



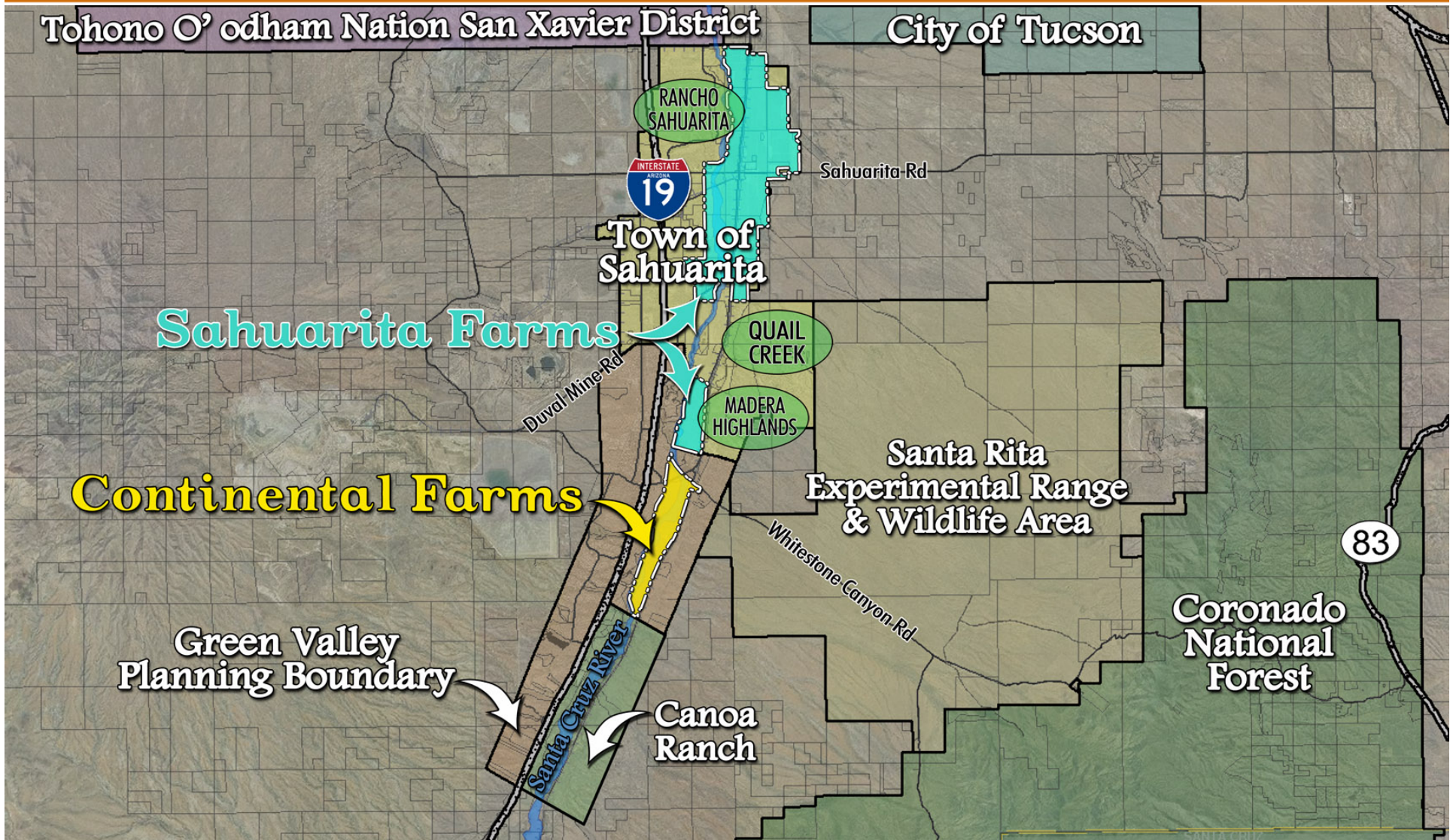
**Continental Farms**  
**Land/River**  
MASTER PLAN

# Farmers Investment Co. (FICO)

*Pima County Board of Supervisors Hearing  
Continental Farms Specific Plan  
March 11, 2014*



