



Kachina Homes
REZONING DOCUMENT PIMA COUNTY

section 2: land use proposal



THE PLANNING CENTER
a division of TPC Group, Inc.

A. Project Overview

1. Requested Zoning Boundaries

This is a request to rezone three parcels comprised of approximately 6.63 acres from SR (Suburban Ranch) and CR-1 (Single Residence) to CR-5 (Multiple Residence Zone) (See *Exhibit II.A.1: Rezoning Boundaries*).

2. Characteristics of the Proposed Development

The project will feature 25 detached one- and two-story single-family residential homes averaging 1,900 square feet in size on the northern portion of the project site. The southern portion of the property will feature approximately 24 multi-family units spread across three two-story buildings. Total square footage of the three proposed multi-family buildings is approximately 19,344 square feet. However, the dimensions of the final building footprints are conceptual at this time and will likely change prior to development plan submittal. The developer is currently working with a local architect to design a floor plan and elevations for multi-family apartments tailored to this site. The overall project density is approximately 7.4 dwelling units per acre. Please see *Exhibit II.B: Preliminary Development Plan*.

The northern portion of the property will be developed by a homebuilder that has extensive experience with custom homes and intends to apply those building principles to the single-family development. The builder also intends on providing native landscaping and enhanced bufferyards along McCarty Road to provide the existing surrounding residences with a high-quality residential product. This will provide a seamless transition between the SR zoned homes found on the east side of McCarty Road and the existing apartments located southeast of this development.

Primary access to the single-family residential area will be provided via McCarty Road with plans for a gated entry that will feature native landscaping and an interior subdivision street outfitted with passive rainwater harvesting micro-basins. Primary access to the multi-family residential area will be from La Cholla Boulevard and may be secured with a gated entry. The proposed right-of-way through the residential subdivision will feature a meandering sidewalk, passive rainwater harvesting micro-basins and native vegetation arranged in a manner consistent with Low Impact Development (LID) strategies. The proposed architectural style will be compatible with the surrounding architecture and desert-toned colors of the area. The target market is residents who wish to live in a home with custom finishes and a neighborhood that is environmentally sensitive in its design while being close to a multitude of public amenities. The proposed single-family residential product may consist of:

- Three to four bedroom homes
- Private backyards separated by minimum 5-foot decorative masonry walls
- Optional view fences



- Pavers in driveways and along sidewalks
- 2-car garages and additional drive way parking for each unit
- Custom architecture typical to Tucson and the Desert Southwest
- Design features including, but not limited to: porches and architecture that provide front variations in depth and height

The multi-family residential portion of the property will be developed to provide a transition from the existing multi-family apartments located southeast of the site, as well as the proposed multi-family units directly south of the site. The planned units will be situated on the property in a manner that provides adequate separation between buildings and the proposed lower density single-family homes. The units on-site will be located on the southernmost property boundary and will feature a shared plaza recreation area, parking and vehicular access, with drainage area and open space as buffers between the two residential types. The architecture and color palette of the multi-family residences will be consistent with the surrounding desert-tones of the area. The proposed multi-family units may consist of:

- One, two and three bedroom units
- Architectural details and balconies that provide variation in height and depth
- Recreation plaza
- Native vegetation and landscape planting

The following list of development characteristics will benefit the surrounding community. The preliminary development plan (PDP) will:

- Provide compact building design and infill development
- Create a road layout that is consistent with Low Impact Development (LID) principles and practices
- Incorporate alternative paving methods consistent with custom home building
- Incorporate the option for water harvesting within the proposed right-of-way and enhanced streetscape planting
- Provide a landscaped cul-de-sac for night time headlight screening
- Provide a multitude of housing opportunities compatible with the existing subdivisions in the area
- Provide a separate access point for the multi-family units that keeps additional traffic off the local streets

a. **Project Response to Site Constraints**

Drainage

The proposed development will provide one basin for on-site drainage. The basin will be located on the west side of the property adjacent to lot sixteen of the single-family residential development (See Exhibit II.A.1: Preliminary Development Plan). The location of the drainage basin was selected based



on the topography of the site and was situated at the lowest point to preserve the integrity of the natural drainage patterns.

Vegetation

In terms of on-site vegetation, it has been identified that there are 141 viable saguaro found on the property. Saguaros will be preserved to the greatest extent feasible in areas that are to remain natural. In the instance that a saguaro cannot be preserved in-place, and when possible, it will be transplanted in accordance with Pima County's Native Plant Ordinance.

Sewer

Sewer capacity will be provided to the site via a sewer easement that will extend the 8" public sewer line (As-Built #G-2009-082) at manhole #3127-03 to the McCarty Road right-of-way. Sewer capacity will be provided to the multi-family apartment complex via an extension of the existing 20-foot sewer easement found at the northern property boundary.

Access

To mitigate any increase in traffic through surrounding neighborhoods, the project will provide separate access points for the single-family and multi-family developments. Primary access to the single-family subdivision will be gained through a gated entry off of McCarty Road. Ingress/egress to the multi-family apartment complex will be provided directly from La Cholla Boulevard via a right in/ right out turn lane.

b. Pima Prospers- Comprehensive Plan

The overall project density is approximately 7.4 dwelling units per acre. Pima County's Comprehensive Plan, *Pima Prospers*, designates the property as Medium Intensity Urban (MIU), which specifies a minimum of five units per acre and a maximum of thirteen units per acre.

c. Impact to Existing Land Uses and Surrounding Land Uses

The proposed project site is located near West Magee Road and North La Cholla Boulevard in a heavily developed area. Both roads are classified as medium volume arterials by the Pima County Major Streets & Scenic Routes Plan. The subject site is an infill property surrounded by undeveloped land with approved entitlements or plats, existing single-family residences, or land with multi-family residential units. The project site is bordered on the north by undeveloped land zoned CR-4 (Mixed-Dwelling Type Zone), which has an approved final plat. Further north is West McCarty Road which borders the Highgate residential subdivision, zoned CR-5 (Multiple Residence Zone). To the west of the project site is North La Cholla Boulevard and Tucson National Golf Course. Parcels zoned CR-5



(Multiple Residence Zone) are adjacent to the project site on the south, one of which includes an abandoned single-family residence. Directly to the east is North McCarty Road and a parcel zoned SR (Suburban Ranch) with one single-family residence. To the southeast across North McCarty Road is Tierra Vida Luxury Apartment Homes. The CR-5 zoning proposed in this application will provide a transition between the higher land use intensity to the south and the lower land use intensity further north and northeast of the site. The proposed development will have minimal impact on existing land uses on- and off-site given the following:

- Ample setbacks, screening and vegetative buffers along the project boundaries between the project site and adjacent properties to mitigate potential adverse impacts associated with light trespass, privacy and noise
- The proposed densities for the single-family and multi-family residences are consistent with surrounding existing and approved developments
- The homebuilder intends to design homes that are a higher quality product while maintaining an affordable price point

d. **Smart Growth Principles**

The following are the main goals of smart growth and how the project meets those goals.

