



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 6/20/2023

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P22SP00003 UIP QUAIL CANYON I LLC, ET AL. – N. ORACLE ROAD SPECIFIC PLAN

***Introduction/Background:**

The applicant requests a specific plan rezoning for approximately 53 acres from the CR-1 (Single Residence) to the SP (Specific Plan) zone located on the south side of W. Rudasill Road, approximately 525 feet east of the T-intersection of N. Oracle Road and W. Rudasill Road and on the east side of Oracle Road at the T-intersection of N. Oracle Road and W. Kanmar Place.

***Discussion:**

The specific plan rezoning proposes a three-story, seven building, 210-apartment complex and a 116 lot, two-story, single-family residential subdivision. An approximate 22-acre portion of the site is located within the Maeveen Marie Behan Conservation Lands System (CLS) classified as Important Riparian Area (IRA) which will mostly remain undisturbed except for construction of a bridge and the previously denuded areas from the golf course use will be mitigated with supplemental plantings.

***Conclusion:**

A rezoning to the SP zone allows for the proposed uses and conforms to the Comprehensive Plan.

***Recommendation:**

Staff recommends APPROVAL subject to standard and special conditions and the Planning and Zoning Commission recommend APPROVAL subject to standard and special conditions, limiting the site to 210 apartments and 100 single-family residences with a \$300,000 voluntary contribution for improvements.

***Fiscal Impact:**


0


***Board of Supervisor District:**


1 2 3 4 5 All

Department: Development Services - Planning Telephone: 520-724-8800

Contact: Terrill L. Tillman, AICP, Principal Planner Telephone: 520-724-6921

Department Director Signature:  Date: 5/31/23

Deputy County Administrator Signature:  Date: 6/2/2023


County Administrator Signature:  Date: 6/2/2023

JUN 05 09:41 AM 2023



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Rex Scott, Supervisor, District 1

FROM: Chris Poirier, Deputy Director  For
Public Works-Development Services Department-Planning Division

DATE: May 30, 2023

SUBJECT: P22SP00003 UIP QUAIL CANYON I LLC, ET AL. - N. ORACLE ROAD
SPECIFIC PLAN

The above referenced Specific Plan Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JUNE 20, 2023** hearing.

REQUEST: For a **specific plan rezoning** for approximately 53 acres (parcel codes 102-21-062A, 102-21-070A, 105-01-136G, 105-01-136H and 105-01-136J) from the CR-1 (Single Residence) to the SP (Specific Plan) zone, located on the south side of W. Rudasill Road, approximately 525 feet east of the T-intersection of N. Oracle Road and W. Rudasill Road and on the east side of Oracle Road at the T-intersection of N. Oracle Road and W. Kanmar Place. The rezoning conforms to the Pima County Comprehensive Plan which designates the property as Community Activity Center, Higher Intensity Urban and Low Intensity Rural 1.2.

OWNERS: Wong Family LP
Attn: Daniel Wong
3705 N. Swan Road, Suite 108
Tucson, AZ 85712-12559

AGENT: Lazarus & Silvyn, P.C.
Attn: Rory Juneman and Robin Large
5983 E. Grant Road, Ste. 290
Tucson, AZ 85712

DISTRICT: 1

STAFF CONTACT: Terrill L. Tillman, AICP, Principal Planner

PUBLIC COMMENT TO DATE: As of May 30, 2023, staff has received 724 written public comments of protest/protest petitions representing 546 properties and 215 written public comments in support of the specific plan rezoning.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS LIMITING THE SITE TO 210 APARTMENTS AND 100 SINGLE-FAMILY RESIDENCES WITH A \$300,000 VOLUNTARY CONTRIBUTION FOR IMPROVEMENTS 7-2** (Commissioners Hanna and Matter voted NAY, Commissioner Becker was absent)

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: A 22-acre portion of the subject site is located within the Maeveen Marie Behan Conservation Lands System (CLS) classified as Important Riparian Area.

TD/TT/ds
Attachments



PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P22SP00003

Page 1 of 25

FOR JUNE 20, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director *CPoirier*
Public Works-Development Services Department-Planning Division

DATE: May 30, 2023

ADVERTISED ITEM FOR PUBLIC HEARING

SPECIFIC PLAN REZONING

P22SP00003 UIP QUAIL CANYON I LLC, ET AL. - N. ORACLE ROAD SPECIFIC PLAN

UIP Quail Canyon, LLC, et al., represented by Lazarus and Silvyn, P.C., request a **specific plan rezoning** for approximately 53 acres (parcel codes 102-21-062A, 102-21-070A, 105-01-136G, 105-01-136H and 105-01-136J) from the CR-1 (Single Residence) to the SP (Specific Plan) zone, located on the south side of W. Rudasill Road, approximately 525 feet east of the T-intersection of N. Oracle Road and W. Rudasill Road and on the east side of Oracle Road at the T-intersection of N. Oracle Road and W. Kanmar Place. The rezoning conforms to the Pima County Comprehensive Plan which designates the property as Community Activity Center, Higher Intensity Urban and Low Intensity Rural 1.2. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS LIMITING THE SITE TO 210 APARTMENTS AND 100 SINGLE-FAMILY RESIDENCES WITH A \$300,000 VOLUNTARY CONTRIBUTION FOR IMPROVEMENTS 7-2** (Commissioners Hanna and Matter voted NAY, Commissioner Becker was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**
(District 1)

Planning and Zoning Commission Public Hearing Summary (April 29, 2023 Continued from the March 26, 2023 meeting)

The public hearing was held virtually. Some commissioners were virtual while others attended through the telephonic option. Staff and the applicant attended and presented virtually.

The public hearing was opened.

Staff provided a brief update on the status of the case reporting 7 new protests, 1 new letter of

support, and an email from the Coalition for the Sonoran Desert Protection stating they are pleased to see that there will be no intrusion into the previously undisturbed natural open space on the southern aspect of the site.

Mr. Poirier, the Planning Official, provided information about the April 6, 2023 meeting with staff, the neighborhood and the applicant stating that it was overall a very positive, constructive meeting but there was no agreement. He indicated that during negotiations, the neighbors ultimately requested 85 single-family residences on the property to the south and 120 units on the northern property and the applicant requested 110 single-family residences on the property to the south and 200 units on the northern property and proposed a \$300,000 mitigation plan for transportation related items. The Planning Official reiterated that there are opposing factors; the neighbors should be heard and considered; and that this development has been vetted significantly through policy and land use maps that have been established for years.

A commissioner asked if there had been any additional conversations since the April 6th meeting. Staff replied that the neighborhood group provided a meeting summary posted to the agenda with continued protest.

A commissioner asked about how the \$300,000 mitigation offer would be utilized. Staff replied that the neighborhood and developer would decide how to best spend the money adding that it could be electronic speed signage or additional agreed upon mitigation and discussed that the item of importance with the \$300,000 contribution is that the developer's numbers need to work. The question is whether the \$300,000.00 contribution is enough, with the safety issues and the existing alignment of Rudasill Road which was not ideally engineered or designed and has existed since the 1950's. The additional vehicles on the road does not make it inherently more dangerous and the road has adequate capacity, even with the additional units and he believes the contribution is enough and is aware that it will not fix the road, nor should the developer be responsible for fixing a road that has existed since the 1950's.

A commissioner commented that Rudasill Road seems to be very narrow, and the result of this project could be an improvement in terms of the walkability and bikeability and he questioned whether there was a possibility of combining the contributions of the developer with development impact fees to direct the County to invest impact fees to Rudasill Road. Staff replied that the impact fees function within a regional area for pre-approved projects and monies collected are not earmark money for a specific project. The commissioner questioned whether the community would initiate an improvement district which would be financed by additional taxes to the homeowners to improve the roadway for everyone. Staff replied that it is a possibility. The commissioner questioned whether there could be a no right turn on the north egress to direct all the traffic onto Oracle Road. Staff replied that a no right turn had been explored by Department of Transportation and the applicant and would not be an option as it is not functional.

Staff discussed that a revised recommendation had been written by Tom Drzazgowski after the meeting with the neighbors and thought it would be helpful to discuss the revised recommendation.

Tom presented the recommended changes of 92 homes on the southern parcel and the support for the 210 units on the northern parcel because of the comprehensive plan conformance. He discussed that the neighbors had come up from 51 homes on the southern parcel to 85 and had made significant movement. He stated that he believes that the CR-1 zoning adjacent to Oracle road is inappropriate and that more density should be allowed and used a 20,000 square foot minimum lot size, similar to CR-2 zoning, the next step-down in zoning that requires a minimum site size of 16,000 square feet to come up with his recommended changes of 92 homes on the

southern parcel. He stated that because of the northern parcels Community Activity Center higher-intensity land use designation that the applicant's proposal is appropriate for the apartments.

A commissioner asked whether the adjacent hotel and everything in the area is 3-stories. Staff replied that some of the buildings are 3-stories and there are a few that are 2-stories and stated that the height of the apartments will be below the existing buildings due to the elevation change. The commissioner questioned if the recommendation was still for 210 apartments. Staff replied that 200 units is correct, and the reason staff does not think adjustments were necessary is due to the highest intensity CAC land use designation where places like Foothills Mall or other most intense commercial uses have the underlying CAC designation. He also stated that apartments are different housing types, and the CAC designation plans for mixes of housing types throughout the community.

A commissioner asked where the natural open space might be reconfigured if the unit number were reduced to 92. Staff replied that the applicant may be able to provide that information and continued the discussion that when the applicant indicated that they could come down from 116 to 110 units, there was an opportunity to identify a specific part of the project that would be preserved that otherwise would have been disturbed through the reduction of the 6 units. He further stated that the Coalition is embracing the reduction with an opportunity for more open space as well.

The applicant reiterated the positives brought up at the previous meeting by stating how Commissioner Becker complimented the outreach and said that she was at first skeptical about the project, but then realized the property was infill and that it needed to be developed; Chair Hook stated that we had done a phenomenal job with a difficult piece of property and Commissioner Hannah complimented us on our communication efforts and said that we had done a really good job on our regulations regarding the wildlife corridor and environmental protection and Commissioner Cook stated that our planning had been exemplary and called our project a model for future development. The applicant stated he wanted to bring this up because there were a couple commissioners who were not able to attend last month's meeting. He went on to say that they had spent a lot of time working with the Coalition for Sonoran Desert Protection on things like water conservation measures, wildlife protection, and EV charging stations which he believes will be part of county codes within the next 5 to 10 years and is happy that they were on the forefront of those items for this project and believes it is important. He stated that the discussion concerns brought forth in last month's meeting focus on three areas. The 3-story apartments, the density, and Rudasill Road. He discussed that they came down on density and provided some additional funding above and beyond what the traffic study would require and have several variations of that option. The applicant reached out to the neighbors two days prior to public hearing to provide them the proposed density and funding options.

The applicant visually demonstrated a slide to address the 3-stories and discussed that the northern property is in a canyon about 30 to 50 feet below the properties to the east and west and about 20 feet below the properties to the north of Rudasill Road and demonstrated the line of site is above the 3-story apartments. He reasoned that there is a benefit to building 3-stories versus 2-stories or 1-story because a 3-story building uses less land and has more open space and preservation with recreation areas for buffering and wildlife corridors and the building is more efficient from a construction and energy standpoint. He discussed the density where the original plan came in with a very high number and if that number remained the same throughout the process, he could have cut density 50% to be at the proposed density of today but believes that does not respect the process and ignores the important things that are behind density. There was a consideration for redesigning the site but doing an appropriate amount of density and what was

appropriate for this infill site next to a state highway, the focus was first on the general plan and the area around the site. The CAC land use designation does not have a density maximum and density was chosen with a 5 residences per acre (RAC), equivalent to CR-5 multi-family zoning which allows for 22 RAC, and we are currently at 19 RAC for the apartments. Within the single-family residence side, Pima Prospers allows a 4 RAC when you preserve 60% of the site as open space. We are currently at a 2.6 RAC and believe that the density next to the existing single-family homes is appropriate with the 100-to-200-foot buffer between this site and those homes as well as a 40-foot topographical difference. Pima Prosper also supports and promotes a compact form of development in urban or suburban areas where infrastructure is in place and markets are receptive and stated that this is an infill site where the infrastructure is fully in place, the roads have capacity, the utilities exist, and a more compact form development is appropriate. These policies also encourage density and infill sites, and this project demonstrates a responsible, sustainable development pattern that should be employed throughout all infill sites in our region. After working with the neighbors on the access within the original proposal, they requested that the single-family residential access Oracle Road and the applicant redesigned the project with a very costly bridge for Oracle Road access, avoiding all traffic being funneled onto Rudasill Road.

He finished by discussing the capacity of Rudasill Road demonstrating that is under capacity and currently functioning at 24% capacity and the proposed project will add a little over 2,600 daily trips for both the north and south parcels and even if the traffic were all funneled to Rudasill Road, the project would still be under 50% capacity. From a design standpoint there are some things that could improve Rudasill Road, but as staff has said these conditions have been there for decades and they are not caused by the project. These conditions existed when the golf course was open and even though it has been vacant for several years, this was an active site for decades with a restaurant, golf course, and tennis club which has been estimated that between 1,000 to 1,400 trips per day could have come from the previous use and finds it important to understand that this is not the first project from this property to add traffic to Rudasill Road. The applicant went on to explain that regardless of the density, the left turn out of Rudasill Road would not be effective according to Department of Transportation (DOT) because they were not sure they could enforce it with signage on private property. DOT did not necessarily say it could not be done and could encourage traffic to turn left with signage and are willing to do that. The applicant also proposed rumble strips or cuts into pavement on the hills on either side of the property that is leading to their entrance and believe that would slow traffic down along with slowing traffic signage for wildlife crossings which the Coalition had asked for to which they agree. He stated that he is happy to work with the neighbors in identifying some of the problems to come up with an agreeable solution to mitigate some of the traffic problems which are not unreasonable, but a project should not be responsible to fix all the problems of an existing roadway and are happy to explore shoulders, multi-use paths and funneling some traffic through an easement to reduce traffic onto Rudasill Road. The applicant provided some optional volunteer funding contributions and rationale based upon the density of the site.

A commissioner asked what a reduction from 210 to 200 units on the apartments would look like on the ground. The applicant responded that it probably would not drop a building, but a building may be smaller, or if it dropped a building, other buildings may become larger, but it probably would not have a significant visual impact. The commissioner stated that he understood that there is a cutoff in density that makes the bridge feasible, and he questioned how the bridge was being funded and questioned whether the bridge is just a part of the entire development or specifically tied to the single-family residential housing. The applicant responded that it is specifically tied to the single-family residential housing because there will most likely be one commercial developer and one home builder that develop the site, independent of each other.

A commissioner asked about the possibility of accessing Oracle Road through La Posada for the

northern property since there is no connection between the north and the south properties. The applicant responded that there is an easement that exists, but it is valid and legal for the golf course, so they have maintained that this will be for emergency access only and would have to work with the property owner for additional access and are willing to look into that but have not. The physical access exists and is narrow. The commissioner asked if they would be able to put in a right-hand turn lane on Rudasill Road. The applicant demonstrated pictorially that they are planning on moving their entrance approximately 100 feet towards the wash because the entrance is currently hugging a hill and they want to move it because it is not an ideal location for an entrance and will automatically help with some of the safety issues in the area. He stated that the turn lane is not warranted based upon the traffic analysis.

A commissioner stated that he is impressed by their commitment to affordable housing and was wondering as if they would be willing to go with the 210 multi-family units and 100 single-family units and would commit to a \$300,000 mitigation which was not one of the options provided. The applicant stated that they would be agreeable to that.

A commissioner commented about the different density options and the voluntary contribution that was tied to each of those and questioned why it needed to be decided at this point. The applicant responded by saying that this was a range of options that the developer could live with and still complete the project because the projected costs in two to three years from now may be very different and this is preliminary at this stage. The commitment is for a certain amount of money to address an issue and figure out the most effective way to use that money in conjunction with DOT and the neighbors during the next phase of development.

The public hearing was opened.

The chairman provided direction for the speakers allowing one-minute if you previously spoke at the last hearing or three-minutes if you had not been heard. He requested that the five neighbors that were at the meeting of April 6th speak first. One of the five neighbors clarified that his wife had participated in the meeting, although she was not on video, and requested that she be able to speak. One of the five speakers was unable to speak until much later in the public hearing.

Speaker #1 stated that there have been comments from the developer and staff about the view sheds. She opined what a viewshed is and stated there is no definition and the Pima County Zoning Code, but found in section 18.77.040, Scenic Routes that a viewshed means a descriptive map and photos of a pre-developed site from the representative locations on a scenic route and approximately 4-feet above existing grade looking at and through the development site. She reiterated that the view shed analysis looks at and through the development site and stated that she found a definition from the Law Insider that means an area of land or environmental element that is visible to the human eye from a fixed vantage point, so for the neighbors of the proposed development, what they see from their properties through the development site is their viewshed, which will be damaged and destroyed by this dense development and negatively affect the enjoyment of their property. A decrease in the density of the development in the south parcel and doing a special plan in the north that protects the neighbors, rather than abuse them for profit, will serve the community best.

Speaker #2 thanked the commissioners for their continuance to reconcile the difference in densities between the neighbors and developers and stated that it was not a fruitful meeting. He looked at their original proposal for clustered CR- 3 zoning on the north and clustered CR-1 zoning on the south which created a plan that illustrated what can be done to minimize impacts on the floodplain and the wildlife corridor, allowing expansion of the floodplain in-between areas of cluster development. The smaller buildings in the north parcel allow stepping down development.