# Continental Farms Land/River MASTER PLAN



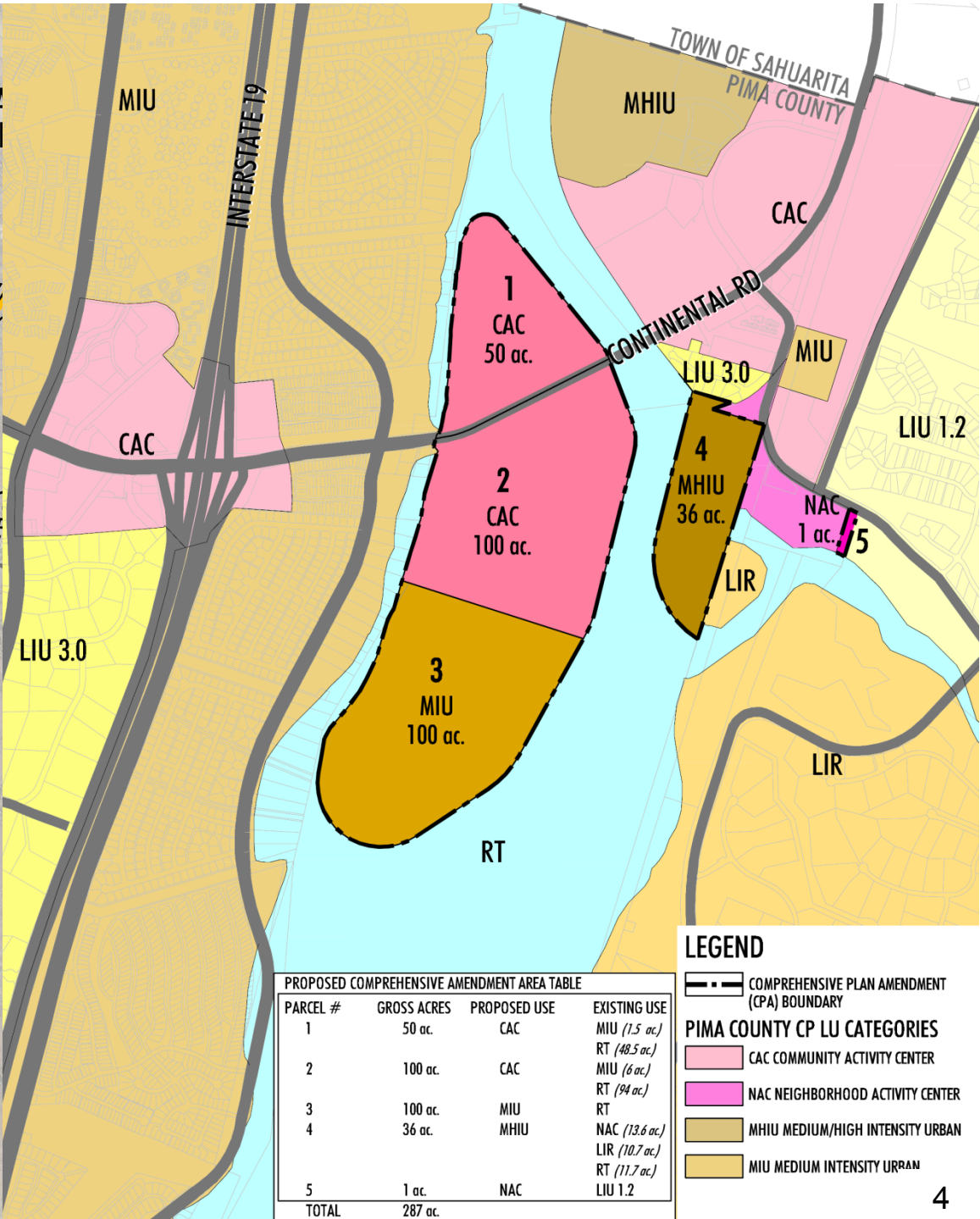
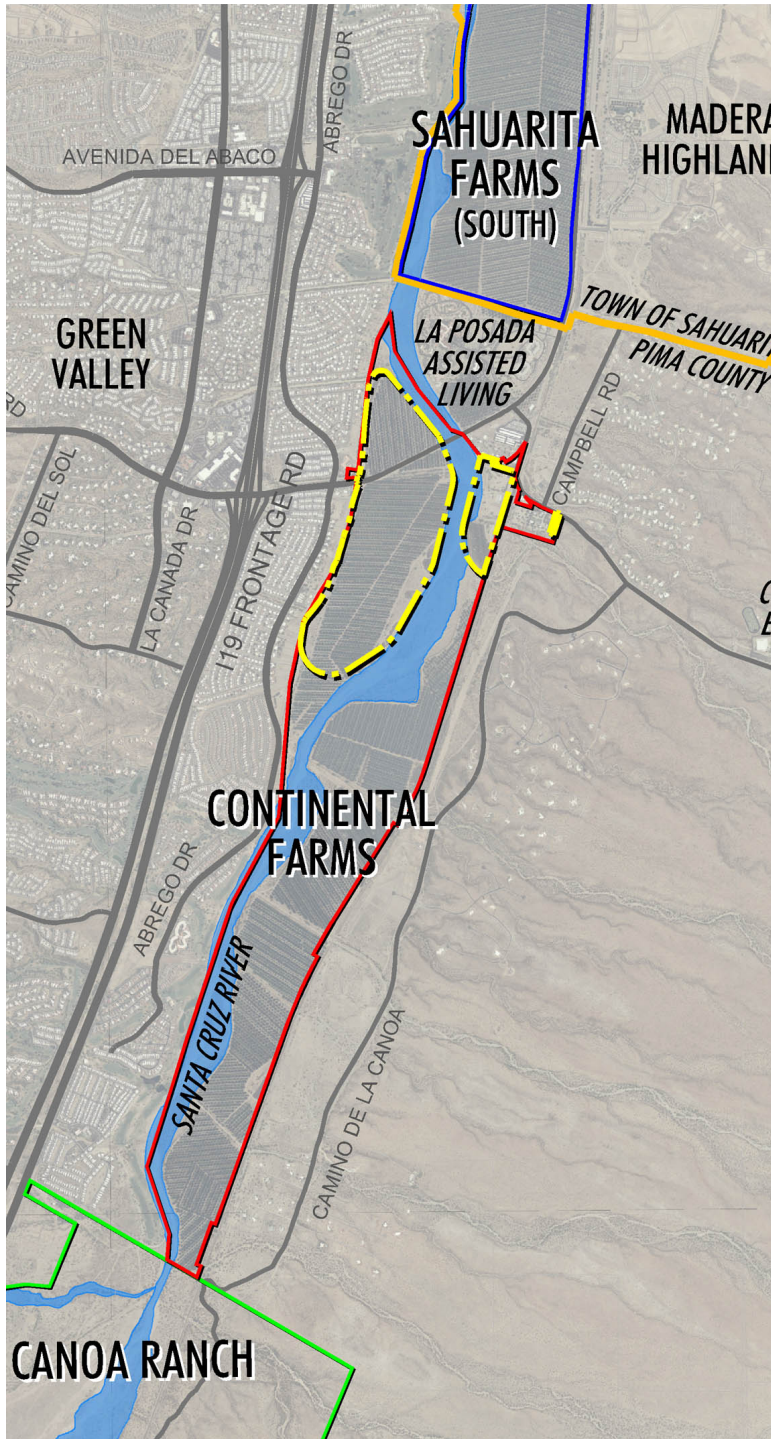


