
Planning & Zoning Commission Draft

P15RZ00001
Site Inventory & Land Use Proposal

**SEC Thornydale Road @ Linda Vista Boulevard
(Rezoning Application from SR to CR-5)**



Submitted By:

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

In Association With:

**Lawrence C. Leung, Inc.
(Property Ownership Entity)**

Pima County Case No. P15RZ00001

October, 2015

P15RZ00001
Lawrence C. Leung, Inc. – Thornydale Road Rezoning

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

Submitted to:

Pima County Development Services Department
Planning Division
201 N. Stone Avenue
Tucson, Arizona 85701

Developer:

Red Point Development, Inc.
8710 N. Thornydale Road
Suite 120
Tucson, Arizona 85742

In Collaboration With:

Lawrence C. Leung, Inc.
(Property Ownership Entity)
c/o Red Point Development, Inc.

Prepared By:

EPS Group (Project Civil Engineer)
8710 N. Thornydale Road – Suite 140
Tucson, Arizona 85742

CMG Drainage Engineering, Inc.
3555 N. Mountain Avenue
Tucson, AZ 85719

GRS Landscape Architects, Inc.
11047 N. Cloud View Place
Tucson, Arizona 85737

Projects International, Inc. (Rezoning Manager)
10836 E. Armada Lane
Tucson, Arizona 85749

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 NW ¼ of Section 20, T12S, R13E, more particularly located at the SEC of Thornydale Road and Linda Vista Boulevard. The rezoning site consists of a single parcel (Assessors Parcel No. 225-02-004m). See Exhibit I-A.1: Location & Regional Context.

The property sits within a largely urbanized context. Thornydale Road is a major north-south arterial; it and Linda Vista Boulevard are both designated as “Major Streets” and “Scenic Routes” on the *Pima County Major Streets & Routes Plan*. Thornydale Road is earmarked as a 4-lane Regional Transit Authority (RTA) bond project. The 40-acre Mountain View High School campus lies directly to the west of the subject property (across Thornydale Road). An established shopping center, with full grocery and various retail pads and restaurants, lies to the northwest. Developed residential subdivisions lie to the immediate east and south.

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 2275 @ Page 425, the south thirty feet (30') of the property is subject to a roadway easement (for Freer Drive). With the proposed project, no modifications to this 30' corridor will be made; it lies within an area that is part of the property's on-site set-aside for Conservation Lands System (CLS) preservation.
- Per Docket 6022 at Pg. 1141, the north forty-five feet (45') of the original property acreage was made subject to a private ingress-egress and utility easement. This easement was later obviated by dedication of the same north forty-five feet (45') to Pima County for Linda Vista Boulevard. The subject rezoning site boundary shown in this site analysis reflects the resultant/current Linda Vista Boulevard right-of-way line.
- Per Docket 7307 at Page 715 and Docket 7342 at Page 953, the west thirty-five feet (35') and the south thirty feet (30') are granted to the Pima County Wastewater Management Department (now the PC Regional Wastewater Reclamation District) for the installation and

maintenance of public sewers. With the proposed project, the west forty-five feet (45') of the rezoning site will be formally dedicated to Pima County for Thornydale Road right-of-way purposes, thereby obviating these current easements.

- Per Docket 10122 at Page 1338, the south thirty feet (30') of the rezoning site is subject to an easement for public utilities. As mentioned above, no modifications to this 30' corridor will be made with this project; it lies within an area that is part of the property's on-site set-aside for Conservation Lands System (CLS) preservation.
- Per Docket 11375 at Page 1097, the west thirty-five feet (35') of the rezoning site is subject to an easement for US West Communications facilities. As mentioned above, the west forty-five feet (45') of the rezoning site will be formally dedicated to Pima County for Thornydale Road right-of-way purposes, thereby obviating this current easement.

c. Comprehensive Plan Designation

The Comprehensive Plan designation for the subject property is a mix of Neighborhood Activity Center (NAC) and MIU (Medium Intensity Urban) as per approved Comprehensive Plan amendment Case No. Co7-13-03 and adopted Resolution No. 2014-114 (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 plan.
- C. Due to the nearby location of Mountain View High School, uses permitted shall not include a drive-through restaurant, a restaurant without wait-staff service, a convenience store, a gasoline station combined with a convenience store, an ice cream store, a refreshment stand, or uses consistent with an indoor amusement or recreational enterprise.