It was indicated that there would be up to 6 feet of fill in some places and it must be that because you have got large buildings that need a flat surface, so it creates higher bank protection. The fill, coupled with using one-story homes next to the wash is better for wildlife habitat and the plan illustrates how to cluster development away from the neighbors viewsheds and considers the history of the area which has had extensive rock work that was beautifully done. The former owners used their mules in the rodeo parade and they kept them there and there is a lot of history in that area that really hasn't been reflected and finally the plan provides a transition in development from Oracle Road to the riparian area and it has been mentioned that the neighbors were buffered by the riparian area, but the fact is, the riparian area isn't buffered from the development, there are apartments right next to it and if you look at floor area ratios it's the same intensity of development of the hotels and their plan preserves 25% or 25 acres of open space and it's important to point out that 20 of those acres are not developable, so it's really not that much additional preservation that's being provided by the plan because they have to preserve the floodway and the hillsides and the rest of the development areas will be built out to the maximum extent possible with little regard for impacts on viewsheds, traffic safety and important riparian areas and the right thing is to recommend denial.

Speaker #3 stated that he is concerned about traffic safety and differs with the characterization of the risk that will be added by this development which was contrary to what the traffic engineers at the April meeting responded by saying more traffic more risk including more accidents or near misses. This is not a capacity issue; it is more of a traffic safety risk issue. There are numerous blind spots, dips, curves on Rudasill Road between the access and First Avenue. These intermediate intersections have numerous lines of sight issues and increased traffic on Rudasill Road means increased risk at these intermediate intersections. There have been fatalities on Rudasill Road, numerous accidents and many near misses. He expressed concern for the safety risk during the monsoon season because Rudasill Road has been closed many times due to flooding where traffic will be forced to travel west. Traffic will end up having to go left to the Rudasill Road and Oracle Road intersection and the street will back up probably past the access entrance. He went on to discuss how the eastbound traffic on Rudasill Road and the First Avenue intersection will become even more hazardous which is currently in a failed category. Widening Rudasill Road for access to the site from 1st Avenue will increase the risk of westbound rear end crashes. He is concerned about pedestrians and bicyclists and forcing U-turns on Oracle Road across high volume traffic at Roller Coaster Road and Oracle Road.

Speaker #4 stated that she is acting as a voice for other adjacent neighborhoods and that they welcome the development that is appropriate for the site. They recognize there's a housing shortage in the county in particular affordable housing but the known risk and possible benefits need to be carefully weighed she thanked the Commission for providing the opportunity to negotiate the density with the developer and hoped that this meeting would help the developers and the neighbors move towards mutual compromise and there were no substantial concessions while the developer was only willing to consider a reduction of 6 houses and 10 apartment units and they did not go any lower than 5%, whereas the neighbors were willing to increase 65 to 100% from our original offer and she believes this is a very disproportionate and unsatisfactory outcome. Reducing the north parcel by 10 units does not lower the risk to the public safety because there will be vehicles from 200 units utilizing Rudasill Road to either go to Oracle Road or First Avenue. 310 apartments and houses add 300 to 600 plus vehicles not including delivery trucks landscapers and additional traffic generated by this development as Mister Poirier stated, the neighbors are the experts on local conditions and more vehicles will increase congestion and accidents on a hazardous road and its nearby intersections that are already failing. They will commit money to do something about the entrance and we do not have any details other than vague promises, it may be a sign or rumble strips and she further stated that fixing this dangerous road would not be easy, cheap, and the money will not go very far with skyrocketing construction

costs. She opined that if vehicles from 200 apartment units could be forced to use Oracle Road only, that would impact the residents on Kenmar Place and Roller Coaster Road who will have to contend with more U-turns and the 110 houses and apartment traffic; and then there's the Casablanca Villas and Pima Hallow who are located directly north, where this shifts the problem to other neighborhoods and is not a solution because there are no assurances from the developer or the County that these public safety issues will be addressed in a meaningful way and she asked the Commission, to not add to these existing risks. She continued, Rudasill Road is just one of the issues the neighbors have concerning the adequate protection for an area with a high-density development in close proximity and would welcome a proposal that is suitable for this site and do not believe that the options are appropriate for the Pima Wash and she believes that the existing property owners and surrounding neighbors will be unfairly burdened so that the developer may receive a larger profit and asked the Commission to carefully weigh the risks to the riparian area and public safety against any presumed benefits and respectfully requested that this proposal be denied.

Speaker #5 stated that he is a member of the Oracle Foothills Neighborhood Association and agrees with the previous speaker about the assertion regarding the increased traffic onto Rudasill Road which necessarily makes it more dangerous with increased traffic and if all traffic were removed, all danger from the roadway would be removed, and he thinks the previous golf course traffic flow would have been a lot less than what would be generated from 300 or more residences. He is also concerned about the current zoning and the comment the developer had made that they had already reduced their density earlier in the process, so he questioned whether you put a bid in high enough for say 1,000 or 2,000 units, you will end up with a compromise closer to what you really want, and the current zoning is much lower than the request. He stated his concern for resource sustainability and that all should be aware of the issue of water resources that Arizona currently faces; the state is under considerable pressure from the amount of water that is received from the Colorado River and how that will be reduced in the future. He opined that the increased number of people will add additional strain on those resources. If the same decisions made across Tucson and Arizona to increase the number of homes, then these things are rather reckless giving all the warnings that we have had about water consumption and availability.

Speaker #6 stated that she resides in Casablanca Villas where there are 24-units and is concerned about the cross-access into their development via the unmaintained, unnamed County alleyway.

Speaker #7 stated that he has actively been criticizing the way DOT has managed Rudasill Road where a road surface study was done, and suggested a stoplight on 1st Avenue and Rudasill Road was warranted, but they had no money, and he understands that; however, DOT promptly spent millions completely resurfacing the road making it more convenient for people to turn left off 1st Avenue so people entering the intersection at 1st Avenue and Rudasill Road are facing four streams of traffic and the fourth stream of traffic heading east is a suicide shot because of the way the intersection is constructed.

Speaker #8 stated that she is opposed to this rezoning disaster of the Pima Wash. She is east of the Oracle Foothills neighborhood and her sister is living immediately across Oracle Road who also adamantly opposes the rezoning because she has trouble getting on and off Oracle Road. The seven-building apartment complex accessing Rudasill Road will be signing death warrants for some travelers and those who use it know how dangerous it is and other people avoid Rudasill Road for that reason and that is why there is not such a heavy traffic flow. Cars will wash away during flooding, animals we will be displaced alongside their neighborhood. There are examples of developments that are nicely laid out, an 8--lot Sterling Homes development and Agave in the

Hills with 5 lots which should be the example of what should be allowed, and they do not need more high-density, noise, air pollution and the wildlife being displaced nor heavy water usage.

Speaker #9 stated that she lives a few miles from the proposed project and is grateful that the Commission is ecologically minded and would like to appeal to those sensibilities throughout the density discussion. Higher-density projects are more sustainable; an easy illustration is that the footprint of 200 apartments and 3-story buildings is about 10,000 to 20,000 square feet, but if they were to build the same amount of units and single-family residences on large lots as it is currently zoned, the disturbed and developed areas would total over 1,000,000 square feet. Expanding up means consuming less of the natural environment that our native plants and animals need to survive. High-density housing keeps population growth within pre-existing boundaries of the area, instead of clear-cutting new land, we can build taller structures. The single-family home site is currently zoned by right for 55 single-family homes on large lots with guest houses on all of them which equates to 110 units by right. The proposed zoning allows for 110 units to exist on a much smaller footprint with a lot less impact and more families housed. Sacrificing the American dream of an acre for everyone creates a tighter community that preserves surrounding natural habitats and she believes that developers are trying to do the most good for the community on the smallest footprint possible and this reasoning has been complemented by the Coalition for Sonoran Desert Protection whom they have met with and worked with extensively. Leaving density on the table not only negatively impacts the project financially, but it also completely misses a golden opportunity to impact Pima County. She is hopeful that perhaps the children or the grandchildren of the opposing neighbors can buy one of these homes to be close to their family and the true intent of this housing project can come full circle.

Speaker #10 stated that he is a 3rd generation Tucsonan and as Tucson continues to grow, knowing that we are in the middle of a housing crisis he believes the proposed Quail Canyon development is a good model for the type of development Pima County should see moving forward. New housing at any level helps the housing crisis and with the continued economic growth Tucson has seen in the last decade, housing is needed to build sustainable mobility and be mindful of our fragile environment. To accomplish that, greater density is necessary which uses less water and land minimizing the impact to native wildlife. The proposed development utilizes this greater density while focusing on good design for its new residents and the neighborhood. He surmised that developers can no longer afford to build one house per acre and must utilize infill sites over bulldozing untouched desert and he admires the commitment of the developer to preserve the riparian corridor and keep ample green space. He believes this a good development for the community are the housing needs of Pima County and are the example of practices that should be embraced going forward.

Speaker #11 stated that he has lived in the Oracle Foothills neighborhood for the past 33 years and the developer of Quail Canyon came to them with the full plan, not a proposal; there was a sales pitch and not a real discussion. The developer was offended when neighbors from four sides of their project asked questions and suggested major changes and the developer's response to the big issues were that you cannot ask them to do that, and they are simply too far apart. It has been all take and no give, and even the few crumbs tossed were written in pencil and not ink. The neighbors are the ones who must live with the problems the developer creates and to them this is just another project, another trip to the bank; for us this is our home, our family and our future and stating that we are too far apart is not a solution. Reducing the density is. The developer wants neighbors and new residents to cope with the problems the developer creates with traffic, watershed, noise, and heat island effects and is the County prepared to pay for the widening of Rudasill Road? There is no need to if the current zoning remains, traffic lights at 1st Avenue and Rudasill Road will not be needed. There are two other developers, AF sterling and Fairfield that are promoting equivalent CR-1 subdivisions in the neighborhood. If they can make

money on the current zoning, why can't Quail Valley? Our protests are because the developer wants to cram too many units into a limited, awkward space which would be a grand project to develop at Foothills Mall where density, traffic and drainage are not issues, but not on this property. A smart developer that really cares about the larger neighborhood would whittle down the square peg so that it fits. The neighbors requested moving all the traffic to an entrance on Oracle Road and the response was, no you can't do that. What we need is someone to tell the developer you can't do that, you purchased this zoning, make it work.

Speaker #12 stated she understands the need for new housing, but she believes that when the property was purchased there was an understanding as to the existing zoning and she does not believe that the neighborhood should have to suffer because the developer wants to add more housing when it is greater than what it is zoned for. The need to rezone does sometimes come at a cost but this cost, but this is too great for the neighborhood and the developers have shown that they are not willing to compromise to create something that is livable for all concerned. The neighborhood has gone to great lengths to try to accommodate them, and they have shown little or no regard to the neighborhood. She purchased her home there for a reason and is concerned about the traffic, noise, and water and she strongly suggests that the Commission vote no.

Speaker #13 stated that he did not have a lot to add in terms of specifics. He thanked the Commission for being willing to listen to the neighborhood and he stated that the applicant has been very professional in his actions but thinks that this boils down to the density and all the issues that come from the increased density. He believes that \$300,000 offer is well intended but is almost a false narrative because of the needed improvements to Rudasill Road. He thanked the members of the Commission for their work and the members of the community for working together as well.

Speaker #14 stated that he lives on the south side of Rudasill Road and when he leaves his driveway he looks to the west where there is a hill. Whether he goes left or right he cannot see a vehicle approaching until it crests the hill and once, they hit the downhill, they are going faster. It is a dangerous area and the fatality that happened was approximately 60 feet across the street from his home and he believes as a previous speaker had mentioned that the intersection of 1st Avenue and Rudasill Road should be looked at. The neighborhood advocates for a safe environment and requested that the Commission please consider that the density is motivated by money and the residents are motivated by safety.

Speaker #15 stated that he is one of the investors in the project and lives in the Casa Adobes neighborhood and wanted to reiterate that they are local residents and developers and have respect for the process that has been followed, as evidenced by the fact that staff fully supports the project, and it is within the code; especially on the north side of the project where the apartments will be located. The project is also supported by the Coalition for the Sonoran Desert Protection and many people have commented about compromise, but the compromise is relative to the cost of the project and the challenging sight and can respect the neighbors. The project will use half the water that a golf course used, which is significant, and it does not disturb anything that was not previously disturbed by the golf course use and 200 apartment dwellers do not come and go to work, or school, or play at the same time every day and he fully supports the project.

Speaker #16 stated that she spoke about the dangers on Rudasill Road at the previous meeting and that Rudasill Road is still a road that the neighborhood has grown around where their homes are all built within the current zoning in place and the road was constructed to accommodate a neighborhood with CR-1 zoning. If the zoning changes, Rudasill Road must also be changed to accommodate the unprecedented high-density in the community. The neighborhood is not against development but would like the development first to follow the same zoning laws that the

neighborhood was built around. She was in the market for two years before falling in love with her home and the neighborhood. She expressed that other developers have followed the process laid in front of them regarding zoning, building a neighborhood together, and keeping each other safe and finds it shocking that one developer can take it all away. This neighborhood is CR-1 zoned and should stay that way; the developer is welcome to build using the same laws the rest of the neighborhood had to abide by. The neighborhood has tried to negotiate the density with the developer and the developer has refused to talk about density. She believes that meeting and negotiating are not the same thing and, in her opinion, meeting without negotiation is not a good faith effort and the developer is aware that there is unequal bargaining power and feels they do not have to negotiate with the neighborhood nor worry about safety outside of their development and that concern then, falls on the neighbors, the Commissioners and the Board of Supervisors. She asked for help in defending the neighborhoods safety concerns and requested a vote of no.

Speaker #17 stated that she lives off Kanmar Place and that she agrees with the concerns that many of her neighbors have voiced, especially the concerns that were relayed regarding the adverse impact on the important riparian area and the surrounding environment. She is concerned about the very high-density development and how that will impact traffic safety at the Oracle Road and Kanmar Place intersection and the Oracle Road and Roller Coaster Road intersection which are already failing, and she is concerned that the influx of people making U-turns at these intersections making it very hazardous for the neighbors who must use these roads daily. She is also concerned for the safety of pedestrians and often sees people trying to run across six lanes of traffic when the speed limit is 45 mph. With increased density, she believes that she will see more pedestrians attempting such hazardous crossings because there are no crosswalks for blocks.

Speaker #18 stated that she is speaking on behalf of her mother and her sister, and they are opposed to the rezoning. She is concerned about some of the comments that were made about having a slightly higher-density than adjacent neighborhoods and she suggested that CR 5 zoning is way beyond slightly higher density than CR-1 zoning and that this rezoning is incompatible with the adjacent neighborhoods

Speaker #19 stated that the original proposal made by the developer shows how unreasonable the developer is and how badly the neighborhood needs a strong and reasonable Commission who will protect the homeowners that bought in the area and relied on the current CR-1 zoning. The apartments are going to ruin the character of the area and Tucson still has some charm and rural character to it unlike Maricopa County and would like very much to see it stay that way. He commented that for the developer it is all about money and not about quality of life and that is why this Commission's role is so important. The apartments will create a huge traffic mess on Rudasill Road and ruin the riparian area and the developer would ride roughshod over the neighborhood if they were allowed to and requested that the rezoning be denied.

Speaker #20 stated that when they bought their house a couple years ago, within a couple months, a person who lived right on the corner of Rudasill Road and Genematis was killed in a car accident right across the street from them and a year later while they were at home, another car rolled, right across the street and they ran over and saw this person bleeding in his car. She stated that she is totally opposed to developing any more traffic on Rudasill Road because she lives there and hears near misses almost daily; she hears screeching tires and Rudasill Road is a mess, but that is not especially why she is against this. She continued that she is not a developer but does believe in development and infill and questioned why take a wild place and why not push development where it is needed because there are so many other places in Pima County that need to be redeveloped with new homes or have places torn down and replaced with

something nice and questioned why take a place that is so beautiful when you and your neighbors walk?

Speaker #21 stated that he has a question about the \$300,000 or the \$100,000 voluntary contribution for Rudasill Road and believed that staff said that they would have to go through all kinds of processes and the money may not necessarily go for Rudasill Road improvements? He is questioning why there would be a consideration for that kind of money if it is not going to help the neighborhood, or help anything, it could help something in Vail or wherever and whether that is true. (Staff clarified that the speaker is confused with impact fees versus the voluntary contribution.)

Speaker #22 stated that he lives on Rudasill Road and that he sent in some photos of the kind of living experience coming and going from their current egress in the neighborhood. He is relatively new to the neighborhood and loves the country lifestyle and very much the country road that they have with Rudasill Road and think this is what appealed to him. He grew up on such a road where his folks would not let them ride their bikes because of the sordid nature of the traffic and he would be very nervous about any kids riding their bikes on Rudasill Road and he believes that the apartment component of the development would certainly cause traffic to turn right where there is extremely limited visibility and dangerous dips and curves. He further stated that he is a diversity, equity, and inclusion officer and naturalist and advocates for all the elements of the arguments around protecting nature that is very special, but so is life and the reality of loss of life. He continued, that he purposely did not include any photos of the little crosses that are along Rudasill Road where there have been deaths and cars going off the road and appreciates the inclusiveness of the process and the thoughtful listening that he has been a part of and is proud to be Tucsonan and thanked the Commission for their work in the community.

The applicant responded to the public comments discussing the way impact fees work, the reduced water usage and water conservation included within the proposal, drought resistant vegetation, density and the proposed traffic improvements.

A commissioner asked about the Coalition for Sonoran Desert Protection letter and whether there is support for the project. The applicant responded that the Coalition was supportive of the northern parcel and made suggestions for the southern parcel which the applicant was not agreeable with, but with the reduction of units on the southern parcel, the Coalition is satisfied with the development.

The public hearing was closed.

Commissioner Cook made a motion to approve with standard and special conditions, subject to limiting the site to 210 apartments and 100 single-family residences with a \$300,000 voluntary contribution for improvements. Commissioner Maece gave second to the motion.

