



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: June 6, 2017

Title: P17RZ00002 Michael Jean Fox Living Trust – N. Lason Lane Rezoning

Introduction/Background:

The applicant requests a rezoning from SR (Suburban Ranch) to SR-2 (Suburban Ranch Estate) for development of a single-family residence on 1.86 acres.

Discussion:

The parcel is undersized for the existing SR zoning. It is a remnant of a Minor Lands Division approved for the two SR parcels adjacent to the north and was proposed to be combined with the SR parcel adjacent to the south at the time of the Minor Lands Division approval. The SR-2 zoning conforms to the Low Intensity Residential 1.2 residences per acre comprehensive plan designation of the site and is compatible with mostly higher-density CR-1 residential development in the area. The 30% natural area set aside requirement of the SR-2 zone will continue the non-mass-grade residential development pattern of the area. Concurrency of infrastructure exists.

Conclusion:

The rezoning conforms to the Comprehensive Plan and would allow development of a single residence at a density closer to the residential density of the predominant CR-1 zoning in the area while maintaining the non-mass-grade development pattern.

Recommendation:

Staff recommends approval of the rezoning with conditions. The Planning and Zoning Commission also recommends approval with conditions.

Fiscal Impact:

0

Board of Supervisor District:

1 2 3 4 5 All

Department: Pima County Development Services - Planning Telephone: 520-724-9000

Department Director Signature/Date: _____

[Handwritten Signature] 5-12-17

Deputy County Administrator Signature/Date: _____

[Handwritten Signature] 5/16/17

County Administrator Signature/Date: _____

[Handwritten Signature] 5/17/17



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division

DATE: May 15, 2017

SUBJECT: P17RZ00002 MICHAEL JEAN FOX LIVING TRUST – N. LASON LANE REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JUNE 6, 2017** hearing.

REQUEST: For a **rezoning** of approximately 1.86 acres from the SR (Suburban Ranch) zone to the SR-2 (Suburban Ranch Estate) zone, on property located on the west side of N. Lason Lane, approximately 369 feet south of E. Snyder Road.

OWNERS: Michael Jean Fox Living TR
4651 N. Lason Lane
Tucson, AZ 85749

AGENT: John Wesley Miller
P.O. Box 2386
Tucson, AZ 85702

DISTRICT: 1

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of May 15, 2017, staff has not receive any written public comments. No members of the public spoke at the Planning and Zoning Commission public hearing.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (5 – 0; Commissioners Johns, Mangold, Cook, and Gungle were absent).

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/DP/ar
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P17RZ00002

Page 1 of 3

FOR TUESDAY, JUNE 6, 2017 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division
DATE: MAY 15, 2017

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P17RZ00002 MICHAEL JEAN FOX LIVING TRUST – N. LASON LANE REZONING

Request of Michael Jean Fox Living Trust, represented by John Wesley Miller, for a rezoning of approximately 1.86 acres from the SR (Suburban Ranch) zone to the SR-2 (Suburban Ranch Estate) zone, on property located on the west side of N. Lason Lane, approximately 369 feet south of E. Snyder Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. On motion, the Planning and Zoning Commission voted 5 - 0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Johns, Mangold, Cook, and Gungle were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (April 26, 2017)

Staff presented information from the staff report to the commission. Staff also noted that the requested SR-2 zone is more restrictive pertaining to non-residential use options and that the recommended requirement for adherence to the sketch plan would not preclude accessory structures and uses not shown on the plan.

A commissioner asked what could be put on the subject parcel now. Staff indicated that the parcel is undersized for SR zoning so no permit could be issued for any residential or non-residential use at present.

A commissioner noted the substantial parking area shown on the sketch plan and asked if staff had issues with that. Staff noted that it was unusual, but that the owner may have a need for a large parking area, such as for parties or RV storage.

The applicant's representative presented the proposed sketch plan and stated that the owner lives next door and plans to build his retirement home on the subject parcel. The representative indicated having depicted the large parking area to demonstrate that there was plenty room for parking requirements. He noted that the home will be energy efficient and will contribute to the neighborhood.

Upon a commissioner's question, the representative stated that the owner's existing house would be sold after some clean-up.

Upon a commissioner's question, the representative stated that the parking area will either be decomposed granite or pavement and would be sustainable. Asphalt would likely not be used.

A commissioner asked the proposed size of the granite and whether cement would be mixed-in. He noted that it hardens like concrete while maintaining aesthetics. The representative indicated that it would be 3/4-inch or less and rolled onto compacted soil. Generally, he does not use cement.

Upon a commissioner's question, staff stated that no written public comment had been received but that there had been a couple of phone inquiries. The applicant's representative indicated that the owner had spoken with neighbors and that they were okay with the proposal.

The hearing was closed.

Commissioner Matter made a motion to approve the request as presented by staff. Commissioner Gavin gave second to the motion.