- Compact Building Design: Compact building design is necessary to support wider transportation choices, and provides cost savings for localities. Communities seeking to encourage transit use to reduce air pollution and congestion recognize that minimum levels of density are required to make public transit networks viable. Local governments find that on a per-unit basis, it is cheaper to provide and maintain services like water, sewer, electricity, phone service and other utilities in more compact neighborhoods than in dispersed communities.

The site design provides a compact building design along a major route where alternative transit services (bus routes and stops, and bike routes) are available. SunTran Bus Routes are available along La Cholla Boulevard and Magee Road one-half mile south of the subject property. Bike routes surround the site, and the Canada Del Oro Shared-Use Path is one-half mile due west across the Tucson National Golf Course. The subject project is also adjacent to La Cholla Boulevard and near the Old Magee Trail and Magee Road, all of which feature bike routes with striped shoulders.

- Range of Housing Opportunities and Choices: Providing quality housing for people of all income levels is an integral component in any smart growth strategy. Housing is a critical part of the way communities



grow, as it constitutes a significant share of new construction and development. Additionally, it is a key factor in determining households' access to transportation, commuting patterns, access to services and education, and consumption of energy and other natural resources.

This rezoning request is for one- and two-story detached residential homes and multi-family apartments located in an infill area immediately surrounded by varying residential densities and commercial and office opportunities in the vicinity. The variety of residential opportunities provides a greater mix of housing options in an area developed primarily with single-family residential subdivisions and some nearby apartment complexes with steady occupancy rates. It also provides for additional housing near the Omni Tucson National Resort, and large employment zones like the Foothills Mall and La Cholla Corporate Center, just south of the subject site.

e. **Sustainability Features**

The following is a list of standards that will be implemented to ensure energy efficiency in the proposed homes:

- Low-e insulated windows that increase efficiency
- Low-flow toilets and showerheads
- Landscape designed with drought tolerant plants
- Canopy trees positioned to maximize shading
- Passive water harvesting
- Tucson Electric Power's energy guarantee

The developer is committed to building TEP Energy Star Guaranteed Homes. To earn the ENERGY STAR, a home must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency. These homes are at least 15% more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy-saving features that typically make them 20–30% more efficient than standard homes.

ENERGY STAR qualified homes include energy-efficient features that contribute to improved home quality and homeowner comfort, as well as lower energy demand and reduced air pollution. The following is a list of features that can be found in an ENERGY STAR qualified home:

- Effective Insulation- Properly installed and inspected insulation in floors, walls, and attics ensures even temperatures throughout the house, reduced energy use, and increased comfort.
- High Performance Windows- Energy-efficient windows employ advanced technologies such as protective coatings to help keep heat in during the winter, and out during the summer. These windows also



block damaging ultraviolet sunlight that can discolor carpets and furnishings.

- Tight Construction and Ducts- Sealing holes and cracks in the home's "envelope" and the heating and cooling duct system helps reduce drafts, moisture, dust, pollen, and noise. A tightly sealed home improves comfort and indoor air quality while reducing utility costs and maintenance.
- Efficient Heating and Cooling- In addition to using less energy to operate, energy-efficient heating and cooling systems can be quieter, reduce indoor humidity, and improve the overall comfort of the home. When properly installed into a tightly sealed home, this equipment won't have to work so hard to heat and cool the home.
- Efficient Products- including but not limited to: ENERGY STAR qualified homes may also be equipped with ENERGY STAR qualified products — lighting fixtures, compact fluorescent bulbs, ventilation fans, and appliances, such as refrigerators, dishwashers, and washing machines
- Third Party Verification- With the help of independent Home Energy Raters, ENERGY STAR builder partners choose the most appropriate energy-saving features for their homes. Additionally, raters conduct on-site testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details.

3. Ordinances

a. Buffer Overlay Zone

The project site is not within an area designated as a Pima County Buffer Overlay Zone.

b. Gateway Overlay Zone

The project site is not within an area designated as a Pima County Gateway Overlay Zone.

c. Hillside Development Zone

The site contains slopes that exceed 15%. However, these slopes do not meet the regulatory criteria stipulated within the Hillside Development Manual. Therefore, the subject property is not subject to mitigation and/or complete avoidance.

d. Cluster Development Option

This request is to rezone the subject property from CR-1 (Single Residence) and SR (Suburban Ranch) to CR-5 (Multiple Residence Zone). The cluster development option is not being proposed.

e. Native Plant Preservation Ordinance (NPPO)

The site is required to comply with the NPPO. The Selective Plant Preservation Method, as specified in the Pima County Code Chapter 18.72.090, will be utilized to prepare the native plant preservation plan.



The Selective Plant Preservation Method is an approach in which plant specimens are ranked and categorized into three categories (preserve in-place, salvage and transplant on-site, or mitigation for destroyed or removed) based on their transplantability and viability.

f. **Historic Zone**

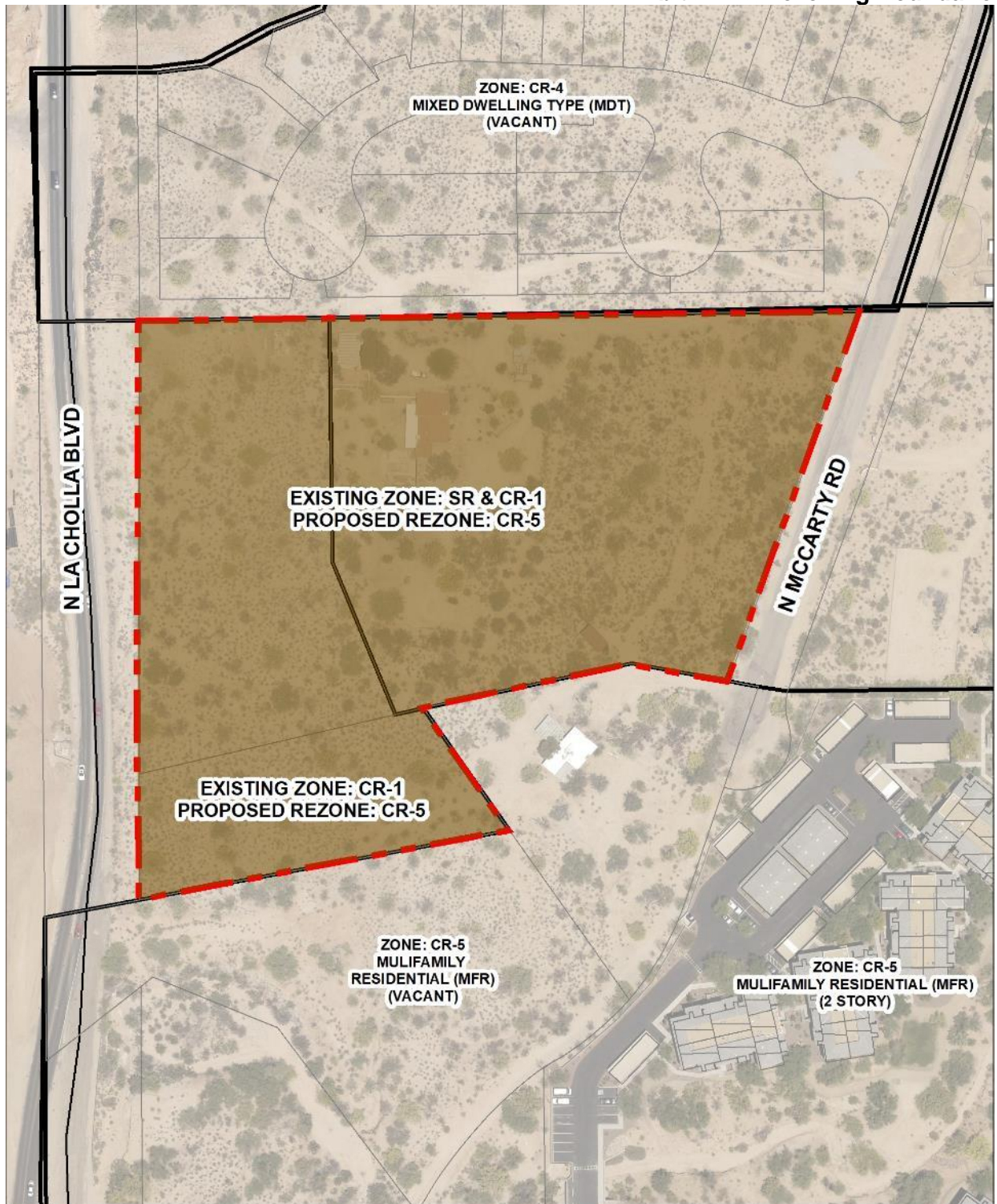
The project site is not within a Pima County Historic zone.

