



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/5/2025

*= Mandatory, information must be provided

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

***Title:**

P24SP00007 CHACON, ET AL. – E. HAWSER STREET SPECIFIC PLAN REZONING (OASIS RV RESORT SPECIFIC PLAN)

***Introduction/Background:**

The applicant requests a specific plan rezoning for approximately 12.9 acres (parcel codes 222-22-011D, 011E and 0130) from the GR-1 (GZ-1) (Rural Residential – Urban Gateway Overlay) to the SP (GZ-1) (Specific Plan – Urban Gateway Overlay) zone, located approximately 750 feet east of the N. Oracle Road and E. Hawser Street T-intersection.

***Discussion:**

The 12.9-acre specific plan rezoning proposes a Recreational Vehicle (RV) Resort with a maximum of 75 spaces and associated amenities. The property is located outside the Maeveen Marie Behan Conservation Lands System.

***Conclusion:**

The specific plan rezoning conforms to its Community Activity Center land use designation, is an efficient use of existing infrastructure and provides a compatible transition from the commercial anchor grocery and retail center to the west and the high-density residential subdivision to the east.

***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, Planner III

Telephone: 520-724-6921

Department Director Signature: _____

Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____



TO: Honorable Rex Scott, Supervisor, District 1

FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: July 15, 2025

SUBJECT: P24SP00007 CHACON, ET AL. - E. HAWSER STREET SPECIFIC PLAN REZONING

The above referenced Specific Plan Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, AUGUST 5, 2025** hearing.

REQUEST: For a **specific plan rezoning** for approximately 12.9 acres (parcel codes 222-22-011D, 222-22-011E and 222-22-0130) from the GR-1 (GZ-1) (Rural Residential – Urban Gateway Overlay) to the SP (GZ-1) (Specific Plan – Urban Gateway Overlay) zone, located approximately 750 feet east of the N. Oracle Road and E. Hawser Street T-intersection, addressed as **3380 E. Hawser Street**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Community Activity Center.

OWNERS:

Norma Chacon	CNA Enterprises, Inc.
9980 N. Shannon Road	Lawrence Sloan
Tucson, AZ 85742	P.O. Box 847
	Carlsbad, CA 92018

AGENT: The WLB Group, Inc.
Rob Longaker
4444 E. Broadway
Tucson, AZ 85711

DISTRICT: 1

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

PUBLIC COMMENT TO DATE: As of July 15, 2025, staff has received 1 letter of protest to the request citing transportation concerns and impact to the adjacent developing subdivision.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 7-0 (Commissioners Hook, Hanna and Tronsdal were absent).

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

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

TT/ds

Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P24SP00007

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FOR AUGUST 5, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: July 15, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

SPECIFIC PLAN REZONING

P24SP00007 CHACON, ET AL. - E. HAWSER STREET SPECIFIC PLAN REZONING
Norma Chacon, et al., represented by The WLB Group, Inc., request a **specific plan rezoning** for approximately 12.9 acres (parcel codes 222-22-011D, 222-22-011E and 222-22-0130) from the GR-1 (GZ-1) (Rural Residential – Urban Gateway Overlay) to the SP (GZ-1) (Specific Plan – Urban Gateway Overlay) zone, located approximately 750 feet east of the N. Oracle Road and E. Hawser Street T-intersection, addressed as **3380 E. Hawser Street**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Community Activity Center. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 7-0** (Commissioners Hook, Hanna and Tronsdal were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (June 25, 2025)

The public hearing was held in person and virtually. Some commissioners attended in person while others attended virtually and through the telephonic option. Staff and the applicant attended and presented in person.

Subsequent to the Planning and Zoning Commission meeting, staff identified that a Design Review Committee review to address the Gateway Overlay Zone may occur *after* the Board of Supervisors public hearing.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions added to Section IV of the final specific plan.

The applicant's representative presented additional information about the proposed project and reiterated the potential to have up to 75 RV spaces if the engineering allowed it. He stated that the location is ideal because it provides the opportunity for services adjacent to the site in the shopping center to the west. He also discussed that there is adequate street capacity.

A commissioner questioned whether there is a possibility of cross access and the potential for pedestrian or golf cart access to the commercial development to west. The representative stated that there will be pedestrian and golf cart access, but the shared driveway access was not feasible because it diminished the visibility for the RV's to safely access the site due to the drop in grade of Golder Ranch Drive. The commissioner discussed adding a rezoning condition for pedestrian and golf cart connectivity; staff and the representative spoke in the affirmative to its appropriateness.

A commissioner questioned how the sewer hookups to the site would function and whether it was just a shared dump. The representative responded that each individual RV pad will contain sewer connectivity.

