

suitable for future bicycle routes and public transit. Higher density development is essential in creating the demand needed to support and further such multimodal opportunities.

Rational Infrastructure Expansion and Improvements

The proposed rezoning and residential subdivision adheres closely to this principle. Intelligent and efficient growth demands the intelligent and efficient use of established infrastructure. The proposed rezoning site represents an important infill opportunity that will utilize existing public utility and planned transportation infrastructure, while contributing its fair share of costs that might be needed to expand same to serve the proposed development.

Conservation of Natural Resources

The rezoning site falls primarily within the *Multiple Use Management Area (MUMA)* classification of the Conservation Lands System (CLS), with portions of the property classified as *Important Riparian Area (IRA)* with underlying Xeroriparian "C". In addition, the Special-Species Management aspect of the CLS also applies, thereby increasing the CLS's established conservation and mitigation guidelines.

As part of the aforementioned approved Comprehensive Plan Amendment (Case No. Co7-13-03), specific performance measures were established for the set-aside of both on-site and off-site areas so as to insure full compliance with all CLS thresholds. The CLS topic is discussed further below in Section 3.b (Open Space Element, Environmental Element) and Section 3.f (Compatibility with Conservation Lands System).

In addition to the above CLS considerations, the proposed subdivision design and PDP effectively preserves all regulatory 100-year floodplains on the property and disturbs them only for essential street crossings.

3. Applicability and/or Conformance with the Pima County Zoning Code

This Project does not require compliance with the Buffer Overlay Zone, Gateway Overlay Zone, Hillside Development Zone, Cluster Development Option, Historic Zone, or Airport Environs Zone. The Project will be in compliance with the Native Plant Preservation Ordinance (Chapter 18.72).

a. Buffer Overlay Zone

Not applicable.

b. Gateway Overlay Zone

Not applicable.

- c. Hillside Development Overlay Zone

Not applicable.

- d. Cluster Development Option

Not applicable.

- e. Native Plant Preservation

The project will comply with Pima County Zoning Code Section 18.72 (Native Plant Preservation).

- f. Historic Zone

Not applicable.

- g. Airport Environs Zone

Not applicable.

B. PRELIMINARY DEVELOPMENT PLAN (PDP)

1. PDP Map and Overlay

A Preliminary Development Plan (PDP), in accordance with Section II-B.1a-p of the Site Analysis Checklist, is provided as Exhibit II-B.1a-p (an acetate overlay of same is also included). This PDP illustrates a proposed residential subdivision that effectively confines the developed portions of the property to those areas not otherwise impacted by existing drainage and riparian constraints.

In terms of timing and phasing, it is most desirable and intelligent that the project be developed concurrently with the planned RTA comprehensive street improvements to Thornydale Road. Bringing the project to market ahead of these major improvements would require interim measures that, for all intents and purposes, would be “throw away” in nature when the RTA project supplants them.

2. Support Data

The following support data is provided here and is also reflected in notes on the PDP as appropriate:

- a. Gross Floor Area of Structures.

Not applicable; this is residential subdivision project. The formerly-envisioned commercial component has been eliminated from the project.

b. Building Heights

The subdivision will contain both one-story and two-story residences in response to market demand. The maximum building height would not exceed that allowed under the requested CR-5 zoning, i.e. thirty-four feet (34'). A maximum height of twenty-four feet (24') will apply to the 200' wide Scenic Route zone along both Thornydale Road and Linda Vista.

c. Dwelling Units

The PDP illustrates thirty-six (36) individual residential lots. The typical lot size anticipated is 55' x 115'. This lot size is subject to change at the time of final subdivision platting and the prevailing market conditions then in force.

d. Maximum Residential Densities

The gross residential density of the proposed project is inherently limited by the significant set-asides devoted to riparian, habitat, and natural-drainage preservation. Under the proposed PDP, the effective gross density for the project is approximately 2.0 residential units per acre (2.0 RAC).