g. **Airport Environs Zone**


The project site is not within an Airport Environs Zone.



Exhibit II.A.1: Rezoning Boundaries

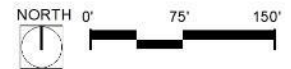


LEGEND

-  Rezoning Boundary
-  Pima County Zoning Boundary
-  Parcels

PROPOSED ZONING

-  CR-5 Multiple Residence



FILE NAME: zoning boundary_6x8.mxd
SOURCE: Pima County GIS, 2016



B. Preliminary Development Plan

1. PDP Overlay

A 24-inch by 36-inch exhibit of the Preliminary Development Plan (*Exhibit II.B.1*) is included in the map pocket located at the end of this Site Inventory and Land Use Proposal.

2. Support Data

a. Building Heights

The building height for the proposed rezoning is two-stories with a maximum of 34 feet.

b. Number of Homes

There will be a total of 25 single-family residential lots and 24 multi-family units.

c. Maximum Residential Density

The maximum density for Pima Prospers Medium Intensity Urban (MIU) land use designation is 13 residences per acre. The proposed residential density is approximately 7.4 residences per acre.

d. Parking Spaces

Parking for each unit within the single-family residential area will be provided via a two-car garage. Additional parking spaces will be provided in the driveway of each residence for guest and visitor parking. The multi-family apartment complex will provide one and a half parking spaces per unit for a total of thirty-six parking spaces.

e. Landscaping

The proposed development will feature native and near-native low water use plant species, as well as permeable ground covers that reflect the natural environment of the surrounding desert. The landscape will feature passive rainwater harvesting systems to mitigate rainwater runoff and supplement landscape irrigation. Any revegetation will consist of vegetation transplanted on-site including any saguaros, trees, and cacti found during the sites Native Plant Preservation survey to be of high viability and transplantability.

f. Open Space

The proposed development is an infill development within proximity to many public trails, parks, and the recreational facilities.