A commissioner questioned the application of the Hillside Development Zone (HDZ) to the grading limits. Staff replied that grading is allowed up to 80% of the site.

A commissioner questioned whether there are occupancy time limits for RVs within the RV resort. The representative stated that there would be a maximum stay of 6 months allowed and discussed that there would be additional state requirements for the development if it were no longer transient in nature. The commissioner restated the concern for permanent residents due to the rising cost of housing. Staff recommended that the representative add language to the specific plan stating that the use of the RV resort is transient in nature and shall have no permanent residential uses to which the representative agreed.

A commissioner asked for clarification about the Flood Control District comment requesting that the planned bufferyard wall be removed within the riparian area. The representative responded that the specific plan was amended to make it clear that no bufferyard is allowed within the riparian area, and the wall is no longer demonstrated within the revised preliminary development plan.

The hearing was opened to the public.

Speaker #1 discussed that the properties to the south are zoned GR-1 and are approximately 1-acre in size and he shares the concern of the commissioner regarding potential permanent residential uses. He also is concerned about his private well and the number of houses that are being developed to the east and wonders if his well will go dry and knows it would be costly to re-drill. He discussed that traffic is backed up on Golder Ranch Drive without the additional subdivision that is under development. He discussed the additional traffic that will be added based upon an average of 2 cars per home. He stated that there are over 2,000 RV pads currently existing in the area.

Speaker #2 discussed that the RV turning radius doesn't appear to be adequate and that he did not see a traffic analysis for the proposal.

The representative discussed that he understands the implications of water resources and stated there is adequate water supply coming from Lago Del Oro Water Company. He further clarified that there will be a detailed traffic analysis completed to address the traffic impacts to the roadways at the time of site construction permitting to demonstrate if any additional improvements will be required and discussed that the Oracle Road and Golder Ranch Drive intersection is

functioning at an acceptable level of service "C".

A commissioner questioned the number of RV parks in the area. The representative responded that there are two transient RV parks and one permanent RV park in the area.

The public hearing was closed.

Commissioner Lane made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS WITH THE ADDITION OF A CONDITION**; Commissioner Gungl gave second.

The commission voted to recommend **APPROVAL** of the specific plan rezoning 7 – 0 (Commissioners Hook, Hanna and Tronsdal were absent) subject to the following Standard and Special conditions added to Section IV of the Specific Plan:

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the development plan submittal. Offsite improvements determined necessary as a result of the TIS shall be provided by the property owner(s).
 - B. Written proof of coordination with the Arizona Department of Transportation (ADOT) regarding any traffic impacts to their roadway system is required.
 - C. The access point on Golder Ranch Drive will be an at-grade crossing with a dip section in the road for water run-off across the street. The functionality of the driveway, including but not limited to sight/stopping distance, surface drainage, and required roadway improvements, shall be addressed at the time of the development plan or permitting submittal.
 - D. The access point on Hawser Street is for emergency vehicles only and shall not be full access unless it meets the Subdivision and Development Street Standards gated entry requirements.
 - E. Sidewalk along the Golder Ranch Road property frontage is required to be built to Pima County standards. The sidewalk shall connect to the existing sidewalk to the east along the Wildflower Reserve subdivision frontage.
5. Flood Control District conditions:
 - A. The Regulated Riparian Habitat located within the Flood Control Resource Area shall be protected during construction and will remain undisturbed in perpetuity.

- B. Encroachment into the mapped Regulated Riparian Area not shown on the approved Preliminary Development Plan is prohibited.
 - C. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
6. Regional Wastewater Reclamation conditions:
- A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. 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.
 - C. 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.
 - D. 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.
 - E. 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.
 - F. 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.
7. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
8. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing. The preliminary development plan may be adjusted to accommodate a maximum of 75 RV spaces.
9. Pedestrian and golf cart cross access shall be provided to the property to the west.
- ~~9-10.~~ The Development Regulations within the Specific Plan, Section III, shall be implemented at the time of permitting.