**Continental Farms**  
**Land/River**  
MASTERS PLAN



**Santa Cruz River and Pecan Orchards looking South**





**LEGEND**

- COMPREHENSIVE PLAN AMENDMENT (CPA) BOUNDARY
- PIMA COUNTY CP LU CATEGORIES**
- CAC COMMUNITY ACTIVITY CENTER
- NAC NEIGHBORHOOD ACTIVITY CENTER
- MHIU MEDIUM/HIGH INTENSITY URBAN
- MIU MEDIUM INTENSITY URRAN

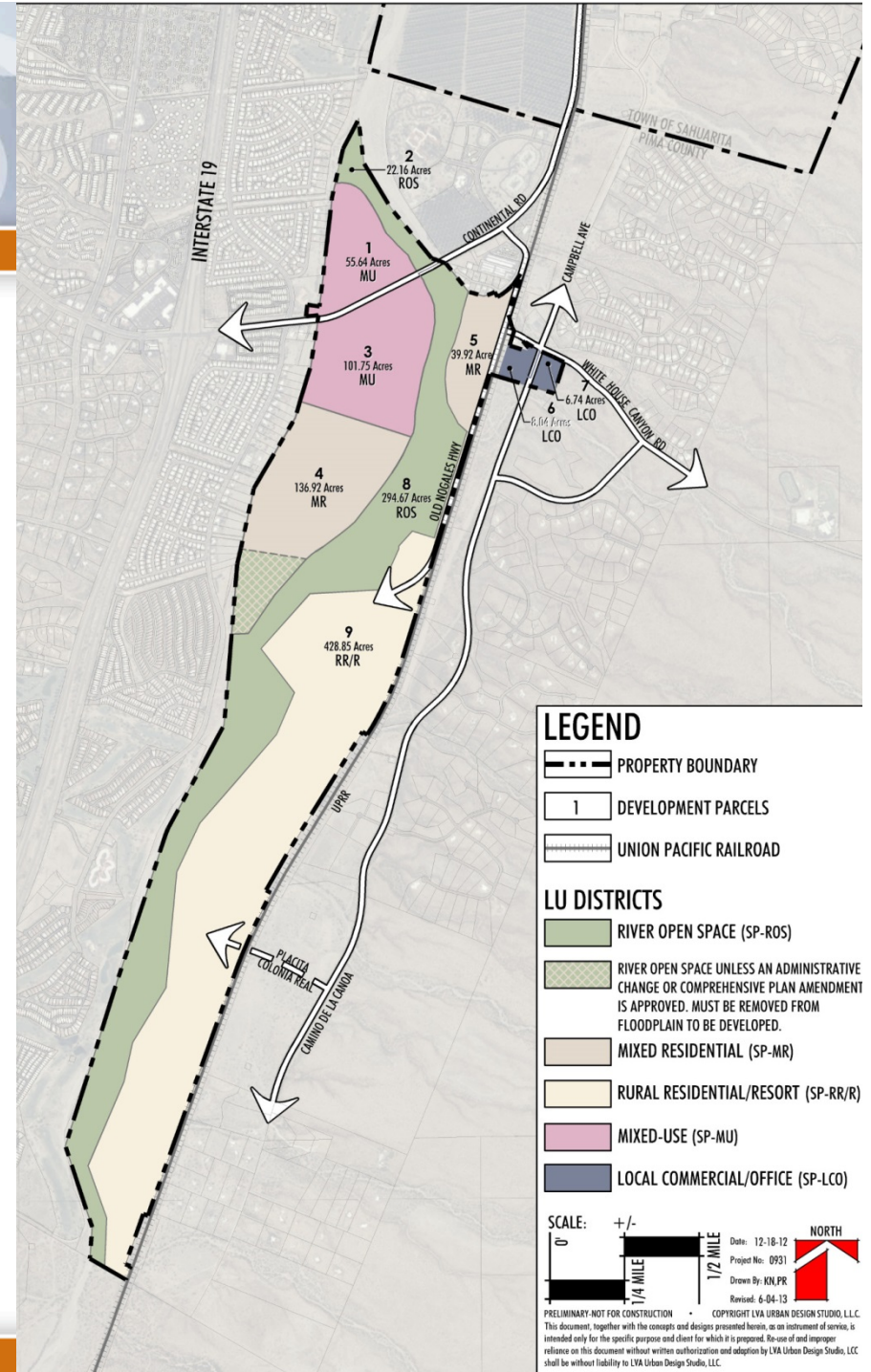


# Continental Farms Land/River

MASTER PLAN

## Land Use Plan

- Target 1,500 Residential Units (up to 1,975 max.)
- Mixed-Use (pink): Comm, Emp, Medical,
- Local Office (grey): Retail, Service
- Suburban Residential (tan): Residential
- Rural Residential/Resort (light tan): Large Lot Residential, Eco-Lodge (80% open space)
- Santa Cruz River Corridor (green)