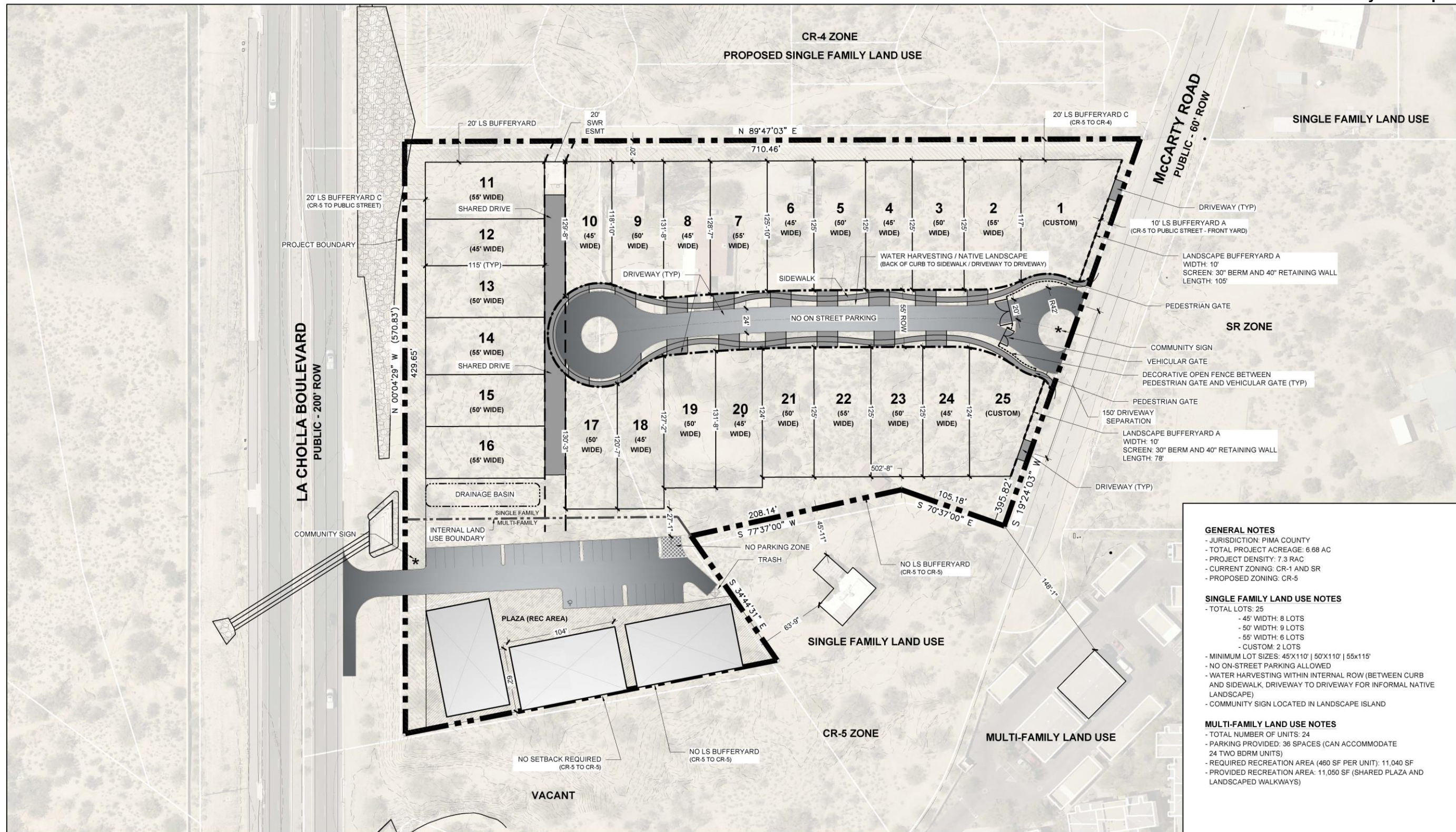


Per Chapter 18.69.090 of the Pima County Code for every new subdivision created in a residential zone, a new residential recreation area shall be created or an existing recreational area within neighboring subdivision shall be enhanced. If a subdivision has sixty-five lots or fewer, or is located within three-quarter miles of an existing subdivision an in-lieu fee can be paid in place of providing recreational areas within the development. Considering that the proposed development features less than sixty-five lots and is located within three-quarters of a mile to an existing recreational area, the developer will opt into paying the in-lieu fee of the proposed 25 single-family lots.

Per Chapter 18.71.030 of the Pima County Code, a recreational area shall be provided in the size of 460 square feet per unit when a multi-family apartment complex is proposed. Based on the 24 multi-family units proposed in this rezoning, approximately 11,040 square feet of recreation areas will be provided.



Exhibit II.A.1: Preliminary Development Plan



KACHINA HOMES AT McCARTY ROAD

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

PROJECT: CCD-11 DATE: 06/16/17
FILE NAME: CCD-11 SITECONCEPT_061617.DWG



C. Topography and Grading

1. Development on Slopes of 15% or Greater

The site contains slopes that exceed 15%. However, these slopes do not meet the regulatory criteria stipulated within the Hillside Development Manual. There is one area near the east side of the existing concrete box culvert under La Cholla Boulevard that may meet the hillside development criteria, but the slopes in this area were created by a shift in drainage patterns caused by the La Cholla Boulevard roadway improvements. Therefore, no mitigation is required.

2. Hillside Development Zone

According to Chapter 18.61 of the Pima County Code, project areas containing 15% slopes or greater that are longer than 50 feet when measured in any horizontal direction and greater than 7.5 feet when measured vertically are subject to the Hillside Development Overlay Zone. The proposed development area contains 15% slopes or greater. The slopes exceeding 15% found in the southern portion of the site are believed to have been created by the La Cholla Road improvement project and the construction of the drainage culvert immediately adjacent to the site. Regardless of whether the slope areas are natural or were created anthropogenically, the slopes found on the subject property that are 15% or greater do not meet the applicable criteria, and therefore; mitigation and/or complete avoidance is not required.

Site Description

g. Retained as Natural Open Space

There may be small natural open space areas on-site, but it is likely that nearly all of the area outside the proposed grading limits will be enhanced with native vegetation transplanted on-site.

h. Revegetated

Areas of the site disturbed by development will be revegetated with native and drought tolerant plant species. Revegetation will reflect the character, habitat value, and visual interest of the local Sonoran Desert. Revegetated areas may include trees, cacti, shrubs, accents, and seed mixes.

i. Graded or Disturbed

The proposed developed portion of the property, comprised of approximately 6.3 acres, will be graded as shown on *Exhibit II.C.1: Grading Plan*. However, the areas outside of the proposed grading limits will be enhanced with native transplants which may cause disturbance across the entire site.

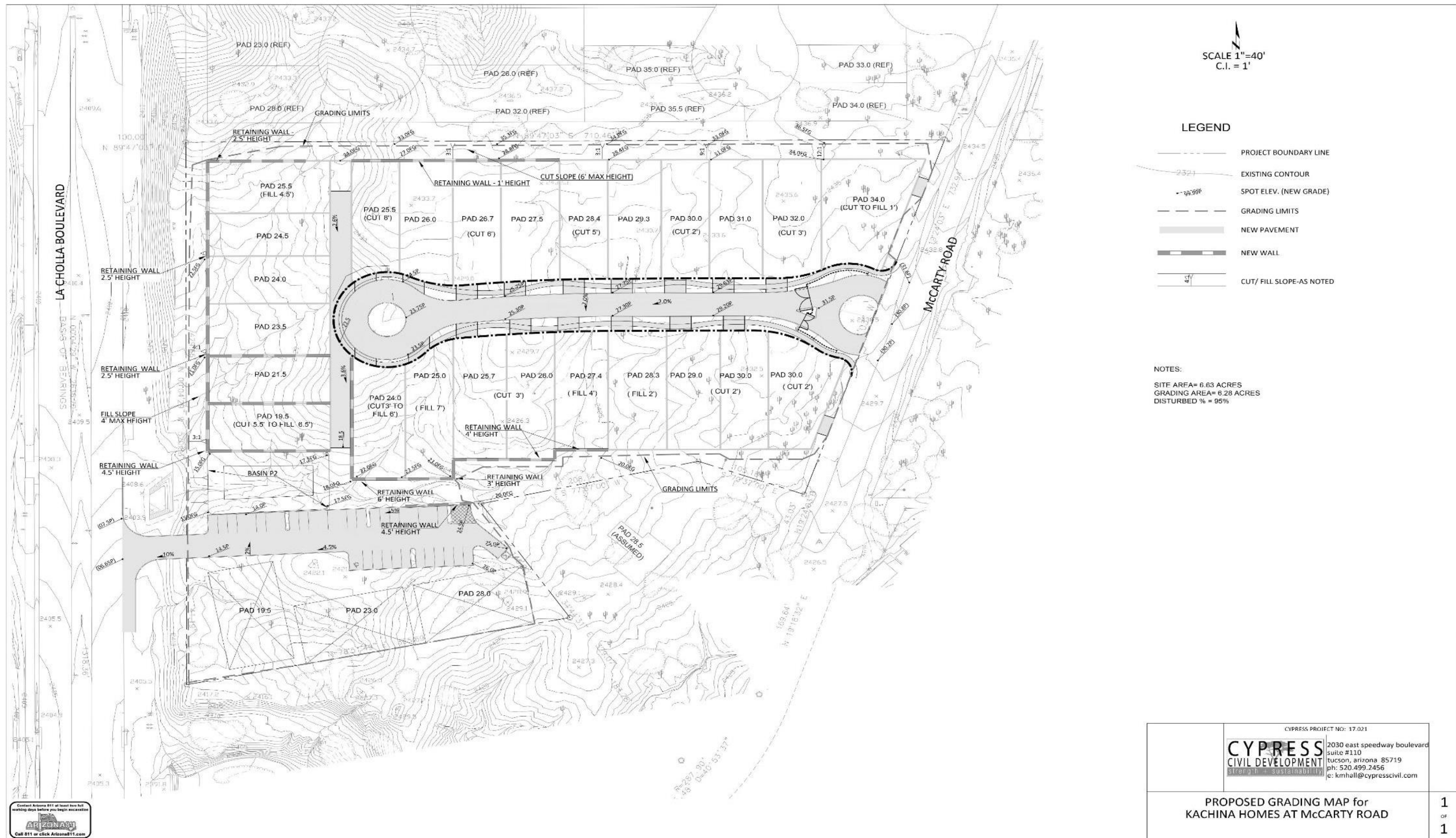


3. Maximum Change in Elevation

The maximum change in natural elevation that will result from grading for both cut and fill is approximately 8 feet of cut and 7 feet of fill.