A commissioner commented that this is a difficult project because it is located adjacent to a lower-density rural neighborhood that is relatively quiet and it is located adjacent to the high-density Oracle Road corridor and one of the goals of Pima Prospers is to locate housing close to existing infrastructure and there is a contribution to affordable housing with 40% of the apartments planned for studio or one-bedroom units which is significant. He continued by stating that people should be reminded that 80% of water usage is consumed by agricultural uses and 20% consumed by cities and the municipal uses of water is not the problem, even though the water saving features that are proposed are very much wanted and should be the wave of the future in terms of urban development. To change the water situation, the allocation of the Colorado water and the mix between cities and alfalfa growers must be considered.

A commissioner questioned whether Quail Canyon and the properties in the area were always zoned CR-1. Staff replied that most of the Catalina Foothills was zoned SR (Suburban Ranch) during the late 1950's through the '60's which required a minimum 3.3-acre lot, but a very large rezoning occurred, rezoning the area to CR-1 zoning. At that time, Rudasill Road existed and there was an 300% increase in density to the area, which is currently enjoyed by the residents who have the changed zoning CR-1.

A commissioner commented that there is a housing shortage County-wide and this project meets all County requirements, including Pima Prospers which was a long-drawn-out process to revise how the County sees the future which had a lot of stakeholder and resident input. This project is an infill project, and the developer agrees with the Coalition's recommendations.

A commissioner recommended that the neighborhoods in the area should pay close attention to County bond elections because most of the rejection came from the unincorporated residents of the County and if you want to have better roads and traffic infrastructure, then you must be willing to pay for it.

A commissioner commented that he appreciates staff and the extra effort they have done to facilitate the homeowners' meetings with the developer which seems that they have gone over and above what would normally be expected to try to bring both sides together and it is obvious that much work has gone into it. He also appreciates the developers who have been anxious to get this approved and made some movement trying to do that, but having said that, he is still concerned about the plans to do something about Rudasill Road and understands the infill concept. He believes this project meets all those goals in terms of infill an additional housing but does not think that he can, in good conscience, recommend approval where the infrastructure is not there to support the project, so he stated he will vote no.

A commissioner stated that he will be voting to approve the project and really liked the comments about housing, the need for it, the fact that this is infill and that it meets every requirement and checks every box that we are looking for. He knows the increased density can be a little uncomfortable and understands that change always is, but density is the way that we should grow sustainably to build our way out of the housing crisis. He stated that he heard a comment from one of the neighbors to as to why develop here because there are so many other places that need redevelopment, and he believes that this is one of them and this provides the community adaptive reuse and infill. He went on, this is sustainable using half as much water as a golf course and if the neighbors wanted to protect it as a park, as he had heard and agrees with a commissioner who mentioned that if you want preservation or improvements, you have to participate in bond elections. He opines that one of the neighbors had said that DOT stated that the light was needed at 1st Avenue and Rudasill Road and that we've heard many comments about traffic safety and the condition of the County road, but his thoughts are that it would be great to have infrastructure in place in an ideal world, but this case may be the development that can drag DOT along so that when the development is finally complete, the addition of those residents will bring even more attention to the funding to mitigate the traffic problem. For these reasons he will be voting yes and thanked staff, the stakeholders and the neighbors.

A commissioner thanked staff, the developers, and the neighbors for such amazing communication between everyone. He understands that not everybody wins in these situations but he really appreciates the efforts that have been taken and furthered that this is his old neighborhood and he understands that change is very hard and surmised that living along Oracle Road, this is a really good compromise for the project to fit into a space, but not dominate the space, and believes that in reality it could have been much more density and believes this is a nice balance for what's needed for the wash corridor and for the housing while retaining some

semblance of the open space that existed there. He went on to say that no one could realistically think that the abandoned golf course was going to stay open and vacant forever, especially right in the middle of town, and believes this is a very good compromise and thinks the neighborhood will also grow to appreciate it. Many things have changed in our city, large vacant spaces that are magnets for many other issues, whether it is homelessness encampments or all sorts of things that require monitoring and believes this is a nice way to eliminate some of those issues that the neighborhood is facing and is going to vote to approve.

A commissioner discussed that as the motion maker at last month 's Commission hearing to continue the case he believes this is turned out better than he could have imagined. He believes this was an effective process and the parties involved made headway and that the Commissioners are doing what they are charged to do which is vetting and providing a thoughtful recommendation to the Board of Supervisors. There has been a lot of thought that has gone into this decision and the Board of Supervisors can effectively rule on this case when they receive it in the next month or two. He thanked the Commission and the Planning Staff and the people that work for Lazarus and Silvyn and especially to the neighbors for participating with open minds.

A commissioner discussed that she wanted to go on the record as supporting the proposal and would like to thank Commissioner Maece for communicating all the reasons that she is voting for the project.

The Chairman of the Commission stated that he wanted to respond about the comment regarding the bond election that failed about 10 years ago and pointed out that Pima County has one-third of their population that is unincorporated, but pay property and sales tax to the state of Arizona and that money only comes back to the incorporated areas, so because we have such a large area of unincorporated space and unincorporated residents, there is about a million dollars a year that do not return back to Pima County. If more areas were incorporated, some of the issues could be addressed within those 10 years since that bond election. If more people were incorporated, Pima County would have an additional billion dollars to spend. This is another way that residents can form together to capture some of the money and solve some of these problems which is hard, because Maricopa County receives the windfall money because they are only about 3% unincorporated and this money could solve some of the transportation problems that are huge in this area and called for a roll call vote.

The commission voted to recommend **APPROVAL** of the specific plan rezoning 7 – 2 (Commissioners Hanna and Matter voted NAY, Commissioner Becker was absent), subject to limiting the site to 210 apartments and 100 single-family residences with a \$300,000 voluntary contribution for improvements and the following Standard and Special conditions added to Section V of the Specific Plan:

1. Not more than 60 days after the Board of Supervisors approves the Specific Plan, the owner(s) shall submit to the Planning Director the Specific Plan document, including the following conditions and any necessary revisions of the Specific Plan document reflecting the final actions of the Board of Supervisors, and the Specific Plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this Specific Plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the Specific Plan shall apply.
3. This Specific Plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this Specific Plan. The Specific Plan's development regulations shall be interpreted to implement the Specific Plan or relevant Pima County regulations.
4. Transportation conditions:

- A. A revised Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the submittal of the development plan or subdivision plat. Off-site improvements determined necessary as a result of the traffic impact study shall be provided by the property owner.
 - B. Eastbound movements at the Rudasill Road and First Avenue intersection are in a failing level of service and have a greater than 10% increase in delay with the project. Mitigation shall be proposed and provided during the development process and is subject to review and approval by the Department of Transportation.
 - C. Eastbound movements at the Oracle Road and Kanmar Place intersection have a greater than 10% increase in delay with the project. Mitigation shall be proposed and provided during the development process and is subject to review and approval by the Department of Transportation.
 - D. Eastbound movements at the Oracle Road and Rudasill Roller Coaster Road intersection are in a failing level of service and have a greater than 10% increase in delay with the project. Mitigation shall be proposed and provided during the development process and is subject to review and approval by the Department of Transportation.
 - E. The westbound left-turn lane located at the Rudasill Road and Oracle Road intersection shall be to be extended to accommodate the increase in traffic from the project site as determined by the revised traffic impact study and shall be constructed to Pima County Standards.
 - F. Prior to development plan or subdivision plat approval, written proof of coordination with the Arizona Department of Transportation (ADOT) is required.
 - G. The location and design of the access point on Oracle Road is subject to approval by the Arizona Department of Transportation (ADOT).
 - H. Sidewalk shall be constructed to Pima County standards along the south side of Rudasill Road from the proposed driveway to the Oracle Road intersection. The location shall be determined at the time of permitting and as approved by the Department of Transportation.
 - I. On-site access easements shall be abandoned at time of permit review process if they are no longer utilized.
 - J. The bridge crossing over the Pima Wash for access to the south parcel from Oracle Road shall provide pedestrian and bicycle Facilities within the cross section.
5. Flood Control District conditions:
- A. Drainage infrastructure, bank protection and open space for drainage shall be maintained by the Homeowners' Association for the residential subdivision and by the property owner for the multi-family apartment complex.
 - B. Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) are required. The CLOMR shall be approved by FEMA prior to recording of a Final Plat or start of grading on either of the two parcels.
 - C. The proposed bank protection shown on the Preliminary Development Plan shall be constructed for each lot within the residential subdivision and for the multi-family apartment complex at the same time through one permit for each project.
 - D. First flush retention shall be provided in Low Impact Development practices distributed throughout the site. Curb cuts in appropriate locations along roads shall be utilized to optimize LID Practices in appropriate locations throughout the road system.
 - E. Except as shown on the PDP, the Regulated Riparian Habitat located within the Flood Control Resource Area shall be protected during construction and will remain undisturbed.

- F. The required riparian habitat mitigation shall be installed within mitigation boundary show in the Specific Plan and will be, at the minimum, the vegetative required density for each classification disturbed.
 - G. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Wastewater conditions:
- A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) stating 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(s) shall enter into a written agreement addressing 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 is permanently committed for any new development within the rezoning area.
7. Environmental Planning condition: Upon the effective date of the Ordinance, the owner shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
8. Cultural Resources condition: Further cultural resources documentation of the historic golf course is needed and shall be conducted by a permitted archaeological historian or historical architect. Provide a field study of any existing historic buildings on the subject property and HPIFs if appropriate and include archival and/or context study of the historic Cliff Valley Golf Course.
9. Natural Resources, Parks and Recreation condition: No trail easement, nor trail installation shall be required for the Pima Wash singletrack trail. Natural Resources, Parks and Recreation will not assume responsibility for open space maintenance.

10. Adherence to the Specific Plan document as approved at the Board of Supervisor's public hearing.
11. Adherence to the water conservation features as outlined within the Specific Plan, Section II.C.9 is required.
12. In the event the subject property is annexed, the property owner shall adhere to all applicable 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.
13. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "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. § 12-1134(I)."

Planning and Zoning Commission Public Hearing Summary (March 26, 2023)

The public hearing was held virtually. Some commissioners were virtual while others attended through the telephonic option. Staff and the applicant attended and presented virtually.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions added to Section V of the final specific plan.

A commissioner shared concerns regarding the access and whether consideration for connecting the access internally was given, providing more than one-way in and one-way out over the entirety of the project. Staff replied that based upon the adjacent elevations and the required bridge to connect to Oracle Road, cross access was not likely. Staff further discussed that the access points are adequate because the current access limits additional encroachment into riparian areas. If the southern parcel had to cross the wash again for cross access, it would impact the private development to the north with access through private property which would not be forced by the County. Staff clarified that the developer previously considered connecting to the east which would require access through an existing lower-density neighborhood and that the bridge connecting the northern and southern parcels was explored.

A commissioner questioned whether the Arizona Department of Transportation (ADOT) agrees with the impacts to Oracle Road. He further commented that according to the traffic impact study, the intersections in the area are functioning poorly and will function poorer moving into the future and questioned whether ADOT and the Pima County Department of Transportation (PCDOT) have been satisfied regarding the traffic impacts. Staff replied that the PCDOT has reviewed the report and coordinated with ADOT for revisions to the report to meet the standards for impacts to Oracle Road.

The applicant introduced his development team and further discussed the merits of the project. The applicant discussed that the developer is willing to add a certain amount of studio and one-bedroom unit apartments to help with affordability. The smaller the unit, the less rent required. He also discussed the environmental design elements planned throughout the project developed as a result of discussion with the Coalition for Sonoran Desert Protection. The specific plan has provisions for reduction of heat island effect through covered parking and EV chargers for electrical vehicles within the apartment parking area and one EV ready parking space within the residential garages. Water conservation mitigation includes water sense fixtures, drought tolerant

vegetation, the utilization of passive rainwater in landscaped areas, turf ban and leak detectors,

A commissioner asked for clarification regarding the access of the northern and southern parcels and expressed concern for the safety of Rudasill Road. The applicant responded that the traffic generated from the apartments will be accessed from Rudasill Road and the access for the southern parcel, single-family residential development will be onto Oracle Road. He further discussed that Rudasill Road is functioning under capacity and there will be additional improvements to the intersection of Rudasill Road and Oracle Roads to help improve traffic. The commissioner questioned flood concerns from people on the west side of Oracle Road with the proposed channelization of the Pima Wash. The applicant stated that by code, the proposal cannot increase the water downstream and the detailed drainage will be reviewed during the development phase of the project but have provided enough information to demonstrate reasonable compliance with Flood Control District and at the time of development will also obtain Federal Emergency Management Agency approval.

A commissioner asked about whether bike lanes will be installed on Rudasill Road. The applicant stated that they will be. Staff clarified that there is a rezoning condition requiring a sidewalk which may be better suited as an asphalt path.

The Chair of the Commission provided the public speakers guidance on how to participate limiting their time to 3 minutes each.

The hearing was opened to the public. There were two-hours of public testimony. All the speakers were respectful of the 3-minute time limitation established by the Chairman of the Planning and Zoning Commission.

Speaker#1 discussed emergency service access for the 210 apartment units onto Rudasill Road and surmised that there is no secondary access. The speaker does not believe the developer can effectively serve the proposed development and is concerned about the traffic load onto Rudasill Road and the existing heavy backups experienced without the project.

Speaker #2 discussed that he is a hydrologist and adjacent to the site. He stated he is against the project and that it will damage his property, his neighbor's property and place lives in danger due to flooding. He is concerned that people and their buildings in the floodplain may be harmed by a flood. He opined the velocity acceleration for the site.

Speaker #3 is a property owner within 300-feet and is concerned about the density proposed and the ability to drive and run safely with the additional traffic. The speaker discussed the accident that she was in and that there is a memorial for a different driver who passed away after driving through the sharp turns on Rudasill Road. She added that it is a dangerous road for pedestrians, bicyclists and drivers due to the blind spots and curves and expressed concern about the future impacts to Rudasill Road and the safety and negative impacts to her community and requested that the current CR-1 zoning remain.

Speaker #4 is a long time Tucson resident adjacent to the site, a former Planning Official and a Planner and Program Manager for TUSD and has redeveloped many properties in his current capacity. He stated that he is not against infill, but infill should be appropriate for the community, otherwise it can be detrimental. He discussed Euclidian zoning and case law regarding the separation of incompatible uses. He added that the proposal is adjacent to an important riparian area and believes that it is incompatible with the protection of an important community resource. He discussed floor area ratio and how this project is not a transition to the lower-density properties and recommends denial.

Speaker #5 purchased her home in the Oracle Foothills neighborhood to live in a quiet, peaceful neighborhood with clean air and without auto exhaust, micro particulates, scented dryer sheets, household chemicals coming from homes close together which cause sickness and requested that her neighborhood be kept as one of the best for desert walking and bicycling. She stated that the high-rise apartments and extremely crowded houses will ruin the wildlife corridors forcing them onto Oracle Road causing serious accidents. Speeding cars will traverse their streets causing more deaths and the Pima Wash will flood causing cars to be washed away. The apartments will use tons of water and Oracle and Rudasill Roads are already congested and asked the commission to leave the reasonable CR-1 zoning, scrap the apartments and suggested they make a park there.

Speaker #6 lives in the Casitas de Castilian community where the main access for 120 homes is from Roller Coaster Road. She expressed concern for the traffic generation and safety of crossing Oracle Road at Roller Coaster Road and the number of U-turns that will be generated to head south on Oracle Road and requested additional safeguards such as flashing caution signs or other options to counter the adverse effects of additional traffic.

Speaker #7 lives within 300-feet of the proposed rezoning site on the hillside, above Pima Wash, and indicated that several of these property boundaries along Williams Drive include the hillside adjacent to the development located within a floodplain and explained that because of this she receives a yearly floodplain notice from Pima County Flood Control District that explains how the Catalina Foothills watershed includes numerous washes and includes a warning about flash flooding that create life threatening and hazardous situations and questioned why the County would allow development in the wash, especially one requiring fill. She has experienced the wash running 5-feet deep and stated that the plan will increase the water surface elevation and velocity. She stated that the riparian areas and Pima Wash should be preserved.

Speaker #8 is part of the Oracle Foothills Neighborhood Association. He discussed that the highest priority issue to the surrounding community is the traffic congestion. He stated that the revised traffic study has understated the peak hour traffic generation and is unreasonable to assume that those vehicles would turn left onto Oracle Road. He believes that the car movements on Rudasill Road during flooding will exist onto Oracle Road will increase the crash potential at the immediate intersection and potentially back up traffic. The intersection is in a failing level of service and no mitigation was proposed. He shared concern for the right-out only turn onto Oracle Road for the residential component forcing drivers that need to travel south to cross the six-lane highway to make a U-turn.

Speaker #9 is a Board member of the Oracle Foothills Neighborhood Association, directly adjacent to the proposed development and she discussed the important riparian area and wildlife habitat and corridor which run through the property and believes the high-density development will negatively impact the riparian habitat and wildlife due to the large footprint of the developed property with houses, yards, streets, cars, apartments, people, pets and barriers. She suggested that a reduction in the density would have the benefit of reducing the footprint and the negative impacts to the important riparian area which are critical elements of the Sonoran Desert where biological diversity is at its highest. She stated that she understands the need for housing and infill but can think of one-hundred sites that do not utilize major washes, floodplains and important riparian areas and urged the Commission to deny the request.

Speaker #10 lives adjacent to the site. She echoes all the comments that have been made and wanted to make the committee aware that even though the neighborhood and developer are not eye to eye, this project is fundamentally about profit for investors in California. She stated that

she believes the proposal is high-end, single-family dwellings and apartments and despite the offer for a few studio apartments does not believe it is a housing solution in the Tucson area. She is concerned about the water consumption and stated that this is not a NIMBY (Not In My Back Yard) effort and requested that the developer reduce the density. She stated her opposition to the project.

