

Town of Sahuarita
Planning & Building Department
 375 W. Sahuarita Center Way
 Sahuarita, Arizona 85629
 Phone: 520-822-8855 Fax: 520-822-8876
 http://www.sahuaritaaz.gov



DEVELOPMENT REVIEW APPLICATION

Project Name: GPA: SAHUARITA SQUARE DISTRICT	
Acreage: 1,678 1,678	# lots: n/a
Zoning: SP; RH; GR-1; TH	Assessor's Parcel #: n/a
Application Type (Tentative Plat, Development Plan, etc.): General Plan amendment	
Property Owner: several	
Property Owner's Address: see attached map and	
City, Zip Code: ownership list	
Phone #:	
Email Address:	
Applicant/Agent: TOWN OF SAHUARITA / Sarah More	
Address: 375 W SAHUARITA CENTER WAY	
City, Zip Code: SAHUARITA AZ 85629	
Phone #: (520) 822-8953	
Email Address: smore@sahuaritaaz.gov	
I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)	Zoning Fee: —
Signature of Applicant/Authorized Representative Sarah More	Date: APRIL 2019



MEMORANDUM PLANNING & BUILDING

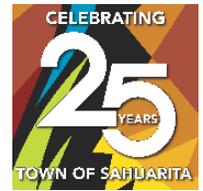
To: Case file/Application
From: Sarah S. More, Director
Date: April 30, 2019
Re: Application for Major General Plan Amendment for Sahuarita Square District

Planning and Zoning staff is requesting a Major General Plan Amendment for the Sahuarita Square District. The purpose of the proposed major general plan amendment (GPA) is to (1) Designate this approximately 1,678-acre area as a Growth Area; (2) Change the Land Use designations in the area to Mixed Use; and (3) Establish Special Planning Area policies for the area.

The Town has done extensive public outreach on the subject of creating a place where all of Sahuarita can come together. Many residents identify with their neighborhood or master planned community rather than the Town of Sahuarita. To become a more cohesive community our proposal is to create a special district open to everyone in the Town as well as visitors. The initial phase of this project started with creating a vision for the area. Community meetings and online surveys helped form that vision. The visioning process has led to a comprehensive set of goals or policies for the area.

An important part of the process of creating this new “downtown” for Sahuarita, called Sahuarita Square, was figuring out where it should be and what properties to include. The La Villita corridor (see attached map) has been identified as a great location for a new start for the Town with a focus on mixed use, higher density and walkability. A portion of this area is planned but is primarily vacant. The area will require considerable investment in future development, most of it by the private sector. But, the Town anticipates creating public spaces – parks and plazas, event venues. And, public-private partnerships will help create a district where the vision can become a reality. This project includes an economic development component as well as a planning element.

Much of Sahuarita Square will require investment in infrastructure to serve future development. The area is currently not served by a utility scale wastewater system, and roadway improvements will be necessary. Other utilities are also a factor. One of the tools that the Town has to encourage development, especially that which moves the vision forward for the area, is to assist with infrastructure funding. *Aspire 2035: Sahuarita’s General Plan* policies focus infrastructure investment in Growth Areas. Portions of Sahuarita Square are not currently in a designated Growth Area. Designating the entire area as a Growth Area enables the Town to establish a program of public and private investment in infrastructure in Sahuarita Square.

