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CIVANO

MASTER PLANNED AREA DEVELOPMENT

District PAD's Include:
SIERRA MORADO PAD
PAVILIONS PAD
NEIGHBORHOOD 1 PAD

Formal Submittal
City of Tucson
January 7, 2005

Deleted: December 2004¶
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CIVANO
MASTER PAD/DISTRICT PAD'S
TABLE OF CONTENTS

<p>Table of Content <u>2</u></p> <p>A. INTRODUCTION AND POLICY 8</p> <p>A-1 Introduction <u>8</u></p> <p>A-2. Project Overview and Location <u>8</u></p> <p>A-3. Project History <u>11</u></p> <p style="padding-left: 20px;">A-3.a. 1991 Civano-Tucson Solar Village Development Plan <u>11</u></p> <p style="padding-left: 20px;">A-3.b. Rezoning Conditions..... <u>12</u></p> <p style="padding-left: 20px;">A-3.c. 1992 Civano Master Development Plan..... <u>12</u></p> <p style="padding-left: 20px;">A-3.d. <u>Civano IMPACT System Standards</u> <u>12</u></p> <p style="padding-left: 20px;"><u>A-3.e. Civano Development Agreement</u>..... <u>12</u></p> <p style="padding-left: 20px;"><u>A-3.f. Arizona State Land Department Patent Conditions</u> <u>12</u></p> <p style="padding-left: 20px;"><u>A-3.g. Memorandum of Understanding</u>..... <u>13</u></p> <p style="padding-left: 20px;"><u>A-3.h. 1997 Civano Neighborhood 1 PAD</u> <u>13</u></p> <p style="padding-left: 20px;"><u>A-3.i. Revised Civano Development Agreement (Res. 19741)</u>..... <u>13</u></p> <p style="padding-left: 20px;"><u>A-3.j. Revised Civano IMPACT System and Memorandum of Understanding</u>..... <u>14</u></p> <p>A-4. Purpose and Intent of the PAD District <u>14</u></p> <p style="padding-left: 20px;">A-4.a. Civano <u>Master PAD</u>..... <u>14</u></p> <p style="padding-left: 20px;"><u>A-4.b. Civano PAD District Overview</u> <u>15</u></p> <p>A-5. <u>Legislative Authority</u> <u>15</u></p> <p>A-6. Conformance with General Plan and City Land Use Plans..... <u>15</u></p> <p style="padding-left: 20px;">A-6.a. City of Tucson General Plan..... <u>15</u></p> <p style="padding-left: 20px;">A-6.b. Other Area Master Plans <u>16</u></p> <p>A-7. Rationale for Use of PAD..... <u>16</u></p> <p>A-8. Suitability of PAD District to Significant Environmental Factors..... <u>16</u></p> <p>A-9. Compatibility of the PAD with Adjoining Land Uses <u>16</u></p> <p>A-10. Physical/Economic Suitability & Feasibility w/ Existing Infrastructure. <u>17</u></p> <p>B. SITE ANALYSIS 18</p> <p>B-1. Site Location and Regional Context <u>18</u></p> <p>B-2. Existing Zoning and Land Use <u>18</u></p> <p style="padding-left: 20px;">B-2.a. Existing Zoning and Land Use On-Site..... <u>18</u></p> <p style="padding-left: 20px;">B-2.b. Existing Zoning and Land Use within 150 Feet of the Site <u>18</u></p> <p style="padding-left: 20px;">B-2.c. Special Studies, Overlay Zones, and Major Streets and Routes ... <u>19</u></p> <p>B-3. Open Space, Recreation, Parks and Trails..... <u>22</u></p> <p>B-4. Public, Education, Community and Cultural Resources <u>24</u></p> <p style="padding-left: 20px;">B-4.a. Schools <u>24</u></p> <p style="padding-left: 20px;">B-4.b. Libraries <u>24</u></p> <p style="padding-left: 20px;">B-4.c. Health Care Facilities <u>24</u></p> <p style="padding-left: 20px;">B-4.d. Fire / Emergency <u>Vehicle</u> Services <u>24</u></p> <p style="padding-left: 20px;">B-4.e. Law Enforcement Services..... <u>24</u></p> <p>B-5. Major Transportation, <u>Roads</u> and Circulation <u>26</u></p> <p style="padding-left: 20px;">B-5.a. Existing Roadways <u>26</u></p> <p style="padding-left: 20px;">B-5.b. Future/Planned Roadways <u>28</u></p> <p style="padding-left: 20px;">B-5.c. Public Transportation <u>28</u></p>	<p>Deleted: 1¶</p> <p>Deleted: 5¶</p> <p>Deleted: 5¶</p> <p>Deleted: 5¶</p> <p>Deleted: 8¶</p> <p>Deleted: 8¶</p> <p>Deleted: 8¶</p> <p>Deleted: 8¶</p> <p>Deleted: 8¶</p> <p>Deleted: e</p> <p>Deleted: 9¶</p> <p>Deleted: f. Civano Impact Standards and Memorandum of Understanding 9¶ A-3.g</p> <p>Deleted: 9¶</p> <p>Deleted: 10¶</p> <p>Deleted: 10¶</p> <p>Deleted: A-4.b. Civano Master PAD 10¶</p> <p>Deleted: 10¶</p> <p>Deleted: 11¶</p> <p>Deleted: 11¶</p> <p>Deleted: 12 ¶</p> <p>Deleted: 12¶</p> <p>Deleted: 12¶</p> <p>Deleted: 12¶</p> <p>Deleted: 12¶</p> <p>Deleted: 12¶</p> <p>Deleted: 14¶</p> <p>Deleted: 14¶</p> <p>Deleted: 14¶</p> <p>Deleted: 14¶</p> <p>Deleted: 14¶</p> <p>Deleted: 14¶</p> <p>Deleted: 14¶</p> <p>Deleted: 15¶</p> <p>Deleted: 18¶</p> <p>Deleted: 20¶</p> <p>Deleted: 20¶</p> <p>Deleted: 20¶</p> <p>Deleted: 20¶</p> <p>Deleted: 20¶</p> <p>Deleted: 20¶</p> <p>Deleted: 20¶</p> <p>Deleted: 22¶</p> <p>Deleted: 22¶</p> <p>Deleted: 23¶</p> <p>Deleted: 24¶</p>
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		Deleted: B-7.b. Pre-Developm(... [1]
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		Deleted: 45¶
		Deleted: 47¶
		Deleted: 47¶
		Deleted: 48¶
		Deleted: Kay...48¶ (... [3]
		Deleted: 49¶
		Deleted: 53¶
		Deleted: 53¶
		Deleted: Commercial/Employ(... [4]
		Deleted: 55¶
		Deleted: 55¶
		Deleted: 56¶
		Deleted: 59¶
		Deleted: 59¶
		Deleted: 59¶
		Deleted: 59¶
		Deleted: Trails 59¶
		Deleted: 60¶
		Deleted: Housing Product and (... [5]
		Deleted: 6.a. Diversity in Hou(... [6]
		Deleted: C-6.b. Garage (... [7]
		Deleted: 6.c. Streetscape 63¶ (... [8]
		Deleted: 8...65¶ (... [9]
		Deleted: 8...65¶ (... [10]
		Deleted: 9...67¶ (... [11]
		Deleted: 9...67¶ (... [12]
		Deleted: 9...67¶ (... [13]
B-6.	Existing Infrastructure and Public Services	28
B-6.a.	Water	28
B-6.b.	Sewer	28
B-6.c.	Reclaimed Water	29
B-6.d.	Waste Disposal	29
B-6.e.	Private Utilities	29
B-7.	Topography	31
B-7.a.	Topographic Characteristics	31
B-8.	Hydrology and Water Resources.....	33
B-8.a.	Drainage/Hydrology	33
B-8.b.	Applicability of City <u>Floodplain</u> Ordinance.....	33
B-9.	Vegetation and Wildlife	37
B-9.a.	Vegetative Communities and Associations	37
B-9.b.	Wildlife Habitat.....	39
B-9.c.	<u>Environmental Resource Report</u>	40
B-10.	Geology and Soils	45
B-10.a.	Geologic Features.....	45
B-10.b.	Soils	45
B-11.	Viewsheds and Visual Analysis	47
B-11.a.	Viewsheds Onto and Across the Site	47
B-11.b.	Areas of High Visibility from Adjacent Off-Site Locations	47
B-12.	Paleontological and Cultural Sites, Structures and Districts	49
B-12.a.	Location of Cultural Resources	49
C.	MASTER PAD	50
C-1.	Master PAD Applicability	50
C-2.	Master Development Plan.....	52
C-2.a.	Civano IMPACT System	52
C-2.b.	Master Development Plan Summary.....	53
C-2.c.	Master Development <u>Key</u> Planning Factors	54
C-3.	Definitions.....	54
C-4.	Proposed Land Uses	59
C-4.a.	Residential Land Uses	59
C-4.b.	<u>Non-Residential</u> Land Uses.....	60
C-4.c.	Open Space Land Uses.....	60
C-4.c.i.	Natural Open Space Areas.....	60
C-4.c.ii.	Functional Open Space Areas.....	62
C-5.	Recreation and Trails	64
C-5.a.	Pedestrian Trails.....	64
C-5.b.	Multi-Use Trails	64
C-5.c.	Divided Urban <u>Pathway</u>	64
C-5.d.	Enhanced Sidewalks	65
C-6.	<u>Schools</u>	69
C-7.	<u>Traffic and Circulation</u>	69
C-7.a.	<u>Vehicular</u>	69
C-7.b.	Bicycle	70
C-7.c.	Pedestrian	70
C-7.d.	Public Transportation	70
C-8.	<u>Landscaping</u>	72
C-8.a.	Streetscapes	72
C-8.b.	Landscape Theme.....	72

C-9.	Hydrology/Drainage.....	73	Deleted: 10....68¶	... [14]
C-9.a.	Post-Development Hydrology / Drainage Plan	73	Deleted: 10....68¶	... [15]
C-9.b.	Grading.....	73	Deleted: 11	
C-10.	Hillside Areas – Steep Slopes	75	Deleted: 70¶	
C-11.	Infrastructure, Public Services, Utilities	75	Deleted: 12...70¶	... [16]
C-11.a.	Water	75	Deleted: 12...70¶	... [17]
C-11.b.	Sewer.....	75	Deleted: 12...70¶	... [18]
C-11.c.	Electric	75	Deleted: 12...70¶	... [19]
C-11.d.	Reclaimed Water.....	75	Deleted: 12...70¶	... [20]
C-11.e.	Solid Waste (Refuse Collection).....	76	Deleted: 12...70¶	... [21]
C-11.f.	Telecommunications.....	76	Deleted: 13	
C-11.g.	Recreational Facilities.....	76	Deleted: 73¶	
C-12.	Phasing and Implementation.....	78	Deleted: 75¶	
D.	SIERRA MORADO PAD DISTRICT REGULATIONS.....	80	Deleted: 75¶	
D-1.	Purpose and Intent	80	Deleted: 75¶	
D-2.	Zoning Districts.....	80	Deleted: 75¶	
D-3.	Residential Zoning District.....	83	Deleted: 78¶	
D-3.a.	Introduction	83	Deleted: Permitted Principal Uses 79¶	
D-3.b.	Development Unit Densities	83	Deleted: Secondary Land Uses 80¶	
D-3.c.	Diversity in Product Type.....	84	Deleted: Special Exception Uses 80¶	
D-3.d.	Garage Treatment	84		
D-3.e.	Streetscape.....	87		
D-3.f.	Permitted Principal Uses	87		
D-3.g.	Secondary Land Uses	87		
D-3.h.	Special Exception Uses	87		
D-3.i.	Residential Development Standards.....	88	Deleted: 80¶	
D-4.	Non-Residential Zoning Districts.....	89	Deleted: Commercial/Employment...83¶	... [22]
D-4.a.	Permitted Principal Uses	89	Deleted: 83¶	
D-4.b.	Secondary Land Uses	89	Deleted: 83¶	
D-4.c.	Special Exception Land Uses.....	89	Deleted: 83¶	
D-4.d.	General Restrictions.....	89	Deleted: 83¶	
D-4.e.	Non-Residential Development Standards.....	89	Deleted: 83¶	
D-5.	Landscape Theme	90	Deleted: 83¶	
D-6.	General Development Standards.....	97	Deleted: 83¶	
D-6.a.	Roadway Design Standards.....	97	Deleted: 84¶	
D-6.b.	Vehicle and Bicycle Parking Requirements	111	Deleted: 89¶	
D-6.c.	Off-Street Loading Requirements	111	Deleted: 89¶	
D-6.d.	Landscaping and Screening Requirements.....	112	Deleted: D-6.a.1 Arterial Roadways 89¶	
D-6.e.	Native Plant Preservation	112	Deleted: D-6.a.2 Collector Roadways 90¶	
E.	PAVILLION PAD DISTRICT REGULATIONS	114	Deleted: D-6.a.3 Local Roadways 91¶	98¶ ... [23]
E-1.	Purpose and Intent	114	Deleted: 98¶	
E-2.	Commercial Zoning District.....	114	Deleted: 99¶	
E-3.	Landscape Theme	116	Deleted: 99¶	
E-4.	General Development Standards.....	116	Deleted: ¶	
E-4.a.	Motor Vehicle and Bicycle Parking.....	117	Deleted: RESERVED: ...101	... [24]
E-4.b.	Off-Street Loading Requirements	118		
E-4.c.	Landscaping and Screening Requirements.....	119		
E-4.d.	Native Plant Preservation	120		
E-4.e.	Roadway Design and Development Standards.....	120		

	<u>E-4.f. Access from Houghton Road.....</u>	<u>120</u>	
	<u>E-4.g. Solid Waste (Refuse Collection).....</u>	<u>121</u>	
	<u>E-4.h. Sierra Morado PAD Frontage Area.....</u>	<u>121</u>	
<u>E-5</u>	<u>Miscellaneous Provisions.....</u>	<u>121</u>	
	<u>E-5.a. Overlay Zones.....</u>	<u>121</u>	
	<u>E-5.b. Allocation of Off-Site Improvement Costs.....</u>	<u>122</u>	
F.	RESERVED: NEIGHBORHOOD 1 PAD DISTRICT REGULATIONS.....	124	Deleted: 102
G.	IMPLEMENTATION AND ADMINISTRATION.....	125	Deleted: 103
G-1	Purpose and Intent.....	125	Deleted: 103¶
G-2	Extent of PAD District to Supplement or Supersede City Zoning Reg's.....	125	Deleted: 103¶
G-3	Financial Assurances.....	125	Deleted: Draft
G-4	Amendment Procedures.....	125	Deleted: 103¶
	G-4.a. PAD Amendments.....	125	Deleted: 103¶
	G-4.b. Interpretations.....	127	Deleted: 103¶
H.	APPENDICES.....	128	Deleted: 105¶
			Deleted: 106

CIVANO

PLANNED AREA DEVELOPMENT

LIST OF FIGURES

<p>1. Location and Regional Context.....10</p> <p>2. Existing Zoning.....20</p> <p>3. Existing Land Uses.....21</p> <p>4. Existing and Proposed Parks and Trails.....23</p> <p>5. Off-Site Streets, Schools and Public Facilities.....25</p> <p>6. Existing Sewers.....30</p> <p>7. Topography.....32</p> <p>8. On-Site Hydrology.....35</p> <p>9. Off-Site Watersheds.....36</p> <p>10. Vegetation Densities.....41</p> <p>11. Soils.....46</p> <p>12. Areas of High Visibility.....48</p> <p>13. Master PAD and District PAD Boundaries.....51</p> <p>14. Land Use Plan.....63</p> <p>15. Open Space, Recreation and Trails.....66</p> <p>16A. Trails Cross Sections.....67</p> <p>16B. Trails Cross Sections.....68</p> <p>17. Vehicular Circulation Plan.....71</p> <p>18. Post-Development Hydrology.....74</p> <p>19. Water and Sewer Infrastructure Plan.....77</p> <p>20. Development Phasing Plan.....79</p> <p>21. Zoning Boundaries.....82</p> <p>22. Garage Treatment Examples.....86</p> <p>23. Streetscape and Landscape Theme.....93</p> <p>24A. Streetscape & Landscape Cross Sections (Entry Corridor Zone).....94</p> <p>24B. Streetscape & Landscape Cross Sections (Collector Street).....95</p> <p>24C. Streetscape & Landscape Cross Sections (High Visibility Collector Street).....96</p> <p>25A. Arterial Street Cross Sections (Bilby Road).....102</p> <p>25B. Arterial Street Cross Sections (Bilby Road).....103</p> <p>26A. Collector Street Cross Sections (Drexel, Nightbloom, Collectors A and B).....104</p> <p>26B. Collector Street Cross Sections (Drexel, Nightbloom, Collectors A and B).....105</p> <p>26C. Collector Street Cross Sections (Drexel, Nightbloom, Collectors A and B).....106</p> <p>27A. Local Street Cross Sections.....107</p> <p>27B. Local Street Cross Sections.....108</p> <p>27C. Local Street Cross Sections.....109</p> <p>28. Traffic Circle Intersection Detail.....110</p> <p>29. Pavilions PAD Sub-districts.....123</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Deleted: 7¶</td></tr> <tr><td style="padding: 2px;">Deleted: 16¶</td></tr> <tr><td style="padding: 2px;">Deleted: 17¶</td></tr> <tr><td style="padding: 2px;">Deleted: 19¶</td></tr> <tr><td style="padding: 2px;">Deleted: 21¶</td></tr> <tr><td style="padding: 2px;">Deleted: 26¶</td></tr> <tr><td style="padding: 2px;">Deleted: 28¶</td></tr> <tr><td style="padding: 2px;">Deleted: 31¶</td></tr> <tr><td style="padding: 2px;">Deleted: 32¶</td></tr> <tr><td style="padding: 2px;">Deleted: 36¶</td></tr> <tr><td style="padding: 2px;">Deleted: 41¶</td></tr> <tr><td style="padding: 2px;">Deleted: 43¶</td></tr> <tr><td style="padding: 2px;">Deleted: Individual PAD</td></tr> <tr><td style="padding: 2px;">Deleted: 46¶</td></tr> <tr><td style="padding: 2px;">Deleted: 58¶</td></tr> <tr><td style="padding: 2px;">Deleted: 61¶</td></tr> <tr><td style="padding: 2px;">Deleted: 62</td></tr> <tr><td style="padding: 2px;">Deleted: 66¶</td></tr> <tr><td style="padding: 2px;">Deleted: 69¶</td></tr> <tr><td style="padding: 2px;">Deleted: 72¶</td></tr> <tr><td style="padding: 2px;">Deleted: 74¶</td></tr> <tr><td style="padding: 2px;">Deleted: 77¶</td></tr> <tr><td style="padding: 2px;">Deleted: 82¶</td></tr> <tr><td style="padding: 2px;">Deleted: 87¶</td></tr> <tr><td style="padding: 2px;">Deleted: 88¶</td></tr> <tr><td style="padding: 2px;">25. Arterial Street Cross Sections (Bilby Road, Houghton Road)</td></tr> <tr><td style="padding: 2px;">Deleted: 26. Collector Street Cross Sections (Drexel, Nightbloom, Collectors A and B)</td></tr> <tr><td style="padding: 2px;">Deleted: 27. Local Street</td></tr> <tr><td style="padding: 2px;">Deleted: 97</td></tr> </table>	Deleted: 7¶	Deleted: 16¶	Deleted: 17¶	Deleted: 19¶	Deleted: 21¶	Deleted: 26¶	Deleted: 28¶	Deleted: 31¶	Deleted: 32¶	Deleted: 36¶	Deleted: 41¶	Deleted: 43¶	Deleted: Individual PAD	Deleted: 46¶	Deleted: 58¶	Deleted: 61¶	Deleted: 62	Deleted: 66¶	Deleted: 69¶	Deleted: 72¶	Deleted: 74¶	Deleted: 77¶	Deleted: 82¶	Deleted: 87¶	Deleted: 88¶	25. Arterial Street Cross Sections (Bilby Road, Houghton Road)	Deleted: 26. Collector Street Cross Sections (Drexel, Nightbloom, Collectors A and B)	Deleted: 27. Local Street	Deleted: 97
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Deleted: 74¶																														
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25. Arterial Street Cross Sections (Bilby Road, Houghton Road)																														
Deleted: 26. Collector Street Cross Sections (Drexel, Nightbloom, Collectors A and B)																														
Deleted: 27. Local Street																														
Deleted: 97																														

LIST OF TABLES

1. Existing Roadways Surrounding the Site	27	Deleted: 23¶
2. Partial List of Plants Observed On-Site	38	Deleted: On-Site Hydrology 29¶ 3.
3. Potentially Occurring Threatened or Endangered Species.....	40	Deleted: 33
4. Estimated Natural Open Space Area	61	Deleted: 4
5. Sierra Morado Land Use Density/Intensity Table.....	84	Deleted: 35
6. Residential Development Standards.....	88	Deleted: 5
7. Non-Residential Development Standards	90	Deleted: 56
8. Pavilions PAD Development Standards.....	117	Deleted: 6
		Deleted: 79
		Deleted: 7
		Deleted: 81
		Deleted: 8
		Deleted: 84
		Deleted: ¶ ¶ ¶

A. INTRODUCTION AND POLICY

A-1 INTRODUCTION

For many years, leaders in Tucson and throughout the State of Arizona have acknowledged that the way we design and build our communities must focus on principles of sustainability: the use of the sun as our primary source of energy; the conservation and multiple use of water; the configuration of uses on the land which minimizes the use of fossil fuel and time-consuming automobile travel; the reduction of waste in both product and time; and the development of a sense of community, social interaction, and place. The development of this Civano Master Planned Area Development (“PAD”) is an attempt to demonstrate our ability to accomplish these broad goals. Specific performance targets relating to these goals have been developed and are enumerated in this document.