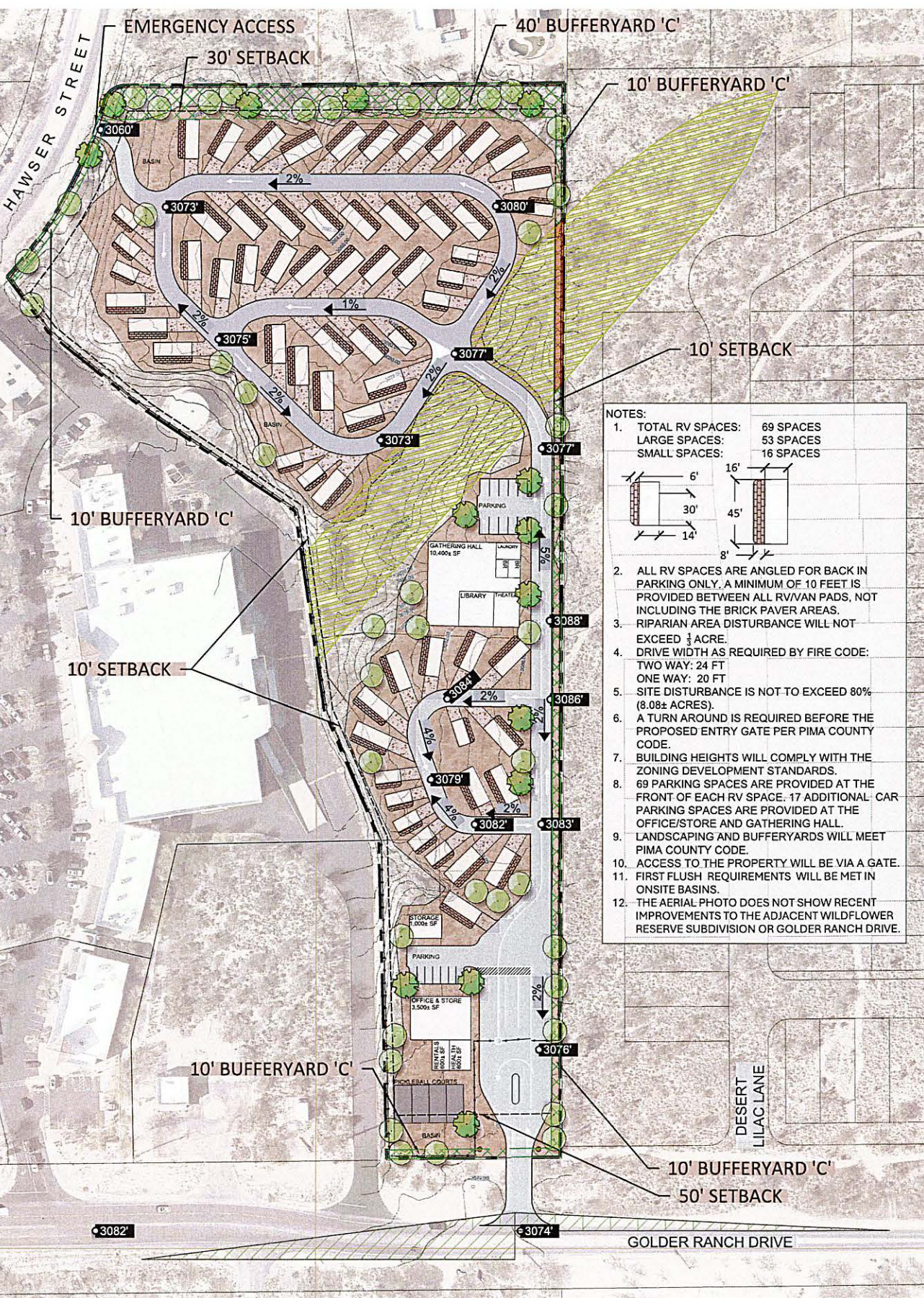
- ~~40-11.~~ In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
- ~~41-12.~~ The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "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)."











