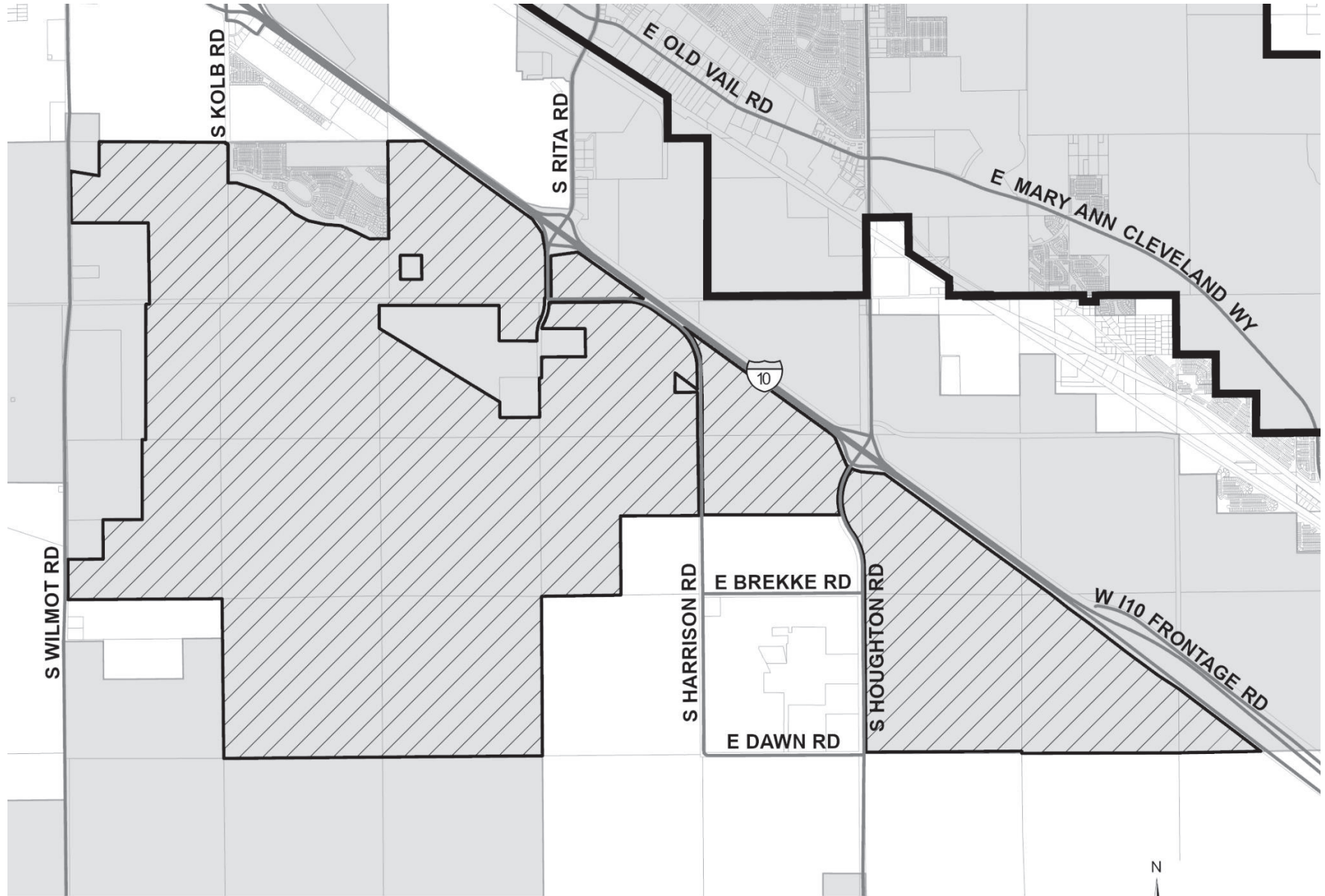


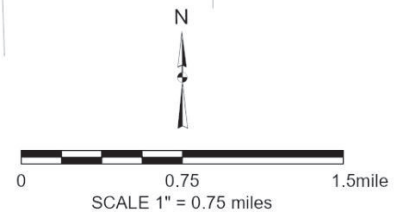
Attachment E

SPECIAL POLICY AREA 1-05 RITA 10 – STATE TRUST LAND



Legend

- Rincon/Southeast Subregional Plan
- Special Area (1-05)
- Tucson City Limits
- Parcels
- Major Street



1-05 RITA 10 – State Trust Land

Location & Description: approximately 8,300 acres of Arizona State Trust Land (STL), generally located in the western portion of the subregion between Interstate 10 and Wilmot Road and north of the Dawn Road alignment. (See Map detail # 4 and # 8)

Purpose: The purpose of the RITA 10 – State Trust Land Special Area is to provide special policies and conditions of approval that guide future development of the Arizona State Land Department (ASLD) holdings, promote orderly phased development within the Southlands, and attract major industry and employment generators to the region.