Exhibit II.C.1: Grading Plan



D. Hydrology

1. Hydrologic Characteristics of PDP

The site is not within a mapped regulated riparian habitat classified areas. The existing site is improved with a development consisting of highly urbanized residential on the north portion of the property and multifamily buildings on the south portion of the property both of this incorporating roadway, landscape and utility improvements. The drainage scheme associated to the proposed development has been designed to accept the existing offsite flows, and proposed drainage patterns will continue to be directed in a manner consistent with existing drainage patterns so as not to create any adverse impacts to the parcels and developments located downstream from the subject development.

2. Encroachment Mitigation

The proposed development and associated improvement do not encroach into regulatory floodplains, erosion hazard setbacks or riparian habitat regulated areas.

3. Potential Drainage Impacts to Off-site Locations

The proposed development will produce a total runoff of approximately 55 cfs in the 100-year flood condition. The site is located within a designated balanced basin, and therefore storm water detention is to be provided onsite by means of depressed landscaped areas and in a designated basin area.

4. Engineering and Design Features

The proposed improvements will incorporate the Code required detention and first flush retention which will ensure that the post-developed discharges will not exceed the pre-developed discharges as noted above. One main detention/retention basin is proposed between the northerly and south improvement areas with a discharge control weir and a basin bleeder pipe elevated 6to 8" above the basin bottom to provide retention volume.

5. PDP Conformance

By the incorporation of the detention basin(s) approximately 12 cfs of runoff will be detained on site to ensure a post-development site discharge of no more than 43 cfs consistent with the overall site discharge under existing conditions as well as incorporating retention volume to meet the County requirements.



Exhibit II.D.1: Post Development Hydrology



SCALE 1"=40'
C.I. = 1'

- LEGEND**
- ← CONCENTRATION POINT
 - (E2) WATERSHED DESIGNATOR
 - WATERSHED BOUNDARY
 - PROJECT AREA
 - FLOW DIRECTION

PROPOSED WATERSHED FLOWS						
WATERSHED	AREA	Q100	CUMULATIVE	CUMULATIVE	Q100	Q150
CP's	[ac]	[cfs]	CP's	AREA [ac]	[cfs]	[cfs]
O1	0.17	1.1	-	0.17	1.1	-
O2	0.38	2.5	-	0.38	2.5	-
O3	1.03	7.0	-	1.03	7.0	-
O4	0.46	2.9	-	0.46	2.9	-
O5	0.42	2.6	-	0.42	2.6	-
P1	0.32	2.9	P1+O1	0.49	4.00	-
P2	5.40	44.6	P2+O2+O4+O5	6.66	52.60	-
P3	0.66	5.5	E3+O3	1.69	12.50	-
P4	0.09	0.8	-	0.09	0.8	-
P5	0.15	0.9	-	0.15	0.9	-

DETENTION/RETENTION SUMMARY							
Basin	Q100 IN	Q100 OUT	V100	V-RET	WESEL	Basin Top	Basin Bot.
	[cfs]	[cfs]	[ac-ft]	[cu-ft]	Elev.	Elev.	Elev.
BAS P2	52.6	41	0.400	6,534	14.2	15.0	10
							Weir Elev. 14.0
							Weir Length 10

OVERALL SITE DISCHARGE FLOWS						
WATERSHED	AREA	Q100	WATERSHED	AREA	Q100	Q150
CP's	[ac]	[cfs]	CP's	[ac]	[cfs]	[cfs]
E1	0.73	4.6	P1	0.49	4.0	-
E2	4.76	31.4	P2	6.66	41.0	-
E3	1.81	11.9	P3	1.69	12.5	-
E4	0.06	0.4	P4	0.09	0.8	-
E5	1.72	11.0	P5	0.15	0.9	-
Totals	9.08	59.3		9.08	59.2	

CYPRESS PROJECT NO: 17.021

CYPRESS CIVIL DEVELOPMENT
Strength | Sustainability

2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhal@cypresscivil.com

PROPOSED CONDITIONS DRAINAGE MAP for KACHINA HOMES AT McCARTY ROAD

1
of
1



E. Biological Resources

1. Anticipated Impacts

- a. **Conservation Lands System**
The site is not within the Conservation Lands System Overlay.
- b. **Saguaros**
The native plant inventory conducted in April 2017 inventoried 141 viable Saguaro. All saguaros located in places that will not be disturbed will be preserved in place. All other saguaros will be transplanted and mitigated for on-site in accordance with Pima County's Native Plant Ordinance.
- c. **Ironwood Trees**
The native plant inventory conducted in April 2017 found no Ironwood Trees on-site.
- d. **Pima Pineapple Cactus**
The native plant inventory conducted in April 2017 found no Pima Pineapple Cacti on-site.
- e. **Needle-Spined Pineapple Cactus**
The native plant inventory conducted in April 2017 found no Needle-Spined Cacti on-site.

F. Landscape and Buffer Plan

6. Landscape Bufferyard Plan

Table II.F.1 displays the proposed bufferyard requirements identified in the Pima County Code of Ordinances Chapter 18.73.040 as it pertains to this project (see Exhibit II.B.1: Preliminary Development Plan).

Table II.F.1: Buffer and Screening Plan

Parcel Boundaries (adjacent zone)	Required Bufferyard	Provided Bufferyard	Provided Screening
North (CR-4)	None	20-foot bufferyard	5 or 6-foot decorative masonry wall
South (CR-5)	None	None	5 or 6-foot decorative masonry wall
East (N McCarty Rd)	Bufferyard A	10-foot bufferyard	30" berm and 40" masonry wall



West (CR-1, La Cholla Blvd)	Bufferyard C	20-foot bufferyard C	5 or 6-foot decorative masonry wall
------------------------------------	--------------	----------------------	-------------------------------------

7. Landscape Bufferyard Conflicts

There are no known landscape bufferyard conflicts.

8. Vegetation Transplanted On-Site

The site will adhere to Chapter 18.72: Native Plant Preservation Ordinance of the Pima County Code. The existing native plants and native plant communities will be preserved by the following methods:

- The preservation-in-place of existing native plants and native plant communities;
- The transplanting of native plants existing on-site to a new location on-site or the transplanting of existing native plants from an adjacent lot to a location on-site; and
- The mitigation of plants destroyed or removed from the site.

Some areas where revegetation will be required may be revegetated with plants collected on-site from the native plant preservation plan. Any new nursery grown stock shall be of the same genus and species as those found locally on-site. The purpose of the landscaping is to soften and blend features between sites to create visual corridors and connections to the project.



