

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.

Exception: Parcels 136-30-0020 & 136-30-0030. In order to support future development of these Parcels with Park Industrial uses per Plan policy guidance, substantial amounts of soil replacement and engineered stabilization must take place. To accomplish the goal of soil stabilization, the SPAP, Subarea 6, will allow an interim Industrial use(s). While heavy Industrial uses (I-2) are not appropriate for future end uses or zoning, a flexible zoning tool, such as a Planned Area Development (PAD), should be pursued to accommodate a phased approach to interim Industrial use and future Park Industrial use on the amendment site.²

SUBAREA SEVEN¹

Profile:

This area includes the land east and west of Houghton Road between Golf Links Road/Old Spanish Trail on the north and the extension of Irvington Road 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.

¹ Subarea 7 revised on June 7, 2005, as a result of the adoption of the *Houghton Area Master Plan*, Resolution #20101.

² Amended on _____ by Resolution no. _____.