

Part II - LAND USE PROPOSAL

II-A. PROJECT OVERVIEW

The proposal is to rezone the property from Mixed Dwelling Type (CR-4) to Local Business Zone (CB-1). This designation is consistent with the 3± acres directly west of the subject property. Those 3± acres are currently developed with a Denny's and multi tenant buildings.

Upon approval of the rezoning, the existing adjacent shopping center (River Village Center) will be reconfigured to integrate the subject property. Drive aisles and building footprints will be modified to provide reciprocal access between the two parcels, permitting ingress and egress to both River and Oracle Roads. A new building of 29,000± square feet will be constructed on the subject parcel. The north-south oriented retail building on the existing site will be reduced in size and the existing east-west oriented building will increase.

This project, with its proposed land use intensity as well as landscape and architectural standards, will work with and enhance the surrounding neighborhood and businesses. The development will provide additional commercial retail and office space in the area resulting in convenience to nearby residents and an increase in tax revenue to the County.

1. Multiple Zoning Designations

The subject property is currently designated as Mixed Dwelling Type (CR-4). The existing River Village Shopping Center is currently designated as Local Business Zone (CB-1). This application seeks to rezone the subject property consistent with the adjacent designations, allowing for the expansion of the River Village Shopping Center. Refer to exhibit II-B.

2. Characteristics of the proposed development

a. Best Use

The proposal is the best use of the site. The location on two major arterial roads, River and Oracle Roads is appropriate for commercial development. The traffic volume of these roads is preferred by commercial development, but undesirable for residential uses. The development will be able to expand the range of commercial services available to the surrounding community.

b. Conformance to Comprehensive Plan

The Comprehensive Plan designates the vacant 2.4± acres as Neighborhood Activity Center (NAC), while the existing center to the west is designated as Community Activity Center (CAC). Both designations allow the Local Business Zone (CB-1). Therefore, the proposed zoning designation conforms to the Comprehensive Plan designation.

c. Neighborhood Meetings

A neighborhood meeting was held on July 9, 2014. Five interested neighbors attended the meeting. Issues discussed included drainage, screening, off site private driveway, outdoor lighting and potential uses. Please see neighborhood meeting notes, attached as Appendix B.

d. Impacts to onsite and offsite land uses

The site is currently vacant, and therefore there will be no impacts to existing onsite land uses. However, as the site is the low point in the area stormwater collects before flowing through an existing culvert under River Road. The amount of water being discharged will not increase as a result of the project.

The rezoning will provide an opportunity for the River Village Shopping Center to be expanded, providing additional local good and services to the community and additional tax revenues to the County. River and Oracle Roads are both major arterial roads. There will be a minor increase in traffic on these roads as a result of the project, but not exceeding the capacity of the roadways.

e. Smart Growth

The development will contribute to smart growth by providing additional commercial amenities in close proximity to other similar uses and residential uses thereby reducing the amount and distance required to be traveled by vehicle. The location is easily accessible by both pedestrians and bicyclists.

f. Solar

The plan proposes to orient the buildings and windows to take advantage of passive solar heating and cooling. The site is designed in a way that could contain solar arrays or parking lots could include solar covered parking in the future

3. Pima County Zoning Code Compliance

a. Buffer Overlay Zone (Section 18.67.050)

Not applicable

b. Gateway Overlay Zone (Section 18.78.010)

Not applicable

c. Hillside Development Overlay Zone (Sections 18.61.050 and 18.61.060 B)

Not applicable

d. Cluster Development Option (Section 18.09.040)

Not applicable

d. Native Plant Preservation (Chapter 18.72)

The site includes a total of three trees onsite. Species include Palo Verde and Mesquites. Four of the trees are offsite and adjacent to River Road and are anticipated to be undisturbed. The remainder of the site is denuded of vegetation.

f. Historic Zone (Chapter 18.63)

Not applicable

g. Airport Environs and Facilities (Chapter 18.57)

Not applicable

II-B. PRELIMINARY DEVELOPMENT PLAN

1. The Preliminary Development Plan is included as an exhibit in this document. A removable overlay of the Preliminary Development Plan is included in a pocket following this section. In accordance with section 18.91.030E of the Pima County Zoning Code, the Preliminary Development Plan shows surveyed property boundaries and dimensions, internal circulation, adjacent public rights-of-way, and adjoining vacant and developed properties.