e. Total Number of Parking Spaces

Parking for this project will be in accordance with Zoning Code Section 18.75, to be verified at the time of subdivision platting.

f. Type of Landscaping

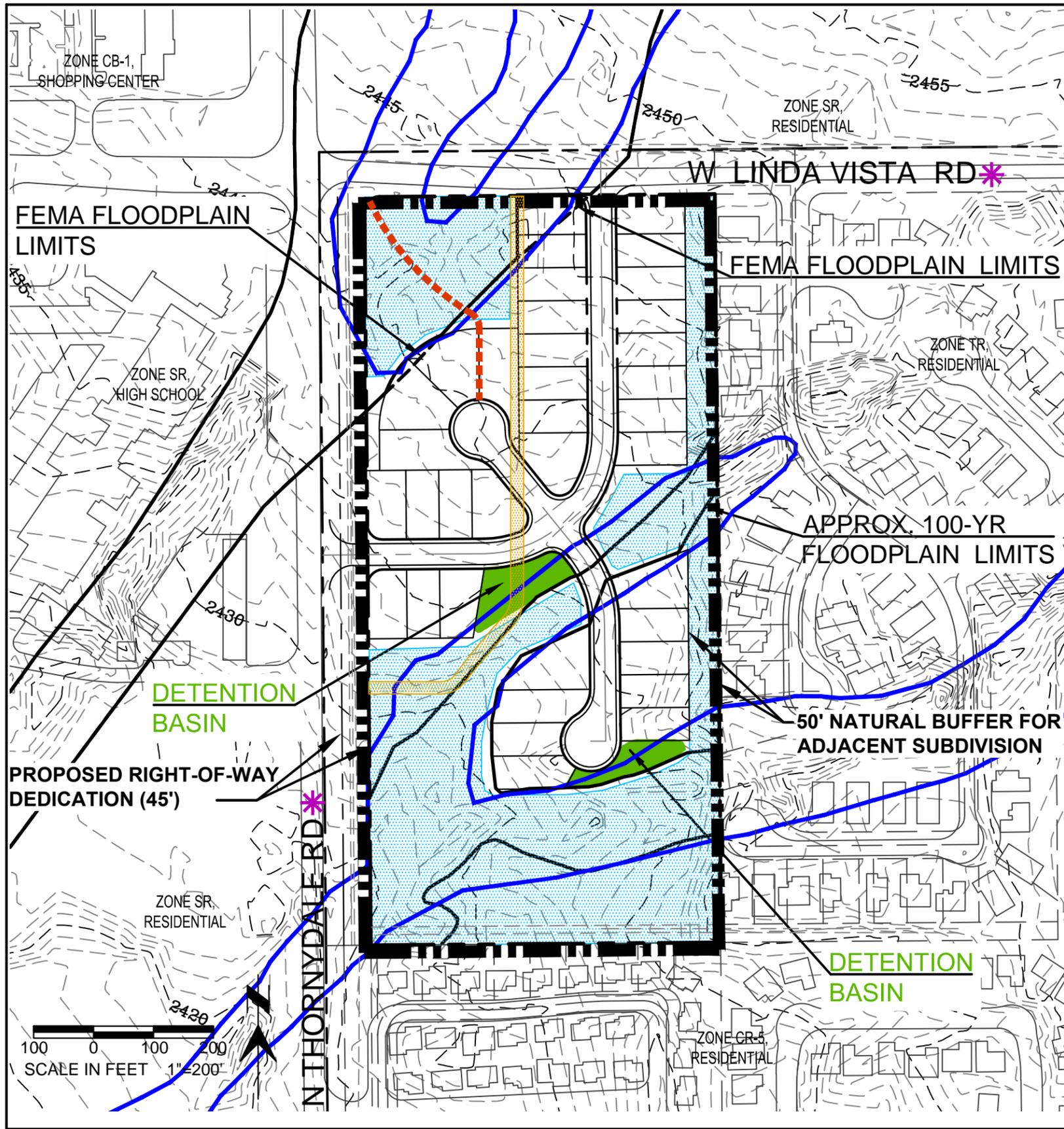
Landscaping will be a mixture of native preserved desert and xero-riparian landscape species. The proposed landscape program for the site is described more fully in Sections II.E. (Biological Resources) and II.F (Landscape & Buffer Plan).