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The original Civano – Tucson Solar Village Development Plan (the 1991 Civano Master Plan) and subsequent Civano Master PAD has been planned within a highly cooperative framework of public, private and community interests at the local, state and national level, with leadership by Pulte Homes (as the current “Master Developer”), the Tucson-Pima County Metropolitan Energy Commission, the City of Tucson, Arizona (“City”) and the State of Arizona. It is the goal of all participants that the development of Civano will light the way for future generations to plan and build more harmony with natural forces.

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A-2 PROJECT OVERVIEW AND LOCATION

Civano is an approximate 818-acre master planned community nestled south of the Catalina Mountains and west of the Rincon Mountains in the regulatory jurisdiction of the City. Civano is bordered to the north by Irvington Road and the Pantano Wash, to the west by Houghton Road, to the south by Bilby Road, and to the east generally by Melpomone Way and the Pantano Wash as shown on Figure 1, Location and Regional Context. The property lies within Sections 1 and 12 of Township 15 South, Range 15 East.

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This document establishes the overall Civano Master PAD, encompassing approximately 818 acres, as well as individual district Planned Area Developments (PAD’s) for the Sierra Morado Planned Area Development District (Sierra Morado PAD) encompassing approximately 456 acres, the Commercial Pavilions Planned Area Development District (Pavilions PAD), encompassing approximately 58 acres, and the Civano Neighborhood 1 Planned Area Development District (Neighborhood 1 PAD), encompassing approximately 304 acres. Additionally, the Master PAD portion of this document fully supersedes prior City and State-adopted master development plans and provides master development guidelines for all 818-acres of the three PAD Districts described above, collectively referred to as “Civano PAD Districts”.



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Insert FIGURE 1: LOCATION AND REGIONAL CONTEXT here

A-3 PROJECT HISTORY

The concepts guiding the development of Civano evolved from the collaboration of public and private interests beginning in the late 1980s to provide a model for sustainable development. Under the early leadership of the Tucson-Pima County Metropolitan Energy Commission and with assistance and funding from the State Department of Commerce and the City, a proposal for a “Model Solar Village” was prepared for development on State Land on Tucson’s east side. The 1991 Civano Master Plan was initially implemented as a condition of rezoning of the property by the City and was subsequently approved by the Arizona State Land Department in 1992.

The City then sought a developer for the property who would implement the 1991 Civano Master Plan and offered substantial financial support for the initial development. In 1995, the City adopted the “Civano IMPACT System Standards” to clarify the resource conservation goals, objectives and requirements of the project. The Civano IMPACT System Standards provided for implementation through a “Memorandum of Understanding” to be reached between the City and the future developer.

In 1996, the Trust for Sustainable Development and Case Enterprises became the developers for Civano and entered into a development agreement with the City that provided for the City financial investment and the implementation of the 1991 Civano Master Plan and IMPACT System Standards (the “Civano Development Agreement”). Following City approval of the Civano Development Agreement on July 1, 1996, The Community of Civano, LLC purchased the interests of the Trust for Sustainable Development. The developers then purchased the Civano property in a public auction conducted by the Arizona State Land Department.

The original developers prepared and obtained approval of the Neighborhood 1 Specific Plan (now a PAD) in October 1997, and subsequently commenced construction. The interests of the developers was subsequently purchased by the Fannie Mae corporation.

In December 2003, the Mayor and Council approved revisions to the Civano Development Agreement, the Civano IMPACT System Standards and the Memorandum of Understanding. The City further provided for the residential development at the northeast corner of Bilby and Houghton Roads in Civano and the revision and conversion of the 1991 Civano Master Plan into a Master PAD. The Pulte Home Corporation acquired the interests of the Master Developer and has prepared this Civano Master PAD to guide the future development of Civano.

The principal documents applying to the development at Civano include:

A-3.a. 1991 Civano-Tucson Solar Village Development Plan

On October 14, 1991, the 1991 Civano Master Plan was approved as an Exhibit to Ordinance No. 7697 establishing the original Civano rezoning conditions in rezoning case C9-91-14. This 1991 Civano Master Plan

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was prepared to guide the development of the Civano community with a focus on principles of sustainability; the use of the sun as the primary source of energy; the conservation and multiple uses of water; the configuration of uses on the land which minimizes the use of fossil fuel and time-consuming automobile travel; and the development of a sense of community, social interaction, and place. The City required, as a condition of the rezoning that future development conform to the 1991 Civano Master Plan.

A-3.b. Rezoning Conditions

The Rezoning Conditions were originally established by Ordinance No. 7697 adopted by Mayor and Council on October 14, 1991, in Case C9-91-14. The Rezoning Conditions were amended by Ordinance No. 8971, adopted by Mayor and Council on October 20, 1997. Most recently, on December 8, 2003, the Mayor and Council adopted Ordinance No. 9919, amending certain of the Rezoning Conditions limited to the northeast corner of Bilby Road and Houghton Road.

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A-3.c. 1992 Civano Master Development Plan

The 1991 Civano Master Plan was approved by the City as part of the rezoning conditions for Case C9-91-14 on October 14, 1991. The plan was subsequently modified and submitted for approval to the Arizona State Land Department. The Arizona State Land Department approved the modified Civano Master Plan on March 5, 1992, however, the modified “1992 Civano Master Plan” was never adopted by the City.

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A.3.d. Civano IMPACT Standards

The Civano IMPACT System Standards were approved by the Mayor and Council on October 2, 1995, to implement the rezoning conditions that required conformance with resource conservation performance targets. The Civano IMPACT System Standards describe the principal areas for resource conservation, the required and suggested performance targets for each and the party responsible for implementing each.

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A.3.e. Civano Development Agreement

The Civano Development Agreement was originally entered into between the City, the Trust for Sustainable Development, Investors for Sustainable Development and Case Enterprises, approved on July 1, 1996 by Resolution No. 17345, and recorded at Docket 10333, Page 1109, Official Records of Pima County. Subsequent amendments, an addendum and a clarification modified the parties and terms of the Civano Development Agreement between 1997 and 2003. On December 8, 2003, the Mayor and Council approved a Revised Civano Development Agreement that fully amended, restated and superceded the Civano Development Agreement and all prior amendments, and the addendum and clarification.

A-3.f. Arizona State Land Department Patent Conditions

In July 1996, the Arizona State Land Department held a public auction of the approximate 818 acres of the original Civano property. At the time of auction of the original Civano Property, the State of Arizona issued

State Land Patent No. 5352533-01 to transfer title to private parties. The State Land Patent includes certain “State Land Patent Conditions” that the developer of the property must satisfy. The State of Arizona retains a reversionary interest in the Civano property, except for Neighborhood 1, until these conditions are satisfied. The conditions include certain requirements for the 1991 and 1992 Civano Master Plan compliance, adoption of private covenants, access, archeological review, public roadway and utility dedication and construction of sewer lines through and to the edge of the eastern boundary of the property and through and to the edge of the southern boundary of the Civano property.

A-3.g. Memorandum of Understanding

On June 26, 1998, the City and the Master Developer approved the initial Memorandum of Understanding which provides for the implementation of the Civano IMPACT System Standards.

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A-3.h. 1997 Civano Neighborhood 1 Planned Area Development

On October 20, 1997, the Civano Neighborhood 1 PAD was approved by the City as City Planned Area Development 6A, Ordinance No. 8970, (the “Neighborhood 1 PAD”). The Neighborhood 1 PAD (originally called a Specific Plan) was revised on October 12, 1998. The Neighborhood 1 PAD directs the development of Civano’s Neighborhood One and portions of the Town Center and to assure consistency with the adopted 1991 Civano Master Plan and other related City plans and policies. The Neighborhood 1 PAD covers approximately 170 acres of land within the 818-acre Civano property and includes mixed-use neighborhoods, a variety of residential living environments, recreation and cultural facilities, and substantial open space preservation. The new Civano Master PAD District proposed herein will propose minor changes and/or clarification to the existing Civano Neighborhood 1 PAD.

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A-3.i. Revised Civano Development Agreement (Res. 19741)

On December 8, 2003, the Revised Civano Development Agreement was entered into by the City, The Community of Civano, LLC, Case Enterprises Development Corporation, and Pulte Home Corporation as approved by Mayor and Council Resolution No. 19741 and recorded at Docket 12203, Page 2463 in the Official Records of Pima County, Arizona. The purpose of the Revised Development Agreement is to clarify and facilitate development of the Civano property by providing for, among other things: the establishment and modification of the Revised IMPACT System; the developer’s master planning obligations; grading restrictions and development standards; the use of private controls to manage development; the potential development of City recreational facilities; development phasing obligations and bench marks; the City’s cooperation in planning and development; infrastructure improvement and financing; project management; and protected development rights. Most important for this Civano Master PAD, the Revised Development Agreement obligates the Master Developer to amend the 1991 Civano Master Plan (and the 1992 Civano Master Plan).

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A-3.j. Revised Civano IMPACT System and Memorandum of Understanding

On December 8, 2003, the Revised Civano IMPACT System and Revised Memorandum of Understanding were signed between the City, the Community of Civano, LLC, Case Enterprises Development Corporation, and Pulte Home Corporation (collectively the “Developers”), authorized by City Resolution No. 19741.

The goal of the Revised Civano IMPACT System and Revised Memorandum of Understanding is to provide for the definition and administration of the resource conservation goals of the Civano community in order to maintain Civano’s position on the leading edge of sustainable development. It confirms the strategies for sustainable development, energy conservation, and economic feasibility of the design and technologies used to implement and monitor the resource conservation and other project goals set forth in the Original Civano IMPACT System adopted October 2, 1995, and the original Memorandum of Understanding entered into on June 26, 1998. The Revised IMPACT System establishes baseline standards, “Performance Targets” and “Specific Requirements” to achieve the resource conservation and other project goals. The Revised Memorandum of Understanding establishes the regulatory mechanism to implement the Revised Impact System, including standards for building plan review and yearly monitoring reports.

A summary of the Revised IMPACT System Standards (as may be amended from time to time) is attached as **Appendix 2**. The Revised MOU, implementing the Revised IMPACT System, is attached as **Appendix 1**. All development within Civano must be consistent with the Revised Impact Standards and Revised MOU.

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A-3.g. Revised

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On December 8, 2003,

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Deleted: Pulte Home Corporation as approved by Mayor and Council Resolution No. 19741 and recorded at Docket 12203, Page 2463 in the Official Records of Pima County, Arizona. The purpose of the

Deleted: Development Agreement is to clarify and facilitate development of the Civano property by providing for, among other things: the establishment and modification of the Revised IMPACT System; the developer’s master planning obligations; grading restrictions and development standards; the use of private controls to manage development; the potential development of City recreational facilities; development phasing obligations and bench marks; the City’s cooperation in planning and development; infrastructure improvement and financing; project management; and protected development rights. Most important for this PAD, the Revised Development Agreement obligates the Master Developer to amend the 1991 Civano Master Plan (and the subsequent 1992 Civano Master Plan).

A-4 PURPOSE AND INTENT OF THE CIVANO PAD DISTRICTS

A-4.a. Civano Master PAD

The Master PAD section of this document responds to the unique site conditions described in *Section B: Site Analysis*. The Master PAD emphasize product diversity, unique design standards, trails, connectivity, open space, landscape theming, multi-modal circulation, and preservation of natural wash and riparian corridors.

The Site Analysis provided in Section B conforms to requirements provided in LUC Section 2.6.3.6.B. Information for the Site Analysis was compiled from site visits, correspondence with City, County, and State agencies and officials, as well as topographic and hydrological analyses. The Civano Master PAD provides for the overall regulation of the Civano Project, together with the Revised Civano IMPACT System Standards, the Revised Memorandum of Understanding and other policy guidelines for Civano. Each individual PAD District within Civano must conform to the Civano Master PAD.

Deleted: PAD District Overview¶

The Civano PAD Districts establish comprehensive guidance and regulations for three distinct PAD districts; the approximate 456-acre Sierra Morado PAD District; the approximate 58-acre Pavilions PAD District, and the approximate 304-acre Neighborhood 1 PAD District. The Civano PAD Districts will serve as a regulatory tool governing planning and zoning. The Civano PAD Districts are adopted by ordinance and conform to the Tucson General Plan and the Houghton Area Master Plan. The Civano PAD Districts supersede the LUC as specifically provided herein.¶

¶ The Civano PAD Districts establish the location, density, and community character for the individual PAD Districts (as defined in **Figure 14, Land Use Plan**). The Civano PAD Districts will be developed in phases according to market demands and will include a variety of residential, commercial and community recreational facilities and amenities. The Civano PAD Districts provide for a sustainable, balanced ... [25]

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A-4.b. Civano PAD District Overview

The Civano PAD Districts establish comprehensive guidance and regulations for three distinct PAD districts; the approximate 456-acre Sierra Morado PAD District; the approximate 58-acre Pavilions PAD District, and the approximate 304-acre Neighborhood 1 PAD District. The Civano PAD Districts will serve as a regulatory tool governing planning and zoning. The Civano PAD Districts are adopted by ordinance and conform to the Tucson General Plan, subsidiary area plans and this Civano Master PAD. The Civano PAD Districts supersede the LUC as specifically provided herein.

The Civano PAD Districts establish the location, density, and community character for the individual PAD Districts (as defined in **Figure 14, Land Use Plan**). The Civano PAD Districts will be developed in phases according to market demands and will include a variety of residential, commercial and community recreational facilities and amenities. The Civano PAD Districts provide for a sustainable, balanced community of interconnected residential neighborhoods with support services and employment opportunities.

A-5 LEGISLATIVE AUTHORITY

The authority for the PAD Districts is found in the LUC Article II, Division 6, Section 2.6.3. The LUC authorizes PAD Districts to enable and encourage comprehensively planned development in accordance with adopted plans and policies. Once adopted, the Civano PAD Districts are regulatory plans, which serve as the zoning and development codes for the project. Final plats and any other development approvals must be in compliance with the adopted PAD Districts.

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A-6 CONFORMANCE WITH GENERAL PLAN AND CITY LAND USE PLANS

The primary objective of the Civano Master PAD and individual PAD Districts is to implement the City’s General Plan through the translation of the City’s broader development policies into design concepts and development control tailored to the plan area. All City policies, standards, criteria and procedures will apply within the Civano PAD Districts, except where specific modifications are warranted to improve design quality, flexibility and/or creativity as provided herein.

A-6.a. City General Plan

The Civano Master PAD and individual PAD Districts further the vision for regional land use guiding the growth of the Tucson metropolitan area in an efficient and coordinated manner and provides for high quality development in the unique Sonoran Desert setting. The Civano PAD Districts advance the City’s livable goals by:

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- Providing better alternatives to automobile transportation through the provision of alternative forms of transportation, such as bicycle and pedestrian-friendly streets, improved roadways (landscape, lighting, sidewalks and future bus stops) and through the

incorporation of live work units and non-residential land use within walking distance from residential areas.

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- Including abundant open space and recreation areas.
- Protecting the natural desert environment, Sonoran Desert ecosystems, washes, hillsides, open space and wildlife.
- Designing people-oriented neighborhoods to promote a mix of residential densities and housing types with pedestrian focus, lush landscaping and connectivity that furthers interaction among residents.

The Civano Master PAD and individual PAD Districts support the City's General Plan vision for land use by preparing a Master PAD and PAD Districts that include diverse residential neighborhoods, non-residential and open space land uses. The Civano PAD Districts provide the flexibility required to effectively manage the development of land, while ensuring that supporting infrastructure, open space and services are properly linked and integrated.

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A-6.b. Other Area Master Plans

The Civano Master PAD also recognizes and will be in compliance with the South Pantano Area Plan, and Regional Open Space, Trails and Circulation Plans in the area.

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A-7 RATIONALE FOR USE OF PLANNED AREA DEVELOPMENT

There are several reasons for using PAD Districts for this project, rather than other existing zoning districts. One of the primary reasons is to implement the vision that is unique to Civano. This requires flexibility in land uses not available in traditional zoning, such as mixed-use and live/work units, as well as the ability to customize development standards that provide more specificity and control over the general design of the built environment.

A-8 SUITABILITY OF PAD DISTRICT TO SIGNIFICANT ENVIRONMENTAL FACTORS

The proposed PAD Districts are generally consistent with the existing zoning of the property. The development is designed to allow and encourage an appropriate mix of uses. These include a variety of residential densities, a diversity of housing and product types and environments, support commercial services, offices, recreation facilities and community amenities including an integrated open space system offering opportunities for trails, bicycle paths and future transit connectivity.

A-9 COMPATIBILITY OF THE PAD WITH ADJOINING LAND USES

Immediately adjoining land uses are primarily single-family residential, although most of the land is vacant. There is an abandoned sand and gravel

pit north of the property and some remaining sand and gravel extraction operations along the Pantano Wash directly east of the property. These are slowly being phased out in preparation for construction of a regional park and trails system along the major washes. There are two operating horse stables immediately to the north of the property, on both sides of Houghton Road at the Pantano Wash. There should be no interference to these uses as a result of community development on the Civano property, although added residents may wish to use the stabling and riding services available.

A-10 PHYSICAL/ECONOMIC SUTABILITY AND FEASIBILITY WITH EXISTING INFRASTRUCTURE

When the Civano site was originally selected through a community-oriented State Land selection process, it was determined that one of the primary advantages of this site was that infrastructure already existed and could be extended with relatively little added expense and with minimal impact upon the existing infrastructure system.

All significant infrastructure necessary to support this development is in very close proximity and can be effectively extended into the property for the proposed development. In concert with community understanding and Mayor and Council decisions in supporting this project, impacts to infrastructure and public services will be as minimal as feasible, using best-known and available technologies.

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B. SITE ANALYSIS

B-1 SITE LOCATION AND REGIONAL CONTEXT

The property is located in the southeastern portion of the City in the Middle Santa Cruz Subregion. The site is bounded by Bilby Road to the south, Houghton Road to the west, the Melpomone Way alignment to the east and Civano Boulevard to the north. (See **Figure 1: Location and Regional Context**).

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The property lies within Township 15 South, Range 15 East, Section 1 and 12. It is approximately 5 miles north of Interstate 10/Houghton interchange, less than a mile west of the Pima County/City of Tucson border and slightly over a mile west of Saguaro National Park East. The Pima County/Cochise County border is approximately 20 miles east along interstate 10. The site is within the vicinity of the University of Arizona Science and Technology Park.

B-2 EXISTING ZONING AND LAND USE

B-2.a Existing Zoning and Land Use On-Site

Existing zoning on the site includes a combination of various zoning districts, including ~~the~~ Neighborhood 1, PAD, SR (Low Density Residential), R-1 (Residential Single Family), R-2 (Medium Density Residential), OCR-2 (Office/Commercial/Residential), C-2 (Commercial) and I-1 (Light and Heavy Industrial). The existing zoning requires conformance with the 1991 Civano Master Plan. See **Figure 2: Existing Zoning** for location of the various zoning districts on site.

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The property has various existing land uses on site, including large areas of vacant land (primarily within the Sierra Morado and Pavilions PAD areas), existing development as part of the Neighborhood 1 PAD (including residential, open space, school, community facilities, and a neighborhood center). There is also a commercial development (Global Solar) along Houghton Road. The site also contains two major Overhead Electric Easements (OHE) that traverse the property, including a 100-foot OHE easement running east/west immediately south of the Drexel Road alignment and a 175-foot OHE easement running north/south along the Melpomone alignment and turning northwest through the northern quadrant of the site (See **Figure 3: Existing Land Use** for location of OHE easements and other existing land uses on and adjacent to the site).