2. Project Specifications

a. Gross floor area

As previously mentioned, upon approval of the rezoning the development plan is to reconfigure the subject property and the site immediately west.

Please refer to the Preliminary Development Plan, Exhibit II-B1 and II-B2.

b. Building Heights

The roof lines will provide articulation and vary in height but will not exceed 39 feet. Refer to conceptual elevations. Please see exhibits II-B1 and II-B2, building elevations.

c. Total Number of Dwelling Units

No dwelling units are proposed in conjunction with this project.

d. Maximum Residential Density

As previously stated, there are no residential units proposed with this project.

e. Total Number of Parking Spaces

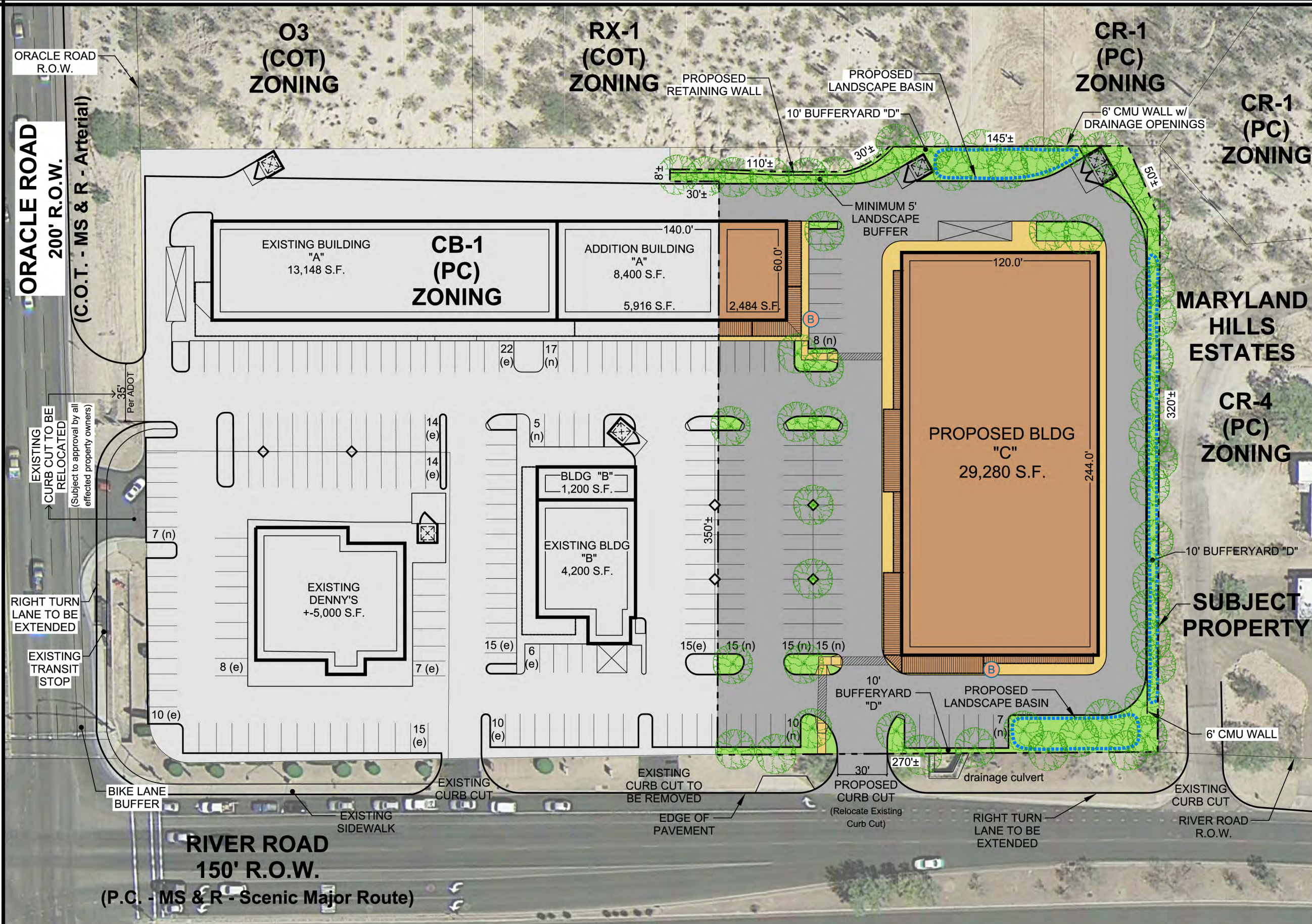
Please refer to the Preliminary Development Plan, Exhibit II-A.

