
Planning & Zoning Commission Draft

P15RZ00004
Site Inventory & Land Use Proposal

**NWC Thornydale Road @ Magee Road
(Rezoning Application from SR to CR-5)**



Submitted By:

**Red Point Development, Inc.
(Developer)**

In Association With:

**Mandarin Associates
(Property Ownership Entity)**

Pima County Case No. P15RZ00004

October, 2015

P15RZ00004
Mandarin Associates – Thornydale Road Rezoning

Rezoning Request from SR to CR-5
Pima County, Arizona

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October, 2015

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SECTION I:
Site Inventory

A. EXISTING LAND USES

1. Site Location and Context

The subject rezoning property is located in the SE ¼ of Section 30, T12S, R13E, more particularly located at the NWC of Thornydale Road and Magee Road. The rezoning site consists of a single parcel (Assessors Parcel No. 225-33-066a). See Exhibit I-A.1: Location & Regional Context.

The property sits within a largely urbanized context. Thornydale Road is a major north-south arterial and a designated “Major Street” on the *Pima County Major Streets & Routes Plan*. It is a fully developed, four-lane divided cross-section with curbs, medians, bike lanes and sidewalks along the subject property frontage. It is earmarked as a 4-lane Regional Transit Authority (RTA) bond project, so as to continue this four-lane section north of Cortaro Farms Road. In terms of land use, the site is bordered by residential subdivisions to the immediate north and west. Non-residential uses lie to the adjacent south, southeast, and east, including a self-storage facility, post office, fast-food restaurant, credit union, and a convenience store.

2. Description of Existing Land Uses

a. Existing Land Uses On-Site

The site is vacant, natural desert (see Exhibit I-A.2a-b, 4b: Existing Land Use).

b. Easements

The site is encumbered by the following recorded easements:

- Per Docket 4555 @ Page 188, a ten foot (10’) wide easement for electric distribution lines was established over an eastern portion of the subject property that was subsequently acquired by Pima County for the west one-half of the right-of-way (75’ width) of Thornydale Road. This right-of-way acquisition obviated the need for the former electric easement.
- Per Docket 12224 at Pg. 118, a Final Order of Condemnation from the State Superior Court effectuated an eminent-domain acquisition from the subject property by Pima County in order to construct certain permanent slope and drainage improvements, more particularly the outlet of two large drainage culverts beneath Thornydale Road that drains into the subject property at its northeast corner and along its eastern boundary, respectively. The distinctive “notch” in the property boundary (at its northeast corner) was created by this condemnation action. A drainage easement also extends slightly onto

the property in conjunction with the second aforementioned culvert; this easement lies within an area that will be set-aside as CLS conservation area and regulated riparian habitat. It therefore does not impact or constrain the proposed development.

c. Comprehensive Plan Designation

The Comprehensive Plan designation for the subject property is MIU (Medium Intensity Urban) as per approved Comprehensive Plan amendment Case No. Co7-13-05 and adopted Resolution No. 2014-116 (please refer to Exhibit I-A.2c, 4e for a graphic depiction of surrounding Plan designations). The following rezoning policies apply to this rezoning site:

- A. Notwithstanding the land use designation on the Land Use Plan, areas which will not be removed from the 100-year floodplain through implementation of plans approved by the Pima County Regional Flood Control District and areas of Pima County Regulated Riparian Habitat shall revert to Resource Transition at the next appropriate annual plan amendment program period.
- B. Post-development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by a covenant and management responsibility shall be identified on the subdivision plat or development plant.
- C. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environment Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
 - 1. Natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
 - 2. The site areas of plan amendment cases Co7-13-03, 04 and 06 are not eligible to serve as set-asides;
 - 3. Off-site site-asides areas are acceptable to the Pima County Planning Official or designee;
 - 4. Off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee;
 - 5. The approximate minimum total natural open space (NOS) set-aside is 38 acres; the approximate minimum on-site NOS set-aside is 7 acres; and the approximate minimum off-site NOS set-aside is 31 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

3. Aerial Photograph

An aerial photo (showing the site and surrounding properties within 600' of the site) is provided as Exhibit I-A.3.

