



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/17/2023

*= Mandatory, information must be provided

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

***Title:**

P23RZ00003 STINSON FAMILY TRUST – S. HEADLEY ROAD REZONING

***Introduction/Background:**

The applicant requests a rezoning of approximately 15.1 acres from the SH (Suburban Homestead) to the CR-5 (Multiple Residence) zone for a 69-lot, single-family residential subdivision with one- and two-story houses with a maximum height of 30 feet.

***Discussion:**

The current zoning allows for an 18-lot subdivision containing up to 36, single-family residences or mobile homes. The proposed 69-lot subdivision is a reasonable and compatible transition from the higher-density subdivisions to the west and the higher-intensity light industrial uses to the east which are located within the City of Tucson.

***Conclusion:**

The proposed rezoning conforms to its Medium Low Intensity Urban Comprehensive Plan land use designation.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL subject to standard and special conditions.

***Fiscal Impact:**




0

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Development Services - Planning Telephone: 520-724-6675

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

Department Director Signature: 	Date: <u>9/26/23</u>
Deputy County Administrator Signature: 	Date: <u>9/28/2023</u>
County Administrator Signature: 	Date: <u>9/28/2023</u>



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Adelita Grijalva, Supervisor, District 5

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

DATE: September 26, 2023

SUBJECT: P23RZ00003 STINSON FAMILY TRUST – S. HEADLEY ROAD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, October 17, 2023** hearing.

REQUEST: For a **rezoning** of approximately 15.1 acres (parcel codes 138-24-0310 and 138-24-0320) from the SH (Suburban Homestead) zone to the CR-5 (Multiple Residence) zone bounded by S. Headley Road and S. Valley Indian Agency Connect Road approximately 1,300 feet south of Valencia Road, addressed as **6725 and 6765 S. Headley Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Low Intensity Urban.

OWNERS: Stinson Family Trust
Attn: Paul Stinson & Barbara Stinson
4937 E. 5th Street, Ste. 115
Tucson, AZ 85711-2282

AGENT: Projects International, Inc.
Jim Portner, Principal
10836 E. Armada Lane
Tucson, AZ 85749

DISTRICT: 5

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

PUBLIC COMMENT TO DATE: As of September 26, 2023, staff has not received any written comments.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 9-0 (Commissioner Becker was absent)

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside the Maeveen Marie Behan Conservation Lands System (CLS).

TD/TT/ds
Attachments



DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P23RZ00003

Page 1 of 4

FOR OCTOBER 17, 2023 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: September 26, 2023

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P23RZ00003 STINSON FAMILY TRUST – S. HEADLEY ROAD REZONING

Stinson Family Trust, represented by Projects International Inc., request a **rezoning** of approximately 15.1 acres (parcel codes 138-24-0310 and 138-24-0320) from the SH (Suburban Homestead) zone to the CR-5 (Multiple Residence) zone bounded by S. Headley Road and S. Valley Indian Agency Connect Road approximately 1,300 feet south of Valencia Road, addressed as **6725 and 6765 S. Headley Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Low Intensity Urban. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 8 – 0**; (Commissioners Becker and Tronsdal were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. (District 5)

Planning and Zoning Commission Public Hearing Summary (August 30, 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.

The applicant further discussed the merits of the project.

A commissioner commented that he would like to see a more interesting design and discussed that added undulation or a jog in the streets would create added value for the residents. The applicant responded that the homebuilder brings some additional detailed designs for the subdivisions that they build, and that the development will contain a large, landscaped area at the

entrance and contemplative garden, dog park and recreation area with a ramada and barbeques.

The hearing was opened to the public, there was no one to speak and the public hearing was closed.

Commissioner Gungle made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Matter gave second.

The commission voted to recommend **APPROVAL** of the rezoning 8 - 0 (Commissioners Becker and Tronsdal were absent).

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

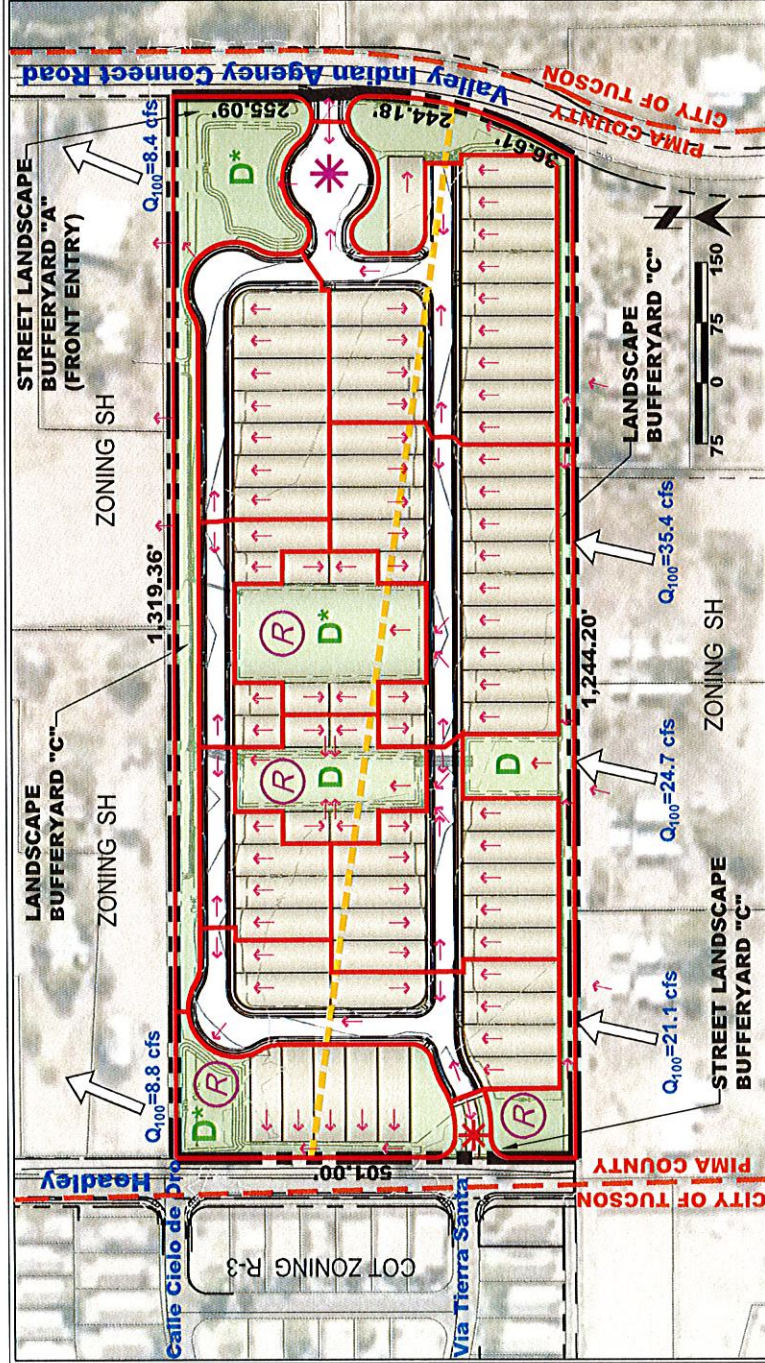
1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the Tentative Plat submittal. Offsite improvements determined necessary as a result of the TIS shall be provided by the property owner.
 - B. Prior to Tentative Plat approval, written proof of coordination with the City of Tucson Department of Transportation and Mobility is required regarding any traffic impacts to their roadway system.
 - C. The property shall be limited to one access point on Valley Indian Agency Connect Road, with a secondary connection to Headley Road for emergency response vehicles only.
 - D. Gated entries shall meet the requirements of the Subdivision and Development Street Standards (SDSS) and as determined at time of Tentative Plat submittal.
 - E. Sidewalk and curbing shall be constructed to Pima County standards along the property frontage on Valley Indian Agency Connect Road.
3. Regional Flood Control District conditions:
 - A. Drainage design shall not increase existing conditions water surface elevations and flow velocities at all property boundaries.
 - B. First flush retention shall be provided in Low Impact Development (LID) practices distributed throughout the site and shall provide a minimum 9" depressed area for stormwater harvesting to supplement irrigation in the landscape buffers.
 - C. Curb cuts in appropriate locations along roads shall be utilized to optimize LID practices in appropriate locations throughout the road system.
 - D. 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.
4. Regional Wastewater Reclamation conditions:
 - A. The rezoning area may be sewered using private sewers within private streets flowing to a private sewage pumping station that discharges to existing public sewer line G-2000-046, via a private force main, only if authorized by the Pima County Regional Wastewater Reclamation Department in their written documentation that treatment and conveyance capacity for the proposed development is available.
 - B. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima