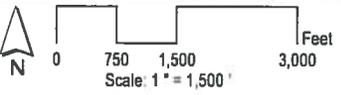
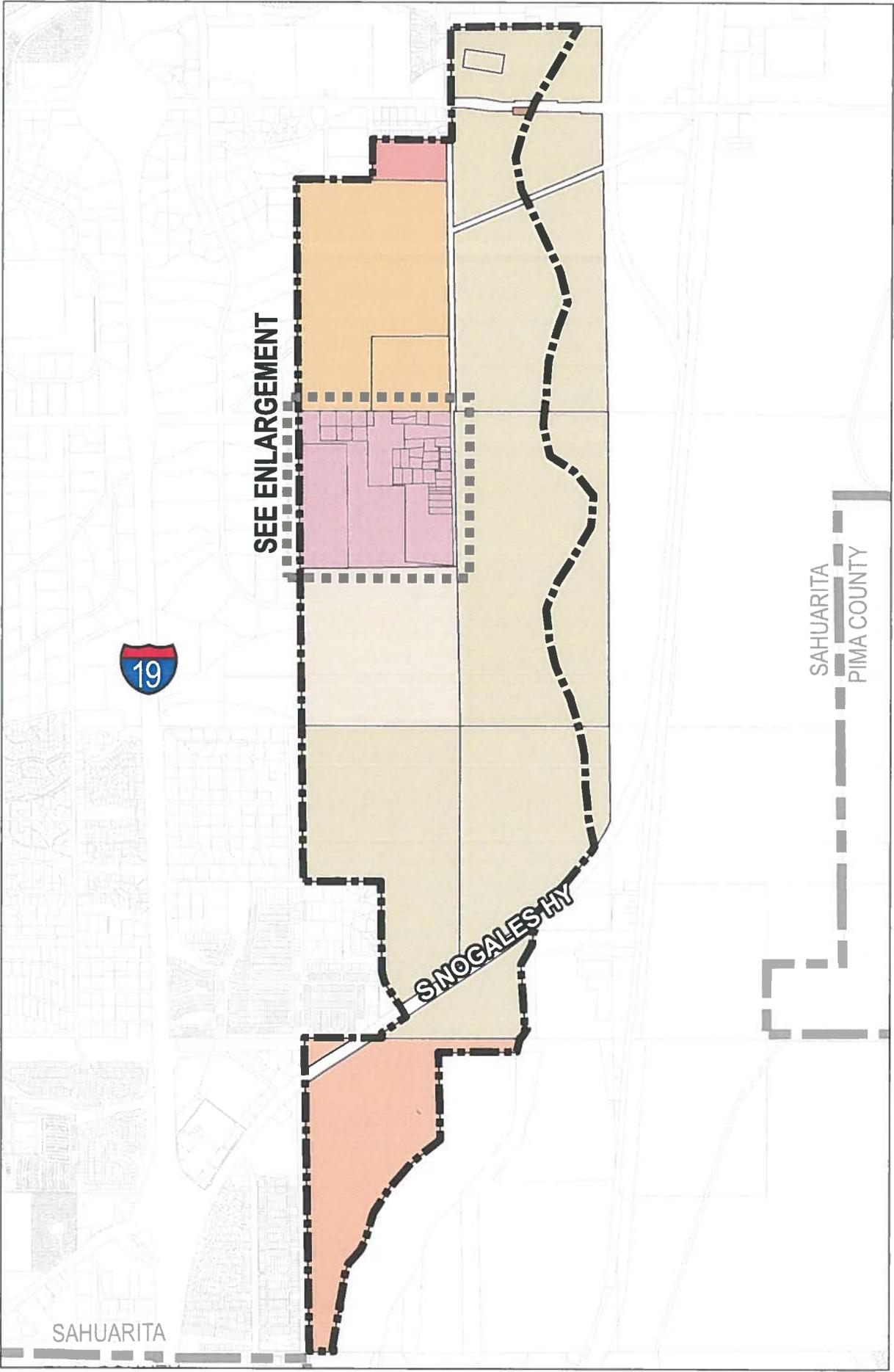


MEMORANDUM

PLANNING & BUILDING

The second element of the GPA is to designate the desired land use in this area as Mixed Use. The Mixed Use land use designation will provide guidance for future rezonings in the area. It is a flexible land use designation that provides for residential, commercial and employment uses. It does not mean that individual developments or buildings must be mixed-use in character, just that the area should include a variety of land uses that support walkability.

Plan policies for the area will also be established to encourage development within the District. The focus is on creating a distinct district with unique uses and community gathering spaces. Incentives to encourage desired types of development – higher density housing, businesses to support the community, employment, performance spaces, appropriate architecture and site design as well as streetscapes that support all modes of transportation.



**SAHUARITA DISTRICT
OWNERSHIP MAP**