

## SUBAREA FIVE

Profile:

This subarea includes vacant land along the south side of Golf Links Road between the Pantano Wash on the west and 600 feet west of Houghton Road on the east. However, consideration is also given to land uses and zoning of parcels along the north side of Golf Links within the *Pantano East Area Plan* (see Subarea Five Map).

Large parcels of vacant land front on Golf Links Road. Except for commercial development at the northwest and southeast corner of Golf Links and Harrison Road and at the northeast corner of Golf Links and Pantano Parkway, rural and suburban density residential developments are established along the Golf Links frontage.

There is a major concern that future requests to rezone land for commercial use in this subarea may create an excess of commercially zoned property similar to conditions in Subarea Three. In addition to the commercial concern in this area are the possible locations of non-compatible urban density development along Golf Links.

Proposed Use:

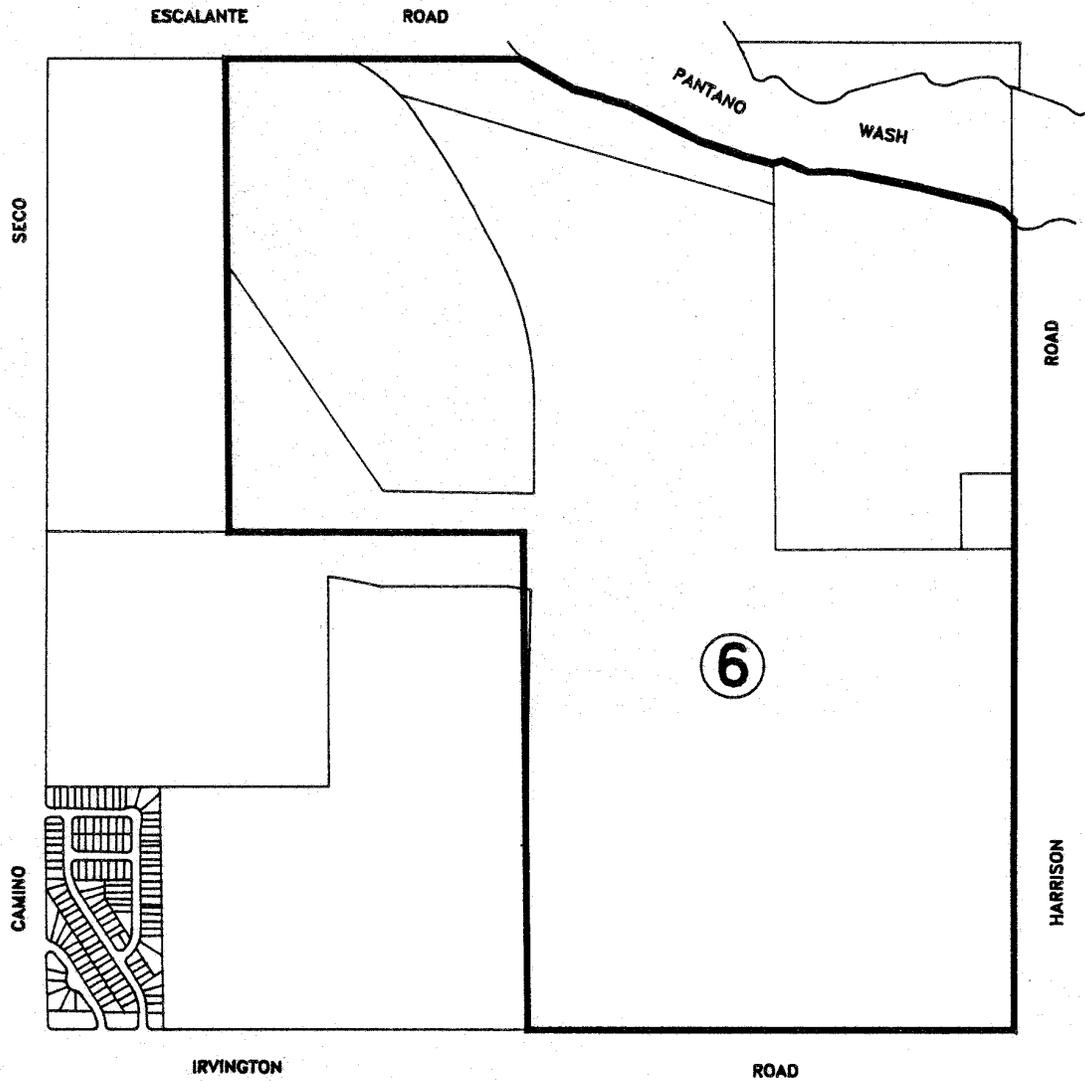
While general policies in this *Plan* recommend proposed commercial and urban density residential be located along major streets or at the intersection of major streets, requests for these types of development in Subarea Five should be reviewed on a case-by-case basis. If these parcels are developed for commercial or high-density residential uses, then special consideration should be given not only to buffering and setbacks but also to transitioning the proposed development to densities equivalent to or compatible to contiguous development. In all cases, development should be transitioned to or integrated with suburban development.

## SUBAREA SIX

Profile:

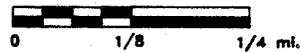
This irregularly shaped 300-plus acre area is mostly State Trust land and is used for sand and gravel extraction and processing activities and landfill operations (see Subarea Six Map). Soils have been substantially disturbed by extraction operations creating pits and low areas which often adversely affect flood prone areas. Problems occur developing on these inactive sites because the pits and low areas require substantial amounts of soil replacement and engineered stabilization to support future development.

# SOUTH PANTANO AREA PLAN



## SUBAREA 6

———— Subarea Boundary



7-87

Proposed Use:

Park Industrial use integrated with residential, commercial and recreational development is suitable for areas where it is feasible to rebuild the soil to stable conditions. Development should be designed to provide active recreational facilities and open spaces along the Pantano Wash and in areas not planned for improvement. When all or part of the State Trust land is sold or leased, proposed development should be in compliance with *South Pantano Area Plan* policies.

SUBAREA SEVEN

Profile:

This area is a little over two square miles in size and includes the land east and west of Houghton Road between Golf Links Road/Old Spanish Trail on the north and the Pantano Wash on the south (see Subarea Seven Map).

Houghton Road is the main arterial through this subarea furnishing direct access to Interstate 10 to the south and the total metropolitan area to the north. Old Spanish Trail borders at the northeast corner of this area and is designated as a Scenic Route by Pima County. Refer to Transportation, Section 3.C for development criteria adjacent to this scenic route.

Escalante Road east of Houghton is a major street in the adopted Pima County *Major Streets and Routes Plan*.

The land outlined on this subarea map west of Houghton is vacant while the land to the east is partially developed on four plus acre lots. Larger undeveloped parcels are located near the Pantano Wash and adjacent to Houghton Road.

Proposed Use:

Commercial node development is appropriate at major Houghton Road intersections. Suburban to midurban densities are appropriate along the frontage of Houghton provided the final design of proposed development is sensitive to natural topography. Cut and fill and grading for any proposed development should be kept to a minimum. Development may extend east into this subarea from Houghton Road provided it is designed to transition compatibly to and consistent with the existing natural and rural character of adjacent properties east of Houghton. Higher density developments may be appropriate in conjunction with commercial nodes and must have direct access to Houghton Road. The vacant land west of Houghton should be developed to be compatible with adjacent suburban densities.