- County executes an agreement with the owner(s) to that effect.
- C. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) 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 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.
 - D. 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.
 - E. 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.
 - F. 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.
 - G. 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 will be permanently committed for any new development within the rezoning area.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) 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.
 6. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
 7. Adherence to the preliminary development plan as approved at public hearing.
 8. Tucson Airport Authority conditions:
 - A. An Avigation Easement must be executed and recorded with the Pima County Recorder's Office, by the property owner/developer/applicant or other person authorized to sign on behalf of the current property owner, to cover the entire project area and in accordance with the requirement of the Tucson Airport Authority. The Avigation Easement must run with the property and will serve to educate future purchasers and tenants of the property of potential aviation

- impacts.
- B. According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. As the project site develops every project applicant must file FAA Form 7460 with the FAA at least 45 days before construction activities begin for every proposed project unless FAA staff, with the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- C. Applicable to residential uses only: The property owner/developer/applicant must provide the Airport Disclosure Statement form, at time of sale, to the new property owners with all new unit purchases. In the event the development of any residential uses does not involve the sale of new units, but is instead offering rental residential units to the public, the new tenant of the rental unit must be provided a copy of the Airport Disclosure Statement form. The intent of the Airport Disclosure Statement form is to educate and notify the new residents that they are living near an airport. The content of such documents shall be according to the form and instructions provided.
- D. The property owner (for itself or its tenants) must forward a signed copy of the Airport Disclosure Statement form to the Tucson Airport Authority within ten (10) days of signature, using the mailing address provided below.
- Scott Robidoux, Manager of Planning
Tucson Airport Authority
7250 South Tucson Boulevard, Suite 300
Tucson, AZ 85756
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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.
10. 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)."

TD/TT/ds
Attachments

c: Jim Portner



LEGEND

- 1,319.36' PDP/Rezoning Boundary
- Boundary Dimension, Typ.
- Northern Limit of San Xavier Mission Historic Zone "C"
- Proposed Detention Basin; those denoted with an asterisk (*) will provide necessary first-flush retention volume.
- Post-Development Flow Quantities and Concentration Points Entering or Exiting the Site (See Exhibit II-D.1 for further detail)
- Surface Flow Direction
- Post-Development Watershed Boundaries

- * Project Main Entry & Exit (Gated, with Turnaround)
- * 16' Emergency Access Only with Stabilized Drivable Surface (Cable or Gate Barrier)
- (R) Recreation Areas - See Exhibit II-L for specific uses.
- Storm Drains

GENERAL NOTES

PROJECT AREA
 138-24-0310 & 0320
 15.1 AC
 OVERALL REZONING SITE GROSS AREA
 NET SITE AREA AFTER R.O.W. DEDICATIONS: SAME (NO R.O.W. DEDICATIONS REQ'D)

ASSESSORS PARCEL NUMBERS:
 138-24-0310 & 0320
OVERALL REZONING SITE GROSS AREA:
 15.1 AC
NET SITE AREA AFTER R.O.W. DEDICATIONS:
 SAME (NO R.O.W. DEDICATIONS REQ'D)

PROJECT PARTICULARS
 EXISTING ZONING: SH
 COMPREHENSIVE PLAN DESIGNATION: MLIU
 PROPOSED ZONING: CR-5

PROPOSED USE
 A SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION CONTAINING APPROXIMATELY SIXTY-NINE (69) LOTS. TYPICAL LOT SIZES ARE 35' X 120' (4,200 SF) AND 40' X 120' (4,800 SF).

PHASING
 THE PROJECT WILL BE COMPLETED IN A SINGLE PHASE.

BUILDING HEIGHT
 MAXIMUM RESIDENTIAL HEIGHT IS THIRTY-FOUR FEET (34'). THAT PORTION OF THE PROJECT WITHIN THE SAN XAVIER MISSION HISTORIC ZONE IS LIMITED TO A MAXIMUM HEIGHT OF 30'. PROJECT WILL CONTAIN BOTH 1-STORY AND 2-STORY RESIDENCES PER MARKET DEMANDS.

PARKING & LOADING
 PARKING AND LOADING WILL BE IN ACCORDANCE WITH SEC. 18.75 (PARKING & LOADING STANDARDS). ON-STREET PARKING WILL BE ALLOWED. FINAL DESIGN AND COMPLIANCE WITH CODE WILL BE DEMONSTRATED AT THE TIME OF FUTURE RESIDENTIAL SUBDIVISION PLAY REVIEW.

RESIDENTIAL SUBDIVISION PUBLIC STREETS
 PROPOSED RIGHT-OF-WAY WIDTH: 45'
 MINIMUM TWO (2) 12' LANES TRAVEL LANES.
 2' WEDGE CURBS ON BOTH SIDES CURBING.
 5' SIDEWALKS ON BOTH SIDES WHERE LOTS ABUT BOTH SIDES OF THE STREET
 ON-STREET PARKING: ALLOWED BOTH SIDES

REQUIRED PERIMETER LANDSCAPE BUFFERS
 HEADLEY ROAD STREET FRONTAGE: BUFFERYARD "C"
 VALLEY INDIAN AGENCY CONNECT RD: BUFFERYARD "A"
 NORTHERN & SOUTHERN BOUNDARY: BUFFERYARD "C"

REGULATED RIPARIAN AREA
 THERE IS NO REGULATED RIPARIAN AREA WITHIN THIS DEVELOPMENT.

CONSERVATION LANDS SYSTEM (CLS) PARTICULARS
 THE ENTIRE PROJECT LIES OUTSIDE OF THE MMBCLS.

LOW IMPACT DEVELOPMENT PRACTICES
 LID PRACTICES WILL BE INCORPORATED INTO THE FINAL DESIGN THROUGH WATER HARVESTING AND LIMITING RETAINED DEPTHS. SEE SECTION I.I.D.1.6 OF THE SITE ANALYSIS.

EXHIBIT II-B.1
PRELIMINARY DEVELOPMENT PLAN
PAGE 34

Headley Road Rezoning
 6725 & 6765 SOUTH HEADLEY ROAD
 (Ownership: Stinson Family Trust)
 REZONING: SH to CR-5

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

GRS
 LANDSCAPE ARCHITECTS, LLC

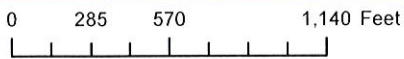
Bowman

Case #: P23RZ00003

Case Name: STINSON FAMILY TRUST - S. HEADLEY ROAD REZONING

Tax Code(s): 138-24-0310 and 138-24-0320

Aerial Exhibit



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:



Map Scale: 1:8,000

Map Date: 8/2/2023 - ds

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

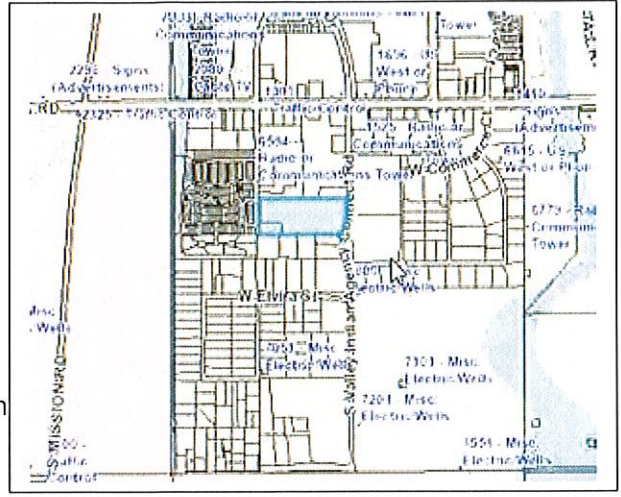
HEARING August 30, 2023

DISTRICT 5

CASE P23RZ00003 Stinson Family Trust -
S. Headley Road Rezoning

REQUEST Rezone 15.1 acres from SH
(Suburban Homestead) to the CR-5
(Multiple Residence) zone

OWNER Stinson Family Trust
Attn: Paul Stinson & Barbara Stinson
4937 E. 5th Street, Ste. 115
Tucson, AZ 85711-2282



APPLICANT Projects International, Inc.
Jim Portner, Principal
10836 E. Armada Lane
Tucson, AZ 85749

APPLICANT'S PROPOSED USE
The applicant proposes a 69-lot, single-family residential subdivision with one- and two-story houses with a maximum height of 30 feet on an approximately 15.1-acre, two parcel site.