g. Size & Description of Recreation Areas, Natural/Functional Open Space

The project's most significant open space element is the substantial natural area set-asides throughout the site for riparian, habitat, and natural-drainage preservation. These areas are illustrated on the PDP and described more fully in Sections II.E. (Biological Resources) and II.F (Landscape & Buffer Plan).

h. Other Supplemental Information

The on-site CLS set-aside shown on the PDP is 7.6 acres. Rezoning policy D.5 establishes a total CLS set-aside of 33 AC, with the approximate on-site set-aside being 9 AC. The lower 7.6 AC on-site figure per the PDP is due to the dedication of more than one (1) acre of right-of-way for Thornydale Road. Any deficiencies in CLS set-asides will be compensated for by adjusted off-site set-asides at the time of final subdivision platting.



LEGEND

- PDP Boundary
- Limit of Neighborhood Activity Center (NAC) District
- Existing Condition Topographic Contour (1' Interval)
- CLS Set-Aside Area (Natural Open Space)
- 4' Pedestrian Path for Improved Neighborhood Connectivity to Surrounding Uses
- Approximate 100-Year Post-Development Floodplain Limit
- FEMA Floodplain Limit
- Detention Basin
- Mapped Riparian Habitat Important Riparian Areas (CLS-IRA) with underlying Xeroriparian "C"
- Thornydale Road and Linda Vista Boulevard are designated Major Streets and Scenic Routes.

PROJECT AREA

Gross Area: 18.0 AC (Approximate)
 Net Area (Post R.O.W. Dedication): 16.7 AC (Approximate)

PROJECT PARTICULARS

Existing Zoning: SR
 Proposed Zoning: CR-5
 Comprehensive Plan: NAC & MIU

PROPOSED USE(S)

Single-Family Residential Subdivision (36 Lots)
 Typical Lot Size: 55'x115' (6,325 SF)

BUILDING HEIGHT

Maximum 34' Permitted; Project will contain 1-Story and 2-Story Residences.

ON-SITE STREETS

Proposed Right-of-Way Width: 50'
 Travel Lanes: Two (2) 12' Lanes
 Total Pavement Width: 36'
 On-Street Parking: Allowed Both Sides
 Sidewalks: 5' Sidewalks Both Sides

PARKING

Parking will be in accordance with Section 18.75

BUFFER YARDS

Bufferyard "D" required along Thornydale and Linda Vista frontages.

CONSERVATION LANDS SYSTEM (CLS)

Natural Open Space per this PDP: 7.6 AC

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Red Point Development, Inc.
 SEC LINDA VISTA BLVD & THORNYDALE ROAD
 (Ownership Entity: Lawrence C. Leung, Inc.)
 REZONING: SR to CR-5

EXHIBIT II-B.1a-p
 PRELIMINARY DEVELOPMENT
 PLAN
 PAGE 54

C. TOPOGRAPHY & GRADING

Please refer to Exhibit II.C.1-5 (Topography and Grading) for an illustration of the various grading and design features of the proposed development. In addition, the following required information is also provided:

1. Development Features on Slopes of 15% or Greater

There are no slopes greater than 15% located anywhere on the proposed development; no special measures are therefore necessary.

2. Natural Areas Used for HDZ Allowances

There are no areas being set aside as natural open space for average cross slope, HDZ calculation, or any other purposes on subject property.