G. Viewsheds

9. Visual Impacts from Development

a. Views and Vistas from Off-Site Locations

The views and vistas from off-site locations include the views toward the Santa Catalina Mountains to the northeast, the Tortolita Mountains to the north, and the Tucson Mountains to the southeast of the site. Surrounding developments are no greater than two-stories and have similar views as the proposed project. The Highgate development to the north across West McCarty Road does not have sightlines through the proposed project due to the rolling topography of the property adjacent to the northern boundary, which impedes views from the north. All other surrounding developments do not have sightlines of the mountains through the proposed development site.

Due to the landscape buffers and screening walls planned for the site, there will be minimal visual impact from off-site vistas beyond the adjacent undeveloped parcels to the north and south and the parcel on the east side of McCarty Road. There are no scenic routes visible from the project site.

10. Measures to Minimize Visual Impacts from Development

Additional features to minimize visual impacts from adjacent land uses include the location of structures, natural areas and open space, the use of landscaping, downlighting, and restrictions on the light reflectance rating of structures. The homes will be finished using natural, non-reflective colors that blend with the natural environment of the surrounding desert. The site will consist of downward-facing external lighting in compliance with the Outdoor Lighting Code, Chapter 15.12 of the Pima County Code of Ordinances.

The Preliminary Development Plan (PDP) shows a wide 20-foot landscape buffer along the north boundary and a 10-foot bufferyard, along with a 30-inch planted berm and 40-inch retaining wall on the east side to reduce the visual impact of the development from McCarty Road and from neighboring residences. The first two homes on the east side will also face McCarty Road rather than the sides of those two homes facing neighboring properties to the east. The open space behind lots 17-25 will also feature native plants that have been preserved in place or transplanted to provide thick vegetative screening between the proposed homes and the vacant house and existing apartments to the south. The distance from the nearest residential home across McCarty Road to the screening walls of the proposed development is approximately 148 feet.



H. Transportation

1. Access Points

In accordance with the 2016 Pima County Subdivision and Development Street Standards, only one access point is required for subdivisions of 30 lots or less. The project proposal is for 25 single-family residential lots and 24 multi-family residential units; therefore, one access point for the single-family residential is required and one access point for the multi-family residential is required. Ingress/egress to the single-family subdivision will be provided through a gated entry on McCarty Road. Ingress/egress to the multi-family apartment complex will be provided via La Cholla Boulevard and will be limited to right-in/right out. Access to the multi-family apartment complex may be gated. In the event the apartments are gated, the ingress/egress will become private similar to the private street for the gated single-family portion.

2. Future Road Improvements

There are no anticipated road improvements within or near the vicinity of the site.

3. Changes to Average Daily Trips

The proposed development will generate approximately 410 trips per day in accordance with the 8th Edition of the Institute of Transportation Engineers, *Trip Generation Manual*. The average rate for single-family detached homes is 10 trips per day multiplied by the number of lots (25) and the average daily trip rate for apartments is 6.65 for each of the 24 proposed apartment units. It is not anticipated that the low number of trips generated from this development will cause a change in level of service for any street in the project vicinity.

4. Traffic Impacts Minimized by PDP

The project will have two access points; one located on McCarty Road and the other on La Cholla Boulevard. McCarty Road is a local roadway and is equipped to handle the additional traffic. In addition, the La Cholla Boulevard access will be utilized as the primary access for the multi-family residential units. Access to the single-family subdivision will be separate from the multi-family access. The single-family residences will have full-access (no turn movement limitations) at La Cholla Boulevard, via McCarty Road, whereas the multi-family ingress/egress onto La Cholla will be limited to right-in, right-out.

5. Bicycle and Pedestrian Pathways

The single-family residential area will have sidewalk on both sides of the proposed right-of-way (ROW). The sidewalk is expected to meander slightly to add visual appeal along the street and may be constructed of colored concrete or pavers. The multi-family residential area will have sidewalks to accommodate pedestrian traffic through the site.



6. Typical Roadway Sections

The single-family residential subdivision will allow Pima County's local street section for urban residential subdivisions (alternative 2, detail no. 8B) to be widened from 45 feet to 55 feet to allow for an additional 5 feet of landscaping on both sides of the ROW. The additional ROW also helps improve stormwater harvesting and provides area for a meandering sidewalk that creates a more interesting streetscape design. The single-family subdivision will be gated and the street will be private. The multi-family roadway will consist of a 24-foot paved driving surface in accordance with the parking area access lane guidelines.

7. Transportation Concurrency

The site meets transportation concurrency for all major roads in the area.

8. Traffic Impact Analysis

The amount of average daily traffic does not require a traffic impact analysis to be prepared for the rezoning application.

9. Alternate Transportation

As shown on *Exhibit II.B.1: Preliminary Development Plan*, the site design provides a compact building design along a major route, where alternative transit services are available, including bus and bike routes. SunTran Bus Routes are available along La Cholla Boulevard and Magee Road one-half mile south of the subject property. Bike routes surround the site, and the Canada Del Oro Shared-Use Path is due west one-half mile across the Tucson National Golf Course. The project site is also adjacent to the La Cholla Boulevard bike route and near the Old Magee Trail and Magee Road bike routes that have striped shoulders.

I. On-Site Wastewater Treatment and Disposal

1. On-Site Wastewater Treatment/Disposal Facilities

The site will be served by Pima County Regional Wastewater Reclamation Department (RWRD).

2. Collection Sewers

Sewers within this development will connect through an existing sewer easement north of the subject property within the Sunset Mesa Plat.

3. Primary and Reserve Disposal Areas

The site will connect to the Pima County Regional Wastewater Reclamation system and will not have any on-site disposal areas.

J. Sewer

1. Pima County RWRD Capacity Response

The project is tributary to the Tres Rios Water Reclamation Facility via the Canada Del Oro Interceptor (see *Exhibit I.G.1: Wastewater Letter*).



2. Method of Sewer Service

The site will connect to an existing sewer network served by Pima County Regional Wastewater Reclamation Department. This project will connect to an 8-inch public sewer (G-2009-082) that exists north of the subject property at manhole 3127-03 via a public utility easement on the north boundary (see *Exhibit I.G.1: Wastewater Letter*).

3. Sewers within public right-of-way

All sewers on-site will be located within the ROW's except for the 20-foot sewer easement that connects to the multi-family within the shared driveways at the end of the proposed cul-de-sac.

4. Site Constraints to Gravity Sewer

There are no site constraints to gravity sewer.

K. Water

Refer to Appendix A: Preliminary Integrated Water Management Plan.

L. Schools

1. Routes to Adjacent Schools

There are no schools that abut the subject property.

2. School Capacity

As shown in *Exhibit II.L.2: Existing Schools and Libraries*, the site is located within the Amphitheater School District (ASD). There are three schools located within one-mile of the project site: Mesa Verde Elementary School, Ascension Lutheran School, and St. Elizabeth Ann Seton School. See Table II.L.2 for all public schools serving the site.

