

Town of Sahuarita
General Plan Amendment

Project Narrative

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GENERAL PLAN AMENDMENT QUAIL CREEK SPECIFIC PLAN

SITE A DESCRIPTION

Site A corresponds to Section 32 and is approximately 615 acres in size located directly adjacent to and north of the community of Quail Creek (See Exhibit 1, 2035 General Plan Land Use - Site Context). It is adjacent to the Santa Rita Experimental Range and Wildlife Refuge to the east. East Corto Road defines the property's northern boundary. Site A is within the Town of Sahuarita and designated as Medium Density Residential in Aspire 2035 Sahuarita's General Plan, adopted June 22, 2015, amended December 9, 2019 (See Exhibit 2 –2035 General Plan Land Use). The Medium Density Residential Land Use Designation is defined as:

“Medium Density Residential

“Medium Density Residential is characterized by single-family suburban residential development with a range of subdivided lot sizes. Clustering of uses is permitted to enhance an interconnected open space system or to maximize preservation of existing vegetation and other natural features of the site. Recommended zoning categories include: R-2 Single Residence Zone, R-3 Single Residence Zone, R-4 Mixed Dwelling Type Zone and MH-1 Manufactured and Mobile Home-1 Zone. Density range is 3.1–6 residences per acre.”¹

SITE B DESCRIPTION

Site B is approximately 290 acres in size and located west of South Old Nogales Highway (Continental Road), south of the Pima County Treatment Plant and bounded on the south by a portion of the nearby Green Valley Pecan Company groves. The Santa Cruz River runs through this property in a north-south alignment approximately 1,000 feet from, and roughly parallel to, its western edge. Site B is west of the existing community of Quail Creek (See Exhibit 1, 2035 General Plan Land Use - Site Context). Site B is within the Town of Sahuarita (excepting an approximately parcel 10 ac along the western edge of Site B which is currently under Pima County jurisdiction-Parcel #304150010) and designated as Open Space and Commercial in Aspire 2035 Sahuarita's General Plan, adopted June 22, 2015, amended December 9, 2019 (See Exhibit 2 –2035 General Plan Land Use). The Land Use Designations for Site B are defined as:

“Commercial

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

¹ Aspire 2035 Town of Sahuarita General Plan, Land Use Category Definitions Page 10

² Aspire 2035 Town of Sahuarita General Plan, Land Use Category Definitions Page 11

“Resource Conservation/Open Space

“Resource Conservation/Open Space includes - parks and open space to serve the needs of the Town. Existing parks and open space are identified on the General Plan Land Use map. Policies for future parks are addressed in the recreation and open space element. Parks and open spaces are allowed in all zoning categories.”³

QUAIL CREEK SPECIFIC PLAN

The purpose of this amendment is to change the designation of both Site A and Site B from the existing Town of Sahuarita’s General Plan Land Uses, as outlined above, to the General Plan designation of Specific Plan. (See Exhibit 3 –Proposed Land Use – Site Context and Exhibit 4 – Proposed Land Use).

The Town of Sahuarita’s General Plan permits the use of “Specific Plans” in the Land Use Element section, Special Land Use Categories:

“Adopted Specific Plans

“The purpose of the Specific Plan is to allow flexibility in site planning and design, while assuring the General Plan goals and objectives are implemented. Existing specific plans in Sahuarita are characterized by a variety of intensities and uses, including low to high density residential, differing scales of commercial development, industrial and employment related uses, and significant open space and natural areas.”⁴

Concurrent with this General Plan Amendment request will be the creation of a ‘sister’ Specific Plan to the existing Quail Creek Specific Plan (QCSP), which will remain, in order to include Site A and Site B within the expanded community of Quail Creek.

The current Quail Creek Specific Plan includes a residential acreage total of 1,136 acres⁵ with approval for 5,000 residences⁶ resulting in an average density of up to 4.4 residences per acre in the existing plan. This is within the Medium Density Residential range of 3.1–6 residences per acre. The expansion of the Quail Creek community into the 615 acres within Site A would be developed within this Medium Density range of 3.1-6 residences per acre, which is consistent with the intent of the Town’s General Plan. Site B would be developed respecting the regional significance of the Santa Cruz River and include uses appropriate to the area.