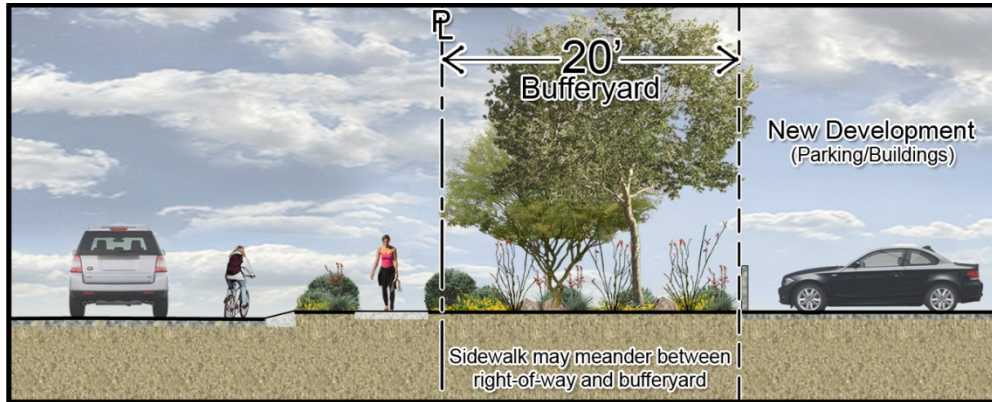


# Continental Farms Land/River

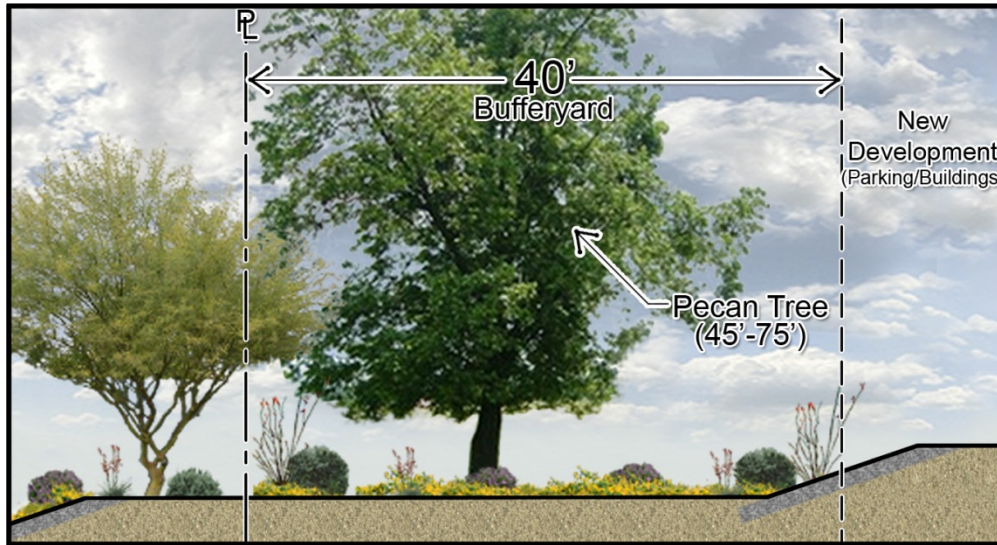
MASTER PLAN



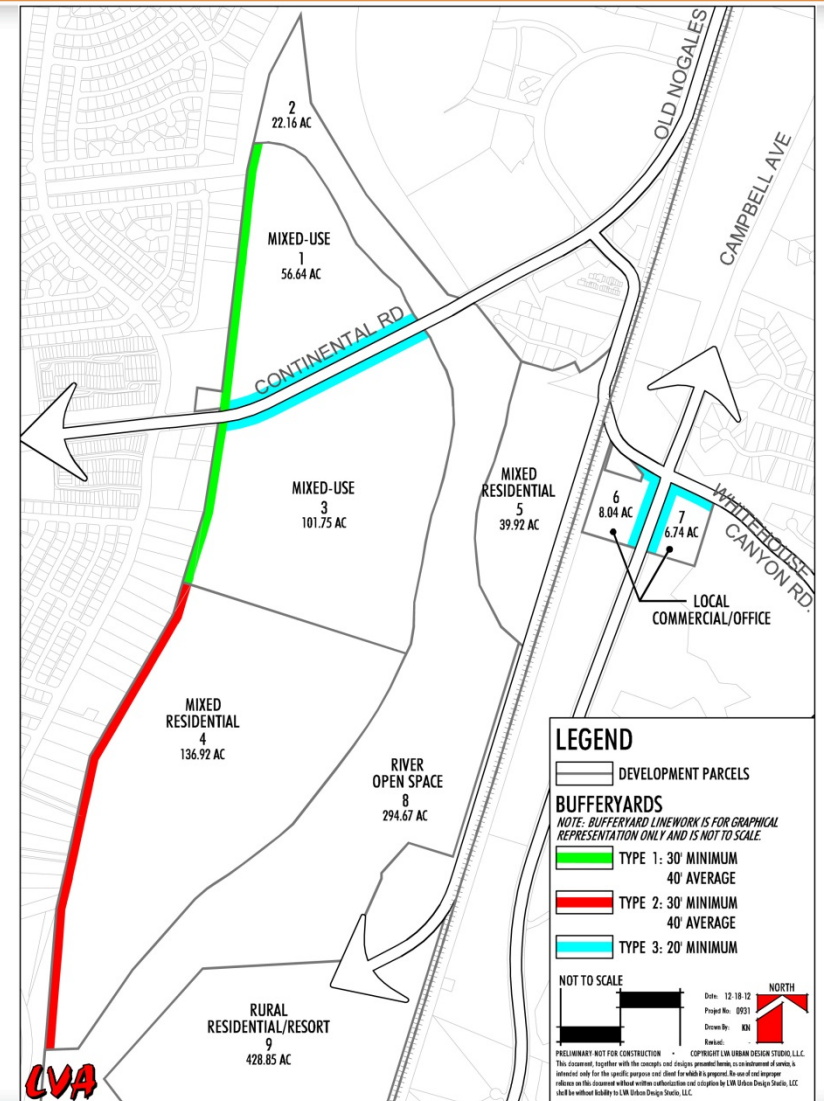
## Buffer Plan



Blue lines



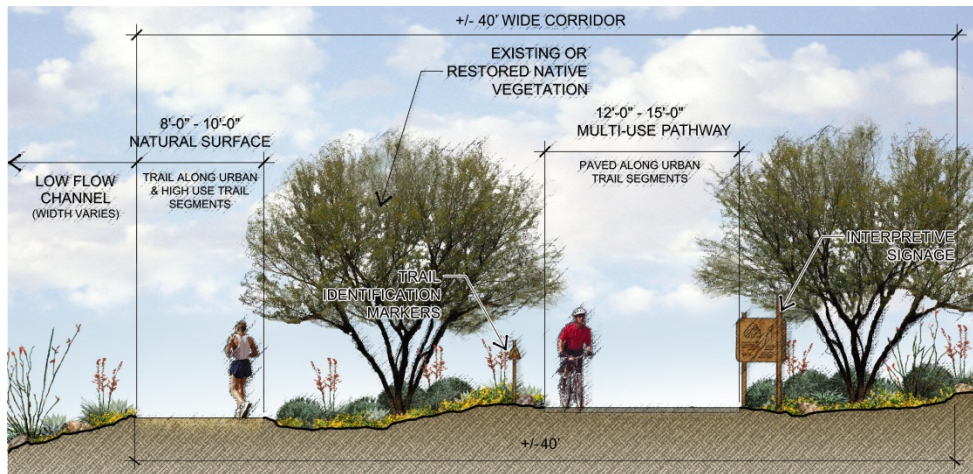
Green and Red lines



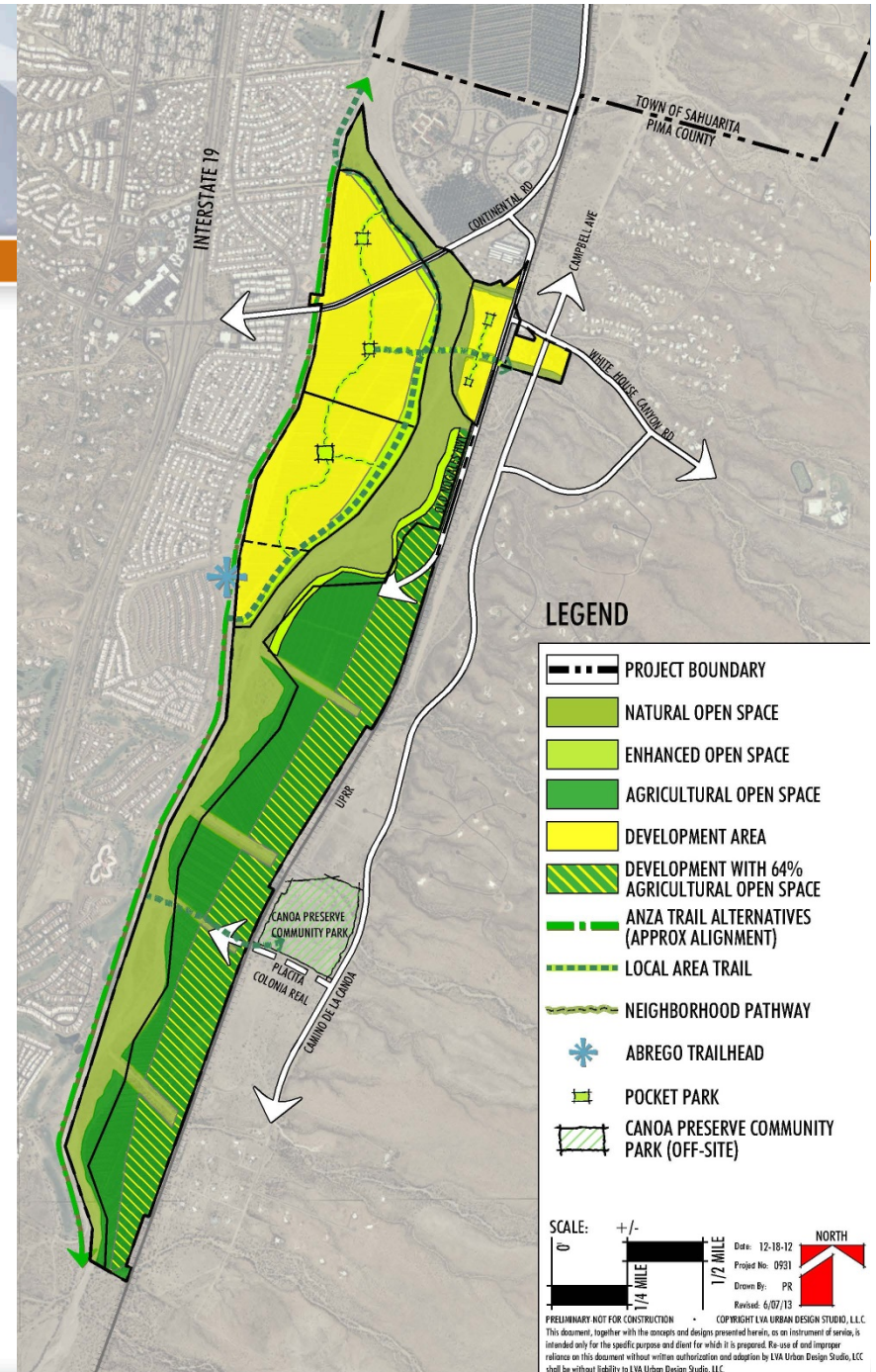


## Open Space and River Plan

- 714 Acres Open Space (2/3<sup>rd</sup> of property)
- Linear Greenway River Park & Tributaries
- Agricultural Preserves (Pecan Orchards)
- Anza Trail and Local Trails
- Recreational Open Space (Conformance with Recreation Area Plan Requirements)