The commission voted to recommend **APPROVAL** of the rezoning, subject to the following conditions:

1. The property owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
2. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
3. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
4. Wastewater Reclamation conditions:
 - A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should

- treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Adherence to the sketch plan as approved at public hearing.
 6. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-113.
 7. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

TD/DP/ar
Attachments

cc: Michael Jean Fox Living TR, 4651 N. Lason Lane, Tucson, AZ 85749
John Wesley Miller, P.O. Box 2386, Tucson, AZ 85702
Tom Drzazgowski, Principal Planner
P17RZ00002 File

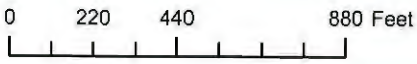
Case #: P17RZ00002

Case Name: MICHAEL JEAN FOX LIVING TRUST - N. LASON LANE REZONING

Tax Code(s): 114-21-325C



Pictometry International Corp, USDA National Agricultural Imagery Program (NAIP), Pima County Association of Governments (PAG)



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**







Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN C07-13-10	
Base Map(s): 50	Map Scale: 1:6,000	Map Date: 03/31/2017 - ds

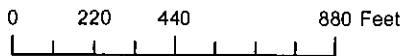
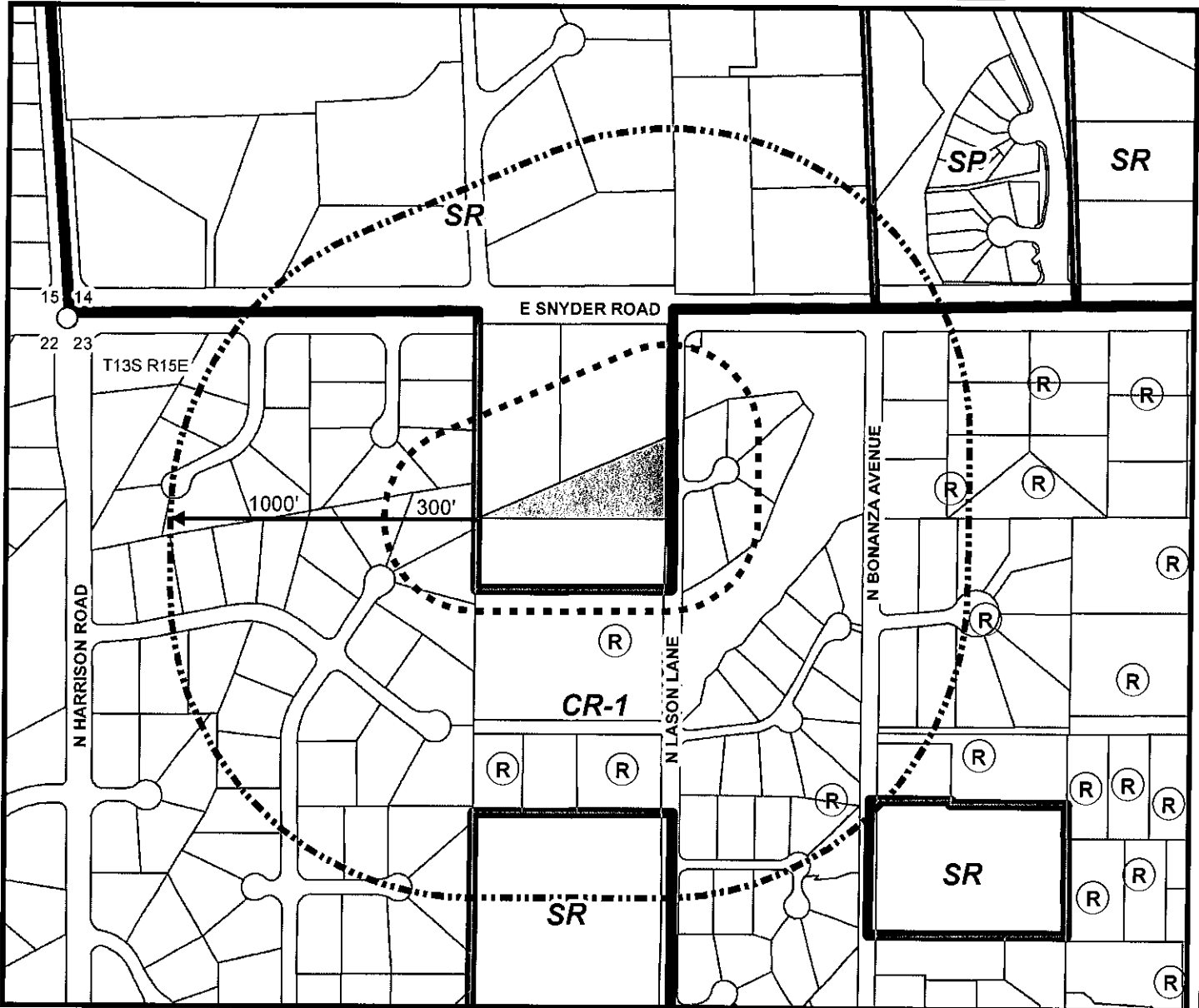


