
Planning & Zoning Commission Draft

P15RZ00005
Site Inventory & Land Use Proposal

**NWC Thornydale Road @ Cortaro Farms Road
(Rezoning Application from SR to CB-1)**



Submitted By:

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

In Association With:

**Pacific International Properties, LLP
(Property Ownership Entity)**

Pima County Case No. P15RZ00005

October, 2015

P15RZ00005
Pacific International Properties, LLP --
Thornydale Road Rezoning

Rezoning Request from SR to CB-1
Pima County, Arizona

Submitted to:

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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 property being evaluated in conjunction with this rezoning request is located in the NE ¼ of Section 30, T12S, R13E, being more particularly located at the immediate northwest corner of Cortaro Farms Road and Thornydale Road. The subject property consists of a two contiguous parcels (Assessors Parcel Nos. 225-33-032a and 225-33-032d) totaling 54.9 acres. See Exhibit I-A.1: Location & Regional Context.

The property sits within an urbanizing context. Cortaro Farms Road a major east-west arterial and is designated as both a “Major Street” and a “Scenic Route” on the *Pima County Major Streets & Routes Plan*. The segment of this roadway lying east of Thornydale Road was recently improved to a full four-lane divided cross-section with curbs, medians, bike lines, and sidewalks extending eastward all the way to La Canada Drive. The portion of Cortaro Farms Road lying west of Thornydale is a transitional segment where the aforementioned four-lane section is returning to a two-lane roadway.

Thornydale Road is a major north-south arterial and is also designated as both a “Major Street” and a “Scenic Route” on the *Pima County Major Streets & Routes Plan*. The segment of this roadway lying south of Cortaro Farms Road is a full four-lane divided cross-section with curbs, medians, bike lines, and sidewalks extending southward all the way to its connection with River Road. The portion of Thornydale Road lying north of Cortaro Farms Road is a transitional segment where the aforementioned four-lane section is returning to a three-lane roadway with a continuous center left-turn lane. This segment is earmarked as a 4-lane Regional Transit Authority (RTA) bond project that will continue the same full roadway cross-section lying south of Cortaro Farms Road.

In terms of land use, the subject property is bordered by fully developed residential subdivisions to the adjacent west, northeast, and southwest. An existing office complex also lies to the northeast. A convenience store, vacant land, and a commercial plant nursery lie to the east. A rental home project and another convenience store lie to the south. The Tucson Audubon Society preserve and, further, Arthur Pack Regional Park lie north of the subject site.

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 subject property is encumbered by the following recorded easements:

- Per Docket 8261 @ Page 1993, the subject property was once encumbered by a 30' right-of-way easement granted to Tucson Electric Power for the installation and maintenance of electric lines and other appurtenant facilities. This easement was ultimately obviated by the condemnation and establishment of the west one-half right-of-way (75' width) for Thornydale Road. The former 30' easement fall within this 75' half right-of-way.
- Per Docket 1224 @ Page 128, a slope easement, granted to Pima County, survives over the east 20' of the subject property; it was established in conjunction with the County's 2004 construction of the Thornydale Road improvements along the property's frontage. This easement contemplates and allows for the development of the subject property. The need for it will, in practical terms, be obviated by the grading and development of the site; it will be accommodated along the project's Thornydale Road frontage in what will become a designated landscape bufferyard and adjacent parking area.

The title report for the property also shows a variety of miscellaneous outdated easements that once applied to the subject property, but which were obviated with the establishment of the full 150' rights-of-way (75' half rights-of-way along the subject property frontage) for both Thornydale Road and Cortaro Farms Road.

c. Comprehensive Plan Designation

The Comprehensive Plan designation for the subject property is MIU (Medium Intensity Urban) and NAC (Neighborhood Activity Center) as per approved Comprehensive Plan amendment Case No. Co7-13-04 and adopted Resolution No. 2014-115 (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. 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.
- B. 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, 05, and 06 are not eligible to serve as set-asides;
3. The approximate minimum total natural open space (NOS) set-aside is 46 acres; the approximate minimum off-site NOS set-aside is 0 acres.