The following policies apply to any land owned by the ASLD within the Special Area and supersede all policies listed within *Part I. Subregional Policies*. These policies were crafted to provide additional uses for State Trust Land. They provide the flexibility necessary to attract major industry along with commercial and housing opportunities in a manner sensitive to the characteristics of the area.

POLICIES

- A. Development of land uses within this Special Area shall be in accordance with the provisions of Section 3.5 – Rezoning (Change of Zoning) of the City of Tucson Unified Development Code. Development of land within this area is encouraged to use a Planned Community Development (PCD) Zone which provides the greatest benefit to accommodate large-scale, unified master planned development. In addition to conforming with all guidelines and requirements of the Special Area, all rezonings shall provide information on land use, open space, transportation, and other issues. Preliminary analysis of hydrology, hydraulics, transportation, water, wastewater, and vegetation shall be included in all rezoning applications. This process acknowledges that additional requirements of secondary planning efforts may be provided within any rezoning. The PAD/PCD will include a detailed Administrative Section outlining the processes and requirements for any future modifications to the rezoning or other City codes as permitted within the UDC and other City codes.
- B. Project Phasing: Project phasing shall be considered at the rezoning, planned area development, or planned community development levels or at the time of secondary planning, and then again at the time of development review. The secondary planning process is described below in Policy E. Administration.
- C. Performance Criteria: Performance criteria, appropriate to the stage of entitlements, shall be addressed at the rezoning, , and, if applicable secondary planning level. Specific consideration should be given to the following:
 1. Provisions for transitions and buffering when more intensive uses are proposed adjacent to existing less intensive uses.
 2. Provisions to reevaluate wash corridors for potential channelization, including possible excavation to improve drainage conditions and vegetation quality and enhance wildlife habitat within the Southlands.
 3. Provisions to encourage the use of low-impact development strategies and best practices.

D. Land Use:

State Trust Land within RITA 10 is designated:

1. Medium/High Intensity Urban (E)
 - a. As listed in *A.6: Medium/High Intensity Urban* of the *Land Use Intensity Legend*.
 - b. Additional zoning districts that may be applied under this intensity category include O-3 Office, P Parking, C-1, C-2, and C-3 Commercial, I-1 Light Industrial, and I-2 Heavy Industrial.
2. Urban Industrial (I)
 - a. As listed in *C.1: Urban Industrial* of the *Land Use Intensity Legend*.
 - b. Additional zoning districts that may be applied under this intensity include those zoning districts allowed in the Medium/High Intensity Urban category listed above.
3. Resource Conservation (RC)
 - a. As listed in *C.3: Resource Conservation* of the *Land Use Intensity Legend* unless reevaluated for modification during the rezoning and, if applicable, secondary planning process in accordance with this Special Area.
 - b. Additional zoning districts that may be applied under this intensity category include Planned Area Development (PAD) and Planned Community Development (PCD).

E. Administration

1. The following policies are not ordinance standards or regulations but may be considered as conditions of approval for rezonings and planned area developments/planned community developments. These conditions may be required in order to achieve the objectives for this Special Area or to mitigate impacts between land uses. The application of policies, or the intent of such policies, as conditions for rezoning approval will depend on the nature of the rezoning proposal, including its intensity, site design, and impacts on existing natural and cultural resources.
2. ASLD, and in some cases prospective buyers, follow a two-step planning process to entitle larger tracts of State Trust Land for auction and development:

Step 1 – Initial Entitlement

- Initial land use entitlements are secured through the rezoning, Planned Area Development (PAD), or Planned Community Development (PCD) process. This establishes the regulatory framework for future development of the property(ies), including zoning, land use regulations, and development standards. Because ASLD does not know who the ultimate end user will be, ASLD typically seeks flexible zoning known as a “Zoning Bank,” such as that achieved within the *Atterbury Trails PCD*, to ensure that the Trust and the City of Tucson are well-situated to take advantage of changing economic

and market conditions. For larger PADs or PCDs, the land typically is broken down into “Development Units,” where each Development Unit may contain a distinct mix of zoning based on location and environmental constraints. Based on market conditions and surrounding growth, ASLD may limit allowable uses within the Zoning Bank with each parcel disposition.

