

Sahuarita Farms Land/River

Farmers Investment Co. (FICO)

Sahuarita Farms Specific Plan Sahuarita Town Council Study Session February 23, 2015

FICO Properties

6,740 acres total

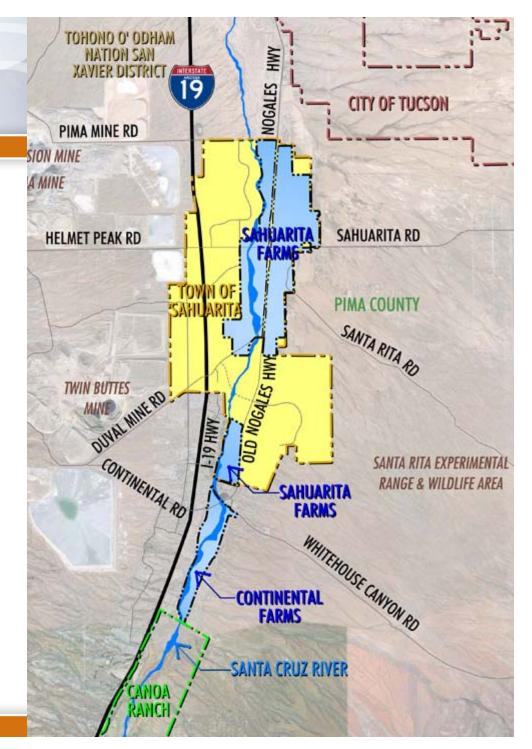
5,645 acres in Town of Sahuarita

1,095 acres in Pima County (Specific Plan and Development Agreement Approved)

11 river miles on FICO properties (Single Owner)

Preserve land now while in single ownership

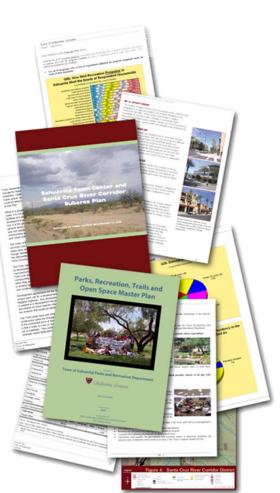
Opportunity to create regional amenity







- 1980 Pima County Community Plan
- 2000 FICO Annexation
- 2003 Town of Sahuarita General Plan Adopted
- 2008 Town Center & Santa Cruz River Corridor Subarea Plan
- 2008 Parks, Recreation, Trails and Open Space Master Plan



River Conditions

- Bank Erosion
- Habitat Damage
- Flooding

- Bridge Scour
- Tributary Erosion
- Approaching Headcuts





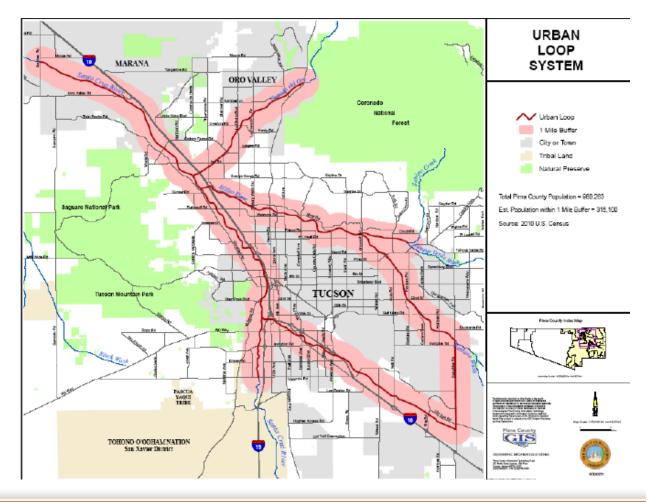
Near Pima Mine Road

Upstream Condition



River Master Plans in Southern Arizona

- River Park Facts
 - 1/3 Population < $\frac{1}{2}$ Mile
 - Began in 1970's
 - 55 Miles of River
 - 130 Miles of Paths
 - Planning and Funding Partnerships
- Planning and Funding Partnerships
 - Corps of Engineers
 - Pima Co. Flood Control
 - Local Communities
 - Federal Grants
 - Private Sector