- D. 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 Co7-13-04, 05 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 33 acres; the approximate minimum on-site NOS set-aside is 9 acres; and the approximate minimum off-site NOS set-aside is 24 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:	CB-1, CR-5, CR-1, SR
Existing Zoning to the South:	CB-1, CR-5
Existing Zoning to the East:	TR, CR-5, CR-4, SR
Existing Zoning to the West:	SR (public high school)

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

- CB-1** denotes a Business Zone
- CR-5, CR-4 & CR-1** denote Residential Zones
- SR** denotes the Suburban Ranch Zone
- TR** denotes the Transitional 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 multi-family apartment complex; 3) a large, grocery-anchored shopping center with restaurants, shops, and a fuel/convenience store; 4) a small commercial site containing a Walgreens drug store and three shop-space buildings; 5) a public high school campus (Mountain View); 6) a church; and 7) vacant land. Please refer to Exhibit I-A.2a-b, 4b (Existing Land Use).

c. Stories & Heights of Existing 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'-24'. The multi-family apartments are two-story structures of approximately 28' in height. The non-residential structures within ¼ mile are comprised of: 1) a shopping center with a grocery-store anchor of approximately 32' in height, 2) a public high school campus whose tallest buildings are more than 30' in height; and 3) a one-story church that approaches 24' in height.

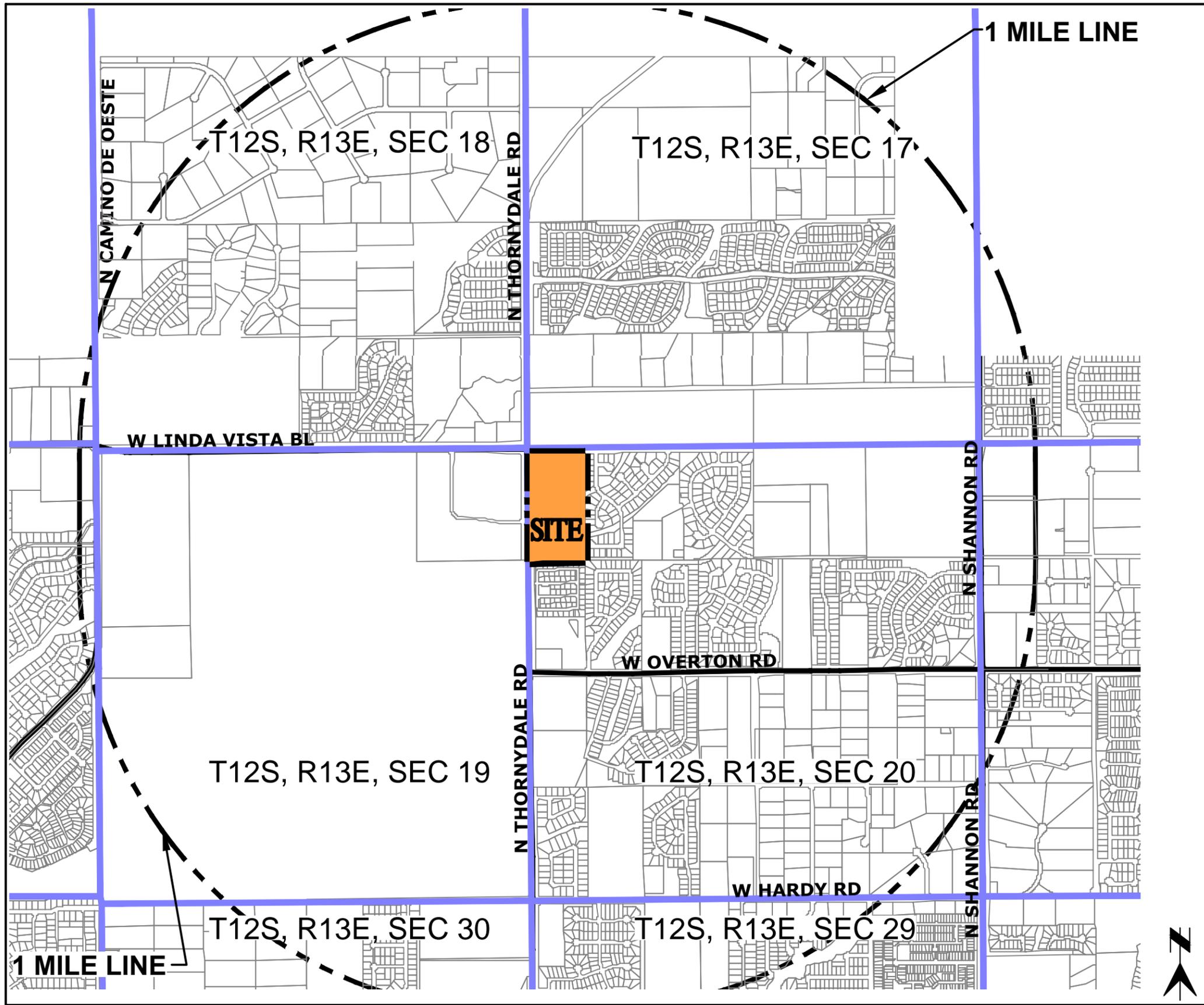
d. Pending or Conditionally Approved Rezoning, etc.