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:	SR, CR-4 & CB-1
Existing Zoning to the South:	CR-4, CR-5, SR & CB-1
Existing Zoning to the East:	CB-1, CR-5, & SR
Existing Zoning to the West:	CR-4

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 denote Residential Zones
SR denotes the Suburban Ranch Zone

b. Existing Land Uses

The lands within ¼ mile of the subject property are a mixture of: 1) developed single-family residential subdivisions of low and medium densities; 2) a professional office complex; 3) a rental home project; 4) a commercial plant nursery; 5) convenience stores and a neighborhood shopping center with grocery anchor; 6) the Tucson Audubon preserve; 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' - 22'. The non-residential structures within ¼ mile are primarily comprised of one-story buildings ranging from approximately 16' to 24' in height, with heights being slightly taller in the aforementioned neighborhood shopping center, where the grocery anchor exceeds 30'.

d. Pending or Conditionally Approved Rezonings, etc.

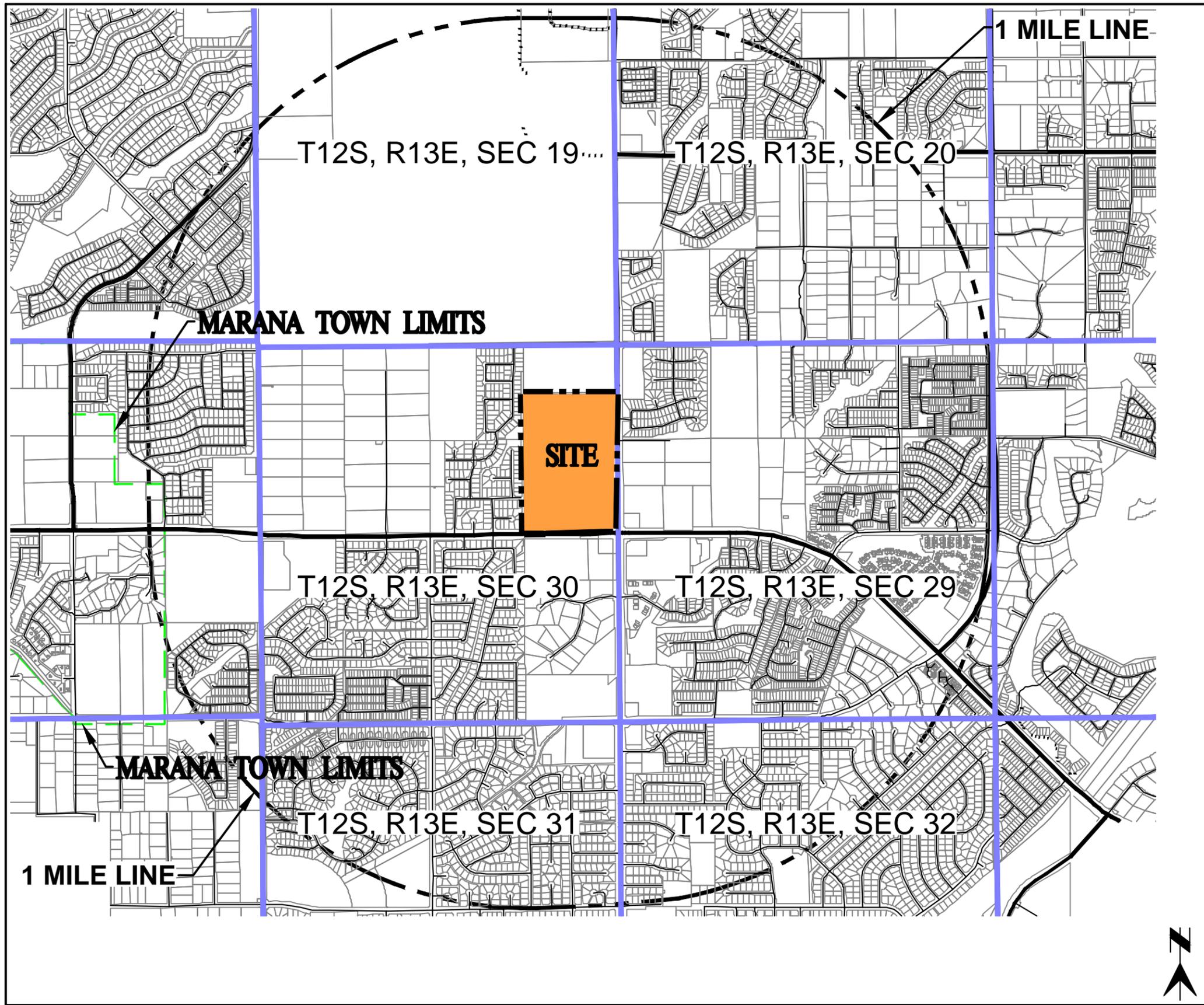
One (1) other pending rezoning is proceeding within ¼ mile of the property, this being the 30-acre site located ¼ mile to the east, on the south side of Hardy Road, and which is being processed concurrently by Red Point Development. This rezoning request is from SR to CR-5, with the proposed land use being a single-family detached residential subdivision.