Guiding Principles





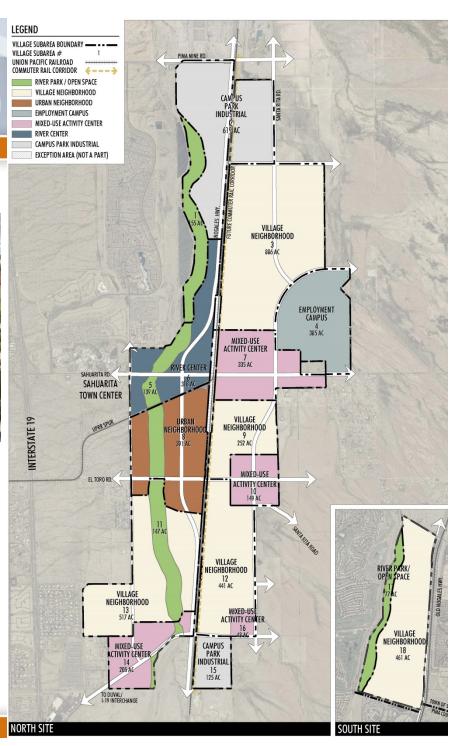


Sahuarita Farms Land Use Plan

- 5,645 Acres
- Implement Town General Plan
- Provide a Balance of Land Uses
- Up to 19,055 Residences
- Mixed Use Development



- Employment / Office
 - Campus Park Industrial
 - River Park / Open Space
 - Schools, Community & Neighborhood Parks, Community Facilities











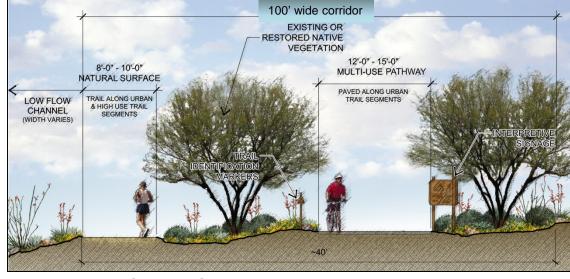




Open Space and Trail (examples)



Community Gardens



Anza Trail Cross Section









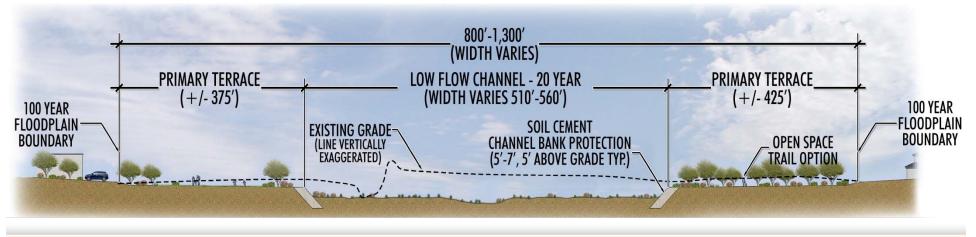


River Master Plan Cross Section Concept

- Buffer/Upper Terraces (~300-800 ft)
- Primary Flow Channel (~500 ft)
- Typical River Corridor Width of 1/4-Mile





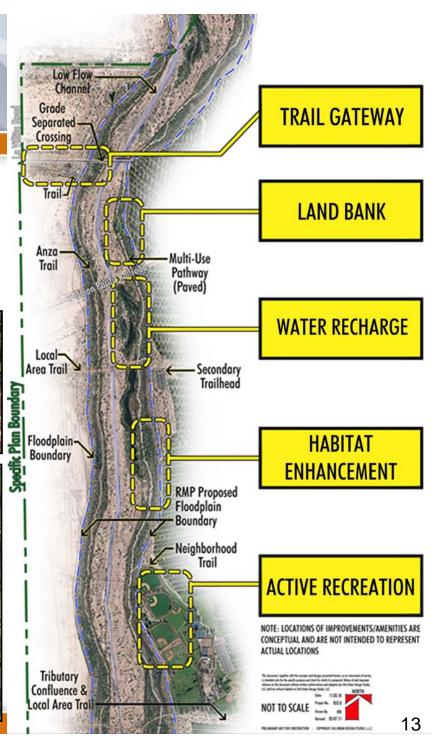


River Master Plan Concept

- Typical Corridor Width ~1,300 Feet
- Public Open Space
- Land Bank / Multi-Use Opportunities
- Recharge Capability
- Management of Storm Water
- Wildlife Corridors