Step 2 – Secondary Planning

- The purchaser undertakes secondary planning efforts upon the sale of the property. This secondary planning focuses on details relating to drainage, circulation, and utility infrastructure master planning within the Development Unit and completes the jurisdictional review and permitting process for the specific use. In tandem with the City of Tucson’s jurisdictional review, ASLD acts in a supervisory role to ensure that the development complies with the initial entitlements’ vision and is consistent with the future development of adjacent State Trust Land. Any proposed amendments to the RITA 10 Special Area Policies and land uses must be agreed upon by ASLD until all State Trust Land has been sold from within the planning area.
3. Upon completion of development, the newly improved floodplain and riparian habitat areas will become subject to the policies and regulations in this Special Area and future rezonings. These policies will help guide future monitoring of the development.
 4. On occasion, ASLD may sell a single parcel of unzoned land, leaving the entitlement process up to the buyer. In these circumstances, the RITA 10 – State Trust Land Special Area Policy and the City of Tucson’s standard policies and processes shall apply.
- F. Natural and Cultural Resources:
1. Open Space
 - a. Promote an integrated regional open space system by creating defined natural and enhanced open space corridors and wash corridors.
 - b. Wash corridors may serve as natural or functional open space.
 - c. Wash corridors may be reevaluated for potential channelization during the rezoning and, if applicable secondary planning process in accordance with this Special Area.
 - d. The City of Tucson participates in the Community Rating System (CRS) of the National Flood Insurance Program (NFIP) as administered by the Federal Emergency Management Administration. Currently, under this program the City of Tucson is a Class 6, which provides a 20% discount to flood insurance policy holders, and it is the City's goal to improve on the Class rating to further reduce insurance premiums. Points for the CRS system are awarded based on a variety of City -wide floodplain management activities including points given for areas in a regulated floodplain that are permanently preserved as open space. The NFIP CRS will be a consideration during review of any rezoning request(s).

- e. Utilities are permitted within natural areas, provided no viable and economically feasible alternative is available.

2. Wildlife Habitat and Corridors

Intent: Although the RSSP focuses on establishing appropriate and compatible land use patterns and activities next to public reserves, it also recognizes the value of corridors and associated vegetation that allows for wildlife movement. Given the nature of low-volume sheet flow and past flood control measures, the vegetation throughout much of the Southlands is stressed, which diminishes the value for wildlife. The following policies aim to maintain protection for native and riparian vegetation while creating a mechanism to enhance the wash corridors through the Southlands.

- a. Substantial modifications to existing washes, floodplains, and riparian vegetation shall be examined using the following:
 - 1) For washes with 100-year floodplain and flows greater than 100 cfs, a preliminary wildlife habitat and corridor analysis shall be performed as part of a rezoning and, if applicable, secondary planning application per Environmental Resource Report standards or as agreed upon between ASLD and the City of Tucson. Additional information may need to be added to the ERR during the development review stage.
 - 2) The rezoning and, if applicable, secondary planning and/or ERR shall identify washes to be preserved and enhanced and include mitigation standards for wildlife habitat and corridor impacts to be implemented appropriate to the stage of entitlements.
 - 3) The mitigation standards shall use preserved and enhanced watercourses as receiving areas for landscape mitigation to the greatest extent possible to promote the creation of more contiguous stands of riparian habitat.

Reevaluation of encroachment, consolidation, or channelization of floodplain areas of retained ERZ watercourses must be accompanied by a drainage analysis within the Development Package to ensure any upstream or downstream drainage impacts comply with City Code Chapter 26.

- 4) UDC Section 5.7. governs any modifications to ERZ Washes, permitting such changes through a rezoning process. City staff requires review by an advisory board (Stormwater Technical Advisory Committee – STAC) for any modification to ERZ designation. The director of Planning and Development Services Department (PDSD) will administratively create a stormwater technical advisory committee (STAC). The purpose of the STAC is to review and make recommendations on required Environmental Resource Reports (ERR), or other technical documents that might be required through the rezoning process, and to review language relative to the ERZ and Floodplain modifications proposed in the

rezoning process, including the PAD/PCD Zone, and secondary planning process, if applicable. The STAC committee shall not include any governmental employees (federal, county, city or other local governments) and shall include at least one of the following: Registered professional civil engineer or hydrologist, licensed by the State of Arizona; Biologist; Professional Land Use Planner; Water resource scientist affiliated with local university program which regulates water resources. The rezoning process, including a, and, if applicable, secondary planning will establish the specific processes and criteria for amendments to the ERZ Washes.

- b. Proposed disturbance of areas identified during the rezoning process or, if applicable, secondary planning as significant wildlife habitat within wash corridors shall require a mitigation plan to be submitted with a development plan or plat and shall be in accordance with the following:

- 1) If floodplain channelization is implemented, development plans shall be required to recreate or enhance the existing natural wildlife habitat through a combination of riparian mitigation and-flood control measures, which may include excavation.
- 2) Consolidated floodplains should have a natural aesthetic, recreating the lost functions and value of the riparian habitat they are replacing. The use of surfaces that cannot be revegetated shall be minimized and specifically concrete, rock veneer, and soil cement should not be used where there is any practicable alternative.
- 3) The rezoning process, and, if applicable, secondary planning shall state that temporary irrigation and maintenance will be provided as necessary to ensure that mitigation plantings are established and maintained.