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B-2.b Existing Zoning and Land Use within 150 Feet of the Site

Existing zoning surrounding the property within 150 feet include SR (Low Density Residential) to the east; SR (low Density Residential) and R-1 (Residential Single Family) to the south; a mix of SR (Low Density Residential), R-1 (Residential Single Family), R-2 (Medium Density Residential), C-2 (General and Intensive Commercial), I-1 (Light and

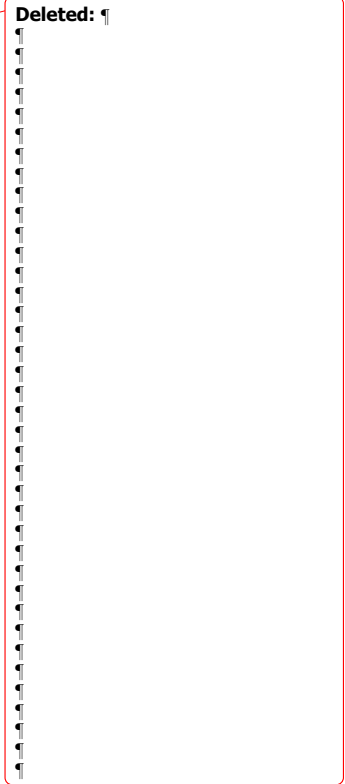
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Insert FIGURE 2: EXISTING ZONING here

B-3 OPEN SPACE, RECREATION, PARKS, AND TRAILS

According to the Pima County Land Information System, there are four trails located within one mile of the property. Two of the trails are within the Pantano Wash major tributaries east of the property, and two additional trails are proposed to the north and east of the property within two unnamed wash corridors that connect to the primary channel of the Pantano Wash. In addition, a paved shoulder bike route extends along portions of South Houghton Road both north and south of the site.

As depicted on the Pima County MapGuide Map, Abraham Lincoln Regional Park is located approximately 4 miles northeast of the site.



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Insert FIGURE 4: EXISTING AND PROPOSED PARKS AND TRAILS here

B-4 PUBLIC, EDUCATIONAL, COMMUNITY AND CULTURAL FACILITIES

B-4.a Schools

The property is located within the Vail School District. The closest elementary school to the site is the Civano Community School, located within the site. The Civano Community School is a charter school, and is a part of the Vail School District. An additional elementary school within the Vail School District is Mesquite Elementary School located at 9455 S. Rita Road approximately three miles southwest of the site.

There are no middle schools within one mile of the property. The closest middle school is the Desert Sky Middle School located within the Rita Ranch development approximately four miles southwest of the property.

There are no high schools within one mile of the property. The closest high school is the Vail Charter High School, located at 9040 S. Rita Road, approximately six miles southwest of the property. The closest public high school is the Cienega High School located at 12901 East Colossal Cave Road, approximately 7 miles to the south.

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B-4.b Libraries

There are no libraries within one mile of the subject property. The closest library is the Golf Links Library located at 9640 E. Golf Links Road approximately 4 miles from the property.

B-4.c Health Care Facilities

There are no health care facilities within one mile of the property. The closest health care facility is St. Joseph's Hospital located at 350 N. Wilmot Road, approximately 10 miles to the northwest.

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B-4.d Fire / Emergency Vehicle Service

Fire/emergency response services will be provided by the City. City Fire Station #17 is located approximately 1/2 mile north of the property at 5270 S. Houghton Road.

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B-4.e Law Enforcement Services

The City will provide law enforcement services to the property. The closest police station is the Tucson Rincon Substation located at 9670 E. Golf Links Road, approximately four miles northwest of the property.

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Insert FIGURE 5: OFF-SITE STREETS, SCHOOLS AND PUBLIC FACILITIES here

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B-5.a Existing Roadways

The primary north-south roadway access to the Civano Master PAD is Houghton Road immediately west of the property. Houghton Road is currently a two-lane road that is owned and maintained by the City. Melpomene Way is an existing one-lane dirt road running north-south along the eastern boundary of the Civano Master PAD and currently serves residents of some single family lots north and east of the project site.

Primary east-west roadways in the vicinity of the Civano Master PAD include Valencia Road approximately 1.5 miles to the south of the property and Irvington Road approximately 1 mile north of the property. Valencia provides contiguous east-west access from Houghton Road clear across town to the west while Irvington provides east-west access from Houghton Road to Kolb Road to the west.

Additional east-west roadways include Bilby Road which is located immediately south of the property and will provide direct access from Houghton Road to the east. Bilby Road has recently been improved to approximately 1/2 mile east of Houghton Road to accommodate the Mesquite Ranch subdivision to the south and includes paving, curb, sidewalks and bicycle lane on the south side of the right-of-way. Drexel Road is an existing at grade, 2 lane paved road which extends from Houghton Road to the east through the property and currently ends at the Pantano Wash. Seven Generations Way, a two lane roadway with curb, gutter and sidewalks, provides primary access to Civano Neighborhood One, and ends at the eastern boundary of Civano Neighborhood One. Nebraska Road is a two lane roadway that begins where Seven Generations Way ends and extends east to Melpomene Way.

Table 1: Existing Roadways Surrounding the Site shows all existing roadways within one-mile of the property.

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**Table 1
Existing Roadways Surrounding the Site**

STREET NAME	HOUGHTON ROAD	BILBY ROAD	SEVEN GENERATIONS WAY	CIVANO BLVD.	DREXEL ROAD	
Functional Classification	Principal Arterial	Minor Arterial	Minor collector	Arterial	Easement	Deleted: MELPOMENE WAY Deleted: NEBRASKA ROAD
Existing R.O.W.	200'	90'	50'-80'	80'	45'	Deleted: Easement Deleted: Easement
Future R.O.W.	200'	90'	NONE	80'	NONE	Deleted: 77' Deleted: 150'
Travel Lanes	2	2	2	2	2	Deleted: 30' Deleted: 45'
Speed Limit	55 MPH	25MPH	25 MPH	25 MPH	25 MPH	Deleted: NONE' Deleted: NONE
ADT	14,300	N/A	N/A	N/A	N/A	Deleted: 1 Deleted: 2
Bicycle lanes	SOMETIMES*	YES	YES	NO	NO	Deleted: DAY SPEED/ 45 NIGHT SPEED
Pedestrian Ways	SOMETIMES*	YES	YES	YES	NO	Deleted: 15 Deleted: 15 MPH
Ownership	City	City	City	City	City	Deleted: N/A Deleted: NO
Surface Condition	Paved	Paved	Paved	Paved	Paved	Deleted: NO Deleted: NO Deleted: of Tucson
Program for improvement	YES (Capital Improvement Program)	NO	NO	NO	NO	Deleted: of Tucson Deleted: of Tucson Deleted: of Tucson Deleted: of Tucson Deleted: City of Tucson Deleted: with median Deleted: with curb and sidewalk Deleted: with curb and sidewalk Deleted: Dirt road Deleted: at grade road Deleted: Dirt Road Deleted: NO

Source: City of Tucson and Pima County Transportation departments, ADOT Functional Classification and ADTs, and PAG Traffic Counts.
 * Sometimes means that portions of the roadway include the amenity described, and portions do not.

B-5.b Future/Planned Roadways

Pantano Parkway:

This is planned as a four lane divided roadway which will include a linear park. The alignment generally follows the southwestern bank of the Pantano Wash and cuts across the northeastern most corner of the site. Plans for this roadway are still in the development stage.

Houghton Road:

The City and A.D.O.T. are currently conducting separate studies of the Houghton Road Corridor. These studies indicate the need for widening of the existing two-lane roadway to a four-lane divided section.

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B-5.c Public Transportation

The area immediately surrounding the property is not currently served by public transportation. The nearest Sun Tran bus route to the area is the Pima Community College East Campus, along Irvington Road. Routes 3 and 37 serve the Pima Community College with 30-minute frequencies throughout a normal weekday. There are no current plans to extend public transit service into this area in the near future.

B-6 EXISTING INFRASTRUCTURE AND PUBLIC SERVICES

B-6.a Water

Tucson Water Department currently provides water service to the existing Neighborhood 1 PAD and to Mesquite Ranch to the south. Tucson Water has been designated by the State of Arizona, Department of Water Resources, as having an assured water supply.

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A 24” water line and a 12” water line are located along the Houghton Road right-of-way adjacent to the property. Additionally, a 12” reclaimed water line is located along the Houghton Road right-of-way adjacent to the property.

B-6.b Sewer

The Pima County Wastewater Management Department has been consulted with the following results.

Existing wastewater records indicate this development is tributary to the Pantano Interceptor, the South Rillito Interceptor, and the Tucson Boulevard Flow Control Facility.

The Tucson Boulevard Flow Control Facility allows flow to be directed either to the Roger Road Wastewater Treatment Plant or the Ina Road Water Pollution Control Facility.

The interior sewers within the development must be designed to provide flow-through for any adjacent parcels south of the proposed development from parcel 140-01-1130.

B-7 TOPOGRAPHY

B-7.a Topographic Characteristics

The topography of the area within the site is characteristic of the Rincon foothills and contains a variety of landforms. Generally, the elevations range from 2,903 along the southern boundary of the site to 2,800 at the Civano Wash outlet of the site. **Figure 7, Topography**, shows the existing topography of the property.

Portions of the property consist of slopes in excess of 15%. These areas are depicted on **Figure 7, Topography**. Consistent with the 1991 Civano Master Plan, the Master PAD will protect areas with 15% slopes to be established in each development plan or plat submittal. There are no Hillside Conservation Area on the site, nor are there any significant topographic features such as rock outcroppings, ridges or peaks within the property.

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B-7.b Pre-Development Average Cross Slope¶
The average cross slope of the property is approximately 5.99% percent. The formula used to derive average cross slope is:¶
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B-8 HYDROLOGY AND WATER RESOURCES

B-8.a Drainage/Hydrology

There are three major watercourses in and around the subject property: The Mesquite Wash, the Civano Wash, and the Pantano Wash. The Mesquite Wash is located along the western side of the property and flows from south to north; while the Civano Wash, which also flows south to north, is centrally located with tributaries extending to the southeast corner of the parcel. Pantano Wash clips the northeast corner of the property in a southeasterly to northwesterly direction. The Civano Wash and the Pantano Wash run parallel along the northern limit of the property prior to converging east of the Houghton Road Crossing.

The Pantano Wash and subsequently the portions of the Civano Wash that are located along the Northern Boundary lie within FEMA-designated flood hazard areas. Areas not within the federally mapped floodplain are designated as Unshaded Zone X, which has been determined to be outside of the 500 year Floodplain.

In addition the City regulates the Civano Wash and the Mesquite Wash located within the project limits as they contain runoff in excess of 100 cfs. Areas within the delineated 100-year floodplain limits that are outside of the incised channels can be characterized as sheet flooding zones. The depths of flooding in the sheet flow areas range from 0.42 to 2.52 feet.

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All on-site washes and their respective floodplains are depicted in **Figure 8, On-Site Hydrology**. Off-site watersheds that affect the site have been provided in **Figure 9, Off-Site Watersheds**.

The peak discharge rates for all washes having a 100-year event flow of >100 cfs are shown on Figure 8, On-Site Hydrology.

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Table 2¶

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Summary of 100-Year Q's¶ ... [27]

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The discharges are based on the best available information at the time of this document. Detailed hydrologic analyses that will further quantify these discharges and drainage areas will be provided as part of the development of this area. These analyses will be submitted to the City for review and approval.

B-8.b Applicability of City Floodplain Ordinance

B-8.b.1 City Floodplain Ordinance

Watercourses that convey discharges greater than 100-cfs are considered regulatory by the City. As such their associated floodplains have been mapped in accordance with City Regulations. The areas subject to regulation include the Mesquite Ranch Wash and the Civano Wash and their tributaries as shown in the Tucson Stormwater Management Study as either designated or proposed ERZ and WASH washes. Any development that impacts into these areas will require a Floodplain Use Permit. As it currently stands, only the proposed drainage infrastructure necessary to provide all weather

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Insert FIGURE 8: ON-SITE HYDROLOGY here

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Insert FIGURE 9: OFF-SITE WATERSHEDS here

B-9 VEGETATION AND WILDLIFE

B-9.a Vegetative Communities and Associations

This section describes existing on-site vegetation, vegetative areas especially significant for wildlife, scenic value, or screening, and vegetative densities.

1) On-Site Vegetative Communities and Associations

The following two vegetative communities have been identified on the site. See **Figure 10: Vegetation Densities** for the location of these communities.

Arizona Upland Subdivision Community, Palo Verde-Cacti-Mixed Scrub Association

Dominated by leguminous trees and cacti, the species most commonly present in this habitat include the Saguaro cactus (*Carnegiea giganteus*) and Foothill Palo Verde (*Cercidium microphyllum*)

Xeroriparian Habitat.

Xeroriparian Habitat is typically associated with ephemeral streams that flow as a result of rainfall. The plant species are typical to those found in upland areas but have greater densities due to the relative excess of water.

Table 2 includes partial list of plants observed on-site.

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Table 2
Partial List of Plants Observed On-Site

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Common Name	Scientific Name
Mesquite	<i>Prosopis velutina</i>
Foothill Palo Verde	<i>Cercidium microphyllum</i>
Catclaw Acacia	<i>Acacia greggii</i>
Whitethorn Acacia	<i>Acacia constricta</i>
Saguaro	<i>Carnegiea gigantea</i>
Soapstone Yucca	<i>Yucca elata</i>
Peniocereus greggi	<i>Night Blooming Cereus</i>
Creosote Bush	<i>Larrea tridentata</i>
Barrel Cactus	<i>Ferocactus spp.</i>
Desert Hackberry	<i>Celtis pallida</i>
Cholla Cactus	Various <i>Opuntia</i> species
Perennial Grasses	Various
Prickly Pear	Various <i>Opuntia</i> species

Source: Field Inventory, 2004 and Native Plant Preservation Plans prepared by The Planning Center dated June 1, 2004.

2. Significant Cacti and Groups of Trees and Federally-Listed Threatened or Endangered Species:

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There are saguaros on-site that are listed by the State of Arizona as protected species. The saguaros are evenly scattered through the site, and are generally in good condition. Arizona Game and Fish Department provided a list of special status species that are known to occur in the vicinity of the site. The list includes the following plant species:

- Needle-Spined Pineapple Cactus (Echinomastus Erectocentrus Var Erectocentrus) SC, S, SR
- Stag-Horn Cholla (Opuntia Versicolor) SR

SC is classified as Species of Concern; S is classified as Sensitive; and SR is classified as Salvage Restricted by the US Forest Service and the Arizona State Office of the BLM.

3. Vegetative Densities:

Onsite vegetation densities and vegetation canopy coverage for shrubs and trees were calculated using aerial photographs. Perennial grasses and ground covers were not considered. With the exception of areas adjacent to drainages, the site exhibits a fairly even dispersion of densities over the entire site. Areas directly adjacent to the washes display higher vegetative densities than the rest of the site. Vegetation densities are depicted in **Figure 10: Vegetation Densities**.

Vegetation densities were categorized as follows:

- High Density: +/- 4.5 %
- Medium Density: +/- 17.5%
- Low Density: +/- 78%

B-9.b Wildlife Habitat

A letter from the Phoenix Regional Office of the Arizona State Game and Fish Department (AGFD) is included at the end of this section. A summary of the letter is as follows:

1) Threatened or Endangered Species:

According to AGFD's Heritage Data Management System (HDMS) the special status or species listed In **Table 3: Potentially Occurring Threatened or Endangered Species**, potentially occur in the project area (3-mile buffer). In addition, the site is located within Zone 2 of the Proposed Critical Habitat for the *Cactus Ferruginous* Pygmy-Owl.

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Insert FIGURE 10: VEGETATION DENSITIES here

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B-10 GEOLOGY AND SOILS

B-10.a Geologic Features

The Civano Master PAD is located west of the Catalina and Rincon Mountains. Three drainageways traverse the site. The larger watercourses carry an active bed of sand, gravel, and rock that is scoured and re-deposited during each flow in the Pantano Wash.

As provided in the *Section B-6: Topography*, slopes are generally gentle, and there are no peaks or rock outcrops within the site.

B-10.b Soils

Sandy soils composed primarily of sand and gravel are the most common soils within the site. **Figure 11: Soils** shows soils associations within the project area. There are eight different soil associations classified within the site. These are:

- 1) Pinaleno-Stagecoach Complex: 5-16% slopes (+/- 249 ac of the site)
- 2) Pinaleno Very Cobbly Sandy Loam: 1-8% slopes (+/- 203 ac of the site)
- 3) Riveroad and Comoro Soils: 0-2 % slopes (+/- 37 ac of the site)
- 4) Tubac Gravelly Loam: 1-8 % slopes (+/- 95 ac of the site)
- 5) Sahuarita soils, Mohave Soils and Urban Land: 1-5 % slopes (+/- 104 ac of the site)
- 6) Arizo-Riverwash Complex: 0-3 % slopes (+/- 73 ac of the site)
- 7) Nahda Very Cobbly Loam: 0-3% slope (+/- 45 ac of the site)
- 8) Glendale Silt Loam: 0-3% slope (+/- 12 ac of the site).

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Insert FIGURE 11: SOILS here

B-11 VIEWSHEDS AND VISUAL ANALYSIS

B-11.a Viewsheds Onto and Across the Site

Views onto the site from adjacent areas include views of the on-site washes and vegetation. The utility lines that run east to west on both sides of Drexel Road are visible from adjacent areas. Larger transmission lines located north to south along the eastern boundary are also visible from all directions. Clear views across the entire property are not possible due to the size of the parcel, the vegetation coverage, as well as the slope of the property. No single location from off-site adjacent areas is high enough to afford views across the entire site. No views of off-site features such as the Rincon Mountains or the Santa Rita Mountains are anticipated to be obstructed by this development.

B-11.b Areas of High Visibility from Adjacent Off-Site Locations

~~The areas of high visibility from adjacent off-site locations exist largely on the property boundaries along Houghton and Bilby Roads, from the bluffs along the Pantano Wash looking west across the property, and along Drexel Road as it crosses the site. The perimeter visibility is due, in part, to the size of the project and the lack of a vantage point from which to view the entire property. The vegetation on site is of generally high quality and of medium density near the project boundaries. See Figure 12: Areas of High Visibility.~~

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Insert FIGURE 12: AREAS OF HIGH VISIBILITY here

B-12 PALEONTOLOGICAL AND CULTURAL SITES, STRUCTURES AND DISTRICTS

B-12.a Location of Cultural Resources

The Arizona State Museum (ASM) archaeological records indicate that the property was surveyed by Old Pueblo Archaeology Center and that nine archaeological sites were identified on the property: AZ BB13:340-348 (ASM). Jones A. Dart, archaeologist for Old Pueblo Archaeology Center recommended that no further work was necessary at any of the nine sites identified.

1) Letter from the Arizona State Museum

The Arizona State Museum concurs with Old Pueblo Archaeology that no further work on the property is necessary. In addition, ASM recommends that if intact archaeological deposits are discovered, pursuant to A.R.S. [Section 41-865](#), all ground disturbing activity in the vicinity of the remains should cease until the ASM Repatriation Coordinator, John Madsen, is contacted at (520) 621-4795. The letter from the Museum is provided as Exhibit III.E.1.a: Arizona State Museum Letter.

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C. CIVANO MASTER PAD

C-1 MASTER PAD APPLICABILITY

The 1991 and 1992 Civano Master Plans include the entire 818-acre Civano project site and focus on principles of sustainability, the use of solar energy and other alternative power sources, respect for and integration of residential and non-residential communities with the natural environment, conservation of water and fossil-fuel resources including alternative modes of transportation, and the creation of a pedestrian-friendly community that fosters interaction within the community and with the natural environment. The Rezoning Conditions require all development to conform to the 1991 Civano Master Plan.

This Civano Master PAD is designed to replace the 1991 and 1992 Civano Master Plans, pursuant to the Revised Civano Development Agreement, Section 3.1.1. This Civano Master PAD covers the entire 818-acre Civano project area. Figure 13, Master PAD and PAD District Boundaries identifies the locations of the various properties affected by the revised Master PAD. Where there is a conflict between the Civano Master PAD and the LUC, Article III of the Development Compliance Code, the Development Standards or individual Civano PAD Districts, the Civano Master PAD shall govern. The Civano Master PAD shall not govern in any conflict with the Revised IMPACT System Standards, the Revised Memorandum of Understanding or the Development Compliance Code, applicable building codes or other applicable regulations.

