area.
2. Parcel must be located along an arterial or collector street with direct vehicular access, or accessed directly through other commercial or mixed use parcels.
3. A solid wall or fence, a minimum of six (6) feet high and a ten (10) foot minimum landscape buffer shall be provided around play areas abutting any single family residential dwelling.
4. Day care must be directly associated with an employment use and for the exclusive use of their employees and be located on site.
5. Temporary home sales center shall be permitted during the sale of homes within the subdivision(s) being served. Once all homes within said subdivision(s) are sold, the temporary home sales center shall be removed within 90 days.
6. The number of guest rooms shall be limited to three (3).
7. Shall not locate speaker board or customer window on the side of the structure facing an existing or planned single-family residential dwelling.
8. Retail sales directly associated with products or services of an employment use on the same site.
9. Individual tenant may not exceed 30,000 square feet gross floor area, and combined tenants shall not exceed 60,000 square feet gross floor area on an individual lot.
10. Building height shall not exceed 24-feet within 40-feet of a residential property line, district or use. For each additional foot in height, the setback shall be increased by 1-foot up to the maximum height permitted within the district.
11. A solid wall or fence, a minimum of six (6) feet high and a minimum ten (10) foot wide landscape buffer shall be provided around all above-ground utilities, equipment and outdoor storage areas.
12. Stacked materials shall not exceed six (6) feet in height unless authorized through the site plan review process.
13. A maximum of 50% of any NCO Land Use Group development parcel may develop as residential.
14. All vehicles awaiting repair or service shall be screened from view by a masonry wall or approved landscape screen.
15. The bays for car wash shall not be closer than 100 feet to any existing or planned single family residential property.
16. Other than the entrance and exit bays, all automatic washing equipment shall be enclosed within a building or structure.
17. All outdoor vacuums shall be set back a minimum of 100 feet from any existing or planned single family residential use.

18. Structures, equipment or outdoor use areas shall not be located within 100 feet of an existing or planned single family residential use.
19. Minor service repair facilities shall be permitted, but shall not exceed 5,000 gross square feet for service areas and must be performed entirely within an enclosed building. If service facilities are provided, must comply with #14.
20. All buildings must be single story.
21. Stable structures shall not be closer than 200 feet from the perimeter of the site or subdivision the stable is serving, nor within 200 feet of any existing or planned residential use.
22. The use shall not result in an increase in the normal emission of noise, light, dust, vibration, or odor at the property line for residential districts.
23. A maximum of 50% of the gross sales of each individual use shall be from liquor sales.
24. Nighttime hours of operation shall be limited to 11:00 p.m. Sunday through Thursday and Midnight Friday and Saturday.
25. Subject to all provisions the Sahuarita Town Code related to wireless/communication facilities.
26. A six (6) foot high solid opaque wall shall be provided between all outdoor recreation areas in the facility and adjacent residential properties.
27. All storage facilities shall be completely enclosed and accessed from inside the primary structure.
28. An eight (8) foot high solid masonry wall shall be constructed where immediately abutting a residential use or district.
29. The existing FICO Pecan Processing Plant is permitted by right in the GC, GE and LI Land Use Groups. Any expansion of the plant is also permitted by right without limitation for uses otherwise permitted in the Rural Homestead (RH) zoning district.
30. For any flammable materials, the following provisions shall apply: 1) maximum size of an individual storage tank shall not exceed 10,000 gallons; 2) all tanks shall be located a minimum of twenty-five (25) feet from any building or property line; and 3) all tanks shall be located a minimum of one-hundred (100) feet from any residential district or use.
31. Outdoor storage materials or equipment shall not exceed 20-feet in height within 100-feet of a residential use or district.

3. Existing Farming Uses and Operation

Notwithstanding the provisions in the Sahuarita Farms Specific Plan, farming and agricultural operations remain fully permitted by right for the entirety of the Sahuarita Farms Specific Plan area until such time as specific areas are permitted for development in accordance with the approved Specific Plan. This expressly includes farming and agricultural operations in existence at the time of approval of the Specific Plan, expansion or changes to those uses and any additional or alternative uses permitted within the Rural Homestead (RH) zoning district of the Town of Sahuarita Zoning Code and/or which comply with the generally accepted definition of agricultural uses as defined in Arizona Revised Statutes.

F. Regulatory Development Standards

All development within the Sahuarita Farms Specific Plan shall conform to the development standards for all Land Use Groups as provided within the applicable standards below. The development standards provided below apply to each applicable Land Use Group regarding general lot, yard, height, and area requirements. Additional general development standards that apply to all Land Use Groups are provided within the General Development Standards section of the Specific Plan. If a standard is not addressed in this section or elsewhere in the Specific Plan, the provisions of the equivalent zoning district in the Town of Sahuarita Zoning Code shall apply.

1. Residential Development Standards

Table 7: SR Development Standards, Residential Uses

Standards	Lot Size Options (1)		
Lot Size Range (sq. ft)	<7,000	7,000-8,999	9,000+
Minimum Lot Area (sq. ft.)	4,500	6,000	8,000
Minimum Lot Width (feet)	45	55	65
Perimeter Building Setbacks (feet) (perimeter of LUG)			
Street (front, rear or side)	15	15	15
Rear Property Line (1-story/2-story)	15/20	15/20	15/20
Side Property Line (1-story/2-story)	10/15	10/15	10/15
Interior Building Setbacks (feet)			
Front (feet)	10	12.5	15
Front-Loaded Garage (from back of sidewalk) (feet)	18	18	18
Side	None	None	5
Side Adjacent to a Public Street	10	10	10
Rear	10	10	15
Maximum Building Height (feet)	30	30	30
Maximum Lot Coverage	0.55	0.50	0.45
Landscape Bufferyard Backing or Siding Public Street (feet)	10	10	10
Common Area Open Space (gross project area)	5%	5%	5%

Footnote 1: Lots contiguous to the western Village Subarea 13 boundary that is adjacent to the Valle Verde del Norte subdivision shall be limited to single story single family residential uses and a minimum lot size of 9,000 square feet in area. Further, all buildings on such lots shall be a minimum of 95 feet from the western Sahuarita Farms property boundary to account for drainage corridors W510D and W510E per the Sahuarita Farms Drainage Master Plan and an additional 20 foot setback.

Table 8: UR Development Standards, Residential Uses

Urban Residential Use Type	Multi-Family Residential (single lot)	Residential Attached	Residential Detached/Cluster
Average Lot Area (sq.ft.)	N/A	2,000	2,000
Minimum Lot Width (feet)	None	25	30
Perimeter Building Setbacks (feet) (perimeter of LUG)			
Street (front, rear and side)	20	20	20
Rear Property Line (1-story/2-story+)	20/20	15/20	15/20
Side Property Line (1-story/2-story+)	20/20	10/25	10/15
Interior Building Setbacks (feet)			
Front	N/A	10	10
Front -Loaded Garage w/parking in driveway	18	18	18
Side	N/A	0	3
Street Side and Rear	N/A	10	10
Rear Alley Garage (single story only)	3*	3*	3*
*Rear alley garage setback must be 3' with no driveway or minimum 18' with driveway.			
Maximum Density (du/ac)	32.0	18.0	18.0
Max. Building Height (feet)	48*	34*	34*
*30' within 20' of SF Residential Use/LUG, 1' additional height per 2' additional setback			
Maximum Lot Coverage	0.70	0.70	0.65
Perimeter Landscape Bufferyard (feet) (perimeter of LUG)			
Abutting a Public Street	15	10	10
Abutting a Property Line	20	N/A	N/A
Common Area Open Space (gross project area)	5%	5%	5%

a. Accessory Structures for SR and UR Land Use Groups

Height Limitations: 12 feet

Minimum Setback from Main Building when Detached: 7 feet

Minimum Setback from Side or Rear Property Line: 5 feet (except for garage)

Table 9: SR & UR Development Standards, Non-Residential Uses		
Residential Land Use Groups	SR	UR
Building Setbacks (feet)		
Front and Street	25	20
Side	20	20
Rear	30	30
Maximum Building Height (feet)	30*	30*
*20' within 20' of lot line, 1' add't height per 2' add't setback		
Maximum Floor Area Ratio	0.30	0.4
Landscape Bufferyard (feet)		
Abutting a Public Street or Residential LUG	20	20
Abutting a Property Line	10	10

2. Commercial Development Standards

Table 10: Commercial Development Standards		
Land Use Group	NCO	GC
Minimum Lot Area	None	None
Building Setbacks (feet)		
Perimeter of LUG Adjacent to Property Line	20	20
Perimeter of LUG Adjacent to Street	20	20
Interior Front and Street	10	10
Interior Side and Rear	10	0
Loading Docks Facing Residential LUG	50	50
Landscape Bufferyard (feet)		
Abutting a Street	10	20
Abutting a Residential LUG	20	30
Loading Docks Facing Residential LUG	20	30
Abutting a Non-Residential LUG	10	20
Maximum Building Height (feet)(1) (2)	36	56
(1) 20' in height within 20' of perimeter of LUG, 1' additional height for each 2' additional setback. (2) Does not apply to Medical Hospital Complex within GC LUG (see Section 2.a.i below)		
Maximum Floor Area Ratio	0.30	0.50

a. Exceptions for GC Land Use Group

- i. Regulatory Development Standard Exceptions: Notwithstanding the regulatory development standards defined in the table above, alternate development standards are permitted for Medical Hospital Complex within the GC Land Use Group.