3. Regional Trail System

- a. Trails and paths within the project site shall provide access to open space and recreational opportunities and adhere to the intent of the *Pima Regional Trail System Master Plan* wherever possible.
- b. If a trail is planned through a property that requires a secure perimeter, planned trails may be moved to the perimeter of the development but should be rerouted as close as possible to where the originally planned trail alignment crossed the property.

4. River Parks

- a. A future extension of the river park system along one of the main wash corridors in RITA 10 – State Trust Land shall be considered during the rezoning process and, if applicable, secondary planning .
- b. If a development site is traversed by or adjacent to a planned segment of the river park system, sufficient right-of way shall be dedicated to assure public access and continuity of river park design.

Slope

- a. Areas with 25 percent or greater slopes and included within a Hillside Development Zone overlay shall be left in their pre-development state.
- b. Areas with slopes between 15 percent and 25 percent shall be evaluated at the time of development, and if disturbed, the adjacent areas shall be revegetated to minimize visual impacts.

5. Archaeological and Historic Preservation

- a. A Class I Archaeological Records Search shall be prepared during the rezoning process.

B. Site Planning and Design Guidelines

1. Site Design

- a. Buffers shall be provided to ensure compatibility with existing neighborhoods and between future land uses of varying intensity.
 - b. Locations for buffering options designed to mitigate adverse impacts of sound, views, and traffic, including but not limited to landscaping, screening, pathways, drainageways, building orientation and setbacks shall be determined during the rezoning process, and, if applicable, as part of the secondary planning.

2. Circulation

- a. Pedestrian linkages to the regional trail system and safe access to community facilities, employment centers, schools, and adjacent commercial nodes is encouraged.
- b. Safe and accessible pedestrian circulation within the development shall be provided.
- c. Circulation patterns shall discourage direct traffic through existing neighborhoods.

3. Landscaping

- a. Significant vegetation identified on a property shall be inventoried per the City of Tucson *Native Plant Preservation Ordinance* or alternative rezoning standards at the time of development review or during the secondary planning process for projects proposed by the Arizona State Land Department.

4. Scenic and Gateway Routes

- a. Development shall adhere to the adopted City of Tucson Major Streets and Routes Plan unless otherwise modified through the rezoning process and, if applicable, secondary planning. .

C. Public Services and Facilities

1. Transportation

- a. A Traffic Impact Analysis shall be prepared at the time of development for ASLD projects or during the rezoning process, and, if applicable, secondary planning for all other projects.

2. Wastewater

- a. Wastewater infrastructure shall be provided to support future development.
- b. Wastewater infrastructure requirements may be outlined in the rezoning process, and, if applicable, secondary planning, or Development Agreement.

3. Flood Control

- a. A preliminary hydrology analysis that considers existing wash conditions, impacts of future development, and floodplain/riparian mitigation standards shall be performed during the rezoning process, and, if applicable, secondary planning .
- b. The rezoning process, and, if applicable, secondary planning shall identify standards for reevaluating flow corridors for potential consolidation, including channelization and/or excavation. Modifications will consider Tucson's Floodplain Management Plan.
- c. A detailed hydraulic analysis and parameters for the design of proposed flow corridors shall be established during the secondary planning process.
- d. Upstream and downstream impacts of development within Special Area 1-05 Rita 10 – State Trust Land including potential changes to flow corridors, shall comply with City Code Chapter 26.
- e. Compliance with the Lee Moore Wash Basin Management Plan must be demonstrated for areas within the Lee Moore Wash watershed.
- f. Drainage patterns shall be considered in the establishment of rezoning boundaries, and drainage improvements shall neither create nor worsen existing drainage problems.
- g. Areas removed from existing 100-year floodplain limits may assume the adjacent land use intensity category for future development.

4. Schools

- a. For proposed residential communities, consultation with the applicable school District(s) is encouraged at the time of development for ASLD projects or during the rezoning process, and, if applicable, secondary planning process for all other applicants.

2-00 SITE DESIGN SPECIAL AREAS

2-03 I-10 Corridor/Eastern Gateway

Location: T16, R16, portions of Sections 7, 18, 17, 20, & 21. T16, R15, portions of Section 12.

Description/Purpose: Standards to preserve scenic quality along a major transportation corridor and enhance the sense of entry into the metropolitan area; design criteria for visual standards, preservation of viewsheds of ridge lines and preservation of native vegetation; mitigation of negative impacts of industrial uses; buffering of existing residential; restriction of future residential. (Also see Special Area 5-03).