3. Mapped Areas & Associated Site Percentages

The site is characterized by the following topography/grading facts:

a. Natural Open Space

More than forty percent (40%) of the site will be natural open space.

b. Revegetated Areas

No revegetation areas are proposed for this project, other than the landscaping of the new residential lots and streetscapes throughout the subdivision.

c. Graded/Disturbed

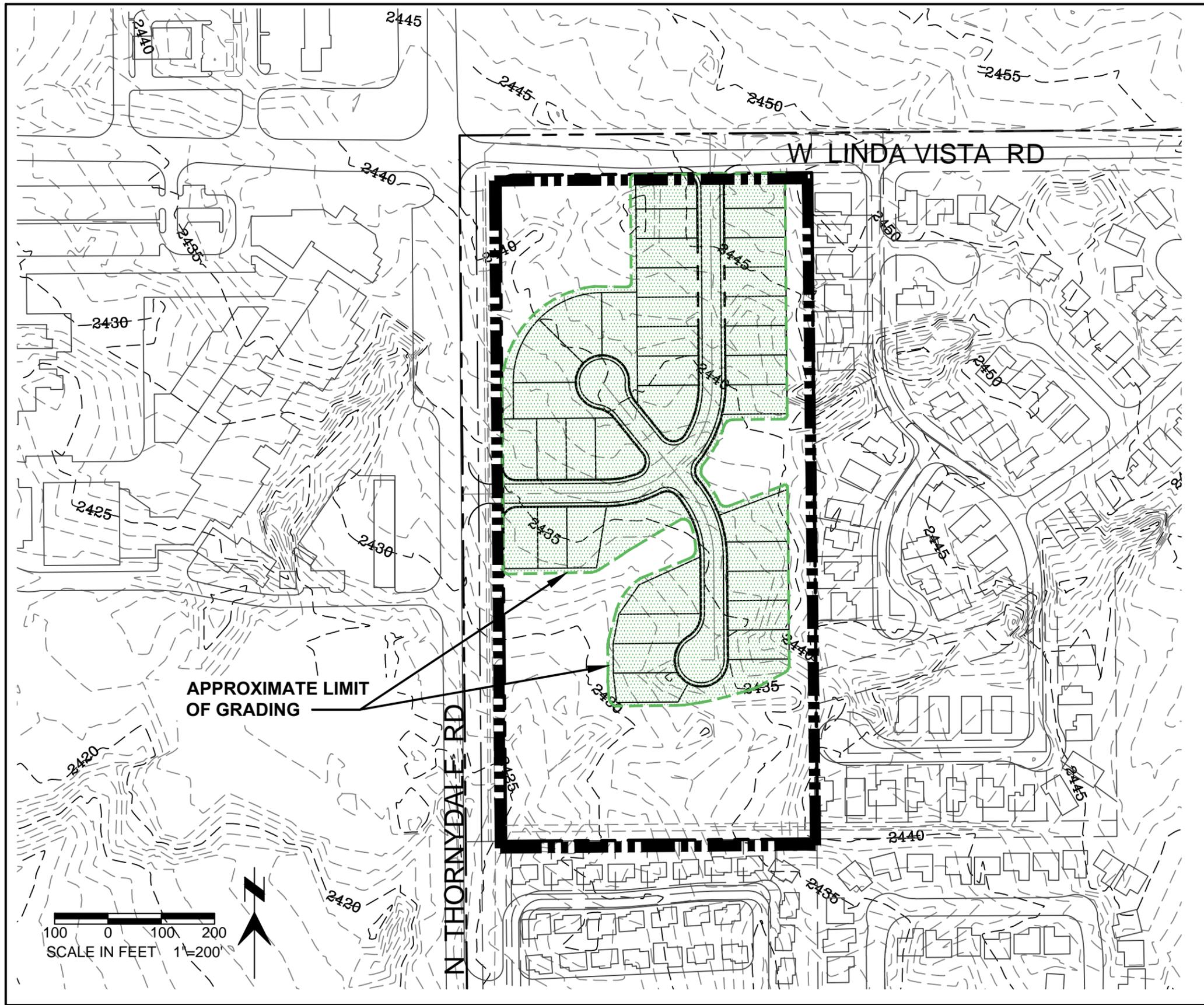
Owing to the significant amount of on-site set-aside areas devoted to riparian, habitat, and natural-drainage preservation, less than fifty percent (50%) of the total site will be graded to accommodate the proposed subdivision lots and attendant streets.