e. Comprehensive Plan Designations

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

To the North:	LIU 0.3
To the South:	LIU 0.3, MIU & CAC
To the East:	LIU 0.3, MIU & CAC
To the West:	MIU

Exhibits to Follow



LEGEND



Subject Property



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



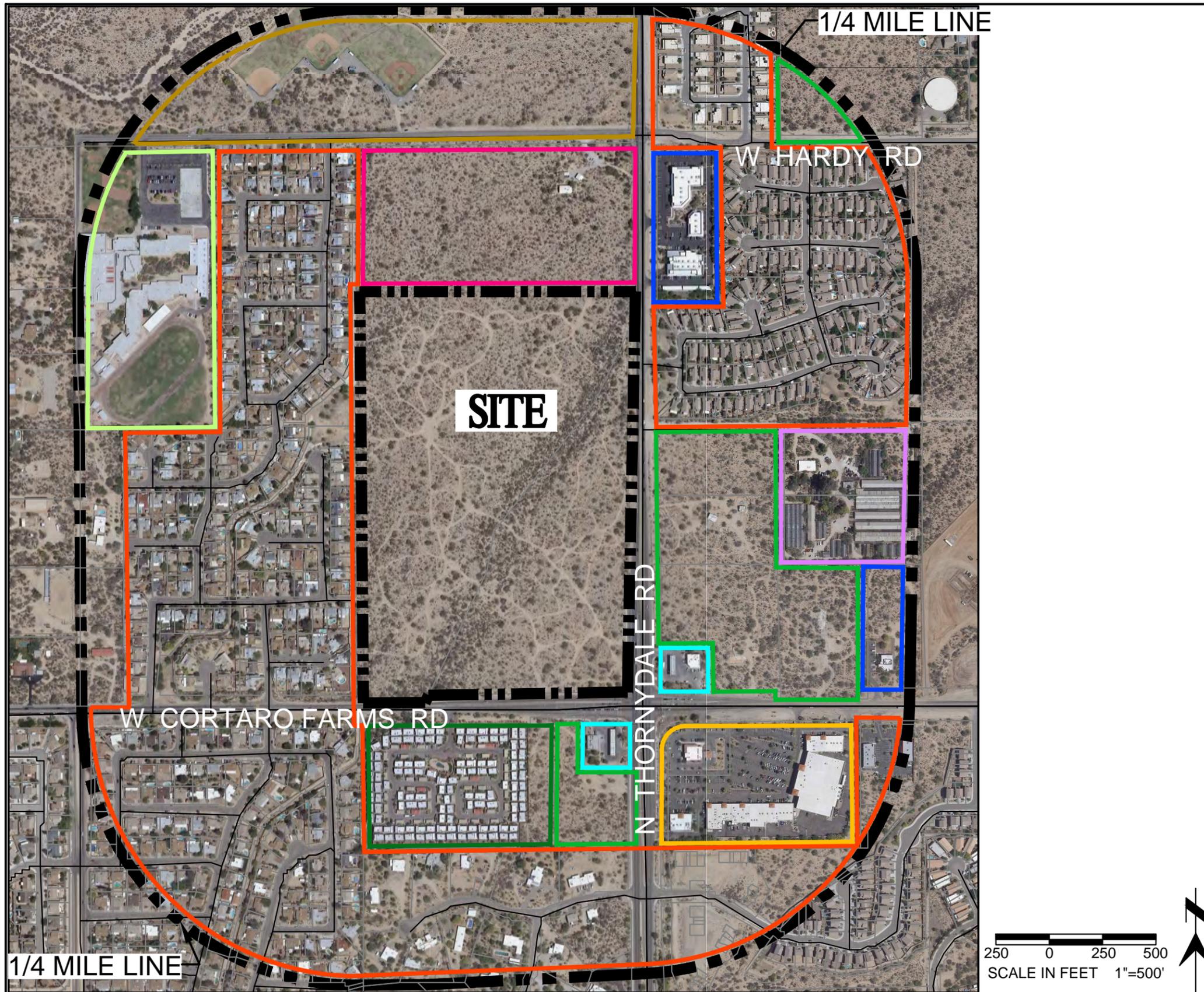
Marana Town Limits

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 (Ownership Entity: Pacific International Properties, LLP)
 REZONING: SR to CB-1