APPLICANT'S STATED REASON
The proposed use will "provide much needed high-quality, single-family detached homes for new residents wishing to live in the southwest Tucson metropolitan area; provide lot sizes meeting market demand for moderate-income families; provide additional recreational opportunities in the part of Pima County."

STAFF REPORT SUMMARY
The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes an infill rezoning to the CR-5 (Multiple Residence) zone for a 69-lot subdivision. The proposal conforms to the site's Medium Low Intensity Urban comprehensive plan land use designation and is a reasonable and compatible transition from the higher-density subdivisions to the west and the higher-intensity, light industrial uses to east which are located within the City of Tucson's jurisdiction.

PUBLIC COMMENT
As of the writing of this staff report, August 14, 2023, staff has not received any public comments.

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.

COMPREHENSIVE PLAN

A comprehensive plan amendment was approved by the Board of Supervisors in 2022 from Low Intensity Urban 3.0 (LIU-3.0) to Medium Low Intensity Urban (MLIU) without a rezoning policy. The objective of the MLIU planned land use is to designate areas for a mix of medium density single-family and lower density attached dwelling units and to provide opportunities for a mix of housing types throughout the region. The proposed 4.5 residences per acre (RAC) conforms to the MLIU land use plan that allows for a range of 2.5 RAC up to a maximum 5.0 RAC. There are no special area policies that apply to the site.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SH	Unsubdivided, Low Density Development/Church
South:	SH	Unsubdivided, Low Density Development
East:	COT	City of Tucson Commercial Developed & Undeveloped
West:	COT	Developed Residential Subdivisions

The general area contains higher density residential subdivisions and lower density, unsubdivided residential lots. Properties surrounding the rezoning request are low-density single-family residential dwellings to the north and south and high-density subdivisions that contain equivalent densities as the proposed to the west. To the east are properties located within the City of Tucson, planned for light industrial uses. The nearest grocery, retail, restaurant and services are one-quarter mile of the site within walking distance along S. Valley Indian Agency Connection Road, all adjacent to Valencia Road. The Valencia Road thoroughfare contains gas stations, convenience stores, pharmacies, health care, additional grocery, big box retail and restaurants. A church is adjacent to the site, other churches are nearby. Two elementary schools, a Catholic High School and College Campus are within a mile and one-half from the property. Recreational opportunities exist along the Chuck Huckelberry Santa Cruz River Walk approximately one-half miles away to the east and the Santa Cruz Diversion Channel Trail is approximately one-fourth mile to the west. Four parks are approximately one to one and one-half miles away. The San Xavier Mission is approximately one and one-half miles south of the subject site.

PREVIOUS REZONING CASES ON PROPERTY

There have been no previous rezoning cases for the subject site.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity: There has been no recent rezoning activity in the general area for properties within Pima County.

Past activity:

Most of the properties along the Valencia Road thoroughfare were rezoned in the 1980's through 1990's from the GR-1 (Rural Residential) zoning to the CB-1 (Local Business) and are developed commercially. A Most of the surrounding area north of Valencia Road (not adjacent to Valencia Road) was rezoned in the 1980's from the SH to the CR-4 (Mixed-Dwelling Type) zone which resulted in subdivision plats that subsequently were annexed into the City of Tucson.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The subject site is located outside the Maeveen Marie Behan Conservation Lands System.

PLANNING REPORT

Staff supports the request because the Comprehensive Plan, Pima Prospers, promotes efficient growth patterns and infill development. The rezoning site is considered an "infill" project that will utilize existing and proposed infrastructure to support the use. The proposed 69-lot subdivision

will provide a rational pattern of growth compatible with the area's scale, character and identity and will contribute to the efficient use of existing infrastructure. The development will provide sidewalks along Headley Road and Valley Indian Agency Connect Road for future connectivity. Sun Tran bus stops are within walking distance located along the Valencia Road thoroughfare.

The proposed one- and two-story single-family residential development consists of 69-subdivision lots containing 4,200 up to 4,800 square feet each with a maximum height of 30 feet. The County's Graphic Information System indicates that a portion of the subject site is within the San Xavier Environs Historic Zone, however the attached map taken from the Pima County Zoning Code indicates that the site is not. The Pima County Zoning Code is the authority and legal record for identifying the applicability of an overlay zone. The site analysis addresses the overlay zone with the height restriction of 30 feet. The applicant could have a maximum height of two-stories and 34 feet from the development standards for CR-5 zoning.

The site contains four mobile homes, some areas of junk storage and a site-built home which will be razed or removed. The property is relatively flat, mass graded, generally denuded and contains no valuable vegetation. There are no saguaros, Pima pineapple cactus, nor ironwood trees on site.

The site will be accessed by one access point from Valley Indian Agency Connect Road. One emergency only access will connect to Headley Road. This infill development supports walkable scaled services for its residents to grocery, banking, pharmacy and personal services. Safe Routes to School is employed within the interior and adjacent rights-of-way to the development meeting Americans with Disabilities Act (ADA) compliant sidewalk connectivity along Headley Road and Valley Indian Agency Connection Road frontages. Five retention/detention basins are planned and four recreational areas of the site, three of which will be co-located within the retention/detention basins. The neighborhood scale recreational areas will contain active and passive opportunities with jogging paths, exercise stations, a garden area, dog park, ramada, barbeque area and children's play area. A minimum 5-foot-wide bufferyard "A" is planned adjacent to Valley Indian Agency Connect Road and a minimum 5-foot-wide bufferyard "C" is planned for the remainder of the site.

Concurrency of Infrastructure:

Concurrency of infrastructure exists or will exist 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

CONCURRENCY CONSIDERATIONS		
WATER	Yes	City of Tucson Water "will serve" letter contained within site analysis
SCHOOLS	Yes	Letter of Capacity contained in site analysis

TRANSPORTATION

The site is located within unincorporated Pima County approximately 1,300 feet south of Valencia Road between Headley Road and Valley Indian Agency Connect Road. The City of Tucson maintains Headley Road through and Intergovernmental Agreement (IGA), while Pima County maintains Valley Indian Agency Connect Road. Valencia Road is under the jurisdiction of the city north of the project site and transitions into Pima County's maintenance system at Mission Road.

Headley Road is a paved two-lane roadway with curb and sidewalk only on the west side of the road, and it is classified as an Urban Minor Collector per its Federal Functional Classification. The speed limit of Headley Road is 25 miles per hour (mph). There are no available traffic counts for Headley Road but the capacity of a two-lane roadway for the above speed limit is approximately 10,360 ADT. The development intensity in the vicinity of the site indicates that Headley Road should be functioning below capacity.

Valley Indian Agency Connect Road is a paved two-lane roadway with a posted speed limit of 40 miles per hour (mph), and it is classified as an Urban Minor Collector per its federal highway code. There are no available traffic counts for Valley Indian Agency Connect Road but the capacity of a two-lane roadway for the above speed limit is approximately 12,390 ADT. The development intensity in the vicinity of the site indicates that Valley Indian Agency Connect Road should be functioning below capacity.

The site analysis and preliminary development plan indicate 69-residential-lots will be developed on-site. Approximately 717 average daily trips (ADT) will be generated from the site. A preliminary Traffic Impact Study (TIS) was provided with the rezoning and will be required to be updated at time of subdivision plat submittal. Proof of coordination with the City of Tucson Department of Transportation and Mobility will be required to determine any traffic impacts to their roadway system.

The internal streets are proposed to be private and gated with access to the subdivision on Valley Indian Agency Connect Road. There will be an emergency access provided off Headley Road for emergency vehicles only. The access point on Valley Indian Agency Connect Road will be aligned with an existing commercial driveway to the east. Gated entries shall meet the Subdivision and Development Street Standards (SDSS).

There are no Pima County concurrency concerns with this request. The Department of Transportation has no objection to this request subject to rezoning conditions #2A - E.