There is one other pending rezoning for a proposed residential subdivision, this site being designated Medium Intensity Urban (MIU) by approved amendment Case No. Co7-14-01. The site is located east of the subject property, approximately 1200' east of Thornydale Road and 400' south of Linda Vista Boulevard.

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), NAC (Neighborhood Activity Center), and RT (Resource Transition). Please refer to Exhibit I-A.2c, 4e (Comprehensive Plan Designations).

To the North:	MHIU, LIU 0.3 & RT
To the South:	MIU, NAC, LIU 0.3 & RT
To the East:	MIU
To the West:	MHIU & RT



LEGEND



Rezoning Site



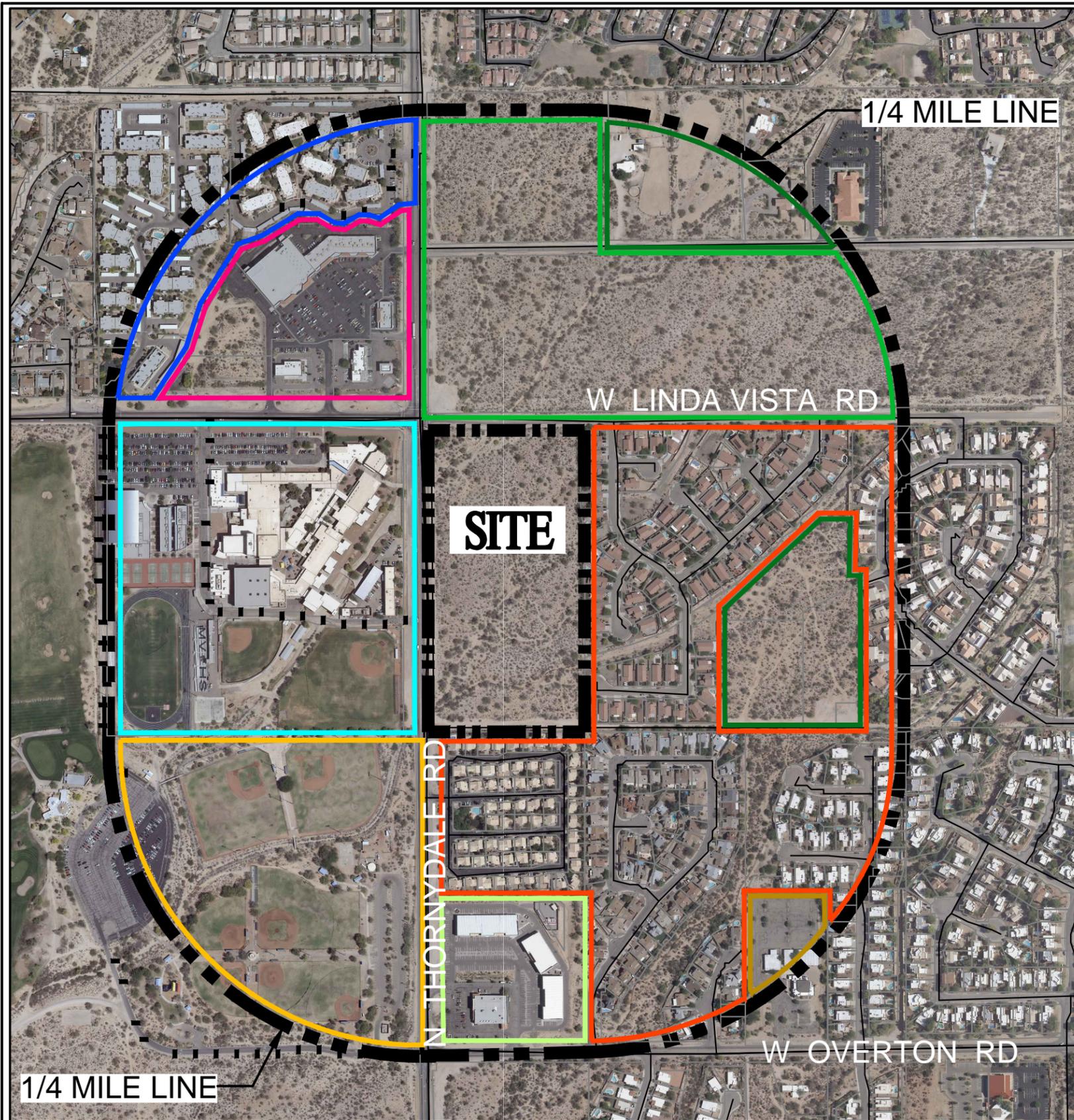
Section Boundary
(e.g. T12S, R13E, SEC 30)