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



LEGEND

-  Subject Property
-  Residential Subdivisions
-  Rental Homes
-  Convenience Store
-  Shopping Center with Grocery Store Anchor
-  Public Middle School (Tortolita Middle School)
-  Tucson Audubon Society
-  Arthur Pack Regional Park
-  Offices
-  Vacant Land
-  Commercial Plant Nursery

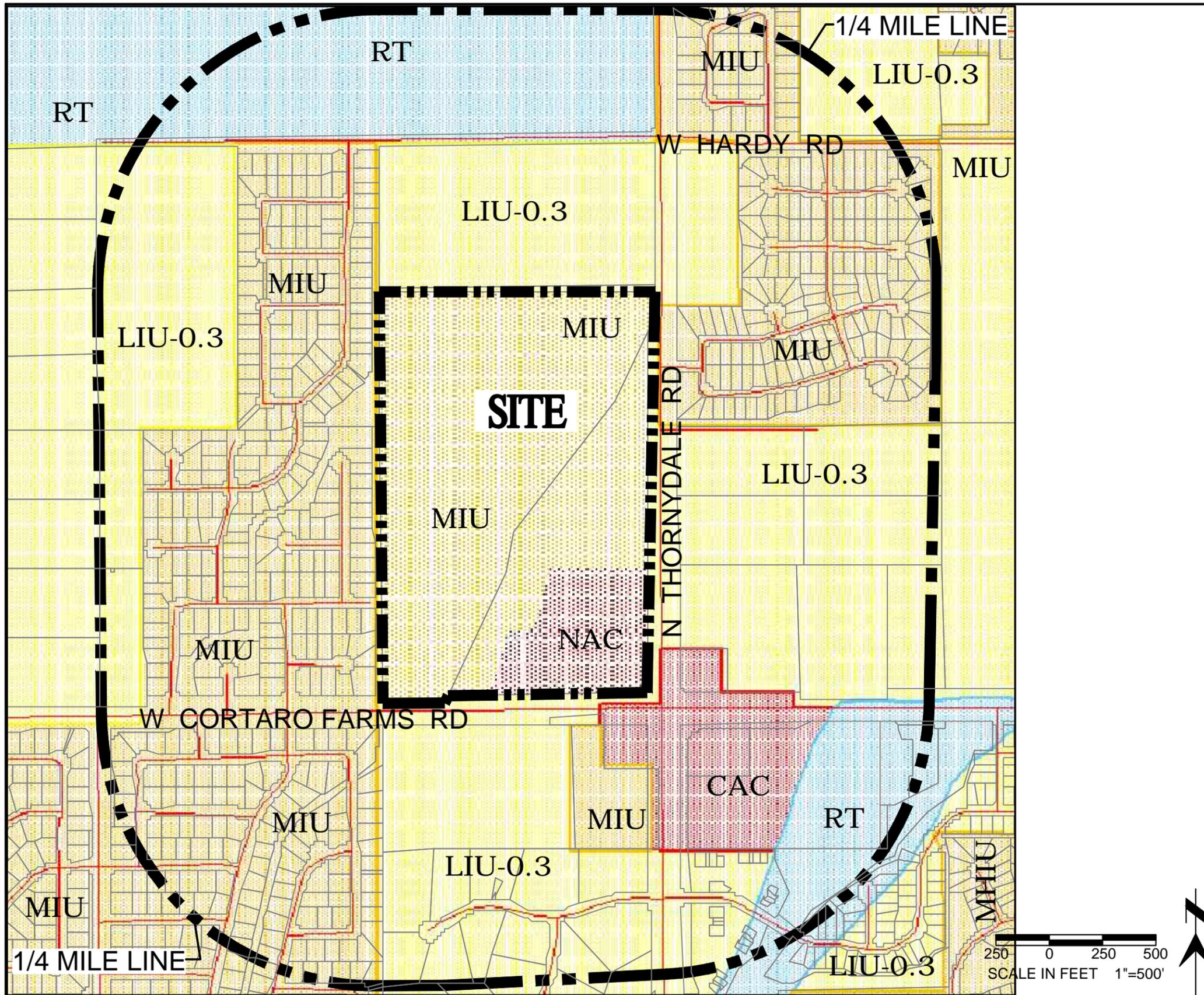
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 REZONING: SR to CB-1