FLOOD CONTROL

The Regional Flood Control District has the following comments:

1. This property is not impacted by Flood Control Resource Area (FCRA) which means that it does not have Regulated Riparian Habitat, federally mapped Special Flood Hazard Area, or locally determined floodplain.

2. This property is within the boundaries of a Letter of Map Revision, Case Number 19-09-0058P with a revision date of November 18th, 2019. Prior to this revision, the property was located in a federally mapped Other Flood Hazard Area – Zone Shaded X due to shallow 100-year flooding.
3. During review of the subject property and proposed development it was determined that a regulatory floodplain exists in area subject to sheet flooding, due to the contributing watershed that is over 20 acres in size. The combination of the off-site and on-site contributing watershed area is approximately 33 acres with a combined 100-year peak discharge of 160 cubic feet per second resulting in the presence of regulatory sheet floodplain impacting the property. The Site Analysis has been revised to account for this discovery. Condition #3A has been added to ensure the project will address the sheet flood conditions and comply with the Floodplain Ordinance.
4. First Flush retention is a requirement, and the use of Low Impact Development Practices (LID) is encouraged to be used to meet this requirement. The Site Analysis, Section D Hydrology, does provide language that states the project will provide First Flush and the PDP shows the proposed locations of the LID practices.
5. 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) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. Rezoning condition #3D has been added to ensure compliance with the Water Policy of the Comprehensive Plan.

The District has no objection subject to the addition of rezoning conditions #3A-D.

WASTEWATER RECLAMATION

Capacity is available for this development in the 8” public sewer G-2000-046, downstream from manhole 4393-17 (Type I P23WC00117, dated April 17, 2023). The site analysis indicates a different connection point at manhole 4393-09. The same connection point should be referenced in future capacity allocation letters. Allocation of capacity for the development will be made by the Type III Capacity Response.

As noted in the submittal, due to relatively flat topography connecting to existing public sewer by gravity presents a challenge, therefore the applicant is proposing a private pumping system to serve the proposed development.

The PCRWRD has no objection to the proposed rezoning request subject to the addition of rezoning conditions #4A-G.

ENVIRONMENTAL PLANNING

Environmental Planning has no objection subject to rezoning condition #5.

CULTURAL RESOURCES

Cultural Resources has no objection to this request subject to the addition of condition #6.

NATURAL RESOURCES, PARKS AND RECREATION

The Natural Resources, Parks and Recreation Department has no comment.

TOHONO O’ODAM NATION, SAN XAVIER DISTRICT

The San Xavier District has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE

US Fish and Wildlife Service has no comment.

WATER DISTRICT

City of Tucson Water will provide service to the site. A will-serve letter is included within the site analysis.

SCHOOL DISTRICT

The Tucson Unified School District (TUSD) has capacity to serve the development. A letter of capacity is included within the site analysis.

FIRE DISTRICT

Drexel Heights Fire District has no objection to the rezoning.

TUCSON AIRPORT AUTHORITY (TAA)

The subject site lies within the Tucson International Airport aviation easement requirements and public disclosure area, FAA traffic pattern airspace, FAA Part 77 airspace. The TAA has no objection to the request subject to the addition of conditions #8A – D.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the Tentative Plat submittal. Offsite improvements determined necessary as a result of the traffic impact study shall be provided by the property owner.
 - B. Prior to Tentative Plat approval, written proof of coordination with the City of Tucson Department of Transportation and Mobility is required regarding any traffic impacts to their roadway system.
 - C. The property shall be limited to one access point on Valley Indian Agency Connect Road, with a secondary connection to Headley Road for emergency response vehicles only.
 - D. Gated entries shall meet the requirements of the Subdivision and Development Street Standards (SDSS) and as determined at time of Tentative Plat submittal.
 - E. Sidewalk and curbing shall be constructed to Pima County standards along the property frontage on Valley Indian Agency Connect Road.
3. Regional Flood Control District conditions:
 - A. Drainage design shall not increase existing conditions water surface elevations and flow velocities at all property boundaries.
 - B. First flush retention shall be provided in Low Impact Development practices distributed throughout the site and shall provide a minimum 9" depressed area for stormwater harvesting to supplement irrigation in the landscape buffers.
 - C. Curb cuts in appropriate locations along roads shall be utilized to optimize LID Practices in appropriate locations throughout the road system.


- D. 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.
4. Regional Wastewater Reclamation conditions:
- A. The rezoning area may be sewerred using private sewers within private streets flowing to a private sewage pumping station that discharges to existing public sewer line G-2000-046, via a private force main, only if authorized by the Pima County Regional Wastewater Reclamation Department in their written documentation that treatment and conveyance capacity for the proposed development is available.
 - B. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - C. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) 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 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.
 - D. 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.
 - E. 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.
 - F. 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.
 - G. 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 will be permanently committed for any new development within the rezoning area.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) 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.
6. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate

vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

7. Adherence to the preliminary development plan as approved at public hearing.
8. Tucson Airport Authority conditions:
 - A. An Avigation Easement must be executed and recorded with the Pima County Recorder's Office, by the property owner/developer/applicant or other person authorized to sign on behalf of the current property owner, to cover the entire project area and in accordance with the requirement of the Tucson Airport Authority. The Avigation Easement must run with the property and will serve to educate future purchasers and tenants of the property of potential aviation impacts.
 - B. According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. As the project site develops every project applicant must file FAA Form 7460 with the FAA at least 45 days before construction activities begin for every proposed project unless FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
 - C. Applicable to residential uses only: The property owner/developer/applicant must provide the Airport Disclosure Statement form, at time of sale, to the new property owners with all new unit purchases. In the event the development of any residential uses does not involve the sale of new units, but is instead offering rental residential units to the public, the new tenant of the rental unit must be provided a copy of the Airport Disclosure Statement form. The intent of the Airport Disclosure Statement form is to educate and notify the new residents that they are living near an airport. The content of such documents shall be according to the form and instructions provided.
 - D. The property owner (for itself or its tenants) must forward a signed copy of the Airport Disclosure Statement form to the Tucson Airport Authority within ten (10) days of signature, using the mailing address provided below.

Scott Robidoux, Manager of Planning
Tucson Airport Authority
7250 South Tucson Boulevard, Suite 300
Tucson, AZ 85756
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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.
10. 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,