Speaker #11 stated that he lives just east of the proposed project and has reached the conclusion that comprehensive plans and zoning regulations are like banking regulations where they are put in place by thoughtful people who anticipate future problems. He further stated that one problem that might occur is that a developer might come along with a very profitable idea, which would involve revising the neighborhood and building in a floodplain, snarling traffic. This happened a number of years ago about one mile east of Quail Valley where a company applied to rezone to high-density residential just east of 1st Avenue and the County denied the zoning and its result was Shadow Hills, which is a very desirable, pleasant, residential neighborhood that matches the surrounding area perfectly with no traffic congestion and in many respects is an ideal neighborhood. He urged the Commission to follow the example set years ago by the Board who voted unanimously to deny the zoning. He opined that the best used for Quail valley would be a public park and open space.

Speaker #12 stated that he lives across the street and agrees with the issues that have been covered so far and sees the opportunity to improve this land. He stated that when it rains, it floods and there are always ways to develop the property similar to Shadow Hills where updated southwest building techniques are employed. He opined that it would be nice to have some neighbors, great for the County and great if the projected reflected something to aspire to where other builders would think Quail Canyon "is the place" and is located right in town. He further stated that the discussions about a bike lane do not seem possible because of the mountainous hills on either side with the windy, curvy road and that the density is too great. He believes that a lower density would keep the wildlife intact, and he objects to the high-density and would like to work with the developer to make it a cool place.

Speaker #13 stated that he is a resident adjacent to the site and is concerned about the public safety along Rudasill Road, designated as a collector street by Pima County which is a narrow road spanning less than one mile from Oracle Road to 1st Avenue in distance and lacks sidewalks and shoulders as required by Pima County. Rudasill Road has three steep hills, numerous blind spots and a rolling "S" curve which make this road threatening to vehicle, bicycle and pedestrian traffic. He continued by saying that the water depth flow through the Pima Wash will cross the road, excel and rush into the southern floodplain. These flows have been recorded at depths of 3 to 5 feet over the past 10 years and he discussed how there was a fire rescue for a vehicle. The speaker added that the varied speed limits and historically dangerous road is responsible for the fatalities and recent vehicle rollovers. He stated his objection to the proposed development based upon its impact to public safety and believes significant improvements to Rudasill Road would be required to allow the development.

Speaker #14 stated that she is the Vice President of the Catalina Foothills Association and is opposed and has provided written opposition to the zoning change based upon many of the very strong rationales previously discussed.

Speaker #15 stated that he lives approximately one mile east of the proposed project. He believes that the density of the project is a mismatch with the surrounding area as well as the adjacent neighborhoods which have been driving, walking and biking the area for years. He echoed the concerns about Rudasill Road and how this proposal is a contrast to a wonderful area that they live in. He believes the high-density apartments will generate high traffic volumes during rush

hour periods which will have a negative impact from a public safety perspective and stated opposition to the project.

Speaker #16 discussed that she lives in the Oracle Foothills Neighborhood and part of the association and is in objection to the rezoning. She agrees with the previous speakers and does not believe that the development honors the Sonoran Desert Conservation Plan. She further discussed how this is an important riparian area and a special flood hazard area and that the proposal does not appear to mitigate that. She would like to see integration of sustainable decisions for enhancement of the environmental, economic and quality of life for the citizens of Pima County.

Speaker #17 stated that she lives adjacent to the site, within 300-feet and is in opposition to the proposal and believes that the high-density will create problems described in the many letters, petitions and materials that have been provided to the Planning and Zoning Commission. She further stated that more people equal more cars, more cars equal more traffic, and more traffic on a dangerous road like Rudasill Road increases the probability for additional safety issues. She stated there are a lot of concerns regarding the traffic study presented by the developer and is concerned about the important riparian area being degraded and appreciates the work done with the Coalition regarding the protections for the IRA, even though the impact of the high-density remains a concern. She discussed that the County requested the neighbors work with the developers, however the developers have not been willing to reduce the density and the neighbors agree that a creative solution is necessary, but it needs to be appropriate for everyone.

Speaker #18 stated that he is adjacent to the property and within 300-feet and he does not have any objection to the development of the property although he has concerns about the density. He commutes on Rudasill Road every day and does not believe the traffic and safety issues can be mitigated with this amount of traffic generated and encourage the Commission to reconsider a lower-density because of the fundamental problems that simply cannot be addressed with the higher-density.

Speaker #19 stated that she represents the Coalition for Sonoran Desert Protection and that their mission is to protect the biodiversity of the Sonoran Desert in Southern Arizona. She has concerns about the important riparian area of Pima wash which also functions as a wildlife corridor that runs from the Coronado National Forest to the Rillito River, generally unimpeded. She is concerned about the sustainability and water conservation issues that she does not believe our community can afford to ignore. She stated that the developer has been very receptive to the suggestions about reducing the footprint and adopting additional measures to mitigate the impacts for wildlife movement and is supportive of the north parcel of multi-family and requests that the southern parcels' mitigation measures be adopted in written format.

Speaker #20 stated that she is directly north of the Casablanca Plaza and joined to Rudasill Road by an unnamed alleyway and her primary concern is that the apartments will increase traffic on Rudasill Road where there are no shoulders, and it is incredibly unsafe. She believes that the additional traffic generated will cause drivers to travel across Rudasill Road onto their access, creating cut-through traffic to access Oracle Road and refutes the representative's assessment of the street as public access.

Speaker #21 stated that he lives just north of Rudasill Road and is strongly opposed to the rezoning request based upon all the comments from people who have previously spoken.

Speaker #22 stated that she lives adjacent to the site and within 300-feet. She stated concerns for the proposed development and finds it sickening to take away the natural wash. She sees the

wash traversed the property and not just the very, very limited channel that will be called the wash. The speaker finds the wash to include the floodplain which the developer does not, and she is very much in opposition to the request. She finds the development as proposed an insult to the residents that live there.

Speaker #23 stated that she lives in the Oracle Foothills neighborhood and is opposed to the development for the reasons that have been previously stated. Her main concern is to make certain that the developers understand that the responsibility does not just lie with providing new homes to people but lies with making sure that the existing homeowners surrounding these areas are treated with respect and dignity which seems to have been overlooked in the process. She expressed that the neighborhood is willing to negotiate, but the proposal is an astronomical adjustment, and she is opposed to it.

Speaker #24 stated that she lives in the Oracle Foothills neighborhood and is strongly opposed to the rezoning request and concurs with her neighbors regarding the wildlife corridor, the floodplain, the traffic concerns, and would like Board of Supervisors to recommend creative solutions, possibly a park.

Speaker #25 stated that he lives in Picture Rocks and has been to the site many times to watch birds where he is met many out of country visitors that are impressed with the bird life there. He further discussed the types of birds found on the property and declared that birding is an important part of Tucson's economy. He believes that the pictures the developer provided show the very ugliest parts of the property and stated that it is a beautiful area. He also believes that in the time of climate change and habitat loss, Pima County should be part of habitat preservation and fighting climate change, which this development is not compatible with.

Speaker #26 stated that he lives off Via Entrada and is concerned about the expectation for low traffic volumes traveling east on Rudasill Road. He believes people are likely traveling to central Tucson and would most likely take Rudasill Road to 1st Avenue and cut across Via Entrada as a shortcut to River Road. Via Entrada is very windy and narrow road with a of large amount of pedestrian traffic and wildlife and he is also concerned that after the project is approved and built, it would not represent what was promised and he and his wife are thoroughly against this project.

Speaker #27 stated that she lives near 1st Avenue and Rudasill Road and she concurs with all the opposition comments that have been presented. She went on to state that she was almost drowned in a wash in 1995 on a road that was very similar to Rudasill Road, but she was able to crawl to the top of her car and get out and believes this will happen along Rudasill Road as this is an unwise, unsafe, bad proposal.

Speaker #28 stated that he is a realtor in Pima County and drives Rudasill Road on a regular basis. He would like to convey that Pima County does a good job with regards to riparian areas and environmentally thoughtful development and further stated that developers must follow the guidelines and County codes that their amazing departments provide. He went on to rationalize that the developer has met the requirements of the departments and he supports the Quail Canyon proposal as an ideal infill project for the area that will undo much of the damage of the former golf course.

Speaker #29 discussed that he has been a resident of the community for over 50 years and has visited the site many times throughout the years for recreational opportunities playing tennis, golf and walking the property and stated that the traditional recreational use over the last few decades has not been kept up and is no longer a viable recreational facility. He further discussed that there are few alternatives for significant infill residential development in our community, which is one of

the most pressing problems faced in Pima County. He opined that Quail Canyon provides a large and strategically located property near existing utilities, businesses and transportation and provides a potentially significant residential infill that will not interfere with the view corridors of the surrounding residences, nor the views of those that drive, bike or walk through the area. He believes that the proposal would be a substantial addition to address our critical shortages of housing stock and would do so unobtrusively and urged the Commission to approve the Quail Canyon rezoning.

Speaker #30 stated that he is the owner of the Catalina Foothills Lodge just south of the property where he currently enjoys 100% occupancy with a waiting list of 50 people wanting to get an apartment, many of which would be a home, but are unable to in Tucson due to lack of availability. He discussed that the Pima Wash is strewn with garbage and over the last 5 years there have been 20 to 30 times where he has had heavy equipment there to clean up tents, campsites and shopping carts along with massive amounts of garbage which have been on the property and the debris and trash travel down to the culvert underneath Oracle Road. He stated there have been up to 15 people living there and surmised that the invitation of empty space and lack of ownership responsibility has made it a garbage dump.

Speaker #31 says that she lives a few miles from the proposed project and her career is in affordable housing and discussed that she has heard a lot of opposition to the density by the previous speakers and according to the applicant's presentation, given the amount of open space provided with the project, the developer would be eligible for even more density than they have requested. The request complies with the comprehensive plan, and she discussed how the Housing Supply Committee of Arizona has identified that our state has a 270,000-unit, single-family housing shortage and occupancy rates are at a 40-year-high of 90%. She continued stating that 60% of the Quail Canyon site will remain open space and this development is something that should be celebrated and not pushed against to reduce the density further as requested by the neighbors. Pima County needs housing, and this is a remarkable opportunity to add a meaningful number of units and she strongly recommends approval.

Speaker #32 discussed that she lives in a community such as the apartment community being recommended and before that had lived in a single-family cluster zone like the residential portion proposed and added that there are many people that come from California or Colorado that are economically viable and college educated, and this is the type of housing that they need. She further stated that she played golf at quail Canyon and finds it despicable in its current state. She has lived and understands that living in a community with a wash running through it can be amazing if there is cluster zoning and that improve the wildlife connectivity. She believes that this generation wants access to our booming downtown, and we need to provide housing for those people who want to come here.

Speaker #33 is a Pima County resident of 6 years, and she stated her support for the Quail Canyon rezoning. She further stated that Tucson is desperately in need of housing and need to be very cognizant of our water use, since our region continues to see drought and water depletion. She believes that this project with higher-density and smaller yards are more energy and water efficient. She discussed that single-family homes on one acre lots were normal in the 60s and 70s, however, modern development must include higher-densities and be more energy and water efficient to be sustainable. When the golf course was operational, it used an average of 90,000 gallons of water per day and at full build out, this project will use approximately half of the prior golf course use. Other commitments made by the developer to use water sense fixtures, zero scape landscaping, passive water harvesting, and green building techniques demonstrate the project's commitment to our environment.

Speaker #34 stated that she is a 3rd generation to Tucsonan and has been fortunate to see Tucson grow and change over the years. She discussed how recent population growth has brought new neighbors and their talents, but unfortunately, the housing stock has not kept up with this growth and we are like the rest of the country with a housing crisis. She discussed that research has shown that building housing at all levels help to assuage this problem, but while building it is important to be cognizant of the impact on our fragile desert habitat and implement new policies to build homes that minimize the strain on our resources. The proposed Quail Canyon development utilizes an infill site rather than bulldozing desert, proposes a higher density, a practice which lessens strains on natural resources and utilities. Higher density has been cited as a necessity as growth occurs within the world affected by climate change and the developers have integrated sustainable and green features into their design and have committed to preserving Pima Wash and the County should not only welcome such creative development, but update standards to ensure all future developments are made with the landscape and environment in mind and hopes this Commission approves the project.

Speaker #35 stated that he is in support of the Quail Canyon rezoning and discussed that he understands part of the objection being related to denuding Pima Wash, but the project development will take place completely outside of the wash and a significant portion of the property which was previously graded and denuded by the golf course use that destroyed the natural landforms and vegetation by the wash will be mitigated through the revegetation of portions of the wash which will be 250 - 300 feet-wide on the site and will provide a wildlife corridor through the property and the developers are including numerous environmental features like bank protection and sustainable construction methods and he believes this is in harmony with the surrounding desert environment and that the flood control issues are heavily regulated and the developer will have to comply with FEMA and the Flood Control District and the many layers of compliance and regulation which he trusts will be done properly.

Speaker #36 stated that he lives in the Swan and Sunrise area and has it been involved with this property for quite some time. He stated there were homeless camps, fires and trees dying and that the new property owners are trying to make this a better place. The impact fees would help to make the roads better with bike and walking paths and make it safer for the neighbors to walk their dogs and not be on the street. He believes the applicants have followed everything they could and have reduced the density significantly from the original 350 apartment units and 200 homes.

Speaker #37 stated that he lives in the Casa Adobes neighborhood and is one of the primary investors in Quail Canyon. He stated that they care deeply about their community and that most of the investors are local even though his son lives in Southern California. He believes this infill project is a thoughtful repurposing of the former golf course and will positively enhance the neighborhood since the golf course has been shut down for years and the property has been neglected and the developers are interested in providing much needed housing for our community. He continued saying that he is the owner of Hacienda del Sol and went through a similar process and the neighbors had the same concerns that had been discussed. At the end of the day, the neighbors were pleased with the outcome and everyone's property values have continued to appreciate. From the beginning of this project, they have encouraged the consultants to demonstrate the same engagement with Quail Canyon neighbors because this is the most significant infill development that thoughtfully addresses the need for housing. He sincerely hopes that the neighbors will encourage a friend or family member to live and enjoy this new community and is happy to work in a collaborative fashion around this development and welcomes support moving forward.

The applicant provided clarifications regarding the speakers concerns addressing traffic, flood

control, density and water conservation methods requested by the Coalition. The information he discussed is included within the Specific Plan and Quail Canyon supplemental material letter outlining the water conservation methods they have committed to in conjunction with the recommendation from the Coalition for Sonoran Desert Protection.

A commissioner requested whether the applicant would be willing to add special condition of allocating 1/3 of the apartment units to studio or one-bedroom units for affordability? The applicant stated they can commit to that.

The public hearing was closed.

A Commissioner expressed that he is not going to vote for this project, but he does not want to vote against it. He stated that there have been many different opinions discussed during the public hearing and there is a lot that is good and solid about the project, but there are also some things that are rather problematic, such as the large turnout from the immediate community that will be impacted by the project and should be considered. He believes their concerns are valid and there are certain things about the project that he is not in support of and believes that even with the elevation differences, the view shed will be impacted and there are compatibility issues with how the area views itself and thinks the 3-story apartments are problematic, along with the floodplain and habitat preservation and expressed his concern about the intersection of Oracle and Rudasill Roads. He continued by saying that the neighbors and developers, who have presented a reasonable proposal are unable to get on the same page and believes there are still areas to explore that could move the developers and neighbors closer together to come up with some mutually acceptable proposal.

Commissioner Gungle moved to **CONTINUE** this hearing for 30 days with direction for staff, the neighbors and developers to meet with the goal of accomplishing a mutually acceptable development that the community could benefit from. Commissioner Cook gave second.

A commissioner pointed out that outraged neighbors is not something new to the Commission and she does not see it as a great thing. She was impressed with the number of meetings the neighbors and developers have had, and the amount of give and take that they have been willing to do. The Commission has discussed how they want infill, and this is infill. The developers are planning to leave the wash open, they are doing all the things that Pima County has asked them to do, they are maintaining a bit of nature and she thinks the neighbors will find that they are much better off with new neighbors than the homeless that are on the property now, so she will be voting against the continuance.

A commissioner expressed agreement with the previous commissioner's discussion that the applicant has done an excellent job and a great job communicating with the neighbors, some of the best that he has ever witnessed, and he appreciates the efforts the applicant has put in, in terms of the wildlife and environmental concerns and believes they have done a really good job. His main concern is the safety and capacity of Rudasill Road and is in favor of the continuance.

A commissioner commented that the transportation concerns brought up are issues on both Oracle and Rudasill Roads. He does not believe that the neighbors have a solution to the transportation concerns and that staff should deal with that and he does not believe there are solutions for the locations of driveways other than what is planned.

A commissioner discussed that the planning that has gone into this project has been exemplary and thinks that this should be a model for future development and applauds this project. He believes that the neighbors need to understand that these are the kind of projects that will be

approved going forward because there are so many good aspects to the project in that it improves the natural landscape and the standards for water and energy use. He does share concerns with previous commissioners regarding Rudasill Road and the problem that exists, even without the project. He believes a little more creativity could improve Rudasill Road for everyone and thinks the Commission could probably support that and does not believe all the possibilities have been explored. He ended by discussing the potential for a Community Improvement District which could finance improvements.

A commissioner discussed the parallel with the conservation development idea where somebody may be able to develop 100 acres and put up 200 homes but they decide no we're going to put all those homes in about one-third of the space so the density would actually be quite high, but the tradeoff is that there is extra land that will no longer be disturbed in that process and in this case it is clear that there are a number of benefits to the community that might come with this development. He questions whether the density requested matches the contributions and feels like the project is on the far edge of what is reasonable because most of the land area that is protected is something that is not buildable anyway. He believes that this is a worthy project but is not sure whether the benefits outweigh the density allocation.