EXHIBIT I-A.2a-2b, 4b
 EXISTING LAND USE
 PAGE 6



LEGEND

-  Subject Property
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-0.3 -- Low Intensity Urban 0.3
-  RT -- Resource Transition

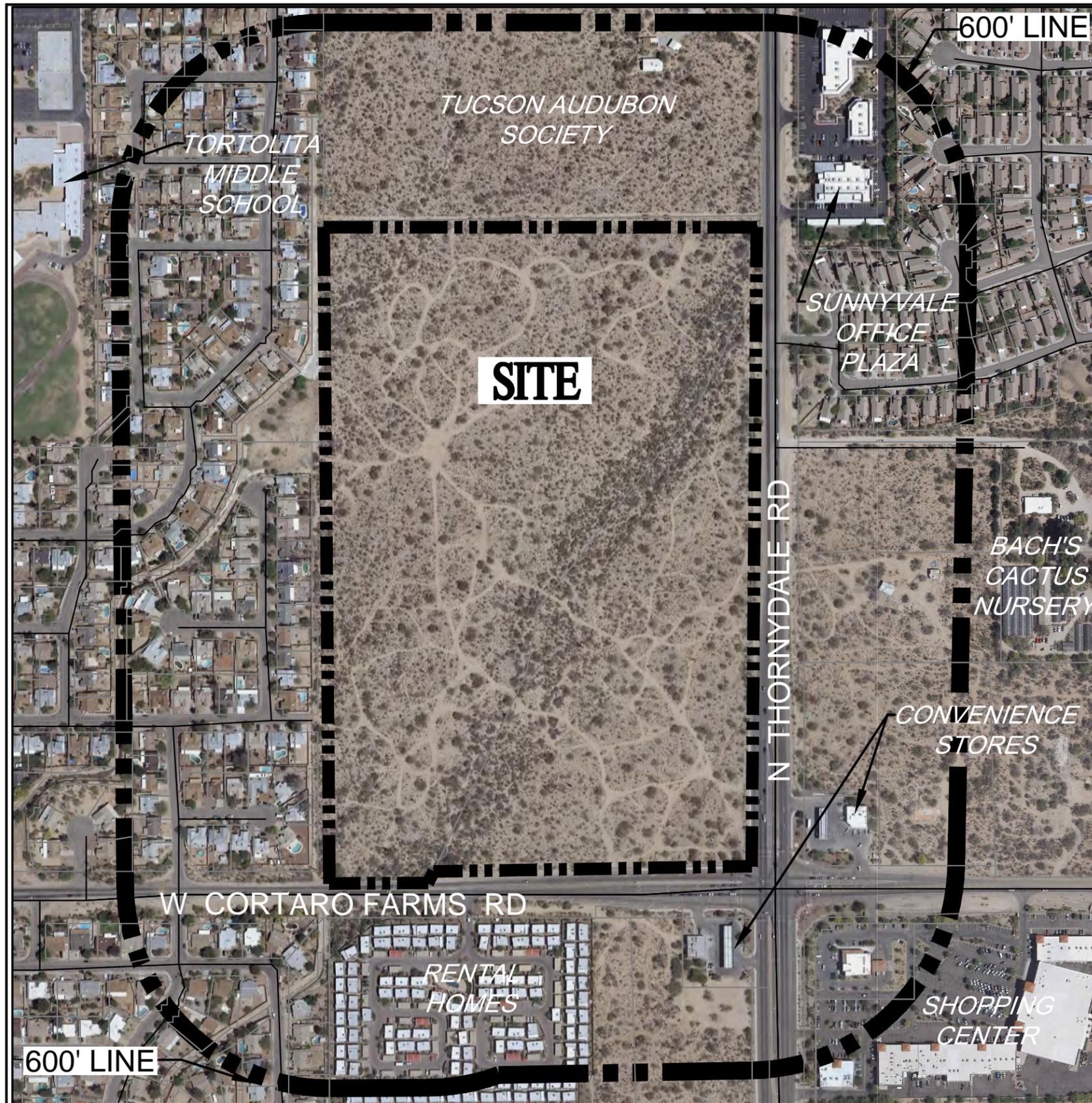
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EXHIBIT I-A.2c, 4e
 COMPREHENSIVE PLAN
 DESIGNATIONS
 PAGE 7



