



## MEMORANDUM PLANNING & BUILDING

**To:** Case File/Application  
**From:** Sarah S. More, Director  
**Date:** April 30, 2019  
**Re:** Application for Major General Plan Amendment for La Posada

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Planning and Zoning staff is requesting a Major General Plan Amendment to incorporate the 108.82-acre La Posada/Park Centre annexation area into the Town's General Plan. In April 2018 the Town annexed the La Posada/Park Centre area, which included approximately 108.82 acres of land into the Town Limits; however, this area has not yet been incorporated into *Aspire 2035: Sahuarita's General Plan*. The subject area is located at the southern edge of the Town limits, extending from the edge of the pecan groves to the southernmost intersection of Old Nogales Highway and Park Centre Avenue on the west side of Old Nogales Highway.

The Town of Sahuarita General Plan is designed to serve as the guide for planning for the future of the Town by serving as the guiding policy which helps shape the form and layout of the community. The General Plan defines the criteria for a Major General Plan Amendment, and this request meets the criteria for a Major General Plan Amendment because it is larger than 40 acres in size. The General Plan also establishes land use categories and the permitted zoning categories for each land use.

The land is designated Higher Intensity Urban and Community Activity Center under the Pima County Comprehensive Plan. In the Pima County Comprehensive Plan, the stated objectives of these land use categories are:

- Higher Intensity Urban: "To designate areas for a mix of medium to high density housing types, such as higher density single-family development, townhomes, condominiums and apartment complexes, as well as other compatible uses, such as offices, hotels, research and development, and other similar uses..."
- Community Activity Center: "To designate medium and higher intensity mixed use districts designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educations and institutional uses...; and compatible medium to higher density housing..."

Gross density for Higher Intensity Urban ranges from 8 residences per acre to as high as the applicable zoning district allows. For Community Activity Centers, the gross density ranges from 6 residences per acre to as high as the applicable zoning district allows.



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The Town is proposing a Mixed Use designation for this area. The Town's General Plan includes the following description for the Mixed Use Land Use Designation: "The Mixed Use designation allows for residential and compatible non-residential development in a compact development pattern.... Allowable uses include Medium High to High Density Residential, commercial, employment, hotel and resort uses, public spaces, and governmental/institutional uses." In Mixed Use designated areas, the use of Specific Plans is strongly recommended, but the designation also recommends the R-5, MR, TR, and B-1 zoning categories when a Specific Plan is not used. B-2, CPI and I-1 are recommended only when strict design standards ensure compatibility with surrounding uses.

Approval of this request would incorporate the site into the Town's General Plan and give it a Town land use category.