TT/ds

Attachments

c: Rob Longaker

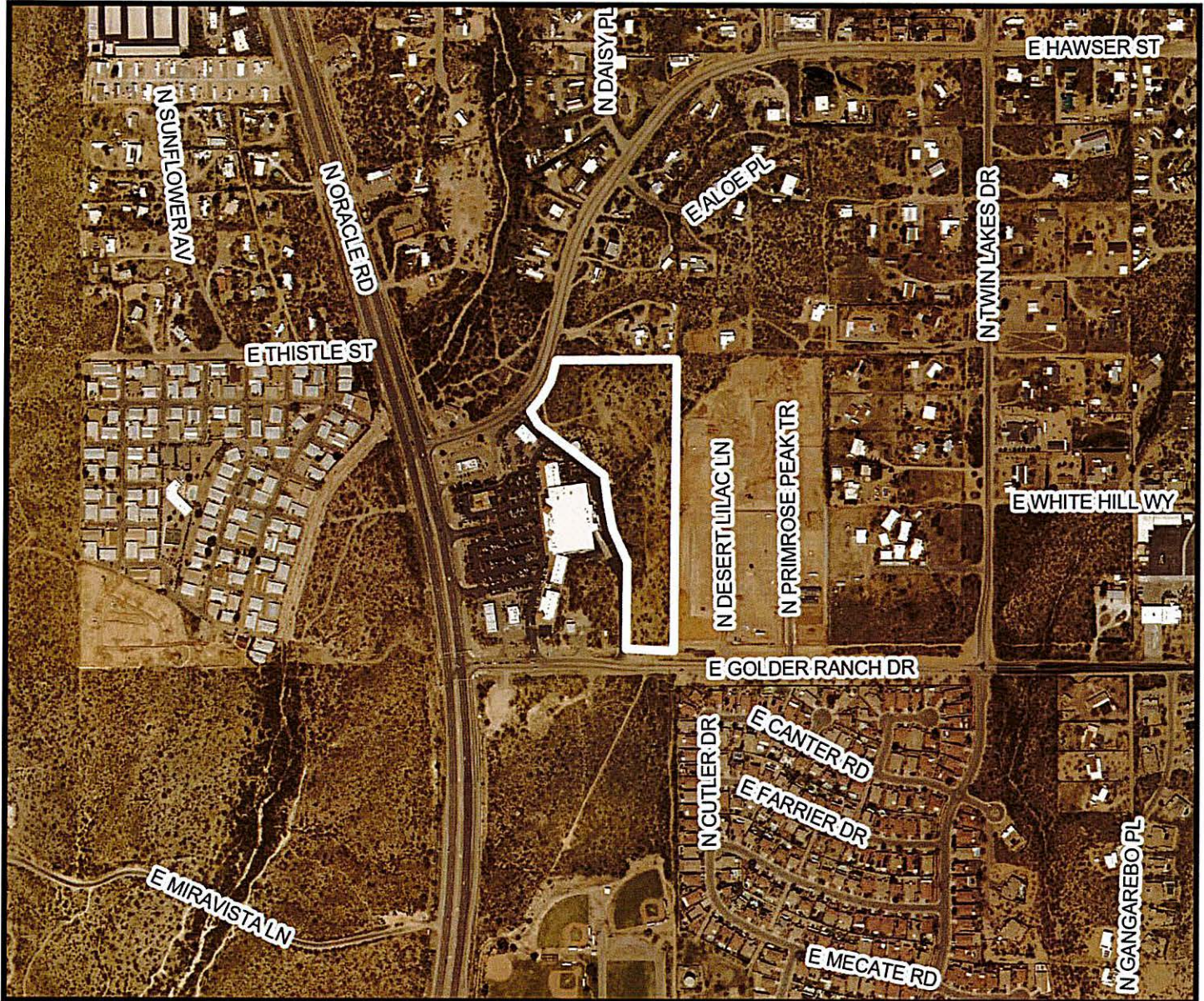
EXHIBIT II-B-1: PRELIMINARY DEVELOPMENT PLAN



-  SUBJECT PROPERTY
 CONCEPTUAL SPOT GRADE
 CONCEPTUAL SLOPE
 APPROXIMATE GRADING LIMITS
 LANDSCAPE BUFFERS
 LANDSCAPE BUFFER YARD WILL REMAIN NATURAL DUE TO CONFLICT WITH RRH
 BUILDING SETBACKS
 SIGHT VISIBILITY TRIANGLE
 EXISTING UTILITY POLES
 XEROPERIAN CLASS B REGULATED RIPARIAN HABITAT (RRH)
- AERIAL PHOTO DATE: 2024 | CONTOUR INTERVAL: 1 FT | 1" = 10'

Case #: P24SP00007
Case Name: CHACON, ET AL. - E. HAWSER STREET SPECIFIC PLAN REZONING
Tax Code(s): 222-22-011D, 011E AND 0130

Aerial Exhibit



0 285 570 1,140 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:



Map Scale: 1:8,000

Map Date: 6/2/2025 - ds

**SPECIFIC PLAN
PLANNING AND ZONING COMMISSION
STAFF REPORT**

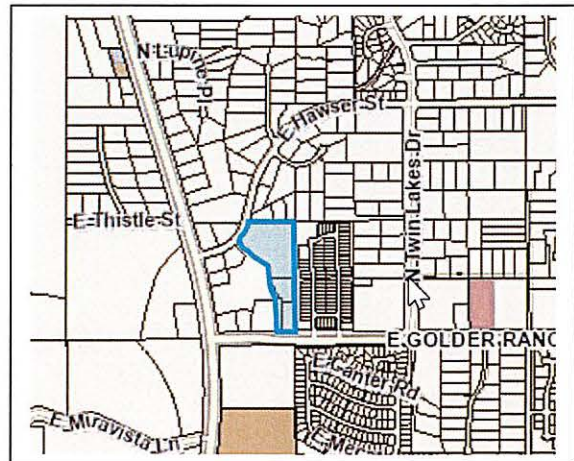
HEARING DATE	June 25, 2025
CASE	P24SP00007 Chacon, et al. - E. Hawser Street Specific Plan Rezoning (Oasis RV Resort Specific Plan)
PLANNING AREA	Tortolita
DISTRICT	1
LOCATION	The site is located approximately 750 feet east of the N. Oracle Road and E. Hawser Street T-intersection.
ACREAGE	12.9 (+/-) acres
REQUEST	A Specific Plan Rezoning for a Recreational Vehicle (RV) Resort and associated amenities. The rezoning request is from the GR-1 (GZ-1) (Rural Residential – Urban Gateway Overlay) to the SP (GZ-1) (Specific Plan – Urban Gateway Overlay) zone.
OWNERS	Norma Chacon 9980 N. Shannon Road Tucson, AZ 85742 CNA Enterprises, Inc. Lawrence Sloan P.O. Box 847 Carlsbad, CA 92018
AGENT	The WLB Group, Inc. Rob Longaker 4444 E. Broadway Tucson, AZ 85711

APPLICANT'S PROPOSED USE

The applicant proposes a specific plan rezoning for an approximate 12.9-acre site comprised of three parcels to allow a Recreational Vehicle (RV) Resort with a maximum of 75 RV spaces and associated amenities such as an activity center, multi-purpose hall with food service, health center, pickleball and cornhole courts, golf cart rental, electric and mountain bikes for guests, theater, bathroom with showers and an office and store.

APPLICANT'S STATED REASON

"The proposed Recreational Vehicle (RV) Resort is well suited for this property. It is easily accessible from Oracle Road and will offer convenient access to the existing shopping center to the west. It will be attractively designed and landscaped and will be compatible with the single-family residential development under construction to the east.



STAFF REPORT SUMMARY

Staff recommends **APPROVAL** of the Oasis RV Resort Specific Plan (SP) rezoning subject to the

addition of conditions to Section IV. The specific plan rezoning adheres to the Comprehensive Plan's Community Activity Center land use designation and is an infill property promoting smart growth, increasing the use efficiency of existing infrastructure and is supported by the policies of the comprehensive plan.

PUBLIC COMMENT

As of the writing of this report, June 9, 2025, staff has not received any written comment.

Published and mailed notice of the proposal along with the website posting of the application and specific plan will occur a minimum of fifteen days prior to public hearing. A draft staff report will be available a minimum of fifteen days prior to public hearing with the final version posted to the website. 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 POLICIES AND REGIONAL PLAN POLICIES

The site's comprehensive plan land use designation is Community Activity Center (CAC). The CAC designates areas for medium and higher intensity mixed-use districts designed to provide a full range of goods and services and compatible medium to higher density housing. Individual requests are not required to be a mixed-use project but should demonstrate how it serves the mixed-use character of the designated activity center as a whole.

The CAC land use area spans along Oracle Road from approximately Wilds Road north to Pinal County. The intent of the CAC is furthered by the combination of mixed uses that exist along the major thoroughfare. Adjacent to the site is a commercial shopping center to the west and the Wildflower Reserve subdivision to the east providing higher density residential uses within the CAC and Medium Intensity Urban land use designations.

There are no special area or rezoning policies applicable to the site.

The proposal is supported by the Comprehensive Plan Regional Policies, some listed below:

Use of Land:

- Promote land use patterns that support healthy people, a healthy environment, and a healthy economy
- Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County
- Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place and the market is receptive
- Include regulated riparian habitat areas as open space priorities to maintain hydrologic integrity

The Oasis RV Resort Specific Plan will add compact development in between existing developments creating the ability to access goods and services through walking or cycling which support land use patterns that support healthy people. A healthy environment is supported through the reduction of vehicular trip generation and greenhouse gas emissions. A healthy economy is supported by increasing visitor purchasing options within adjacent commercial uses and community attractions. Open space priorities are implemented through the avoidance of the riparian habitat which will maintain hydrologic integrity.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SH	Mobile Home Subdivision
South:	CB-1/GR-1	Commercial Center/Arizona State Lands

East: TR Residential Subdivision under construction
West: CB-1/GR-1 Commercial Center/Vacant