4. Maximum Grade Change; Areas By More than 5' of Cut or Fill

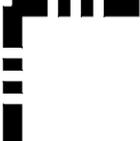
No areas of the site will be cut or filled more than 5' from existing grade.

5. Engineering & Design Features for Cluster Projects

Not applicable; this is not a Cluster Project.



LEGEND

-  PDP Boundary
-  Approximate Limit of Grading

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 LOCAL ADVICE & COUNSEL

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EXHIBIT II-C.1-5
 TOPOGRAPHY AND GRADING
 PAGE 56

D. HYDROLOGY

Refer to Exhibit II-D (Proposed Hydrology) in conjunction with the following:

1. PDP Design Response to Hydrologic Constraints

A combination of natural open space and setbacks will be used to address surface drainage for this subdivision development. The washes traversing the property between CP-17 (629 cfs) and CP-16 (815 cfs) will essentially remain in their natural condition. Encroachment into this wash will be minimized or wholly precluded. Bank protection will be installed along any building pads where encroachments into the 100-year floodplain or erosion setbacks might occur. Flows will be released along the downstream boundary at the same location, depth and velocity of the existing condition.

The wash passing through the property between CP-18 (166 cfs) and CP-16 (815 cfs) will also remain in a natural condition. Site development encroachment into this wash will also be limited or wholly precluded. Bank protection will be installed along any building pads where encroachment into the 100-year floodplain or erosion setbacks occur. Flows will be released along the downstream boundary at the location depth and velocity of existing conditions. An all-weather access crossing will be provided where a proposed subdivision street crosses this wash.

The wash passing through the extreme northwest corner of the property (at CP-19; 2695 cfs) will remain in its natural condition. Flows will be released along the downstream (western) boundary at the location, depth and velocity of the existing condition.

Onsite detention volume will comply with critical-basin requirements and is estimated to be approximately one (1) acre-foot. At least two detention basins are anticipated.

2. Explanation of Encroachments (Floodplains, EHS's, etc.)

The land use plan for this property provides open space along the primary wash corridors. Slope protection will be provided where limited, minor encroachments into the floodplain fringes or erosion setbacks may occur. Mitigation measures to address the impacts, wash stability and downstream conditions will not be required.

Minor floodplain encroachments are necessary due to the extent of sheet flow conditions impacting upon the property. Said encroachments will be in full accordance with the Pima County Floodplain and Erosion Hazard Management Ordinance, as well as with applicable Tech Policies. Full demonstration of compliance with these standards will be included in the final drainage report submitted at the time of subdivision platting. The extent of proposed encroachments will also be in compliance with the spirit of applicable Pima Prospects policies.

3. Post-Development Discharges and Nature of Flows

Post-Development discharges flowing onto the property will not change as a result of this subdivision development. Post-Development discharges flowing off of the property also will not change as a result of the project. In most cases, offsite flows will essentially pass through the property within natural channels. Floodplain encroachments will also be limited or wholly precluded.

Post-development onsite storm water runoff from developed areas will be conveyed to detention basins. Post-development discharges of onsite storm water runoff will be reduced to comply with critical basin requirements.