LEGEND



Subject Property

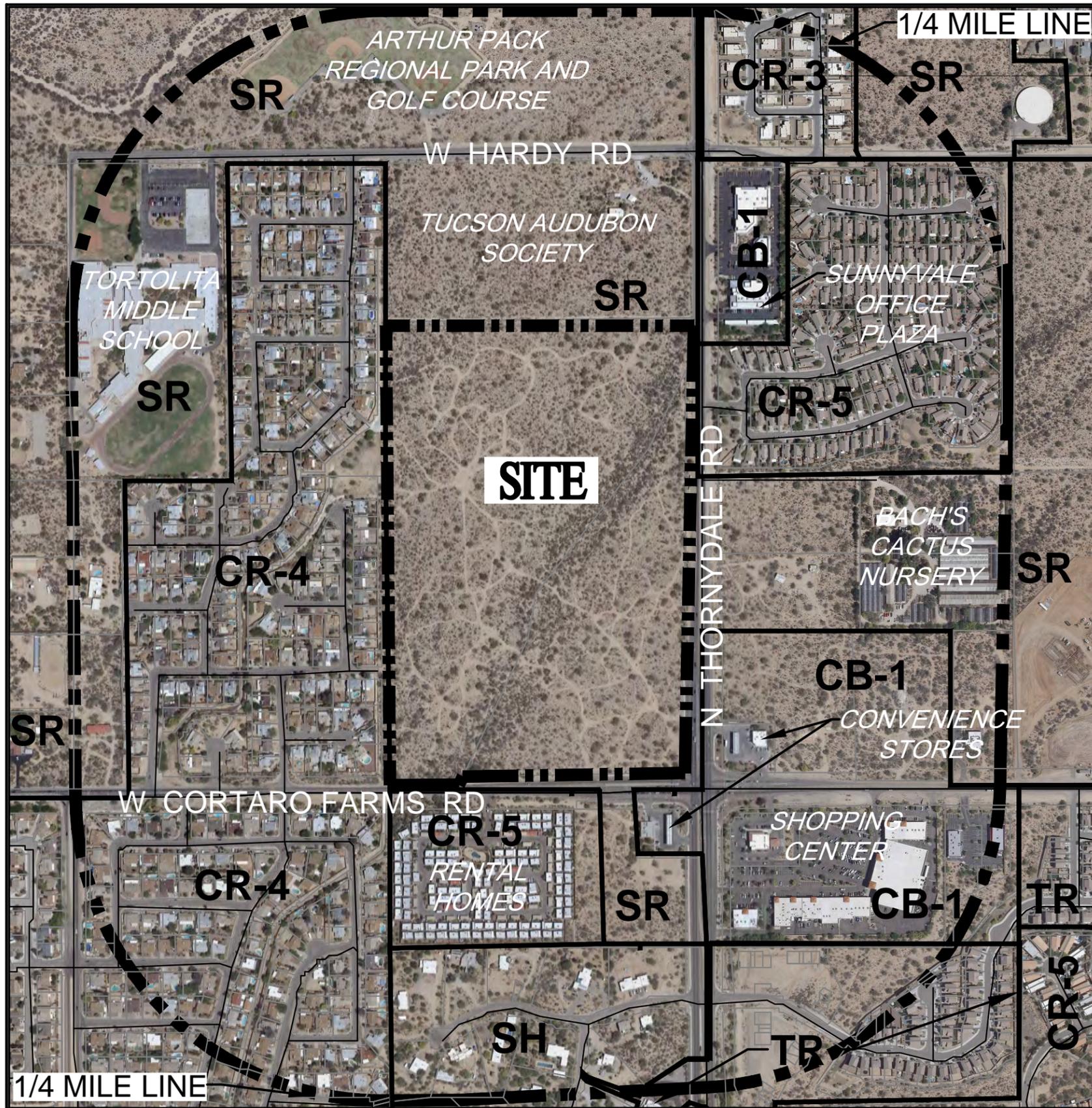
Year of Aerial Photo: 2011

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EXHIBIT I-A.3
 AERIAL PHOTO



LEGEND

 Subject Property
(Existing Zoning: SR)

CR-4 Existing Zoning, typ.



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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 one (1) well-defined natural drainage swale that diagonally bisects the property and by one (1) marginally defined swale at its extreme northwest corner. Both of these flow in the same northeast-to-southwest direction. These drainages are 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 the street frontages, as well as within the site from unauthorized occupation and off-road vehicles.

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:

$$\frac{(1' \text{ Contour Interval}) \times (43,489' \text{ Total Length of Contours}) \times (0.0023 \text{ Conversion})}{\text{-----}}$$

(54.95 AC Total Site Area)

The resultant Average Cross Slope (ACS) = 1.82%.