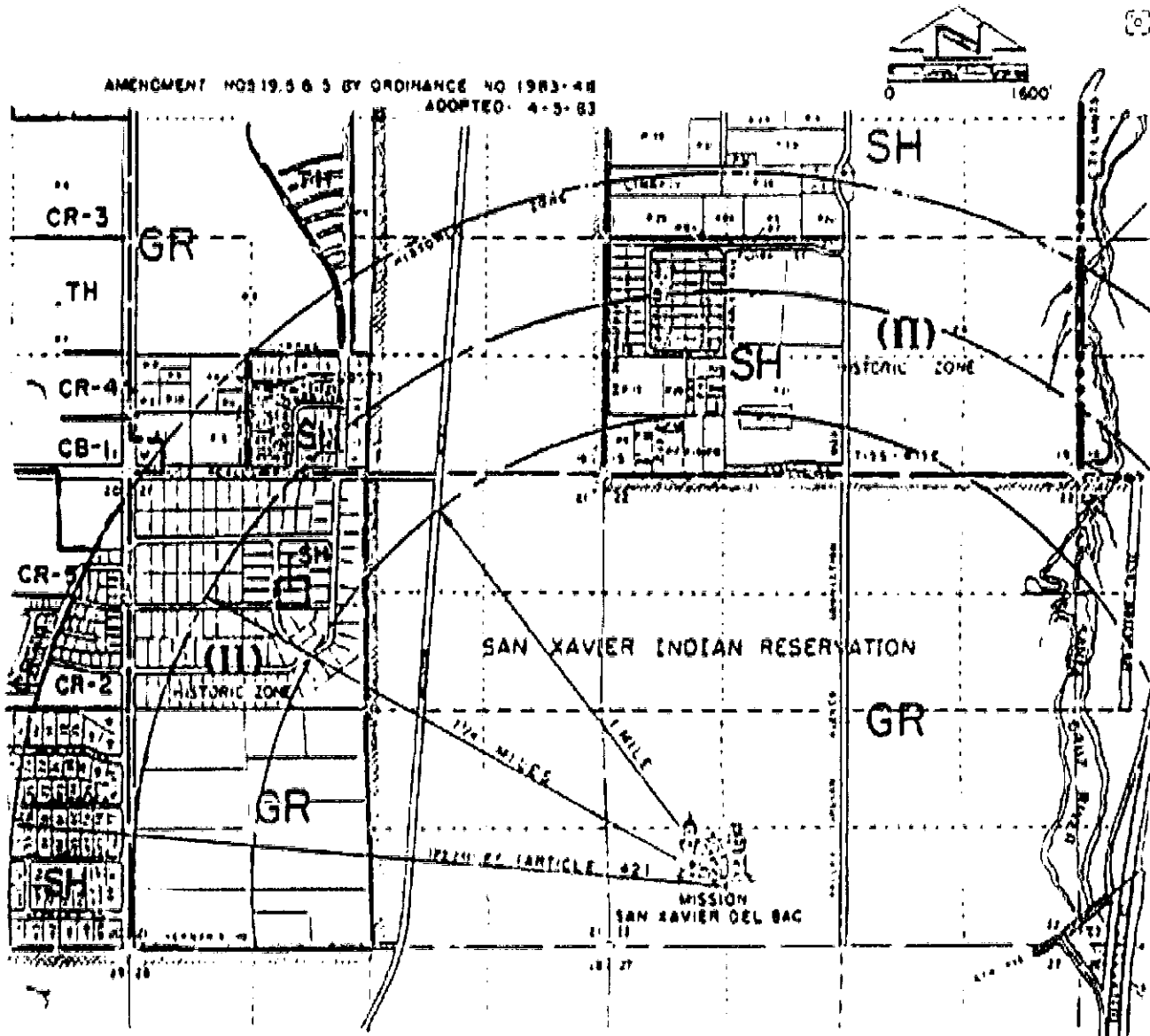


Terrill Tillman, AICP
Principal Planner




c: Jim Portner, Principal

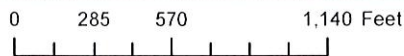
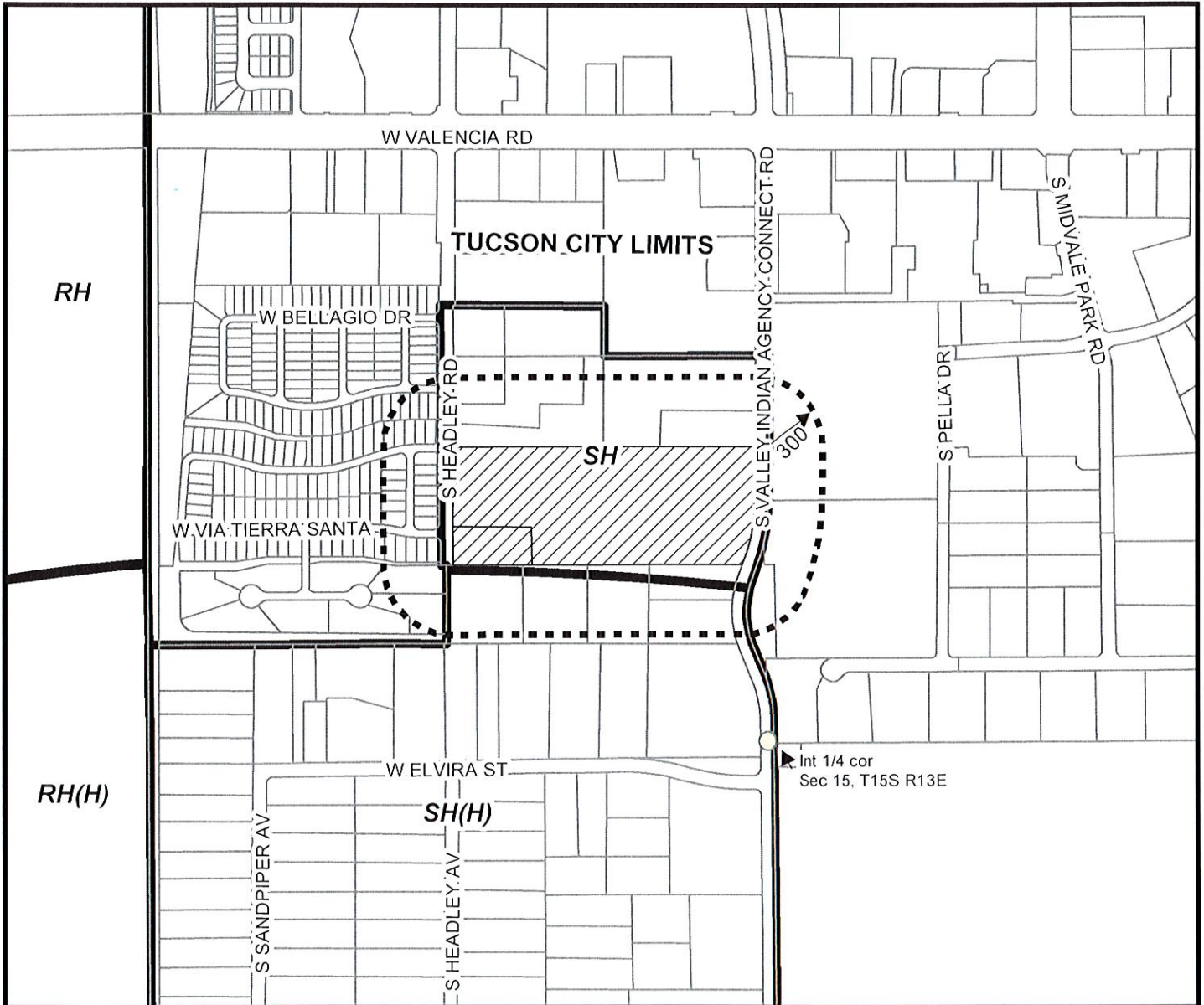
Map 18.63.120A

San Xavier Environs Historic Zone (H-1) Map



Case #: P23RZ00003
 Case Name: STINSON FAMILY TRUST - S. HEADLEY ROAD REZONING
 Tax Code(s): 138-24-0310 and 138-24-0320

-  300' Notification Area
-  Subject_Property
-  Zoning Boundary



Area of proposed rezoning from SH to CR-5 

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**



Notes:		
PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10/P22CA00001		
Planning & Zoning Hearing: 8/30/23 (scheduled)	Board of Supervisors Hearing: TBA	
Base Map(s): 62	Map Scale: 1:8,000	Map Date: 8/2/2023 - ds





Land Use Legend and Map


Medium Low Intensity Urban (MLIU)