Anza Trail Typical Cross Section



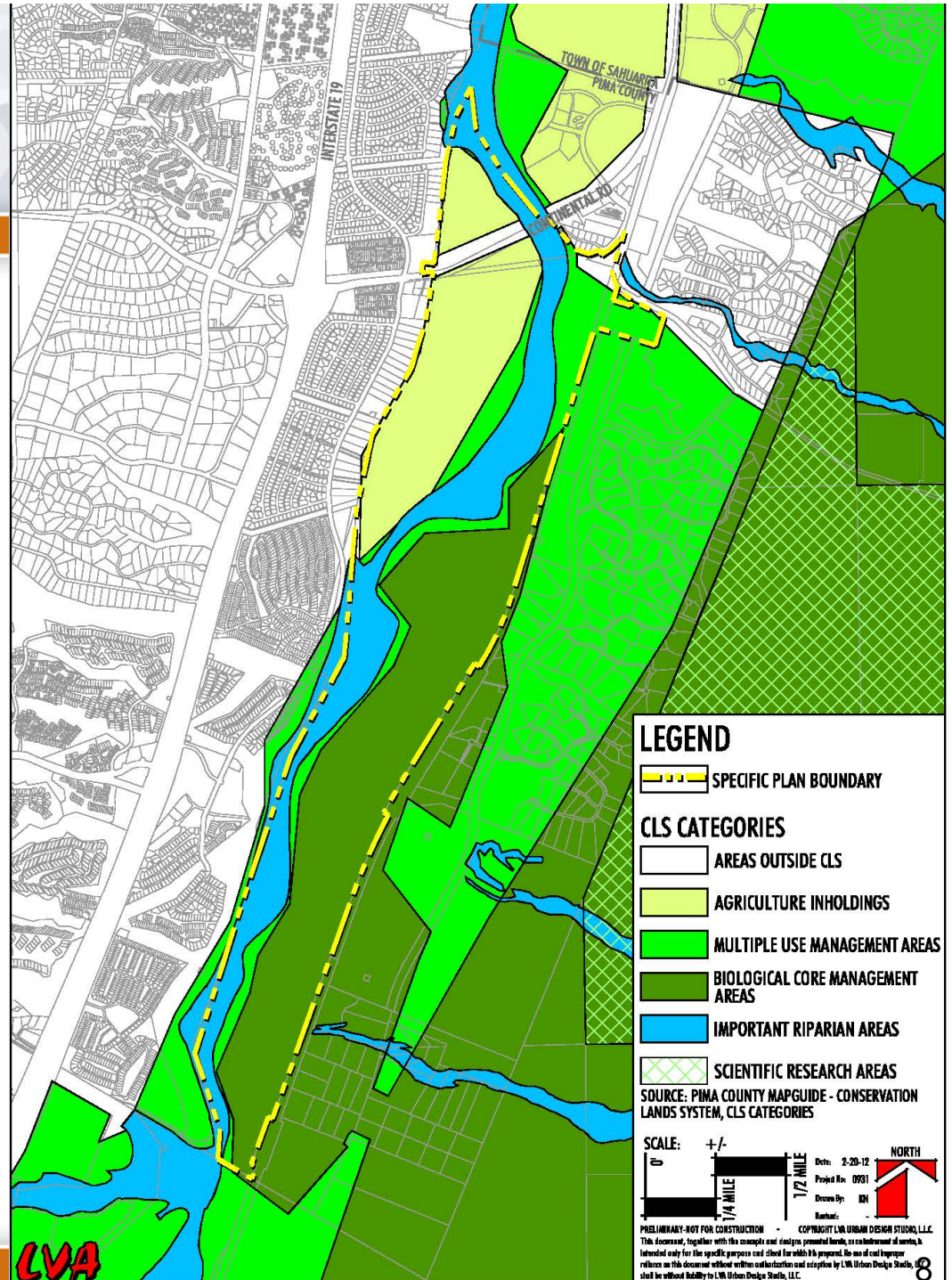


# Continental Farms Land/River

MASTER PLAN

## Conservation Land System

- Full Conformance with CLS Guidelines
- Important Riparian Areas:
  - 99.8% Open Space
- Biological Core Mgmt. Areas:
  - 80.1% Open Space
- Multiple Use Management Areas:
  - 69.0% Open Space



LVA





## Public Outreach Process: Committed to Community Outreach

**Public Meetings:** June 2010, Nov. 2010, May, 2011,  
Latest Public Meeting: Oct. 2013 at La Posada  
Total: 9 public meetings; over 500 attendees