The applicant discussed the motion on the floor. He stated that they are happy to continue discussions if they thought they would be productive. He believes in this case, continuing the discussions with staff about the traffic and what could be done to improve Rudasill Road could be a condition for them to work with and could come up with their traffic engineer and work with the Department of Transportation staff to bring some ideas on board. He stated that he does share commissioner sentiments about how to get to that specific issue resolved and whether they can get very far with the neighbors because they are so far apart and if he thought it would be fruitful, he would be happy to do that, and it would be their preference to have a condition that states that they will work with Department of Transportation to bring some solutions for the roadways.

A commissioner stated that he does not agree that the two sides are irresolvable at this point and thinks the neighbors are taking a major hit and thinks that it is important to have the discussions with the neighbors again with the possibility that there could still be fruitful discussions.

A commissioner stated that he is in favor of the development because it is on Oracle Road next to a major freeway, and he believes they have done a phenomenal job of piecing together a difficult property and this type of development provides for lower cost housing which is dramatically needed in the Tucson area with the housing shortage across the United States. He continued that when housing is unavailable, our community will see more homeless people and he does not want to see homeless people who cannot work because they cannot afford a home or an apartment.

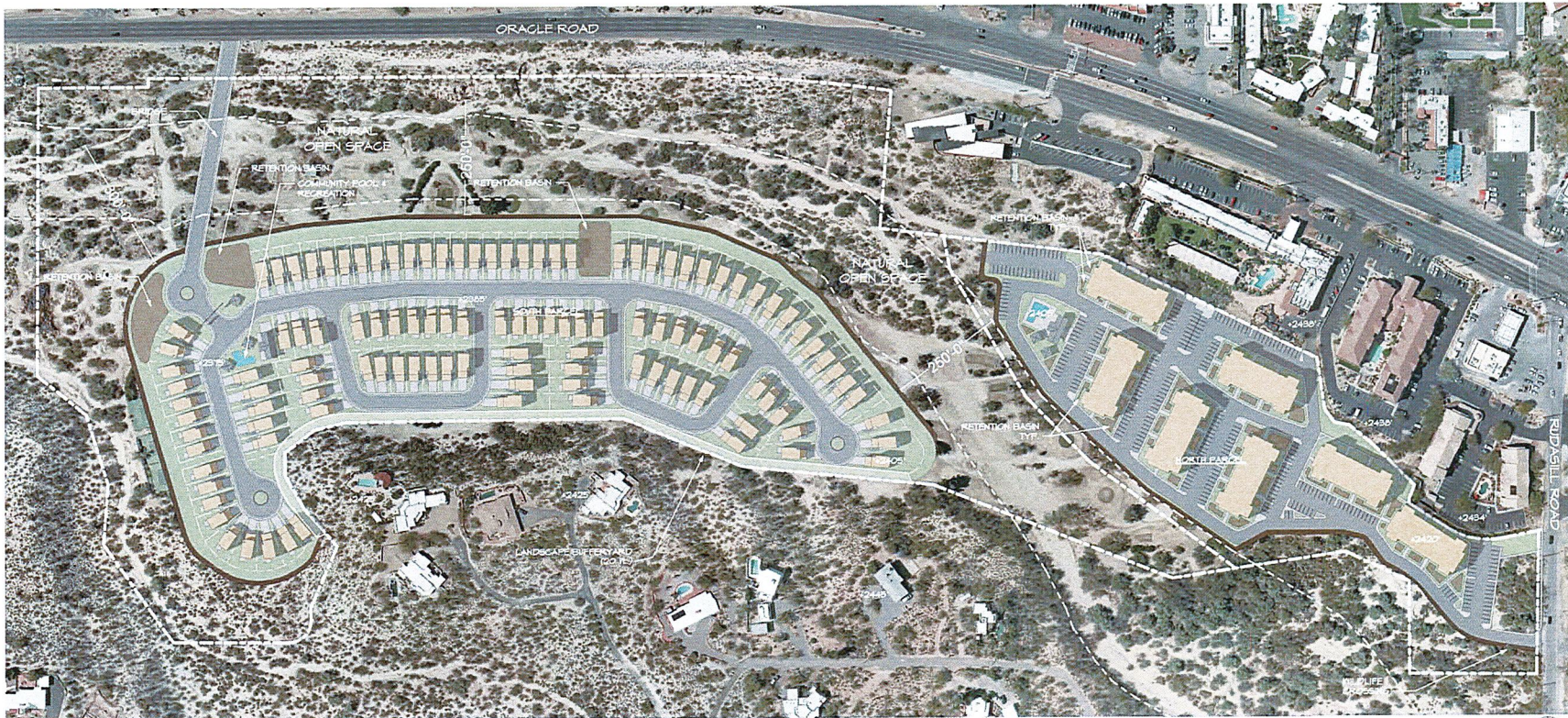
The chairman called to question the motion to continue the case for 30 days to the April 26, 2023 hearing.

The motion to **CONTINUE** the case for 30 days was **APPROVED** 5-3 (Commissioners Becker, Hook and Truitt voted NAY).

TD/TT/ds
Attachments

c: Rory Juneman & Robin Large, Lazarus & Silvyn, P.C.

Exhibit II.A.1: Preliminary Development Plan



DEVELOPMENT NOTES:

TOTAL AREA 53.16 ACRES
 NATURAL OPEN SPACE 25.48 ACRES

NOTE:
 THE HYDROLOGY AND DRAINAGE INFORMATION REQUIRED PER
 REZONING REQUIREMENTS SECTIONS II-B.1.M-N ON SITE ANALYSIS
 REQUIREMENTS ARE FOUND ON EXHIBIT II.A.2., PDP - HYDROLOGY
 DETAILS.

SOUTH PARCEL (SINGLE-FAMILY RESIDENTIAL)

AREA 42.16 ACRES
 SINGLE FAMILY HOMES 116 HOMES
 DEVELOPMENT AREA: 18.73 ACRES
 NATURAL OPEN SPACE: 23.43 ACRES
 NATURAL OPEN SPACE: 55.6%
 FUNCTIONAL OPEN SPACE: 3.39 ACRES
 TOTAL OPEN SPACE: 26.82 ACRES
 TOTAL OPEN SPACE (FUNCTIONAL + NATURAL): 63.6%
 PARKING: 4/UNIT= 464 TOTAL

NORTH PARCEL (APARTMENT UNITS)

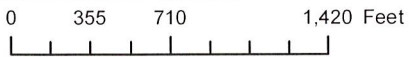
AREA 11 ACRES
 APARTMENT UNITS 210 UNITS
 DEVELOPMENT AREA: 8.95 ACRES
 NATURAL OPEN SPACE: 2.05 ACRES
 NATURAL OPEN SPACE: 18.6%
 FUNCTIONAL OPEN SPACE: 3.94 ACRES
 TOTAL OPEN SPACE: 5.99 ACRES
 TOTAL OPEN SPACE (FUNCTIONAL + NATURAL): 54.5%
 PARKING: 306 TOTAL

Case #: P22SP00003

Case Name: UIP QUAIL CANYON 1 LLC, ET AL. - N. ORACLE ROAD SPECIFIC PLAN

Tax Code(s): 102-21-062A, 102-21-070A, 105-01-136G, 105-01-136H, 105-01-36J

AERIAL EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:10,000

Map Date: 3/3/2023 - ds





SPECIFIC PLAN
PLANNING AND ZONING COMMISSION
STAFF REPORT

HEARING DATE	March 29, 2023
CASE	P22SP00003 Quail Canyon Specific Plan
SUBREGION	Catalina Foothills Planning Area
DISTRICT	1
LOCATION	The site is located on the south side of W. Rudasill Road, approximately 525 feet east of the T-intersection of N. Oracle Road and W. Rudasill Road and on the east side of Oracle Road at the T-intersection of N. Oracle Road and W. Kanmar Place (parcel codes 102-21-062A, 102-21-070A, 105-01-136G, 105-01-136H and 105-01-136J).
ACREAGE	53 (+/-) acres
REQUEST	A Specific Plan rezoning from CR-1 (Single Residence) for a 7-building, three-story, 210-unit apartment complex and 116-lot, two-story single-family residential subdivision with approximately 25.48 acres of natural open space within/adjacent to Pima Wash.
OWNER	UIP Quail Canyon I LLC, et al. 600 Anton Boulevard, Ste. 1100 Costa Mesa, CA 92626-7100
AGENT	Lazarus & Silvyn Attn: Rory Juneman 5983 E. Grant Road, Ste. 290 Tucson, AZ 85712

APPLICANT'S PROPOSED USE

The applicant proposes a Specific Plan rezoning on approximately 53 acres of the defunct Quail Canyon Golf Course for a seven building, three-story, 210-unit apartment complex and a 116-lot, two-story single family residential subdivision with approximately 25.48 acres of natural open space for the Pima Wash.

APPLICANT'S STATED REASON

The Quail Canyon Specific Plan proposes to develop the former Quail Canyon Golf Course. Except for portions of the Pima Wash and hillsides, the property is heavily disturbed by the defunct golf course use. The Specific Plan provides the zoning parameters for the development of the property and outlines the land use proposal for the project which conform to the policies of the Comprehensive Plan.

STAFF REPORT SUMMARY

Staff recommends **APPROVAL** of the Quail Canyon Specific Plan (SP) subject to Section V conditions. (*Section V conditions are added to the final approved site analysis per rezoning condition #1.*) The site adheres to the Pima Prospers Comprehensive Plan Policies by

- supporting land uses appropriate for infill areas of the County in key transportation corridors
- supporting the efficient use of existing infrastructure
- supporting and incentivizing horizontal and vertical mixed-use development and redevelopment in character and scale with existing development
- supporting the redevelopment of the abandoned golf course use
- supporting water conservation methods that reflect a reduction in overall water usage from that of a golf course
- avoiding and mitigating denuded areas of the Important Riparian Area (IRA) and using environmentally sensitive design for wash protection

PUBLIC COMMENT

As of March 13, 2023, staff has received protest petitions containing 466 signatures representing 346 properties and protest letters containing 115 signatures representing 85 properties have also been received. Staff has also received 108 letters of support. Some signatures on the letters of support, protest petitions and protest letters are not located in close proximity to subject site and represent broader community protest and support.

Published and mailed notice of the proposal along with the website posting of staff’s report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

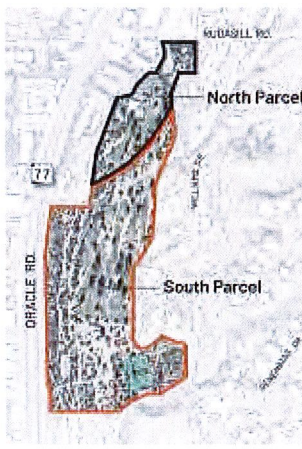


Diagram above is pdf pg. 8 of the Specific Plan

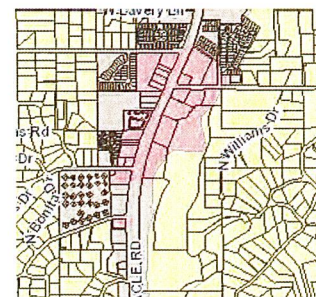
COMPREHENSIVE PLAN AND REGIONAL PLAN POLICIES

The subject site’s land use designation is Community Activity Center (CAC), Higher Intensity Urban (HIU) and Low Intensity Urban 1.2 (LIU-1.2).

The subject site is divided into two parcels, the northern parcel (11 acres) and the southern parcel (42.16 acres). The parcels are bisected by the Pima Wash.

The northern parcel’s land use designation is CAC. CAC designates medium and higher intensity mixed use districts designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educational and institutional uses; and other similar uses as described in the Campus Park Industrial (CPI) zoning district (Section 18.49); and compatible medium to higher density housing. Individual rezoning

requests do not necessarily have to be a mixed-use project; however, the application must demonstrate how it serves to create or enhance the mixed-use character of the designated activity center as a whole. The planned 210-unit apartment complex is located within the CAC designated areas of the Specific Plan and not only demonstrate compatibility but enhance the mixed-use character of the CAC’s adjacent and nearby commercial uses. The CAC corridor runs generally from Northern Hills Drive north to Panorama Road on the east and west sides of Oracle Road as demonstrated in the illustration to the right (areas in pink). The CAC designated area



CAC indicated in pink
HIU indicated in brown
LIU 1.2 indicated in yellow

contains a mix of retail, office and hotel uses but has limited residential uses. There are a 31-unit condominium subdivision and apartments located on the west side of Oracle Road contributing a relatively small proportion of the land use within the CAC area. The planned higher-density apartments enhance the commercial areas that are easily accessible for daily goods and services and provide economic gains for the center. Walkable scale center services benefit the community because the need for vehicular use is reduced which results in lower greenhouse gas emissions and the health and well-being of residents is improved when services may be accessed through walking or bicycling. Some of the existing commercial uses of the CAC that will be supported by the higher apartment density are banking, restaurants, and retail opportunities. Approximately one-quarter mile further north is an additional area of CAC that contains grocery, a different banking option, drive-thru restaurants, personal services and retail opportunities. CAC allows for a minimum 6 RAC and a maximum in accordance with the planned zoning designation SP, which does not limit the allowable density. The proposed 210-unit apartment complex on approximately 11 acres of CAC conforms to the land use designation with 19 residences per acre (RAC) and the SP (*pdf page 10*) references the allowable density of CR-5 (Multiple Residence) zone which is 21 RAC.

The southern parcel is a combination of CAC (1 acre), HIU (5.7 acres) and LIU-1.2 (35.46 acres) land use designations. No development is planned within the CAC or HIU areas of the southern parcel.

HIU designates areas for a mix of medium to high density housing such as higher density single-family residential development, townhomes, condominiums and apartment uses as well as offices, hotels, research and development and other compatible uses. Areas within the HIU designation have direct access to major transportation corridors and other arterials and are within walking or bicycling distance from major commercial services and employment centers. HIU areas generally do not abut land in low intensity urban categories. The HIU area of the Specific Plan rezoning site is indicated in the diagram below in brown.

The LIU-1.2 land use designation (indicated in yellow in the below diagram) plans for low-density residential uses and other compatible uses and provides incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are provided in exchange for providing open space. LIU-1.2 has no minimum RAC density and the maximum RAC is 1.2, with density bonuses of 2.5 RAC with a minimum of 45 percent open space and 4 RAC with 60 percent open space.

Pima Prospers, Chapter 10.4 Comprehensive Plan Administration, Land Use Map and Legend Implementation and Interpretation allows for the transfer of densities in accordance with the following:

Transfer of Densities and Uses

To provide design flexibility for properties under one ownership and containing two or more land use designation other than PDC (Planned Development Community), the densities *and* non-residential acreages (*CAC and HIU*) can be reconfigured in a single rezoning application provided that:

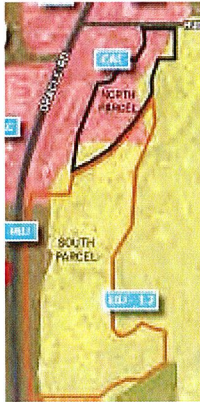


Diagram above is pdf pg. 9 of the Specific Plan

- A. The total number of dwelling units of the combined designations is not exceeded. (*maximum RAC density under CAC and HIU is per Specific Plan*)
- B. The total acreage for non-residential uses of the combined designations is not exceeded. (*not applicable*)
- C. Areas with physical constraints, such as steep slopes or floodplains, shall not be counted in the acreage of the donor area (*demonstrated below*); and
- D. Proposed developments must demonstrate that the project will not create any additional negative impacts on surrounding neighborhoods and properties over what would have occurred if the transfer did not occur. (*discussed below*)

The applicable policies of A, C, and D are met through two separate calculations for transferring acreage and density. **The following information is derived from the Specific Plan (pdf pages 10-11) which demonstrates compliance with the comprehensive plan in two distinct ways, the transfer of acreages and the transfer of densities as follows:**

The LIU 1.2 land use designation contains 35.46 acres of land and proposes 20.12 acres of open space. The Specific Plan will transfer open space acreages of the southern parcel from the *unconstrained* CAC (.13 acres) and HIU (1.46 acres) land use designations for a total of 21.71 acres or 61% of open space of the site's LIU-1.2 (35.46 acre) planning area. The transfer of open space acreage allows the density bonus increase to 4 RAC or 141.8 units due to the minimum of 60% open space. The proposed 116 units conforms to the LIU-1.2 land use designation with the transfer of open space.

OR

The CAC and HIU land use designations allow for a minimum residential density of 6 RAC and a maximum in accordance with the planned zoning designation SP, which does not limit the allowable density. The Specific Plan provides a maximum residential density of 18 RAC in the southern parcel for the CAC and HIU designations. Residential densities of the southern parcel from the unconstrained CAC (.13 acres) and HIU (1.46 acres) may be transferred to the LIU-1.2 (35.46 acres) area as follows:

- The LIU 1.2 area of the southern parcel of the Specific Plan is 35.46 acres and contains 20.12 acres or of open space which allows for an increase in density to 2.5 RAC for the provision of 45% open space or 88.7 units. (35.46 acres x 2.5 RAC = **88.7 units**)
- The CAC area contains .13 acres of unconstrained land allowing an 18 RAC density transfer of 2.3 units (0.13 acres X 18 RAC = **2.3 units**)
- The HIU area contains 1.46 acres of unconstrained land allowing an 18 RAC (density transfer of 26.3 units (1.46 acres X 18 RAC = **26.3 units**)

The total number of dwelling units allowed utilizing the density transfer is **117.3 units**. The southern parcel's planned 116 single-family residential units conforms with the comprehensive plan through the transfer of densities with an overall density of 3.13 RAC derived from the 35.46 acres of land plus the .13-acre area of the CAC and the 1.46-acre area of the HIU.

