

APPENDICES

**Appendix A:
PIWMP**

Attachment A, Preliminary Integrated Water Management Plan (PIWMP)

1. WATER CONTEXT MAP

The water context map must be at a scale appropriate to show the property in adequate detail relative to the existing roadways and other developments. Depicting the location of the proposed project on an aerial photo is preferred. This map must include the sectional breakout and Pima County parcel number. Provide exhibits showing the property in both a regional and local context. The latter should show the site at a scale which accurately details the surrounding properties and existing land uses if any.

The subject property is currently vacant and undeveloped. The property has been previously used for grazing and has reduced the amount of native vegetation occurring on the site.

Existing Land Use within ¼ mile

Parcel 105-03-009B is currently designated as Mixed-Dwelling Type Zone (CR-4)

Surrounding zoning and land uses are shown on Exhibit I-A-3 and are as follows:

North:	Single family residences and vacant land. City of Tucson Office Zone (O-3) and Residence Zone (RX-1), Pima County Single Residence Zone (CR-1).
South:	Friendly Village of the Catalina's Mobile Home Park. Pima County Local Business Zone (CB-1) and Trailer Homesite Zone (TH).
East:	Small commercial and residential uses. Pima County Single Residence Zone (CR-1) and Mixed Dwelling Type Zone (CR-4).
West:	Commercial Development, Oracle Road. Pima County Local Business Zone (CB-1) and City of Tucson Commercial Zone (C-3)

Refer to Exhibit 1 Water Context Map.

2. BRIEF DESCRIPTION OF PROPERTY'S EXISTING AND HISTORIC WATER USE

A brief description of historic and existing water use is required.

The site is vacant and has had no previous water use.

3. DESCRIPTION OF PROPERTY'S PROPOSED WATER USE

A general description of the proposed land uses as they relate to water use is to be provided in this section. Elements of the land use plan that contribute to projected water demand, including but not limited to irrigated recreation area or landscape, water features, etc. must be described in this section. Phasing considerations should be discussed to the extent that phasing is relevant to the proposed water usage.

The overall site is 2.2± acres. The application is to rezone the property from Mixed Dwelling Type (CR-4) to Local Commercial Zone (CB-1) to allow for a commercial development. The proposal includes a 22,000± square foot commercial building, an additional of 8,400± square feet on the adjoining parcel to the west and a reduction of one of the buildings to 4,700± square feet. Required landscape will include low water use plants from the approved list and utilize rain water harvesting.

4. DESCRIPTION OF WATER SUPPLY OPTIONS AND PROPOSED METHOD OF DELIVERY

This section should address the proposed water supply for the project.

A. If the proposed water supply is from an existing Municipal water provider:

A1. Does the Municipal Provider or applicant have legal or physical access to a renewable and potable water supply? If the provider or applicant does not currently have legal or physical access to a renewable and potable water supply, identify all other renewable and potable supplies available to the applicant/project.

This project will be served by Tucson Water. A 12" PVC line is located in River Road. A 6" water line runs north from this in the easement to the parcels east side. The pipe starts as PVC and transitions to concrete asbestos. The River Village development also has existing onsite private mains which may be utilized for this development.

**Is the property within current defined area of the Municipal Provider?
Is the property within the planned expansion service area or
Certificate of Convenience and Necessity of the Municipal Provider?**

The property is in the Tucson Water service area.

Refer to Existing Water Lines Map.

A2. Provide written documentation of the provider's existing or planned service capacity to the property or area. (It is understood that this documentation is not likely to be a "will-serve" letter).

The property is in the current defined service area of Tucson Water, and has requested a "will-serve" letter for the development.

A3. An exhibit must be included that shows the location of the property and the potential point(s) of connection.

The site will likely connect to the existing water lines serving the commercial project directly to the west. Exhibit II-F shows the surrounding waterlines.

- B. If water supply for the development is not proposed to be from an existing Municipal Provider, include a brief discussion of the supply system proposed to provide for the anticipated water demand (e.g., annexation, creation of a non-adjacent provider, exempt well or well-share program with conceptual location of well(s), storage, etc.).**

Not applicable.

5. WATER DEMAND PROJECTIONS

- A. Provide a discussion of the project's Estimated Water Demand consistent with the requested zoning and proposed land use. The Estimated Baseline Water Demand is to be discussed and quantified without consideration of water conservation measures. Estimates are to be expressed in acre-feet/year and derived according to Table A: estimated Baseline water Demand for residential Land Uses.**

The subject property is currently designated as Mixed Dwelling Type (CR-4). Annual demand per home ranges from 0.25 to 0.34 acre feet. The demand for commercial is based upon the various uses. The final uses have not been determined, however it is expected to include a mix of uses ranging from medical and office to retail.

- B. Water Conservation Measures are required to be included as part of the proposed project. The application of water conservation measures should achieve a significant reduction in the project's total water consumption and must employ both indoor and outdoor conservation measures.**

The following water conservation measures will be utilized for this project:

- Install lavatory faucets that contain the label "WaterSense," a program sponsored by the EPA, or have a maximum flow rate of 1.5 gpm.
- Install toilets that contain the "WaterSense," a program sponsored by the EPA, or have a maximum flow rate of 1.6 gallons per flush.
- Install drought tolerant landscape materials.
- Provide for water recharge/retention in common areas.
- Install a high efficiency irrigation system with automatic timers and drip irrigation, wherever possible.
- Install water harvesting system to retain 25% or more of average annual rainfall on catchment surface.