The area is characterized with a mix of rural and suburban areas due to the commercial development along the major Oracle Road thoroughfare. The rural setting enjoyed in the area is due to lot splitting over the years containing low density residential uses. The lack of wastewater infrastructure to support more intense uses also contributes to the less intense rural setting. Wastewater infrastructure has slowly been added east of Oracle Road for more intense uses and is located on E. Hawser Street to the northwest. Adjacent to the rezoning site to the west is a strip commercial center containing an anchor grocery store, retail and service uses. To the east of the site, a higher-density TR (Transitional) zoned residential subdivision is currently under construction and higher- to lower-density developed residential subdivisions lie southeast of the site. To the west, across Oracle Road lies a lower-density mobile home park and further west are Arizona State Trust Lands. The Coronado National Forest is approximately 3 miles to the east of the site and the area of development lies between the national forest and Arizona State Lands which are adjacent to the commercial development along Oracle Road to the west.

There are recreational opportunities near the site including Catalina State Park located approximately 1.5 miles to the south; the Oracle Road trail on the east side of Oracle Road, at the corner of Lago Del Oro Parkway and Oracle Road which allows dog walking, pedestrian access, bicycling, and equestrian uses; the Lago Del Oro Trail located approximately 1.25 miles east of the site which provides hiking, exercising opportunities and equestrian uses; and trail head access to the 50-year trail is approximately 1.5 miles to the southeast.

PREVIOUS REZONING CASES ON PROPERTY

- Co9-73-033 Golder - Tucson/Florence Highway Rezoning for an approximate 19-acre rezoning from the GR-1 (Rural Residential) to the CB-1 (Local Business) zone under the Lago Del Oro Zoning Plan. The case was closed due to the 1985 rezoning case application listed below.
- Co9-85-098 Gaynor Et Al - Oracle Road Rezoning for an approximate 23.41-acre rezoning from the GR-1 (Rural Residential) to the CB-1 (Local Business) zone under the Lago Del Oro Zoning Plan. The rezoning included the shopping center to the west and was closed because no subdivision plat was submitted to secure the zoning.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

- P21RZ00008 Vistoso Catalina LP, Et Al. - E. Golder Ranch Road for an approximate 18.84-acre rezoning from the GR (GZ-1) (Rural Residential-Urban Gateway Overlay Zone) to the TR (GZ-1) (Transitional – Urban Gateway Overlay Zone) approved by the Board of Supervisors, September 17, 2024 under the Lago Del Oro Zoning Plan after the 91-lot, Wildflower Reserve Subdivision Plat was approved and recorded February 28, 2024, located adjacent to the rezoning site to the east.
- P21RZ00011 Dixon Family Revoc TR – N. Oracle Road Rezoning for an approximate 8.68-acre rezoning from the GR-1 (GZ-1) (Rural Residential-Urban Gateway Overlay Zone) to the CMH-2 (GZ-1) (County Manufactured and Mobile Home-2-Urban Gateway Overlay Zone) for a 52-space RV Park approved by the Board of Supervisors November 16, 2021, located at the northwest corner of N. Oracle Road and E. Golder Ranch T-intersection.

Past activity:

Properties surrounding the subject site have been rezoned to CB-1, CB-2 (General Business), and TR for commercial uses beginning in the early 1970's through current years, predominately under the Lago del Oro Zoning Plan. Many of the GR-1 rezonings to the CR-3 (Single Residence), CR-4 (Mixed-Dwelling Type) and CR-5 (Multiple Residence) and TR zones also began in the early 1970's resulting in mostly developed medium- to higher-density residential subdivision plats, some under the Lago del Oro Zoning Plan. Several lower-density GR-1 to SH (Suburban Ranch) rezonings also occurred in the early 70's resulting in developed subdivisions. There are many lower-density original GR-1 zoned properties that were split without adequate infrastructure.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The site is located outside the Maveen Marie Behan CLS.

PLANNING REPORT

Staff supports the request because the proposed Oasis RV Resort Specific Plan is an efficient use of existing infrastructure and provides a compatible transition from the commercial anchor grocery, retail and services to the west and the high-density residential uses to the east. Sidewalk connectivity in the Golder Ranch Drive right-of-way from the project to the existing sidewalk to the east provides opportunity for the adjacent residential subdivision and the RV resort visitors multi-modal access to the commercial uses increases the health and welfare of the community.

The Oasis RV Resort Specific Plan covers three parcels, approximately 12.9-acres in size and proposes an RV Resort containing between 69 - 75 spaces of varying sizes to accommodate smaller and larger RV's. The specific plan has planned for a maximum of 75 RV spaces if the engineering of the site can yield a higher number than the 69 RV spaces demonstrated within the preliminary development plan (PDP). The RV resort's amenities for their guests include, but are not limited to, a theater, gathering hall, laundry, library, office, convenience store, fitness center, pickleball and cornhole courts.