The rationale provided below is an excerpt from the Specific Plan demonstrating that the project does not create additional negative impacts on the surrounding neighborhoods and properties over what would have occurred if the transfer did not occur:

"This density transfer will have no negative impacts on the surrounding neighbors for several reasons. First, this transfer represents a fraction of the South Parcel's total density (23 percent), such that this small increase will not create additional impacts. Second, the South Parcel's location and design mitigates the entire Project's impacts on the adjacent neighbors as follows:

- The South Parcel's west boundary is adjacent to Oracle Road with almost no neighbors other than an office building, so there will be no impact to the west.
- To the east, there are approximately 13 existing single-family homes that are adjacent to the South Parcel. These homes all sit well above the development site, ranging from 40 feet to 50 feet above the South Parcel. This significant grade difference mitigates the impact of the Project on its neighbors by creating no impediments to viewsheds and providing significant buffer space. These homes also are set back from the South Parcel to create significant buffer space between those homes and the Project, ranging from 127 feet to over 200 feet.
- The Project will also include a wall along its eastern edge coupled with landscaped buffer areas adjacent to the existing single-family residential, creating additional privacy and buffering.
- The Project will have no impact on adjacent drainage and stormwater because the South Parcel sits at least 40 feet below the adjacent properties.
- All the traffic from the South Parcel will exit onto Oracle Road and will not impact the neighborhoods to the west, which connect to Rutasill Road.
- The Pima Wash will be preserved, and as discussed below, much of the wash that was disturbed by the Golf Course will be restored." *(end of excerpt)*

Staff agrees with the above analysis contained within the Specific Plan (pdf page 11) and the southern parcel's transfer of density (28.6 residences). The transfer of density will not create additional negative impacts on the surrounding neighborhood viewshed, primarily due to the elevation difference. The residential subdivision will directly connect to Oracle Road which is a major transportation thoroughfare and the additional 280 average daily trips generated from the transfer of density is a nominal increase in traffic. Coordination with Arizona Department of Transportation for driveway access is required and the proposed subdivision will not connect or access through the surrounding residential subdivisions.

The overall density of the Specific Plan conforms to its land use designations through the transfer of densities for the southern parcel containing areas of CAC, HIU and LIU 1.2. The northern parcel conforms to its CAC land use designation without a transfer of density.

The Specific Plan rezoning is supported by many of the Comprehensive Plan Regional Policies, some of which are listed below:

Chapter 3, Use of Land

The goals and policies of this chapter seek to use land efficiently, provide the necessary balance of uses in a compatible form, protect natural resource systems, meet social and economic needs, respect the unique local culture and geography, and do it all in a financially responsible way.

Land Use Element, Chapter 3.1: Long-Range Viability of the Region

- Promote land use patterns that support healthy people, a healthy environment, and a healthy economy
- Provide an appropriate mix of land uses that:

- Supports a balance of housing, employment, shopping, recreation, and civic uses
- Furthers expansion of economic development goals
- Recognizes in the unincorporated County the dominant suburban growth pattern within the metropolitan area and the dominant rural growth pattern outside of the metropolitan area
- Promotes the integrated and efficient use of infrastructure and services; and
- Conserves, protects and maintains culturally and biologically important lands
- Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County
- Include regulatory floodplains and regulated riparian habitat areas as open space priorities to maintain hydrologic integrity, wildlife corridor connectivity and contiguous open space corridors
- Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place and the market is receptive
- Support and incentivize horizontal and vertical mixed-use development and redevelopment in character and scale with existing development in:
 - Community nodes and gateways
 - Key transportation corridors
 - Industrial and employment centers
 - Innovative infill development in brownfield areas and Revitalization Development Opportunity Corridors (See also Element 3.2. Goal 3)
 - Rural Centers (See Land Use Legend)
- Consider in all land use decisions access to work, school, services, infrastructure, and healthy foods to create healthy communities, including pedestrian and bicycle infrastructure and amenities.
- Explore options to address the re-use of entitled, unconstructed golf courses; retired/abandoned golf courses; and golf courses without an alternative use.

Environmental Element, Chapter 3.4: Conservation Guidelines

The Maeveen Marie Behan Conservation Lands System (CLS) is designed to protect biodiversity and provide land use guidelines consistent with the conservation goal of the Sonoran Desert Conservation Plan (SDCP). The CLS identifies areas important to the conservation of our natural resources heritage and embodies the biological goal of the SDCP which is to “ensure the long-term survival of the full spectrum of plants and animals that are indigenous to Pima County through maintaining or improving the habitat conditions and ecosystem functions necessary for their survival.”

- The following Conservation Guidelines apply to Important Riparian Areas (IRA):
 - Across the entirety of the CLS landscape (not individual sites), at least 95 percent of the total acreage of lands within this designation shall be conserved in a natural or undisturbed condition
 - Every effort should be made to protect, restore and enhance the structure and functions of IRA, including their hydrological, geomorphological and biological functions
 - Areas within an IRA that have been previously degraded or otherwise compromised may be restored and/or enhanced
 - Such restored and/or enhanced areas may contribute to achieving the 95 percent conservation guideline for IRA
 - Restoration and/or enhancement of degraded IRA may become a condition or requirement of approval of a comprehensive plan amendment and/or rezoning

- On-site mitigation is preferable, however mitigation may be provided on-site, off-site, or in combination

Housing and Community Design Element, Chapter 3.5: Activity Centers with Integrated Higher Density Housing

In a regional sense, creating quality places means ensuring that a full range of live-work-play options are provided. This includes having a mix of vibrant activity centers and walkable neighborhoods.

- Support quality development at appropriate scales in urban and suburban areas:
 - Support urban development patterns that exhibit the physical design characteristics of pedestrian-oriented, store front-style retail and encourage physical activity, alternative transportation, social interaction and activation of the public realm where appropriate

The policies of Pima Prospers are implemented within the Specific Plan rezoning that support the re-use of an abandoned golf course, support compatible, mixed-use development with access to a main transportation corridor with walkable scale access to employment, services and healthy foods with multi-modal transit opportunities. The rezoning site is an infill area where the planned use of the site recognizes the growth pattern, densities and intensities appropriate for the area, increases the efficient use of existing infrastructure and provides a horizontal and vertical mixed-use development and redevelopment in character and scale with existing development. There are 25.48 acres of the Pima Wash and adjacent open space that will remain natural and the previously 6.45 acres of denuded areas of the IRA near the wash will be restored and/or enhanced demonstrating environmentally sensitive design for continued water flows and wildlife movement. The water usage of the site will be reduced from the previous golf course use and the property owner has offered additional water conservation methods to ensure efficient water usage.

Special Area Policy S-2, Catalina Foothills applies to the subject site and limits the height of structures to 24 feet without Board of Supervisor approval. This project plans for a height of 34 feet/3-stories for the apartment buildings on the northern parcel and 26 feet/2-stories for the residential subdivision on the southern parcel. Approval of the rezoning will conform the height to the special area policy.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CB-1/CR-5	Bank/Commercial Center/Restaurant/High Density Residential Subdivision
South:	CR-1	Unimproved Low Density Residential
East:	CR-1	Low Density Developed Residential
West:	CB-1/CB-2	Hotel/Restaurants/Fast Food/Professional Offices/Retail

The general area is characterized with commercial uses such as professional and semi-professional office uses, strip retail, hotels, restaurants, banking, groceries and personal services adjacent to the Oracle Road thoroughfare. Some smaller pockets of higher-density residential are also adjacent to Oracle Road. Most properties surrounding the intensive commercial uses along Oracle Road are lower-density CR-1 (Single Residence) residential uses.

PREVIOUS REZONING CASES ON PROPERTY

Three rezoning cases for portions of the southern parcel were requested in 1953, 1964 and 1965 for TR (Transitional) and CR-4 (Mixed-Dwelling Type) zoning. One case for TR zoning and one

case for CR-4 zoning were denied and one TR rezoning case was closed due to inactivity.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

- Case 19CR00002 W. Roller Coaster Road Concurrent Plan Amendment and Rezoning for approximately .81 acres located adjacent to the site, across Oracle Road on the southwest corner of the T-intersection of W. Roller Coaster Road and N. Oracle Road. The Plan Amendment was for HIU to Neighborhood Activity Center (NAC) and a rezoning from TR to CB-1 (Local Business) to change the use of an existing building to a day spa and general CB-1 retail uses as approved by the Board of Supervisors on August 19, 2019.
- Case P18CR00001 – W. River Road Concurrent Plan Amendment and Rezoning for approximately 1.28 acres from Low Intensity Urban 1.2 (LIU 1.2) to Medium Low Intensity Urban (MLIU) and from SH (Suburban Homestead) to CR-3 (Single Residence) zone for four single family residential lots as approved by the Board of Supervisors February 19, 2019, located approximately three-fourths of a mile east of the subject property along River Road.
- Case Co9-11-03 – W. River Road rezoning for approximately 6.60 acres from the SH to TR zone as approved by the Board of Supervisors on October 18, 2011, for a residential development located approximately 2,200 feet east of the subject property along River Road.

Past activity:

Most of the properties along the Oracle Road major thoroughfare have been rezoned to CB-1 and TR (Transitional) typically for strip retail, office, and personal services. Some high-density residential rezonings occurred in the area to CR-4 (Mixed-Dwelling Type) and CR-5 zones resulting in residential subdivisions. Much of the property west of the Oracle Road commercial area is original CR-1 zoning. The CR-1 subdivisions that lie east of the Oracle Road commercial areas are a result of rezonings under the Catalina Foothills Zoning Plan. The rezonings began in the mid 1950's and remained consistent in number up to the most recent years with a proportionate mix of residential and commercial requests.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

An approximate 22-acre portion of the subject site is located within the Maeveen Marie Behan Conservation Lands System (CLS) classified as Important Riparian Area (IRA) and located within and adjacent to the Pima Wash. Previous areas of disturbance within the IRA for the development of the golf course use has occurred. Most of the existing IRA areas that are natural/undisturbed will be left natural except for some smaller pockets and the construction of a bridge to connect the development to Oracle Road. The remaining areas of the site that were previously denuded will be mitigated with supplemental plantings outside of the main wash flow areas to ensure viability. Flood Control District regulates CLS within the IRA and has addressed the mitigation guidelines for the IRA through rezoning conditions #5 E-F.

PLANNING REPORT

Staff supports the request because the subject rezoning site is located in a mostly developed area of the County along the Oracle Road major transportation thoroughfare, is an infill development, is compatible with existing developments and serves to enhance CAC as a whole by providing a more proportional mix of higher-density residential uses (apartments, multi-family) to commercial uses and is a reasonable transition from the lower-density CR-1 subdivisions to the east to the higher-intensity uses along Oracle Road. The consideration that the proposed 116-lot residential

subdivision is a reasonable transition from the lower-density CR-1 zoned subdivision is due to the 40–50-foot elevation difference between the existing developed subdivision (higher elevation) to the proposed residential development (lowest elevation).

The Specific Plan rezoning site is a redevelopment of the abandoned Quail Canyon Golf Course. The golf course and pro-shop were originally developed as Cliff Valley Golf Course from 1963 through 1969 and are currently owned by different business structures of Quail Canyon. Quail Canyon has continued to permit temporary out-buildings for maintenance of the site, vesting the allowable ongoing use of the golf course at the owner’s discretion. The site has been previously graded due to the golf course use. A clubhouse/pro-shop, outbuildings and tennis courts on the property are planned to be razed. The northern and southern parcels will be phased and developed as two separate developments. The timing of the phasing has not been determined. A total of 4.29 acres of new IRA disturbance is planned throughout the site (*referred to below as “small pockets” on the northern and southern parcels with 1.99 acres of disturbance for the bridge installation*). The site contains no ironwood trees and 62 saguaros of which 50% will be preserved in-place and the remaining healthy saguaros will be salvaged and transplanted on-site. The site contains pockets of Hillside Development Zone that will be avoided. Water conservation methods are employed within the Specific Plan and implemented at the time of development. Multi-modal forms of transportation exist or will be added along Oracle Road for convenient access to services, employment, grocery, restaurants, banking and retail opportunities.

The approximately 11-acre northern parcel plans for 210-unit apartment complex containing 7 buildings, each with 30 apartment units with a height of 3-stories/34-feet along with a clubhouse and pool. Access to the apartments is planned onto Rudasill Road. Augmentation to Rudasill Road will be required and determined by the Traffic Impact Study at the time of development permitting. Sidewalks or multi-use pathways will be provided along the south side of Rudasill Road from the access driveway to Oracle Road. A 40-foot-wide natural bufferyard adjacent to Rudasill Road is planned and no other bufferyard is required for the northern parcel. Approximately 2.5 acres of natural and 3.4 acres of functional natural open space is planned for a total of 5.9 acres. A small pocket of IRA will be disturbed within the southwest corner of the northern parcel for parking and driveway circulation. The apartments will be located in the canyon and will not block viewsheds of adjacent properties. The nearest residential development is approximately 450 feet from the apartments, across the Pima Wash. The development standards within the Specific Plan for the northern parcel limit the density to 210 units, the setbacks are planned at 40 feet to Rudasill Road, 25 feet to the eastern property boundary and 10 feet to the west. Staff finds that with the significant amount of open space and grade differential that the proposed setbacks are sufficient and the height is reasonable. Additional allowable uses of the northern parcel include attached or detached single-family residences, duplex, condominium, townhouse or other multiple dwelling development and all allowable TR zoning uses which are primarily non-residential and include assisted living centers, hospital, clinic, club, childcare center, offices, community service agency, motel or hotel with accessory uses and banking institutions.

The approximately 42.16-acre site representing the southern parcel is planned for a 116-lot subdivision accessed from Oracle Road via a bridge with piers across Pima Wash providing all-weather access and pedestrian crossing. Approximately 6.45 acres of mitigation to the previously disturbed areas of the IRA and other areas of the Pima Wash is planned and the new 1.99-acre area of disturbance to the IRA is for the bridge installation. A small pocket of disturbance is planned along the western area of the residential development, adjacent to the wash. A 20-foot bufferyard “C” is planned along the eastern edge of the southern parcel, adjacent to the residential development. No other bufferyards are planned or required due to the significant amount of natural open space adjacent to property boundaries. Approximately 23.4 acres of natural open

space will be provided in the southern parcel. The residences will not block viewsheds from the adjacent properties due to the significant elevation difference. The Specific Plan development standards for the southern parcel limit the density to 116-lots with a minimum lot size of 3,500 square feet, a maximum height of 2-stories/26-feet. The setbacks are individual lot setbacks of 10 feet to the front with 20 feet to the garage, 3-foot side yard or 0-foot setback with fire rated walls in accordance with building codes and a 10-foot rear yard. Additional allowable uses of the southern parcel include all uses permitted in Section 18.09 of the Pima County Zoning Code which generally allows for a church, park, public and charter schools, townhouses, condominiums, and accessory uses to and within a single-family residence such as guest houses, group homes, assisted living homes or childcare services.

Implementation of the additional allowable uses for the northern and southern parcels will require a public hearing before the Board of Supervisors to amend the approved preliminary development plan unless the property owner could demonstrate compliance with such.

Concurrency of Infrastructure:

Concurrency of infrastructure exists or 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, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
PARKS AND RECREATION	Yes	No comment
WATER	Yes	No comment
DEPARTMENT OF ENVIRONMENTAL QUALITY	Yes	No comment

TRANSPORTATION REPORT

Rudasill Road was recently improved per the Department of Transportation’s Road Pavement Repair and Preservation Program with a mill and overlay and is under pavement moratorium until October of 2025. Rudasill Road is a paved, two-lane roadway maintained by the County with a posted speed limit of 35 miles per hour (mph). Rudasill Road is classified as Urban Collector by its Federal Functional Classification. The most recent traffic counts for Rudasill Road are 2,606 average daily trips (ADT) with a traffic capacity of 10,360 ADT.

One access point is proposed on Rudasill Road for the multi-family apartment development, and one access point on Oracle Road for the single-family residential development. The location and design of the access point on Oracle Road will require coordination and approval by Arizona

Department of Transportation (ADOT). The access on Rudasill Road will be located approximately 530 feet east of Oracle Road and will align with an existing drive across the street. There are existing access easements depicted on exhibit IV.A.4 that shall be abandoned during time of the permitting if no longer utilized.

Oracle Road is maintained by ADOT with an approximate roadway capacity of 59,900 ADT and current traffic counts of 40,037 ADT as indicated in the site analysis. The applicant is required to coordinate with ADOT for any traffic impacts and offsite improvements to Oracle Road. There will be a bridge built over the Pima Wash providing access from Oracle Road to the southern parcel's single-family residential development. The bridge shall accommodate all modes of transportation including pedestrian and bicycle facilities.

Since most of the traffic impacts are on Oracle Road and under ADOT's purview, the Traffic Impact Study (TIS) included in the site analysis has been prepared in accordance with ADOT requirements, but the study provides the minimum study horizon year required by the Subdivision and Development Street Standards (SDSS), a Pima County requirement. According to the TIS, the Specific Plan site is expected to generate 2,616 average daily trips (ADT): 1,194 ADT on Rudasill Road, and 1,422 ADT on Oracle Road. Given that both Oracle Road and Rudasill Road are currently under capacity, there are no transportation concurrency concerns.

The TIS indicates that the project requires the existing westbound left-turn lane located on Rudasill Road at the Oracle Road intersection shall be extended to accommodate the increase in traffic from the northern parcel. The turn-lane shall be designed to Pima County Standards.