4. Property Characteristics Within ¼ Mile

a. Existing Zoning & Overlay Zones

The subject property is zoned SR (Suburban Ranch). See Exhibit I-A.4a-d: Existing Zoning. The property and its surrounding area within ¼ mile are not subject to any of the following overlay zones: the Buffer Overlay Zone, Gateway Overlay Zone, Hillside Development Zone, Cluster Development Option, Historic Zone, or Airport Environs Zone.

| | |
|--------------------------------------|---------------------|
| Existing Zoning to the North: | CR-4, SH and TR |
| Existing Zoning to the South: | CB-2, CR-3 and CR-5 |
| Existing Zoning to the East: | CB-1, TR and CR-5 |
| Existing Zoning to the West: | CR-4 and CR-5 |

In referring to the above list of surrounding zoning classifications, the abbreviations used therein respectively denote the following:

- CB-1 & CB-2** denote a Business Zones
- CR-5, CR-4 & CR-3** denote Residential Zones
- SR** denotes the Suburban Ranch Zone
- TR** denotes the Transitional Zone
- SH** denotes the Suburban Homestead Zone

b. Existing Land Uses

The lands within ¼ mile of the subject property are a mixture of: 1) developed residential subdivisions of low and medium densities; 2) a self-storage facility; 3) a post office; 4) two convenience stores; 5) a fast-food restaurant; 6) a credit union; 7) a child daycare center; 8) a fire station; and 9) vacant land. Please refer to Exhibit I-A.2a-b, 4b (Existing Land Use).

c. Stories & Heights of Existing Surrounding (Off-Site) Structures

The adjacent single-family detached residences within ¼ mile are both single-story and two-story structures and range in height from approximately 12'-22'. The non-residential structures within ¼ mile are comprised of: 1) a self-storage facility with one-story buildings of approximately 12' in height; 2) a post office with a height of approximately 24'; 3) two one-story convenience stores approximately 14' in height; 4) a credit union approximately 18' in height, and 5) a fast-food restaurant approximately 14' in height.

Section I - Site Inventory

- d. Pending or Conditionally Approved Rezoning, etc.

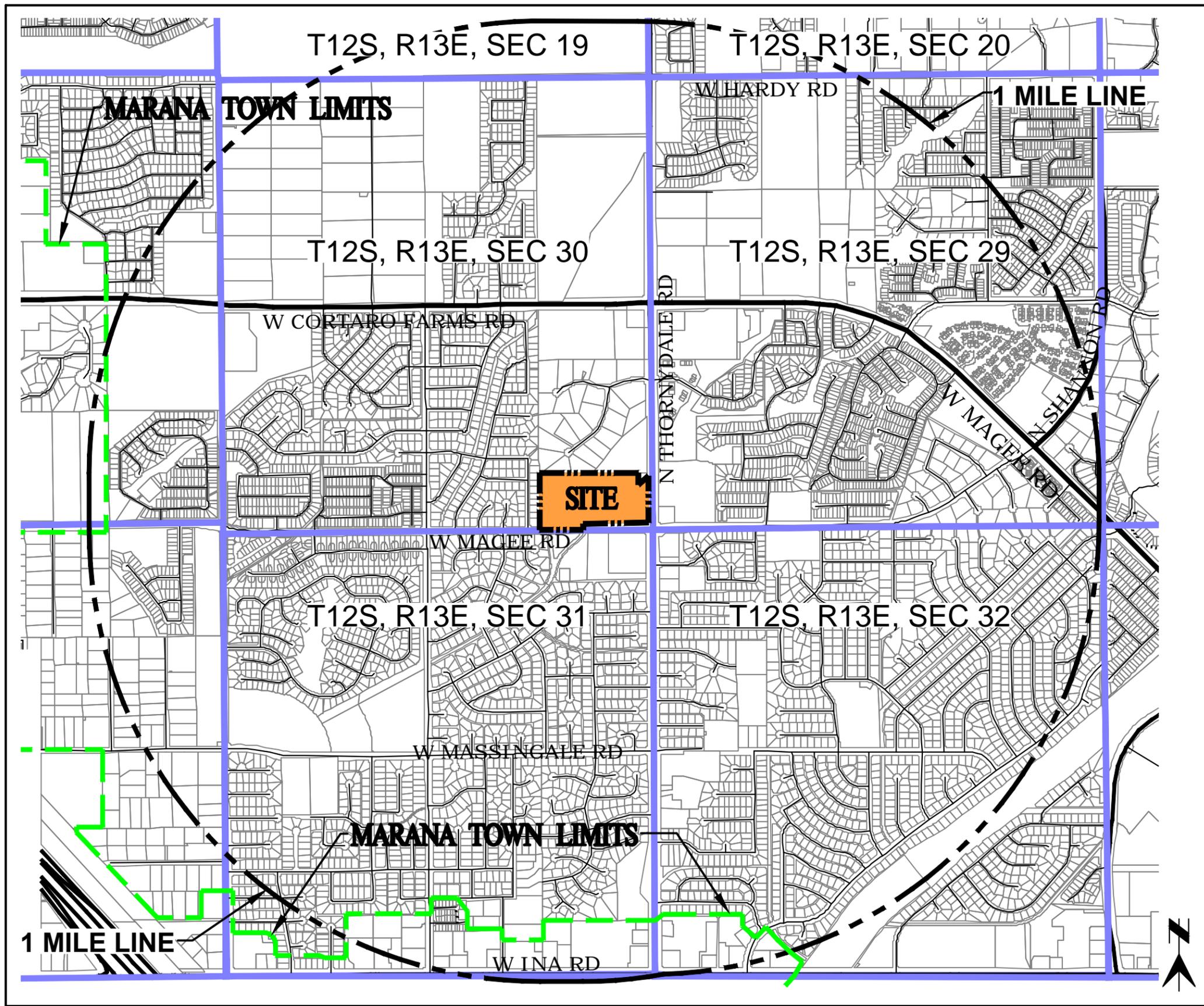
There are no (0) other pending rezoning applications within ¼ mile of the subject property.