Jim Portner, Agent for Owner
 PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917



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

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



LEGEND

-  Rezoning Site
-  Residential Subdivisions
-  Unsubdivided Residential
-  Mountain View High School (MUSD)
-  Arthur Pack Regional Park
-  Drug Store with Retail/Office Shops
-  Shopping Center with Grocery Store Anchor
-  Church
-  Multi-Family Apartments
-  Vacant Land

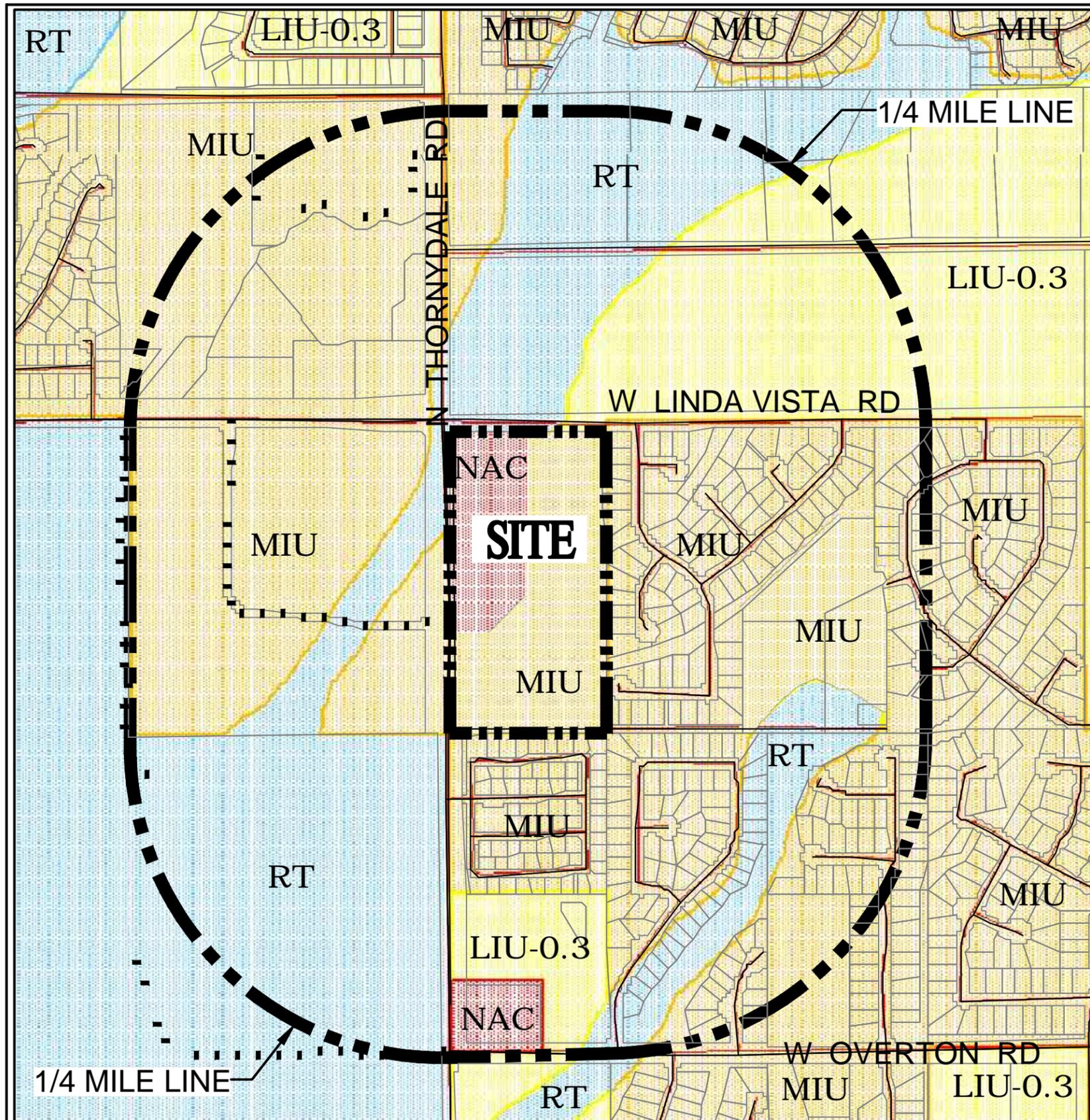


Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917