Case #: P17RZ00002

Case Name: MICHAEL JEAN FOX LIVING TRUST - N. LASON LANE REZONING

Tax Code(s): 114-21-325C

-  300' Notification Area
-  Subject Property
-  1000' Notification Area
-  Zoning Boundary



Area of proposed rezoning from SR to SR-2



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 04/26/17

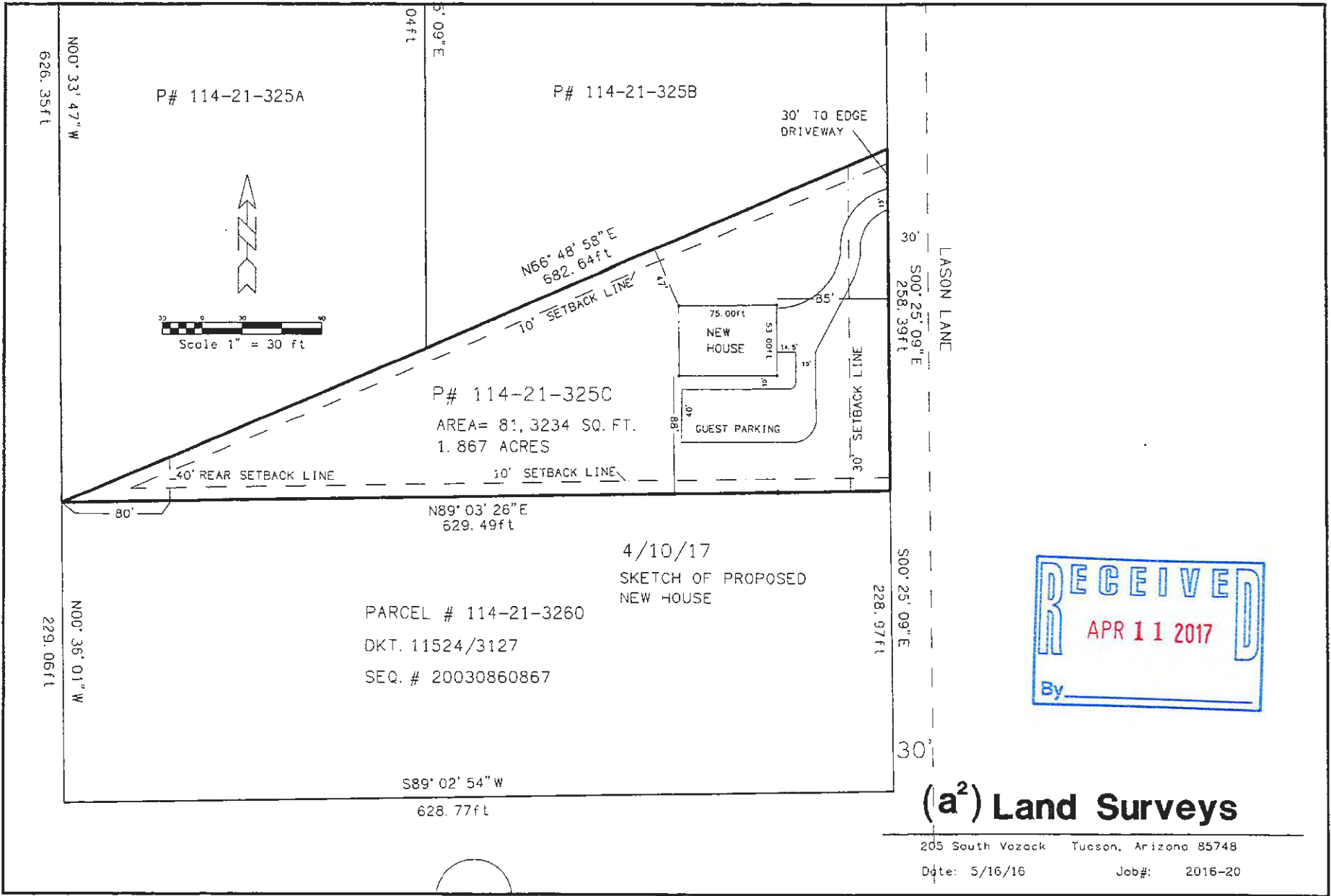
Board of Supervisors Hearing: June 6, 2017