f. Landscaping

The site includes a variety of desert native and drought tolerant landscape compliant with Pima County standards. The minimal onsite vegetation will be utilized to the greatest extent possible. Planter areas will receive ground cover material consisting of rock or decomposed granite.

g. Open Space

Landscaping will be provided along River Road buffering the development from the street and mobile home park on the south side of River Road. The parking areas will also provide landscaped islands and tree wells to provide shade, reducing the urban heat island effect.



PLAN SUMMARY:

EXISTING SITE:	
SHOPPING CENTER	22,148 S.F.
RESTAURANT	5,000 S.F.
TOTAL:	27,148 S.F.

COMBINED SITE:	
SHOPPING CENTER	56,708 S.F.
RESTAURANT	5,000 S.F.
TOTAL:	61,708 S.F.

(General Retail Shops requires parking at 3.5 spaces for each 1,000 s.f. of gross floor area per Table 18.75-1 Parking Spaces (Pima County Zoning))

(Restaurants: require 10 spaces per 1,000 s.f. of gross floor area per Table 18.75-1 Parking Spaces (Pima County Zoning))

Calculation used:
3.5:1000 ratio for shopping plaza
10:1000 ratio for Denny's

PARKING SPACES REQUIRED:

SHOPPING CENTER:	197
RESTAURANT:	50
TOTAL PARKING SPACES REQUIRED:	247

PARKING SPACES PROVIDED:

SHOPPING CENTER:	174
RESTAURANT:	61
TOTAL PARKING SPACES PROVIDED:	235

LOADING ZONE: (LOW INTENSITY PER BLDG)

LESS THAN 10,000 S.F.:	0
10,000 TO 29,999 S.F.:	1
TOTAL REQUIRED:	2
TOTAL PROVIDED:	2

MINIMUM SETBACK REQUIREMENTS:

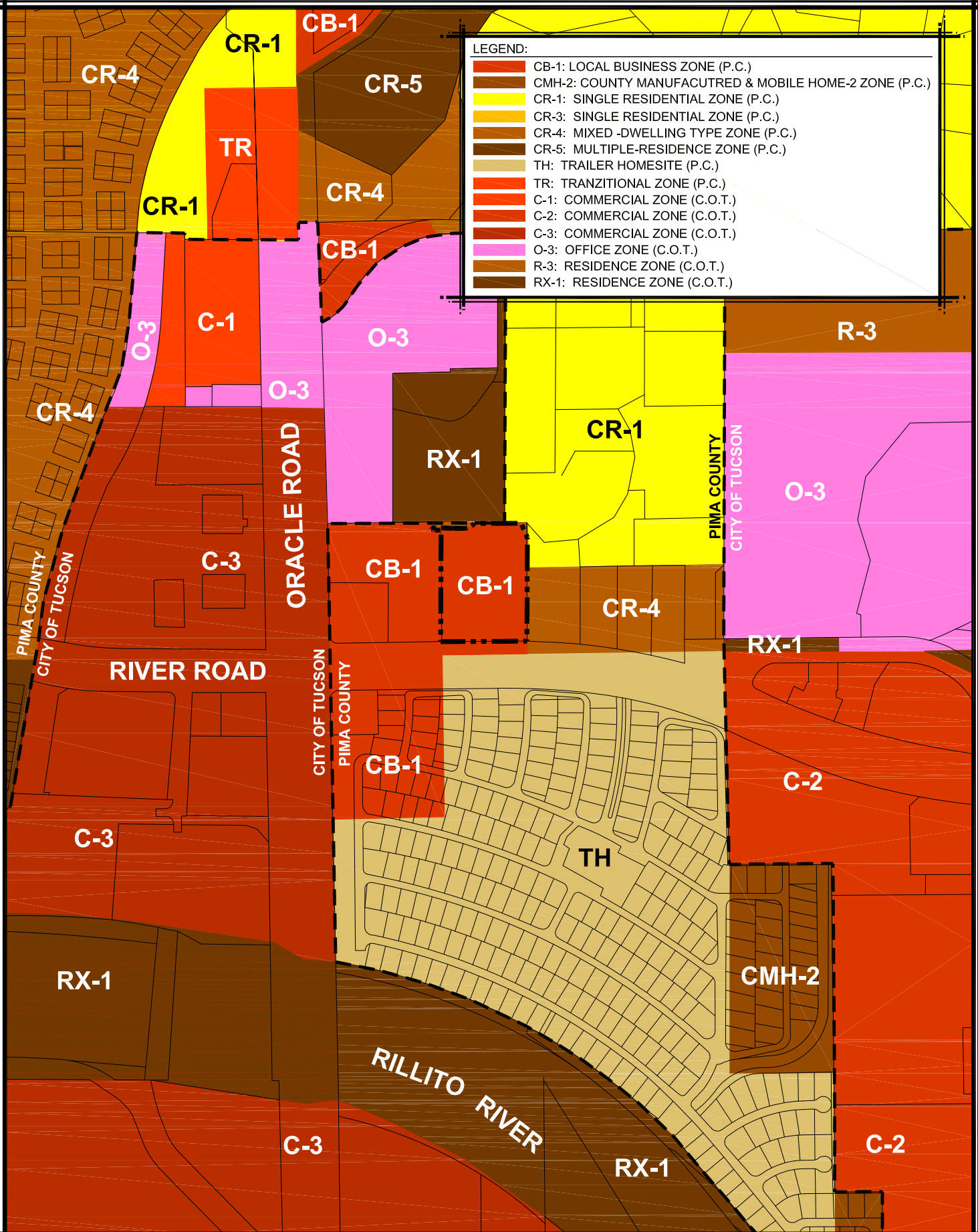
FRONT:	25'
SIDE:	0'
REAR:	25'