In addition to this Civano Master PAD, three PAD Districts will be included in this document that will be subject to the general land use and development plan concepts within the revised Master PAD. The three PAD Districts include the Sierra Morado PAD, the Pavilions PAD, and a minor addition of new area to the existing Neighborhood 1 PAD. The three PAD districts identified above will provide the regulatory development standards for the applicable district, and will be defined separately within Sections D, E and F of this document respectively.

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C-2 MASTER DEVELOPMENT PLAN

C-2.a Civano IMPACT System

The Civano Master PAD is intended to continue adherence to the goals, principles and values of its predecessor plans, all incorporating over a decade of development at Civano and in the Tucson area. The Revised IMPACT System establishes specific goals that are translated into multiple performance targets for energy and other resource conservation. These goals and performance targets will continue to form the cornerstone for this new Civano Master PAD, and apply to all new development within the Civano Master PAD area. The specific goals as defined by the Revised IMPACT System Standards are summarized below.

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- I. Energy: Reduce building energy demands below 1990 baseline levels with passive and active alternative energy and solar uses (including photovoltaic or other solar power options), and efficient design and construction techniques and equipment.
- II. Water: Reduce potable water consumption below Tucson metropolitan baseline levels and use non-potable water, such as reclaimed water, graywater or rainwater harvesting for landscape irrigation.
- III. Solid Waste: Reduce landfill, destined and solid waste below Tucson metropolitan baseline levels, recycling construction wastes and use of recycled construction materials on site.
- IV. Transportation: Improve air quality by reducing auto dependence through a circulation plan that promotes walking, biking, and electric cart or other alternative energy-saving transportation method.
- V. Employment: Create one job within Civano for every two dwelling units.
- VI. Affordable Housing: Price at least 20% of the total number of dwelling units for low and moderate-income households.

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The Revised IMPACT System Standards (as such may be amended from time to time) are attached as Appendix 2. The Revised MOU, implementing the Revised IMPACT System Standards, is attached as Appendix 1.

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C-2.a.1. Master Developer Self-Certification

In order to provide consistency in the implementation of the Civano IMPACT System throughout the Civano Master PAD, and to expedite the review by the City for plat and site plan approvals, the Civano Certification Committee will self-certify the Revised Civano IMPACT System criteria as identified in Sections 5.31 and 7.0 of the Revised MOU, except that the Master Developer shall delegate the self-certification process to developers of the Pavilions PAD.

C-2.a.2. Pavilions PAD Self-Certification

The Pavilions PAD developers shall establish a Pavilions Certification Committee which shall self-certify the Revised Civano IMPACT System criteria as identified in Sections 5.31 and 7.0 of the Revised MOU.

C-2.a.3. Monitoring

All developers and property owners within the Master PAD area shall cooperate with the Master Developer to implement the periodic monitoring as required by the Revised IMPACT System Standards and Revised MOU.

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C-2.b. Master Development Plan Summary

In addition to the existing uses already provided on the site, the master plan will offer a broad range of housing types, centralized retail/commercial services, employment opportunities, and an open space network utilizing the natural drainage channels that dissect the site. The projected population will be served by at least one recreation center, various neighborhood parks, mini parks, and a network of paths, trails and bikeways. The plan recognizes the natural wash features throughout the property, and strives to preserve the majority of the wash corridors in their natural state to preserve and protect the riparian habitat and native vegetation in the area.

The Master PAD will be designed as a planned community with an ecologically and environmentally responsible ethic. The plan calls for the preservation and/or enhancement of the major riparian corridors dissecting the property from south to north. Roadway alignments and residential developments will be oriented to abut natural open space corridors to provide added amenity and a natural desert ambiance to the development. A variety of housing types and residential densities will be provided to create a diverse housing community. Active and passive parks and open spaces will be provided throughout the community in addition to an extensive network of interconnected trails. Supporting commercial and employment services will also be provided within the Master PAD area.

The layout is well integrated with the existing developed portions of the Neighborhood 1 PAD. All land uses are integrated with regard to circulation, infrastructure, aesthetics, preservation of views, and visual character through a unique set of development standards and design guidelines designed to make Civano a unique development consistent with the Desert Village concept of the adopted Tucson General Plan.

Primary access to and from the Master PAD will be via Houghton Road as the major north/south feeder road and Bilby Road, Drexel Road and Seven Generations Way providing direct access into the community. Seven Generations Way currently provides primary access to the existing Neighborhood 1 PAD. Bilby Road will be the major marketing window into the Sierra Morado PAD District and Drexel Road will serve as a

central spine road, providing direct access into the Sierra Morado PAD and the Pavilions PAD from Houghton Road.

C-2.c Master Development Key Planning Factors

The master development plan was developed based on a detailed review of the site analysis and a number of key planning factors. Those factors are summarized below:

- Maximize compatibility and suitability with the land;
- Land uses organized in distinct development units, with a diverse range of densities and housing types and commercial and employment uses. The plan includes centralized community facilities and neighborhood parks with convenient access to each of the development units.
- Responsiveness to drainage constraints created by the Mesquite, Civano and Pantano wash corridors, including preservation and/or enhancement of the major wash corridors on the property;
- Proximity of neighborhoods to community open spaces;
- Encourage social interaction and a mix of ages, uses and lifestyles;
- Housing affordability;
- An emphasis on non-vehicular internal circulation that provides pedestrian and bicycle linkages between residential, employment, commercial, recreation and open space uses throughout the project;
- Retain connectivity of wildlife corridors;
- Sensitivity and compatibility with adjacent land uses;
- Traffic calming features within the major collector road system to reduce vehicle speeds within the community;
- Compliance with Civano IMPACT System Performance Targets.

C-3 DEFINITIONS

The terms used in this Master PAD/Civano PAD Districts shall mean those as defined in the LUC, with the following exceptions or additions:

Alley Loaded: A residential product type that provides the primary vehicular access from public streets through a private alleyway at the rear of the residence (rear yard), while the primary pedestrian entrance is located at the front of the residence (front yard).

Deleted: Residential Product Type

Average Area (for residential lots): Calculated by taking the development parcel area minus all dedicated and/or private streets and all natural open space areas divided by the number of residential lots within the development parcel.

Auto Court Cluster: A residential product type that provides the primary vehicular access from public streets through a private, common tract or easement at the rear of the residence (rear yard), clustered around the primary pedestrian access located at the front of the residence (front yard).

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The maximum number of units allowed within a single auto court cluster is eight units.

Civano Certification Committee. ~~The Civano Certification Committee shall perform the self-certification provided in Sections 5.31 and 7.0 of the Revised MOU. This committee shall consist of a representative of the Design Review Committee established by the Master Developer, a licensed architect or engineer and a representative of the Master Civano Community Association~~

Design Review Committee (DRC) or Review Committee: A three or more member committee appointed by the ~~Master Civano Community Association or by subsidiary associations such as the Sierra Morado Homeowners Association, the Pavilions Business Association or the Neighborhood 1 Homeowners Association.~~

Developer: An individual, entity or owner who acquires or leases development areas within the Master PAD area for the purpose of developing said development areas in accordance with the Master PAD and the Development Agreement.

Development Agreement: The Revised Civano Development Agreement adopted December 8, 2003, Resolution No. 19741, ~~and as it may be amended from time to time.~~

Development Parcel: The area of land comprised of a single subdivision plat or site plan as identified within Figure ~~14: Land Use Plan.~~

Development Units: The development areas within a PAD District, as defined within the Master PAD. The specific Development Units are identified within Figure ~~14: Land Use Plan.~~

Front Yard: For an interior lot, the front yard is the lot line bounding the street frontage. For a corner lot, the front yard shall be the shorter of the two lot lines adjacent to the street. For auto court cluster and/or alley loaded types where there is no direct street frontage for each lot, the front yard is the portion of a single-family residential lot where primary pedestrian access is provided.

Functional Open Space: Open spaces which are developed and usable for active and passive recreational activities.

Gross Density: The number of dwelling units on a defined piece of land divided by the total acreage of that defined piece of land, including all planned or dedicated streets, alleys, private access ways, roadways, interior open space, alley easements, and/or drainageways. Area shall extend to the center of adjacent streets or right-of-way or other public space.

Guest House: An attached or detached accessory building used to house guests of the occupants of the principal building. A guest house may provide kitchen facilities. No more than one guest house per single-family lot.

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- Deleted:** Community Association): A three or more member group appointed by the Master Developer to establish
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IMPACT System for Sustainable Development: The Civano Revised **IMPACT (Integrated Method of Performance and Cost Tracking)** System for Sustainable Development adopted December 8, 2003, Resolution No.:19741, as it may be amended from time to time. See **Appendix 2.**

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Live/Work: Same as Home Occupation as defined within the LUC, except that Live/Work allows for retail services, personal services or medical services to be provided from the home and allows up to ten (10) customers per day for any home occupation use. Gross floor area dedicated for the home occupation in a live/work scenario may take up to 50% of the structure that it occupies. Two outside employees for the home occupation is allowed. Commercial site plan review and/or non-residential development standards shall not be required for Live/Work units, except for those Live/Work units that provide retail services, personal services or medical services.

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Lot Coverage: Total coverage of buildings, storage areas and vehicle use area over a development parcel calculated as follows: site area multiplied by the lot coverage percentage allowed equals the total square feet of land area allowed for coverage within a development parcel. The total lot coverage area is then divided by the number of lots in the development parcel to yield a total number of square feet of coverage for allocation to each lot.

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Master Civano Community Association: A non-profit association governing various non-profit subsidiary associations located within the Civano Master PAD area and formed under the authority of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Civano: The Tucson Solar Village, recorded at Docket 10915, Page 639, of the Official Records of Pima County, Arizona, on November 3, 1998.

Deleted: The Master Civano Community Association shall have the responsibility of ensuring that the Civano Master PAD is complied with as development occurs for all development parcels within the 818-acre Master PAD area. Development and design guidelines may be adopted by the Master Civano Community Association to assist in the implementation of the Civano Master PAD.

Deleted: Memorandum of Understanding

Master Developer: The Master Developer is the developer under the Development Agreement that is responsible for facilitating cooperation among other developers in the master planning of Civano, including documenting compliance with this Civano Master PAD and its predecessor plans, the Revised Civano IMPACT System and the Revised MOU. The Master Developer shall have the responsibility of ensuring that the Civano Master PAD is complied with as development occurs for all development parcels within the 818-acre Master PAD area. Development and design guidelines may be adopted by the Master Developer to assist in the implementation of the Civano Master PAD. The Master Developer is also responsible for the periodic monitoring and reporting required by the Revised Civano IMPACT System and Revised MOU.

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Memorandum of Understanding (MOU): The Revised Civano Memorandum of Understanding, as amended by the parties on December 8, 2003, by City Resolution No. 19741, as it may be amended from time to time. See **Appendix 1.**

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Mini Parks: Improved open space areas, generally less than one acre in size, which may include improvements such as picnic areas, ramadas, tot lots, as well as other passive recreation amenities.

Natural Open Space: Open space areas including significant natural features, such as natural drainageways, floodplains, and steep slopes that will primarily be left in their natural state. Low impact active and passive recreational opportunities such as trails, signage, and kiosks may be provided in these areas.

Neighborhood 1 Homeowners Association: The subsidiary homeowners association formed under the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Civano 1: Neighborhood One, recorded at Docket 11206, Page 2132, of the Official Records of Pima County, Arizona, on January 4, 2000, as it may be amended from time to time.

Neighborhood 1 PAD District: The existing Civano PAD District for Civano Neighborhood 1 as amended in Section F of this document.

Neighborhood Parks: Improved open space areas, greater than one acre in size, which may include improvements such as picnic areas, ramadas, tot lots, ball fields and other sports activities as well as other passive recreation amenities.

Neighborhood Trails: A trail system that will connect with the Urban Street Trails system to provide an internal circulation system connecting the recreational amenities, the community center and all individual neighborhoods within the development unit. Neighborhood Trails may include hard surface and natural surface trails.

Net Area: The area of a development parcel, excluding all planned or dedicated streets, alleys, private access ways, roadways and/or alley easements and natural and functional open space areas.

Pavilions Business Association: A subsidiary association of business owners to be formed to govern the Pavilions PAD District by the Pavilions developers.

Pavilions Certification Committee: The Pavilion Certification Committee shall perform the self-certification provided in Sections 5.31 and 7.0 of the Revised MOU. This committee shall consist of a representative of the Design Review Committee established by the Pavilions developers, a licensed architect or engineer and a representative of the Pavilions Business Association.

Product Type: Refers to the various residential development housing options that may be provided within a residential land use. Product type may include traditional single-family homes on a single lot, auto court cluster development, alley-loaded, Z-lots, attached units, etc.

Public Facilities: Any facility (whether publicly or privately owned) which is to be used and/or allocated for the general good of the public. These uses would include, but are not limited to, parks, government services, utilities and drainage features. Privately owned facilities will be subject to applicable land use regulations.

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Rear Yard: The rear yard is the lot line opposite the front yard lot line. For auto court cluster and/or alley loaded housing types where there is no direct street frontage for each lot, the rear yard is the portion of a single-family residential lot where garage access is provided.

Recreation Center: A common recreational facility provided within the development. Amenities within a Recreation Center may include swimming pool and related facilities, clubhouse, meeting rooms, play courts, and other amenities.

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Residential Mixed Dwelling Attached: Attached single-family residential units on individual lots for sale with common party walls, such as duplexes, attached auto court cluster or attached alley-loaded product types.

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Residential Land Use Categories: Within the Sierra Morado PAD residential zoning district (PAD-R2) four different residential development standards are provided within the PAD-R2 zoning district. This allows for flexibility in the minimum development standards for various types of residential product types, such as single family detached, mixed dwelling detached and attached, and multi-family attached developments. Prior to tentative plat for a residential subdivision, a residential land use category must be declared for that subdivision plat. The residential development standards for the land use category (as defined within the Sierra Morado PAD) will be applied to that plat for approval. ¶

Residential Mixed Dwelling Detached: Detached single family residential units on individual lots for sale with a more unique product design such as auto court cluster, alley-loaded, or other creatively-designed single-family product type.

Residential Multi-Family Attached: Attached multi-family product type such condominium or apartments where multiple dwelling units are built on a single lot.

Residential Single Family Attached: A building containing dwelling units, each of which has primary ground floor access to the outside, and which are attached to each other by party walls without openings in compliance with building codes.

Residential Single Family Detached: A building containing only one dwelling unit entirely separated from buildings on adjoining lots or building sites.

Sierra Morado Homeowners Association: The subsidiary homeowners association formed under the Declaration of Covenants, Conditions and Restrictions for Sierra Morado Community Association recorded at Docket 12420, Page 1235, of the Officials Records of Pima County, Arizona, on November 2, 2004, as it may be amended from time to time.

Traffic Calming: Design features integrated into the street environment that are design to slow vehicular traffic down, creating a safer and more pleasant environment for pedestrians. Traffic calming measures may include design features such as traffic circles, chokers, chicanes, landscaped medians, curvilinear streets, narrow street sections, and tree-lines streets. All traffic calming measures shall meet Fire Department requirements.

Z-Lots: A residential product type whereby the individual lot side yards may be staggered or off-set to allow a mix of front-facing, side-entry and rear-placement garages.

C-4 PROPOSED LAND USES

The land uses within the Civano Master PAD include residential, commercial, employment, recreation and open space land uses as defined below.

C-4.a. Residential Land Uses

A variety of housing types are proposed within the Civano Master PAD. Homes will vary in character and size to meet the diverse needs of the projected community population. Most residential buildings will be generally limited to single story and two story units. Some of the higher density residential parcels and Live/Work units, however, may include buildings of up to four stories or 48 feet in height.

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Residential densities may vary from parcel to parcel, creating variety and diversity in the type of product as well as varying price ranges within the community. The specific range of densities within the residential zoning districts is defined within the individual PAD Districts within Section D and F of this document. Various residential product types will be included within the Master PAD area; including various neotraditional design elements such as alley loaded garages, auto-court cluster, staggered setbacks, and front porches. The various product types proposed within the Master PAD may include, but are not limited to:

- Residential single-family detached;
- Residential single-family attached;
- Alley-loaded attached and detached residential units facing common pedestrian tracts;
- Z-lots with staggered units to allow a mix of front-facing, rear-loaded and side-entry garages;
- Single-story auto court cluster units;
- Two-story auto court cluster units;
- Live-Work residential/office or higher density residential parcels with buildings of up to four stories or 48 feet in height.

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The Live/Work units will be provided to accommodate home office uses within designated residential development parcels exclusively within the Sierra Morado PAD. Within the Sierra Morado PAD, the Master Developer shall designate the location of any Live/Work units on the final plat prior to final plat approval for each plat where Live/Work will be allowed. Live/Work studios may be outlets for artisans, manufacture of specialty goods, and entrepreneurs. This type of dwelling and outlet will be in demand by small retail businesses and artists looking for an incubator environment and by businesses that need “walk by” and specialty location traffic.

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C-4.b. Non-Residential Land Uses

Various non-residential land uses may be provided within the Civano Master PAD. Within the residential areas, low intensity non-residential land uses such as religious uses, office space, live/work units, home occupation, and even a corner café may be provided as permitted within the individual PAD Districts and under City development regulations. Additionally, more intense non-residential uses may be provided in the commercial zoning district within the individual PAD Districts. Non-residentially zoned property may include more intense uses such as larger office development, major commercial and retail services, restaurants, entertainment facilities, major medical uses, as well as high density residential land uses. See **Figure 14: Land Use Plan** for the location of the non-residential land use areas.

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In addition to the mix of low intensity non-residential land uses allowed within the residential land use areas, the more intense non-residential land use areas are centrally located within the Civano Master PAD in order to:

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- 1) Encourage and promote pedestrian and non-motorized access from all Civano neighborhoods;
- 2) Take full advantage of the Houghton Road corridor as a major street to heighten retail exposure;
- 3) Minimize traffic within the residential neighborhoods;
- 4) Promote mass transit opportunities from within the Master PAD area.

The major non-residential land uses within the Civano Master PAD will provide commercial/employment services to the various Civano residential neighborhoods as well as to the surrounding communities.

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C-4.c Open Space Land Uses

There are two primary open space uses proposed within the Civano Master PAD as described below and shown in **Figure 15: Open Space, Recreation and Trails Plan**. Calculations of natural open space are shown in **Table 5, Natural Open Space Area**. The PAD will meet or exceed 30% natural open space. The PAD has a goal of and 20% functional open space for a total goal of 50% open space.

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C-4.c.i. Natural Open Space Areas

The Civano Master PAD will include a significant amount of natural open space due to the extensive natural features that exist on the property. These are areas that include the highest density and variety of vegetative communities as depicted in **Figure 10, Vegetation Densities**. Within these areas are the floodplains and major natural drainageways that traverse the site from south to north, as well as hillside areas with steep slopes. The Mesquite Wash, the Civano Wash, and the Pantano Wash are the three major watercourses in and around the subject property. The Mesquite Wash is located along the western side of the property, the Civano Wash is centrally located with tributaries extending to the southeast corner of the

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parcel, and the Pantano Wash clips the northeast corner of the property. Preserving these areas not only protects the natural element of the vegetation but also protects the environmental significance of associated wildlife habitat. Mitigation plans for any necessary disturbance into the regulated wash or riparian areas will be completed in accordance with the regulations set forth in the City WASH Ordinance and ERZ requirements.

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Additionally, the Scenic Corridor Buffer Zone, an area that must be preserved or reestablished and maintained as a natural area, and the Overhead Utility Easements (OHE), areas that are deemed desirable for enhancing prime natural open space areas, will be included in this open space designation. The natural open space areas are suitable for wildlife habitat and some low impact active and passive recreation opportunities such as pedestrian trails for walking and bird-watching.

As indicated in Table 4, the PAD will meet or exceed the 30% natural open space goals as set forth in the original Civano Master Development Plan. The native plant preservation strategies selected for compliance with the City’s Native Plant Preservation Ordinance, and selected to meet the overall goal of 30% natural open space, are identified within each individual district PAD.

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Table 4
Natural Open Space Area

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Location	Natural Open Space
Civano N-1 PAD	89 Acres
Pavilions PAD	1.8 Acres
Sierra Morado PAD Units 2-4	152.4 Acres
Sierra Morado PAD Unit 1	1 Acre
Total Acreage	244.2 Acres
Open Space Goal (% of 769 Acres)	30.0%

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C-4.c.ii. Functional Open Space Areas

Functional open space includes active and passive open space areas which are more developed and usable for recreational activities, drainage, and pedestrian circulation. These open space areas include major community pedestrian plazas and landscaped promenades as well as all open spaces, such as common area corridors, that are accessible by the entire Civano community.