6. PROXIMITY TO RENEWABLE AND POTABLE WATER SUPPLIES

If the project's Estimated Baseline Water Demand equals or exceeds 50 acre-feet/year and the proposed project does not have legal, physical, or planned access to renewable and potable supplies, map the location of the property relative to the boundaries of nearby water service provider(s) with legal, physical or planned access to potable and renewable water supplies. Generally identify the closest available point of connection. You will have to contact the individual water provider to find the point of connection.

This section does not apply for the following reasons: (1) The project is being served by Tucson Water; (2) the project has legal access to renewable and potable supplies; (3) and existing water mains sufficient to serve the site are located adjacent to the site.

Per the Preliminary Integrated Water Management Plan requirements, sections 7-11 of the PIWMP are not applicable due to an existing Municipal Provider providing legal access to renewable and potable water to this development, no new wells will be drilled within one quarter mile of the boundary of the property to serve this development, and there will be no increase in pumping of any existing wells within one quarter mile of the boundary of the property to serve this development.

September 9, 2014	PROJECT DEMAND CALCULATOR				
Name of Proposed Project:	Oracle and River Rezoning				
INSTRUCTIONS: This spreadsheet is designed to help you calculate the water demand for your proposed development for purposes of applying for a Certificate of Assured Water Supply, Water Adequacy Report or Analysis of Assured (or Adequate) Water Supply. Please enter information into the blue boxes as applicable. If you need help with this form, please contact the Office of Assured and Adequate Water Supply at (602) 771-8599.					
NOTE: This sheet, when completed, does not constitute approval of the demand estimate for your proposed development. It is intended for general estimation purposes only. The final, official demand estimates will be determined by the Department upon review of your complete application.					
Enter the AMA the subdivision is located in*:	TUC	* Enter PHX for Phoenix, TUC for Tucson, PIN for Pinal, PRE for Prescott or SCR for Santa Cruz.			
If you are not sure if your are located inside or outside of an AMA, contact the Office of Assured and Adequate Water Supply at (602) 771-8599.					
Enter the COUNTY the subdivision is located in:	Pima	* Enter either APACHE, COCHISE, COCONINO, GILA, GRAHAM, GREENLEE, LA PAZ, MARICOPA, MOHAVE, NAVAJO, PIMA, PINAL, SANTA CRUZ, YAVAPAI, or YUMA.			
Residential Usage*					
Category	PPHU	GPCD or per house/day	Demand/HU/YR (af/yr)	No. HU (Lots)	Residential Demand/Yr (af/yr)
Single Family (int)		57.00	0.00		0.00
Multi-Family (int)		57.00	0.00		0.00
Single Family Landscape (ext)	1.00	118.00	0.13	0.00	0.00
Multi-Family Landscape (ext)	0.00	21.00	0.00	0.00	0.00
Single family Demand/HU/YR			0.13		
Multifamily Demand/HU/YR			0.00		
	Square Feet	Acres	Demand Factor (af/yr)	No. HU (Lots)	Large Lot Adjustment Demand/Yr (af/yr)
Average Lot Size (sq. ft)**	0.00	0.00			
TMP Model Lot Size (sq. ft)	7,500 - 10,000	0.17 - 0.23			
Large Lot Adjustment	0.00	0.00			
1/2 low water use	0.00	0.00	1.50	0.00	0.00
1/2 turf	0.00	0.00	4.60	0.00	0.00
**NOTE: If the subdivision contains several groupings of lot sizes, the large lot adjustment needs to be calculated for each grouping of large lot sizes. If CC&Rs with landscaping restrictions for the residential lots will be adopted, a modified large lot adjustment can be calculated based on the specific landscaping restrictions. Contact the Office of Assured and Adequate Water Supply for assistance in calculating the large lot adjustment for subdivisions with several groupings of large lot sizes or if CC&Rs limiting landscaping within the residential lots will be adopted.					
Total Residential Demand					0.00
Non-Residential Usage***					
For each category please enter either square feet or acres of land for that type of non-residential use within your subdivision.					
Category	Square Feet	Acres	Demand Factor (af/ac)		Non-Residential Demand (af/yr)
Common Area1	14000.00	0.32	1.50 low water use		0.48
Common Area2		0.00	4.60 turf		0.00
Right of Way	5800.00	0.13	1.50 low water use		0.20
Golf Course		0.00	AMA Turf Program - contact AMA		0.00
Commercial use		2.40	2.25 all acres		5.40
Public Pool (length x width = square feet)		0.00	Based on closest AMA pool		0.00
Parks1		0.00	1.50 low water use		0.00
Parks2		0.00	4.60 turf		0.00
Retention/Detention Basins	6400.00	0.15	1.50 low water use		0.22
Retention/Detention Basins		0.00	4.60 turf		0.00
School Landscape1		0.00	1.50 low water use		0.00
School Landscape2		0.00	4.60 turf		0.00
	Number of students				
Elementary school interior use	0.00		25 GPCD interior demand		0.00
Middle/High School interior use	0.00		43 GPCD interior demand		0.00
***NOTE: If your application is for a change of ownership from a previously issued Certificate of Assured Water Supply, and is for only a portion of the original Certificate, contact the Office of Assured and Adequate Water Supply to pro-rate non-residential area acreage.					
Total Non-Residential Demand					6.30
Distribution Losses					
	Residential	Non-Residential	Total	Loss Factor %	Distribution Losses (af/yr)
Demand af/yr	0.00	6.30	6.30	10.00	0.63
Construction					
	No. of Lots	Demand (gals/lot)	100 yr demand (af)		Construction Demand (af/yr)
	2.00	10000.00	0.46		0.00
Total Demand Per Year					
Residential Usage af/yr	0.00	Non-Residential Usage 6.30	Lost & Unaccounted for 0.63	Construction 0.00	Total Non-Res 6.94
Residential Usage GPCD	0				Total Demand GPCD 0
Annual Build Out Demand	6.94				

September 9, 2014

PROJECT SITE INFORMATION

Name of Proposed Project:

Oracle and River Rezoning

	TOTAL ACRES	Acres in Turf	Acres in LWU	Acres NWU
Residential acres				
Single family acres*	0.00			
Multi-family acres**	0.00			
Total residential acres	0.00			
Non-residential acres	2.40			
Right of way acres	0.13			
Commercial acres	0.78			
Golf course acres				
Common area acres	1.34		0.32	1.02
Detention/Retention basin acres	0.15		0.15	
Park acres				
School acres				
Other non-residential acres				
Total non-residential tract acres	2.40			
Total Project Acres	2.40			
Number of golf course holes				

*Single family acres is the square footage of all single family lots converted into acres.