BUILDING HEIGHT:

MAXIMUM:	39'
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- NOTES:**
- THERE ARE NO AREAS OF THE SITE THAT ARE AFFECTED BY THE HILLSIDE DEVELOPMENT OVERLAY ZONE.
 - RECONFIGURATION OF EXISTING SHOPPING CENTER SHOWN FOR INFORMATION PURPOSES ONLY, AND IS NOT A PART OF THIS APPLICATION.

- LEGEND:**
- AREA NOT A PART OF THIS APPLICATION
 - PROPOSED LANDSCAPE BASIN
 - BICYCLE PARKING





Southwest Elevation



II-C. TOPOGRAPHY AND GRADING

1. Slopes greater than 15%

The subject property is relatively flat and no significant slopes will be impacted as a result of this development.

2. Hillside Development Zone

No areas of this development are subject to the Hillside Development Overlay Zone, Chapter 18.61 of the Pima County Zoning Code.

3. Percentages of site

The entire 2.2± acres will be developed to accommodate the shopping center.

4. Grade changes exceeding 5-feet

Due to this lot being the low point on the north side of River Road, the grading will include import of fill material to elevate the site above the 100 year flood plain. Approximately five feet of fill will be required to accomplish this.

5. Cluster Development

The proposal is not for a cluster development and this section is not applicable.

LEGEND:



TOTAL SITE AREA: 2.2± Ac.



AREAS TO BE DEVELOPED: 1.9± Ac. (86%)



FUNCTIONAL OPEN SPACE TO BE REVEGETATED: 0.3± Ac. (14%)

10' BUFFERYARD "D"

10' BUFFERYARD "D"

10' BUFFERYARD "D"

30'
PROPOSED
CURB CUT

EXISTING
CURB CUT

RIVER ROAD



0'

60'

II-D. HYDROLOGY

1. EFFECT OF THE DEVELOPMENT OF THE DRAINAGE PATTERNS OF THE SITE

The preliminary development plan will respond to the hydrologic characteristics identified in the site inventory by capturing water entering the site on the north and east in the landscape buffer yards. The water will be retained in basins located on the north, south, and east landscape areas as well as in the parking lot landscaping. The water will be carried through the site and deposited into the existing culvert at the same amount as today. Retention will be provided in the bufferyards to reduce the incremental increase of the proposed development.

2. ENCROACHMENT OF 100-YEAR FLOODPLAIN, PIMA COUNTY REGULATED RIPARIAN HABITAT, AND EROSION HAZARD SETBACKS.

The site is not in a designated FEMA flood hazard area. However, due the low elevation of the site and the culvert installed under River Road water ponds on the site and results in a large portion of the site being located within a 100 year flood plain. Development of the site will eliminate the ponding and associated floodplain delineation. There are no washes or regulated riparian areas on the site. There is a 25 foot erosion hazard setback from the boundaries of the 100 year floodplain.