Maximum Building Height: Ninety (90) feet

Maximum Floor Area Ratio: None

Building Height Step-back Requirements: 20' in height within 20' of perimeter of LUG, 1' additional height for each 2' additional setback up to a maximum allowable building height.

3. Employment Development Standards

Table 11: Employment and Industrial Development Standards			
Land Use Group		GE	LI
Minimum Lot Area		None	None
Building Setbacks (feet)			
Perimeter of LUG (not abutting railroad)		20	40
Perimeter of LUG (abutting railroad)		10	10
Perimeter of LUG adjacent to street		20	30
Front and Interior Street		20	20
Side and Rear		0	0
Loading Docks Facing Residential LUG		90	90
Landscape Bufferyard (feet)			
Abutting a Street		20	20
Abutting a Residential LUG or zoning district		20	30
Loading Docks Facing Residential LUG or zoning district		30	30
Abutting a Non-Residential LUG or zoning district		10	10
Maximum Building Height (feet) (1) (2)		56	56
(1) 20' in height within 20' of perimeter of LUG, 1' additional height for each 2' additional setback (does not apply to LI when abutting railroad)			
(2) Does not apply to Medical Hospital Complex within GE and LI LUG (see Section 3.a.ii below)			
Maximum Floor Area Ratio		0.50	0.50

a. Additional Standards and Exceptions for GE and LI Land Use Groups

- i. Performance Standards: All uses shall comply with the Performance Standards as defined within **Section 18.49.020.A** of the Sahuarita Town Code as approved through Ordinance 2009-23 passed on July 13, 2009, and as may be amended from time to time, unless in direct conflict with a development standard, regulation or procedure defined within this Specific Plan.
- ii. Regulatory Development Standard Exceptions: Notwithstanding the regulatory development standards defined in the tables above, alternate development standards are permitted for Medical Hospital Complex within the GE and LI Land Use Groups.

Maximum Building Height: Ninety (90) feet

Maximum Floor Area Ratio: None

Building Height Step-back Requirements: 20' in height within 20' of perimeter of LUG, 1' additional height for each 2' additional setback up to a maximum allowable building height.

4. River Park/Open Space Village Subarea Standards

The River Park/Open Space Character Area does not have a Land Use Group associated with it as these areas do not warrant the flexibility provisions of the other Character Areas. River Park/Open Space is generally located within the 100-year floodplain and is designated entirely as public open space. However, certain uses affiliated with public open spaces shall be permitted by right within the River Park/Open Space areas. These uses include:

- a. Agricultural uses and farming operations;
- b. Public parking facilities;
- c. Public buildings, maintenance and storage facilities;
- d. Public parks, trails and recreational amenities;

- e. Public and private utilities and infrastructure, including facilities for potable water production and treatment, non-potable and/or reclaimed water, and wastewater treatment and reclamation.

The following development standards shall apply to all land, buildings and structures within the River Park/Open Space subareas:

Building Height: Two-stories and forty (40) feet maximum.

Setbacks, Building: A landscaped setback of not less than thirty (30) feet shall be maintained between all buildings and adjacent residential districts and public streets.

Bufferyard, Parking: A landscape bufferyard of not less than twenty (20) feet shall be maintained between all parking areas and adjacent public streets and residential districts or uses.

5. Town Center Overlay Zone: River Center and Urban Neighborhood Village Subareas.

The following Development Standards Overlay Zone shall apply to the River Center Village Subarea 6 and the Urban Neighborhood Village Subarea 8 only. The intent of these regulations and development standards is to promote a more dense, urban and pedestrian-oriented environment within Sahuarita Farms within the two Village Subareas immediately adjacent to the Town Center within the Town of Sahuarita. These development standards supersede the development standards defined within **Section VI.F** of the Specific Plan. If a development standard or regulation is not defined within the following section, then the standards and regulations defined elsewhere in the Specific Plan shall apply.

Permitted Uses: In order to encourage an integrated mix of uses, including vertically integrated mixed uses, the following modifications to the permitted uses shall apply within the Town Center Overlay Zone:

- Multi-family residential uses are permitted by right within the GC and GE LUGs.
- All uses permitted within the NCO LUG is permitted by right within the UR LUG.
- All NCO uses must comply with all performance standards associated with that use as defined within **Table 6**.

Building Height: Notwithstanding the maximum building height regulations defined within the various LUG Development Standards Tables, maximum building height within this overlay zone is 56-feet for all uses in all permitted LUGs, with the exception of Hospital/Medical Complex which is 90-feet. In order to provide an appropriate transition to adjacent land uses, the following building setbacks shall apply to the perimeter of the River Center and Urban Neighborhood Village Subareas.

- Southern property boundary of the Urban Neighborhood Village Subarea immediately abutting the Village Neighborhood LUG where not contiguous to a tributary drainage corridor: Maximum 40-feet in height at required 40-foot setback line, with 1-foot additional height for each 2-feet additional setback up to the maximum building height permitted.
- Northern property boundary of the River Center Village Subarea west of the River Park Village Subarea 5 boundary: 40-feet in height at required 40-foot setback line, with 1-foot additional height for each 2-feet additional setback up to the maximum building height permitted.
- Western property boundary of the River Center District and Urban Neighborhood: 34' at the property line with 1-foot additional height for each 1-foot additional setback up to the maximum building height permitted.

Perimeter Setbacks:

- Street: None except parking must be setback minimum 20' from the street.
- Perimeter of Village Subarea where abutting a residential use, residential LUG or residential zoning district: 40'
- Perimeter of Village Subarea where not abutting a street and not abutting a residential use, residential LUG or residential zoning district: 10'
- Perimeter of Village Subarea where abutting River Park/Open Space Village Subareas 5 and 11: 0'.

Bufferyards: Perimeter of Village Subarea where not abutting a street, railroad or River Park/Open Space: 20'.

Residential Density: N/A (regulated by building height and maximum residential unit count)

FAR: N/A

Lot Coverage: N/A

Pedestrian Amenities: Where active shopping, dining, entertainment and/or mixed uses are provided, enhanced pedestrian amenities along sidewalks and pathways shall be provided that support defensible space, crime prevention, pedestrian comfort and accessibility. Pedestrian amenities include, but are not limited to, wide sidewalks, outdoor seating, shade structures/weather protection (shade trees, awning, canopies, or other shade structures), plazas, courtyards, low-level pedestrian-scale lighting, public art and similar amenities. The requirements for pedestrian amenities shall be determined through the River Center and Urban Neighborhood Village Subarea Plan process.

Pedestrian and Bicycle Accessibility: A continuous hard-surface pathway system shall connect with and extend through or adjacent to all development sites. Pathways or sidewalks shall connect the street sidewalks to all primary building entrances, adjacent pathways and trails, plazas and open space. If a pathway is to be dedicated to the Town, it shall be paved with an impervious surface approved by the Town.

Central Gathering Spaces, River Center Village Subarea: The River Center Village Subarea Land Use and Open Space Master Plans shall designate a central gathering space that serves as a focal point and/or town square and is of a size sufficient to accommodate community activities such as festivals, entertainment and civic celebrations. The gathering space should be a combination of hard surfaces and landscaped areas and should provide an environment that allows the space to be usable all year. The gathering space should be located such that adequate access for both pedestrians and vehicles coming to the area is provided. Pedestrian accessibility between the river corridor, central gathering space and adjacent Sahuarita Farms pedestrian walkway/bicycle trail network shall be provided via streets, trails or pathways. The size, location and planned pedestrian and vehicular connections with the surrounding area shall be identified on the River Center Village Subarea Master Plans.

6. General Development Standards

The following standards provide development regulations that are applicable to all Land Use Groups and the River Park/Open Space Subareas. These standards are intended to produce creative design and land use solutions that will promote enhanced aesthetic character, promote preservation of property values, contribute to land use compatibility, and protect the public health, safety and general welfare of Town residents. The following provisions shall apply to all Land Use Groups within the Sahuarita Farms Specific Plan. Where a provision references a

development standard in the Sahuarita Town Code, such reference shall mean the Zoning category or provision of the Town Code most closely related to a particular Land Use Group, as defined in Section VII.B, Zoning District Equivalency.

- a. Open Space Regulation: All development within the Sahuarita Farms Specific Plan shall comply with the following provisions regarding open space. Open Space is broadly defined within the Specific Plan as all parks, trail corridors, active and passive common areas and recreational areas/facilities, HOA or public community centers, natural open space, agricultural preserves, drainage corridors, retention/detention basins, community gardens, landscaped entry features, public and private landscape areas, bufferyard areas, and ROW landscaping, plazas, and common hardscape areas that are accessible or visible to the public or residents within the community. The Sahuarita Farms project shall provide a minimum of 1,437 acres of total open space, which represents approximately 25 percent of the gross project area. In order to provide a more defined open space program, three open space use types have been identified for the project, as defined below:
- River Park Drainage: The Santa Cruz River corridor comprised of the primary channel and terrace/buffer areas as defined in the Parks, Open Space and Trails Plan exhibit. The primary river channel, once improved, will generally be left in a natural state except for trail crossings and periodic maintenance. The terrace/buffer areas will be visually and physically accessible to the public. Improvements permitted within this area include re-vegetation and habitat enhancements, wetlands and recharge areas, seating, shade structures, wildlife viewing areas and other similar passive amenities. There may be active recreational amenities within portions of the terrace/buffer areas such as trails and pathways, and these areas will count as Recreational Open Space acreage for purposes of calculating required recreational open space, unless built by the Town of Sahuarita. Areas that qualify for recreational open space credit will be included in the recreation open space for purposes of conformance with the Recreation Area Plan requirements.
 - Recreational: Public and private improved open space throughout the property intended for recreational purposes, including parks, ball fields, trails, trail heads and staging areas, par courses, disc golf, public plazas, community gardens, community centers, pools, picnic areas, and other usable open space for active recreational purposes. Recreational open space may occur within the portions of the River Park Drainage, as well as throughout the property. In addition, joint school/park facilities and recreational facilities within K-8 schools shall be included as recreational open space so long as the facilities are available to the public during non-school hours.
 - Non-Recreational: Improved and natural open space throughout the property that is outside the River Park Drainage and is not considered recreational, such as drainage tributaries, retention/detention basins not coupled as recreational amenities, landscaped areas, entry features, etc. These open spaces may be public or private, including within K-8 schools, and are creditable toward the total open space requirement for each Community Village.