**Multi-family acres is the square footage of all multi-family tracts converted into acres.

NOTE: LWU = Low water use landscape, NWU = No water use (hardscape or unwatered native vegetation)

PLEASE FILL OUT AND PRINT BOTH WORKSHEETS AND ATTACH TO YOUR APPLICATION!

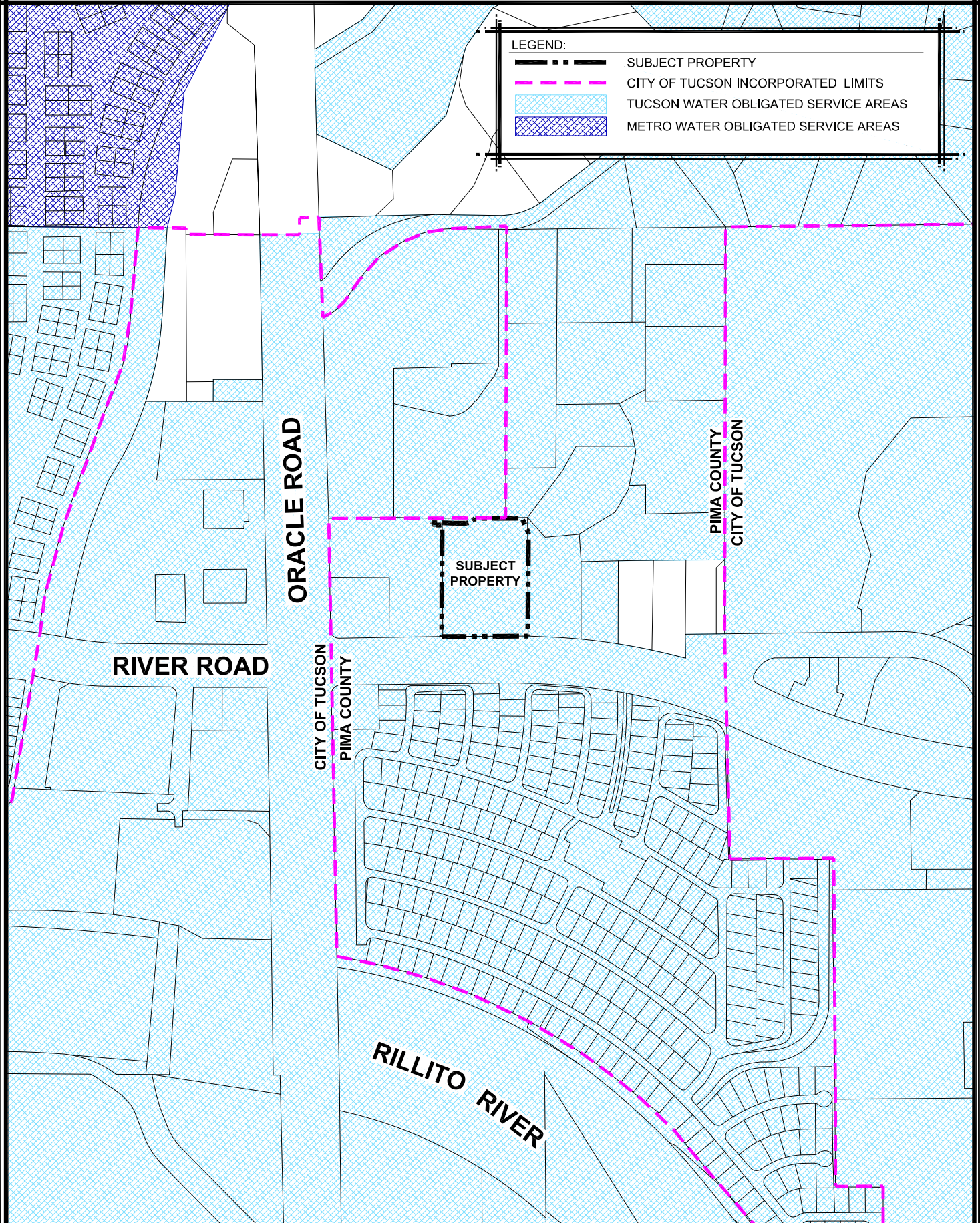
Table B - Water Conservation Measures

Indoor and Outdoor Options

(15-point Minimum; Must include at least one Outdoor Conservation Measure)