**Green Valley Council:** Jan. 2010, May 2011, Feb. 2012  
March 2012, Feb. 2013, June 2013 (Rec. SP Approval)

**P&Z Commission:** June 2011 (CPA), Jan. 2012 (RMP),  
Feb. 2012 on CPA, January 2014 (Rec. SP Approval)

**Stakeholder Meetings:** Dozens of Stakeholder Meetings  
(Fire Districts, GV Chamber, Coalition for Sonoran Desert  
Protection, School District, Observatory, Audubon, Canoa  
Ranch Advisory Committee, Adjacent Neighbors, others)

Over 50 Meetings and Presentations







## Continental Farms Specific Plan

- Favorable Staff Report with Recommendation of Approval
- Unanimous Recommendation of Approval from GVC Planning Committee
- Unanimous Recommendation or Approval from Planning Commission
- Strongly Supported by the Community
- ***Respectfully Request Approval***

**Continental**  
**FARMS**

*SPECIFIC PLAN APPLICATION*

**FICO**

*SUBMITTAL: MARCH 2013*  
*REVISED SUBMITTAL: JUNE 2013*

*PIMA COUNTY, ARIZONA*

**LVA** urban design studio  
land planning • engineering • landscape architecture

**GAMMAGE & BURNHAM**

**SIMG**  
The Strategic Issues Management Group, Inc.

**CivTech**

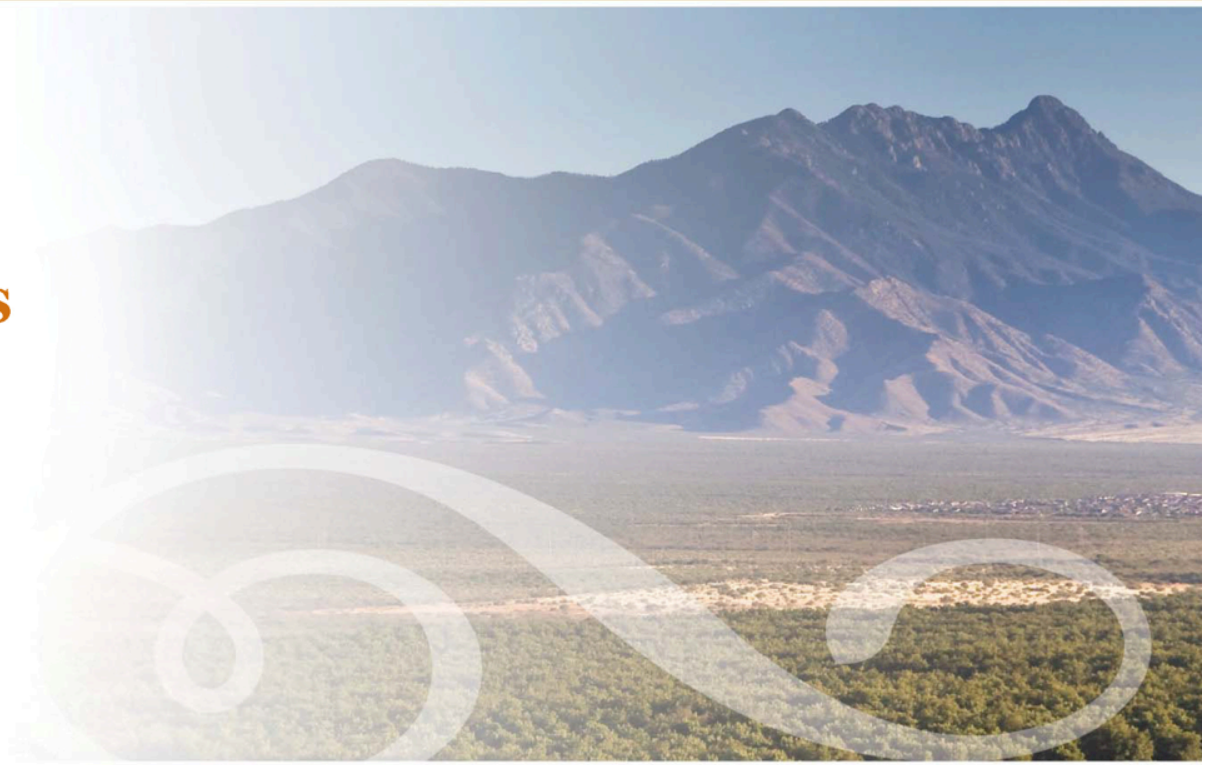
**WestLand Resources, Inc.**  
Engineering and Environmental Consultants

**FRANK THOMSON & ASSOCIATES**

**JE FULLER**  
landscape architecture



**Continental Farms**  
**Land/River**  
  
**MASTER PLAN**



Thank You