Table 12, *Open Space by Village Subarea and Type* provides an estimate of gross open space acreage by type for the Sahuarita Farms community. The Table identifies the required open space within each Community Village. The table also identifies the estimated open space by type within each Village Subarea, but these acreages may vary as the project is developed. The acreage distribution among the three open space types is approximate and can be adjusted administratively as each Village Subarea Refinement plan is prepared, so long as the minimum open space requirement for each Community Village as a whole is met, and the required amount of recreational open space is provided based on the following formula:

Required Recreational Open Space = 871 square feet per constructed residential lot (and/or applicable in-lieu fee up to 50%), plus 460 square feet per constructed apartment and condominium unit.

Currently, **Table 12** assumes full build out with the maximum number of residential lots (19,056) permitted by the Specific Plan (with no apartments/condominium units and no use of the in-lieu fee option). If the development is built below the maximum residential unit count, if apartments/condominium units are constructed for a portion of the total allowable residential unit count, and/or if the in-lieu fee is utilized for up to 50% of the recreational open space requirement, the amount of required recreational open space will be adjusted accordingly. As such, the estimated distribution of open space by type must be flexible to accommodate for fluctuations in residential lots, multi-family unit and potential for in-lieu fees as the project is developed over time. While the total open space acreage within a Community Village cannot be reduced, the acreage within individual Village Subareas and Open Space Type can be redistributed within the applicable Community Village administratively.

It is also anticipated that there will be multiple development projects within each Village Subarea. The total percentage and acreage of open space shall apply to the overall Village Subarea, not proportionally allocated to each individual development project. Therefore each development project is not required to meet the defined percentage of open space individually, so long as each Village Subarea meets the requirement as a whole. Additionally, in order to allow for flexibility within a Community Village, the minimum open space acreage requirements within each Village Subarea can fluctuate by up to 25% so long as the total open space requirements are met at build-out. In order to effectively monitor open space compliance within the Village Subareas and each Community Village on a phased basis, the report prepared as part of the Implementation and Monitoring Program as defined within **Section V, *Administrative and Implementation Procedures*** of the Specific Plan shall include calculations of required and provided open space.

All public park facilities or property to be dedicated to the Town of Sahuarita shall comply with the Town of Sahuarita Parks & Recreation Area Design Standards Manual, as approved and accepted by the Town Council at the time the facilities are provided.

Table 12: Open Space by Village Subarea and Type

Community Village	Village Subarea	Character Area Designation	Total Open Space (gross ac)	Gross % Open Space	Estimated Gross Acreage by Open Space Type (1)		
					River Park	Recreational (2)	Other Passive Open Space
The Groves	1	River Park/Open Space	155	100%	155	110	218
	2	Campus Park Industrial	93	15%	0		
	3	Village Neighborhood	177	20%	0		
	4	Employment Campus	58	15%	0		
Subtotal			483	24%	155	110	218
Town/River Center	5	River Park/Open Space	139	100%	139	125	129
	6	River Center	48	15%	0		
	7	MU Activity Center	67	20%	0		
	8	Urban Neighborhood	59	15%	0		
	9	Village Neighborhood	50	20%	0		
	10	MU Activity Center	30	20%	0		
Subtotal			393	25%	139	125	129
River Park	11	River Park/Open Space	147	100%	147	97	148
	12	Village Neighborhood	88	20%	0		
	13	Village Neighborhood	103	20%	0		
	14	MU Activity Center	31	15%	0		
	15	Campus Park Industrial	19	15%	0		
	16	MU Activity Center	4	10%	0		
Subtotal			392	27%	147	97	148
Valle Vista	17	River Park/Open Space	77	100%	77	49	43
	18	Village Neighborhood	92	20%	0		
Subtotal			169	31%	77	49	43
Totals			1,437	25%	518	381	538
Estimated % of Each Open Space Type					36%	27%	37%

(1) The acreages associated with each open space type and within each Village Subarea are estimated and may be adjusted administratively as each Village Subarea Refinement plan is prepared, so long as the minimum total open space and minimum recreational open space for each Community Village is provided based on the provisions of this Specific Plan.

(2) See narrative **Section VI.F.6.a** for provisions regarding the recreational open space requirements related to actual residential buildout, provisions for multi-family residential and/or use of in-lieu fees.

- b. General Residential and Rural Zoning Provisions: All development within the Sahuarita Farms Specific Plan shall comply with provisions defined within **Section 18.09**, General Residential and Rural Zoning Provisions of the Sahuarita Town Code, and as may be amended from time to time, except where in direct conflict with a development standard, regulation or procedure defined within this Specific Plan, and with the following modifications:
 - i. **Section 18.09.040**, Cluster Development Option shall be permitted as a development option in the SR and UR Land Use Groups in accordance with the provisions within this section, with the following modifications:
 - (1) Average Site Area per dwelling unit (maximum density factor)
 - (a) SR: 6,000 square feet
 - (b) UR: 3,000 square feet
 - (2) Landscaping: In accordance with **Chapter 18.73** except as modified within the Specific Plan.
 - ii. **Section 18.09.050**, Lot Reduction Option shall be permitted for the SR Land Use Group.
- c. Heliports and Helistops: All development within the Sahuarita Farms Specific Plan shall comply with all provisions within **Section 18.58**, *Heliports and Helistops* of the Sahuarita Town Code, as may be amended from time to time, within the following exception:
 - i. Helistops shall be permitted by right in the GC, GE and LI Land Use Groups when directly associated with a hospital or a medical center.
- d. Landscape, Buffering and Screening Requirements: All development within the Sahuarita Farms Specific Plan shall comply with all landscape, buffering and screening requirements as defined within **Chapter 18.73** of the Sahuarita Town Code, as may be amended from time to time, except where in direct conflict with a development standard, regulation or procedure defined within this Specific Plan, and with the following exceptions and additions:
 - i. **Section 18.73.040** *Screening and Bufferyard Requirements*, **Tables 1-4** of the Sahuarita Town Code shall not apply to this Specific Plan. This is primarily due to the fact that the Bufferyard requirements and tables are specifically designed for the various zoning districts within the Sahuarita Town Code, which are not consistent with this Specific Plan. As such, landscape bufferyard setback standards are defined within each applicable Land Use Group Development Standards Table. Minimum landscape material densities within the landscape bufferyard are defined in **Table 13**, *Landscape Bufferyard Material Densities*.

Table 13: Landscape Bufferyard Material Density Requirements

Landscape Bufferyard Setback	Canopy Tree (per 100 lineal feet)	Shrub (per 100 lineal feet)	Ground Cover (entire bufferyard)
10 Feet	5	25	50% live coverage, including trees, shrubs, groundcover
20 Feet	5	25	50% live coverage, including trees, shrubs, groundcover
30 Feet	6	30	50% live coverage, including trees, shrubs, groundcover
40 Feet	7	35	50% live coverage, including trees, shrubs, groundcover
50 Feet	10	40	50% live coverage, including trees, shrubs, groundcover
All landscape areas shall be covered with top dressing material for dust proofing (e.g. decomposed granite, turf areas not to exceed 20% of total project site landscape area, rip rap, decorative rock, etc.)			