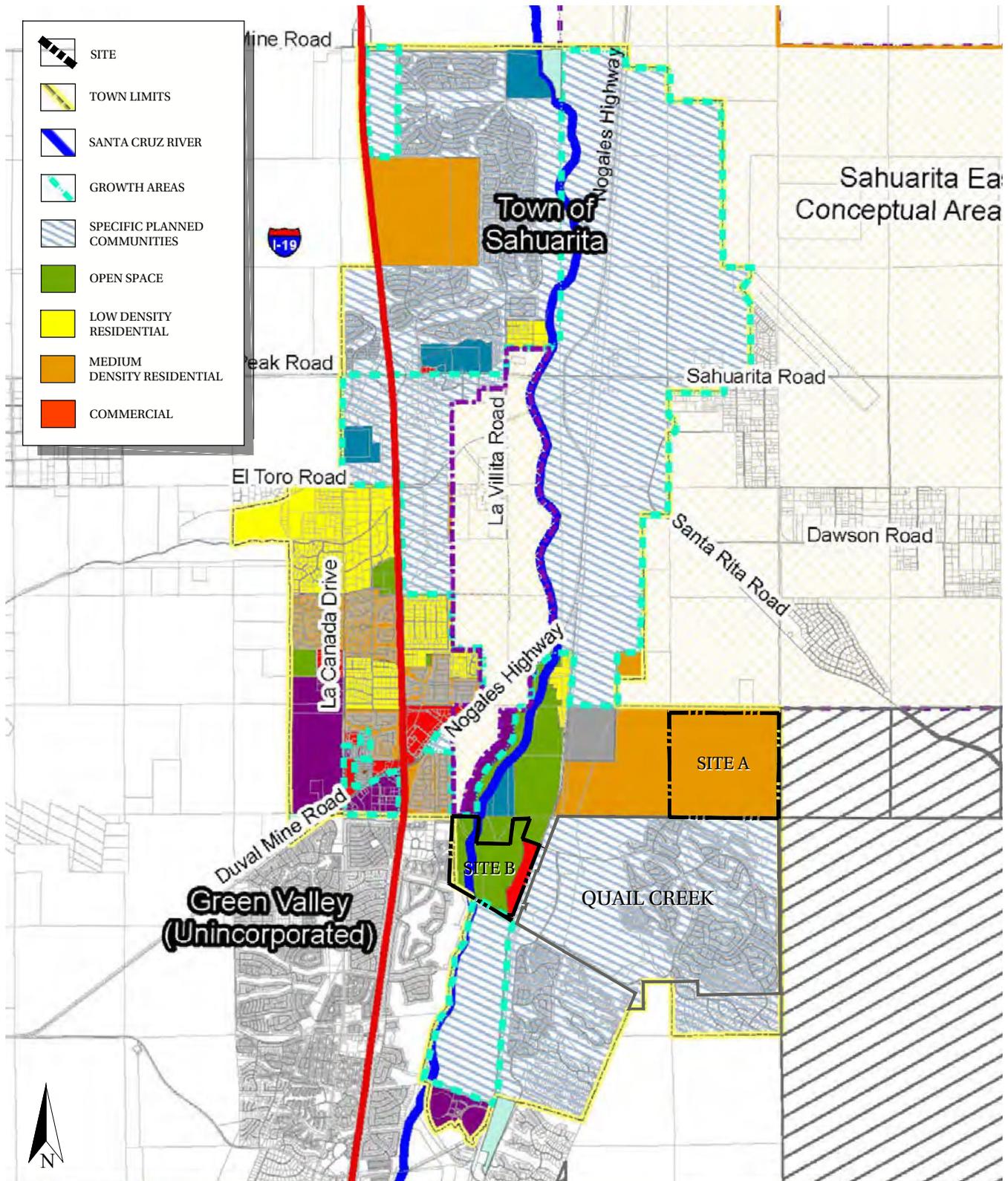
³ Aspire 2035 Town of Sahuarita General Plan, Land Use Category Definitions Page 12

⁴ Aspire 2035 Town of Sahuarita General Plan, Special Land Use Categories, Adopted Specific Plans Page 12

⁵ Quail Creek Specific Plan Update, April 2016, page 18

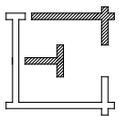
⁶ Quail Creek Specific Plan Update, April 2016, page 23