The Civano Master PAD will include various centralized open space areas, including at least one community center within the development. Many of these open space areas are already provided as part of the Civano Neighborhood 1 PAD. Additionally, mini parks will be provided internally within the individual subdivisions throughout the community. Each of the residential Development Parcels will include at least one mini park facility within close walking distance to all of the individual neighborhoods within each Development Unit. Community amenities such as tot lots, turf areas and picnic areas may be provided within the mini parks as determined by the master developer or subordinate subdivider. The Community Center shall provide a community pool and may provide related facilities such as clubhouse, sport courts, meeting facilities, and other community amenities as determined by the master developer. Furthermore, additional open space, such as common area corridors, may provide opportunities for internal pedestrian linkages within the development as well as additional passive recreational opportunities.

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Insert FIGURE 14, LAND USE PLAN here

C-5 RECREATION AND TRAILS

The Civano Master PAD will offer a variety of recreational opportunities, as well as support the objectives of the Pima County Trails System Master Plan and the City Parks, Trails and Open Space Master Plan.

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A series of trails will be provided within the open space areas, through neighborhoods and parallel to roads to create a usable trail network that connects various destinations within the community and neighboring destinations consistent with the requirements to provide access to disabled persons. These trails will provide opportunities for walking, jogging, hiking and nature viewing, as well as alternative transportation opportunities throughout the community. The trail system will be integrated with recreation and trail facilities provided throughout the development and will also be designed for easy access to nearby schools. All paved trails include curb cuts for ADA accessibility and will meet ADA minimum requirements. Where possible, all natural surface pedestrian and multi-use trails will meet ADA minimum requirements. See **Figure 15: Open Space, Recreation and Trails Plan** for location of trails throughout the community and **Figure 16: Trails Cross Sections** for cross sections of the various trails discussed below.

The types of trails that will be provided in the Civano Master PAD may include:

C-5.a Pedestrian Trails

The Pedestrian Trails, with a minimum width of 4', paved (i.e. concrete) or natural surface (i.e. earthen or compacted decomposed granite); will connect to the Multi-Use Trails. This trail system provides an internal circulation system connecting recreational amenities and each of the residential development parcels within the Development Units. The pedestrian trails may also provide connection opportunities to the Pima County regional trail system.

C-5.b Multi-Use Trails

The Multi-Use Trail is a minimum 8' wide paved asphalt or natural surface (i.e. earthen or compacted decomposed granite) trail system which connects the Pedestrian Trails to the community center, neighborhood parks, residential subdivisions, non-residential uses, and the open space system throughout the community. The Multi-Use Trails may also provide connection opportunities to the Pima County regional trail system.

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C-5.c Divided Urban Pathway

The Divided Urban Pathway consists of a separated minimum 12' multi-use paved pathway and a minimum 8' wide paved asphalt or natural surface (i.e. earthen or compacted decomposed granite) trail along the Houghton Road frontage. This pathway will connect the Multi-Use Trails to neighboring destinations and will extend along the east side of Houghton Road from the north side of Bilby Road to the northern edge of the undeveloped property within the Pavilions PAD area, where right-of-way is available (note that much of the area north of the Pavilions PAD

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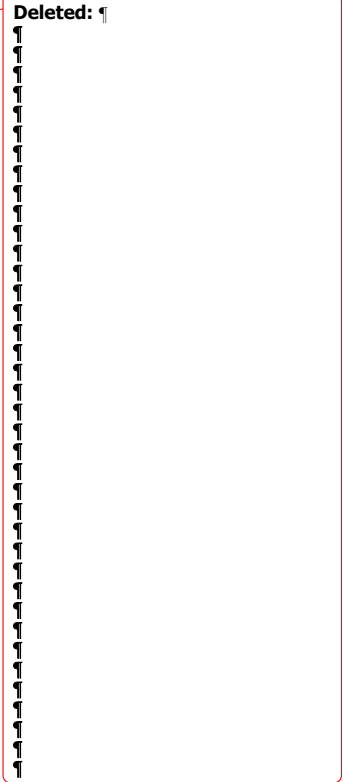
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area has already been developed and adequate right-of-way is not available to extend the improvements to the northern edge of the property).

C-5.d Enhanced Sidewalk

The Enhanced Sidewalk consists of a minimum 6' concrete sidewalk for pedestrian use with a minimum 5' commuter bike lane adjacent to vehicular travel lanes and parallel to the sidewalk along Bilby Road. Where possible, the bike lane and sidewalk are separated by a landscaped buffer. This trail system connects the Multi-Use trails to neighboring destinations and will extend along the northern site of Bilby Road from Houghton Road to Melpomene.



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Insert FIGURE 15: OPEN SPACE, RECREATION AND TRAILS PLAN here

Insert FIGURE 16A: TRAIL CROSS SECTIONS here

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Insert FIGURE 16B: TRAIL CROSS SECTIONS here

C-6 SCHOOLS

The Master Developer has coordinated with the Vail School District regarding schools to serve the Civano Master PAD. The Vail School District recently purchased a 40-acre school site immediately adjacent to the Civano Master PAD on the south side of Bilby Road and east of the Mesquite Ranch subdivision. The 40-acre site is planned to include both elementary school and middle school facilities. The elementary school is scheduled to be completed in 2006 while the middle school is scheduled to be completed in 2007-2008. These schools will also serve the Civano neighborhoods.

The Civano Master PAD also includes the existing Civano Community School, an elementary school facility which will provide access to residents of Civano.

C-7 TRAFFIC AND CIRCULATION

The balance of land use and circulation facilities is important to the ultimate quality of life for Civano residents. The intent of the proposed circulation system is to balance opportunities for mobility within, and throughout the community by incorporating vehicular, bicycle, pedestrian, and future transit provisions to support and encourage a multi-modal transportation system within the Civano community. These facilities and design standards are discussed below.

C-7.a. Vehicular

The primary arterial roadway alignments that will serve the Civano Master PAD are Houghton Road and Bilby Road. Houghton and Bilby provide the primary north/south and east/west access to the Civano community. Drexel Road, located 1/2 mile north of Bilby, will provide direct access to the major commercial areas externally from Houghton Road, as well as internally to the residential districts. Drexel will also serve as an internal spine road through the community, connecting the individual Development Units and neighborhoods with the centralized community center and other amenities. Drexel Road will include various traffic calming measures such as traffic circles, narrow roadways, and on-street parking to slow and discourage off-site cut-through traffic (See **Figure 17, Vehicle Circulation Plan**). All traffic calming measures will meet Fire Department requirements. Seven Generations Way also provides direct access from Houghton Road to the development from the north.

Collector roads will connect Houghton Road and Bilby Road to the various Development Units and individual development parcels throughout the Civano community. Internal circulation will be provided within each development parcel, ultimately connecting to one of the collector roads and/or arterial roadways along the perimeter of the development.

Within each development unit local streets will provide direct access to homes. The local street network will be the primary basis upon which

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C-6.a. Diversity in Product Type

The Civano Master PAD will include a diversity of housing product and architectural styles, making it a unique and exciting place to live. Many of the individual subdivisions will be designed as smaller, distinct neighborhoods to allow for the development of a diverse and unique community with variety in architectural styles and housing types, affordability, visual diversity and aesthetics that will afford a wide array of choices for Civano residents. Smaller, distinct neighborhoods will also create a strong sense of place within each of the individual neighborhoods within the overall Civano Master PAD.

C-6.b. Garage Treatment

The Civano Master PAD will provide subdivision and housing product design to minimize the perception of garages that face streets.

C-6.c. Streetscape

Public streets within the residential subdivisions will have detached sidewalks and be tree-lined to provide shade and the sense of a narrower street section. The sidewalks will be setback from the curb to provide protection, shade and a pleasant environment for pedestrians. Alleys, private access ways, auto court tracts, and other private roadways intended primarily for automobile traffic (and not pedestrian traffic) may not include sidewalks or landscaping.

C-6.d. Master Developer Self-Certification

In order to provide consistency in the implementation of architectural design review for the overall Master PAD, and to provide for an efficient and streamlined review by the City of Tucson for plat and site plan approvals, the Master Developer will self-certify all architectural and design review criteria as identified within Section C-6 above. The Master Developer may delegate the self-certification of the architectural and design review criteria to individual developers.

C-7

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the subdivisions are designed. The actual local street network will be based on several key considerations, including respect of the physical site characteristics, the residential and non-residential uses to be served, provision of fire protection, refuse collection requirements, solar orientation, and so on. There will be a variety of street patterns, including grid, curvilinear, discontinuous and others. Street design will include provisions for traffic calming, such as chokers, traffic circles, chicanes, short segments, cul-de-sacs, detached sidewalks, landscaped medians and islands and others. Some areas of the project may restrict vehicular access through the use of gates.

C-7.b. Bicycle

The Master PAD includes paved bicycle lanes or paths along all arterial and collector streets to provide bicycle circulation within the community. The arterial streets include 5-foot wide on-street bike lanes within the street for bicycle commuter traffic. The collector streets include 12-foot wide, paved multi-use bike paths on one-side of the street. See **Figure 15: Open Space, Recreation and Trails Plan** for locations of bike lanes and paths.

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C-7.c. Pedestrian

The Master PAD will provide a network of paved sidewalks, trails and paths throughout the community, consistent with the requirement to provide access for disabled persons. All arterial and collector roadway alignments within the community will provide paved, setback sidewalks of varying widths as defined within the street cross sections provided in *individual PAD Districts*. The sidewalks will be shaded with tree-lined streets for aesthetics and comfort during the summer months. Additional off-street trails and paths will be provided throughout the community to provide pedestrian linkages to parks, schools, open spaces, community facilities, commercial/ employment uses and residential neighborhoods (see *Section C-5, Recreation and Trails* for further details on trails).

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C-7.d. Public Transportation

Sun Tran currently does not provide and does not indicate plans to extend transit service to this area. However, the Master PAD will provide for bus stops within the project for future transit service. Depending on future service locations and frequencies by Sun Tran, bus stops shall be provided along Houghton Road, Bilby Road and Drexel Road or at other locations as determined by DSD in consultation with SunTran. The public trails and sidewalks discussed above will provide direct links to future bus stop locations within and adjacent to the development.

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Insert FIGURE 17: VEHICLE CIRCULATION PLAN here

C-8 LANDSCAPING

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The overall landscape goal for the Civano Master PAD is both a conservation and sustainable landscape approach through the application of xeriscape principles. Xeriscape is a comprehensive approach to landscaping that incorporates seven basic principles which lead to water conservation.

To reduce the “urban heat island” effect, vegetation will be used to decrease building temperatures while integrating landscaping for the shading of pedestrians, bicyclists, and parking. Reduction in the “heat island” will encourage greater use of these areas by pedestrians and bicyclists.

Landscape irrigation in the common areas, rights-of-way and some residential areas will be accomplished with the City’s reclaimed water service. In all residential areas, a functioning system using reclaimed water, greywater or rainwater harvesting or other alternative irrigation system not dependent on potable water shall be made available for all landscape irrigation.

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Integrated with the goals of conservation and sustainability, the landscape created in Civano Master PAD will be designed to create a lush and aesthetically pleasing atmosphere in compliance with the Revised MOU, as well as provide an environment that enhances the quality of life and helps both meet the needs of the residents and the community’s performance standards.

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C-8.a. Streetscapes

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The intent of this development is to incorporate tree-lined streets with street sections that include sidewalks, bicycle pathways and landscape borders that buffer pedestrians from vehicular traffic. Within the street rights-of-way, the widths of landscape borders will differ by street designations. Some street sections will include lush vegetated medians that divide the vehicular traffic lanes. Canopy trees will be provided within these street medians as well as the landscape borders. Landscaping will meet or exceed City density standards.

C-8.b. Landscape Theme

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Specifics of landscape themes are provided for within the individual district PAD areas as follows: Civano Neighborhood 1 Planned Area Development District landscape theme is found in the Civano Landscape Design Guidelines authorized by the Amended and Restated Declaration of Covenant, Conditions, and Restrictions for Civano 1: Neighborhood 1, recorded at Docket 11206, Page 2132 of the Official Records of Pima County, Arizona on January 4, 2000. The Sierra Morado Planned Area Development District landscape theme is found in the Sierra Morado PAD and the Pavilions Planned Area Development District landscape theme is found in the Pavilions PAD.

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| Insert FIGURE 18: POST DEVELOPMENT HYDROLOGY here

C-10 HILLSIDE AREAS-STEEP SLOPES

No significant impacts are planned onto steep slopes greater than 15%. Isolated disturbances of steep slopes necessary for reasonable development will be mitigated in accordance with the City’s requirements.

C-11 INFRASTRUCTURE, PUBLIC SERVICES, UTILITIES

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C-11.a. Water

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There are two water mains within the Houghton Road right-of-way. A 24-inch protected main which serves Rita Ranch to the South and a 12-inch main which tees east along the Bilby Road alignment. Unit 1 taps into this 12-inch main along Bilby Road for its service. The 24-inch protected main could be tapped if a service agreement is signed and reimbursement is made to Rita Ranch (See **Figure 19: Water and Sewer Infrastructure Plan**).

C-11.b. Sewer

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Civano Master PAD can be serviced via two collector lines, one existing and one proposed. An existing 15/18 inch collector line generally follows the eastern bank alignment of the Mesquite Wash (G-2000-070) through Neighborhood 1 to the north and Mesquite Ranch to the south. A new collector sewer line (alignment yet to be determined) shall generally run north-south through the eastern third of the property in accordance with the State Land Patent Agreement 53-52553-01.

Under existing conditions (actual developments and commitments for service through approved Sewer Service Agreements), there is capacity for this project development in the downstream conveyance system and in the existing 21-inch diameter public sewer (G-95-033) located north within the East Nebraska Road alignment and within parcel 141-01-1120 and in the existing 15/18-inch diameter public sewer (G-2000-070) located within Parcel 101-01-111C (see **Figure 19: Water and Sewer Infrastructure Plan**).

C-11.c. Electric

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Electric service can be provided via an existing 128 kV overhead line which follows the Drexel (spine) Road alignment.

C-11.d. Reclaimed Water

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There is an existing reclaimed water system built throughout all of Civano Neighborhood 1. Each residence has a reclaimed stubout to their property line for service connection. There is also an existing 12-inch reclaimed water line along the Houghton Road alignment. From this 12-inch line an 8-inch line (FN 2-060-081-2004) will be constructed to the east through Civano II and will be stubbed out for future extension. Reclaimed water lines will be extended to provide reclaimed water to common areas outside of Neighborhood 1 and all non-residential uses.

C-11.e. Solid Waste (Refuse Collection)

The Civano Master PAD will provide for a variety of different residential densities and product types. The specific method of refuse collection will vary depending on the residential product type proposed for each individual development parcel. For traditional residential single-family detached development, standard curb-side service for Automatic Plastic Containers (APC) will be provided. This type of development will meet the City’s requirements for APC’s per Section 6 of the Development Standards.

In addition to the traditional residential single-family product types, various other product types, such as attached units, alley-loaded and auto-court cluster product will be provided within the community. In many cases, these types of development will be unable to comply with the spatial requirements for APC’s. If the spatial requirements for APC’s cannot be met, then centralized refuse containers will be provided.

For residential developments within the Sierra Morado PAD District that will provide centralized refuse containers, such centralized refuse containers may be located up to 300 feet from a residence using such container for refuse disposal. All centralized refuse container locations shall provide at least two containers, one for trash collection and the other for recycled material in accordance with the City’s recycling program requirements. All centralized refuse containers shall be screened on three sides by a solid masonry block wall or other solid, opaque material. A solid, opaque closing gate shall be provided to adequately screen the refuse containers and provide access for residents and collection vehicles. Landscaping should be provided around the perimeter of the refuse container screen walls to provide additional visual buffer as appropriate.

C-11.f. Telecommunications

Individual developments shall establish provisions for fiber optic or similar telecommunications infrastructure or, where technologically available, satellite or remote telecommunication services, to all non-residential and Live/Work locations at the time of plat or development plan approval.

C-11.g. Recreational Facilities

Within 24 months of the effective date of approval of this Master PAD, a recreational facility for the Sierra Morado PAD District shall be completed to the extent that the pool facilities within the recreational facility have been inspected, approved and permitted by the City and are available for use. During that 24-month period, building permits for construction of homes within the Sierra Morado PAD District may be issued subject to Additional Zoning Condition No. 3 on the Tentative Plat for Civano II as approved by the City.

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Insert FIGURE 19: WATER AND SEWER INFRASTRUCTURE PLAN here¶

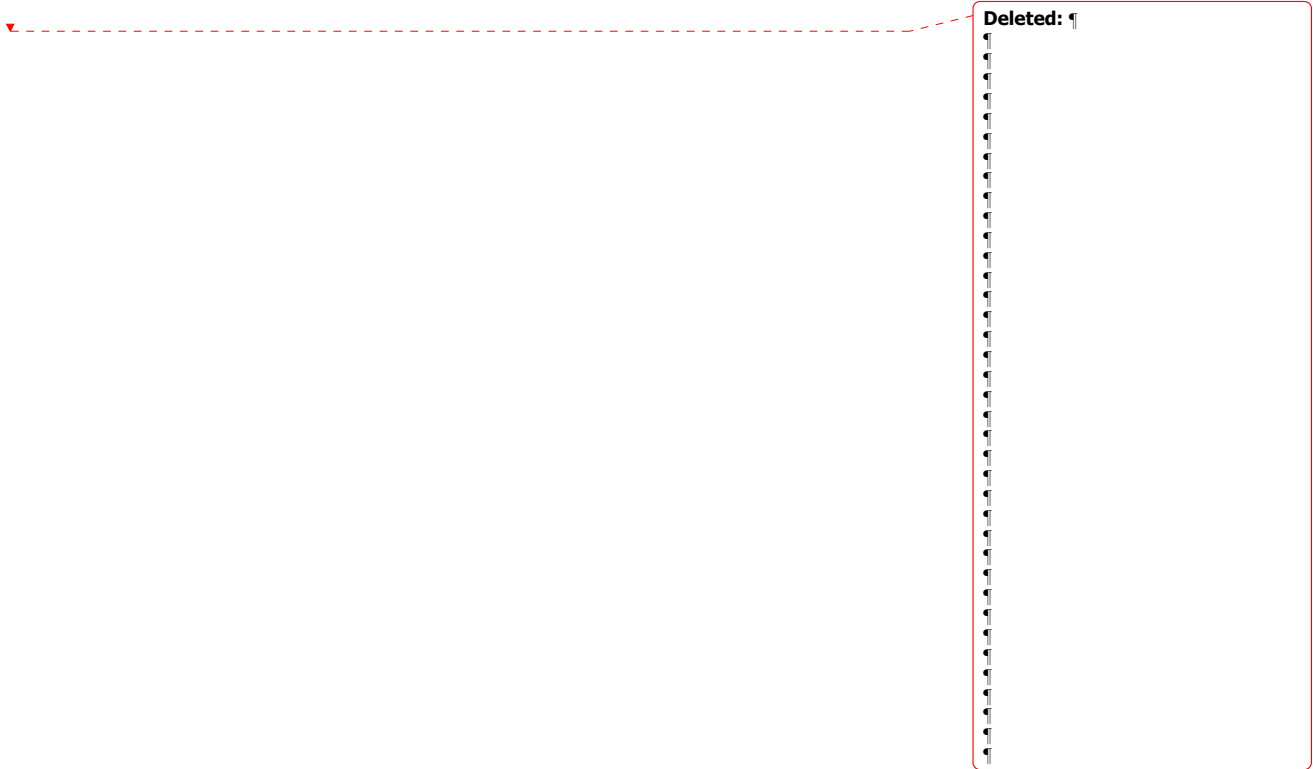
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| Insert FIGURE 19: WATER AND SEWER INFRASTRUCTURE PLAN here

C-12 PHASING AND IMPLEMENTATION

Much of the existing Neighborhood 1 PAD is already built or under construction. The Sierra Morado PAD will be built within a single phase, however, the platting and construction of infrastructure will occur incrementally from a southwesterly to northeasterly direction ultimately based on market conditions and absorption rate of the various housing product types proposed within the development. The Pavilions PAD will be built independent from the Sierra Morado PAD, and may occur concurrently with the Sierra Morado PAD. See **Figure 20: *Development Phasing Plan*** for proposed Development phasing.