- ii. Utilization of Existing Pecan Trees: Aside from any requirements or provisions defined within **Section 18.73** of the Sahuarita Town Code, utilization of existing Pecan Trees within the development shall be permitted anywhere on the property, and can be used to comply with and/or supplement the required landscape materials as defined within this section.
- iii. Screening: All outdoor storage areas, service yards, refuse containers, ground-mounted mechanical equipment, loading docks and service bays shall be screened from street view and all adjacent properties by a solid masonry screen wall to a minimum height of six (6) feet when adjacent to a non-residential use or LUG and a minimum of eight (8) feet when adjacent to a residential use or LUG. All screen walls shall be designed and constructed with brick, slump block or masonry with a finished appearance of materials and colors that match or complement the primary building where applicable.
- iv. Screening from Streets: All parking areas and buildings with service bays facing the street shall be screened from public streets to a height of three-and-one-half (3.5) feet using any combination of solid screen wall or earth berm with landscaping.
- e. Roadway Frontage Standards: **Section 18.77**, *Roadway Frontage Standards* of the Sahuarita Town Code shall not apply to this Specific Plan with the exception of sight visibility requirements for safety purposes as defined within **Section 18.77.020.A**, and as may be amended from time to time. All setbacks and landscaping requirements adjacent to public streets are defined in the Development Standards Tables for each Land Use Group within the Specific Plan.
- f. Setback and Projection Exceptions:
 - i. Projections into required yards for structure and ornamental elements such as, but not limited to, bay windows, balconies, cornices, eaves, fireplaces, chimneys, mechanical equipment, air conditioners, and entertainment/seating niches may extend three (3) feet into any required yard provided that a minimum three (3) foot setback, or the minimum building code standard, whichever is greater, is maintained between the projection and the property line.
- g. Regulatory Design Guidelines: All development within the Sahuarita Farms Specific Plan area shall comply with the following design standards. Many of these standards are modeled after the guidelines identified within the Sahuarita Town Center and Santa Cruz

River Corridor Subarea Plan (Subarea Plan). While typical design guidelines within the Town of Sahuarita are non-regulatory, the Sahuarita Farms Specific Plan has agreed to incorporate the below guidelines as regulatory standards within the Specific Plan. These design standards shall supersede all design standards in the Subarea Plan. If the Town subsequently adopts Town-wide design guidelines, the adopted guidelines will replace the Regulatory Design Guidelines provided within this Section of the Specific Plan in their entirety. The design guidelines shall not apply to: 1) existing development within Sahuarita Farms; 2) existing agricultural uses; 3) the construction or renovation of an individual single-family home by an individual owner including its contractors, and not by a commercial homebuilder; and 4) renovations or expansions of an existing business, as well as any existing or any new business related to or affiliated with the operations on the Property being conducted by Farmer's Investment Co. (FICO).

i. Site Layout and Development Pattern:

(1) Visual Connections/Vistas:

- (a) Development shall, where feasible, be organized to frame or otherwise preserve important view corridors to the Santa Cruz River and/or the Santa Rita Mountains through the use of the following techniques:
 - (i) The creative organization and design of buildings on the site in terms of their spacing, height, and orientation such that periodic breaks are provided and views are framed between buildings; and
 - (ii) The orientation of streets and open space corridors toward the river and/or mountains to maintain periodic views.

(2) Relationship to Surrounding Development

- (a) Development shall be organized to create and frame usable outdoor spaces, including parks, plazas, walkways, open space and other features.
- (b) Loading docks, trash collection areas, and other similar features shall be located away or screened from primary vehicle and pedestrian circulation systems, open space corridors, and the Santa Cruz River.

(3) Relationship to River

- (a) Development located adjacent to the Santa Cruz River shall incorporate design features that encourage outdoor activity and emphasize the river's presence and visibility to the maximum extent practicable. Such features may include, but not limited to:
 - (i) balconies and porches;
 - (ii) river-oriented entrances;
 - (iii) riverbank enhancements;
 - (iv) public art; and
 - (v) outdoor plazas and seating.

(4) Relationship to Neighborhood Open Space

- (a) To the extent practical, single family homes should be oriented to front onto adjacent:
 - (i) neighborhood parks;
 - (ii) pocket parks; or

(iii) great streets.

(5) Wildlife Connectivity

- (a) Ensure wildlife connectivity through the development to the Santa Cruz River and beyond the development toward the Santa Rita Mountains.

ii. Building Design and Character:

(1) Materials:

- (a) Materials shall be compatible with the Sonoran Desert setting in terms of their appearance and demonstrated durability.
- (b) Primary building materials shall be durable and project an image of permanence including, but not limited to:
 - (i) stucco;
 - (ii) stone, brick, adobe, or other masonry products;
 - (iii) steel;
 - (iv) cast concrete;
 - (v) split face or textured decorative block; or
 - (vi) composite siding.
- (c) Tilt-up concrete panels shall be “skinned” or faced with one or more recommended building materials as defined above (B.1.b), or other aesthetic treatment.
- (d) Encourage use of low impact building materials and energy-saving components, subject to life-span and maintenance cost analysis. The use of sustainable building materials and construction techniques is encouraged. These may include, but are not limited to the use of:
 - (i) LEED (Leadership in Energy Efficiency and Design) standards for energy efficiency;
 - (ii) Recycled or “green” building materials for residential development, as defined by the National Home Builders Association; or
 - (iii) The orientation of buildings to take advantage of solar energy and prevailing breezes.

(2) Color:

- (a) Bland, monotonous color schemes comprised of variations on a beige palate shall be avoided.
- (b) The incorporation of a distinctive color palate that reflects the rich range of colors found in the surrounding Sonoran Desert landscape is strongly encouraged.
- (c) White or similar light colors with a reflectivity of 70 percent or greater shall not be permitted as a primary exterior color for any structure.

(3) Building Design:

- (a) Varied interpretations of Southern Arizona's variety of southwestern and other architectural themes are encouraged to avoid a monotonous appearance and to allow for the creation of a unique character.
- (b) Architectural detailing, including the articulation of building facades, use of stone and other masonry materials, and incorporation of awnings, balconies, and other details is encouraged to provide visual interest and to establish a high standard of quality.
- (c) Equal attention shall be paid to all sides of a building. "Blank" walls absent of architectural detailing described above are prohibited unless the applicant provides the Planning Director with sufficient evidence showing the wall will not be visible from off-site.
- (d) Buildings should be oriented towards the primary street frontage and the Santa Cruz River (where applicable) so that entrances are visible and accessible to pedestrians from adjacent sidewalks or trails.

(4) Building Massing and Height

- (a) The incorporation of a variety of building heights and forms is encouraged to create visual interest and establish a distinct identity.
- (b) The most intense concentrations of mass and height shall be focused within Mixed-Use Activity Centers, the River Center and Urban Neighborhood Village Subareas.
- (c) Where dramatic variations in mass and height exist between mixed-use activity centers and adjacent uses, transitions shall be provided by "stepping down" from the higher intensity use or increasing setbacks and open space along shared boundaries.

iii. Circulation and Access:

(1) Vehicular Circulation and Access

- (a) Vehicular circulation systems shall provide efficient on and off-site connections, disperse traffic, and accommodate a variety of modes of transportation including motor vehicles, pedestrians, bicycles, pedestrians, and transit vehicles.
- (b) Vehicular circulation systems should be consistent with this Specific Plan and applicable State and Town regulations, including the Town of Sahuarita's Access Management Plan.

(2) Pedestrian Circulation and Access

- (a) An on-site system of pedestrian walkways shall be provided to establish direct visual and physical access and connections to and between the following:
 - (i) The primary entrance or entrances to each building;
 - (ii) Sidewalks, trails, or walkways on adjacent properties that extend to the boundaries shared with the development;
 - (iii) The Santa Cruz River;

- (iv) An adjacent public park, open space, or other public or civic use including but not limited to schools, public recreation facilities, or government offices; and
 - (v) Adjacent transit stops.
- (b) All sidewalks constructed along major and collector streets shall be a minimum of 6 feet in width and detached from the curb to the extent practicable.
 - (c) Ensure pedestrian connectivity between residential, commercial, employment and open space/recreation uses.

iv. Parking Design and Location:

(1) Location

- (a) Parking areas should be located behind buildings, distributed between the front and sides, or distributed between the front, sides and rear of buildings rather than solely in front of buildings.
- (b) Paved parking areas shall be prohibited within the Santa Cruz River low flow channel, but may be permitted within the upper terraces only if serving public recreation uses and constructed of permeable materials consistent with applicable Town of Sahuarita and Pima County Regional Flood Control District regulations.

(2) Parking Structures

- (a) The use of structured parking is encouraged where densities warrant to minimize the visual impacts of surface parking and to promote a more efficient usage of land.
- (b) Parking structures shall incorporate a comparable level of architectural detailing and quality of material as found on the primary building(s) on the site.
- (c) Where practicable, parking structures in the River Center Village Subarea, should incorporate active uses such as restaurants or retail storefronts at the street level of parking structures particularly in high visibility areas and along major vehicular or pedestrian thoroughfares. Alternatively, where limited viability exists for retail uses due to limited visibility or access, office or residential uses are also appropriate at the ground level.

v. Landscaping and Screening:

(1) Landscaping

- (a) All landscaping must be in compliance with Chapter 18.73 (Landscaping, Buffering, and Screening Standards) of the Town's Zoning Code except as modified within the Specific Plan.
- (b) Plants selected for landscaping shall be drought tolerant and shall enhance the image of Sonoran Desert landscape.
- (c) Maximize water conservation throughout the specific plan area.

- (d) Where permitted pursuant to this Specific Plan, existing Pecan trees are encouraged to be used to satisfy applicable landscape requirements, provided that provisions are made to address their unique water and maintenance requirements.

(2) Streetscape

- (a) Major and collector streets shall incorporate distinct landscape features to highlight their importance.
- (b) Local streets should be lined with drought tolerant shade trees to provide shade and a more comfortable pedestrian experience.

(3) Parking Lot Landscaping

- (a) In an effort to reduce the heat island effect, parking lot islands shall contain drought tolerant shade trees in combination with shrubs and groundcover.
- (b) The perimeter of parking lots shall be screened from public streets and open space areas by any of the following methods:
 - (i) A landscape hedge a minimum of three feet in height;
 - (ii) A low decorative masonry wall or fence a minimum of three feet in height in combination with landscaping; or
 - (iii) A landscaped buffer a minimum of 10 feet in width and that contains drought tolerant shade trees (or existing Pecan trees) in combination with shrubs and groundcover.

vi. Fences and Walls:

(1) General

- (a) Continuous lengths of uninterrupted fence or wall planes adjacent to public streets and the Santa Cruz River are discouraged. A combination of techniques shall be used to provide visual relief, which may include but not be limited to:
 - (i) Contrasting columns spaced no more than 100 feet apart; or
 - (ii) A landscaped buffer adjacent to the fence or wall that is a minimum of 10 feet in width and contains drought tolerant shade trees or existing Pecan trees in combination with shrubs and groundcover.