Exhibit 1
2035 General Plan Land Use – Site Context



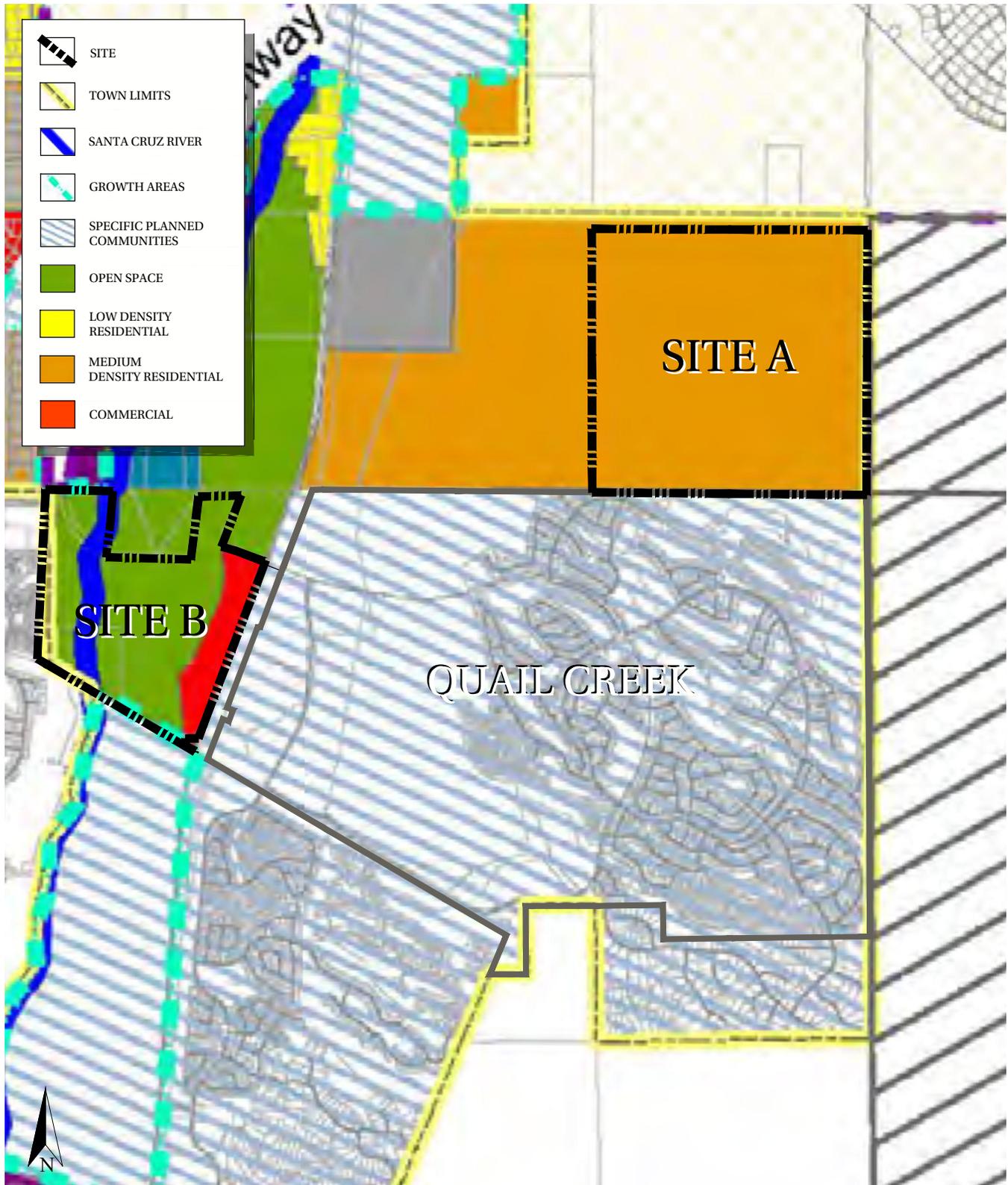
2035 GENERAL PLAN LAND USE - SITE CONTEXT

April 10, 2020



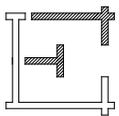
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Exhibit 2
2035 General Plan Land Use