Circulation Master Plan





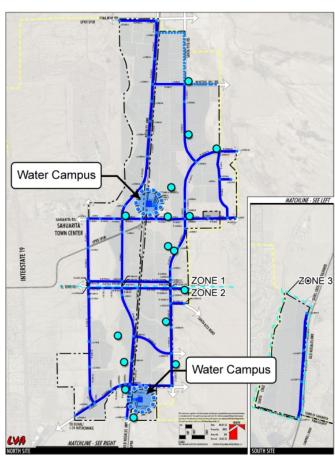


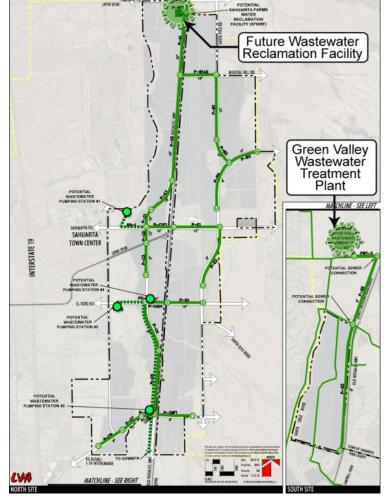




Utility Master Plans

- Water & Reclaimed Water
- Sewer



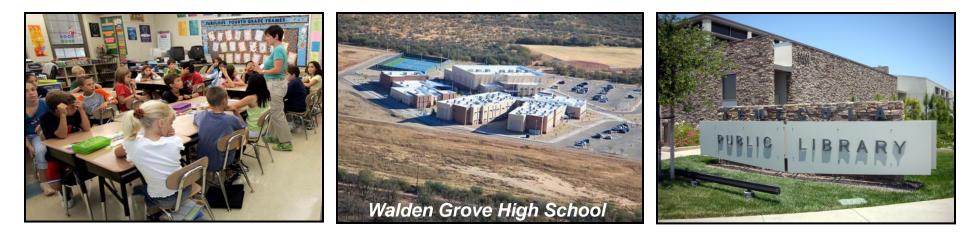


Water Master Plan

Sewer Master Plan



Public Facilities & Services





Sustainability

- Water Conservation
- Environment
- Energy
- Transportation
- Materials and Resources
- Livability/Social Health
- Economic
- Education











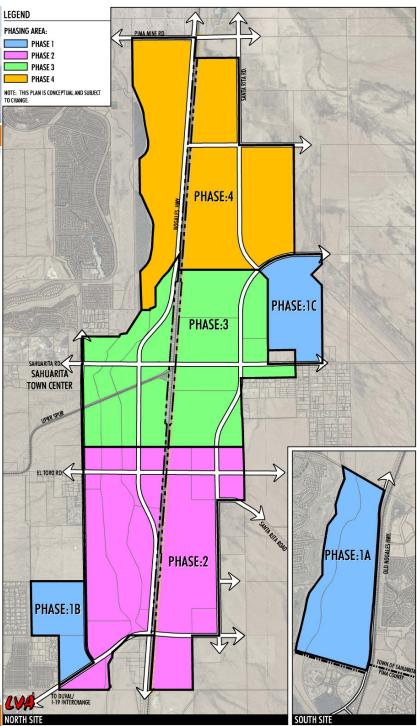


Development Phasing

- 40 Year Development Plan
- Market and Infrastructure Driven
- Generally South to North
- Possible Initial River Phase 1A in 2020 Time Frame
- Early Development Activities Include Llano Grande Trailhead and Anza Trail in 2015-16









Sahuarita Farms Land/River

IMPLEMENTATION FRAMEWORK

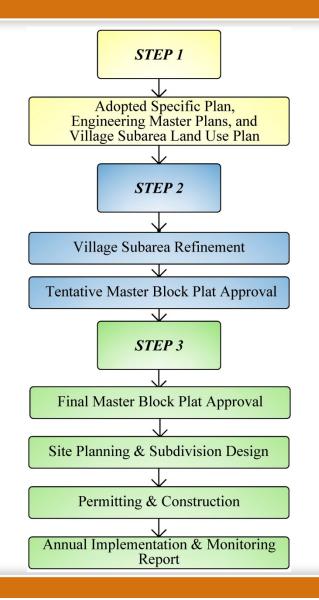


3-Step Implementation Process

Step 1: Specific Plan Adoption

Step 2: Village Subarea Refinement / Preliminary Master Block Plat

Step 3: Final Block Plat, Site Planning and Subdivision Design



Land Use Groups

- •SR (Suburban Residential)
- •UR (Urban Residential)
- •NCO (Neighborhood Commercial/Office)
- •GC (General Commercial)
- •GE (General Employment)
- •LI (Light Industrial)