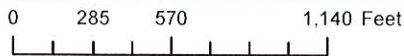
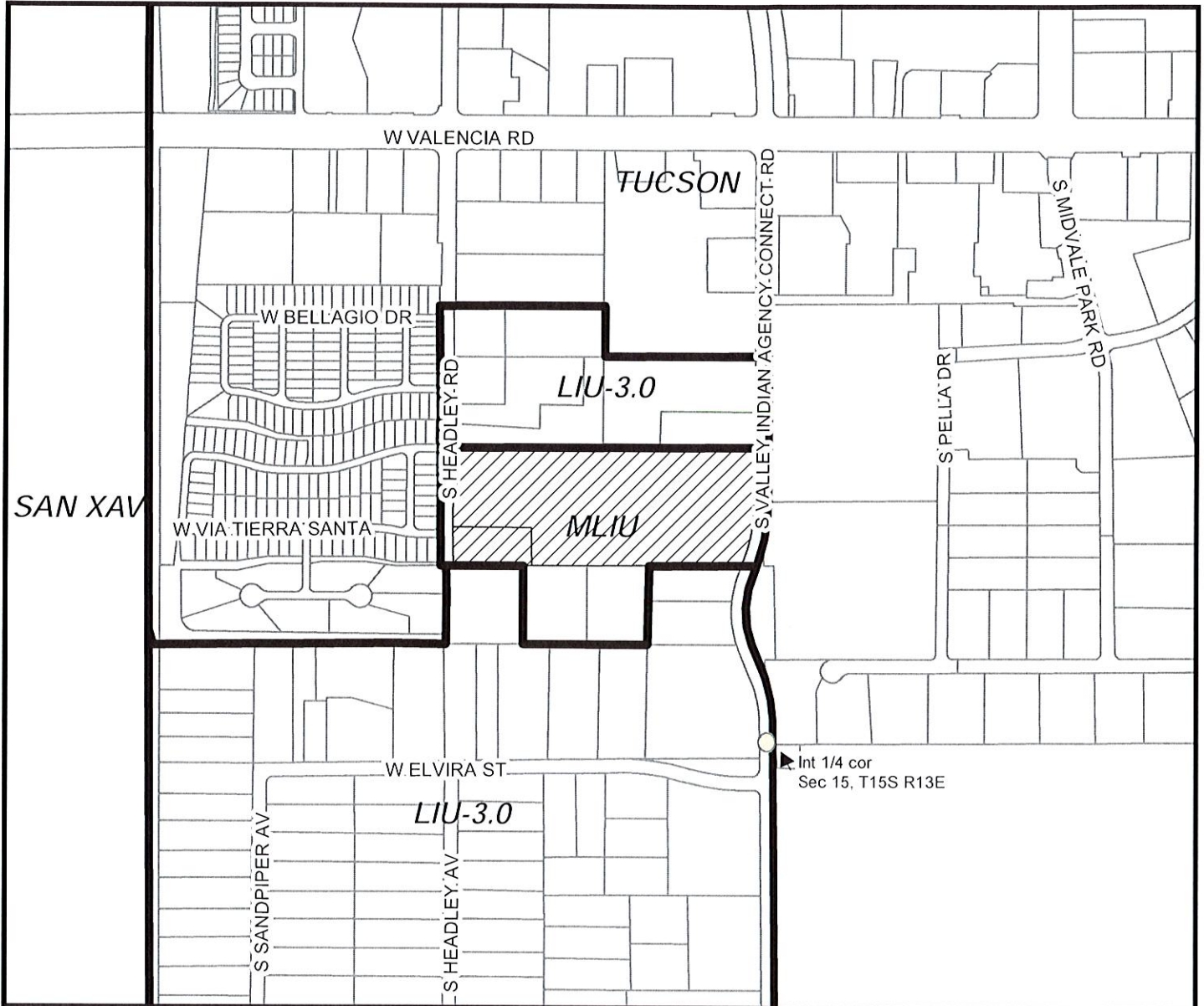
Objective: To designate areas for a mix of medium density single-family and lower density attached dwelling units; to provide opportunities for a mix of housing types throughout the region.

- Residential Gross Density: Minimum- 2.5 RAC; Maximum- 5 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 2.5 RAC; Maximum- 4 RAC

Case #: P23RZ00003
 Case Name: STINSON FAMILY TRUST - S. HEADLEY ROAD REZONING
 Tax Code(s): 138-24-0310 and 138-24-0320

Comprehensive Plan Exhibit

 Subject_Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10/P22CA00001

Map Scale: 1:8,000

Map Date: 8/2/2023 - ds





FROM: Jim Portner, Projects International, Inc.
DATE: June 23, 2023
RE: **Invitation to Attend a Neighborhood Meeting Regarding a Proposed Rezoning
15.1 Acres Between Headley Road and Valley Indian Agency Connect Road
Pima County Rezoning Case No. P23RZ00003**

I'm sending you this information because you own property, or are a representative of a nearby homeowners association, within the statutory notification area of a request we have filed with Pima County to rezone 15.1 acres of land between Headley Road and Valley Indian Agency Connect Road, just south of the Midvale Christian Center.

I am the project manager for this rezoning effort, which is a request for CR-5 zoning to build a new residential neighborhood of single-family detached homes. Sixty-nine (69) homes are planned, along with private recreation areas. The neighborhood will be gated, and the only entrance to it will be from Valley Indian Agency Connect Road. We will have a second gate on Headley Road, but this will only be available as an exit for our residents.

Enclosed you'll find a *Preliminary Development Plan (PDP)*, which shows the proposed layout of our neighborhood. This PDP is the site plan of record for the rezoning application we've submitted to Pima County. The project includes a series of shallow drainage basins that will collect incoming stormwater, capture our own project's run-off, and slowly release flows at volumes and velocities that are significantly less than the existing condition. As a result, the drainage conditions for all downstream properties will be improved. In this packet, you will also find a *Fact Sheet*, which provides further information on a variety of topics.

I am inviting you to attend a neighborhood meeting we've schedule to provide a forum for your comments and for answering your questions on this rezoning. The meeting will take place as follows:

**Monday, July 10, 2023
6:15 PM to 7:45 PM
Midvale Christian Center – Main Chapel/Assembly Room
6670 S. Valley Indian Agency Connect Road
Tucson, AZ 85746**

An Important Note: While conditions have loosened up greatly with respect to Covid-19, we recognize that some individuals may still have reservations about meeting in a group setting. I am happy to meet with you one-on-one at your convenience, or to arrange a phone call. Feel free to call my personal cell phone (520.850.0917), or email me at: jportner@projectsintl.com.

In addition to our above neighborhood meeting, a public hearing on this item will occur before the Pima County Planning & Zoning Commission, most likely on July 26, 2023. After that, a second public hearing will be scheduled before the Board of Supervisors, who will make the ultimate decision on this rezoning application. You will receive separate notices directly from Pima County on both of these public hearings, providing you with instructions as to how you can submit your comments in writing or attend the actual hearings to provide testimony on this rezoning.

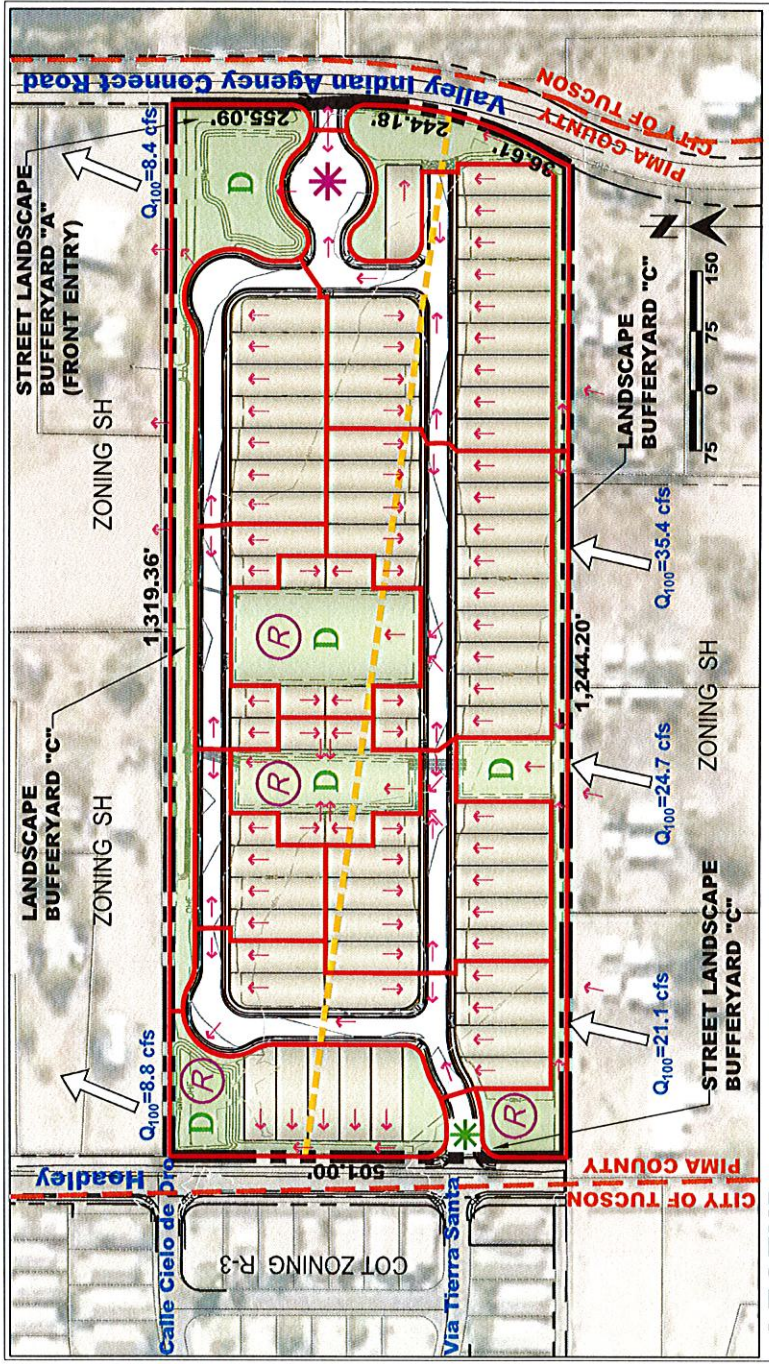
Note: This mailing has been sent to a list of surrounding property owners that was generated using Pima County property-ownership information within its geographic information system (GIS) and on file with the Pima County Assessor's Office. I apologize if the name or address information on your envelope is incorrect in any way.