3. POST-DEVELOPMENT WATER DISCHARGE

The post-development discharges flowing onto the project site will not change. The post-development discharges exiting the site will not exceed today's as required by the balanced basin criteria. Onsite detention and retention will be provided to comply with RFCD criteria for balanced basins. The total storage requirement for this project has been estimated to be about 7,500± cubic feet. This will be accomplished using multiple basins of varying size as depicted in exhibit II-D.

4. ENGINEERING AND DESIGN FEATURES THAT WILL BE USED TO MITIGATE DRAINAGE AND EROSION PROBLEMS

The engineering design features that will be needed to mitigate drainage and erosion problems will include channelization. The water will be captured in channels as it enters on the north and east side of the project. The water will be carried to the existing culvert which crosses under River Road. The discharge into the culvert will remain the same as it is today. Incremental increase will be captured by onsite retentions basins.

5. BASIN MANAGEMENT POLICIES AND OTHER PIMA COUNTY POLICIES RELATING TO FLOOD CONTROL

The preliminary development plan conforms to all applicable area plan policies related to drainage, the Pima County Floodplain Management Ordinance, and Pima County drainage development design criteria. This includes the balanced basin criteria for stormwater detention/retention storage.

LEGEND:





-  PROPOSED LOCATION OF LANDSCAPE BASIN
-  PROPOSED FLOW DIRECTION
-  EXISTING WASH (LESS THAN 500 c.f.s.)
-  CONCENTRATION POINT

TABLE OF 100-YEAR DEVELOPED PEAK DISCHARGE:

CONC. PT	DRAINAGE AREA (ac)	Q100 (cfs)
1.0	17.7	124
OS1	7.0	46
OS2	8.0	53

10' BUFFERYARD "D"

ADDITIONAL
BLDG
"A"
8,400 S.F.
5,916 S.F. 2,484 S.F.

PROPOSED BLDG
"C"
29,280 S.F.

10' BUFFERYARD "D"

10' BUFFERYARD "D"

30'
PROPOSED
CURB CUT

EXISTING
CURB CUT

NOTE:

EXACT LOCATION OF LANDSCAPE BASINS TO BE
DETERMINED DURING THE FINAL SUBMITTAL

RIVER ROAD



0'

60'

II-E. BIOLOGICAL RESOURCES

1. IMPACTS TO IMPORTANT VEGETATION

The site has a total of three mesquite and palo verde trees onsite. Four trees are located offsite, adjacent to River Road. These trees are anticipated to be included into the landscape plan. There are no saguaros, ironwood trees, pineapple cacti or other significant vegetation onsite.

2. CONSERVATION LANDS SYSTEM

The site is not considered an Important Riparian Area or located within the Conservation Lands System.

II-F. LANDSCAPE AND BUFFER PLAN

1. See the Preliminary Development Plan for the locations of the proposed bufferyards.
2. Per Section 18.73 of the Pima County Zoning Code, a 10' bufferyard 'D' has been provided along the project perimeter in areas where development within this project will occur adjacent to the CR-4 designation and River Road. In order to minimize impact to the slope along the rear property line an approximate 10 foot buffer yard will be provided.
3. As previously stated, there are three mesquite and Palo verde trees located on the site. Four trees occur offsite, adjacent to River Road and will be included into the project landscaping. One tree on the far northwestern corner is anticipated to be protected in place while the other along the eastern property line will possibly be removed to accommodate grading and drainage improvements.

II-G. VIEWSHEDS

1. The structures built on the subject property will not exceed 39 feet in height. Some immediate, lower foreground views of the foothills may be obstructed to the Friendly Village Mobile Home Park, however the larger views of the Santa Catalina Mountains will not be negatively affected.
2. Mitigation measures that will be used to minimize visual impacts from offsite land uses include, strategically placed built structures and landscape bufferyards.

II-H. TRANSPORTATION

1. PROJECT ACCESS

All access to and from the site occurs via the major streets (SR 77 and River Road) that border the property. Three driveways exist serving the existing shopping center, two on River and one on SR 77. Each allows right-in/right-out access only due to the raised medians on River Road and SR 77. Another proposed driveway on River Road will provide access to the extension of the project and to the vacant parcel.