(2) Materials and Design

- (a) Fences and walls shall be constructed of durable, easily-maintained materials such as, but not limited to:
 - (i) Stucco;
 - (ii) Adobe;
 - (iii) Stone or high quality simulated stone;
 - (iv) Wrought iron;
 - (v) Brick; or
 - (vi) Treated, stained or painted wood sections.
- (b) Chain link, wire mesh, barbed wire, razor wire, or other similar products shall be prohibited where visible from adjacent public streets and adjacent open space areas with public trails and pathways.

- (c) Fences and walls shall complement the design of the associated building(s) in terms of their color, materials, and scale.

vii. Parks, Open Space and Trails:

(1) General

- (a) Public spaces, parks and greenways shall be designed to encourage community interaction and provide opportunities for active and passive recreation.
- (b) Public spaces shall be located so as to be visible from surrounding development and streets for a greater sense of security.
- (c) The incorporation of fountains, public art, or other features is encouraged for all public spaces.

(2) Treatment of the River's Edge

- (a) Treatment of the Santa Cruz River's edge shall be driven by the character of development in each adjacent Village Subarea:
 - (i) Within the River Center and Urban Residential Subareas, where a more urban character is desirable, terracing, formal walkways, overlooks, and other design elements should be integrated with adjacent development to provide a series of formal outdoor gathering spaces along the river's edge.
 - (ii) In the other adjacent Village Subareas, a less formal, natural edge is desirable and shall be implemented through the incorporation of landscape and other techniques.

viii. Residential Development:

(1) Site/Block Layout

- (a) Streets and drives shall be designed to provide vehicular and pedestrian access and connectivity to and between adjacent neighborhoods, schools, parks, civic uses and/or activity centers.
- (b) Street connectivity is encouraged between residential neighborhoods, but only in ways that minimize vehicular cut-through traffic, discourage fast travel speeds and implement traffic "calming" techniques.
- (c) Residential subdivisions should be designed in a modified grid pattern to the extent practical, while minimizing dead-end cul-de-sacs and encouraging multi-modal connectivity throughout the subdivision. Where cul-de-sacs are provided, a minimum 20' wide pedestrian connection and view corridor shall be provided where practical to connect adjacent uses.
- (d) To the extent practical, solar orientation should be considered in the siting of lots to maximize solar benefits.

(2) Building Design and Character

- (a) Single-Family Residential: Homes on lots greater than 50 feet in width shall include a variety of garage bay configurations when more than two front-loaded garage bays are provided, including combinations of front-loaded, side-

entry, recessed, staggered and/or rear entry garages. Further, a maximum of three front loaded garage bays shall be provided on such lots unless all front loaded parking bays in excess of three are screened from the street. For lots that are less than 50-feet in width, no more than two front-facing garage bays on the same plane shall be permitted.

- (b) Multi-Family Residential: Large, blocky buildings with uniform facades shall be avoided. Façade articulation that incorporates elements such as balconies, bay or box windows, insets or other relief in the wall plane, porches, dormers, variations in materials or colors, and variations in roof forms shall be encouraged.

ix. River Center District (*applies only to River Center Village Subarea*):

(1) Site/Block Layout

- (a) Short blocks that provide frequent connections to create a vibrant, pedestrian-oriented, urban environment shall be provided, where practical.
- (b) Wider sidewalks, a minimum of 6-feet in width, shall be provided along all streets in the River Center District to encourage pedestrian activity. Along primary “main street” pedestrian areas, sidewalks a minimum of 8-feet in width shall be provided, along with additional streetscape enhancements such as seating areas, landscaped planters, street trees, and sidewalk displays.
- (c) Where practical, buildings shall be oriented so that a primary entrance faces the street. Where immediately adjacent to the river corridor, additional building entrances shall be provided to the river corridor. Alternatively, direct pedestrian connections between river walkways and primary building entrances shall be provided at least every 660-feet of river corridor frontage, where applicable.

(2) Outdoor Gathering Spaces

- (a) A centralized outdoor gathering space shall be provided within the River Center District, with direct pedestrian connectivity to the river corridor. The central gathering space shall be large enough to accommodate community activities such as festivals, entertainment and civic celebrations.

(3) Incorporation of Mixed Use

- (a) The incorporation of a vertical mix of uses is encouraged, particularly along major street frontages or heavily-used pedestrian corridors, whereby a building integrates two or more land use types within a single, multi-story building.
- (b) Horizontal mixed-use development is encouraged, where two or more uses in separate buildings are located in close proximity and share centrally-located parking facilities.

(4) Building Design and Character

- (a) A consistent architectural theme that integrates a variety of compatible materials, textures, forms and colors shall be maintained within the River Center District.

- (b) Detailing shall be provided at the street-level of primary pedestrian corridors, that may include elements such as storefront windows, transoms, recessed entryways, decorative molding, shade awnings, or other architectural elements that create a dynamic, pedestrian-oriented streetscape environment.

x. Commercial and Employment:

(1) Consistent Development Theme

- (a) The architectural design of buildings within a commercial or employment center, including freestanding pad buildings, shall have consistent architectural theming in terms of character, materials, textures, color, and scale.

(2) Scale and Massing

- (a) The perceived mass and scale of large commercial and employment buildings (exceeding 100,000 square feet) shall be reduced by incorporating design elements such as variations in roof form and parapet heights, pronounced recesses and projections, wall plane off-sets, distinct changes in texture and color of wall surfaces, ground level arcades and second floor galleries/balconies, protected and recessed entries, and vertical accents or focal points.

(3) Pedestrian Connectivity

- (a) Primary pedestrian circulation routes shall be provided from adjoining streets to the primary buildings within the site. Pedestrian connectivity shall be provided to surrounding properties where appropriate.

G. Definitions

The definitions set forth in the Town's adopted codes and regulations shall apply to the Specific Plan area, unless in conflict with the definitions below:

Active Recreation: Parks and other improved open space designed for recreational purposes, such as ball fields, playgrounds, sport courts, swimming pools, recreation centers, and other similar recreational amenities.

Agricultural Preserve: An area of open space designated for the protection and preservation of groupings of pecan groves. Agricultural harvesting, maintenance and other typical operational activities and maintenance shall be allowed in agricultural preserves.

Assisted Living Facility: A residential care institution intended for the occupancy by disabled persons of any age or persons of advanced age with full ability, and/or limited ability for self care, which may provide food, transportation, recreation or other services to the resident thereof, and which is licensed by the Arizona Department of Health Services to perform supervisory care, personal care, or custodial care services. The term shall include boarding houses, dormitories, apartments, and similar multiple residence living arrangements when operated as an assisted living facility as defined herein. Assisted living facilities shall not be considered a residential use for purposes of calculating residential units within the Specific Plan.

At-Grade Crossing: A junction at which two or more transportation corridors cross at the same level (or grade). With areas of high frequency or fast-moving speeds, an at-grade intersection normally requires a traffic control device such as a stop sign, traffic light or railway signal to manage conflicting traffic.

Average Lot Area: The net land area of all lots within a parcel divided by the total number of lots on that parcel.

Bufferyard: A landscaped strip of land on the periphery of a property or parcel created to separate one type of land use or zoning district from another. Bufferyards also include landscaped areas within or adjacent to street rights-of-way and easement areas that protect adjacent uses from road related nuisances or that screen undesirable uses.

Character Area: A designated land area that identifies the general character and typical land uses proposed within each Village Subarea. While not regulatory, a Character Area provides the framework for defining the general location and amount each Land Use Group is permitted throughout the project.

Common Area Open Space: Recreational Open Space required within an individual residential development project as defined within the regulatory development standards tables.

Community Garden: A parcel of land designated for the purpose of local gardening and/or growing of crops for non-commercial use. May be owned and maintained by a local HOA or community organization for the purpose of managing, selling, leasing, or assigning garden parcels to individuals or groups of users.

Community Village: A designated area within Sahuarita Farms with its own unique physical characteristics, planning boundaries, and overall design form and character. Each Community Village contains three to six Village Subareas, which are individual development parcels that define a more specific land use character.

Development Option: A term used within the development standards for the UR Land Use Group, whereby a developer can select from one of three specific residential project types for purposes of determining applicable development standards.

Development Project: An individual residential, non-residential, or mixed-use project submitted to the Town for permit approval through the site plan or subdivision review process.

Floor Area Ratio: The gross floor area of all primary structures on a lot or parcel divided by the gross area of the lot or parcel.

Grade-Separated Crossing: A physically separated crossing, such as a bridge or underpass, that provides continuity for vehicles, bicycles, and/or pedestrians over or under a physical barrier.

Gross Density: Gross density is determined by dividing the total gross land area of a development parcel or area by the total number of units proposed within the parcel or area. For mixed-use parcels, the total parcel area is used to calculate the maximum density, even if other non-residential land uses are proposed within that parcel. Land areas used exclusively for non-residential uses can be excluded from the gross area in determining gross density.

Gross Land Area: The area of a lot or parcel including all dedicated streets, alleys, private access ways, roadway and/or alley easements, and canal rights-of-way. Gross areas shall extend to the center of the existing abutting street or alley right-of-way.