Fact & Information Sheet

Application & Request to Rezone 15.1 Acres S. Headley Road – Pima County Case No. P23RZ00003

- **Property Location and Addresses:** 6725 & 6765 S. Headley Road. The property borders the Tucson city limits to the west and the east. It extends between Headley Road on the west, to Valley Indian Agency Connect Road on the east.
- **Property Size:** 15.1 acres.
- **Existing Use of the Property:** the property contains several mobile home residences, but is otherwise vacant. These will be removed and replaced by single-family, site-built homes.
- **Existing Pima County Comprehensive Plan Designation:** *Medium Intensity Urban (MIU)*, which prescribes a maximum density of 5.0 homes per acre. This density is similar to the Paraiso and Valencia Place neighborhoods to the west within the City of Tucson.
- **Proposed Use of the Rezoning Property.** A single-family residential subdivision with sixty-nine (69) homes. This is a lesser number of homes per acre than the existing Paraiso and Valencia Place neighborhoods to the west.
- **Existing and Proposed Zoning:** Existing zoning of the property is County SH (Suburban Homestead). The proposed zoning is County CR-5 (Residential).
- **Existing Zoning of Adjacent Properties:** There is great diversity in the surrounding zoning, with both residential and commercial/industrial districts. City R-3 (Residential), O-3 (Office) and C-1 (Commercial) are to the west. County SH and City C-2 (Commercial) are to the north. City I-1 (Industrial) lies to the east. County SH is to the south.
- **Access to Our Project.** Our residents will enter their neighborhood only from Valley Indian Agency Connect Road. This will be a gated neighborhood. We will have a second gate onto Headley Road, but this will only be available as an exit for our residents.
- **Impact on Traffic, Drainage, etc.:** We have provided a full Traffic Impact Study (TIS) with our rezoning submittal to Pima County. The TIS demonstrates that our project will generate a relatively small number of daily vehicular trips and will not impact the proper functioning or capacity of our adjacent streets, nor of Valencia Road. We have also completed a drainage analysis; it details how we will use on-site retention and detention basins to capture our run-off and release it at volumes and velocities that are significantly less than what they are now.
- **Public Process:** We anticipate that a public hearing will be held on this rezoning before the County's Planning & Zoning Commission on July 26, 2023. You will receive a separate notice directly from Pima County telling you how to participate if you would like to do so.
- **Contact Information:** please contact Jim Portner of Projects International, Inc. with any questions or comments you might have at cell phone 520.850.0917 or by way of email at jportner@projectsintl.com. I am also glad to meet with you personally, at your convenience, to discuss this request.

This is an information/fact sheet prepared by Jim Portner of Projects International, Inc. on behalf of the property owner. It is intended to communicate the major points of this request to rezone the property. Further detail is contained in the cover letter/invitation, and in the *Preliminary Development Plan* exhibit.



LEGEND

- PDP/Rezoning Boundary
- Boundary Dimension, Typ. 1,319.36'
- Northern Limit of San Xavier Mission Historic Zone "C"
- Proposed Detention Basin
- Storm Drains
- Surface Flow Direction
- Post-Development Watershed Boundaries

- Post-Development Flow Quantities and Concentration Points Entering or Exiting the Site (See Exhibit II-D.1 for further detail)
- Secondary Access (Exit Only; Gated)
- Recreation Areas - See Exhibit II-L for specific uses.

- Project Main Entry (Gated, with Turnaround)

GENERAL NOTES

PROJECT AREA
 ASSESSORS PARCEL NUMBERS: 138-24-0310 & 0230
 OVERALL REZONING SITE GROSS AREA: 15.1 AC
 NET SITE AREA AFTER R.O.W. DEDICATIONS: SAME (NO R.O.W. DEDICATIONS REC'D)

PROJECT PARTICULARS
 EXISTING ZONING: SH
 COMPREHENSIVE PLAN DESIGNATION: MLIU
 PROPOSED ZONING: CR-5

PROPOSED USE
 A SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION CONTAINING APPROXIMATELY SIXTY-NINE (69) LOTS. TYPICAL LOT SIZES ARE 35' X 120' (4,200 SF) AND 40' X 120' (4,800 SF).

PHASING
 THE PROJECT WILL BE COMPLETED IN A SINGLE PHASE.

BUILDING HEIGHT
 MAXIMUM RESIDENTIAL HEIGHT IS THIRTY-FOUR FEET (34'). THAT PORTION OF THE PROJECT WITHIN THE SAN XAVIER MISSION HISTORIC ZONE IS LIMITED TO A MAXIMUM HEIGHT OF 30'. PROJECT WILL CONTAIN BOTH 1-STORY AND 2-STORY RESIDENCES PER MARKET DEMANDS.

PARKING & LOADING
 PARKING AND LOADING WILL BE IN ACCORDANCE WITH SEC. 18.75 (PARKING & LOADING STANDARDS). ON-STREET PARKING WILL BE ALLOWED. FINAL DESIGN AND COMPLIANCE WITH CODE WILL BE DEMONSTRATED AT THE TIME OF FUTURE RESIDENTIAL SUBDIVISION PLAT REVIEW.

RESIDENTIAL SUBDIVISION PUBLIC STREETS
 PROPOSED RIGHT-OF-WAY WIDTH: 45'
 TRAVEL LANES: MINIMUM TWO (2) 12' LANES
 CURBING: 2" WEDGE CURBS ON BOTH SIDES
 SIDEWALKS: 5' SIDEWALKS ON BOTH SIDES WHERE LOTS ABOUT BOTH SIDES OF THE STREET
 ON-STREET PARKING: ALLOWED BOTH SIDES

REQUIRED PERIMETER LANDSCAPE BUFFERS
 HEADLEY ROAD STREET FRONTAGE: BUFFERYARD "C"
 VALLEY INDIAN AGENCY CONNECT RD: BUFFERYARD "A"
 NORTHERN & SOUTHERN BOUNDARY: BUFFERYARD "C"

REGULATED RIPARIAN AREA
 THERE IS NO REGULATED RIPARIAN AREA WITHIN THIS DEVELOPMENT.
 CONSERVATION LANDS SYSTEM (CLS) PARTICULARS
 THE ENTIRE PROJECT LIES OUTSIDE OF THE MMBCLS.

Headley Road Rezoning
 6725 & 6765 SOUTH HEADLEY ROAD
 (Ownership: Stinson Family Trust)
 REZONING: SH to CR-5

GRS Bowman
 LANDSCAPE ARCHITECTS, LLC

PROJECTS INTERNATIONAL, Inc.
 LANDSCAPE ARCHITECTS, INC.
 11111 W. CENTRAL EXPRESSWAY
 SUITE 1000
 DALLAS, TEXAS 75243

Neighborhood Meeting Summary

Midvale Christian Center – July 10, 2023 Rezoning Case No. P23RZ00003 Stinson Family Trust – S. Headley Road

Standard Note: This meeting summary was prepared by Jim Portner of Projects International, Inc. It is a good-faith attempt to accurately communicate the general flavor and substance of the referenced meeting, with the understanding that individuals who attended may or will possess different recollections of the proceedings.

Meeting Date & Time: Monday, July 10, 2022; the meeting commenced at 6:20 PM, five minutes after the scheduled start time of 6:15 PM, so as to allow for any late-comers to arrive.

Location: Midvale Christian Center (main assembly room/chapel), located at 6670 S. Valley Indian Agency Road, Tucson, AZ, 85746. The Center adjoins the rezoning site and so was the most convenient venue for the surrounding neighbors.

Meeting Notice: Invitation packets were mailed to all property owners within the statutory notice area, which encompassed 52 individual properties. The packets were received in mailboxes two weeks ahead of the meeting date. The packets contained an explanatory cover letter & meeting invitation, a separate *Fact Sheet* on the particulars of the rezoning application, and a color copy of the rezoning's *Preliminary Development Plan (PDP)*.