- e. Comprehensive Plan Designations

The surrounding properties are a mix of the following Pima County Comprehensive Plan designations: LIU (Low Intensity Urban), MHIU (Medium High Intensity Urban), MIU (Medium Intensity Urban), CAC (Community Activity Center), and RT (Resource Transition). Please refer to Exhibit I-A.2c, 4e (Comprehensive Plan Designations).

| | |
|----------------------|-------------------------|
| To the North: | MIU, LIU 0.3 & RT |
| To the South: | CAC, MIU, LIU 0.3 & RT |
| To the East: | CAC, LIU 0.3, MHIU & RT |
| To the West: | MIU |

Exhibits to Follow



LEGEND

-  Rezoning Site
-  Section Boundary (e.g. T12S, R13E, SEC 30)
-  Marana Town Limits

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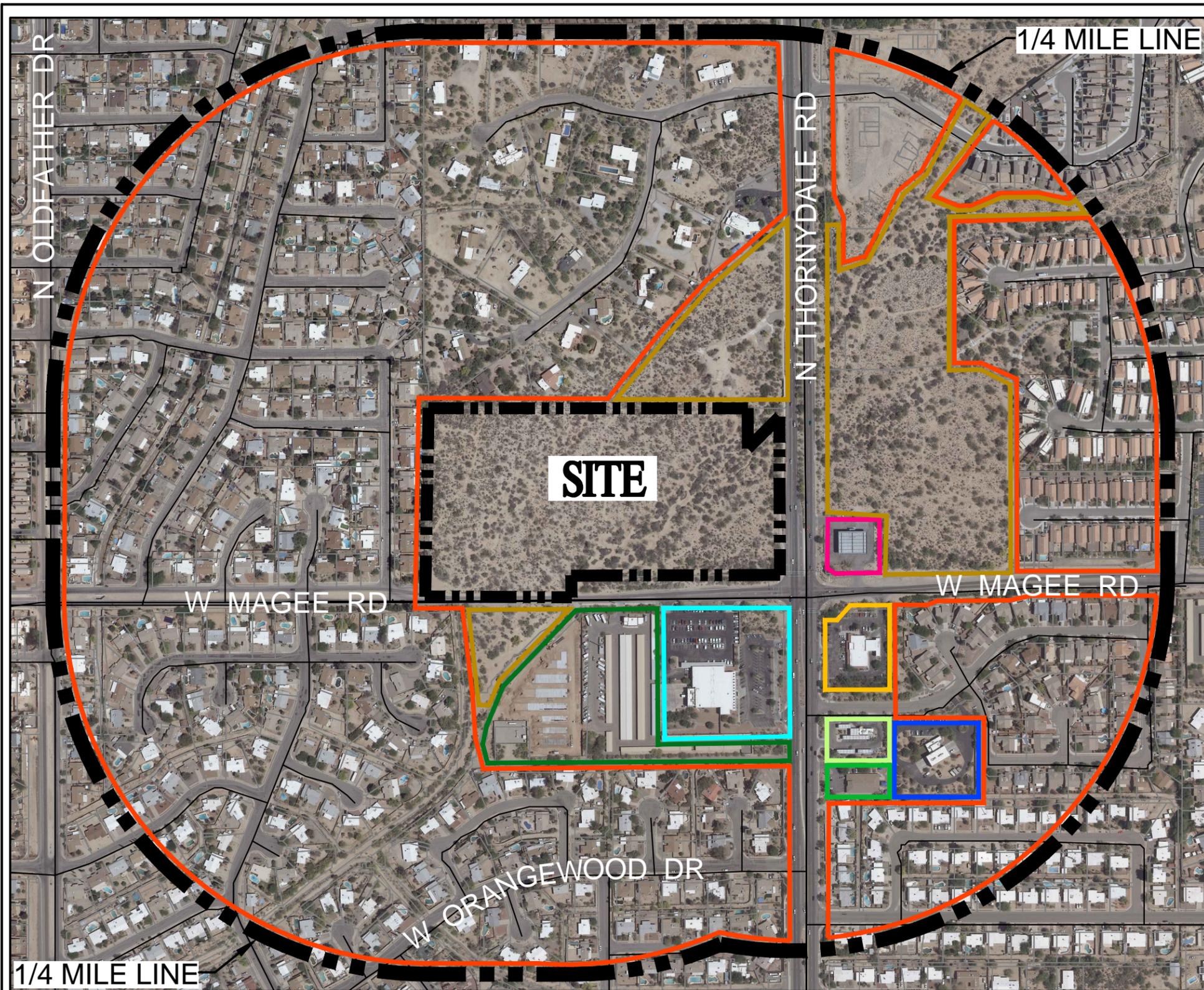
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Red Point Development, Inc.
 NWC MAGEE & THORNYDALE ROADS
 (Ownership Entity: Mandarin Associates)
 REZONING: SR to CR-5

EXHIBIT I-A.1
 LOCATION & REGIONAL
 CONTEXT
 PAGE 5



LEGEND

-  Rezoning Site
-  Residential Subdivisions
-  Self-Storage Facility
-  Post Office
-  Professional Offices/Credit Union
-  Fast Food Restaurant/Drive-in
-  Convenience Store
-  Vacant Land
-  Fire Station
-  Child Daycare Center