Village Subarea #	Character Area Designation	Approx. Gross Acres	Residential Units (1)			Open Space		Land Use Groups (Max % of Land Area)					
			Min.	Target	Max	Acres	Min%	SR	UR	NCO	GC	GE	П
1	River Park/Open Space	155	0	0	0	155	100%	0%	0%	0%	0%	0%	0%
2	Campus Park Ind.	619	0	0	0	93	15%	0%	0%	0%	0%	50%	100%
3	Village Neighborhood	886	2,300	4,300	5,590	177	20%	98%	20%	10%	0%	0%	0%
4	Employment Campus	385	0	1,200	1,560	58	15%	0%	20%	0%	20%	100%	0%
Maximum Allowable Acreage for Each Land Use Group:								868	254	89	77	695	619
Subtotal		2,045	2,300	6,60	00	483							

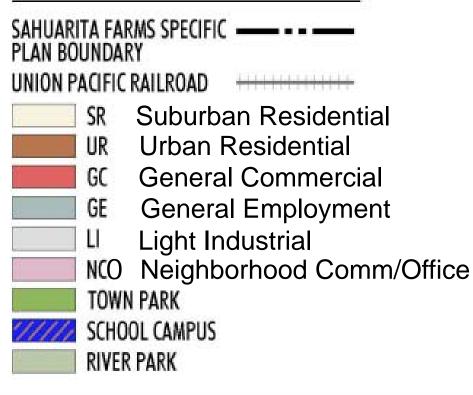


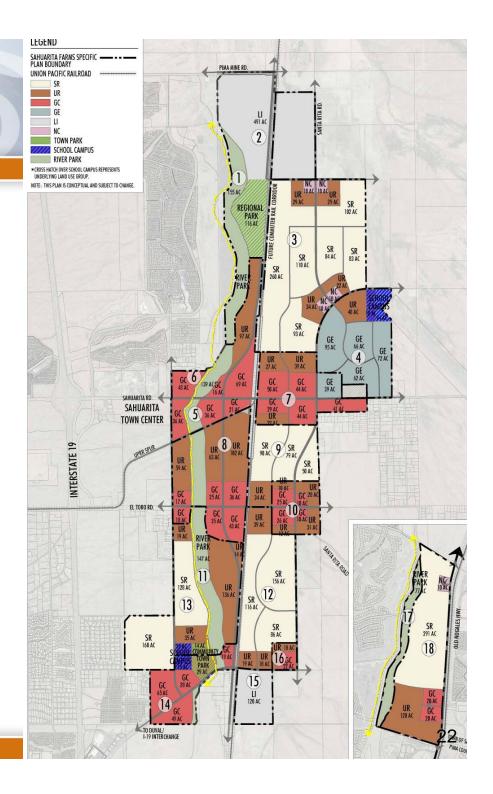
PIMA MINE RD.



Sahuarita Farms: Village Subarea Land Use Plan

LEGEND

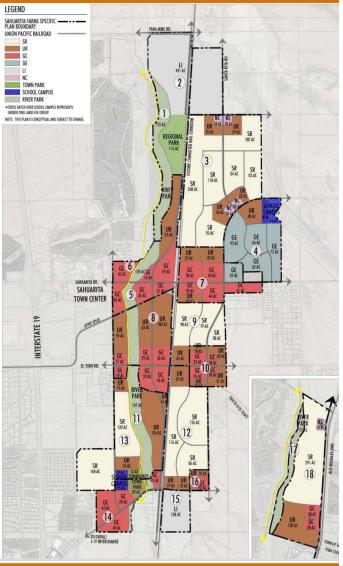






Regulatory Development Standards

- Based on Land Use Groups
- Permitted and Conditional Uses
- Bulk Development Standards
- General Development Standards
- Performance Standards
- Implementation Monitoring Program



Sahuarita Farms Land/River



Community Outreach/Public Meetings:

- June, 2010 Community Vision
- November, 2010 Master Plan
- May, 2012 Santa Cruz River
- August 2012 PC Study Session
- January 2013 PC Study Session
- May 2013 TC/PC Study Session
- July 2014 PC Study Session
- July 2014 Public Meeting
- Dozens of Stakeholder Meetings
- Feb 2015 P&Z Hearing (Recommended. Approval)

Web Site: www.SahuaritaFarms.com Call Us: (520) 305.9107 Email: info@sahuaritafarms.com



Sahuarita Farms Specific Plan

- Staff Report Recommends Approval
- Applicant agreed to all conditions and incorporated directly into the Specific Plan (Section VII)
- Planning Commission Recommends Approval





Sahuarita Farms Land/River

Thank You