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Insert FIGURE 20: DEVELOPMENT PHASING PLAN here

D SIERRA MORADO PAD DISTRICT REGULATIONS

D-1 PURPOSE AND INTENT

This section is intended to provide the regulatory zoning provisions for the Sierra Morado PAD, which is designed to guide the implementation for the community “vision” through the plan review and development permit process, and to comply with provisions of the Planned Area Development Zone, LUC Section 2.6.3. These provisions constitute the primary tools for use by the City, the Master Developer, and subordinate developers in ensuring that the Sierra Morado PAD develops in conformance with the vision presented by the Master PAD as adopted by the Mayor and Council.

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The development regulations will govern the land use densities, intensities, and location criteria within the Sierra Morado PAD. Furthermore, this section includes development standards related to base zoning districts, property use, building and landscape setbacks, building height, lot coverage requirements and general development standards. The intent of these standards is to establish clear minimum development standards, allow for the orderly progression of development, and to provide flexibility over time without compromising mutually-agreed upon goals and overall vision for the Sierra Morado PAD. Unless otherwise specified herein, all development within the Sierra Morado PAD shall conform to all Ordinances, Codes, Policies and Regulations of the City.

D-2 ZONING DISTRICTS

The base zoning districts proposed for the Sierra Morado PAD include the following:

Residential District (PAD-R2): This zoning district is intended to provide for mixed density, single family and multi family residential development, live/work units, parks, and other public services necessary for an urban residential environment (similar to the LUC R-2 Residence Zone).

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Commercial 1 District (PAD-C1): This zoning district is intended to provide for low-intensity, commercial and other uses compatible with adjacent residential district (similar to the LUC C-1 Commercial Zone). **Figure 21, Zoning Boundaries** depicts the proposed zoning districts associated with the overall land use plan. A proposed mix of residential densities and product types as well as neighborhood commercial services within the Sierra Morado PAD will promote diversity within the community while maintaining a high-quality community environment. The diversity in lot sizes within the community will promote opportunities for a range of lifestyles, including affordable housing. The neighborhood commercial district is provided within a highly visible and central location to the overall community, providing excellent access from all neighborhoods within Civano for employment opportunities as well as access to community services.

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Table 5, *Land Use Density/Intensity Table* lists the target and maximum number of proposed residential units by Development Unit. This number is the basis of analysis and recommendations for the scale and development of proportional public infrastructure facilities. The target number of units also represents the general distribution of residential units throughout the PAD District. This representative distribution is particularly relevant to the evaluation of the planned infrastructure facilities (roads, water lines, sewer lines, electrical distribution lines, etc.).

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Insert FIGURE 21: ZONING BOUNDARIES here

D-3 RESIDENTIAL ZONING DISTRICT

D-3.a. Introduction

The residential zoning district proposed for the Sierra Morado PAD is PAD-R2. Within the PAD-R2 zoning district, four residential land use categories have been identified which will be the basis of the regulatory development standards for the residential land uses within the PAD District. The four land use categories are:

- Residential Single Family Detached
- Residential Mixed Dwelling Detached
- Residential Mixed Dwelling Attached
- Residential Multi-Family Attached

Each of the four land use categories represents a different option for the type of residential development product and density, and therefore, different residential development standards will apply depending on which land use category is selected. The Residential Single Family category is designed to accommodate the residential single family detached product types. The Residential Mixed Dwelling Detached is designed to accommodate a more innovative and creative single-family detached residential development, including alley-loaded product, auto-court cluster and other medium to high density detached single-family product types. The Residential Mixed Dwelling Attached is designed to accommodate a more innovative and creative single-family attached residential development, including alley-loaded product, auto-court cluster and other medium to high density attached single-family product types on individual lots with common party walls. The Residential Multi-Family Attached product type is designed to accommodate an attached, multi-family product that will be constructed on a single lot and will not include individual land ownership. Any land use category can be selected within the PAD-R2 zoning district, however, prior to the tentative plat submittal to the City, a land use category must be declared in order to ensure the proper regulatory development standards will be applied to the project.

D-3.b. Development Unit Densities

Within the overall Sierra Morado PAD, four Development Units have been defined within the Land Use Plan. Each Development Unit will provide a mix of residential densities and product types, and will include a maximum and target total number of units as defined within **Table 5, Land Use Density/Intensity Table**. In order to ensure diversity of product types throughout the PAD District, a minimum of three (3) different product types will be provided within Development Unit 2 and a minimum of three (3) different product types will be provided within Development Units 3-4. The majority of Development Unit 1 is already platted and includes 192 total units. Two additional parcels are still to be platted within Development Unit 1 with an estimated 70 units proposed, for a gross density of 5.7 Residences per acre (RAC). Within Development Unit 2, the target number of residential units is 577 for a gross density of 3.9 RAC. The total allowable number of units within Development Unit 2 is 692. Development Unit 3

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includes a target of 347 units for a gross density of 3.6 RAC. The total number of allowable units within Development Unit 3 is 416. Development Unit 4 includes a target of 369 units for a gross density of 2.3 RAC. The total allowable number of units within Development Unit 4 is 443. See **Figure 14, Land Use Plan** for locations of each of the four Development Units discussed above. Overall within the Sierra Morado PAD, the total target number of units is 1,852 with an overall target density of 3.9 RAC gross.

A Density/Intensity Table for the various development units within the Sierra Morado PAD is provided in **Table 5: Density/Intensity Table**. This table will supplement and/or supersede adopted LUC and Development Standards. The Density/Intensity Table is intended to provide for a target and maximum number of residential dwelling units within each development unit, as well as define Floor Area Ratios for applicable non-residential land uses. This table will assist in guiding the overall residential density and non-residential intensity, as well as determine the appropriate infrastructure requirements for the overall development.

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Table 5
Sierra Morado PAD Land Use Density/Intensity Table

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Sierra Morado PAD	Zoning District(s)	Approximate Gross Acres	Approximate Net Acres	Net Zoning Density Range (RAC)	Target Density	Allowable Unit Range		Projected Floor Area Ratio (FAR)
						High	Target	
Pulte Unit 1	PAD-R2	53.86	47.48	2.5 - 25.0	5.3	300	250	-
Pulte Unit 2	PAD-R2, PAD-C1	153.02	147.9	2.5 - 25.0	3.9	692.4	577	0.5
Pulte Unit 3	PAD-R2	99.75	96.6	2.5 - 25.0	3.6	416.4	347	-
Pulte Unit 4	PAD-R2	163.91	163.9	2.5 - 25.0	2.3	442.8	369	-
Total		470.54	455.87			1,852	1,543	~

D-3.c. Diversity in Product Type

The Sierra Morado PAD will include a diversity of housing product and architectural styles, making it a unique and exciting place to live. Many of the individual subdivisions will be designed as smaller, distinct neighborhoods to allow for the development of a diverse and unique community with variety in architectural styles and housing types, affordability, visual diversity and aesthetics that will afford a wide array of choices for Civano residents. Smaller, distinct neighborhoods will also create a strong sense of place within each of the individual neighborhoods within the overall Sierra Morado PAD.

D-3.d. Garage Treatment

The Sierra Morado PAD will provide subdivision and housing product design to minimize the perception of garages that face the street. **Figure 22: Garage Treatment** identifies many of the techniques that will be used to minimize the perception of garages facing onto streets. Several of these techniques relate directly to the type of residential home developed in a particular subdivision, such as traditional single family lots, Z-lots, alley-loaded, and auto-court cluster. Within the Sierra Morado PAD, at least 67 percent of the residential lots will incorporate one of these four or similar

garage treatment techniques in order to minimize the perception of garages facing the streets.

Insert FIGURE 22: GARAGE TREATMENT here

D-3.e. Streetscapes

Public streets within the residential subdivisions will have detached sidewalks and be tree-lined to provide shade and the sense of a narrower street section. The sidewalks will be setback from the curb to provide protection, shade and a pleasant environment for pedestrians. Alleys, private access ways, auto court tracts, and other private roadways intended primarily for automobile traffic (and not pedestrian traffic) may not include sidewalks or landscaping.

Table 7, Residential Development Standards, provides a summary of proposed development standards for each of the residential land use categories within the PAD-R2 zoning district (See Figure 21, Zoning Boundaries for the location of the PAD-R2 zoning district). The residential development standards will serve to permit design flexibility within various residential product types, while maintaining minimum development standards compatible with the overall community.

D-3.f. Permitted Principal Uses

The following principal uses are permitted within all land use categories within the PAD-R2 zoning district:

- Single family detached housing;
- Accessory building or use;
- Guest house;
- Residential, mixed dwelling, attached and detached
- Single family attached housing;
- Multi-family attached housing;
- Civic Uses, Commercial Uses and Recreational Uses (as permitted by LUC Section 2.3.5.2.C, .D and .E);
- Home occupation (subject to LUC Sections 3.5.7.2 and 3.5.7.3)
- Live/Work* (as defined within Section C-3 of the Master PAD);
- Parks, public and private; and
- Temporary residential start-up uses, including sales/marketing facilities, model home complexes and related accessory uses.

* Although the Live/Work uses are permitted anywhere within the PAD-R2 zoning district, specific locations for Live/Work units must be designated by the Master Developer within each subdivision plat prior to final plat approval.

D-3.g. Secondary Land Uses

The Sierra Morado PAD-R2 zoning district will permit secondary land uses as provided in LUC Section 2.3.5.4, Secondary Land Uses with the following exceptions:

- Home occupations may include 1 outside employee and 1 customer on premises at any one time.
- Uses listed in LUC Sections 2.3.5.4.B.1.a and 2.3.5.4.C are not allowed within the PAD-RZ zoning district.

D-3.h. Special Exception Uses

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<#>Child care;¶
<#>Education institutions, public or parochial (including instructional uses such as dance studios, etc.);¶
<#>Home occupation (subject to Sections 3.5.7.2 and 3.5.7.3 of the LUC)¶

Deleted: <#>Public utility and municipal facility buildings, provided the facilities are adequately screened from public view as determined by the Civano Design Review Committee;¶
<#>Private recreation centers;¶

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Deleted: <#>Water production storage facilities;¶
<#>Wastewater lift stations and treatment facilities;¶

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The Sierra Morado PAD-R2 zoning district will permit Special Exception land uses as provided in LUC Section 2.3.5.3.

D-3.i. Residential Development Standards

The Sierra Morado PAD shall recognize the development standards provided within Table 6, Residential Development Standards. These standards are intended to introduce an element of design flexibility and creativity and allow the use of a “New Urbanism” and “Neo-Traditional” design approach to the Sierra Morado PAD. The proposed Residential Development Standards will supersede the standards provided within the LUC in accordance with Section 2.6.3. The residential district standards provide development standards for lot area, lot width, yard setbacks, building heights, and lot coverage for each residential lot.

**Table 6
Residential Development Standards**

District	Lot Size			Building Height	Minimum Yard Setbacks					Distance Between Buildings	Maximum Lot Coverage
	Average Area	Minimum Area	Minimum Width		(8)						
	(1)		(2)	Stories / Feet	Front (3)	Side Min. (7)	Side Total (7)	Street Side (6)	Rear	(4)	(5)
Residential Single Family Detached											
Standards	5,000	4,500	40	2 / 34	10	0	6	8	10	---	65%
Residential Mixed Dwelling Detached											
Standards	2,000	1,500	20	3 / 36	3	0	6	8	1	---	75%
Residential Mixed Dwelling Attached											
Standards	1,500	1,000	15	3 / 36	3	0	0	8	1	10	75%
Residential Multi-Family Attached											
Standards	1000	NA	NA	4/48	10	7	14	8	10	10	75%

(1) The average Area per Dwelling Unit shall be calculated as follows: Average Area = Gross Subdivision plat area minus all dedicated street area (or street tract area in the case of private streets) and all natural open space areas (disturbed and undisturbed) / the proposed number of residential lots within the plat.

(2) Minimum lot width permitted within the land use category.

(3) Front yard setbacks indicate distance to living component of the structure and for side-entry garages. Within the Residential Single Family land use category, driveway depth shall be 18' from back of sidewalk for front entry garages. Driveway depth (distance to face of garage) may be reduced to feet if a minimum 2-car garage is provided on-site for each unit and common visitor parking requirements are met in accordance with the requirements of this PAD District.

(4) Minimum distance permitted between buildings on the same lot or as required by the UBC.

(5) Residential lot coverage shall be calculated for each Residential Development Parcel as a whole, not on an individual lot basis and reported on the preliminary and final plats. The calculation is as follows: Site Area multiplied by the allowable lot coverage percentage equals the total square feet of area allowed for coverage within the Development Parcel. The total coverage area is then divided by the number of lots in the Development Parcel, to yield a total number of square feet of coverage for allocation to each lot.

(6) Private drives, alleys and auto court tracts that provide exclusive vehicular access to garages (not primary pedestrian access) are not considered streets for purposes of street perimeter setbacks. All setbacks shall be as defined within Table 7.

(7) Development standards for all non-residential land uses within residential zoning districts shall comply with the non-residential development standards provided within Table 8: Non-Residential Development Standards.

(8) Allowable setbacks shall be measured from the exterior face of vertical structural walls. Overhangs, bay windows, chimneys, exterior posts/columns, solar panels, mechanical equipment, light fixtures, pop-outs, and other architectural features shall not be considered in calculating setbacks.

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(8) Allowable setbacks shall be measured from the exterior face of vertical structural walls. Overhangs, bay windows, chimneys, exterior posts/columns, solar panels, mechanical equipment, light fixtures, popouts, and other architectural features shall not be considered in calculating setbacks.

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Insert FIGURE 22: GARAGE TREATMENT here ¶

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D-4 NON-RESIDENTIAL ZONING DISTRICTS

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The non-residential areas within the Sierra Morado PAD will be located within the PAD-C1 zoning district. The PAD-C1 zoning district is intended to provide low intensity commercial and other uses that are compatible with adjacent residential uses. The PAD-C1 district is intended to accommodate a mix of retail, commercial, office and residential land uses.

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Table 5, Land Use Density/Intensity Table identifies the allowable floor area ratio for non-residential land uses within the PAD-C1 district.

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D-4.a. Permitted Uses

The Sierra Morado PAD will permit the Permitted Land Uses as defined in LUC Section 2.5.3.2 with the following exceptions.

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- LUC Section 2.5.3.2.E: Permitted residential uses shall only be those listed in Section D-3.f of the Sierra Morado PAD.

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D-4.b. Secondary Land Uses

The Sierra Morado PAD will permit the Secondary Land Uses as defined in LUC Section 2.5.3.4.

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D-4.c. Special Exception Land Uses

The Sierra Morado PAD will permit the Special Exception Land Uses as defined in LUC Section 2.5.3.3.

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D-4.d. General Restrictions

The Sierra Morado PAD will include the General Restriction provided in LUC Section 2.5.3.6.

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D-4.e. Non-Residential Development Standards

The Sierra Morado PAD shall recognize the development standards provided within **Table 7, Non-Residential Development Standards**. The non-residential development standards have been developed to regulate development standards for all development within the PAD-C1 zoning district. The proposed standards will supersede the standards provided within the LUC in accordance with LUC Section 2.6.3. The PAD-C1 district standards provide development standards for lot area, lot coverage requirements, building height, setbacks and perimeter landscape requirements.

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For all residential uses within the PAD-C1 district, refer to **Table 6, Residential Development Standards** for required development standards. Any of the land use categories may be declared at the time of development plan or plat submittal for residential land uses within the PAD-C1 zone.

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Table 7
Non-Residential Development Standards

Development Category	Development Standard
Minimum Lot Area	None
Minimum Lot Width	None
Separation between Buildings	None
Maximum Lot Coverage	None
Minimum Building Setback From Any Street	None
Minimum Side Yard (perimeter of zoning district only, not individual parcels or buildings)	5 feet
Minimum Rear Yard (perimeter of zoning district only, not individual parcels or buildings)	10 feet
Maximum Building Height	2 stories or 36 feet
Minimum Street Landscape Area	10 feet
Minimum Perimeter Landscape Area	10 feet
<p>(1) Residential uses within the <u>non-residential</u> zoning district shall conform to the development standards within any of the residential land use categories defined within Table 7, Residential Development Standards. A land use category must be declared at the time development plans are submitted to the City for review.</p>	

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D-5 LANDSCAPE THEME

In keeping with the landscape goals of conservation and sustainability through the application of xeriscape principles, numerous landscape themes are proposed within the Sierra Morado PAD.

The basic approach to water conservation in xeriscape design is to establish hydrozones in the landscape. Three hydrozones will be used in the project. The three hydrozones are the oasis zone (Zone 1), transition zone (Zone 2), and arid zone (Zone 3). The oasis zone is located in areas other than public streets adjacent to residential properties but with intense pedestrian use and is where higher water use plants are utilized. Within this zone there are no restrictions on plant selection and the use of turf is allowed. Zone 2 is the transition zone between Zone 1 and Zone 3 where the plant selection has lower water requirements than those selected in Zone 1. The Zone 2 plant selection will be from the City's Drought Tolerant Plant List. Zone 3, the arid zone, is usually in the perimeter areas where the plant selection includes those with the lowest irrigation requirements. Plants in this zone typically can survive without irrigation once established. Plants in Zone 3 are typically indigenous to the area but are also drawn from the City's Drought Tolerant Plant List (See **Figure 23: Streetscape and Landscape**

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Theme and **Figure 24: Streetscape and landscape Cross Sections** for detailed cross sections of the various themes).

1) Entry Corridor Zone

This area includes the Scenic Corridor Zone, and a required buffer area along Houghton Road where indigenous plant material will be preserved. Previously disturbed areas may be enhanced with indigenous material. Traveling east into the site on Bilby and Drexel Roads, the public streets adjacent to residential properties must limit landscaping consistent with the Revised MOU. Areas beyond the buffer zone will transition into Zone 2 plant material. Median plantings will become more dense and lush, providing a grand boulevard entrance feel to help create a sense of place and identity to the community as one proceeds deeper into the site.

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To unify the Drexel Road and Bilby Road landscape theme with the existing landscape on the northern side of Drexel Road (Civano Neighborhood 1) and the existing landscape on the southern side Bilby Road (Mesquite Ranch) a similar plant palette will be selected.

2) High Visibility Collector Street

Nightbloom Road serves as the grand entrance for the Sierra Morado PAD as well as a primary east/west connector from Neighborhood 1 to Bilby Road. In accordance, this area will provide high visual interest. Conceived as a transitional zone (Zone 2), plants will be selected for year-round interest, long blooming periods, and general aesthetic value. Tree species will be selected for their ability to create a canopy effect that will provide a comfortable, inviting multi-modal transportation environment.

3) Collector Streets “A” and “B”

These tree-lined streetscapes may include Zone 2 or 3 under-story plants selected for year-round interest, long blooming periods, and general aesthetic value. To blend in with the natural environment, portions of streetscape may be designed in a more naturalistic manner using a primarily indigenous plant palette. The remaining areas will exhibit a more formal design intent.

4) Local Streets

With the use of one dominant tree species (that will vary by street), these streetscapes intend to create a sense of identity and place-making within the neighborhood villages. This design approach will provide an elegant look to the landscape while minimizing an overall monoculture for the entire project.

5) Residential Areas

In all residential areas, a functioning system using reclaimed water, greywater or rain harvesting or other alternative irrigation system not dependent on potable water shall be made available for all landscape irrigation. Residents will be encouraged to take advantage

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of such irrigation system and to use xeriscape principles in their landscaping.

6) Internal Courtyard Areas

The landscape theme for the internal courtyard areas is one of a desert canyon oasis. The plant palette selected here will include plants that are more shade tolerant and will include a variety of annuals and perennials that attract butterflies and hummingbirds.

7) Internal Common Area Open Space

Plant species incorporated into these areas will be selected primarily for their wildlife and aesthetic value.

8) Parks Areas

These areas will include a variety of plant palettes most appropriate to their intended use. Conceptually, areas intended for active recreation will fully utilize the concept of hydrozoning where the zones will radiate outward from the oasis zone (turf area) to the arid zone. Areas focused towards passive recreation will focus on a more native plant palette, with a more naturalistic design focus.

9) Open Space Areas

Natural open space as well as open space created by overhead utility easements may be enhanced with indigenous vegetation. However, the majority of this open space will be left undisturbed.

10) Neighborhood Commercial Area

To create a sense of identity, a bold design for the neighborhood commercial area will focus on plants selected for their year-round interest, long blooming periods, and general aesthetic value. Trees will be selected for their ability to create a canopy effect that will provide a comfortable pedestrian friendly environment.