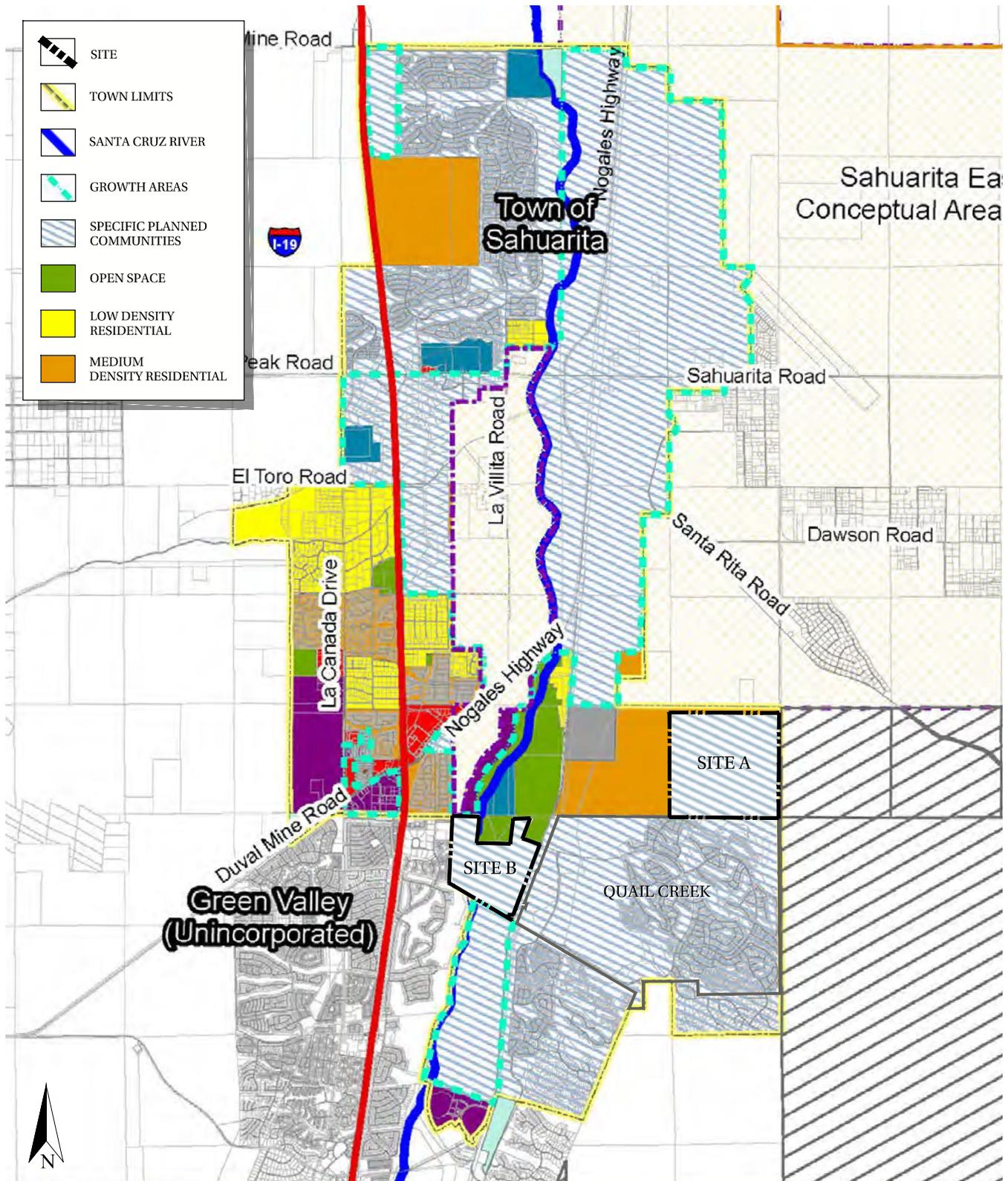
2035 GENERAL PLAN LAND USE

April 10, 2020



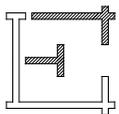
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Exhibit 3
Proposed Land Use – Site Context