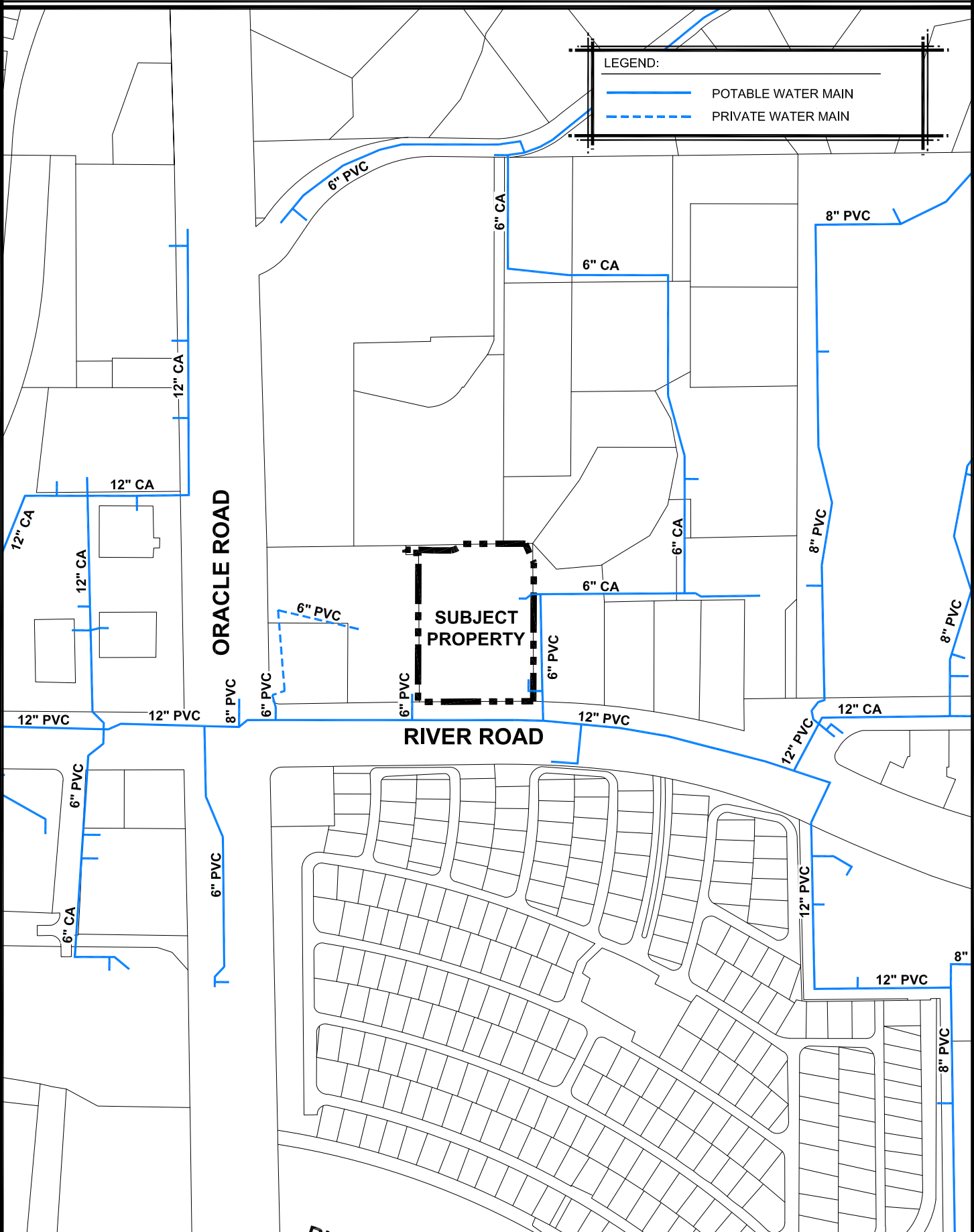
		Possible Points	Points Achieved
Indoor Options			
I-1	Install grey water plumbing lines, labeled and stubbed out to exterior of residence	1	
I-2	Install a "central-core" plumbing system with all water-using fixture fittings ≤5 ft. from HW heater	1	
I-3	Install a manifold "home run" structured plumbing system; with fixtures ≤ 10 ft. of circulation loop & branch lines ≤ 1/2" in diameter	2	
I-4	Install a manual or motion activated on-demand hot water circulation pumping system	2	
I-5	Install a point-of-use tankless hot water heater that uses only cold water supply or solar-assisted preheating for any fixture > 20 pipe run feet from water heater	3	
I-6	Install lavatory faucets that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	3
I-7	Install showerheads that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	
I-8	Install toilets that meet the EPA's WaterSense™ rating (1.28 gpf) OR	3	3
I-9	Install dual flush toilets with 1.6 gpf/.8 gpf or less water use	3	
I-10	Install a washing machine with a water factor of 6.0 or less	2	
I-11	Install composting toilet(s), 2 pts/fixture; no maximum	2	
I-12	Install a refrigerator with an in-door filtered water system	0.5	
I-13	Install excess flow check valves or excess water shutoff connectors at fixtures	3	
I-14	No garbage disposal	1	
Outdoor Options			
O-1	Install a rainwater harvesting system capable of retaining and storing 50% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	6	
O-2	Install a rainwater harvesting system capable of retaining and storing 25% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	4	4
O-3	Install a rainwater harvesting system capable of retaining and storing 10% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	2	
O-4	Install a gutter and downspout system or canals that tie to storm water infiltration trenches, bioswales, or rain gardens	2	
O-5	Install grey water plumbing lines, labeled and stubbed out to exterior of residence, but with connection to an onsite landscaping drip irrigation system	2	
O-6	No swimming pool	2	2
O-7	No decorative water features or mister systems that use potable water.	1	1
O-8	Impervious driveway & walkway surfaces shall be <5% of total site area (≤ 5 acres); OR 1% of the site area (over 5 acres)	2	
O-9	Construct no impervious surfaces outside the building footprint	2	
O-10	Install a vegetative roof system (min 50% of roof area) to reduce impervious surfaces	3	
O-11	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional	3	
O-12	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional. Plant species limited to native plants only.	4	
O-13	Irrigation system designed and installed by an EPA Watersense™ certified professional	1	
O-14	Provide recharge/retention plan for rainwater	1	1
O-15	Install a high efficiency irrigation system that uses:		
	a. "Smart Controllers" (w/ moisture sensor and rain delay controllers) & high efficiency nozzles;	0.5	.5
	b. Check valves in heads and heads matched to the beds distinct watering needs;	0.5	.5
	c. Separate sprinkler zones for beds, with plants grouped based on watering needs (hydrozoning);	0.5	.5
	d. A timer/controller that irrigates during the hours of 1- pm-8am to minimize evaporation;	0.5	.5
	e. Drip irrigation for all planting beds;	0.5	.5