Attendance: Eight (8) individuals attended the meeting, six (6) of which were affiliated with the Midvale Christian Center and two (2) of which were neighbors from within the Valencia Place neighborhood on the west side of Headley Road (within the City of Tucson). As such, the attendees represented three (3) of those properties (6%) located within the statutory notice area.

Synopsis: Jim Portner, as applicant and representative of the property owner, welcomed the attendees. Due to the small size of the group, together with a clearly friendly atmosphere, the presentation was less of a "formal" one and proceeded more as an interactive discussion. Portner initiated things with an overall explanation of the proposed project using several full-size color presentation exhibits: 1) a large aerial photo covering the site and entire surrounding area for general location and reference purposes, and to allow each attendee to locate their individual property in relation to the rezoning site; 2) the project's *PDP*; 3) an exhibit showing the project's proposed drainage scheme and flood-control basins; and 4) an illustration of the conceptual landscape buffer treatment being used along the project's four boundaries.

Neighborhood Attendee Comments: The points below summarize the meeting's substance and its various areas of discussion:

- *Traffic and Exit-Only Driveway.* There was a good deal of discussion regarding access to the proposed project. The attendees liked our plan for a gated community. Those living west of Headley Road were happy that the driveway onto Headley was an exit-only gate. Jim Portner explained that the Pima County Department of Transportation (DOT) was presently objecting to this arrangement and was pressing to make it a second gated entry to the project. The neighbors opposed this idea and expressed their willingness to activate their neighbors in expressing strong opposition to a second entry. Portner explained that he was still working DOT and hoped that the matter could be resolved without outside "pressure".
- *Drainage Impacts.* Portner explained that, for all intents and purposes, this project would function as a *de facto* dam that would intercept sheetflow from the south, detain and retain it, and then meter it out at volumes and velocities that were less than the existing condition. He also explained that, in doing so, much of the sediment would be removed. Those from the Midvale Christian Center were especially pleased to hear this, recounting the types of incoming flows they've typically receive during storm events.

Meeting Date: July 10, 2023

Preparation of this Written Summary Based Upon Portner Notes: July 13, 2023

- *Types and Prices of Homes?* Portner explained that these were full-size, single-family residences that would be on subdivided lots to allow for individual sale. In this regard, it was the same as the two subdivisions to the west (Valencia Place and Paraiso) within the City of Tucson.
- *Will This Be a Rental Project?* Portner explained again that these were full-sized homes on full-sized lots, and that a subdivision plat would be prepared to allow for individual sales. It appeared this question wondered whether this would be a project similar to Avilla and other rental-home communities in Tucson, where smaller, connected homes were arranged in more of an apartment configuration with covered parking spaces, etc.
- *Will there be Recreation Areas, and What Will the Detention Basins Look Like?* Portner explained that several of the detention/retention basins will double for recreational use, where a neighborhood-level “pocket” park will be built with a childrens play area, as well as perhaps a community barbeque area and ramada, a dog park, and a passive gathering and contemplation area. He further explained that all of the basins would be landscaped, whether they were being used for recreational purposes or not. This satisfied an expressed concern that the basins might just be ugly “pits” filled with gravel.
- *Will there be an HOA?* Portner confirmed that there will be a private homeowners association created to manage all maintenance duties for drainage and streets, private sewers, the landscaping of all common areas, and the private recreation areas.
- *Two-Story Homes?* Portner confirmed that it is his client’s intent to offer two-story homes, as well as one-story. He explained that current trends over the past decade or so saw many independent homebuyers choosing the one-story option these days.
- *Internet Service.* The attendees informed us that internet service in the entire surrounding area was marginal at best. They had contacted Cox Cable, Comcast and others and found that none of them would service the area. They thought it was important for us to know this, since our residents will surely expect internet connectivity as a basic component of their home. Jim Portner said that he was unaware of this fact, would do further research into the issue with his client and consultant team, and report back accordingly with his findings.
- *Potable Water Service for Midvale Christian Center.* The Pastor of the church explained that the Church’s meter was actually located on Headley Road (a full ¼ west of the church buildings), with a 2” service line running from Headley along our north property boundary. He was unsure as to whether this line was north or our property or not, but wanted us to be careful to ensure there’d be no damage to the line. Portner said he would consult their civil engineer and our ALTA survey to see if he could determine the line’s precise location, and would report back to the Pastor.
- *Sewer Service.* There was a question from the Christian Center about the sewer design. Portner explained that, due to the flatness of the property, a private pump station would be used to accept sewer flow and then pump it westward until it could be fed, by gravity, into the existing Pima County public sewer system west of Headley Road. Portner said that he would check with his civil engineer to see what might be involved (and if it was possible) if the Christian Center wanted to tap into this private system instead of using its current septic facilities.

Following all of the above, the conversation became generally more diffused and the meeting effectively ended at approximately 7:25 PM.

Sign-In Sheet

Neighborhood Meeting

P23RZ00003 – Stinson Family Trust – S. Headley Road Rezoning

July 10, 2023 -- 6:15 PM to 7:45 PM

Midvale Christian Center – 6670 S. Valley Indian Agency Road

Name	Street Address	Phone Number	Email Address
SUSAN HOWELL JACKSON	6230 S. BIRCHDALE LN	520 609-6642	-
JERRY & BENETA	5571 S. HILDRETH AVE	520 780 0749	-
MARIA RIGAS	6260 S VISTA DEL OESTE	-	-
MICHAEL SANTIAGAR	6340 S. ORIOLE CIRCLE	520-6031182	SENTMIKEL@gmail.com
Hinda Buckman	6720 S S Sparrow Ave		barkmanhinda@yahoo.com
Marianne Barnett	1963 W MANDALAY BAY		
GICHA COOK	1965 W MANDALAY BAY DR 85742	520 991-3868	GC50K10@cox.net

From: [DSD Application for Rezoning or Specific Plan](#)
To: [DSD Planning](#)
Subject: Application for Rezoning / Specific Plan Submission
Date: Thursday, May 18, 2023 2:20:41 PM
Attachments: [Letter of Authorization Document - Stinson Authorization Letter -- Rezoning.pdf](#)

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

New submission

You received a new submission.

Owner Name

Stinson Family Trust Attn: Paul & Barbara Stinson

Owner Address

4937 E. 5th Street -- Suite 115

Owner City

Tucson

Owner State

AZ

Owner Zipcode

85711

Owner Phone

4158455600

email

1paulstinson@gmail.com

Applicant Name

Jim Portner, Projects International, Inc.

Applicant Address

10836 E. Armada Lane

Applicant City

Tucson

Applicant State

AZ

Applicant Zipcode

85749

Applicant Phone

5208500917

Applicant_Email

jportner@projectsintl.com

Property Address

6725 & 6765 S. Headley Road

Property Parcel Number

138-24-0310 & 0320

Property Acreage

15.1

Property Present Zone

SH

Property Proposed Zone

CR-5

Policies

Southwest/MLIU/No Rezoning or Special Area Policies Apply

Letter of Authorization Document

[Stinson Authorization Letter -- Rezoning.pdf](#)

FTP-Link

<https://www.dropbox.com/s/1cb1a6yI0ent4zv/Stinson%20Family%20Trust%20--%20Headley%20Site%20Analysis.pdf?dl=0>

Signature

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Application Date

18-May-2023

STINSON FAMILY TRUST
Attn: Paul & Barbara Stinson
4937 E. 5th Street – Suite 115
Tucson, AZ 85711-2282

April 28, 2023

Mr. Chris Poirier, Planning Official
Pima County Development Services Department
Planning Division
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

RE: LETTER OF AUTHORIZATION
Rezoning Application
6725 & 6765 S. Headley Road

Dear Mr. Poirier:

As representative of the ownership entity of the above referenced properties, located at 6725 and 6765 S. Headley Road (Pima County Assessor's Tax Parcel Nos. 138-24-0320 and 138-24-0310, respectively), we hereby authorize Jim Portner of Projects International, Inc. to represent us as the applicant with respect to the rezoning application for this property. As current owners, we agree to sign any and all necessary documents/authorizations required by Pima County related to said application.

For the purposes of disclosure, the members of the Stinson Family Trust are as follows:

Paul Stinson, Co-Trustee (contact: 1paulstinson@gmail.com; 415.845.5600)
Barbara Stinson, Co-Trustee

Sincerely,
STINSON FAMILY TRUST

By: 

Paul Stinson, Co-Trustee

By: /s/ Barbara Stinson
Barbara Stinson, Co-Trustee