The site will have gated access off of Golder Ranch Road with gated emergency access from Hawser Street. The bufferyards are planned for 40 feet to the north adjacent to existing residential uses and a 10-foot wide bufferyard around the remainder of the site. There is a Regulated Riparian Habitat located in the center of the site that will remain mostly natural except for limited encroachment for the access drive. No additional disturbance to the riparian habitat is planned and the existing vegetation will act as a natural bufferyard. Adequate setbacks demonstrated within the PDP are planned at 50 feet to the front along Golder Ranch Drive and 10 feet to the sides with a 30-foot setback along the Hawser Street frontage and existing residential uses to the north. These demonstrated setbacks may be reduced to 30-foot front and rear and 10-foot side yards according to the development standards.

The site contains a few small areas within the Hillside Development Zone (HDZ), defined as any portion of a site that contains a 15% rise in topography within 50 feet. There is an existing well site with an associated easement and area of disturbance in the northwestern portion of the site within the HDZ that will remain. The HDZ on the site limits the amount of grading to 80% or 10.3 acres and requires all structures to be earthtone in color, with a light reflective value of 60% or less. The PDP demonstrates HDZ compliance with 10.3 acres of disturbance and the color requirement will be implemented at the time of permitting. A 60-foot-wide HDZ bufferyard is required by the code, but the SP is proposing a reduced, 40-foot-wide bufferyard in the HDZ downslope area adjacent to northernmost boundary and a 10-foot-wide bufferyard adjacent to Hawser Street. Due to the small amount of HDZ, this reduced bufferyard will have little or no impact and the proposed bufferyard widths seem appropriate. There is no significant vegetation, and the site is devoid of saguaros and ironwood trees. A native plant preservation plan will be

provided at the time of permitting. Three drainage retention/detention basins are proposed to contain and meter the release of the flows crossing the site.

The subject site is located within the Gateway Overlay Zone which will require review and approval from the Design Review Committee for items such as architectural guidelines, color requirements and open space prior to the Board of Supervisors meeting.

Multi-modal forms of transportation exist with a Sun Tran Shuttle transit stop located on Oracle Road at the Golder Ranch Plaza shopping center with call-in ADA service available.

Concurrency of Infrastructure:

Concurrency of infrastructure exists 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
DEPARTMENT OF ENVIRONMENTAL QUALITY	Yes	No objection
WATER	Yes	A will serve letter is within the SP

TRANSPORTATION REPORT

Golder Ranch Drive between the private ingress and egress driveway on the adjacent property to the west (Bashas' delivery driveway) and Twin Lakes Drive was recently improved to a three-lane cross section roadway with two travel lanes and a middle two-way left turn with paved shoulders and is under pavement moratorium. Roadway improvements were made by the Wildflower Reserve subdivision east of the rezoning site. Golder Ranch Drive is maintained by the county and has a posted speed limit of 35 to 40 miles per hour (mph). Golder Ranch Drive is classified as an Urban Collector by its Federal Functional Classification. The most recent traffic count for Golder Ranch Drive is 8,832 average daily trips (ADT) with an average traffic capacity of 14,625 ADT.

Hawser Street is a paved two-lane roadway, except for the street section between N. Columbus Boulevard and N. Lago Del Oro Parkway and is maintained by the county with a posted speed limit of 35 mph. Hawser Street is classified as an Urban Collector by its Federal Functional Classification. The most recent traffic count for Hawser Street is 3,812 ADT with an approximate traffic capacity of 13,320 ADT.

Oracle Road is maintained by the Arizona Department of Transportation (ADOT). The applicant is required to coordinate with ADOT for any traffic impacts and offsite improvements to Oracle Road.

The primary access for the proposed RV resort will be from Golder Ranch Drive with a secondary access for emergency vehicles only from Hawser Street. Both access points are proposed to be gated. Construction of the primary access point will be an at-grade crossing connecting to Golder Ranch Drive with a dip section in the road for water runoff across the street. The functionality of the driveway, including, but not limited to sight/stopping distance, surface drainage, and required roadway improvements shall be addressed at the time of the development plan or permit submittal.

A sidewalk, constructed to Pima County standards will be required along the Golder Ranch Road frontage connecting to the Wildflower Reserve Subdivision's sidewalk to the east. Onsite parking areas and access lanes shall meet the requirements of the Subdivision and Development Street Standards at the time of development plan or permit submittal.

No concurrency concerns exist, and Department of Transportation recommends approval subject to rezoning conditions #4A-E.