Base Map(s): 50

Map Scale: 1:6,000

Map Date: 05/01/2017 - ds





(a²) Land Surveys

205 South Vozack Tucson, Arizona 85748

Date: 5/16/16

Job#: 2016-20

Sketch Plan P17R200002
Tax Parcel 114-21-325 Only

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

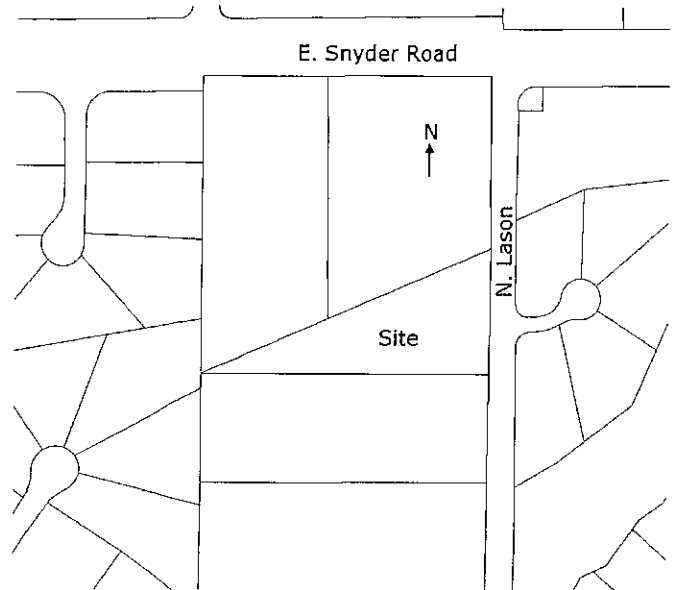
HEARING April 26, 2017

DISTRICT 1

CASE P17RZ00002 Michael Jean Fox Living Trust – N. Lason Lane Rezoning

REQUEST Rezone from SR (Suburban Ranch) to SR-2 (Suburban Ranch Estate) (1.86 acres)

OWNER Michael Jean Fox Living TR
4651 N. Lason Lane
Tucson, AZ 85749



APPLICANT John Wesley Miller
P.O. Box 2386
Tucson, AZ 85702

APPLICANT'S PROPOSED USE
"Residential home"

APPLICANT'S STATED REASON
"Personal residence"

COMPREHENSIVE PLAN DESIGNATION

The Pima County Comprehensive Plan designates the subject property as Low Intensity Urban 1.2 (LIU 1.2), which designates areas for low-density residential and other compatible uses at a maximum density of 1.2 residences per acre (RAC).

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SR	Undeveloped
South:	SR	Residence
East:	CR-1	Lason Lane/Residential Subdivision
West:	CR-1	Residential Subdivision

PREVIOUS REZONING CASES ON PROPERTY

Co13-61-13 Agua Caliente-Sabino Creek Zoning Plan granted CR-1 zoning with approval of an acceptable subdivision plat for a sub-regional area with bounds mostly south of Snyder Road, north of Tanque Verde Creek, west of Wentworth Road and east of Sabino Canyon Road. The subject property is within this area, but never utilized the Zoning Plan.

After significant build-out, the Zoning Plan's conditional rezoning approval for CR-1 expired in 2007 by special action of the Board of Supervisors in 2006.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

Co9-14-07 J DeGrazia Company, LLC – N. Harrison Road Rezoning (20.41 acres)

Location: Approximately one-half mile southwest of the subject property, on the west side of Harrison Road and approximately one-half mile south of Snyder Road.

Action: SR to CR-1 approved 10-7-14 for 24 single-family residences. Rezoning ordinance 2015-5 was adopted 2-17-15. A subdivision approved on 7-15-15 is under development.

Co9-14-01 J DeGrazia Company, LLC – N. Bonanza Avenue Rezoning (9.33 acres)

Location: Approximately one-eighth mile east of the subject property, on the east side of Bonanza Avenue and approximately 600 feet south of Snyder Road.

Action: SR to CR-1 approved 6-3-14 for 10 single-family residences. Rezoning ordinance 2015-44 was adopted 11-10-15. A subdivision approved on 7-15-15 is under development.

Past activity:

CR-1 zoning adjacent to and in the vicinity of the subject property was ordinated under the Agua Caliente-Sabino Creek Zoning Plan with either approved subdivision plats or approved subdivision plat waivers under rezoning cases dating from 1970 through 2000.

The Sabino Springs Specific Plan (Co23-89-2) is located starting approximately one-eighth mile to the northeast on the north side of Snyder Road and west of Harrison Road and east of Houghton Road. The specific plan has multiple development categories (zones) allowing a maximum of 516 dwellings and a golf course. Natural open space is a feature of the specific plan. Specific plan Ordinance 1990-53 was adopted 6-5-90. The specific plan is mostly built-out under multiple subdivision plats.

STAFF REPORT

Staff recommends **APPROVAL with conditions**. Staff supports the SR-2 (Suburban Ranch Estate) rezoning request because the proposed residential development is compatible with surrounding residential development and concurrency of infrastructure exists to serve the use. Typically, the one additional residence that would result with this rezoning would have little impact on infrastructure capacity.