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

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



LEGEND

-  Rezoning Site
Medium Intensity Urban (MIU) and
Neighborhood Activity Center (NAC)
Comprehensive Plan Designation
-  CAC -- Community Activity Center
-  NAC -- Neighborhood Activity Center
-  MHIU -- Medium High Intensity Urban
-  MIU -- Medium Intensity Urban
-  LIU-1.2 -- Low Intensity Urban 1.2
-  LIU-0.3 -- Low Intensity Urban 0.3
-  RT -- Resource Transition

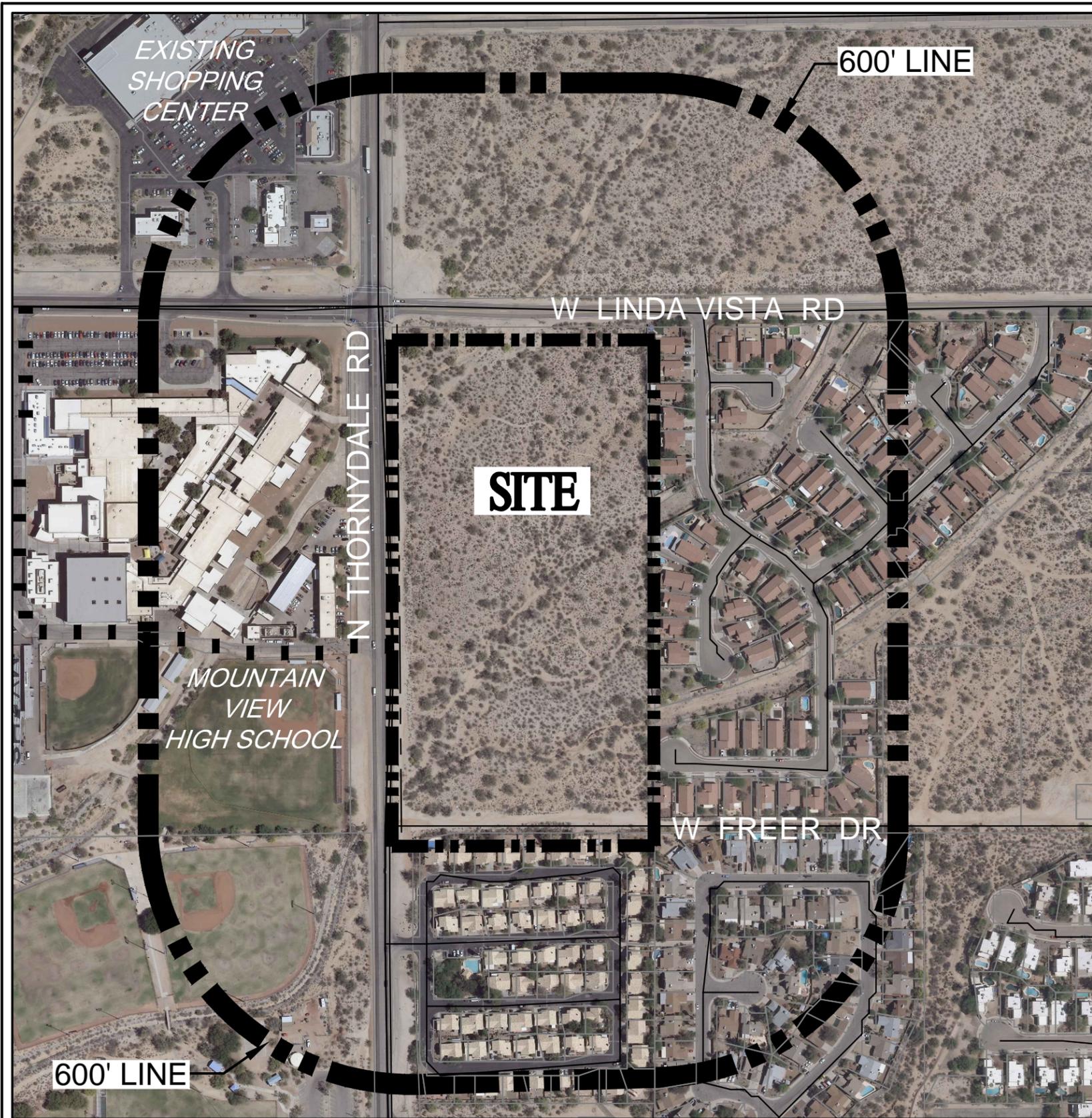


Jim Portner, Agent for Owner
 PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917