An existing curb cut providing access to the vacant parcel will be closed and the proposed driveway on River Road to the vacant parcel will be located approximately ten feet east of the existing curb cut. The second existing driveway east of the River Road/SR 77 intersection is to be closed to meet Pima County driveway spacing requirements as indicated in the *Pima County Subdivision and Development Street Standards* to the fullest extent possible.

2. FUTURE OFF-SITE ROAD IMPROVEMENTS FOR SITE ACCESS

Adding the new driveway on River Road for the currently vacant parcel will require the extension of the right turn lane on the north side of River Road. Storage length for this turn lane should be a minimum of 110 feet. The approach taper should begin immediately after the private driveway east of the vacant parcel.

Other improvements on River Road and SR 77 will be made in conjunction with the project and will be done at the developer's expense. These include sidewalk improvements and the potential removal and relocation of existing driveways on River Road.

ADOT reviewed a preliminary traffic impact study for this project and requested that the existing SR 77 driveway (which is not within the proposed rezoning area) be relocated to the north to provide additional turn lane storage length. The existing access point along SR 77 is within property not owned or controlled by the applicant for this proposed rezoning. We will approach that property owner about ADOT's desire to have that access point relocated. However, we do not have the legal right to cause the access relocation to occur.

3. IMPACT TO AVERAGE DAILY TRAVEL

The trip-generation was estimated by applying average rates from Institute of Transportation Engineers; (ITE) Trip Generation Manual (9th Edition). The rate of 42.70 trips per every 1,000 SF of gross floor area (GFA) for a "Shopping Center" (ITE LU Code 820) results in 1,476 new gross trips associated with an additional 35,460 square feet in the total building(s) area.

The site currently has 27,148 square feet of building area so the total area with the project built out will be 61,708 square feet.

It is reasonable to assume that these trips will effectively be apportioned between the two adjacent public streets such that 1/2 of them (738 ADT) will be added to SR 77 and the same proportion to River Road. The volumes on each street are assumed to then be split evenly north/south and east/west. Although we anticipate an estimated 50/50 split of trips distributed on SR 77 and River Road, we have assumed that most (75%) traffic will enter/exit via the River Road driveways based on the number of driveways and the location of the new building on the east side of the project site.

These estimated figures, when added to the build out traffic counts on SR 77 and River Road in 2016 yield a total post-development traffic count of 47,900 ADT for SR 77 and 43,000 ADT for River Road. The SR 77 volume is still well below the LOS D roadway capacities of 59,900 VPD for SR 77 and will operate at LOS C (capacity threshold of 58,400 vpd). The estimated 369 site trips added to each segment east and west of SR 77 contributes less than one percent of the daily traffic on River Road which is already over the LOS D capacity of 35,800 vpd. The volumes are provided in the Site Inventory Section, F. Transportation.

4. TRAFFIC IMPACTS ON LOCAL STREETS

The project's location at the intersection of two major streets will focus impacts to the adjacent major arterials (SR 77 and River Road). Little to no impact is anticipated on the existing local and neighborhood streets in the area.

5. PEDESTRIAN AND BICYCLE MOVEMENT

The sidewalk along River Road should be reconstructed in the vicinity of the proposed relocated driveway. Bicycle lanes already exist along River Road and SR 77 and will facilitate bicycle access to the site.

6. ON-SITE ROAD RIGHTS-OF-WAY

All on-site vehicular circulation elements will be private; no new rights-of-way (public or otherwise) are proposed.

7. TRANSPORTATION CONCURRENCY

The project would be categorized as having a "secondary transportation concurrency concern" based on Pima County's Concurrency policy. However, the additional trips associated with the project expansion will not substantially contribute (less than 3 percent on River Road) to traffic volumes on Pima County roadways. In addition, the project is an infill project and outside the Conservation Land System. As such, we believe that the site will not significantly impact traffic in the area.

8. TRAFFIC IMPACT STUDY

The proposed project does meet the threshold for a Traffic Impact Study. Curt Luek and Associates have contributed to this site analysis to provide the traffic analysis provided herein.

9. AUTOMOBILE DEPENDENCY

The project's contribution to alternative modes, pedestrian connectivity to the project, reduction in surrounding vehicle trips and travel times, and other sustainability principles were discussed at length in Section II-A.2.b of this Site Analysis (Project Overview). We refer the reader to that discussion rather than reiterating the same material here.