Table II.L.2: Public School Districts Serving the Site

School Name	Location
Mesa Verde Elementary School	1661 W. Sage Street
Cross Middle School	1000 W. Chapala Drive
Canyon Del Oro High School	25 W. Calle Concordia

Source: Amphitheater School District, 2017.

a. Present and Projected Enrollments

Connie McFarland with Amphitheater School District was consulted for the current enrollment and capacity numbers for the public schools that will serve the site. *Table II.L.2.a: School Capacity and Enrollment Numbers* shows the current enrollment for the affected schools and the number of spaces available within each school.



Table II.L.2.a: School Capacity and Enrollment Numbers

School Name	School Capacity	Spaces Currently Available
Mesa Verde Elementary School	700	305
Cross Middle School	900	351
Canyon Del Oro High School	2500	892

Source: Amphitheater School District, 2017.

b. Projected Increase to Enrollment

The Amphitheater School District utilizes the census multipliers to obtain school projections. The multipliers include 0.2075 elementary students per household, 0.2197 middle school students per household and 0.1282 high school students per household for the single-family detached homes. ASD uses the following multipliers for the apartment buildings: 0.1335 elementary students per household, 0.0970 middle school students per household and 0.0532 high school students per household. *Table II.L.2.b* shows the number of students anticipated as a result of the proposed 49 units (25 single-family units and 24 multi-family units).

Table II.L.2.b: Projected Enrollment Increase

School Name	Multiplier	Number of Students
Mesa Verde Elementary School	0.2075/0.1335	8
Cross Middle School	0.2197/0.0970	8
Canyon Del Oro High School	0.1282/0.0532	4

Source: Amphitheater School District, 2017.

c. Under (Over) School Capacity

All three schools are under capacity and will remain under capacity as a result of this development as shown within *Table II.L.2.c: Under (Over) School Capacity*.

Table II.L.2.c: Under (Over) School Capacity

School Name	School Capacity	Current Spaces Available	Number of Projected Students	Under (Over) Capacity by percentage
Mesa Verde Elementary School	700	305	8	42%
Cross Middle School	900	351	8	38%
Canyon Del Oro High School	2500	892	4	36%

Source: Amphitheater School District, 2017.

d. Projected Enrollment and Under (Over) Capacity

The school district does not provide this information as shown on page 2 of *Exhibit II.L.3*.

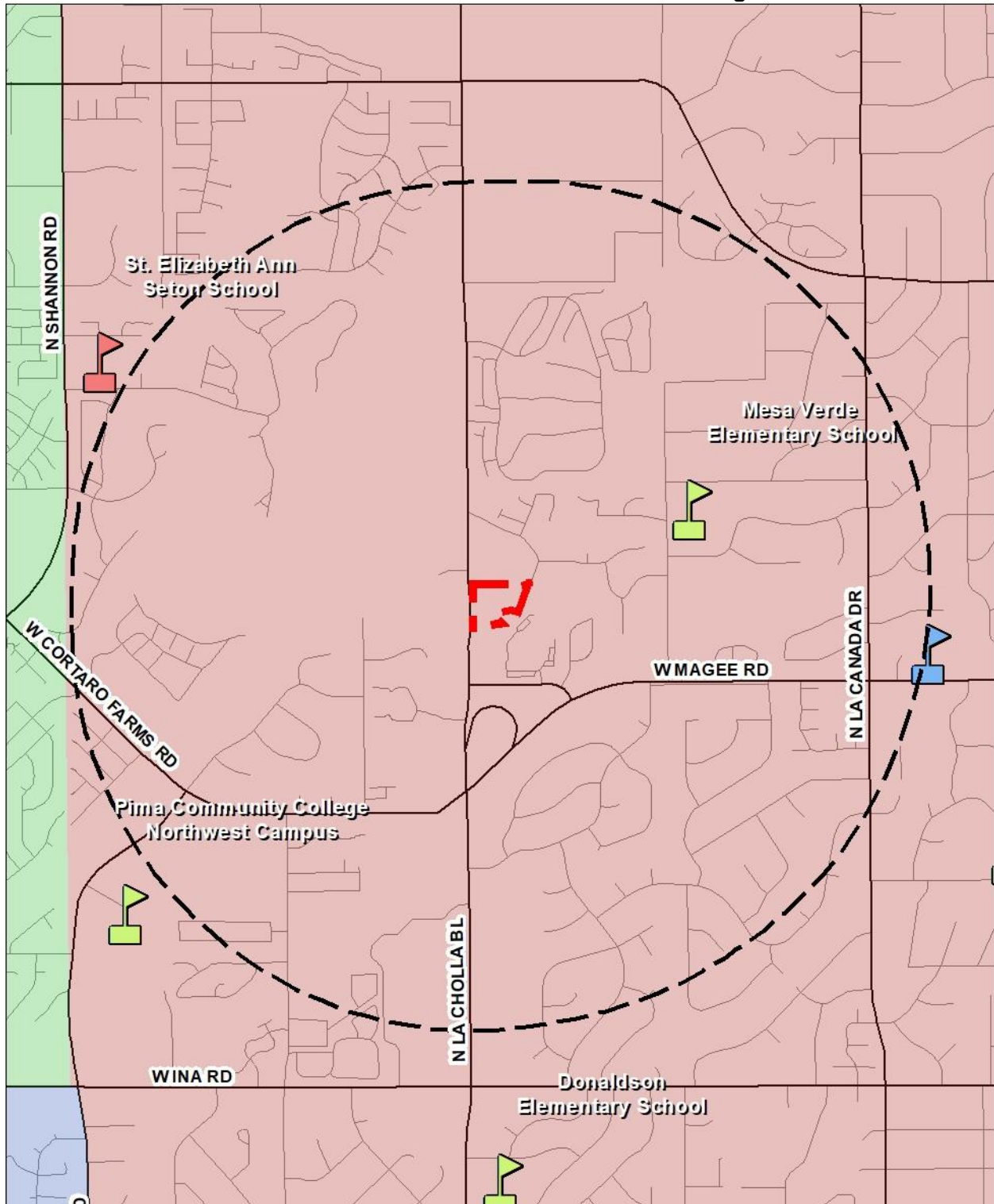


e. **School Facilities Improvements**

Improvements underway or recently completed at Mesa Verde Elementary School include: additional instructional space, classroom additions to replace portables, restroom modernization, site drainage and playfield improvements, administrative area renovations, and security fencing.



Exhibit II.L.2: Existing Schools and Libraries



Legend		School Districts:		School Types:		 FILE NAME: school_rec_6x8.mxd SOURCE: Pima County GIS, 2016
	Site Boundary		Amphitheater Unified School District		Private	
	One Mile Radius		Flowing Wells Unified School District		Public	
			Marana Unified School District		Charter	



Exhibit II.L.3: School Capacity Letter



OFFICE OF LEGAL COUNSEL

Michelle H. Tong, J.D.
Associate to the Superintendent
(520) 696-5155 • FAX (520) 696-5074

701 W. Wetmore Road • Tucson, AZ 85705 • (520) 696-5000 • www.amphi.com

GOVERNING BOARD MEMBERS

Jo Grant President Deanna M. Day, M.Ed. Vice President Scott K. Baker, Ph.D. Vicki Cox Golder Scott A. Leska

SUPERINTENDENT
Todd A. Jaeger, J.D.