Total 16.5



LEGEND:

POTABLE WATER MAIN
PRIVATE WATER MAIN



**Appendix B:
Neighborhood Meeting**

**River Village Shopping Center Expansion,
Oracle and River Roads, Pima County Arizona
Neighborhood Meeting, Comfort Suites, 515 West Automall Dr. Tucson AZ.
7.9.2014, 6:60-7:30PM**

Attendees:

- Paul Oland, WLB
 - Clay Goodwin, WLB
 - Robert Kirschmann, WLB
 - Greg Wexler, Property Representative
 - J. Katz, Property Owner
 - 5 interested neighbors, please see sign in sheet
-
- Meeting was open house style, elevations, site plan, and aerial images were on display.
 - Some of the questions (Q)/concerns (C) raised include:
 - Q- What impact will this project have on the road into the Maryland Hills Estates?
 - A- The road is not on the proposed project site. No access to the road is proposed. In fact, landscaping, a drainage basin and block wall will prohibit access.
 - C-The block wall does not appear to be tall enough.
 - A- A 6 foot wall can be constructed to help screen the site.
 - C-Concerns raised on outdoor lighting.
 - A-The project will fully comply with Pima County Lighting Code.
 - Q- What are hours of operation?
 - A- There are no tenants determined at this time. However, operations would likely be similar to the existing center adjacent.
 - Q-Is a standalone bar proposed?
 - A- No standalone bar is proposed. No concerns were raised over a restaurant with a bar incidental to the use.
 - C- Treatment of wall/landscaping along the access road into Maryland Hills, concerns on lack of landscaping, graffiti etc.
 - A- Landscaping will be provided on both sides of the decorative wall
 - C- Height of the building.
 - A- The Code allows for a building up to 39 feet. The front parapet may reach 30 feet to provide vertical relief, however the majority of the building will be lower.
 - C-Will Semi-trailers be able to maneuver as the site is designed.

- A- Yes. Templates have been run to ensure allowable turning movements. However, the types of business envisioned are not anticipated to have a large amount of truck traffic.
- C- Why are new businesses being proposed when there are so many vacancies?
 - A- The existing shopping center is doing well and many businesses are looking to move closer to Oracle Road.
- C-Additional owners to the north need to be noticed.
 - A- County requires a notice to be sent out 300 feet from the property line. In addition all associations within 1 mile are noticed.

June 23, 2014

Re: Proposed Commercial Development near the Northeast Corner of Oracle and River Roads
WLB No. 108022-B-001

Dear Neighbor:

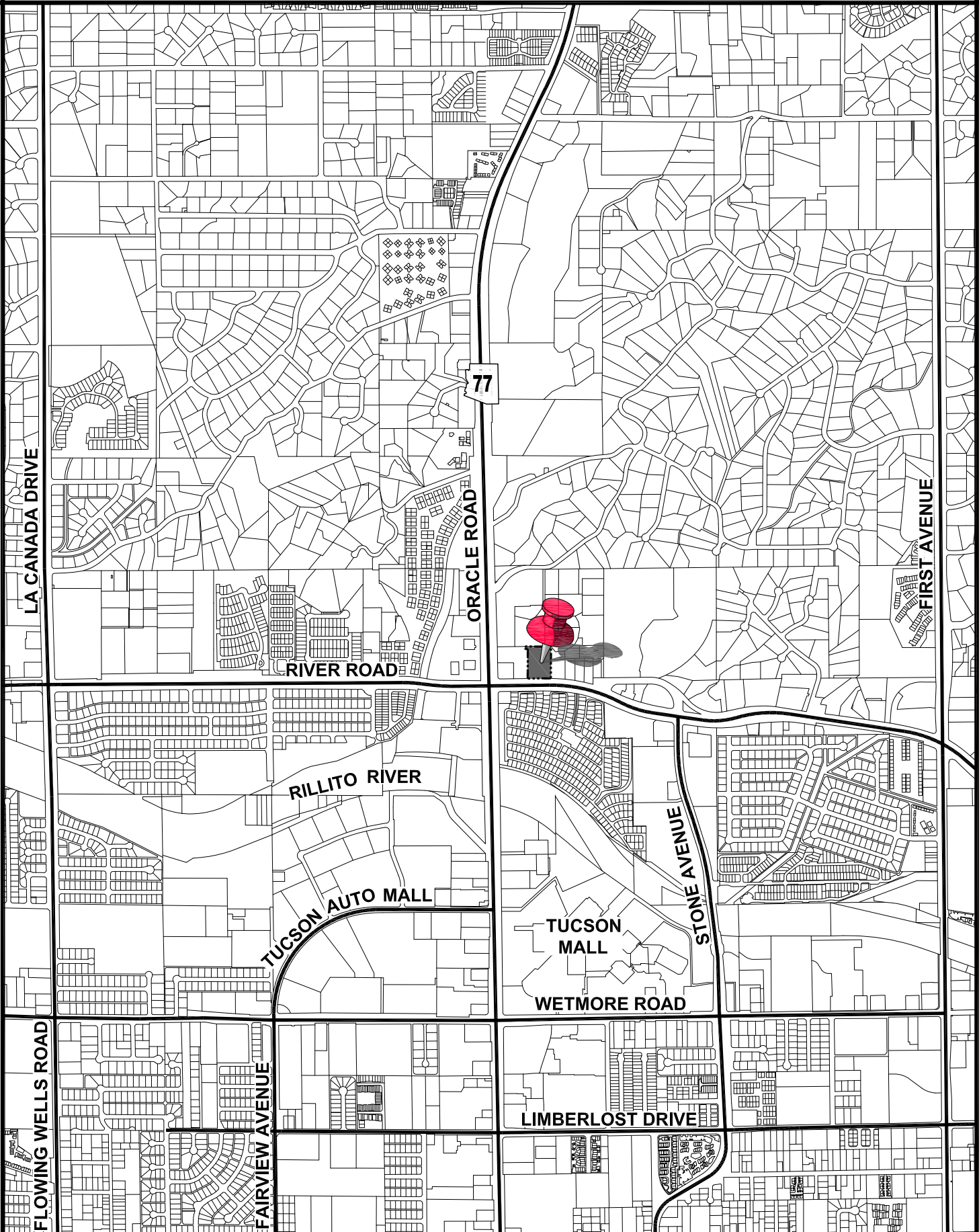
The owner of the existing shopping center at the northwest corner of Oracle and River Roads is planning an expansion into the small vacant parcel to the east. As such, a rezoning of the property is proposed from residential to commercial. The Pima County Comprehensive Plan designates the site as Neighborhood Activity Center (NAC), which allows rezoning for commercial/ office development. The attached exhibit shows the location of the property.

