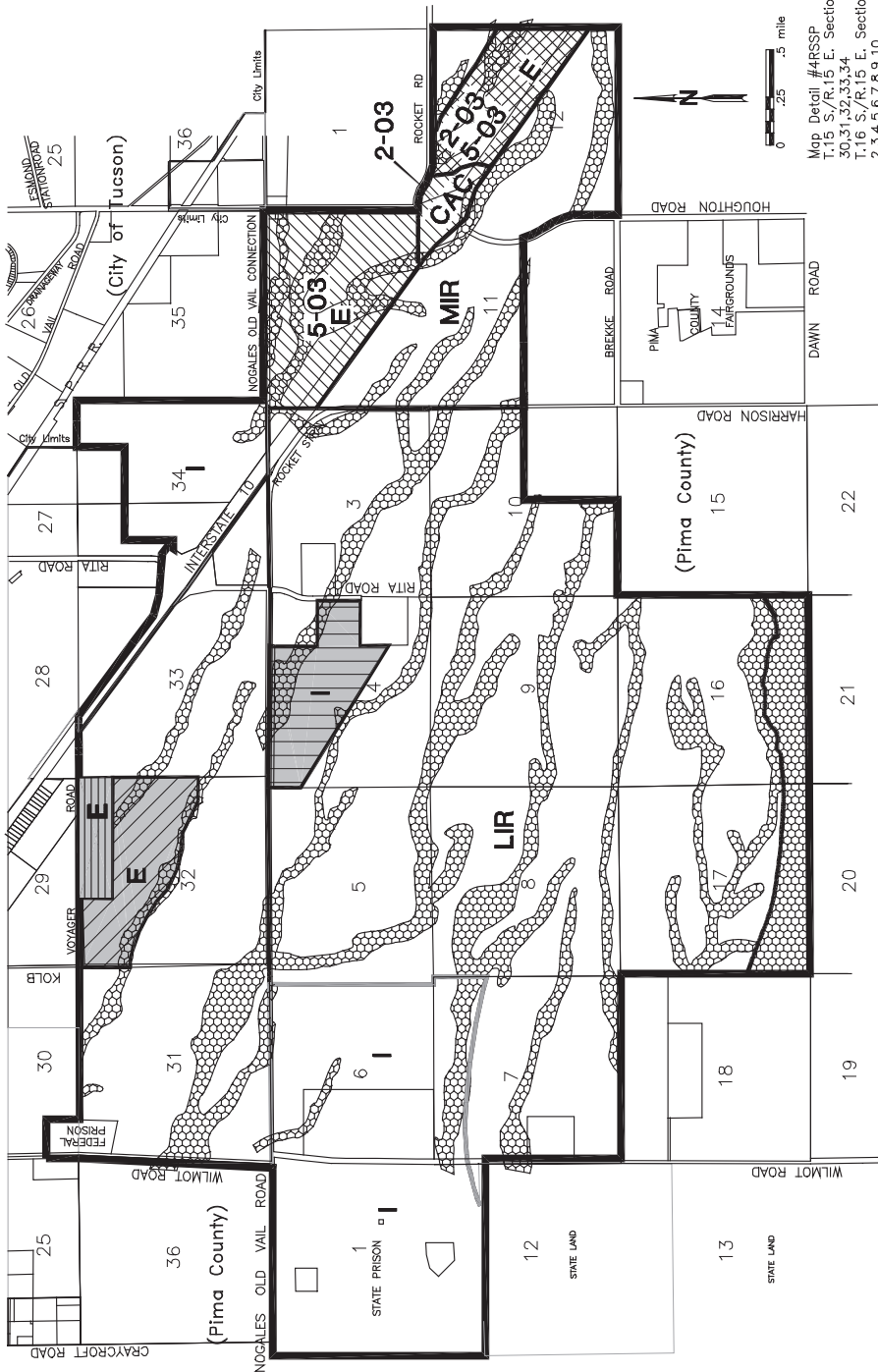


Attachment G

MAP DETAIL #4-RSSP HARRISON/I-10



Map Detail #4-RSSP
 T.15 S./R.15 E. Sections
 30,31,32,33,34
 T.16 S./R.15 E. Sections
 2,3,4,5,6,7,8,9,10,
 11,12,16,17

Revised Planned Land Use Categories

- Low Intensity Rural
- Medium Intensity Rural
- Medium High Intensity Urban
- Amendment Site 1, Resolution #18793, TEP Gen. Station
- Amendment Site 2, Resolution #19316, Mixed Residential Use
- Amendment Site 3, Resolution #19481, Mixed Residential Use
- Urban Industrial
- CAC Community Activity Center
- HI Heavy Industrial
- Resource Conservation
- Special Area (2-03 & 5-03)
- Special Area (5-03 or 2-03, Annexation Area Boundary)

Plan Adoption Date: June 10, 1996 (Resolution No. 17293)
Annexation Date: August 21, 1995 (Ordinance No. 8562, C15-95-03)
Amendment Date: December 11, 2000 (Resolution No. 18793)
Amendment Date: August 5, 2002 (Resolution No. 19316)
Amendment Date: January 13, 2003 (Resolution 19481)

General Description

The Harrison/I-10 plan area covers approximately 10,600 acres or 16.5 square miles generally located south of the Interstate 10 and Rita Road intersection, west of the Melpomene Road alignment, east of the Craycroft Road alignment, and north of the Dawn Road alignment.