4. Engineering & Design Features to Mitigate Drainage Impacts

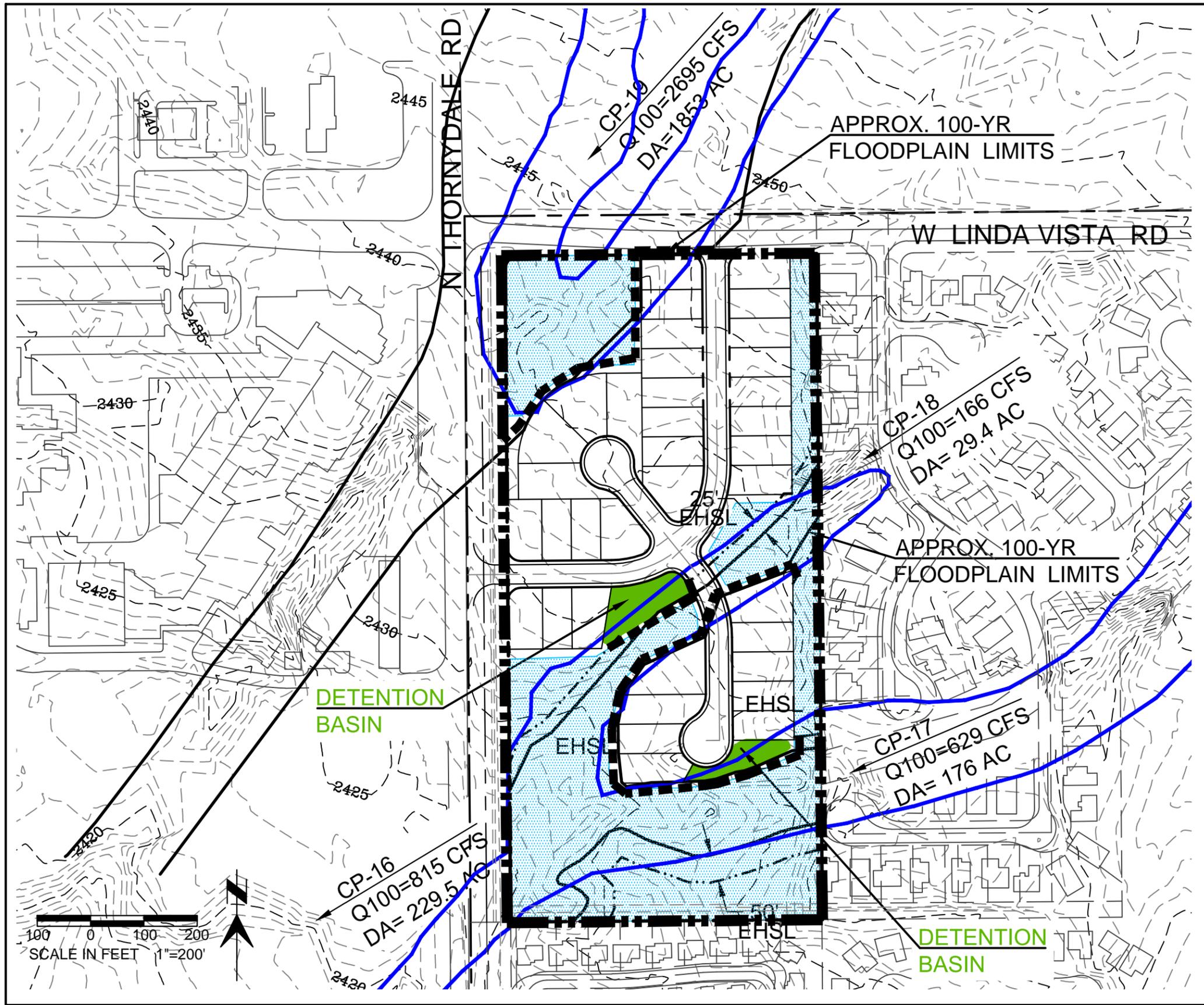
This project will provide on-site detention in accordance with Pima County Regional Flood Control District policies and standards. Stormwater flows will be detained as necessary to comply with Critical Basin standards. It is anticipated that detention will be provided within a series of on-site basins to be located in open space areas. All building pads will be designed to be a minimum of one foot (1') above adjacent 100-year flood elevations.

The post-development onsite drainage plan will also comply with first-flush retention requirements. This will be accomplished via the use of small water harvesting basins within landscape areas, as well as within the detention basins to be located on the project. All building pads will be designed to be a minimum of one foot (1') above adjacent 100-year flood elevations as determined by detailed engineering calculations provided within the final drainage report.