ORACLE ROAD
R.O.W.

ORACLE ROAD
200' R.O.W.

(C.O.T. - MS & R - Arterial)

EXISTING CURB CUT TO BE
RELOCATED
(Subject to approval by all
affected property owners)

35'
Per ADOT

RIGHT TURN
LANE TO BE
EXTENDED

240'±

RIVER ROAD
150' R.O.W.

(P.C. - MS & R - Scenic Major Route)

EXISTING BUILDING
"A"
13,148 S.F.

ADDITION BUILDING
"A"
8,400 S.F.

5,916 S.F.

2,484 S.F.

EXISTING
DENNY'S
±5,000 S.F.

BLDG "B"
1,200 S.F.

EXISTING BLDG
"B"
4,200 S.F.

PROPOSED BLDG
"C"
29,280 S.F.

drainage culvert

EXISTING CURB
CUT TO BE
RELOCATED

RIGHT TURN
LANE TO BE
EXTENDED

RIVER ROAD
R.O.W.

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PARKING SPACES PROVIDED:
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RESTAURANT: ----- 61
TOTAL PARKING SPACES PROVIDED: ----- 235

LOADING ZONE: (LOW INTENSITY PER BLDG)
LESS THAN 10,000 S.F.: ----- 0
10,000 TO 29,999 S.F.: ----- 1
TOTAL REQUIRED: ----- 2
TOTAL PROVIDED: ----- 2

MINIMUM SETBACK REQUIREMENTS:
FRONT: ----- 25'
SIDE: ----- 0'
REAR: ----- 25'

BUILDING HEIGHT:
MAXIMUM: ----- 39'

NOTES:

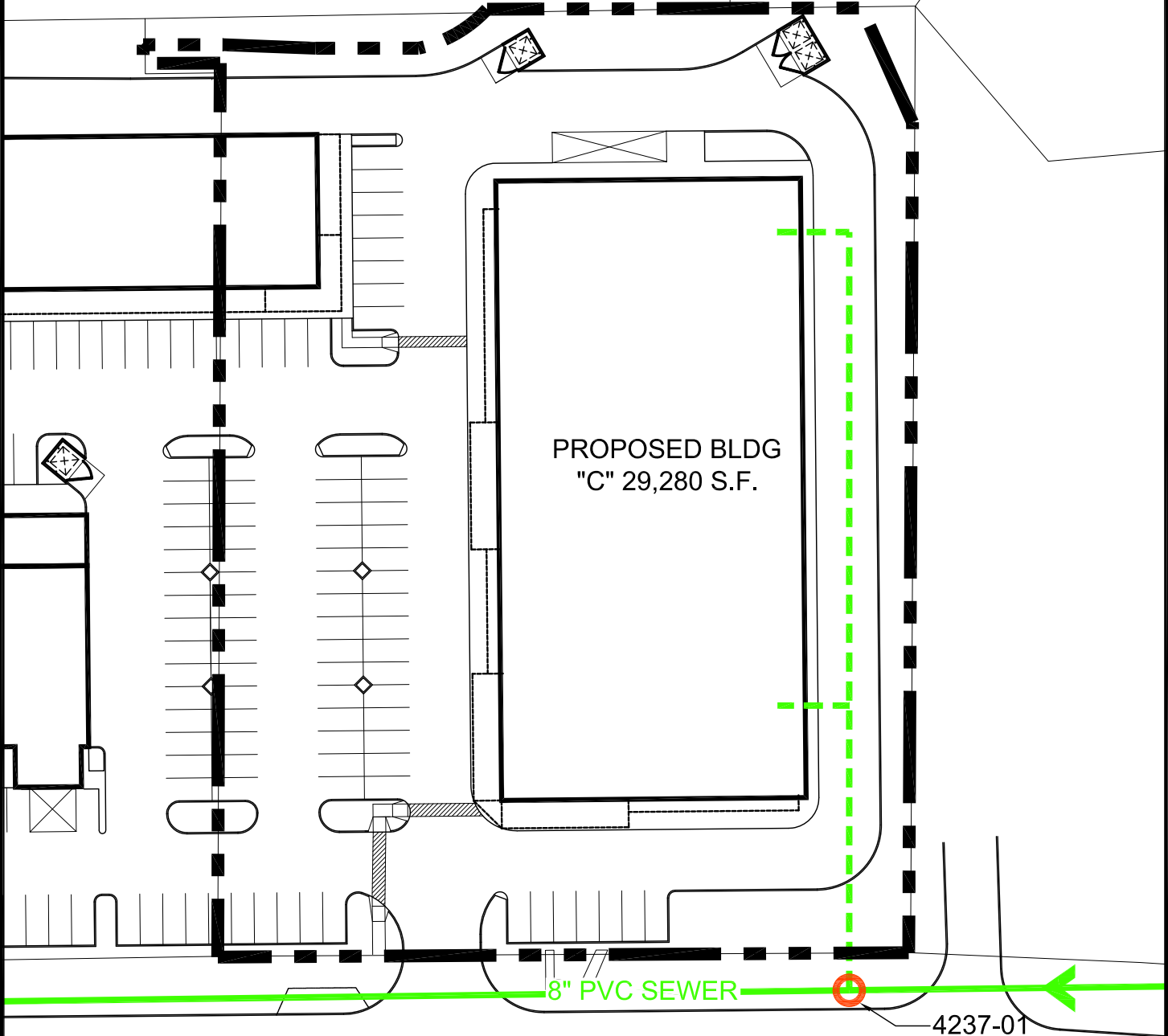
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- RECONFIGURATION OF EXISTING SHOPPING CENTER SHOWN FOR INFORMATION PURPOSES ONLY, AND IS NOT A PART OF THIS APPLICATION.

