

Fact & Information Sheet

Cortaro 57 Specific Plan South Side of Cortaro Farms Road @ the Camino de Oeste Alignment Pima County Case No. P21SP00001

- **Property Location:** the remaining vacant property on the south side of Cortaro Farms Road, and on both sides of the Camino de Oeste roadway alignment (its unfinished segment).
- **Property Size:** Approximately 57 acres, prior to the 80' right-of-way we will dedicate for Camino de Oeste. This development will also construct the final section of Camino de Oeste and connect it to Cortaro Farms Road.
- **Existing Comprehensive Plan Designation:** Pima Prospers designates the property as a combination of *Medium Intensity Urban (MIU)* and *Low Intensity Urban (LIU 0.3)*. If the Specific Plan is approved, the property will be designated *PDC (Planned Development Community)*. The surrounding residential neighborhoods within Pima County are designated *MIU*. The existing neighborhood within the Town of Marana has *R-6 Town* zoning.
- **Existing Use of the Property:** the property is vacant desert. There has also been significant disturbance, including grading and clearing for public sewer and water lines, wildcat dumping, native plant theft, and homeless encampments.
- **Proposed Use of the Property:** primarily single-family residential neighborhoods generally similar in character to those existing subdivisions to the northwest, west, south, and east. The Specific Plan also incorporates a small commercial site for neighborhood-appropriate goods and services at the new intersection of Cortaro Farms Road and Camino de Oeste. Luxury rental homes are also an option for the lands east of Camino de Oeste. We are preserving the existing wash and its floodplain through the property as an 8-acre natural drainage corridor.
- **Existing/Proposed Zoning:** Existing zoning is SR (Suburban Ranch). The proposed zoning is SP (Specific Plan). The SP zoning allows the entire property to be developed under a unified, masterplanned program that ensures a consistent theme, landscaping and identity throughout.
- **Surrounding/Adjacent Properties:** Most of the site is adjoined by existing single-family subdivisions. To the northeast, however, are large unsubdivided properties, some of which contain single-family residences and some of which are vacant. These occur on the north side of Cortaro Farms Road and are well separated from the proposed project.
- **Traffic Impacts:** The Specific Plan includes a full *Traffic Study (TS)* that analyzes all existing conditions in the area and provides a worst-case projection of the project's impacts on existing roadways. The *TS* demonstrates that the area can readily absorb the project's additional traffic. In addition to completing the final segment of Camino de Oeste, the project may need to also provide a right-turn deceleration lane (on Cortaro Farms Road) at this new intersection. All of the above is subject to the review and approval by the Pima County Department of Transportation. **No project access will be through, from, or into existing neighborhoods.**
- **Impact on Drainage:** This entire property lies within a designated "critical basin". Post-development flows leaving the site will actually be reduced over those in the undeveloped condition. This is accomplished through a series of retention/detention basins that will capture run-off, hold it, and then meter it out a reduced volumes and velocities. We are also preserving the floodplain corridor of the site's major wash as a natural area.
- **Public Process:** A public hearing will be held on this project before the Planning & Zoning (P&Z) Commission (subject to scheduling by Pima County) on either May 26, 2021 or June 30, 2021. A Board of Supervisors (BOS) meeting will be scheduled following the P&Z hearing; the BOS will make the final decision on this Specific Plan request. You will receive separate notices for these hearings by regular mail directly from Pima County.