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

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



Year of Aerial Photo: 2011

LEGEND



Rezoning Site

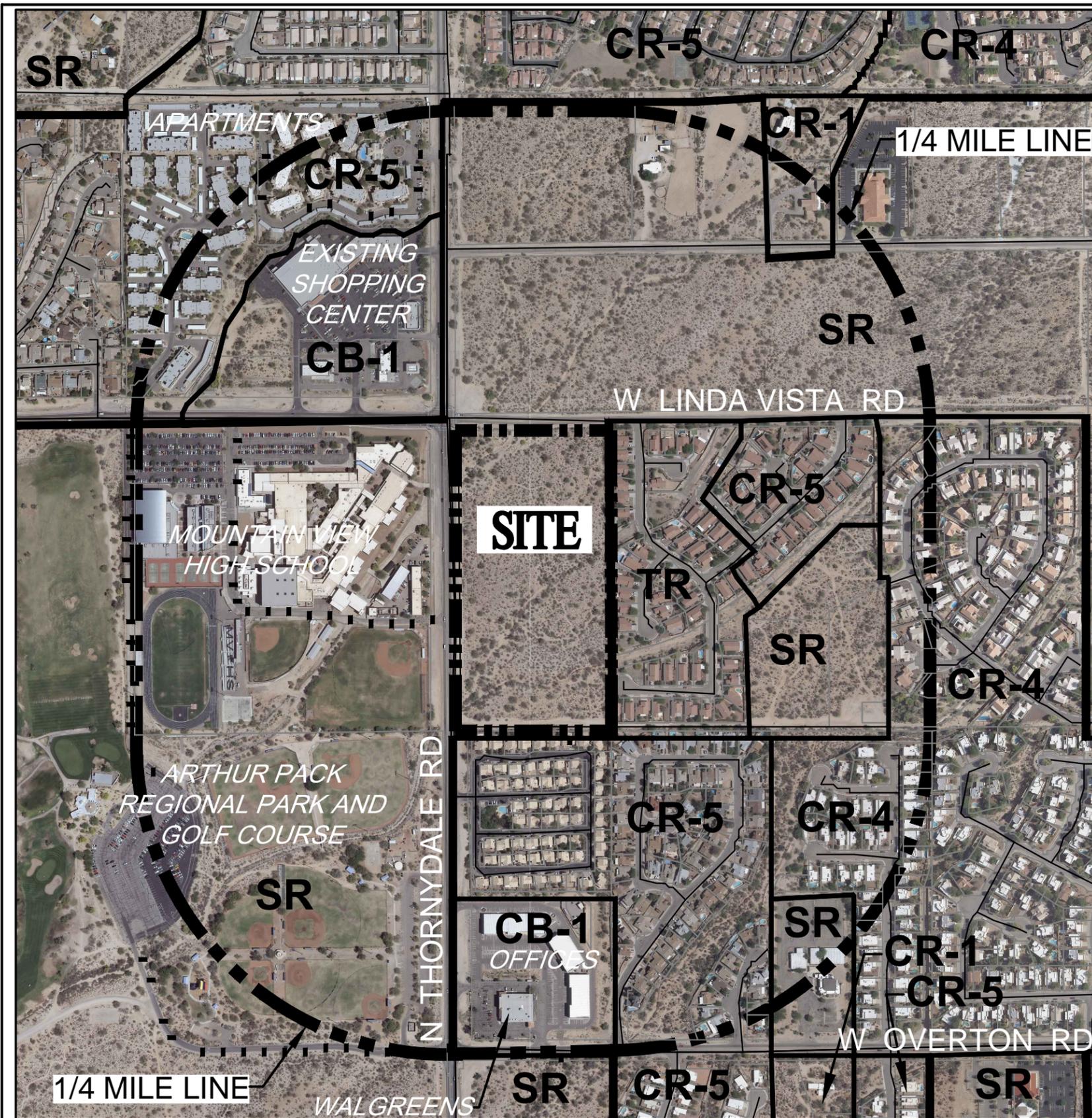


Jim Portner, Agent for Owner
 PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917



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

EXHIBIT I-A.3
 AERIAL PHOTO



LEGEND

-  Rezoning Site
(Existing Zoning: SR)
- CR-4** Existing Zoning, typ.