II-I. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

Septic tanks will not be used for this project.

II-J. SEWERS

1. The project will connect to the Pima County Wastewater system. A letter from Pima County Regional Wastewater Reclamation Department states that there is conveyance and capacity currently available for this proposed project. The project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. Capacity is currently available for this project in the public sewer G-85-010, downstream from manhole 4237-01.
2. There is an existing 8" PVC (G-85-010) sewer line in the River Road right-of-way parallel to the site. Manhole 4237-01 is located near the eastern property line and appears to include an 8" stub out to the project site. It is anticipated that the project will make a connection either to this stub out or directly to manhole # 4237-01



LEGEND:



EXISTING MANHOLE



EXISTING SEWER AND FLOW



PROPOSED SEWER CONNECTION

RIVER ROAD



0'



60'

II-K. WATER

This project will be served by Tucson Water. A 12" PVC line is located in River Road. A 6" water line runs north from this in an easement located on the parcel's east side. The pipe starts as PVC and transitions to concrete asbestos. The River Village development also has existing onsite private mains which may be utilized for this development.

Refer to Preliminary Integrated Water Management Plan (PIWMP) for requirements

II-L. SCHOOLS

The project will not include residential uses and will not impact the local schools.

II-M. RECREATION & TRAILS

1. ON-SITE RECREATION ELEMENTS

The rezoning is to allow development of future commercial retail buildings. Therefore no recreation elements are proposed in conjunction with this site.

2. OWNERSHIP OF OPEN SPACES

There are no open spaces proposed with the project.

3. PROPOSED TRAILS

There are no trails located on or adjacent to the project site. The bike lanes on River and Oracle Roads will not be impacted by this project.

II-N. CULTURAL/ARCHAEOLOGICAL/HISTORIC RESOURCES

- 1.** The Arizona State Museum determined that no previous archaeological or historical resource surveys were found for the site. Determination will be made by Pima County as to whether further research is required to proceed. Due to the areas being surrounded by development and being denuded of most vegetation it is not likely that resources will be found onsite.
- 2.** Following site analysis approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
- 3.** In the event that cultural resources are revealed during ground-disturbing activities, all construction shall cease, and consultation shall be initiated with Arizona State Museum (ASM) to assess the potential significance of any unearthed materials (ARS §14-841). If human skeletal remains or funerary objects are discovered, ASM will be contacted immediately (ARS §41-865 & §41-844).

II-O. ENVIRONMENTAL QUALITY

1. METHODS FOR CONTROLLING DUST/POLLUTION DURING PROJECT CONSTRUCTION

Water trucks and silt fences will be utilized during construction to help mitigate dust. All vehicles will meet current air quality standards and idling will be limited to minimize pollution.

II-P. AGREEMENTS WITH SURROUNDING PROPERTIES

None needed.