Guiding Principles: A list of five core statements that define the overall planning philosophy of the project. They include a series of key plan objectives that are incorporated into various elements of the master plan to guide long-term implementation of the project.

Habitat Enhancement: The improvement, replacement and/or restoration of native vegetation and/or wildlife migration opportunities through the introduction of boxed, planted or seeded

native plant materials and/or comparable seed mix for the purpose of improving an open space area to a more natural condition.

Hardscape: Developed usable outdoor spaces that may include materials such as paving, decomposed granite, pavers, flatwork, pots, street furniture, play structures, shade structures, ramadas, trellises, pergolas, arbors, steps, railings, fences, walls, art, water features, lighting, sport courts, and other similar uses and materials. Hardscape may be counted toward meeting open space and/or landscape requirements.

Horizontally-Integrated Mixed-Use: A mixed-use development that includes the co-location of several types of uses or buildings as part of a cohesive development in proximity to each other, with each building maintaining its own separate use.

Interior Development Standard: A development standard that applies to an individual development project or lot, regardless of the adjacent Land Use Group designation.

Juan Bautista de Anza Trail (Anza Trail): A 1,210-mile National Park Service unit in the United States National Historic Trail and National Millennium Trail programs commemorating the route traveled in 1775 of Spanish commander Juan Bautista de Anza. The trail route extends from Nogales on the U.S.-Mexico border in Arizona, through the California desert and coastal areas in Southern California and the Central Coast region to San Francisco.

Land Use Group: A zoning designation that defines permitted uses and development standards for an individual development project.

Live-Work Unit: A mixed-use unit consisting of a commercial and residential function. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or service. The commercial or work function of the unit may be a retail storefront and allow for regular customers and employee traffic with the residential function behind, above or below the storefront square footage.

Lot Coverage: The total area of a lot covered by the footprint of the primary and/or accessory enclosed structure, not including open shade covers, open accessory structures, patio, porches, roof eaves, overhangs, etc, divided by the gross area of the lot.

Major Street: A primary roadway through the project intended to collect and move vehicles, bicycles and pedestrians through the property. Typical major streets include 4 to 6 vehicle lanes, designated bicycle lanes and sidewalks on both sides of the streets.

Master Developer: Entity for all or portions of the Sahuarita Farms property responsible for the ultimate development of the property in conformance with this Specific Plan. The Master Developer(s) responsibilities will include establishing individual land use parcel designations of use, density and the location of public facilities. The Master Developer(s) will be the party charged with periodically updating the Town regarding the status of development and implementation of the Specific Plan, and for providing the basic infrastructure including roads, sewer and water in a timely and efficient manner.

Multi-Family Residential Dwelling: Shall mean multiple (more than two) dwellings on one lot.

Open Space: Open space shall include all parks, trail corridors, floodplains, active and passive common areas and recreational areas/facilities, natural open space, agricultural preserves, drainage corridors, retention/detention basins, community gardens, landscaped entry features, public and private landscape areas (including bufferyard areas, school open space and ROW landscaping), plazas, and common hardscape areas.

Open Space, Passive: Improved and natural open space that is visually accessible throughout the community, is included in the overall open space calculations for the project, but does not fit into one of the other open space categories. This may include drainage tributaries, retention/detention basins not coupled as recreational amenities, agricultural preserves, nature preserves, landscaped areas, entry features, etc.

Open Space, Recreational: Public and private improved open space throughout the property intended for active or passive recreational purposes, including parks, trails, plazas, community gardens, picnic areas, ponds, seating areas, K-8 school fields, playgrounds and other recreational facilities so long as they are available to the public during non-school hours, and other usable open space.

Open Space, River Park Drainage: The Santa Cruz River corridor including the primary river channel and upper terrace/buffer areas as defined in the Parks, Open Space and Trails Plan exhibit. The primary river channel, once constructed, will generally be left in its natural state except for trail crossings and periodic maintenance as needed, while the terrace/buffer areas can be improved with landscaping, trails, passive and active recreational amenities, and may include benches and picnic areas, shade structures, par courses, athletic fields, disc golf, wetland areas, and various other improvements that will be directly accessible and usable to the public. This area includes both Active River Open Space and Passive River Open Space as defined in the River Master Plan.

Pathway: Paved facilities used by bicyclists, pedestrians, joggers, strollers, wheelchair users, in-line skaters and other non-motorized users, and anyone wanting a smooth and consistent surface. Pathways are signed for various users, are ADA accessible (when less than 5% grade), and may also be used by small maintenance vehicles and emergency response vehicles.

Perimeter Development Standard: A development standard that only applied to the perimeter of a designated Land Use Group, but does not apply to individual development parcels internal to a Land Use Group.

Public Facilities: To include libraries, schools, police stations, fire stations, town hall or other public and quasi-public facilities that are generally available or intended to serve the public.

Residential Attached: A residential building that shares an inside wall with another house or dwelling.

Residential Detached/Cluster: A project where detached housing is clustered together, and shared open space and other amenities are provided in common ownership.

Sahuarita Farms Land/River Master Plan: Synonymous with “Sahuarita Farms Specific Plan.”

Single Family Residential (Attached): A dwelling unit that shares a common wall with an adjacent units.

Single Family Residential (Detached): A free-standing residential building containing one dwelling unit on a lot occupied by one household.

Trail: Natural surfaces used by multiple user groups such as mountain bikers, recreational bicyclists, walkers, joggers, runners, hikers, equestrian users, and others who prefer a soft, natural surface rather than a hard paved surface.

Use Permitted with Conditions: A use that is permitted but subject to performance standards that are specifically defined within the Regulatory Development Standards section of this Specific Plan for the applicable Land Use Group.

Vertically-Integrated Mixed-Use: A mixed-use development whereby two or more land use types are integrated into a single, multi-story building. Development standards are regulated by the primary use at the ground level. In order to calculate the total land area for each applicable LUG within a Village Subarea (for purposes of determining maximum % of land area for each LUG), the overall percentage of gross building square footage associated with each LUG type is divided by the gross land area to determine applicable percentage. That percentage is multiplied by the total gross land area of the development site to obtain total land area for each LUG.

Village Great Street: Streets that provide direct connections to adjacent neighborhoods and may be anchored by community focal points such as civic buildings, schools, parks, monuments, public art or other community amenities; is a common, unifying and distinctive community element within a village; may have a high degree of design flexibility, with the intent of enhancing the walking experience, calming traffic movements, providing meaningful and distinctive open space and creating a sense of place within the community. Design elements may include one-way couplets, on-street parking, roundabouts or traffic circles, traffic calming mechanisms such as chokers, clearly marked and defined pedestrian crossing location, sidewalks, street furniture, appropriate lighting, alternative paving materials and special landscape standards.

Village Subarea: A distinct development area defined within the Land Use Character Area Map that has a single Land Use Character Area designation.

Village Subarea Refinement plan: A refined development plan for a Village Subarea that identifies the general location of individual Land Use Groups for the entire Village Subarea. The plan may also provide for the general location of major and collector streets, pedestrian and bicycle circulation, general locations for open spaces, parks and trails, a general drainage and storm water management strategy, a conceptual landscape/streetscape theme and general location of utilities and water and sewer infrastructure.

Section VII: Specific Plan Condition and Amendment Tracking

A. Purpose of the Specific Plan

The Sahuarita Farms Specific Plan includes conditions that have been incorporated into this final Specific Plan document, both throughout the body of the document where applicable, and also provided comprehensively within **Section B** below. Additionally, as future amendments to this Specific Plan are approved over time, this section of the Specific Plan will be amended to track and document all changes and any additional conditions that may be associated with each amendment. This will provide an on-going record of the overall Specific Plan, and all amendments and revisions associated with it throughout the life of the project in a single location.

B. Specific Plan Conditions

The Sahuarita Farms Specific Plan includes conditions that have been integrated into the body of the Specific Plan document; however, there are several conditions that are general in nature and do not fit into the specific text or graphic exhibits within the main body of the document. After each condition, a summary note referencing the Specific Plan Section in which the condition is provided. In order to ensure all conditions are documented appropriately, all conditions are provided below and shall be made a part of this Specific Plan.

1. GENERAL REQUIREMENTS

- 1.1 Within 60 days of adoption of this ordinance, the applicant shall incorporate all of the conditions of rezoning as approved by the Town Council into the specific plan document and provide 10 copies to the Town in addition to an electronic version in both pdf and Word.

Reference: Section VII.B.1 (by reference in this section only)

- 1.2 Prior to the preparation of the development-related covenants and any required dedication, a title report (current to within 60 days) evidencing satisfactory ownership of the property shall be submitted to the Town.

Reference: Section VII.B.1 (by reference in this section only)

- 1.3 There shall be no lot splitting for residential purposes without the written approval of the Town Council.

Reference: Section VII.B.1 (by reference in this section only)

- 1.4 This specific plan shall adhere to all applicable Town regulations that are not explicitly addressed within this specific plan. The specific plan's design standards shall be interpreted to implement the specific plan or relevant Town regulations.