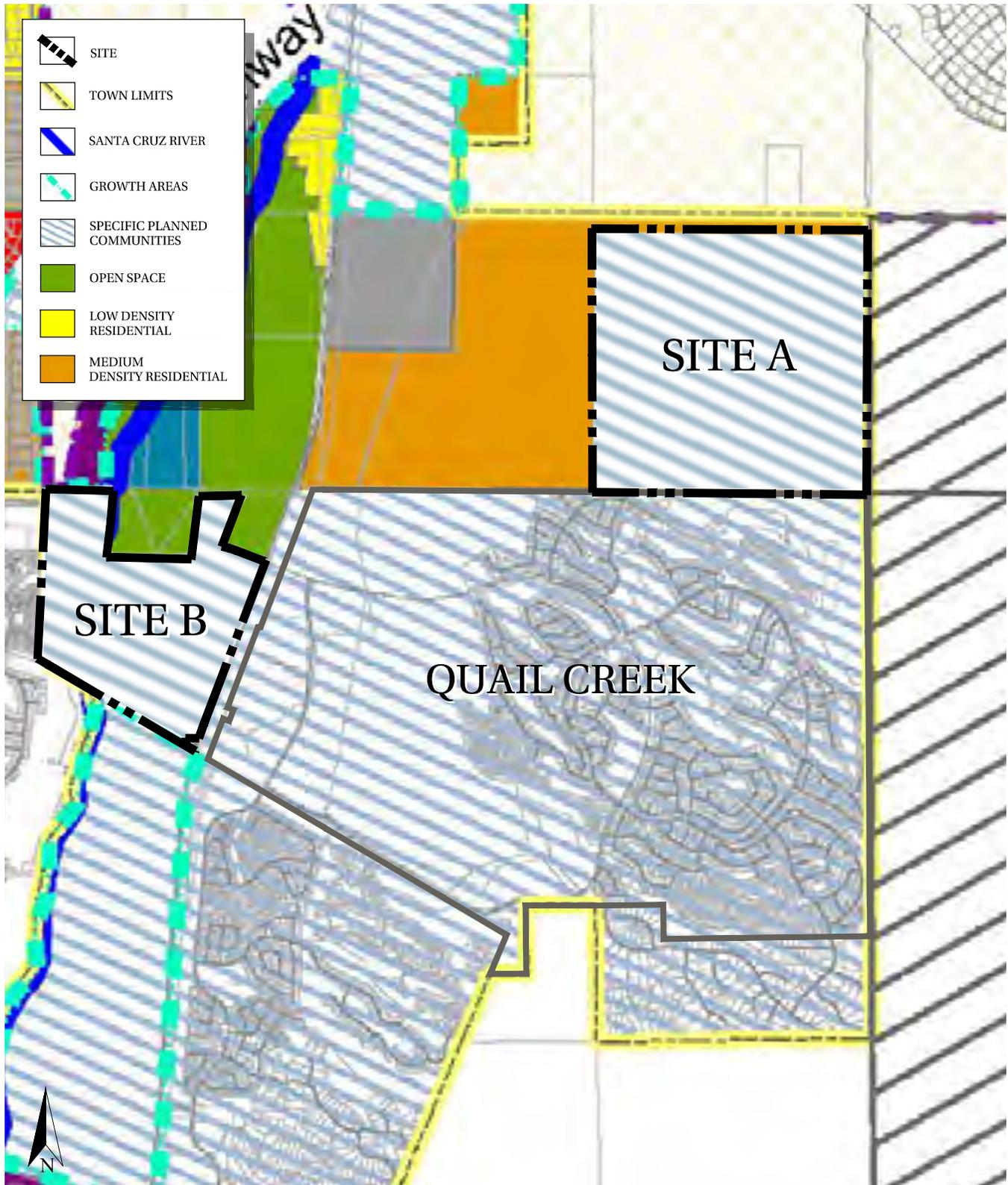
PROPOSED LAND USE - SITE CONTEXT

April 29, 2020



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Exhibit 4
Proposed Land Use



-  SITE
-  TOWN LIMITS
-  SANTA CRUZ RIVER
-  GROWTH AREAS
-  SPECIFIC PLANNED COMMUNITIES
-  OPEN SPACE
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL

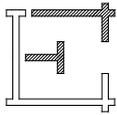
SITE A

SITE B

QUAIL CREEK

PROPOSED LAND USE

April 29, 2020



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