The proposed development consists of one single story single-family residence. This conforms to the Low Intensity Residential 1.2 (LIU 1.2) comprehensive plan designation of the site and surroundings which allows a maximum density of 1.2 residences per acre (RAC) (or greater if exchanged for natural or functional open space options pertaining to subdivision development). The minimum SR-2 lot size is 72,000 square feet (approximately 1.65 acres). The current SR (Suburban Ranch) zoning also complies with LIU 1.2, but with a minimum lot size of 144,000 square feet (approximately 3.31 acres), SR could be considered an inefficient land use given the predominate CR-1 acre-lot land use pattern and the existence of sufficient infrastructure and services.

The 1.86-acre parcel is located on the west side of Lason Lane, south of Snyder Road. These are paved county-maintained roads. Public sewer is located within Lason Lane. There is sufficient public school district capacity; and, Sabino Canyon High School is located less than a mile northwest of the site. There is potential service by Tucson Water possibly dependent upon a pre-annexation development agreement. A County park is located approximately one-half mile to the south. Significant commercial services are located approximately 2.5 miles to the south at the intersections of Tanque Verde Road and Bear Canyon Road with Catalina Highway. The nearest Sun Tran bus stop is located approximately 2.5 miles to the south along Tanque Verde Road.

The parcel is undersized for the existing SR zoning. It is a remnant of a Minor Lands Division approved for the two SR parcels adjacent to the north and was proposed to be combined with the SR parcel adjacent to the south at the time of the Minor Lands Division approval. The parcel slopes mildly to the west and is naturally vegetated. A wash is located north of the parcel. The property is not located within the Maeveen Marie Behan Conservation Lands System. Higher density developed CR-1-zoned subdivisions are located east and west of the parcel. The proposed SR-2 zoning, which requires a minimum 30% natural area, is consistent with the non-mass-grade residential development pattern in the area.

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection
FLOOD CONTROL	Yes	No objection
WASTEWATER	Yes	No objection
PARKS AND RECREATION	Yes	No objection
WATER	Yes	Tucson Water indicates service possibly subject to a pre-annexation development agreement
SCHOOLS	Yes	Tucson Unified School District indicates no objection
AIR QUALITY	Yes	

TRANSPORTATION REPORT

The Department of Transportation has no objection to this request. One single family home could generate approximately 10 average daily trips (ADT). This will not impact traffic in the area. There are no roadways in the vicinity of this project that are functioning over capacity. Lason Lane is not on the Major Streets and Routes Plan. No right-of-way will be requested. The proposed driveway requires a minimum 105-foot separation to other driveways for safety and visibility reasons. It appears that that standard will be met.

FLOOD CONTROL REPORT

The Regional Flood Control District has reviewed the rezoning request and has no objection.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the request for rezoning and offers the following comments. The subject parcel is located on the west side of N. Lason Lane, approximately 369 feet south of E. Snyder Road. The applicant proposes to construct a single family dwelling.

The rezoning area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. The existing public sewer consists of an 8-inch sewer main G-93-034 located in N. Lason Lane. Proposed estimated flows from this development will not have significant impact on sewer system.

The PCRWRD has no objection to the proposed rezoning request subject to the rezoning conditions recommended under #4 of the Standard and Special Conditions in this report.

CULTURAL RESOURCES REPORT

The Office of Sustainability and Conservation – Cultural Resources has reviewed the request and offers no conditions.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

NRPR has no comments pertaining to the rezoning request.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

The USFWS reports "no concerns relating to the subject property".

TUCSON WATER REPORT

Tucson Water has no objections, in principle, to the rezoning of Parcel # 114-21-325C from SR to SR-2.

It must be stated at this point that Tucson Water has not received an Application for Water Service for this parcel. Our records indicate that a PADA (Pre-Annexation Development Agreement) might be required in order for Tucson Water to serve this parcel. This would be definitively determined when Tucson Water receives the Application for Water Service.

There is an existing 6" PVC water main in Lason Lane along the east boundary of the subject property.

SCHOOL DISTRICT REPORT

Tucson Unified School District Planning Services reports having “no concerns” pertaining to the proposed rezoning.

FIRE DISTRICT REPORT

Rural/Metro Fire Department has reviewed the submittal for the above referenced case and has no objections to the rezoning request.

PUBLIC COMMENT

As of the writing of this report, staff has not received any written public comments.


IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The property owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
2. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
3. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
4. Wastewater Reclamation conditions:
 - A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County’s public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.