Reference: Section I.B, Authority and Scope (page I-1)

- 1.5 Except for any uses associated with FICO's existing agricultural business, and unless otherwise allowed by the Town, a Master Block Plat shall be approved for the village subarea(s), or portion(s) thereof, prior to the issuance of any building permits. The Master Block Plat shall make all right-of-way/easement dedications for the major (i.e. arterial street-level) infrastructure within the village subarea, including the arterial roadways, potable water, reclaimed water and wastewater lines (providing service to Blocks), and the major storm water, drainage and flood control facilities within the subarea. Unless otherwise specified, the Master Subdivision Block Plat shall include a list of the public infrastructure to be constructed through implementation of the Block Plat, including a construction phasing plan.

Reference: Section V.B, Planning Process (page V-7)

- 1.6 No building permits shall be issued until all applicable specific plan requirements affecting the site are satisfied.

Reference: Section V.B, Planning Process (page V-7)

- 1.7 The Master Developer shall adhere to the specific plan document as approved by the Town.

Reference: Section I.B, Authority and Scope (page I-1)

- 1.8 The Master Developer shall develop an appropriate native plant palette, in compliance with the ADWR drought-tolerant plant list, for each of the village subareas. Pecan trees shall be included on all village subarea plant lists. In addition, turf shall be included on village subarea plant lists, but shall be restricted only to multi-use developments, active and passive recreation areas, and residential yards and around project monuments/signage. Landscaped areas shall incorporate water harvesting.

Reference: Section V.B, Planning Process (page V-4)

- 1.9 The Master Developer shall maximize water conservation throughout the specific plan area.

Reference: Section VI.F.6.g.v, Landscaping and Screening (page VI-30)

- 1.10 The Master Developer shall develop specific design standards for the River Center consistent with new urbanist principles for a walkable activity center concurrent with a Village Subarea Plan submittal.

Reference: Section VI.F.6.g.ix, River Center District design guidelines (page VI-33)

- 1.11 The Master Developer shall ensure pedestrian and bicycle connectivity between residential, commercial, employment and open space/recreation uses.

Reference: Section VI.F.6.g.iii.(2)(c), Circulation and Access (page VI-29)

- 1.12 The Master Developer shall encourage use of lower-impact building materials and energy saving components, subject to life span and maintenance cost analysis.

Reference: Section VI.F.6.g.ii(1)(d), Building Design and Character (page VI-28)

- 1.13 In coordination with the applicable school district, the owner/developer shall identify and reserve necessary school sites to serve this development with each Village Subarea Plan, and shall ensure that school sites are located so that students may safely walk or bike to school.

Reference: Section IV.D.2, Education and Schools (page IV-40)

- 1.14 The Master Developer shall ensure wildlife connectivity through the development to the Santa Cruz River and beyond the development toward the Santa Rita mountains.

Reference: Section IV-G.2, Conservation and Vegetation & Wildlife (page IV-65)

- 1.15 The Master Developer shall dedicate land for public facilities as provided by the Master Development Agreement.

Reference: Section VII.B.1 (by reference in this section only)

- 1.16 The lots contiguous to the western Village Subarea 13 boundary that is adjacent to the Valle Verde del Norte subdivision shall be limited to single story single family residential uses and a minimum lot size of 9,000 square feet in area. Further, all buildings on such lots shall be a minimum of 95 feet from the western Sahuarita Farms property boundary to account for drainage corridors W510D and W510E per the Sahuarita Farms Drainage Master Plan and an additional 20 foot setback.

Reference: Section VII.B.1 (by reference in this section only)

2. TRANSPORTATION REQUIREMENTS

- 2.1 The Master Developer shall dedicate to the Town rights-of-way in accordance with the Town of Sahuarita Major Streets and Routes Policy Manual. Where deviations are reflected in the Sahuarita Farms Specific Plan Streets Master Plan, the minimum overall width provided by right-of-way and public utility easements shall provide the overall width required by the Town of Sahuarita Major Streets and Routes Policy Manual, as may be amended from time to time.

Reference: Section IV.E.8, Additional Transportation Provisions and Conditions (page IV-50)

- 2.2 A Transportation impact study for the entire specific plan area has been reviewed and accepted by the Town and provides the basis of the Streets Master Plan in the Sahuarita Farms Specific Plan. At the outset of each phased Development Agreement, the transportation impact study shall be updated to identify the proportionate share of roadway improvements that are necessary to be constructed to accommodate the specific density within the phase, which may include roadway improvements within the boundaries of previous phases. The transportation impact study shall address phasing and funding of the required improvements.

Reference: Section IV.E.8, Additional Transportation Provisions and Conditions (page IV-50)

- 2.3 All arterial, collector and local streets within the Specific Plan area that are required for development of the Specific Plan shall be designed to provide sufficient capacity for the entire development of the specific plan site. All on-site transportation improvements required to accommodate the proportionate share of demand generated by development within the Specific Plan shall be provided by the developer.

Reference: Section IV.E.8, Additional Transportation Provisions and Conditions (page IV-50)

- 2.4 The Master Developer shall be responsible for its proportional share of off-site arterial/collector roadways that are required to accommodate the demands from the development constructed within the Specific Plan. The proportional share of the off-site arterial/collector roadway improvements shall be determined by phase through the transportation impact study prepared at the outset of each phase. Any off-site arterial/collector roadway improvements attributable to development within a phase shall be a stand-alone responsibility of development within that phase. The off-site roadway improvements may include, but are not limited to, portions of the following

roadways: Sahuarita Road, Nogales Highway, Old Nogales Highway, Santa Rita Road, La Villita Road, Campbell Avenue, Pima Mine Road, New Road A, New Road B, Quail Crossing Boulevard, Country Club Road and El Toro Road.

Reference: Section IV.E.8, Additional Transportation Provisions and Conditions (page IV-50)

- 2.5 Each block shall be designed to establish coordinated pedestrian, bicycle and transit connection within the specific plan and for future connections beyond the limits of the specific plan, as applicable.

Reference: Section IV.E.8, Additional Transportation Provisions and Conditions (page IV-51)

- 2.6 The Town and the Master Developer agree that the Town may require that certain utility lines or other facilities be oversized to serve property other than portions of the Property. In the event that such facilities are oversized, the Master Developer shall be entitled to reimbursement from any benefited third party property owners for the proportionate share of the costs of the oversizing.

Reference: Section IV.E.8, Additional Transportation Provisions and Conditions (page IV-51)

- 2.7 FICO shall be responsible for the Sahuarita Farms' proportional share of the I-19 traffic interchange improvements or capacity enhancements, within the current Town boundaries, at Duval Mine Road, El Toro Road, Sahuarita Road, and Pima Mine Road that are required to accommodate increased traffic from the Sahuarita Farms' project and are not funded by ADOT, RTA, Pima County, and the federal government. Such proportional share of the interchange improvements or capacity enhancements shall exclude any costs to accommodate non-project traffic or remediate interchange deficiencies that exist without the Sahuarita Farms' project. The Sahuarita Farms' proportionate share shall be established on a development phase basis as determined at the outset of each Phase through a transportation impact study, and shall be paid on a pro-rata basis with each building permit as more specifically prescribed in the Phase Development Agreement for such Phase. If the Parties agree in a Phase Development Agreement, any payments received by the Town in connection with Sahuarita Farms' proportionate share of the I-19 traffic interchange improvements which have not been spent on each tenth (10th) anniversary of the Effective Date to construct such interchange improvements or capacity enhancements may be redirected to the Sahuarita Farms' proportionate share of other public roadway facilities instead of being utilized for the interchange improvements or capacity enhancements described above or, alternatively, to fund "out-of-phase" improvements to such interchange improvements or capacity enhancements.

Reference: Section IV.E.8, Additional Transportation Provisions and Conditions (page IV-51)

3. FLOOD CONTROL REQUIREMENTS

- 3.1 The Master Developer shall record a covenant holding the Town of Sahuarita harmless in the event of flooding.

Reference: Section IV.F.5.a Additional Flood Control Conditions (page IV-59)

- 3.2 All tributary watercourses shall be designed for drainage conveyance per Appendix D, Drainage Master Plan. Terraces similar to that proposed for the Santa Cruz River should

be used, if feasible. Separate parcels or private maintenance easements shall be created that establish and disclose the purpose and maintenance responsibility of these areas.

Reference: Section IV.F.5.a Additional Flood Control Conditions (page IV-59)

- 3.3 The Master Developer will be responsible to construct and maintain all river improvements and obtain all necessary Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) approvals and permits to remove the Specific Plan area from the regulatory floodplain limits. The owner/developer's responsibilities may be satisfied through partnerships, arrangements and agreements with other entities, such as the Pima County Regional Flood Control District, US Army Corps of Engineers and US Bureau of Reclamation.

Reference: Section IV.F.5.a Additional Flood Control Conditions (page IV-59)

- 3.4 CLOMRs shall be received and reviewed by the Town to assure a project meets or is designed to meet all of the community floodplain management requirements, and shall be submitted to FEMA prior to approval of a Master Block Plat or improvements within Special Flood Hazard Areas. LOMRs are required prior to Release of Assurances for subdivisions or Certificate of Occupancy for Development Plans. This condition shall apply to new development contemplated by the Specific Plan and not to FICO's existing agricultural business enterprise/operation.

Reference: Section IV.F.5.a Additional Flood Control Conditions (page IV-59)

- 3.5 When modifying a FEMA-designated floodway, approval of the LOMR by FEMA is required prior to the issuance of any building permits.

Reference: Section IV.F.5.a Additional Flood Control Conditions (page IV-59)

- 3.6 Existing agricultural berms shall not be relied upon to contain flows or to provide erosion mitigation.