The TIS also indicates that the eastbound approach of Roller Coaster Road and Oracle Road, and the eastbound and westbound approaches of Rudasill Road and 1st Avenue intersections will be functioning at inadequate levels of service (LOS) with and without the project by the 2024 opening year. Both intersections will have a greater than 10% increase in delay with the project. In addition, the eastbound approach of Kanmar Place and Oracle Road, which still functions at an adequate level of service with and without the project, will have a greater than 10% increase in delay with the project. The SDSS requires that if the performance of intersection movements is already below an inadequate LOS, and if the delay is increased by 10% more than existing, mitigation measures must be taken to decrease the delay to the 10% threshold. Therefore, the revised TIS shall provide appropriate mitigation alternatives to improve the intersection as required by the SDSS and/or as approved by the Department of Transportation.

Oracle Road is served by SunTran Route 16 with several bus stops within walking distance from the proposed access points on Oracle Road and Rudasill Road. There is a bus stop and a HAWK pedestrian crosswalk approximately 1,700 feet north of the access point on Oracle Road, and a bus stop approximately 800 feet west of the access point on Rudasill Road. Recent Oracle Road improvements have installed pedestrian facilities along the project frontage providing connectivity to the nearby improved bus stops with pull outs.

The Department of Transportation has no objection to the request subject to rezoning conditions #4A-J.

FLOOD CONTROL REPORT

The Regional Flood Control District (RFCD) offers the following comments:

1. Approximately 30 acres of the combined parcels that comprise this project contain Flood Control Resource Area (FCRA), associated with the Special Flood Hazard Area (SFHA) of the Pima Wash and associated riparian habitat. The applicants have worked with the District

on the extent encroachment into the FCRA that sets aside the sufficient portions of the floodplain and riparian area as open space to maintain floodplain function, hydrologic integrity, and ecosystem services. As such, the encroachments shown on the exhibit labeled as Exhibit II-A.2 Preliminary Development Plan (PDP) Hydrology Details are acceptable to the District. These encroachments consist of the proposed bank protection and fill that will raise a portion of the project out of the floodplain and a bridge that will provide a connection to the single-family residences from Oracle Road. Any further encroachments not shown on the PDP Hydrology Detail Exhibit will be prohibited. A condition will be applied to the development to ensure the prohibition of additional encroachment.

2. This project is impacted by a Federal Emergency Management Agency (FEMA) Floodway and a SFHA Zone AE associated with Pima Wash and is located within the FCRA. Pima Wash has an associated 100' erosion hazard setback (EHS). As stated in the previous comment the project shows proposed improvements are encroaching into the SFHA. Except for the road crossings, encroachments into the Floodway are prohibited. When improvements are proposed within the effective FEMA SFHA, both a Conditional Letter of Map Revision (CLOMR) and LOMR are required. The CLOMR shall be approved by FEMA prior to recording of a Final Plat or start of grading on either of the two parcels.
3. The site contains approximately 22 acres of Regulated Riparian Habitat (RRH). The classifications of RRH are Important Riparian Area (IRA) with an underlying Classification of Class A and C Habitat (7.49 acres and 13.10 acres) and a smaller portion of Xeroriparian Class C Habitat (1.20 acres). A significant amount of the IRA is denuded from the previous recreational use of a golf course. The project will encroach into the denuded golf course area, but otherwise will only minimally impact the remaining intact RRH and will preserve unmapped but viable habitat within the SFHA.
4. In addition to the preservation of RRH, the Specific Plan states that mitigation will be provided that is of similar value as the existing intact habitat and will be installed in conformance with the RRH Mitigation Standards and Implementation Guidelines and District Technical Policies. The Specific Plan provided exhibits that show the RRH within the boundaries of the project site and an additional exhibit showing the project's mitigation area. Approximately 6.45 acres of mitigation area will be provided which meets the minimum requirement. A condition will be provided to ensure the required density of mitigation plantings will be provided for each classification which will further enhance the ecosystem services of the Pima Wash.
5. A regulatory wash with an associated EHS of 25-feet is located at the southeast corner of the project and also resides within the FCRA. The District's approximate peak discharge is under 500 cfs, the Specific Plan reports a 1% chance peak discharge of 554 cfs. The supporting hydrological analysis data sheets have provided in Appendix D of the Specific Plan.
6. At the request of the District, the 2020 Big Horn Post-Fire Flood Risk Assessment peak discharge was used to provide the most conservative developed condition floodplain and has been documented in the narrative of the Specific Plan.
7. A Detention Waiver will be submitted at the time of permitting to address the detention requirements. When the time of concentration for the off-site flows from Pima Wash and the regulatory wash differ by several hours, a Detention Waiver and if adequate retention is provided, may be allowable. First flush retention will be required and the project will provide retention throughout the project site by using Low Impact Development (LID) Practices.
8. This site has an assured water supply by Tucson Water. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table A (residential) and B (commercial/multi-family) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. A condition will be provided to ensure compliance with the Water Policy of the Comprehensive Plan.

The Regional Flood Control District has no objection subject to rezoning conditions #4A-G.

WASTEWATER RECLAMATION REPORT

Capacity is available for this development in the 15" public sewer C-094, downstream from manhole 9544-13 (Type I P21WC00240, dated August 6, 2021). Allocation of capacity for the proposed development will be made by the Type III Capacity Response.

The Pima County Regional Wastewater Reclamation Department has no objection to the proposed rezoning subject to rezoning conditions #6A-F.

ENVIRONMENTAL PLANNING REPORT

Environmental Planning has no objection subject to rezoning condition #7.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of conditions #8.

DEPARTMENT OF ENVIRONMENTAL QUALITY REPORT

Pima County Department of Environmental Quality has no comment.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Because the Pima Wash singletrack trail does not currently connect to any existing trails or Pima County properties and likely will not in the future, as well as Pima County Natural Resources, Parks and Recreation (NRPR) not wanting to assume future trail maintenance responsibilities, NRPR no longer wants this trail easement.

The natural open space will not be dedicated to Pima County NRPR, therefore, NRPR will not be responsible for future maintenance of the natural open space areas.

NRPR has no objection to the Specific Plan rezoning subject to condition #9.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

The US Fish and Wildlife Service have no comment.

WATER DISTRICT REPORT

The Tucson City Water Department have no comment.

FIRE DISTRICT REPORT

The Northwest Fire District have no comment.

CITY OF TUCSON

The City of Tucson, Planning and Development Services have no comment.

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

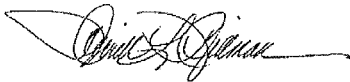
1. Not more than 60 days after the Board of Supervisors approves the Specific Plan, the owner(s) shall submit to the Planning Director the Specific Plan document, including the following conditions and any necessary revisions of the Specific Plan document reflecting the final actions of the Board of Supervisors, and the Specific Plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this Specific Plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code,

- the Specific Plan shall apply.
3. This Specific Plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this Specific Plan. The Specific Plan's development regulations shall be interpreted to implement the Specific Plan or relevant Pima County regulations.
 4. Transportation conditions:
 - A. A revised Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the submittal of the development plan or subdivision plat. Off-site improvements determined necessary as a result of the traffic impact study shall be provided by the property owner.
 - B. Eastbound movements at the Rudasill Road and First Avenue intersection are in a failing level of service and have a greater than 10% increase in delay with the project. Mitigation shall be proposed and provided during the development process and is subject to review and approval by the Department of Transportation.
 - C. Eastbound movements at the Oracle Road and Kanmar Place intersection have a greater than 10% increase in delay with the project. Mitigation shall be proposed and provided during the development process and is subject to review and approval by the Department of Transportation.
 - D. Eastbound movements at the Oracle Road and Rudasill Roller Coaster Road intersection are in a failing level of service and have a greater than 10% increase in delay with the project. Mitigation shall be proposed and provided during the development process and is subject to review and approval by the Department of Transportation.
 - E. The westbound left-turn lane located at the Rudasill Road and Oracle Road intersection shall be to be extended to accommodate the increase in traffic from the project site as determined by the revised traffic impact study and shall be constructed to Pima County Standards.
 - F. Prior to development plan or subdivision plat approval, written proof of coordination with the Arizona Department of Transportation (ADOT) is required.
 - G. The location and design of the access point on Oracle Road is subject to approval by the Arizona Department of Transportation (ADOT).
 - H. Sidewalk shall be constructed to Pima County standards along the south side of Rudasill Road from the proposed driveway to the Oracle Road intersection. The location shall be determined at the time of permitting and as approved by the Department of Transportation.
 - I. On-site access easements shall be abandoned at time of permit review process if they are no longer utilized.
 - J. The bridge crossing over the Pima Wash for access to the south parcel from Oracle Road shall provide pedestrian and bicycle Facilities within the cross section.
 5. Flood Control District conditions:
 - A. Drainage infrastructure, bank protection and open space for drainage shall be maintained by the Homeowners' Association for the residential subdivision and by the property owner for the multi-family apartment complex.
 - B. Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) are required. The CLOMR shall be approved by FEMA prior to recording of a Final Plat or start of grading on either of the two parcels.
 - C. The proposed bank protection shown on the Preliminary Development Plan shall be constructed for each lot within the residential subdivision and for the multi-family apartment complex at the same time through one permit for each project.

- D. First flush retention shall be provided in Low Impact Development practices distributed throughout the site. Curb cuts in appropriate locations along roads shall be utilized to optimize LID Practices in appropriate locations throughout the road system.
 - E. Except as shown on the PDP, the Regulated Riparian Habitat located within the Flood Control Resource Area shall be protected during construction and will remain undisturbed.
 - F. The required riparian habitat mitigation shall be installed within mitigation boundary show in the Specific Plan and will be, at the minimum, the vegetative required density for each classification disturbed.
 - G. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Wastewater conditions:
- A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) stating 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(s) shall enter into a written agreement addressing 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 is permanently committed for any new development within the rezoning area.
7. Environmental Planning condition: Upon the effective date of the Ordinance, the owner shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning

- condition against the property owner.
8. Cultural Resources condition: Further cultural resources documentation of the historic golf course is needed and shall be conducted by a permitted archaeological historian or historical architect. Provide a field study of any existing historic buildings on the subject property and HPIFs if appropriate and include archival and/or context study of the historic Cliff Valley Golf Course.
 9. Natural Resources, Parks and Recreation condition: No trail easement, nor trail installation shall be required for the Pima Wash singletrack trail. Natural Resources, Parks and Recreation will not assume responsibility for open space maintenance.
 10. Adherence to the Specific Plan document as approved at the Board of Supervisor's public hearing.
 11. Adherence to the water conservation features as outlined within the Specific Plan, Section II.C.9 is required.
 12. In the event the subject property is annexed, the property owner shall adhere to all applicable 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.
 13. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "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. § 12-1134(I)."

Respectfully Submitted,



Terrill L. Tillman, AICP
Principal Planner

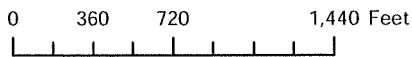
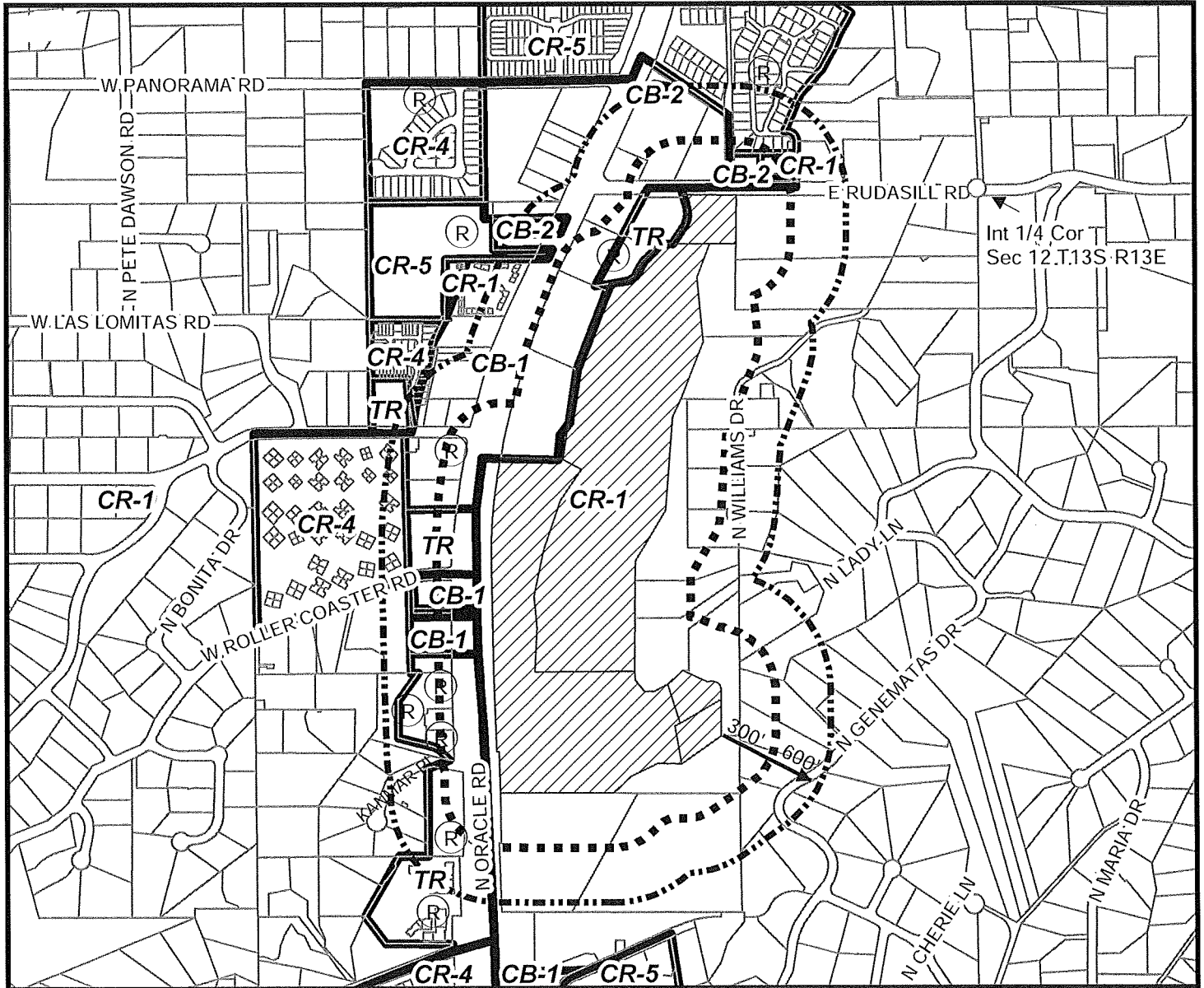
c: Rory Juneman & Robin Large

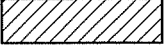
Case #: P22SP00003

Case Name: UIP QUAIL CANYON 1 LLC, ET AL. - N. ORACLE ROAD SPECIFIC PLAN

Tax Code(s): 102-21-062A, 102-21-070A, 105-01-136G, 105-01-136H, 105-01-36J

 Subject Property
  600' Notification Area
 300' Notification Area
  Zoning Boundary



Area of proposed rezoning from CR-1 to SP 

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 3/29/23 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 46

Map Scale: 1:10,000

Map Date: 3/2/2023 - ds



Community Activity Center (CAC)

Objective: To designate medium and higher intensity mixed use districts designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educational and institutional uses; and other similar uses as described in the Campus Park Industrial (CPI) zoning district (Section 18.49); and compatible medium to higher density housing. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how it serves to create or enhance the mixed use character of the designated activity center as a whole. Larger centers may include a regional mall. Smaller centers may provide goods and services needed on a more frequent basis. These may include a major supermarket, discount department stores, large variety stores, or specialty stores such as a hardware/building/home improvement stores. Community Activity Centers may be located on major arterial roadways with access to public transportation. All centers will have direct pedestrian and bicycle access to surrounding neighborhoods. Community Activity Centers may range from 25 acres to up to 100 acres or more in size depending on the area served and services provided.

- Residential Gross Density: (if any) Minimum- 6 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 6 RAC; Maximum- 18 RAC

Higher Intensity Urban (HIU)

Objective: To designate areas for a mix of medium to high density housing types, such as higher density single-family development, townhomes, condominiums and apartment complexes, as well as other compatible uses, such as offices, hotels, research and development, and other similar uses. These areas have direct access to major transportation corridors and other arterials and are within walking or bicycling distance from major commercial services and employment centers. They generally do not abut land in low intensity urban categories. Small-scale residential compatible retail services are allowed on the first floor of a multi-story building, provided that they are accessed from an arterial and are oriented away from lower density residential development.

- Residential Gross Density: Minimum- 8 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 8 RAC; Maximum- 18 RAC

Low Intensity Urban 1.2 (LIU-1.2)

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 be contiguous with other dedicated natural open space and public preserves.


- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC; 2.5 RAC with 45 percent open space; or 4 RAC with 60 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC; 2 RAC with 50 percent open space

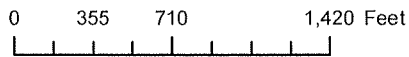
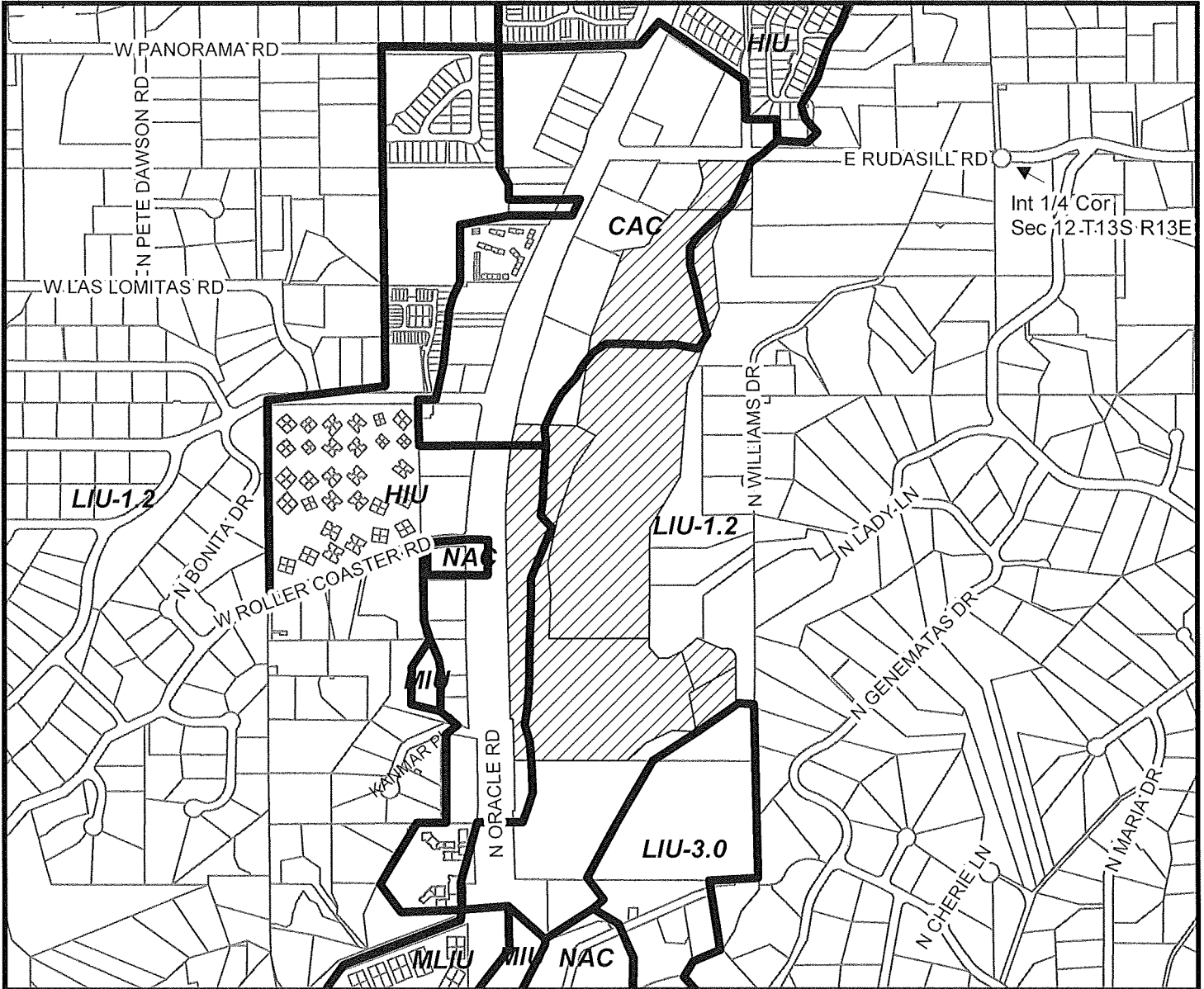
Case #: P22SP00003

Case Name: UIP QUAIL CANYON 1 LLC, ET AL. - N. ORACLE ROAD SPECIFIC PLAN

Tax Code(s): 102-21-062A, 102-21-070A, 105-01-136G, 105-01-136H, 105-01-36J

COMPREHENSIVE PLAN EXHIBIT

 Subject Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:10,000

Map Date: 3/3/2023 - ds



Quail Canyon Specific Plan

Public Outreach Summary

Project: UIP Quail Canyon 1, LLC (“UIP”) has purchased the former Quail Canyon Golf Course (“Golf Course”) located east of Oracle Rd. and south of Rudasill Rd. (the “Property”) in unincorporated Pima County (“County”). Except for portions of the Pima Wash and surrounding hillsides, the Property has been heavily disturbed by the Golf Course over the past 50 years.

UIP is interested in redeveloping the 53-acre Property into a residential community for both single-family (“SFR”) and multi-family (“MFR”) residential uses (the “Project”). The Property is bisected by the Pima Wash, thereby creating two distinct developable areas. The “North Parcel” encompasses approximately 11 acres adjacent to and with direct access from Rudasill Road. The “South Parcel” has frontage along Oracle Road and measures approximately 42 acres, which includes approximately 23 acres of natural open space (“NOS”). The Project will preserve at least 25.48 acres of NOS, or 48 percent of the Property.

The Property is currently zoned County Single Residence Zone (“CR-1”). UIP is proposing to rezone to Specific Plan, which is a site-specific zoning designation that will allow UIP to tailor the Project’s uses and development standards to the Property. Because the Project includes different residential uses and densities, a Specific Plan will allow customization of zoning regulations for the entire Property.

Public Outreach Summary: The Project Team has spent significant time and effort in public outreach for this Project. Our goal has been threefold: 1) listen to concerns of neighboring property owners; 2) address those concerns where possible; and 3) mitigate other concerns. This outreach has involved numerous conversations and meetings with adjacent neighbors, nearby property owners, and other stakeholders. Below is a summary of the Team’s outreach activities, including instances where the Project was adjusted to address stakeholder concerns.

Formal Neighborhood Meeting

- **Date:** June 9, 2022
Type: Formal Neighborhood Meeting using County public notification mailing list
Location & Attendees: Hampton Inn, 5950 N. Oracle Rd. Approximately 80 attendees.
Summary: The Project Team held its required formal neighborhood meeting on June 9, 2022. The meeting consisted of a thorough presentation of the Project, followed by time for questions and answers, and comments. The meeting lasted approximately 2.5 hours. The meeting slides and sign-in sheet are attached to this summary.

Residential Neighboring Property Owners

- Meetings/conversations with adjacent Williams Drive (“Williams”) neighbors:
 - **Date:** February 11, 2022

Type: Initial in person meeting with adjacent property owner

Location & Attendees: Initial meeting with one neighbor at the Lazarus & Silvyn Offices.

Summary: Our outreach started with a neighbor that Lazarus & Silvyn knows professionally. The meeting focused on an introduction of the Project to this neighbor and listening to feedback. The neighbor provided feedback including a preference for the existing CR-1 zoning on the South Parcel (i.e., 40 units), liking the bridge concept, desiring to keep the floodplain area open, and wanting to reduce density on the North Parcel. Questions related to the bank protection design and protection of the wash, especially if people access it. He noted that the South Parcel access to Oracle may be a better design (at the time, the bridge connected the South and North Parcels).

- o Date: March 1, 2022

Type: In person meeting with adjacent property owners

Location & Attendees: The Project Team met with five neighbors at one of their homes.

Summary: The Project Team met with several of the Williams neighbors to introduce the Project and listen to feedback. The neighbors provided feedback including concern about noise and light pollution, trespass from the South Parcel, traffic on Rudasill Rd, and impact on property values. The design at that time included a walking path around the South Parcel project, and the neighbors did not like this path.

- o Date: March 8, 2022

Type: Phone call

Location & Attendees: Phone call with a neighborhood representative.

Summary: The Project Team met with an HOA representative from the Casa Blanca townhouse complex north of Rudasill Rd. to discuss Project and gather comments. Their primary concern is the potential for traffic on Rudasill Rd., and the potential for increased cut-through traffic to the alley directly north of the Project entrance as this alley connects to their development.

- o Date: March 22, 2022

Type: In person meeting with neighbors

Location & Attendees: The Project Team met with two neighbors at the Project site.

Summary: The Project Team met with a Williams neighbor and a member of the adjacent neighborhood association. The neighbors shared overall concerns, including the amount of traffic that will exit onto Rudasill Rd. (at that time, from both the North and South Parcels) and the density.

Resulting Mitigation: Based on the prior two meetings with the neighbors, the Project Team made the following adjustments to the proposed site plan:

- Bridge Redesign: To address the major concern that all the Project's traffic will enter onto Rudasill Rd., the Project Team studied the alternatives and redesigned the South Parcel to access directly on to Oracle Rd. This was a significant design change that will be more costly, but it will significantly

mitigate any Project traffic impacts based on Oracle Rd. existing capacity for additional traffic.

- Walking Path & Security: To address the concern about a walking path adjacent to the Williams neighbors, the Project Team eliminated the walking path on the South Parcel's east border and added a wall along the eastern edge of the South Parcel development to provide additional buffer and security to the adjacent properties along Williams.
- Buffering on South Parcel: To address the concern of the proximity of homes next to the Williams' neighbors, the Project redesigned the road circulation to provide an additional 30 ft. of buffering to the adjacent homes.

- Date: May 27, 2022

Type: In person meeting with neighboring property owners

Location & Attendees: Neighbor's home, approximately 4 Williams neighbors

Summary: The Project Team met with several adjacent neighbors to discuss the traffic circulation and other redesigns. The neighbors questioned the Project's compliance with the Pima Prospers land use designations, expressed a desire to keep the zoning at CR-1 and the riparian areas to remain as-is. The feedback regarding the move of the bridge was that the move did nothing to address density. When the Project Team asked if there was any desire to negotiate on density, the neighbors indicated they would need to discuss with the larger group of neighbors.

- Date: June 9, 2022

Type: Formal Neighborhood Meeting (see above description)

- Date: July 14, 2022

Type: Online Forum held by Project Team to review Drainage and Floodplain concerns

Location & Attendees: Webex online, approximately 12 neighbors, County Flood Control District, District 1 Staff

Summary: The purpose of this online meeting was to allow the Project's drainage engineer to explain how the Project will handle drainage and the adjustments to the floodplain around the edges of the Project development areas. The intent was to educate the neighbors on the drainage design, and that it will not result in any adverse impacts to the surrounding properties. The meeting lasted for 1.5 hours.

The Project Team started with a presentation explaining the differences between the "floodway" and "floodplain," and explaining that the Project will protect the entire Pima Wash (i.e., the Floodway). The Project Team described how areas of the floodplain will be adjusted, but in a limited area and limited depth (i.e., an average of 1.5 feet in the limited areas of the development). The Project Team also explained how the upstream properties will not be impacted by the Project because the Pima Wash's elevation is significantly higher upstream. Specifically, the Pima Wash is 20 ft. higher at Rudasill Rd.

than it is at the Project site, thus making it physically impossible for the Project's drainage to affect the upstream properties. The Project Team allowed for numerous questions.

- Date: July 26, 2022
Type: Online Forum held by Project Team to review Traffic concerns
Location & Attendees: Webex online, approximately 23 neighbors, District 1 Staff
Summary: The purpose of this online meeting was to allow the Project's traffic engineer to explain how the Project's traffic will impact the surrounding roads, specifically Oracle Rd. and Rudasill Rd. The meeting lasted for 1.75 hours.

The Project Team started with a presentation explaining the role of the traffic engineer, what a traffic study is and an overview of common terms and concepts, and how the traffic study is reviewed during the rezoning process. The Project traffic engineer then reviewed the Project traffic study in detail. The study detailed that the Oracle Rd. and Rudasill Rd. are under capacity and therefore the Project traffic will not adversely impact the existing roadway network. Furthermore, the intersection of Oracle Rd. and Rudasill Rd. is under capacity. The Project Team allowed for numerous questions.

- Date: August 5, 2022
Type: In person meeting with Williams' neighbors
Location & Attendees: Online meeting with three neighborhood representatives
Summary: The Project Team met with several of the neighbors to explore if there is any possibility of negotiating the Project density. The neighbors' response was that they feel that CR-1 is the most appropriate density, that Rudasill Rd. traffic is still a concern, and that the riparian area will not be preserved.

Non-Residential Neighboring Property Owners

- The Project Team met with the following nearby commercial property owners:
 - Adjacent Property: Catalina Foothills Lodge Apartments
Summary: Have held recent meetings to discuss project. Property owner has provided a support letter.
 - Adjacent Property: Casa Blanca Plaza
Summary: Have held recent meetings to discuss Project, which is adjacent to the commercial plaza across Rudasill Rd. Property owner has provided a support letter.
 - Adjacent Property: Hampton Inn & Suites and Town Place Suites (same owner)
Summary: Have held several meetings with property owner, which owns and operates both hotel properties. Is supportive of the multi-family adjacent to the hotels, and likes that the property will no longer be vacant, as this is causing trespass problems. Property owner has provided a support letter.

- **Adjacent Property:** Chevron, 5960 N. Oracle Rd.
Summary: Met with manager, who believes the Project is appropriate for the area near the gas station. He provided a support letter for the Project.

- **Adjacent Property:** Five vacant lots north of Rudasill Rd., 138 to 172 E. Rudasill Rd.
Summary: Met with property owner, who has provided a support letter for the Project.

Other Stakeholders

- **Date:** July 12, 2022, and March 7, 2023
Type: Meeting organized by Long Realty
Location & Attendees: Long Realty, Foothills Office, discussing project with realtors who service the area in and around the project.
Summary: Provided an overview of the project and answered questions about the proposed development.

- **Date:** March 28, 2022
Type: Email correspondence with representative of Amphitheater School District
Summary: Amphitheater School District provided a letter indicating the schools that are applicable to the Project have plenty of capacity to accommodate the new students.

- **Meetings with the Coalition for Sonoran Desert Protection (the “Coalition”):**
 - **Date:** July 5, 2022
Type: Online meeting to introduce Project
Location & Attendees: Online meeting with Coalition representatives
Summary: The Project Team met with Coalition representatives to introduce the Project and listen to feedback. The Coalition’s feedback included concerns regarding disturbance of Important Riparian Area (“IRA”), preservation of existing mature vegetation, accommodation of drainage flows and materials for bank protection.

 - **Date:** July 14, 2022
Type: Online meeting to discuss drainage concerns and bank protection
Location & Attendees: Online meeting with Coalition and Project Hydrologist to follow up on previous conversation.
Summary: The Project Team met with Coalition representatives to review overall drainage plan with Project Hydrologist. The Project Hydrologist described the proposed bridge design, including clearance height over Pima Wash, and potential bank protection solutions. The Coalition expressed a preference for gabion bank protection with a vertical face over use of soil cement and requested providing vegetation adjacent to bank protection.

- **Date:** August 30, 2022
Type: Informal meeting to review updated site plan
Location & Attendees: Online meeting with Coalition to follow up on previous conversation.
Summary: The Project Team met with Coalition representatives to follow up on drainage conversation and to discuss environmentally sensitive design elements that may be incorporated into Project. The Project Team committed to utilizing self-healing gabions for bank protection throughout the Project. The Coalition provided a list of design suggestions for creating a more environmentally sensitive plan for both the North Parcel and the South Parcel.

Resulting Mitigation: Based on feedback from the Coalition, the Project Team modified the site plan by tightening up the limits of disturbance around both the North Parcel and the South Parcel.

- **Date:** October 3, 2022
Type: Online meeting to discuss changes to Specific Plan
Location & Attendees: Online meeting with Coalition to follow up on previous conversations.
Summary: The Project Team met with Coalition representatives to discuss various environmentally sensitive design elements to be incorporated into the Specific Plan.

Resulting Mitigation: Based on the prior meetings with the Coalition, the Project Team made the following commitments, which will be included in the Specific Plan:

- Design elements for the overall Project:
 - Use gabions for the bank protection that will be along both sides of the Pima Wash.
 - Revegetate areas of Pima Wash disturbed by golf course and adjacent natural open space.
 - Separate wildlife corridors from residential areas using following techniques:
 - Gabion bank protection (not sloped) on Pima Wash to limit wildlife from entering development.
 - Masonry walls where single family residential is adjacent to wildlife corridors (east side of single-family development). Walls will be a combination of rear/side walls along individual lots and common area walls.
 - Discourage pedestrian entry into wash (i.e., no designated wash entry points).
 - Use site design to provide for passive rainwater harvesting.
 - Explore using detention waivers to reduce basin sizes (subject to this being supported by drainage study and Flood Control approval).
 - Require EPA WaterSense Certified fixtures for interior plumbing and exterior landscaping.

- Design element for Single-family portion of Project:
 - Require one Electric Vehicle (EV) “ready” parking space in the garage of each single-family residential home, such that the space can easily be adapted for an EV charging station.

- Design elements for multi-family portion of Project:
 - Protect wildlife corridors using the following techniques:
 - Use low level pedestrian lighting instead of building lighting to reduce light spillover into wildlife corridors.
 - Use motion sensors on exterior lighting and parking covers to reduce light spillover.
 - Orient parking spaces so that they face away from wildlife corridors.
 - Construct a 3 ft. screen wall or fence along Pima Wash to provide light screening. The bottom of the wall will be designed to allow water flow into the wash, with Food Control approval.
 - Reduce heat-island effect by:
 - Utilize covered parking as much as possible.
 - Look into “cool” paving options for parking area.
 - Onsite Drainage Retention:
 - Maximize Rain harvesting by directing covered parking runoff into landscaping areas.
 - At time of construction, discuss with Pima County alternatives to impervious surfaces for parking to determine if there are options to allow for additional pervious parking surfaces near Pima Wash.
 - Implement renewable energy components, such as:
 - Include five EV stations and additional areas of “EV ready” design for the easy installation of future EV stations.
 - Solar panels on covered parking, where feasible (i.e., powering common area and office).

- Date: January 17, 2023
Type: Online meeting to discuss status of Specific Plan
Location & Attendees: Online meeting with Coalition to follow up on previous conversations.
Summary: The Project Team met with Coalition representatives to discuss status of Specific Plan review and minor changes to the site plan, including identification of retention basins and further refinement of limits of disturbance and riparian areas.

Quail Canyon Redevelopment Specific Plan Rezoning

Neighborhood Meeting
June 9, 2022



Law Offices of

Lazarus & Silvyn, P.C.

Agenda

- Existing Property and Zoning
- Pima Prospers - Land Use Map
- Overview of Zoning Change
 - Rezone to Specific Plan
 - Describe Project and Proposed Zoning
- County Rezoning Process
- Q&A