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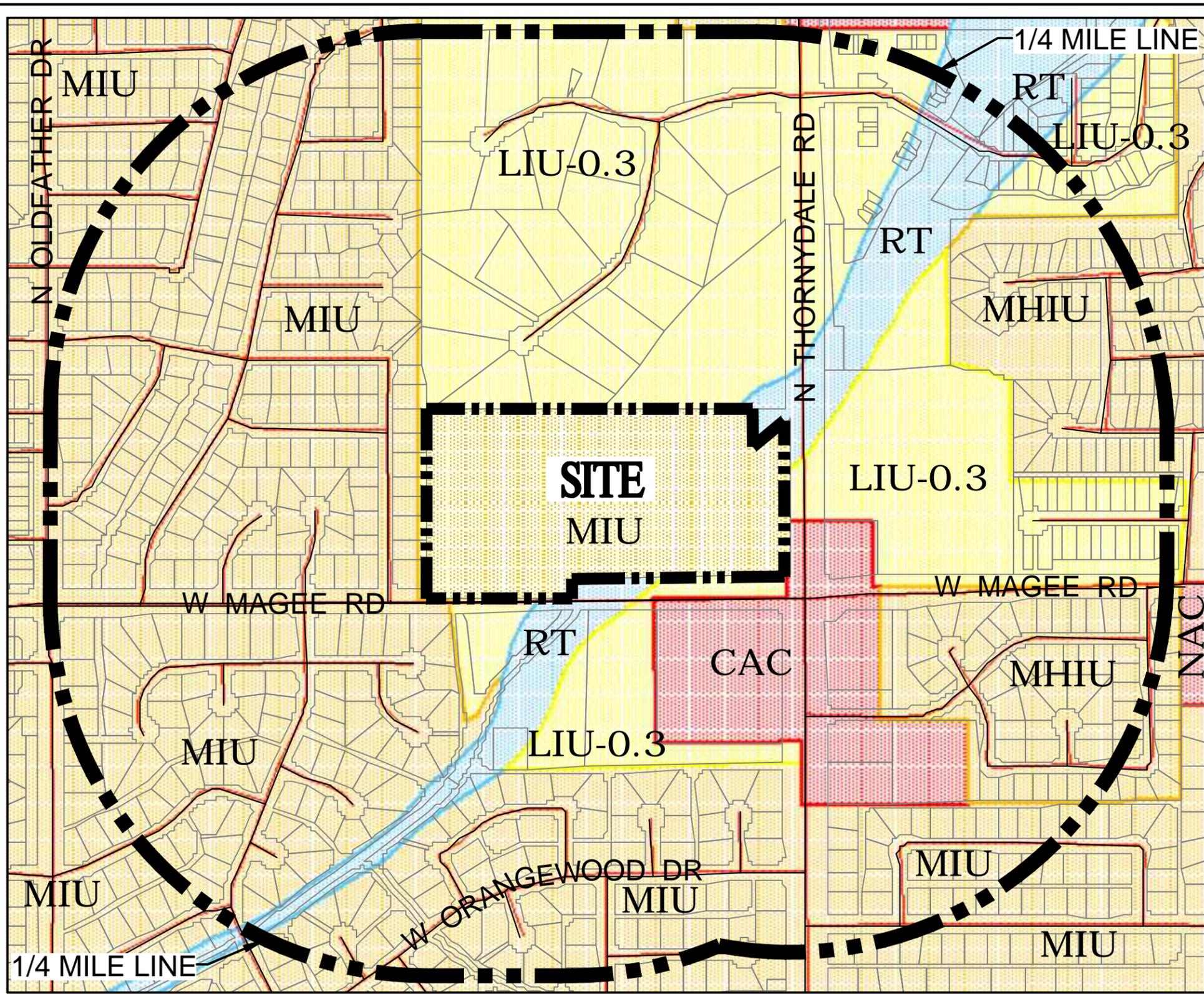


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 REZONING: SR to CR-5

EXHIBIT I-A.2a-2b, 4b
 EXISTING LAND USE



LEGEND

-  Rezoning Site
Medium Intensity Urban (MIU)
Comprehensive Plan Designation
-  CAC -- Community Activity Center
-  MHIU -- Medium High Intensity Urban
-  MIU -- Medium Intensity Urban
-  LIU-0.3 -- Low Intensity Urban 0.3
-  RT -- Resource Transition