- D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 5. Adherence to the sketch plan as approved at public hearing.
 - 6. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-113.
 - 7. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Respectfully Submitted,



David Petersen, AICP
Senior Planner

c: Michael Jean Fox Living TR, 4651 N. Lason Lane, Tucson, AZ 85749
John Wesley Miller, P.O. Box 2386, Tucson, AZ 85702

Case: P17R2-00002

PIMA COUNTY
REZONING IMPACT STATEMENT



Please answer the following questions **completely**; required hearings may be delayed if an adequate description of the proposed development is not provided. Staff will use the information to evaluate the proposed rezoning. Additional information may be provided on a separate sheet.

NAME (print) Michael Jean Fox

NAME OF FIRM (if any) _____

INTEREST IN PROPERTY owner

SIGNATURE Michael Fox DATE 2/13/17

A. PROPOSED LAND USE

1. Describe the proposed use of the property.
Residential Home

2. State why this use is needed.
Personal Residence

3. If the proposed use is residential, how many **total residential units** would there be on the property to be rezoned? Will these be detached site-built homes, manufactured homes, or another type?

Total units: 1 Type: Site-built

4. Will the subject property be split into additional lots? YES NO (circle one)

5. How many **total lots** are proposed to be on the property to be rezoned, and what size in acres will each lot be?
1

6. If more than **one** lot would be created by this rezoning, how will all-weather access be provided to these lots from a dedicated public road? (e.g. direct access, existing easement, new easement, etc.)

7. What is the maximum proposed building height?
16 feet and 1 stories

8. Provide an estimate of when proposed development will be started and completed.
Starting date: 4 months (June 2017)
Completion date: January 2018

9. If the proposed development is commercial or industrial: N/A
a. How many employees are anticipated? _____
b. How many parking spaces will be provided? _____
c. What are the expected hours of operation? _____

- d. Will a separate loading area be provided? _____
- e. Approximate size of building (sq. feet)? _____

10. a. For commercial or industrial developments, or residential developments of three residences per acre or greater, state which bufferyards are required, according to Chapter 18.73 (Landscape Standards) of the Zoning Code.

N/A

b. Describe the buffer choice that would be provided (e.g.: buffer width, use of walls, or type of plant material) to meet the Code requirement. Refer to Chapter 18.73 of the Zoning Code.

N/A

11. If the proposed development is an industrial project, state the industrial wastes that will be produced and how they will be disposed of. (Discuss the means of disposal with the Wastewater Management Department at 740-6500 or the Department of Environmental Quality at 740-3340.)

N/A

B. SITE CONDITIONS - EXISTING AND PROPOSED

1. Are there existing uses on the site? YES NO

a. If yes, describe the use, stating the number and type of dwelling unit, business, etc.

b. If no, is the property undisturbed, or are there areas that have been graded?

yes

2. If the proposed rezoning is approved, will the existing use be removed, altered, or remain as is?

N/A

3. Are there any existing utility easements on the subject property? YES NO

If yes, state their type and width, and show their location on the sketch plan.

4. Describe the overall topography of the subject property, and note whether any slopes of greater than 15% are present on the property. Note any rock outcropping or unusual landforms or features.

Gentle rolling slope less than 15%, natural desert
No unusual landforms or features

5. Note any areas of heavy vegetation on the sketch plan and describe its type and general density.

None

6. Conservation Land System (CLS):

a. Is the subject property within the MMB Conservation Land System (see Attachment A)?

Yes No

b. If so, which of the following does the subject property fall within, and if more than one, provide the approximate percentage of the site within each?
important Riparian area, Biological Core, Multiple Use, Special Species Management area, or Recovery Management area, or Existing Development within the CLS.

7. How has the plan for the rezoning met the conservation standard for the applicable category area?

N/A

8. Are there any natural drainageways (washes) on the subject property? YES NO
If yes, state whether these natural drainage patterns would be altered by the proposed development, and what type of alteration is proposed.

(NOTE: For information regarding flood control requirements, call the Regional Flood Control District, 243-1800.)

9. Approximately how much of the subject property is proposed to be graded, including areas where most vegetation will be cleared? .46 Acres, or 25 percent of the land area. How much of this area is currently graded? None

10. Describe any revegetation proposal in areas where development would require removal of natural vegetation.

There will be minimal grading for house pad, yard, and driveway. There will be some landscaping plant revegetation.

11. For rezonings larger than 3.3 acres (144,000 square feet) or for more than one residential unit per 3.3 acres: N/A

a. Is the subject property elevation less than 4,000 feet?

NO YES

b. Are there any saguaros on the subject property that are eight feet or taller or that contain a woodpecker cavity? If yes, how many?

NO YES Number: Over 8 feet: _____ under 8 feet with cavity: _____

c. Are there any mesquite trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: _____

d. Are there any Palo Verde trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: _____

e. Are there any ironwood trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: _____

f. Have any Cactus Ferruginous Pygmy Owls been found on the subject property or within 1,500 feet of the proposed development project as a result of an Owl Habitat Survey?