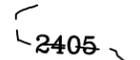
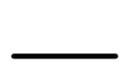
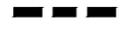
5. Conformance with Applicable Basin Management Policies

On-site generated stormwater will be conveyed to the on-site detention areas via the interior street network and by storm drains (if necessary), scuppers, curb openings, etc.. These features will be designed and detailed during the subdivision platting process. Unless exceptions are agreed upon during subdivision platting, on-site stormwater conveyance will adhere to current Pima County Regional Flood Control District development standards and applicable basin management plans.

Exhibit to Follow



LEGEND

-  PDP Boundary
-  Existing Condition Topographic Contour (1' Interval)
-  Erosion Hazard Setback Limit
-  Approximate 100-Year Post-Development Floodplain Limit
-  Detention Basin
-  Mapped Riparian Habitat -- Important Riparian Areas (CLS-IRA) with underlying Xeroriparian "C"
-  CLS Set-Aside Area
-  Necessary Protection/Fortification to allow reduction in EHSL

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EXHIBIT II-D
 PROPOSED HYDROLOGY
 PAGE 59

E. BIOLOGICAL RESOURCES

1. Description & Mapping of Expected Impacts

a. Conservation Lands System (CLS) Compliance

The site contains approximately 12.1 acres of CLS *Multiple Use Management Area (MUMA)* and *Special Species Management Area (SSMA)*, together with approximately 5.9 acres of *Important Riparian Area (IRA)* with underlying Xeroriparian Class "C" habitat.

The proposed Preliminary Development Plan (PDP) preserves approximately 2.1 acres of the *MUMA/SSMA* and approximately 5.5 acres of the *IRA*. Per the conceptual framework plan approved with the site's comprehensive plan amendment (Case No. Co7-13-03) and the rezoning policies adopted with same, this site will comply with the CLS through a program of on-site and off-site mitigation. Final figures and calculations for the above on-site set-asides, together with the specific off-site mitigation lands, will be detailed and finalized at the time of future subdivision platting.

b. Native Plant Preservation Ordinance (NPPO) Compliance

The project will demonstrate compliance with the Native Plant Preservation Ordinance (NPPO) at the time of future subdivision platting. Compliance will be achieved through the use of both on-site and off-site natural open space areas. Final NPPO inventories and mitigation calculations will be provided at the time of future platting.

c. Saguaros

A total of one hundred ten (11) saguaros were found on the property. Of these, thirty-four (34) fall within the natural open space. Nineteen (19) of these are 6' tall or less, and fifteen (15) are more than 6' tall up to 18' tall. Please refer to Exhibit II-E.1.b.

d. Ironwood Trees

There are a total of eighty four (84) Ironwood trees on the subject property, of which approximately fifty-nine (59) fall within the proposed on-site preservation areas. Refer to Exhibit II-E.1.b.

e. Pima Pineapple Cactus

No (0) Pima Pineapple Cactus have been located on the property. The site is not a Priority Conservation Area (PCA) for this species.

f. Needle-Spined Pineapple Cactus

No (0) Needle Spined Pineapple Cactus have been located on the property. The site is not a Priority Conservation Area (PCA) for this species.