Reference: Section IV.F.5.a Additional Flood Control Conditions (page IV-59)

- 3.7 The construction of bank protection is required prior the issuance of any building permits within the designated erosion hazard setback.

Reference: Section IV.F.5.a Additional Flood Control Conditions (page IV-59)

- 3.8 Any off-site improvements associated with the Santa Cruz River, if determined to be required, shall be constructed no later than concurrent with development of the affected Blocks.

Reference: Section IV.F.5.a Additional Flood Control Conditions (page IV-59)

4. WATER RESOURCES

- 4.1 All reclaimed water resulting from the treatment of waste generated within the Town's designated management area on the Property shall remain the sole property of the Town.

Reference: Section IV.F.2.a, Additional Water Resource Conditions (page IV-54)

- 4.2 The Master Developer shall design, construct, and install, or cause to be designed, constructed, and installed, its pro rata share of public reclaimed water distribution

facilities in a Reclaimed Water Distribution Master Plan if adopted by the Town Council for delivery of reclaimed water that serves the project, in accordance with applicable regulatory requirements.

Reference: Section IV.F.2.a, Additional Water Resource Conditions (page IV-54)

- 4.3 The Master Developer shall enroll all properties in the Central Arizona Groundwater Replenishment District (CAGR), subject to a Certificate of Assured Water Supply.

Reference: Section IV.F.2.a, Additional Water Resource Conditions (page IV-54)

- 4.4 In its July 30, 2007 letter to Farmers Investment Co. (FICO), the Arizona Department of Water Resources (ADWR) determined that up to 14,438.46 acre feet per year of groundwater would be physically and continuously available for the development. The Specific Plan anticipates 10,322 acre feet of water will be used by the development, which includes 9,696 acre feet within Sahuarita Farms and 627 acre feet within Continental Farms.

Reference: Section IV.F.2.a, Additional Water Resource Conditions (page IV-54)

- 4.4.1 ADWR stipulated that the term of the Analysis of Assured Water Supply is ten years from the date of the letter, which may be renewed upon request, subject to approval by ADWR. The owner/developer shall obtain and maintain a current Analysis of Assured Water Supply with ADWR.

Reference: Section IV.F.2.a, Additional Water Resource Conditions (page IV-55)

- 4.4.2 The Analysis of Assured Water Supply indicates that the proposed Specific Plan area will enroll the lands of the entire development, including the parks, schools, commercial and other non-residential areas, in the Central Arizona Groundwater Replenishment District (CAGR) to meet this requirement. The membership documents must be executed and recorded before a Certificate of Assured Water Supply will be issued by ADWR. The owner/developer shall enroll each development parcel as member lands and will obtain a Certificate of Assured Water Supply at the time of Plat submittal.

Reference: Section IV.F.2.a, Additional Water Resource Conditions (page IV-55)

5. WASTEWATER RECLAMATION

- 5.1 The Master Developer shall not construe any action or approval by the Town as a commitment to provide sewer service to any new development within the portion of the specific plan area within the Town's Designated Management Area (DMA) on the PAG Section 208 Wastewater Plan until the Town executes an agreement with the owner/developer to that effect. By accepting this rezoning, the Master Developer acknowledges that treatment and conveyance capacity in the downstream sewerage system may not be available when new development within the Specific Plan area is to occur.

Reference: Section IV.F.3.a, Additional Wastewater Reclamation Conditions (page IV-56)

- 5.2 No more than 90 days before submitting for review any tentative plat, development plan, sewer improvement plan or request for building permit for development within the Town's DMA, the Master Developer shall obtain written documentation that sanitary sewerage treatment and conveyance capacity for the proposed development will be

available when needed to serve the development. Nothing in these conditions shall be construed as a promise of capacity or a promise to serve by the Town.

Reference: Section IV.F.3.a, Additional Wastewater Reclamation Conditions (page IV-56)

- 5.3 The Master Developer shall time all new development within the specific plan area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system, or shall provide the necessary treatment and conveyance capacity in the downstream public sewerage system via a mutually acceptable mechanism, or shall obtain authorization from the Town or other applicable regulatory agency to utilize on-site sewage disposal facilities to develop the property.

Reference: Section IV.F.3.a, Additional Wastewater Reclamation Conditions (page IV-56)

- 5.4 The Master Developer shall perform a detailed analysis of the sewer collection system within the portion of the Specific Plan area that is within the Town's DMA utilizing a Town-approved mathematical model that is capable of simulating the operating characteristics of the system and prepare a written project detail of the Specific Plan area and appropriate off-site areas (with all off-site area information provided by the Town), for the purposes of determining the routing and sizing of the major public sewers within the project that are necessary to provide both capacity and treatment service to the Specific Plan area. The Master Developer shall provide the working model to the Town for its use, without limitation, and the Town shall hold the Master Developer harmless for any use or results of the model after it has been provided to the Town.

Reference: Section IV.F.3.a, Additional Wastewater Reclamation Conditions (page IV-56)

- 5.5 Upon approval of the written project details, the Master Developer shall enter into a master sewer service agreement with the Town for the areas of the project within the Town's DMA that specifies the improvements to be made to the Town's public sewerage system and the relevant timing.

Reference: Section IV.F.3.a, Additional Wastewater Reclamation Conditions (page IV-56)

- 5.6 The written project details must be approved by the Town before the Master Developer submits for review any tentative plat, development plan, sewer construction plan, or request for building permit showing a connection to the Town's public sewer system.

Reference: Section IV.F.3.a, Additional Wastewater Reclamation Conditions (page IV-56)

- 5.7 Any property served by a wastewater reclamation facility operated by Pima County shall obtain all approvals requested or required by Pima County.

Reference: Section IV.F.3.a, Additional Wastewater Reclamation Conditions (page IV-56)

- 5.8 The Master Developer shall fund, design and construct its proportionate share of off-site (if any) and on-site sewers necessary to serve the portion of the specific plan area within the Town's DMA, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.

Reference: Section IV.F.3.a, Additional Wastewater Reclamation Conditions (page IV-56)

- 5.9 The Master Developer shall enter into a written agreement with the Town that addresses the funding, design and construction of any sewers that are oversized and/or installed by

the developer to accommodate flow-through from any properties within the Town's DMA that are adjacent and up-gradient to the Specific Plan area that do not have adequate access to the Town's public sewer system, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.

Reference: Section IV.F.3.a, Additional Wastewater Reclamation Conditions (page IV-56)

- 5.10 The Master Developer shall fund its pro rata share of the design and construction of public wastewater treatment facilities in accordance with applicable regulatory requirements, which may include payment of sewer connection fees. Said facilities may be phased upon approval by the Town.

Reference: Section IV.F.3.a, Additional Wastewater Reclamation Conditions (page IV-57)

6. NATURAL RESOURCES, PARKS AND OPEN SPACE

- 6.1 Concurrent with the completion of the river master plan improvements, a non-motorized recreational trail easement (pursuant to A.R.S 33-1551(C)(5) for the Juan Bautista de Anza National Historic Trail shall be dedicated to the public if located within the Specific Plan boundary as determined in the Master Plan for the Anza National Historic Trail.

Reference: Section IV-C.3.a (page IV-32)

- 6.2 Post-Development development, improved drainage ways and floodplains associated with the Santa Cruz River and tributaries shall be designated as permanent open space.

Reference: Section IV-C.2 (page IV-30)

- 6.3 Local area trails and neighborhood pathways shall be maintained by the owner/developer or its assignee, which may include a homeowners association.

Reference: Section IV-C.3.a (page IV-33)

- 6.4 Neighborhood pathways are not sidewalks and shall not be attached to the curb on local streets. Standard width sidewalks that are customarily required along streets shall not be counted towards parks or recreation open space requirements.

Reference: Section IV-C.3.a (page IV-34)

- 6.5 Pocket parks shall be constructed and maintained by the Master Developer or its assignee, which may include a homeowners association. Pocket parks shall be in compliance with Town Requirements for amenities for parks less than one acre to be counted as Recreational Open Space pursuant to the Park and Recreation Area Design Standards Manual adopted by the Town Council.

Reference: Section IV-C.3.b (page IV-35)

- 6.6 Residential recreation area requirements, land, amenities, and in-lieu fee payment options shall be based on the applicable provisions in the Park and Recreation Area Design Standards Manual, adopted by the Town Council and as may be amended from time to time.

Reference: Section IV-C.3 (page IV-31)

- 6.7 The Master Developer shall provide 14 public athletic fields or as defined by the Master Development Agreement. Athletic fields shall include backstops, fencing and goal posts, as appropriate for the type of field constructed. Adequate asphalt parking facilities, including parking lot lighting, constructed to Town standards, shall be provided for the athletic fields. A restroom facility shall be constructed and opened to the public concurrent with each athletic field in each phase. If more than one field is constructed at the same location, then the Parties shall agree to the number of restroom facilities to be constructed. An irrigation system shall be installed to irrigate the athletic fields. Irrigation water may be ground water, CAP water, reclaimed water or water from another source. Vehicular access, from an existing asphalt street to each park, shall be constructed as part of each park. The vehicular access shall include any necessary turn lane and intersection improvements, and shall be constructed of asphalt and built to Town standards. Any additional improvements or facilities that are desired by the Town, such as bleachers, field lighting, scoreboards, signage, etc. shall be the financial responsibility of and constructed and installed by the Town.

Reference: Section IV-C.1 (page IV-29)

C. Record of Amendments

(Placeholder for future amendments)