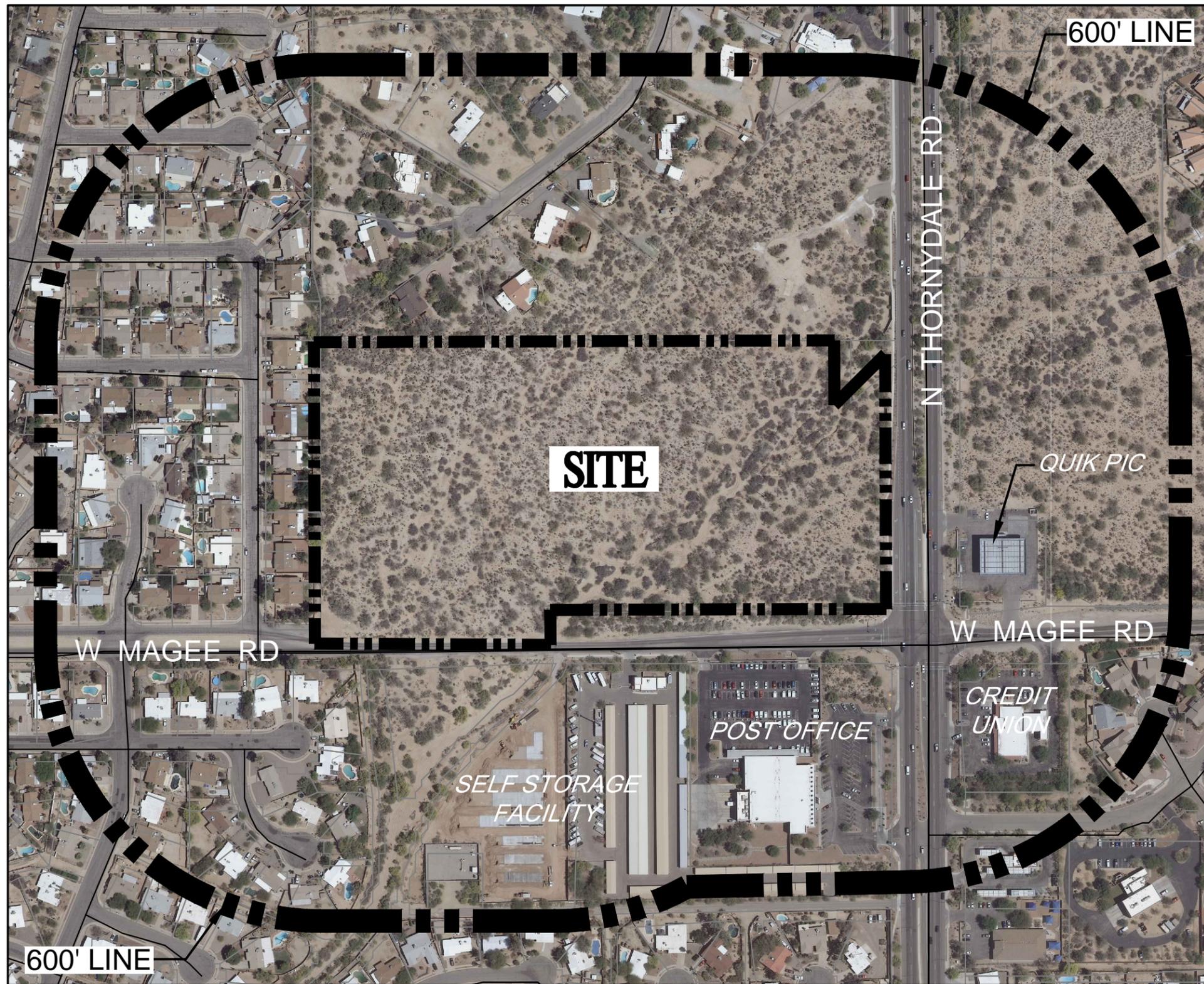
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NWC MAGEE & THORNYDALE ROADS
 (Ownership Entity: Mandarin Associates)
 REZONING: SR to CR-5