We would like to take this opportunity to discuss the project with adjacent landowners. A neighborhood meeting will be held from 6:30 p.m. to 8:00 p.m. on Tuesday, July 8th, at the Comfort Inn, located at 515 West Automall Dr, Tucson, AZ, 85705. This meeting will allow surrounding owners the opportunity to provide input, ask questions, offer opinions and obtain more information on this project. Should you have any questions in the meantime, please send me an email at gpoland@wlbgroup.com or call me at (520) 881-7480.

Sincerely,

THE WLB GROUP, INC.

Gustav Paul Oland
Senior Project Manager



105-03-003A
BERGER JEAN-CLAUDE TR
72 W RIVER RD
TUCSON AZ 85704-5130

105-03-0050
REYNOLDS WILLIAM J & SHARI JT/RS
150 W RIVER RD
TUCSON AZ 85704

105-03-007A
ORACLE GENEMATAS LLC
ATTN: DR AMRAN DAHUKEY
PO BOX 31143
TUCSON AZ 85751-1143

105-03-008C
FAZIO TIMOTHY DAVID & BARBARA
ANN CP/RS
204 W GENEMATAS DR
TUCSON AZ 85704-5214

105-03-008D
BIRDMAN RONALD N & DEBBIE M
JOINT REVOC TR
209 W GENEMATAS DR
TUCSON AZ 85704-5213

105-03-010A
CIRCLE K STORES INC
1130 W WARNER RD BLDG B
TEMPE AZ 85284-2816

105-03-0160
BURNS ROBERT L & CALLIES DONNA
L JT/RS
132 W RIVER RD
TUCSON AZ 85704-5130

105-03-017A
CHANDLER S THOMAS
33 N STONE AVE STE 1700
TUCSON AZ 85701

105-03-017B
HUNGATE BRUCE A & JACQUELINE I
CP/RS
128 W RIVER RD
TUCSON AZ 85704

105-03-021A
VANDERFORD RACHEL TR
70 W RIVER RD
TUCSON AZ 85704-5106

105-03-023A
LIN JIAHORNG CHIHUA WU REVOC
TR 33% &KAI SUZANNE JOE 67%
8 BROCKTON
IRVINE CA 92620-7911

105-03-024A
LIN JIAHORNG & CHIHUA WU REVOC
TR 33% &KAI SUZANNE JOE 67%
8 BROCKTON
IRVINE CA 92620-7911

105-03-025F
SANCHEZ MONICA
100 W RIVER RD
TUCSON AZ 85704-5130

105-03-029A
COMMERCIAL NET LEASE REALTY
LPATTN: VP OF ASSET MGMT
450 S ORANGE AVE
ORLANDO FL 32801-3383

105-03-035G
FRIENDLY VILLAGE OF THE
CATALINAS LLC
PO BOX 2305
CORTARO AZ 85652-2305

105-03-025D
PIOTROWSKI JOHN & GAYLE CP/RS
120 W RIVER RD
TUCSON AZ 85704-5130

105-03-026B
KAI SUZANNE JOE 50% & LIN
JIAHORNG & CHIHUA WU REVOC TR
50%
6088 W ARIZONA PAVILIONS DR STE 1
TUCSON AZ 85743-7483

105-03-028A
RIVER EQUITIES LLC
4633 N 1ST AVE STE 3
TUCSON AZ 85718-8605

LIMBERLOST NEIGHBORHOOD
ASSOCIATION
ATTN: MICHAEL RAY
232 E. LIMBERLOST DR.
TUCSON, AZ 85705

FLOWING WELLS NEIGHBORHOOD
ASSOCIATION
ATTN: ELLIE TOWNE
PO BOX 5141
TUCSON 85703

ORACLE FOOTHILLS
NEIGHBORHOOD ASSOCIATION
P.O. BOX 35783
TUCSON, AZ 85740

SAGUARO HEIGHTS HOME OWNERS
ASSOCIATION
W. ROSS HUMPHREYS
332 E. RUDASILL RD
TUCSON, 85704

CRESTA LOMA ESTS HOA
ATTN: MARTIN RODRIGUEZ
750 W. CRESTA LOMA DRIVE
TUCSON 85704

CASAS ADOBES COMMUNITY NA
ADVOCATE
ATTN: RITA HALL
PO BOX 36385
TUCSON 85704

ORACLE FOOTHILLS
NEIGHBORHOOD ASSOCIATION
ATTN: JOAN SCOTT
5501 N. MARIA DRIVE
TUCSON 85704

Saguaro Heights HOA –
W. Ross Humphreys
332 E. Rudasill Rd
Tucson, 85704

Cresta Loma Ests HOA
Martin Rodriguez
750 W. Cresta Loma Drive
Tucson 85704

Casas Adobes Community NA Advocate
Rita Hall
PO Box 36385
Tucson 85704

Flowing Wells NA
Ellie Towne
PO Box 5141
Tucson 85703
towebaz@msn.com
george5356@hotmail.com