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Insert FIGURE 23: STREETSCAPE AND LANDSCAPE THEME here

Insert **FIGURE 24A: STREETScape AND LANDSCAPE CROSS SECTIONS** here

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Insert FIGURE 24B: STREETScape AND LANDSCAPE CROSS SECTIONS here

| Insert FIGURE 24C: STREETScape AND LANDSCAPE CROSS SECTIONS here

D-6 GENERAL DEVELOPMENT STANDARDS

This section is intended to supplement or supersede standards of general application provided within the LUC and Development Standards which may conflict with any of the standards herein.

D-6.a. Roadway Design Standards

The street development standards for the Sierra Morado PAD will comply with Section 3.01.0 of the City's Development Standards with the following exceptions:

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- Total right-of-way width, pavement width, curb type, medians, bike lanes and paths, parking lanes, sidewalks and transit facilities (bus stops and bus bays) for all public and private functional street classifications (Local, Collector and Arterial streets) shall comply with the standards and subsequent street cross sections set forth below.

D-6.a.1. Arterial Roadways

The master plan includes two arterial roadways, Houghton Road and Bilby Road. Since both Houghton Road and Bilby Road are on the perimeter of the Master PAD area, the design standards defined below are for the half-street improvements including the east half on Houghton Road and the north half of Bilby Road (See **Figure 25: Arterial Street Cross Sections**). These standards conform to the City's MS & R Plan.

Houghton Road

The half street cross section for the east side of Houghton Road will include a ten foot half median, two 12 foot lanes, a five foot bike lane, and a tapered acceleration lane. In addition, a 12 foot multi-use path and an eight foot pedestrian pathway are part of the half street section. Landscaping and drainage will be accommodated between the vehicular and the pedestrian areas. The City has designated Houghton Road as a Scenic Corridor. The design standards applicable to this corridor within the Civano Master PAD area will include preserving view sheds, additional setbacks, restrictions and adherence to earth tone colors. The Civano Master PAD satisfies the intent of the Houghton Road Scenic Corridor and therefore, no further review will be required.

Bilby Road

The half street cross section for the north side of Bilby Road will range from 100-foot right-of-way to 115-foot right of-way. In order to create a grand entry into the Civano community from Houghton Road, the cross section between Houghton Road and Courtland Drive will include a 115-foot right of way to provide a wider center landscaped median, and will narrow to a 100-foot right-of-way north of Courtland Drive to the eastern boundary of the project at the Melpomene alignment. The half-street section will include a raised landscape center median, two vehicle travel lanes, a bike lane, landscaping and a paved sidewalk between Courtland Drive and the

end of the Mesquite Ranch subdivision. Between the Mesquite Ranch subdivision and the Melpomene alignment, the half-street section will include half of a 14 foot two-way left turn lane, a 12 foot lane, an 11 foot lane, a five foot bike lane, a landscape buffer, and a 6-foot paved sidewalk.

The Melpomene Way alignment will not be required to be constructed to serve the Civano Master PAD. Consequently, the existing 45-foot Melpomene Way right-of-way north of Bilby Road on the project site may be abandoned after the completion of Drexel Road and Collector "A" are constructed to provide continued access to property owners east of the project site. Upon the abandonment of Melpomene Way, right-of-way may be dedicated on the project site for the future Pantano Parkway, a limited access parkway that is planned to cross a portion of the northeast corner of the project site. The location of the Melpomene Way right-of-way to be abandoned and the Pantano Parkway right-of-way to be dedicated is presented on Figure 17, *Vehicle Circulation Plan*.

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D-6.a.2 Collector Roadways

In addition to the existing roads within the Neighborhood 1 PAD, the Master PAD includes four primary Collector roads, Drexel Road, Nightbloom, Collector "A" which is a north/south collector near the eastern perimeter of the PAD District, and collector "B", which is a short street, located in Development Unit 2 and connects Nightbloom Road with Development Unit 1. The design standards as defined below provide a general description of the street cross section for each collector street (See **Figure 26: Collector Street Cross Sections**).

Drexel Road

Drexel Road provides the primary east/west spine through the development connecting Houghton Road with the eastern boundary of the project at the Melpomene Road alignment. Drexel Road is intended to provide direct access from Houghton Road to the Pavilions PAD, as well as local access east through the Master PAD area to the Melpomene Road alignment. The cross section for Drexel Road will vary, but generally will include an 85-foot right of way with two 12 foot travel lanes, a 12 foot two-way left turn lane and either no parking, parking on one side (allowable only in areas where no lots front right-of-way), or parking on both sides. In addition, the street section will include an eight foot median with a 12 foot multi-use pathway on one side and paved sidewalk on the other side.

As the central spine through the community, it is important that traffic speeds along Drexel Road remain appropriate for the adjacent land uses. In order to minimize traffic speeds and create a pleasant and pedestrian-friendly adjacent environment, multiple traffic circles are proposed at appropriate intervals and locations. This will provide aesthetic and visual interest, while ensuring that traffic speeds are appropriate through the center of the community between Civano

Boulevard and Nightbloom Road. See **Figure 28: Traffic Circle Intersection Detail** for a detail of a typical proposed traffic circle.

Nightbloom Road

Nightbloom Road will be designed as the primary marketing window into the Sierra Morado PAD. As such, the cross section will include landscaped center median, tree-lined streets, multi-use bike path and pedestrian sidewalks. The cross section includes an 85-foot right-of-way with optional landscape easements to provide additional landscaping adjacent to the right-of-way. Optional on-street parking may be provided to accommodate parking needs for the community center and some of the proposed residential developments immediately adjacent to the street right-of-way.

Collector "A"

Collector "A" will provide a north/south connection between Bilby Road and Drexel Road, and provide local access to individual development parcels within Unit 3 of the Sierra Morado PAD. The cross section for this collector road will be similar to Drexel Road.

Collector "B"

Collector "B" connects Nightbloom Road to Development Unit 1 of the Sierra Morado PAD. The cross section for this collector road will include a 60-foot right-of-way with a 5-foot wide sidewalk set back 5-feet from the curb.

The specific cross sections for the various collector streets are provided in **Figure 26: Collector Street Cross Section**.

D-6.a.3. Local Roadways

The Civano Master PAD will include numerous local public and private roadway cross sections, depending on the adjacent land use category, residential product type, and requirements for efficient vehicular and non-vehicular circulation within individual development parcels. The design standards as defined below provide a general description of the various public and private street cross section for each type of local street proposed within the Civano Master PAD. The specific cross sections for local roadways are provided in **Figure 27: Local Street Cross Sections**. Note that single-family residential lots with driveways along the street must include on-street parking.

Local Roadways

Five additional local public roadway cross sections are proposed within the Sierra Morado PAD.

- a) Local Street with no On-Street Parking: Includes a 44-foot right of way with one travel lane in each direction, minimum 5-foot sidewalk setback a minimum of 5-feet from the curb. Either vertical or wedge curb may be used within this section. This street section is not allowed where single-family residential lots with driveways front the local street. Vertical

curb shall be used for this street section, except that two foot wedge curb may be used in areas where no lots front these streets.

- b) Local Street with On-Street Parallel Parking on One Side Only: Includes a 50-foot right-of-way with one travel lane in each direction, parallel parking on one side of the street, minimum 5-foot wide sidewalks setback a minimum of 5-feet from the curb. Either vertical or wedge curb may be used within this section. This street section is not allowed unless there are no single-family residential lots with driveways front the local street on the side with no on-street parking. Vertical curb shall be used for the side of the street with no on-street parking. Wedge curb must be used in areas where parking lanes is less than seven feet wide.
- c) Local Street with On-Street Parallel Parking on Both Sides: Includes a 56-foot right-of-way with one travel lane in each direction, parallel parking on both sides, minimum 5-foot sidewalks setback a minimum of 5-feet from the curb. Either vertical or wedge curb may be used within this section, except that wedge curb must be used in areas where parking lane is less than seven feet wide.
- d) Local Street with On-Street Parking at 90 degrees on One Side: Includes a 57 foot right-of –way with one travel lane in each direction, 90 degree (perpendicular) parking on one side of the street, minimum five foot wide sidewalks with setbacks varying from 2.5 feet to five feet. Either vertical or wedge curb may be used within this section.
- e) Local Street with On-Street Parking at 45 degrees on One Side: Includes a 57.5 foot right-of –way with one travel lane in each direction, 45 degree (angular) parking on one side of the street, minimum five foot wide sidewalks with setbacks varying from 1.75 feet to five feet. Either vertical or wedge curb may be used within this section.

Any of the local street cross sections defined above may be public streets to be dedicated to the City or private streets with gated entries owned and maintained by the Sierra Morado Homeowners Association. Any gated entry private streets will be developed to public street standards based on the cross sections provided as part of the Master Plan. Neighborhoods with gated entry features will not restrict pedestrian or bicycle circulation into or through the neighborhood, but will only restrict vehicular access for added security and to minimize non-residential cut-through traffic. Adequate vehicle turn-around facilities will be provided for all gated entries.

| Insert FIGURE 25A: ARTERIAL STREET CROSS SECTIONS here

Insert FIGURE 25B: ARTERIAL STREET CROSS SECTIONS here

| **Insert FIGURE 26A: COLLECTOR STREET CROSS SECTIONS here**

Insert FIGURE 26B: COLLECTOR STREET CROSS SECTIONS here

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Insert FIGURE 26C: COLLECTOR STREET CROSS SECTIONS here

| **Insert FIGURE 27A: LOCAL STREET CROSS SECTIONS here**

Insert FIGURE 27B: LOCAL STREET CROSS SECTIONS here

Insert FIGURE 27C: LOCAL STREET CROSS SECTIONS here

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| Insert FIGURE 28: TRAFFIC CIRCLE INTERSECTION DETAIL here

D-6.b. Vehicle and Bicycle Parking Requirements

Due to the integrated land use mix and pedestrian orientation of the Sierra Morado PAD such that neighborhood retail services, recreation, civic and employment uses are provided within walking distance of residential uses, motor vehicle parking requirements are deemed to be below the parking space requirements of the LUC for certain Land Use Groups/Classes. Spatial dimensions of a parking space and accessibility requirements will be in conformance with the LUC, Development Standards, and ADA requirements. The PAD District will comply with the LUC, Division 3: Motor Vehicle and Bicycle Parking Requirements with the following exceptions:

- 1) Motor vehicle parking requirements for each of the Land Use Group/Class categories with the exception of the Residential Use Group permitted within the PAD-R2 and PAD-C1 districts may be reduced by 50% of the parking spaces as required by the LUC. For the residential land use group, 1.0 visitor parking spaces per single family dwelling unit shall be provided.
- 2) Parking spaces required for residential land uses may be located anywhere within the limits of the development parcel (individual plat or site plan) in which the residential development is located, including within the individual lots, in common parking areas, or on-street parking within or immediately adjacent to the development parcel.
- 3) Visitor parking spaces required for residential land uses may be located in common parking areas or on-street parking on one or both sides of the street within or immediately adjacent to the development parcel. Visitor parking spaces shall not be located on individual single family lots to meet the visitor parking space requirements because parking spaces on individual single family lots are located on private property and may not be used by the guests of other residents.
- 4) Parking spaces required for an individual residential unit shall be located within three hundred (300) feet of such individual residential unit. Parking spaces required for non-residential land uses may be located on site, in the same block, or in another block but within six hundred (600) feet of the land use it serves as defined in LUC Section 3.3.7.1.B.

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D-6.c. Off-Street Loading Requirements

The Sierra Morado PAD will comply with the LUC Division 4: Off-Street Loading requirements with the following exceptions:

- 1) A maximum of two loading spaces will be provided within the PAD-C2 zoning district as follows:
 - One loading space shall be provided once a total of 2,500 square feet of non-residential square footage is developed.
 - A second loading space shall be provided once a total of 10,000 square feet of non-residential square footage is developed.

- 2) Loading spaces as required above shall be a minimum of 8.5' x 18' and shall be centrally located within or adjacent to the development.
- 3) Access and maneuvering of loading spaces can utilize streets and alleys regardless of the abutting zone or land use.

D-6.d. Landscaping and Screening Requirements

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The Sierra Morado PAD will comply with Division 7: Landscaping and Screening Regulations of the LUC with the following exceptions:

- 1) To encourage the connectivity between the neighborhoods within the Sierra Morado PAD, as well as Civano Neighborhood 1, interior landscape borders between parcels and/or land use zones are not required.
- 2) Parking area screening is not required but the requirement for landscaping of canopy trees within common parking areas will be increased above the Code's requirements such that one (1) canopy tree is required for each four (4) parking spaces. Location standards will meet or exceed the LUC.
- 3) Street landscape borders are not required except as defined within this document. See **Figure 24: Streetscape and Landscape Cross Sections**.
- 4) In order to accommodate retaining walls as needed, a combination retaining wall and screen wall can be a maximum of 10 feet in height, provided that the retaining wall portion does not exceed 4 feet in height and the screen wall does not exceed 6 feet in height measured from the lowest point of the wall.

D-6.e. Native Plant Preservation

The general native plant preservation strategy for the Sierra Morado PAD is envisioned as one that provides for the preservation and protection of species in a "Set-Aside" area that exhibits a high resource value, as well as for the salvaging and transplanting of high quality, viable specimen plants on the remainder of the site. In addition to the 30% set-aside method, all required Ironwoods and Saguaros will be inventoried. Following are the methods of compliance chosen:

- 1) The 30% Set-Aside method is being selected as the primary strategy for compliance with the City's Native Plant Preservation Ordinance. As such, the requirement of an Environmental Resources Report shall be fulfilled in the assessment of area to be set-aside as natural undisturbed open space. This strategy will apply to Development Units 2 thru 4 within the Sierra Morado PAD. This 30% Set-Aside area is intended to generally conform to Natural Open Space areas depicted in **Figure 15: Open Space, Recreation and Trails Plan**. Of the 407 total acres in Units 2-4, approximately 152 acres are designated as Natural Open Space. This area is illustrated on **Figure 15**, and is designated because of its high resource value. This area contains floodplains, most of the diverse

wildlife habitats and vegetation, major natural drainageways and hillside areas with steep slopes. These areas are suitable for wildlife habitat and for passive recreational opportunities. As such, these areas will include passive recreation trails within the natural undisturbed open space areas. To minimize disturbance of native vegetation, these trails will be field located.

2) In accordance with Section 3.8.6 of the Native Plant Preservation LUC, the Set-Aside method will also include an inventory and analysis of all plants listed as Federal Endangered Species and Protected Native Plants (all saguaros and ironwoods). Preservation and mitigation for these species will conform to the LUC.

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3) The developer is committed to preserve-in-place or salvage high quality, viable specimen plants not inventoried as part of the Set-Aside requirements. Supplemental inventory work will be done to identify these additional plants. The salvaged specimen plants will be transplanted within the development areas.

4) The Full-Inventory method has been employed for Development Unit 1. This plan was approved on July 20, 2004, by the City, Case #S03-021. The inventory strategy maximized the number of plants to be salvaged, transplanted on site and/or preserved-in-place.

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The Sierra Morado PAD will comply with Division 8: Native Plant Preservation requirements of the LUC with the following exceptions:

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- Within the designated set-aside areas natural surface earthen pedestrian or earthen multi-use trails will be included in the 30% natural undisturbed open space calculations.
- Overhead Utility Easements (OHE) areas that are deemed desirable for enhancing natural undisturbed open spaces areas and/or have a high density and variety of vegetative communities be included in the 30% natural undisturbed open space calculations.

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E. COMMERCIAL PAVILIONS PAD DISTRICT REGULATIONS

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E-1. PURPOSE AND INTENT

This section is intended to provide the regulatory zoning provisions for the Pavilions PAD, which is designed to guide the implementation of the vision for the commercial portion of the Civano community through the plan review and development permit process, and to comply with the provisions of the Planned Area Development Zone, Section 2.6.3 of the LUC. These provisions constitute the primary tools for use by the City and developers in ensuring that the Pavilions PAD develops in conformance with the vision presented by this document as adopted by the Mayor and Council. This section also constitutes the Commercial Master Plan as contemplated by Section 3.1.1.2 and 3.1.1.3 of the Development Agreement. The figures and tables in this document concerning the hydrology, topography, traffic impact and other aspect of the Civano Master PAD area do not all contain detailed information concerning the Pavilions PAD; the required information shall be submitted to the appropriate City of Tucson staff in connection with applications for block plats or development plans for the pertinent areas of the Pavilions PAD.

The development regulations govern all material aspects of land use within the Pavilions PAD. Furthermore, this section includes development standards related to the base zoning district, permitted uses and general development standards. Where a provision of this Section E varies from a provision of the LUC, the provision of this Section E shall govern. The Pavilions PAD consists of Sub-Districts A, B and C as indicated on **Figure 29, Pavilions PAD Sub-Districts**, which are sometimes referred to herein generically as a Sub-District or Sub-Districts. The provisions of this Section E apply uniformly across all of the Sub-Districts unless otherwise specifically provided herein.

E-2 COMMERCIAL ZONING DISTRICT.

The base zoning district proposed for the Pavilion PAD is OCR-1. This zoning district shall be as defined in Section 2.6.1 of the LUC as modified by this Section E-2. **Figure 21, Zoning Boundaries** depicts the location of the Pavilions PAD OCR-1 zoning district in relation to the overall land use plan. No development designators shall apply because pertinent development standards are more specifically addressed in Section E-4 of this document.

E-2.a. Permitted Land Uses

The permitted land uses within the Pavilions PAD OCR-1 zoning district (including but not limited to Special Exception Land Uses) are as defined within Section 2.6.1 of the LUC with the exceptions contained in this Section E-2. Without limiting the generality of the foregoing, Major Medical (hospital and ancillary activities) uses are specifically permitted in the Pavilions PAD as designated in **Figure 29, Pavilions PAD Sub-Districts**.

E-2.b. Additional Permitted Uses:

A. Commercial Services User Group, Section 6.3.5

1. Animal Service, subject to Sec. 3.5.4.1.G
2. Automotive – Service and Repair (Major and Minor), subject to Sec. 3.5.4.2.C and D
3. Construction Service, subject to 3.5.4.21.B
4. Funeral Service, subject to 3.5.4.22.B
5. Motion Picture Industry
6. Research and Product Development subject to Sec. 3.5.4.14.A
7. Trade Service and Repair, Minor

B. Wholesaling Use Group, Sec. 6.3.13

1. Business Supply and Equipment Wholesaling subject to Sec. 3.5.5.1.D, .E, .F and .H
2. Food and Beverage Wholesaling subject to Sec. 3.5.5.1. D, .E, .F and .H

C. Industrial Use Group, Sec. 6.3.6

1. Craftwork, subject to Sec. 3.5.5.1.B, .D, .E, .F and .H
2. General Manufacturing, subject to 3.5.5.1.B, .D, .E, .F and .H
3. Precision Goods Manufacturing, subject to Sec. 3.5.5.2.A and .B and Sec. 3.5.5.1.B, .D, .E, .F and .H
4. Precision Manufacturing, subject to Sec. 3.5.5.1.B, .D, .E, .F and .H
5. Processing and Cleaning, subject to Sec. 3.5.5.1.B, .D, .E, .F and .H

E-2.c. Excluded Land Uses

- A. Civic Use Group, Sec 6.3.4.1 Correctional Use, Supervision Facility
- B. Commercial Use Group Sec. 6.3.5, Billboards

E-2.d. Secondary Land Uses

The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use below.

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to Sec. 3.5.7.2.A and .B (except that (i) the occupation need be compatible with the general character of the neighborhood rather than strictly with the residential character of the neighborhood, and (ii) as long as the City of Tucson has a Civano Project Manager (as provided in the Development Agreement) any required administrative Zoning Compliance review shall be within the jurisdiction of the Civano Project Manager rather than the Development Services Director).

E-2.e Accessory Land Uses and Structures

Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with all provisions of Sec. 3.2.5 except 3.2.5.2H. In addition, Emergency Service Communications Facilities are allowed, but limited to fifteen feet above building height. Any such facilities shall be located on a building (i.e., no free-standing communications towers) and in a location on the building as far as technically feasible from adjacent residential uses. Best efforts will be made to cause the facilities to be architecturally and environmentally compatible.

E-3 LANDSCAPE THEME

In light of the location of the Pavilions PAD at the perimeter of (but at the Drexel Road gateway to) the Civano Master PAD, and in keeping with the landscape goals of conservation and sustainability through the application of xeriscape principles, several landscape themes are proposed within the Pavilions PAD.