EXHIBIT I-A.2c, 4e
 COMPREHENSIVE PLAN
 DESIGNATIONS
 PAGE 7



LEGEND



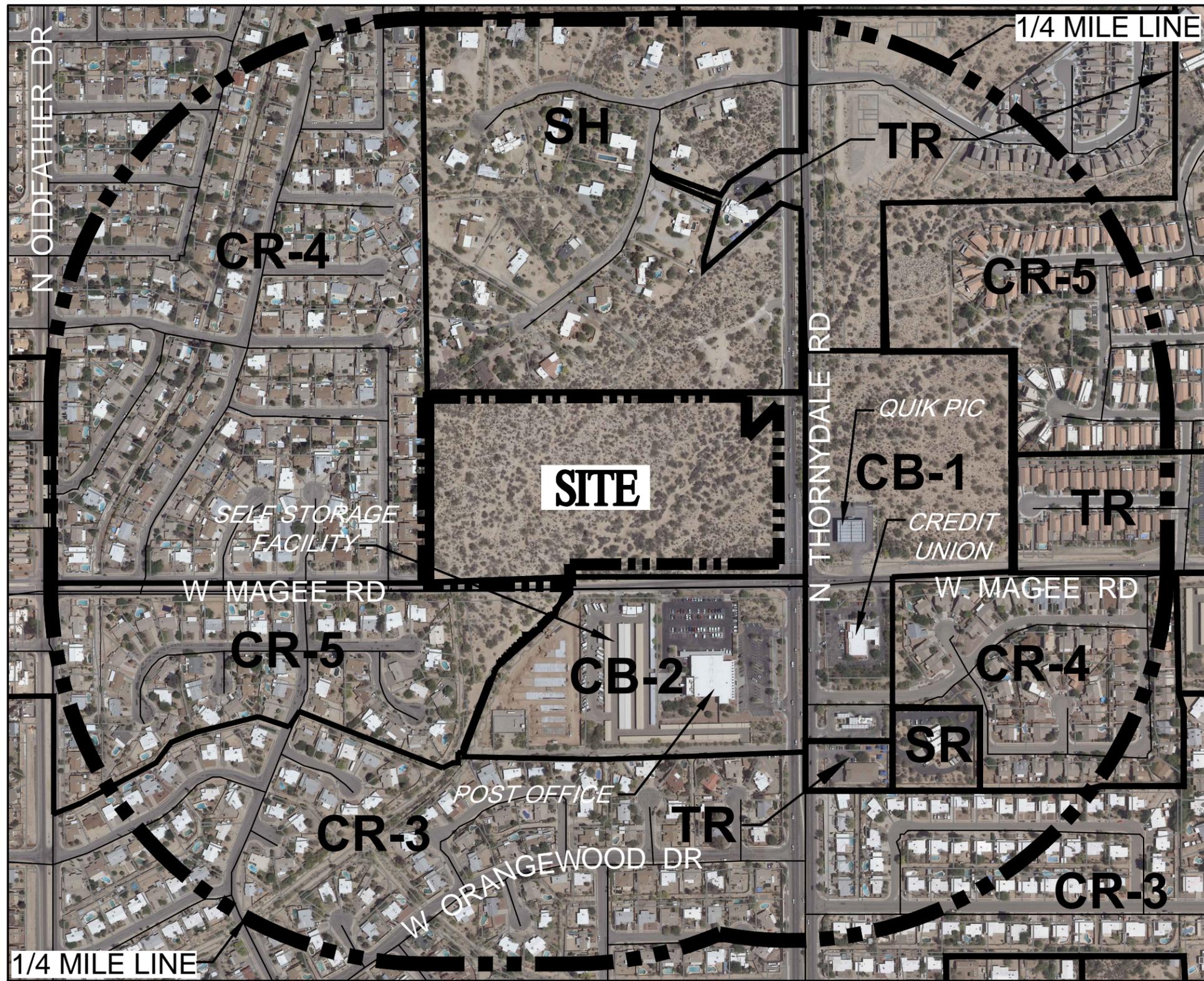
Year of Aerial Photo: 2011

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Red Point Development, Inc.
 NWC MAGEE & THORNYDALE ROADS
 (Ownership Entity: Mandarin Associates)
 REZONING: SR to CR-5

EXHIBIT I-A.3
 AERIAL PHOTO



LEGEND

SITE Rezoning Site
(Existing Zoning: SR)

CR-4 Existing Zoning, typ.

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Red Point Development, Inc.

NWC MAGEE & THORNYDALE ROADS
 (Ownership Entity: Mandarin Associates)
 REZONING: SR to CR-5

EXHIBIT I-A.4a-d
 EXISTING ZONING

B. TOPOGRAPHY & GRADING

1. Topographic Characteristics

The rezoning site is relatively flat, with a uniform downward slope across the property from northeast to southwest; it is traversed by two natural drainage swales that flow in the same direction, one of which is a fairly well-defined channel. These swales discussed in more detail in Section I.C (Hydrology) of this Site Analysis. See Exhibit I-B.1a-e for existing-condition topography.

a. Restricted Peaks & Ridges

There are no restricted peaks or ridges on the property.

b. Rock Outcroppings, etc.

There are no rock outcroppings, etc. on the subject property.

c. Slope of 15% or Greater

The rezoning site contains no (0) slopes of fifteen percent (15%) or greater, and which are both longer than fifty feet (50') when measured in any horizontal direction, and taller than seven and one half feet (7.5') when measured vertically.

d. Other Significant Topographic Features

Other than the two aforementioned natural drainage swales that traverse the site, there are no significant or remarkable topographic features on the property.

e. Existing Grading and/or Ground Disturbance

The majority of the site is natural desert. Some minor ground disturbance has occurred along both the Thornydale Road and Magee Road street frontages.

2. Pre-Development Average Cross-Slope

The average cross-slope calculation for the subject property, in accordance with Chapter 18.61 (Hillside Development Zone), is as follows:

$$(1' \text{ Contour Interval}) \times (16,612' \text{ Total Length of Contours}) \times (0.0023 \text{ Conversion})$$

(17.77 AC Total Site Area)

The resultant Average Cross Slope (ACS) = 2.15%.