Oracle Foothills NA
Joan Scott
5501 N. Maria Drive
Tucson 85704
joanscott@aol.com
caroldeangeli@earthlink.com



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

October 23, 2014

Re: Proposed Commercial Development near the Northeast Corner of Oracle and River Roads
WLB No. 108022-B-001

Dear Neighbor:

As you are aware, the owner of the existing shopping center at the northwest corner of Oracle and River Roads is planning an expansion into the small vacant parcel to the east. As such, a rezoning of the property is proposed from residential to commercial. The Pima County Comprehensive Plan designates the site as Neighborhood Activity Center (NAC), which allows rezoning for commercial/ office development.

We previously held a neighborhood meeting on July 8, 2014 to discuss this project. Before this application proceeds, we are again reaching out to surrounding landowners to provide an update on our design. Several minor changes have been made to the project since the last neighborhood meeting including the following:

- Sloped areas on the northeast and northwest project boundaries have been removed from the development area.
- The existing driveway east of Audio Express will be closed.
- The right turn lane along River Road will be extended.
- The driveway along Oracle Road may be shifted north to align with the existing parking lane in front of Pet Club.

A second neighborhood meeting will be held from 6 p.m. to 7:30 p.m. on Wednesday November 12th, at the Hampton Inn, located at 5950 N Oracle Rd, Tucson, AZ 85704. This meeting will allow surrounding owners the opportunity to provide input, ask questions, offer opinions and obtain more information on this project before the Planning and Zoning Commission hearing. I have included a copy of the updated site plan for those of you who may not be at the meeting. Should you have any questions in the meantime, please send me an email at gpoland@wlbgroup.com or call me at (520) 881-7480.

Sincerely,

THE WLB GROUP, INC.

A handwritten signature in blue ink, appearing to read 'Paul Oland', is written over a horizontal line.

Paul Oland
Senior Project Manager

L:\108022\B001\Rezoning\Outreach\Second NH Meeting\Second NH Mtg Invitation Ltr.docx

Engineering • Planning • Surveying • Urban Design • Landscape Architecture
Offices located in Tucson, Phoenix, Flagstaff, Las Vegas • E-mail: tucson@wlbgroup.com
4444 East Broadway • Tucson, Arizona 85711 • (520) 881-7480 • FAX (520) 881-7492

Appendix C:
Rezoning Policies Letter – May 21, 2014



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

May 21, 2014

Mr. Arlan Colton, FAICP
Pima County Development Services
201 North Stone
Tucson, AZ 85701

**RE: Rezoning Request Oracle and River
Response to Regional Policy, RP-122
WLB No. 108022-B-001**

Dear Mr. Colton:

This letter is being sent ahead of a pending rezoning proposal affecting a 2.3± acre parcel on River Road, approximately 350 feet west of the intersection of Oracle and River Roads, identified as APN 105-03-009B. A Comprehensive Plan amendment covering this parcel and several others was approved in 2008. The amendment changed the land use designation from Medium High Intensity Urban to Neighborhood Activity Center, and included conditions of approval, or policies, that are to be applied as appropriate to future rezoning requests. Although our upcoming rezoning request will meet a number of the policies, we are unable to fully meet several of the policies due to various reasons. As such, we submit to you the following brief analysis of how our rezoning application will respond to each policy, and respectfully request that you would meet with us to discuss these issues prior to our upcoming rezoning application submittal. I have included a tentative site plan with this letter.

A. The plan amendment shall be implemented under a single Development Plan promoting mixed-use development appropriate to its location along a major transportation corridor.

The area included in the 2008 Comprehensive Plan amendment is held under multiple ownerships and several property owners are not ready to proceed with development at this time. The existing Maryland Hills subdivision access drive effectively and functionally splits the 2008 amendment area in two pieces, with the current rezoning request parcel to the west of the drive, and the remaining 2008 amendment parcels to the east. Thus, the western portion of the 2008 amendment area (i.e. our current rezoning parcel) is much more physically and logistically tied to the existing shopping center than to the remaining 2008 amendment parcels. Although the existing shopping center was not included in the 2008 amendment, our current proposal to integrate the rezoning area into that existing development fulfills the spirit of the 2008 policy. The existing shopping center will be modified to allow cross-access and shared parking within the proposed rezoning area, and pedestrian cross-access with the remaining portion of the 2008 amendment area.