Jim Portner, Agent for Owner
 PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917



PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL



GRS
 LANDSCAPE ARCHITECTS, LLC

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

EXHIBIT I-A.4a-d
 EXISTING ZONING
 PAGE 9

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 three natural drainage swales that flow in the same direction. 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 three 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 Linda Vista Drive street frontages.

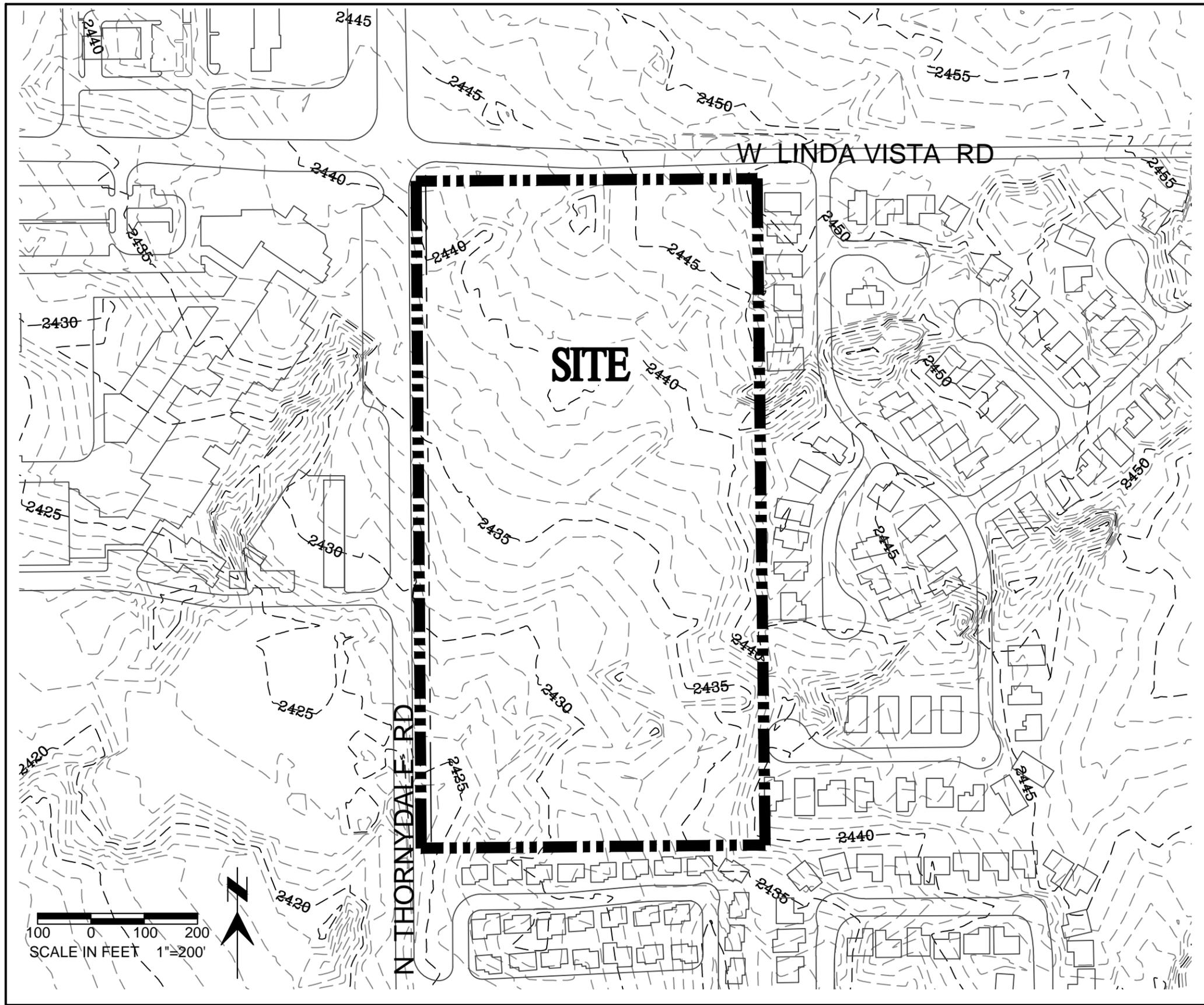
2. Pre-Development Average Cross-Slope

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

$$\frac{(1' \text{ Contour Interval}) \times (17,775' \text{ Total Length of Contours}) \times (0.0023 \text{ Conversion})}{\text{-----}}$$

(18.01 AC Total Site Area)

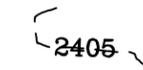
The resultant Average Cross Slope (ACS) = 2.27%.