g. Other Areas of Significant or Particularly Important Vegetation

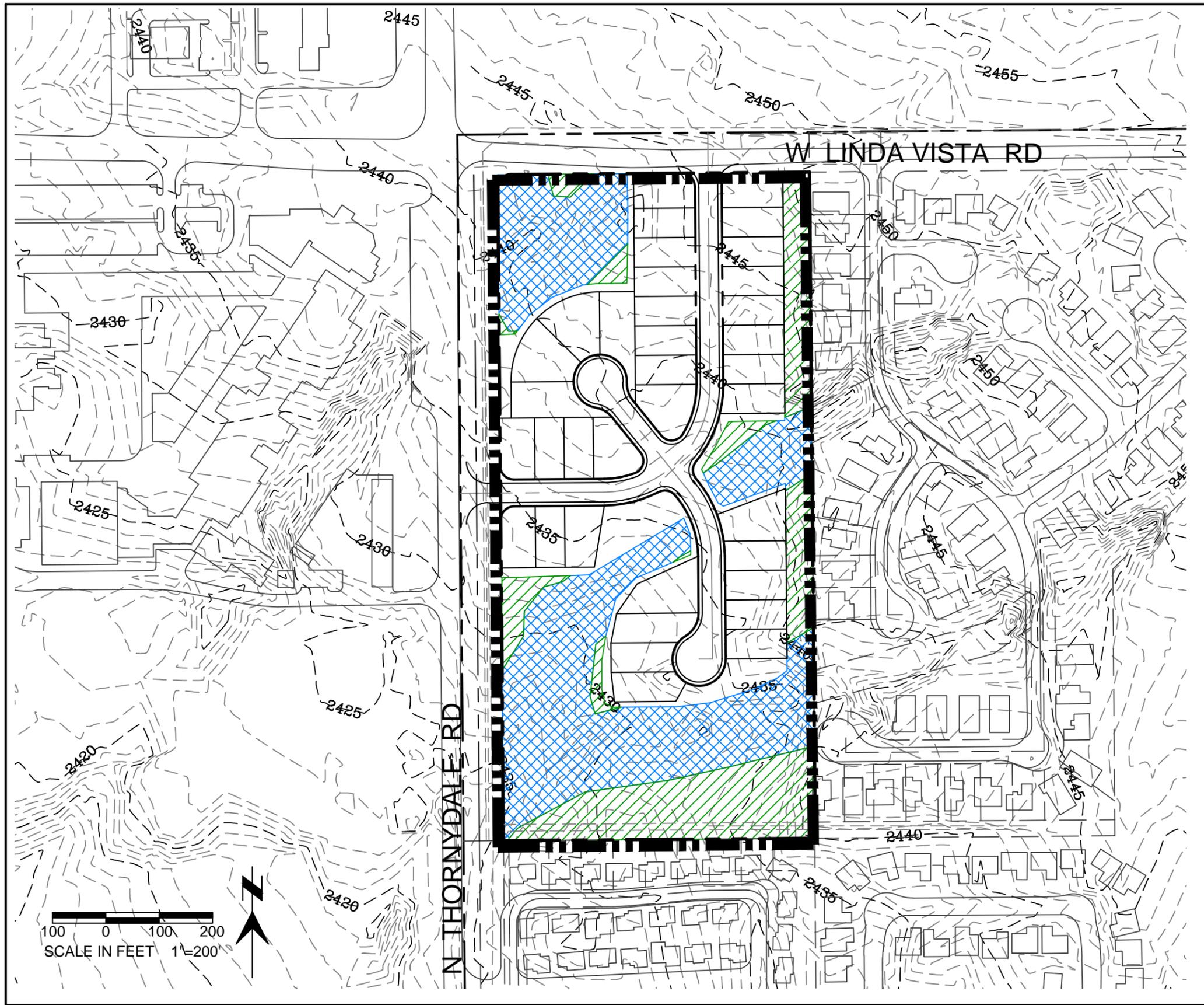
There are no other areas of significant or important vegetation on the site.

2. Affect on CLS or Critical Landscape Linkages

As mentioned earlier, there are no Critical Landscape Linkages in the vicinity of the rezoning site.

The project will fully comply with the applicable CLS preservation thresholds through a combination of on-site and off-site mitigation. Final figures and calculations for the satisfaction of these thresholds will be provided at the time of future subdivision platting.

Exhibits to Follow



LEGEND

-  PDP Boundary
 -  Preserved Multiple Use Management Area and Special Species Management Area with underlying Important Riparian Areas with Xeroriparian "C"
Approx. 5.5 AC
 -  Preserved Multiple Use Management Area and Special Species Management Area
Approx. 2.1 AC
- Total On-Site Preservation:
Approximately 7.6 AC

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EXHIBIT II-E.1a
 PIMA COUNTY CONSERVATION
 LANDS SYSTEM
 PAGE 62