- B. The developers of the property shall consult with Pima County Green Building Program to identify and incorporate energy conservation practices which exceed current Code requirements into the site design, balanced with specific user needs and constraints, and economics. Example measures may include, but are not limited:**
- 1. Solar Orientation;**
The buildings have been designed to take advantage of solar orientation to the greatest extent possible.
 - 2. Landscape design to enhance shading of buildings and reduce urban heat island effects;**
The landscape will include a mix of trees and shrubs planted to provide some shading of the building and parking areas. The strategic placing of these trees will reduce the urban heat island effect created by additional paved surfaces.
 - 3. On-site rainwater harvesting with the goal of augmenting or meeting irrigation needs; and**
The site plan will include water harvesting measures. Upstream stormwater flows entering the site from the north will be captured in shallow basins and swales primarily along the northern and eastern borders of the property. This strategy will provide supplemental irrigation during the monsoon season, and will also result in a more robust landscape buffer between this development and the Maryland Hills access drive. Rainwater will also be collected from the roof and parking areas and directed to landscape areas throughout the site.
 - 4. Achieve Leadership in Energy and Environmental Design (LEED) Silver Certification or equivalent performance.**
The building will comply with the latest adopted building codes and energy efficient requirements, many of which are integral to LEED certification. These may include additional insulation, more efficient fixtures, and additional widow glazing etc., however due to the nature of the project, obtaining a LEED certification is not economically viable.
- C. The developers of the property shall endeavor to incorporate a vertical mixing of land uses into the design of the property. Any non-residential use at ground level may have residential uses on floors above. No more than 65% of the gross floor area of the development may be of a purely retail nature.**



As previously mentioned, the site is located near the major intersection of River and Oracle Roads and residential uses would be more appropriate further to the east of the site. The driveway serving the Maryland Hills subdivision makes a good transition point from commercial office-retail uses to mixed use and residential uses. There is no demand for vertically mixed uses at this location. In fact, having non-commercial uses above retail space has a negative impact on its leasability. Given the divide in ownership within the 2008 amendment area, it is impossible to determine what percentage of gross floor area this rezoning area will contain, but it is safe to say that developing the rezoning area as an extension of the existing shopping center is the most appropriate use for this portion of the 2008 amendment area. Further, increasing the height in this particular location could inhibit views of surrounding residents.

- D. The development shall include shared parking for mixed uses in order to reduce the overall amount of parking necessary to serve the development.**

The site will include shared parking between the existing Denny's, existing retail, proposed retail and office space. By developing the proposed site with the existing center, a greater mix of complimentary uses can be provided. These uses will have varying peak parking demands allowing for shared parking between the uses.

- E. The development shall not include medical offices, due to the high parking requirements of such establishments.**

Since the 2008 amendment, a shift has occurred in the retail floor space market. Although most doctors still prefer to locate their offices in predominately medical campus settings, some less intensive medical uses such as dental offices and urgent care establishments now favor locations in closer proximity to the neighborhoods they serve. These less intensive medical uses have a much smaller parking and traffic footprint than typical medical offices, and allowing them to locate at more convenient locations such as this shopping center also has the impact of reducing traffic regionally. Additionally, allowing these medical groups into the shopping center setting strengthens the overall viability and vibrancy of the center, and increases utilization of paved areas by widening the spread of peak parking demand times.

- F. If the development includes a hotel, it shall be designed so as to be integrated into the overall site rather than a stand-alone development.**

No hotels are proposed at the current time.

- G. The development shall be designed in a manner that integrates pedestrian connectivity throughout the site and to the existing commercial center to the west.**



The site will be designed to move pedestrians safely and efficiently through the site from the existing shopping center, and beyond, to the rest of the 2008 amendment parcels. Onsite pedestrian routes, ADA improvements, and bike racks will be provided.

- H. The existing access road serving Maryland Hills subdivision residents immediately to the north may be re-located, provided the subdivision residents are actively engaged in its location and design. The developer shall ensure that the access road provides private and safe physical and legal access to the residences.**

The existing access drive to the Maryland Hills Subdivision is not within this rezoning area, and no changes to that drive are proposed.

- I. A Master Drainage Report shall be submitted during the rezoning process for Flood Control District to identify local floodplains, 100-year water surface elevations, erosion hazard setbacks and to analyze detention/retention requirements, as well as on-and off-site improvements including those associated with River Road.**

Hydrologic analysis has been conducted for this portion of the 2008 amendment area, and it has been determined that with retention/detention basins and rainwater harvesting, the site can comply with Pima County Flood Control requirements. The site is located within a balanced basin and as such, will retain the incremental increase in runoff plus 15%. As the remainder of the 2008 amendment area is not, and cannot be, included in this rezoning request, it has not been included in the drainage analysis. Such analysis will need to be provided when those parcels are proposed for rezoning. Please see site analysis for additional information.

- J. The Owner/Developer shall construe no 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.**

Acknowledged. Contact has been made with Pima County Regional Wastewater Reclamation Department and a Type I letter has been provided.

- K. The owner/developer shall obtain written documentation from Pima County Regional Wastewater Reclamation Department that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting a tentative plat, development plan, 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 Pima County Regional Wastewater Reclamation Department.**



Acknowledged. The project is project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. Capacity is currently available for this project in the public sewer G-85-010, downstream from manhole 4237-01. A copy of the letter is included as part of the Site Analysis.

- L. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider other than Tucson Water, the applicant will provide documentation as to why Tucson Water is not able to provide service.**

Tucson Water will be the provider for the site. Existing lines and stubs are located on the north, east and west side of the property. Tucson Water has been contacted and a will-serve letter is expected to be received shortly.

- M. Notwithstanding the Neighborhood Activity Center (NAC) planned land use intensity category, the maximum allowable residential density for the amendment area shall be 24 residences per acre (RAC).**

This proposal does not include any residential units.

We look forward to working with you and your staff during the rezoning process. Please do not hesitate to contact me to continue this discussion about our substantial adherence to the 2008 amendment policies.

Sincerely,

THE WLB GROUP, INC.

A handwritten signature in blue ink, appearing to read 'Gustav Paul Oland', with a long, sweeping horizontal line extending to the right.

Gustav Paul Oland
Senior Project Manager