August 11, 2017

Lexy Wellott
The Planning Center
110 S Church, Ste 6320
Tucson AZ 85701

**RE: Rezoning for 6.68 acres:
East of N La Cholla Boulevard / North of W Magee Road
Parcels 225-21-0090; 225-21-0080 and 225-21-0100
Pima County Arizona
Project: CCD-11**

Dear Ms. Wellott:

I am responding to your request for information regarding the capacity of Amphitheater schools impacted by your proposed development of twenty-five (25) single family residential and twenty-four (24) units of multi-family residential homes consisting of three (3) separate buildings of eight (8) units each.

Using 2000 demographic multipliers developed by the U.S. Department of Census, Bureau of Census, and adjusted for Amphitheater District’s school organizational patterns, we project the following student populations to result from this project when built:

<u>Academic Level</u>	<u>49 Residences</u>
Elementary	8
Middle	8
High School	4

The census multipliers we use to obtain these projections are 0.2075 elementary students per household, 0.2197 middle school students per household and 0.1282 high school students per household for the detached homes. For the apartment buildings, we use .1335 elementary students per household, 0.0970 middle school students per household and 0.0532 high school students per household.

The capacity noted below is based on the 100th day enrollment of the 2016-2017 school year. The schools which would be impacted by your project’s proposed enrollment are listed below, along

Amphitheater High School • Canyon del Oro High School • Ironwood Ridge High School
Amphitheater Middle School • Coronado K-8 School • Cross Middle School • La Cima Middle School • Wilson K-8 School
Copper Creek Elementary • Donaldson Elementary • Harelson Elementary • Holaway Elementary • Innovation Academy • Keeling Elementary
Mesa Verde Elementary • Nash Elementary • Painted Sky Elementary • Prince Elementary • Rio Vista Elementary • Walker Elementary • Rillito Center



Exhibit II.L.3: School Capacity Letter (cont.)

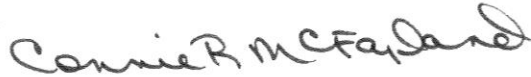
Page 2

with the physical capacity available at each school *presently*. Please note that these schools will also be impacted by other developments in this area which may have already been approved by the Council but which are not yet built.

<u>School Name</u>	<u>School Capacity</u>	<u>Spaces Currently Available</u>
Mesa Verde Elementary	700	305
Cross Middle	900	351
Canyon del Oro High	2500	892

If I can provide any additional information, please feel free to contact me.

Sincerely,



Connie R. McFarland
Legal Assistant



M. Recreation and Trails

1. Recreation Areas to be Provided

The proposed single-family development has less than sixty-five lots (25 total) and there are two public parks located within 0.75 miles of the site. Therefore, per Pima County Code, the developer can provide the required recreation area, opt to pay an in-lieu fee, or a combination of both. In this case, the developer has opted to pay the full in-lieu recreation fee for the single-family residential lots.

In accordance with Pima County Code, multi-family development requires a minimum of 460 square feet of recreation area per unit. The proposed development will feature 24 multi-family residential units, and therefore; must provide approximately 11,000 square feet of recreation space to meet Pima County requirements. The recreational amenities will be in the form of plaza space and landscaped walkways with seating areas.

2. Proposed Ownership of Open Space

A homeowner's association will be established for both the single-family and multi-family residential areas. Each will be responsible for the maintenance and up-keep of their respective open space and common areas. The total amount of open space within this project, including landscape bufferyards, is expected to measure approximately 1.3 acres.

3. Proposed Trails in Compliance with Pima Regional Trail System Master Plan

According to the Pima County Bicycle and Pedestrian Program, the property is not located adjacent to any proposed trails.

N. Cultural Resources: Archaeological and Historic Sites

1. Mitigation Measures for Protection of Resources

Based on an Arizona State Museum (ASM) check of the records, there is one identified archaeological property known to exist on the westernmost edge of the property. However, most of the property has not been surveyed for cultural resources. ASM states that the project requires Pima County Office of Archaeological & Historic Preservation review, due to the project occurring within or close to the boundary of a known cultural resource.

2. Archaeological Survey Measures

An on-the-ground archaeological and historic site survey shall be conducted on the subject property and submitted to Pima County for review prior to any ground modifying activities. A cultural resources mitigation plan for any identified archaeological or historic sites on the subject property shall be submitted to Pima County at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona



State Museum or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning code.

3. Cultural Resources Mitigation Plan

If cultural resources are revealed during ground-disturbing activities, all construction shall cease, and consultation shall be initiated with ASM to assess potential significance of any unearthened materials (ARS 41-841). If human skeletal remains or funerary objects are discovered, ASM will be contacted immediately (ARS 41-865 & 41-844.)

O. Environmental Quality

1. Control of Dust Pollution

Watering trucks will be on hand during construction to control dust pollution. In addition, all Parking Area Access Lanes (PAALs) will be paved.

2. Control of Emissions Greater than 100 tons per Year

a. Air Quality Code

The site is planned for residential development. These standards do not apply.

P. Agreements

1. Agreements with Neighboring Properties

No agreements have been made with neighboring property owners thus far.



Bibliography:

Bicycle and Pedestrian Program, Pima County, Arizona, 2016

Critical and Sensitive Biological Communities of the Tucson, Arizona Area. Pima County Department of Transportation and Flood Control District, Tucson, Arizona. August, 1986.

Desert Plants. David E. Brown (ed.). University of Arizona, Tucson, Arizona. 1982.

Flood Insurance Rate Maps. Federal Emergency Management Agency, Baltimore, Maryland.

Floodplain Management Ordinance No. 1988-FCI for Pima County Arizona, adopted by the Board of Directors, Pima County Flood Control District, April 26, 1988. Pima County Department of Transportation and Flood Control District, Pima County, Arizona.

Hydrology Manual for Engineering Design and Floodplain Management within Pima County, Arizona. Pima County Department of Transportation and Flood Control District, Pima County, Arizona. September, 1979.

Major Streets and Routes Plan (Co14-79-2). Pima County, Arizona. Amended May 6, 1986.

Mapguide. Pima County Department of Transportation. 2016.

Mapguide. Sonoran Desert Conservation Plan. 2016.

Regional Transportation Plan, 2040. Pima Association of Governments, Pima County, Arizona. 2016.

Regional Trail System Master Plan, Pima County, Arizona, 2010

Stormwater Detention/Retention Manual. Pima County Department of Transportation and Flood Control District, City of Tucson, Arizona. 1987.

Zoning Code Pima County, Arizona. Pima County Development Services. Pima County, Arizona. October, 1986