1) Entry Corridor Zone

This area includes the Scenic Corridor Zone, and a required buffer area along Houghton Road where indigenous plant material will be preserved. Previously disturbed areas may be enhanced with indigenous material. Traveling east into the Pavilions PAD on Drexel Roads, in areas beyond the buffer zone, to unify the Drexel Road landscape theme, developers will endeavor to select a plant palette similar to (or which transitions into) the plant palette selected for the portion of Drexel Road immediately east of the Pavilions PAD in the Sierra Morado PAD.

2) Residential Areas (if any)

Residents will be required to use non-potable water for irrigation and will be encouraged to take advantage of rainwater harvesting for landscape irrigation and to use xeriscape principles in their landscaping.

3) Commercial Areas

Landscape themes for commercial areas, constituting most of the Pavilions PAD, will be developed as particular uses and configurations for the Pavilions PAD area are identified and implemented. In general, the landscaping will be based on xeriscape principles, but where possible will incorporate canopy trees for shade for pedestrian walkways and vegetation for screening. Within the central portions of the commercial area, Developers will endeavor, consistent with the neighborhood commercial areas in the Sierra Morado PAD, to create identity through plants of year-round interest, long blooming periods, and general aesthetic value.

4) Open Space Areas

Natural open space may be enhanced with indigenous vegetation. However, the majority of this open space will be left undisturbed.

E-4 GENERAL DEVELOPMENT STANDARDS

The Pavilions PAD shall recognize the development standards provided in Table 8, *Pavilions PAD Development Standards*. The Pavilions PAD development standards have been developed to regulate all development within the Pavilions PAD zoning district. The standards will supersede the standards in the LUC (including but not limited to Article 3, Division 2 Development Criteria and Article 3, Division 5 Performance Criteria) in accordance with Section 2.6.3 of the LUC except where specific references to such standards are contained in Section E of this document.

Table 8
Pavilions PAD Development Standards

<u>Development Standard</u>	<u>Pavilions PAD*</u>
<u>Minimum Lot Area</u>	<u>0</u>
<u>Minimum Lot Width</u>	<u>0</u>
<u>Separation Between Buildings</u>	<u>0</u>
<u>Maximum Lot Coverage</u>	<u>None</u>
<u>Maximum Floor Area Ratio</u>	<u>None</u>
<u>Minimum Building Setback from Houghton Road and Drexel Road</u>	<u>0 from Houghton Road (subject to Scenic Route Buffer Area requirements as provided in Section E-5.a. of this document) and 0 from Drexel Road for any building whose front faces Drexel Road; 20 feet from Drexel Road for any building whose front does not face Drexel Road</u>
<u>Minimum Building Setback from any other Street</u>	<u>0</u>
<u>Minimum Building Setback (Side or Rear) from Property Lines along the Perimeter of the Pavilions PAD except along Houghton Road and Drexel Road</u>	<u>Greater of (i) 20 feet or (ii) 1 foot per 1 foot of building height</u>
<u>Minimum Building Setback (Side or Rear) from Property Lines within the Pavilions PAD Other than along the Perimeter of the Pavilions PAD</u>	<u>0 (subject to Scenic Route Buffer Area requirements as provided in Section E-5.a. of this document)</u>
<u>Maximum Building Height</u>	<u>Sub-District A: 90 feet Sub-District B: 48 feet Sub-District C: 48 feet</u>
<u>Minimum Street Landscape Area</u>	<u>0</u>
<u>Minimum Perimeter Landscape Area around the Perimeter of the Pavilions PAD (other than along Houghton Road.)</u>	<u>25 feet**</u>
<u>Perimeter Wall Requirements (for the Pavilions PAD or any parcel therein)</u>	<u>None. Refer to Section E-4.c. of this document for provisions concerning screening.</u>

*All setbacks and buffers may overlap, and shall not be cumulative.

**May be reduced to zero if NOS area (on-site or off-site) of 25 feet or more is adjacent to proposed landscape border; except that where the existing vegetation of the pertinent NOS area is poor, a 5 foot landscape enhancement area shall be required.

E-4.a. Motor Vehicle and Bicycle Parking

The Pavilions PAD will comply with the LUC, Division 3, Motor Vehicle and Bicycle Parking Requirements with the following exceptions:

1) To encourage transportation alternatives to motor vehicles consistent with the vision for Civano, motor vehicle parking requirements for each of the Land Use Group/Class categories may be reduced by 25 percent of the parking spaces otherwise required by the LUC, except that for the Residential Use Group and the Major Medical Use Group there shall be no reduction.

2) Parking spaces required for residential land uses may be located anywhere within the limits of the development parcel in which the residential development is located, including within the individual lots, in common parking areas, or on-street parking within or immediately adjacent to the development parcel.

3) Visitor parking spaces required for residential land uses may be located in common parking areas or on-street parking on one or both sides of the street within or immediately adjacent to the development. Visitor parking spaces on individual lots will not be allowed in order to meet the visitor parking space requirements as these spaces are located on private property and cannot be used by the guests of other residents.

4) Parking spaces required for non-residential land uses may be located on site or anywhere within the same Sub-District as long as at least 25 percent of the required spaces are provided on-site.

5) Above- and below-ground parking structures and drive-through lanes for motor vehicles, neighborhood electric vehicles or bicycles are permitted in the Pavilions PAD.

6) Class 2 bicycle parking spaces may be substituted for Class 1 bicycle spaces on a 2 for 1 basis up to a maximum of 50 percent of the required number of Class 1 spaces.

E-4.b. Off-Street Loading Requirements

The Pavilions PAD will comply with the LUC Division 4, Off Street Loading Requirements with the following exceptions:

1) Required loading spaces for businesses with more than 2,500 but less than 10,000 square feet of gross floor area can be provided at designated on-street parking spaces with hours posted for this use provided that the loading space is located within 250 feet of the use it serves and is not used by semi trucks. Dimensions of these spaces shall comply with the on-street parking criteria provided in Section 3-05.2.1.B.2. of the City's Development Standards. No designated loading spaces are required for businesses with less than 2,500 square feet of gross floor area.

2) Individual developers with two or more principal uses within the same site conducted as a single project may share designated loading spaces. In addition, users on different sites within a Sub-District may share designated off-street loading spaces as long as they are within 250 feet of each user. This approach could reduce the required total number of loading spaces for each principal use by up to 50 percent.

3) Access to and maneuvering for loading spaces can utilize streets and alleys regardless of the abutting zone or land use.

4) Off-street loading zones shall be screened in accordance with Section E-4.c.

E-4.c Landscaping and Screening Requirements

The Pavilions PAD will comply with the standards contained in Division 7: Landscaping and Screening Regulations of the LUC with the following exceptions:

1) In light of the extensive landscape buffer along Houghton Road, the interconnection among parcels contemplated by the vision for the Civano neighborhood, and the screening for residential areas provided for in this paragraph E-4.c.1., the screening requirements of Section 3.7.3 of the LUC shall not apply to the Pavilions PAD. In addition, to encourage the connectivity between the parcels within the Pavilions PAD as well as between the Pavilions PAD and other land use zones, interior landscape borders between parcels and/or land use zones otherwise required by the LUC are not required for the Pavilions PAD. However, to enhance residential neighborhoods adjacent to the Pavilions PAD (or across adjacent open space) and residential uses within the Pavilions PAD, parking areas, loading docks, outdoor storage areas, garbage and recycling receptacles, and other similar exterior improvements facing such residential neighborhoods at the perimeter of the Pavilions PAD and residential uses within the Pavilions PAD will be screened (unless already substantially screened by buildings or other landscaping) by hedges or other vegetative screens or a combination of vegetative screens, topographical features and screen walls designed to prevent unreasonable light, noise and visual impact on such residential neighborhoods. Heights of screening shall be as provided in LUC Section 3.7.2.4 and Table 3.7.2-I accompanying that Section. In addition, loading docks, outdoor storage areas, garbage and recycling receptacles, and other similar exterior improvements facing residential neighborhoods at the perimeter of the Pavilions PAD and residential uses within the Pavilions PAD shall be set back at least 25 feet from the perimeter of the Pavilions PAD and at least 50 feet from the Sierra Morado PAD Frontage Area indicated on **Figure 29, Pavilions PAD Sub-Districts.**

2) Except as provided in paragraph E-4.c.1, parking area screening is not required. Canopy trees and planter islands in parking areas shall be in accordance with the LUC. Refer to Section 3.7.2.3.a.1 (a) through (d) of the LUC for standard details (excluding the portions of the details pertaining to screening).

3) Street landscape borders along Houghton Road, Drexel Road or interior streets within the Pavilions PAD are not required except as otherwise expressly set forth in this document.

4) Screen walls up to six feet in height are permitted. Screen walls in excess of six feet in height are permitted in accordance with the LUC.

E-4.d Native Plant Preservation

The general native plant preservation strategy for the Civano Master PAD is envisioned as one that provides for the preservation and protection of species in “Set-Aside” areas. The sole Set-Aside Area required for the Pavilions PAD is the 30 foot Scenic Routes Buffer Area along Houghton Road described in Section E-5.a. and referred to in Table 5, Estimated Natural Open Space Area. In accordance with LUC Section 3.8.6, the Set-Aside method will also include an inventory and analysis of all plants listed as Federal Endangered Species and Protected Native Plants (i.e., any saguaros and ironwoods), and preservation and mitigation for these species will conform to the LUC. Developers within the Pavilions PAD are also committed to preserve-in-place or salvage high quality, viable specimen plants not inventoried as part of the Set-Aside requirements; the salvaged specimen plants will be transplanted within the Civano Master PAD. Calculation of undisturbed open space shall include any natural surface earthen pedestrian or earthen multi-use trails within designated Set-Aside areas.

E-4.e. Roadway Design and Development Standards

The street development standards for the Pavilions PAD will comply with Section 3.01.0 of the City’s Development Standards except as specifically provided in this Section E-4.e.

Houghton Road

The half street cross section for the east side of Houghton Road along the Pavilions PAD frontage will include a ten foot half median, two 12 foot lanes, a five foot bike lane, and a tapered deceleration lane. In addition, a 12 foot multi-use path and an eight foot pedestrian pathway are part of the half street section. Landscaping and drainage will be accommodated between the vehicular and the pedestrian areas. The City has designated Houghton Road as a Scenic Corridor, and standards pertaining to that designation are addressed in Section E-5.a. The Civano Master PAD satisfies the intent of the Houghton Road Scenic Corridor and, therefore, no further review will be required.

Drexel Road

Drexel Road provides the primary east/west spine through the Pavilions PAD. The cross section for Drexel Road adjacent to the Pavilions PAD will be compatible with the cross section of Drexel Road within the Sierra Morado PAD, and will be determined consistent with traffic studies to be prepared in connection with submission of developments plans for property within the Pavilions PAD.

E-4.f. Access from Houghton Road

Two driveways for right-in, right-out access from Houghton Road will be permitted for access to the Pavilions PAD (in addition to the existing driveway for Global Solar): one between Drexel Road and the southern boundary of the Pavilions PAD and one between Drexel Road and the northern boundary of the Pavilions PAD. The location of the driveways along those portions of Houghton Road may be changed from time to time as

the Pavilions PAD is developed and internal circulation is established. Unless and until there is a median in Houghton Road, driveways will be designed to eliminate left turns onto Houghton Road.

E-4.g. Solid Waste (Refuse Collection)

Development within the Pavilions PAD will satisfy the requirements of Section 6 of the City's Development Standards except for Section 4.1.M.

E-4.h. Sierra Morado PAD Frontage Area

Most of the Pavilions PAD is buffered from adjacent residential uses by substantial natural open space. However, there is one portion of the boundary between the Pavilions PAD and the Sierra Morado PAD (indicated on **Figure 29, Pavilions PAD Sub-Districts** as the "Sierra Morado PAD Frontage Area") that lacks a natural open space buffer; accordingly, the following additional development standards are appropriate for that boundary:

1) Uses in the Automotive – Service and Repair (Major) classification shall be set back at least 250 feet from the Sierra Morado PAD Frontage Area.

2) Uses in the Construction Service classification shall be set back at least 100 feet from the Sierra Morado PAD Frontage Area.

3) Uses in Trade Service and Repair, Minor classification may not have openings within 30 feet of the Sierra Morado PAD Frontage Area.

4) No drive-through lanes are permitted within 100 feet of the Sierra Morado PAD Frontage Area, and any drive-through lanes within 400 feet of the Sierra Morado PAD Frontage Area shall be screened from the Sierra Morado PAD Frontage Area by either an intervening building or a solid, opaque screen wall that reasonably screens noise, lighting and vehicle headlights from adjacent residential lots.

E-5 Miscellaneous Provisions

E-5.a. Overlay Zones

1) Sections 2.8.2.9A and 2.8.2.10A of the LUC shall apply to the portions of the Pavilions PAD that are within the Scenic Corridor Zone. In addition, Section 2.8.2.4 shall apply to the portion of the Pavilions PAD along Houghton Road. Section 2.8.2.6.B shall apply to the Pavilions PAD, subject to subparagraph (4) of this Section E-5.a. The other provisions of Article II, Division 8 of the LUC concerning Overlay Zones shall not apply to the Pavilions PAD.

2) Building height within the Pavilions PAD (including portions of the Pavilions PAD that are in the Scenic Corridor Zone) shall be measured in accordance with the ordinary method described in Section 3.2.7.2 of the LUC and not as provided in Section 3.2.7.2.A.3.

3) Section 3.7.5.2 of the LUC shall apply to the Pavilions PAD, provided that the measurement of the Scenic Routes Buffer Area shall be from the future

Houghton Road right-of-way line as indicated on the Major Streets and Routes Map. The Scenic Routes Buffer Area may be used in the calculation of natural open space for purposes of Division 8: Native Plant Preservation requirements of the LUC. The Scenic Routes Buffer Area may be crossed by designated paths for access to Houghton Road as reasonably necessary.

4) Section 2.8.2.6B of the LUC shall apply to the Pavilions PAD except that (i) the requirements may be met for the Pavilions PAD as a whole and (ii) for the purpose of Section 2.8.2.6B, the Scenic Corridor Zone shall be 200 feet deep measured from the future Houghton Road right-of-way line as indicated on the Major Streets and Routes Map. The method of allocating view corridor areas across the Pavilions PAD and/or among different property owners shall be established and submitted to City staff for approval in connection with the approval of the first development plan within the Pavilions PAD and shall be subject to the reasonable approval of the affected property owners.

E-5.b Allocation of Off-Site Improvement Costs

The cost of future off-site improvements required by the City with respect to the Pavilions PAD which are not already otherwise provided for shall be allocated among the owners and/or actual developers of property within the Pavilions PAD pro rata based on the gross acreage of their respective properties, with the intention that each actual developer bear its equitable share per gross acre.

| Insert FIGURE 29: PAVILIONS PAD SUB-DISTRICTS here

F. NEIGHBORHOOD 1 PAD DISTRICT

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F. NEIGHBORHOOD 1 PAD DISTRICT¶

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G IMPLEMENTATION AND ADMINISTRATION

G-1 PURPOSE AND INTENT

This section is intended to provide the regulatory procedures designed to guide the implementation for the PAD Districts through the implementation and administration of the project. The provisions below shall apply to all property intended for development under the Civano Master PAD.

G-2 EXTENT OF THE PAD DISTRICT TO SUPPLEMENT OR SUPERSEDE ADOPTED CITY ZONING REGULATIONS

The Civano PAD Districts supplement and supersede existing zoning on the property as defined within this document. Where there is a conflict between the Civano Master PAD and the LUC, the Development Compliance Code, the Development Standards or individual Civano PAD Districts, the Civano Master PAD shall govern. The Civano Master PAD shall not govern in any conflict with the Revised IMPACT System Standards, the Revised Memorandum of Understanding or the Article III of the Development Compliance Code, applicable building codes or other applicable regulations.

The regulatory development standards defined within each individual PAD District define all regulatory standards that will supersede existing regulations within the LUC. If an issue, condition or situation arises that is not specifically covered within the PAD District, the LUC, Development Standards, or other City regulations shall apply, with the exception of Section 2-10.5 of the Tucson Development Standards, which with the adoption of this PAD, shall be retroactively eliminated and no longer utilized for any area included within the PAD District.

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G-3 FINANCIAL ASSURANCES

Financial assurances for the development of the Master PAD will be in compliance with the procedures set forth in Section 1-04, Subdivision Assurance Procedures of the Development Standards.

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G-4 AMENDMENT PROCEDURES

The following provisions are intended to provide criteria for the determination of non-substantial changes and substantial changes to the PAD Districts. In addition, this section is intended to define amendment procedures applicable to non-substantial and substantial changes proposed to the PAD Districts.

G-4.a. PAD Amendments

Amendments to the PAD Districts as represented within this document may become necessary from time to time for various reasons to respond to changing market or financial conditions, to update the PAD's to reflect new development conditions, and/or to respond to the requirements of potential users or builders on the property. Amendments to the approved PAD

Districts may be requested by the Master Developer, other developers, a property owner, or property owner's agent. Unless otherwise requested within the application, any proposed change will not affect development units or parcels not included in the proposed amendment. Only the contents of the specific amendment request may be considered and acted upon by the City's Civano Project Manager, Development Services Director, Zoning Examiner or Mayor and Council.

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When changes or modifications to the PAD Districts are necessary or appropriate, proposed amendments or modifications shall conform to the following requirements:

Insubstantial Change

The Civano Project Manager may allow insubstantial changes to the PAD Districts administratively, provided that such changes are not in conflict with the overall intent as expressed in the Master PAD or individual PAD District documents. The following items shall be considered as insubstantial changes:

- Changes in configuration of individual development units or development parcels to include modifications to boundaries, division of larger parcels, or combinations of parcels by a maximum of 20%, as long as there is not net loss of open space and no net increase in the total number of units allowable within the Development Unit;
- Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the Master PAD, nor change the overall intent of the Master PAD;
- Any analogous interpretations of the list of permitted, exception, secondary and accessory uses of the property set forth in the PAD, as determined by the Development Services Director;
- Changes in residential densities not to exceed and increase of 10% of the maximum allowable in each Development Unit, provided the increase does not cause an increase in the total allowable unit count within the PAD;
- Minor modifications or adjustments to intrusions, encroachments, easements, roadway alignments or open space areas, so long as the modifications fall within the general range of target densities for the PAD and there is not net reduction in open space areas;
- Minor modifications to the location and size of trails and pedestrian paths, so long as the modifications meet the general intent of the Plan;
- Minor adjustments and/or substitutions to the development standards within the PAD that do not impact the general health, safety and welfare of the residents of the City;
- Combination of sub-districts within the Pavilions PAD for purposes of parking calculations.
- Any other items not expressly defined as Substantial Changes in LUC Section 2.6.3.11.B.3.

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Substantial Changes

Substantial changes are changes to the PAD's as defined in LUC Section 2.6.3.11.B.3.

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Amendment Procedures

The PAD's may be amended through the process set forth in LUC Section 2.6.3.11.B.4 for substantial changes or LUC Section 3.6.3.11.B.5 for insubstantial changes, as determined by the standards set forth above.

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G.4.b. Interpretations

On occasion, it may be necessary to request formal and informal interpretations from the Zoning Administrator related to the implementation and/or interpretation of the PAD Districts. These circumstances may relate to interpretation of project intent, uses, development standards related to provisions of the LUC or to interpretations of intent of narrative contained in the PAD Districts. It is anticipated that interpretations to these provisions may be made in oral or written form to the Civano Project Manager upon request of the Master Developer or property owner.

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H APPENDICES

Appendix 1: Revised Memorandum of Understanding

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Appendix 2: Revised IMPACT System Standards

Appendix 3: Environmental Resource Report Exhibit

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Page 3: [3] Deleted	Author	
		Kay
Page 3: [3] Deleted	Author	
		48
Page 3: [4] Deleted	Author	
		Commercial/Employment
Page 3: [4] Deleted	Author	
		54
Page 3: [5] Deleted	Author	
		Housing Product and Architectural Design Elements 63
Page 3: [6] Deleted	Author	
		6.a. Diversity in Housing Product..... 63
Page 3: [7] Deleted	Author	
		C-6.b. Garage Treatment 63
Page 3: [8] Deleted	Author	
		6.c. Streetscape 63
		C-6.d. Master Developer Self-Certification 63
		C-
Page 3: [8] Deleted	Author	
		Schools..... 63
		C-8. Traffic and Circulation 64
		C-8.a. Vehicular 64
		C-8.
Page 3: [8] Deleted	Author	
		64
Page 3: [9] Deleted	Author	
		8
Page 3: [9] Deleted	Author	
		65
Page 3: [10] Deleted	Author	
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Page 3: [10] Deleted	Author	
		65
Page 3: [11] Deleted	Author	
		9
Page 3: [11] Deleted	Author	
		67

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