The majority of the area is undeveloped State Trust lands that are zoned RH (Rural Homestead) and RX-1 (low-density residential). Currently there is no residential development within this area. The most significant current land uses are the state and federal prisons located on Wilmot Road. In addition to these institutional uses, the Arizona HIDTA (High Intensity Drug Trafficking Area) facility is located on Rita Road, south of the interstate. The HIDTA facility, managed by the Pima County Sheriff's Department as a training and firing range, covers approximately 25 acres. A similar type of facility, a new police and fire training academy, is being planned by the City for south Wilmot Road.

Industrial land uses include an El Paso Gas compressor station, on south Rita Road, and an existing regional TEP electric transformer site and proposed power generator facility in the same general vicinity. The area is affected by both high voltage transmission lines and an underground gas pipeline. Adjacent residential development includes the Voyager RV and mobile home park, located south of I-10 near Kolb Road. The Pima County Fairgrounds is south of the plan area.

The terrain is generally flat and braided by a network of washes that flow westerly into the Santa Cruz River. The characteristic vegetation is creosote, with mesquite in wash bottomlands. The Harrison/I-10 area contains numerous significant washes and vegetation areas including the headwaters of Airport Wash. The Critical and Sensitive Wildlife Habitat in Eastern Pima County (Shaw et al) identified the following washes within the Harrison/I-10 area: Pantano, Airport, Hughes, Franco, Summit, Flato, Fagan, and Sycamore Canyon. Because of this, at the time original City zoning was established for this area, the network of washes subject to the ERZ ordinance were added to the ERZ base map.

The *Eastern Pima County Trail System Master Plan* shows Franco Wash (#4) as a Second Priority Primary Trail, Airport Wash (# 308) as a Third Priority Local Trail, and Houghton Road (#65) as a Second Priority Connector Trail. Several of these trails are primarily intended to serve as long distance equestrian trails. The *Major Streets and Routes Plan (MS&R)* identifies certain streets for special designation as scenic or gateway routes. For Houghton Road, the Gateway designation was extended south at the time original City zoning was established for this area.

Plan Designations

Plan designations generally reflect current zoning. The majority of the area is planned Low Intensity Rural which is consistent with the large expanses of RH zoning. The Medium Intensity Rural designation generally covers areas zoned RX-1, while Urban Industrial reflects underlying industrial zoning. A plan amendment request from Low Intensity Rural (LIR) to Urban Industrial (I) was granted for the TEP property to allow a future electrical power generation facility to be developed. The ERZ designation for the wash on the TEP property was retained to maintain and preserve viable open space. Areas in the vicinity of the I-10 and Houghton Road interchange are planned Community Activity Center (CAC) and Medium High Intensity Urban, restricted by Special Area designation (#5-03) to nonresidential land uses. A second Special Area designation impacts the area around and east of Houghton Road and the interstate by providing standards to preserve scenic quality and enhance the sense of entry to the metropolitan area. The 226-acre parcel located at the southeast corner of Kolb Road and Voyager Road is planned for Medium-High Intensity Urban (MHIU). The 64-acre parcel located at the southwest corner of the Pantano Road alignment and Voyager Road, approximately one-half mile south of Interstate-10, is planned for Medium High Intensity Urban (MHIU), with the inclusion of the SR Zoning District to support SR Zone land use on this parcel.

The map detail includes a small Resource Conservation area west of the fairgrounds. This area is part of a larger wash system (Franco Wash), shown as a desert belt and major open space connection on both the *Pima County Comprehensive Plan* and the *Eastern Pima County Trail System Master Plan*. Additional areas within the map detail boundaries are designated Resource Conservation to reflect ERZ status.

Applicable Subregional Policies

All Subregional Policies should be reviewed for applicability to land use proposals within this area. Depending on the particular site under consideration and the nature of the rezoning request, Natural and Cultural Resources policies, particularly Open Space, Wildlife Habitat, Regional Trail System, and Archaeological and Historic Preservation policies, will be particularly important to guide development in this area.

Special Area Policies

Special Area 2-03 I-10 Corridor/Eastern Gateway

Site design standards are provided for this area to enhance the sense of entry to the metropolitan area, preserve viewsheds and native vegetation, and mitigate negative impacts from industrial uses. See page 52 in the Plan policy section.

Special Area 5-03 Restricted (Nonresidential) Medium High Intensity Urban

This area is restricted to nonresidential uses to provide a transition between existing industrial and low intensity residential uses. See page 57 in the Plan policy section.

Subsequent Map Amendments

1. Resolution No. 18793, adopted December 11, 2000, changed Low Intensity Rural (LIR) Land Use to Industrial (I) land use to allow power generation at the TEP site on Rita Road.
2. Resolution No. 19316, adopted August 5, 2002, changed Low Intensity Rural (LIR) land use to Medium High Intensity Urban (MHIU) to allow development of a wider range of residential uses on the 226-acre site at the southeast corner of Kolb Road and Voyager Road.
3. Resolution No. 19481, adopted January 13, 2003, changed Low Intensity Rural (LIR) land use to Medium High Intensity Urban (MHIU), to allow development of a wider range of residential uses, and inclusion of the SR zoning district to support SR Zone land use, on the 64-acre parcel located at the southwest corner of the Pantano Road alignment and Voyager Road.