LEGEND



Rezoning Site



Existing Condition Topographic Contour
(1' Interval)

Average Cross Slope = 2.27%

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917



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

EXHIBIT I-B.1a-e
 TOPOGRAPHIC
 CHARACTERISTICS
 PAGE 11

C. HYDROLOGY

1. Off-Site Watersheds

CMG Drainage Engineering, Inc. (CMG) has completed a comprehensive preliminary drainage assessment for four (4) specific properties controlled by Red Point Development, all of which are concurrently proceeding through the rezoning process. This CMG assessment is the source work used in this Site Analysis to present the specific hydrologic findings pertaining to the subject Linda Vista Boulevard property. For this reason, the numbering of concentration points (e.g. CP-17) indicated in the Table below and on the accompanying exhibits has been taken as-is from the original CMG source work.

The findings presented here are based on the above assessments, the results of previous study information, such as FEMA/FIRM flood insurance mapping, as well as more recent hydrologic computations using the PC Hydro method.

The boundary of the off-site watersheds contributing stormwater to the subject Linda Vista property are shown on Exhibit I-C.1. Three (3) specific offsite watersheds were delineated for this property, all of which emanate from the Tortolita Mountain piedmont far to the north.

These off-site surface drainage flows from north/northeast enter the property along its north and east boundaries (see Exhibit I-C.2 for the existing drainage conditions discussed below). All three of the washes exist in their natural condition and all can best be characterized as sheet flow.

Concentration Point 17 (CP-17) enters the site along its east property boundary and drains southwestwardly to CP-16 at the extreme southwest corner of the property. The upstream drainage areas at CP-16 and CP-17 are 229.5 acres and 176 acres, respectively.

CP-18 enters the property along its east boundary, then drains to CP-16. The drainage area at CP-18 is 29.4 acres. The cumulative drainage area at CP-16 is 229.5 acres.

CP-19 is the location where the largest upstream wash enters the site at the extreme northwest property corner. It exits a short distance downstream of this entry point. The upstream drainage area at CP-19 is 1853 acres.

2. Off-Site Natural or Man-Made Features

There is only a small number of constructed channels and detention basins within the upstream contributing watersheds. None of these are significant and there are no remarkable natural features within the contributing watersheds. No offsite features will be affected by the surface drainage traversing this properties.

3. Acreages & Discharges of Watersheds

The upstream areas of the offsite watersheds contributing to this parcel was described above in Item 1. They are summarized in the following Table, along with their existing (pre-development) 100-year peak discharges.

Summary of 100-Year Peak Discharges for Subject Property		
Concentration Point Number	Q ₁₀₀ (cfs)	Drainage Area (Acres)
CP-16	815	229.5
CP-17	629	176.0
CP-18	166	29.4
CP-19	2695	1853.0

4. On-Site Hydrology

The rezoning site is vacant and undeveloped in the existing condition. The project parcel consists of 100% pervious soils of hydrologic soil Types A, B & C. See Exhibit I.C.4a-g in support of the following:

- a. The approximate 100-year regulatory floodplains have been delineated on the Exhibit for the washes in excess of 100 cfs traversing the site.
- b. Most of the rezoning site falls within Zone X (unshaded) on FEMA FIRM Panel #04019C1070L dated June 16, 2011. The extreme northwest corner of the site is mapped Zone A, which is associated with the floodplain limits for the watershed upstream of CP-19.
- c. The site includes three (3) concentration points (CP-17, 18 & 19) with peak discharges in excess of 100 cfs entering the site. Peak discharges were determined by the Pima County Regional Flood Control District (PCRFCDD) hydrology methods and the PC-Hydro computer program.
- d. The existing washes traversing the site exit the property in their natural state.
- e. The site contains riparian habitat area regulated per the Pima County RFCD Flood Hazard Map; same is delineated on Exhibit I-C.2.
- f. The site contains no existing hydraulic structures or manmade hydraulic features.
- g. There are no sources of perennial surface water located on the site.
- h. According to Pima County Ordinance No. 2010 FC-5, 16.28.030, erosion hazard and building setback distances are required for the above-described watercourses traversing the property. Erosion Hazard Setbacks for each respective wash have been delineated on Exhibit I-C.2.

5. Qualitative Description of Downstream Drainage Conditions

There are no unusual conditions along the downstream property boundaries. The washes exit the site in their natural condition and surface drain across Thornydale Road, ultimately finding their way into man-made channels on the Mountain View High School campus or within Arthur Pack Regional Park.

Exhibits to Follow