- ___ 1) No survey has been done.
- ___ 2) No owls were found as a result of a survey performed on _____ (date).
- ___ 3) ___ (Number of) owls were found as a result of a survey performed on _____ (date).

11. Will a septic system or public sewer be used for the proposed development?

SEPTIC

SEWER

If septic is to be used, state whether one currently exists on the property and, if so, whether additions to that system will be needed for this development. (NOTE: For information on septic system requirements, call the Department of Environmental Quality at 740-3340.)

12. How will water be supplied to the property? If a water company, state which one.

City Water

C. SURROUNDING LAND USE

Describe in detail adjacent and nearby existing land uses within approximately 500 feet of the subject property in all directions.

NORTH: SR _____

SOUTH: SR _____

EAST: CR-1 _____

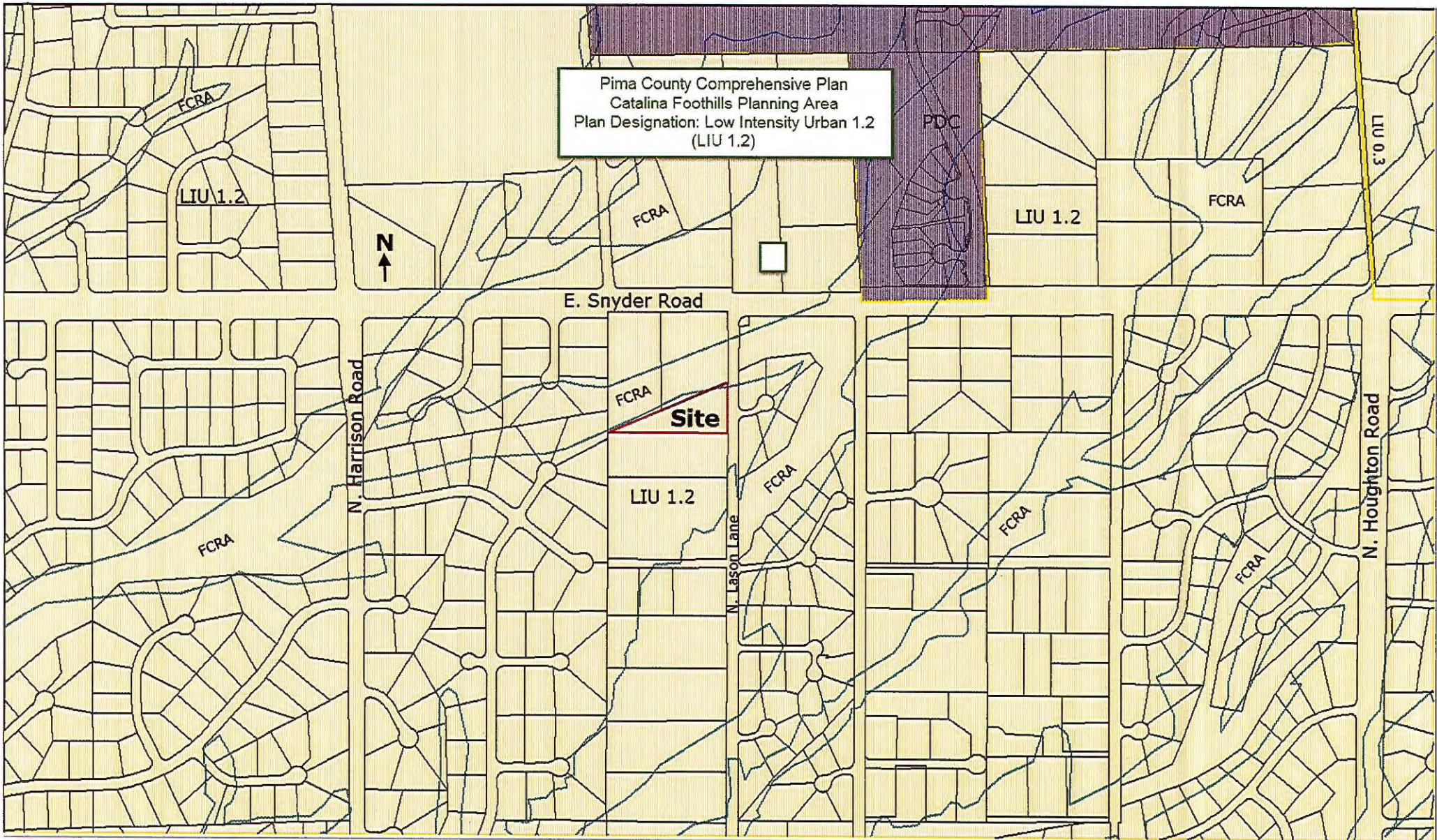
WEST: CR-1 _____



1: 5,120

7,347 x 4,329 (ft)

Pima County Comprehensive Plan
Catalina Foothills Planning Area
Plan Designation: Low Intensity Urban 1.2
(LIU 1.2)



Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

- a. Objective: To designate areas for low-density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and to be contiguous with other dedicated natural open space and public preserves.

* * * * *

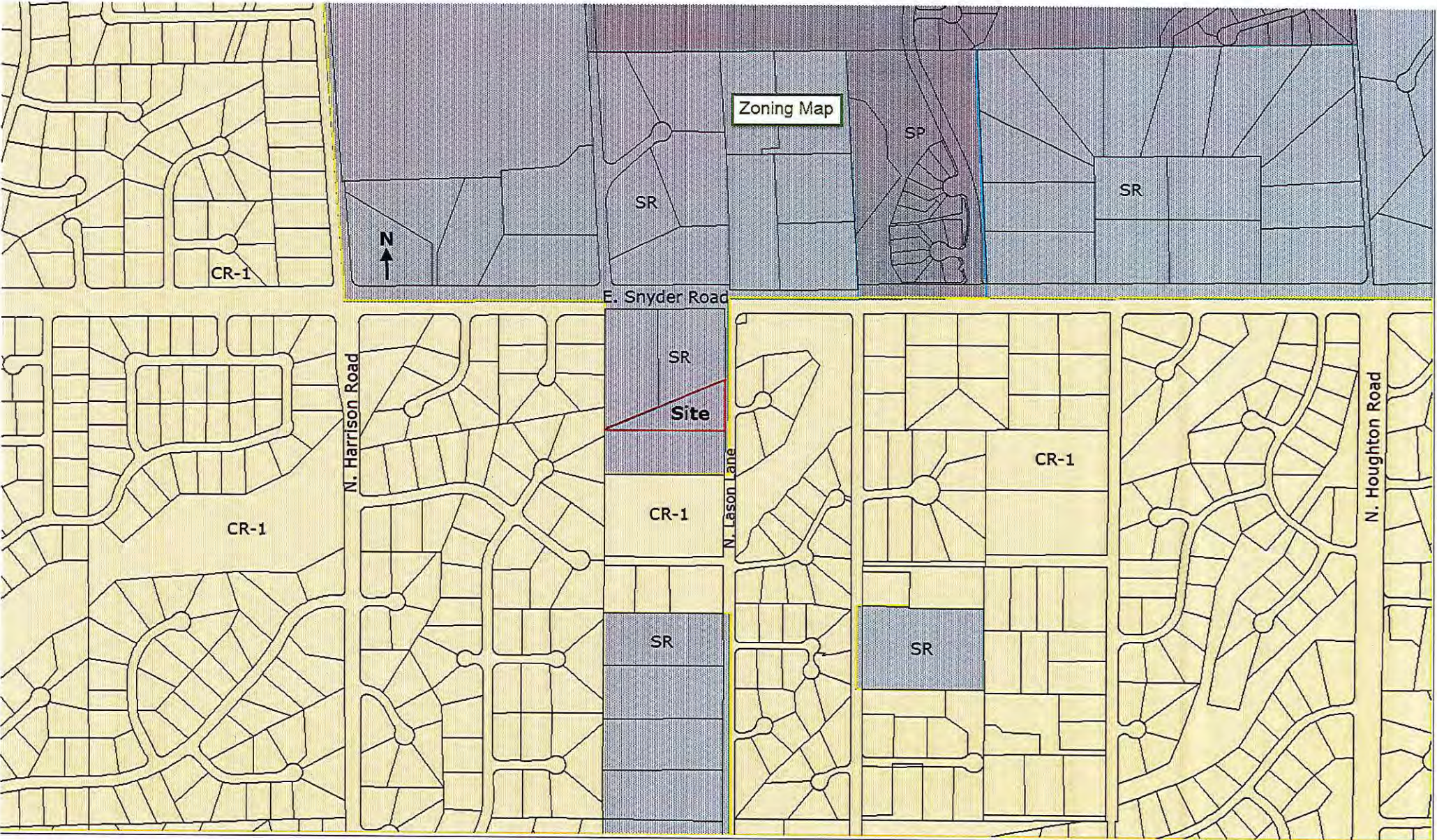
2) Low Intensity Urban 1.2 (LIU-1.2)

a) Residential Gross Density:

- i) Minimum – none
- ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following options:
 - a) Gross density of 2.5 RAC with 45 percent open space;
 - or
 - b) Gross density of 4 RAC with 60 percent open space.

b) Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:

- i) Minimum density – none
- ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following option:
 - a) Gross density of 2 RAC with 50 percent open space.



Zoning Map

N
↑

E. Snyder Road

SR

Site

CR-1

N. Lason Lane

SR

CR-1

SR

N. Houghton Road

CR-1

CR-1

N. Harrison Road

1 : 5,120

7,347 x 4,329 (ft)