FLOOD CONTROL REPORT

The Regional Flood Control District (District) has the following comments:

1. The site is impacted by Flood Control Resource Area (FCRA) due to the presence of Regulated Riparian Habitat classified as Xeroriparian Class B and has no IRA designated areas.
 - The previous submittal showed a 10' landscape buffer with a screen wall proposed within the FCRA which implied disturbance to the RRH. There is also presence of non-regulatory flow (39 cubic feet per second) entering the site at the east boundary and a screen wall has the potential to create ponding or other drainage issues on the upstream side of the wall. Goal 1 of the Pima Prospers Comprehensive Plan, Flood Control and Drainage Element 4.9 is avoidance of FCRA. In addition, the District's standards include requirements to prevent adverse impacts to adjacent property. As such, the District requested the bufferyard and screen wall not be built in the FCRA.
 - The most recent submittal addresses these requests and FCRA is now avoided, drainage is not blocked by a wall and the RRH is preserved. The project now meets the comprehensive plan where minimizing flood and erosion damages is prioritized.
2. This property is not impacted by a Federal Emergency Management Agency or local floodplain. Therefore, at this time, when submitting a development permit, a Floodplain Use Permit will not be required for any buildings constructed for this project. The District will review the overall site conditions for drainage compliance with the Floodplain Ordinance.
3. First flush retention is a requirement, and the Specific Plan and Preliminary Development Plan demonstrate that this requirement will be met. The first flush runoff volume is the volume of stormwater runoff from 0.5 inch of rainfall that is expected to be generated from post-development impervious and disturbed areas. At the time of permitting, the development shall provide the retention volume necessary to retain the first flush runoff volume from planned impervious and disturbed areas.

Regional Flood Control District has no objection to the specific plan subject to rezoning conditions #5A-C.

WASTEWATER RECLAMATION REPORT

Sewer service is available through the 10" public sewer G-94-002. (Type I P24WC00153, dated June 3, 2024). The following is noted:

"... the majority of the subject property will be able to gravity flow into the existing sewer in Hawser

Street. The southern portion may require a lift station or due to the depth of the drainage area in the central portion of the subject property a septic system...This will be determined at the site construction permit stage."

The Pima County Regional Wastewater Reclamation Department has no objection to the proposed rezoning subject to conditions #6A-F.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to the proposed rezoning subject to the addition of condition #7.

DEPARTMENT OF ENVIRONMENTAL QUALITY

The Department of Environmental Quality have no comment.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation have no objection to the proposed rezoning. The Hawser Street Singletrack Trail #030 and the Golder Ranch Drive Singletrack Trail #159 are adjacent to the site within the Pima County right-of-way. The trails are not expected to be constructed within the next five years, and no trail improvements are required.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

The US Fish and Wildlife Service has no comment.

LAGO DEL ORO WATER REPORT

The Lago Del Oro Water Company has no comment. A will serve letter is within the Specific Plan.

FIRE DISTRICT REPORT

The Golder Ranch Fire District has no comment.

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
 - A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation with the development plan submittal. Offsite improvements determined necessary as a result of the TIS shall be provided by the property owner(s).
 - B. Written proof of coordination with the Arizona Department of Transportation (ADOT) regarding any traffic impacts to their roadway system is required.

- C. The access point on Golder Ranch Drive will be an at-grade crossing with a dip section in the road for water runoff across the street. The functionality of the driveway, including but not limited to sight/stopping distance, surface drainage, and required roadway improvements, shall be addressed at the time of the development plan or permitting submittal.
- D. The access point on Hawser Street is for emergency vehicles only and shall not be full access unless it meets the Subdivision and Development Street Standards gated entry requirements.
- E. Sidewalk along the Golder Ranch Road property frontage is required to be built to Pima County standards. The sidewalk shall connect to the existing sidewalk to the east along the Wildflower Reserve subdivision frontage.
- 5. Flood Control District conditions:
 - A. The Regulated Riparian Habitat located within the Flood Control Resource Area shall be protected during construction and will remain undisturbed in perpetuity.
 - B. Encroachment into the mapped Regulated Riparian Area not shown on the approved Preliminary Development Plan is prohibited.
 - C. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
- 6. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. 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.
 - C. 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.
 - D. 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.
 - E. 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.
 - F. 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.
- 7. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A

cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

8. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing. The preliminary development plan may be adjusted to accommodate a maximum of 75 RV spaces.
9. The Development Regulations within the Specific Plan, Section III, shall be implemented at the time of permitting.
10. In the event the subject property is annexed, the property owner shall adhere to all applicable 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.
11. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "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,

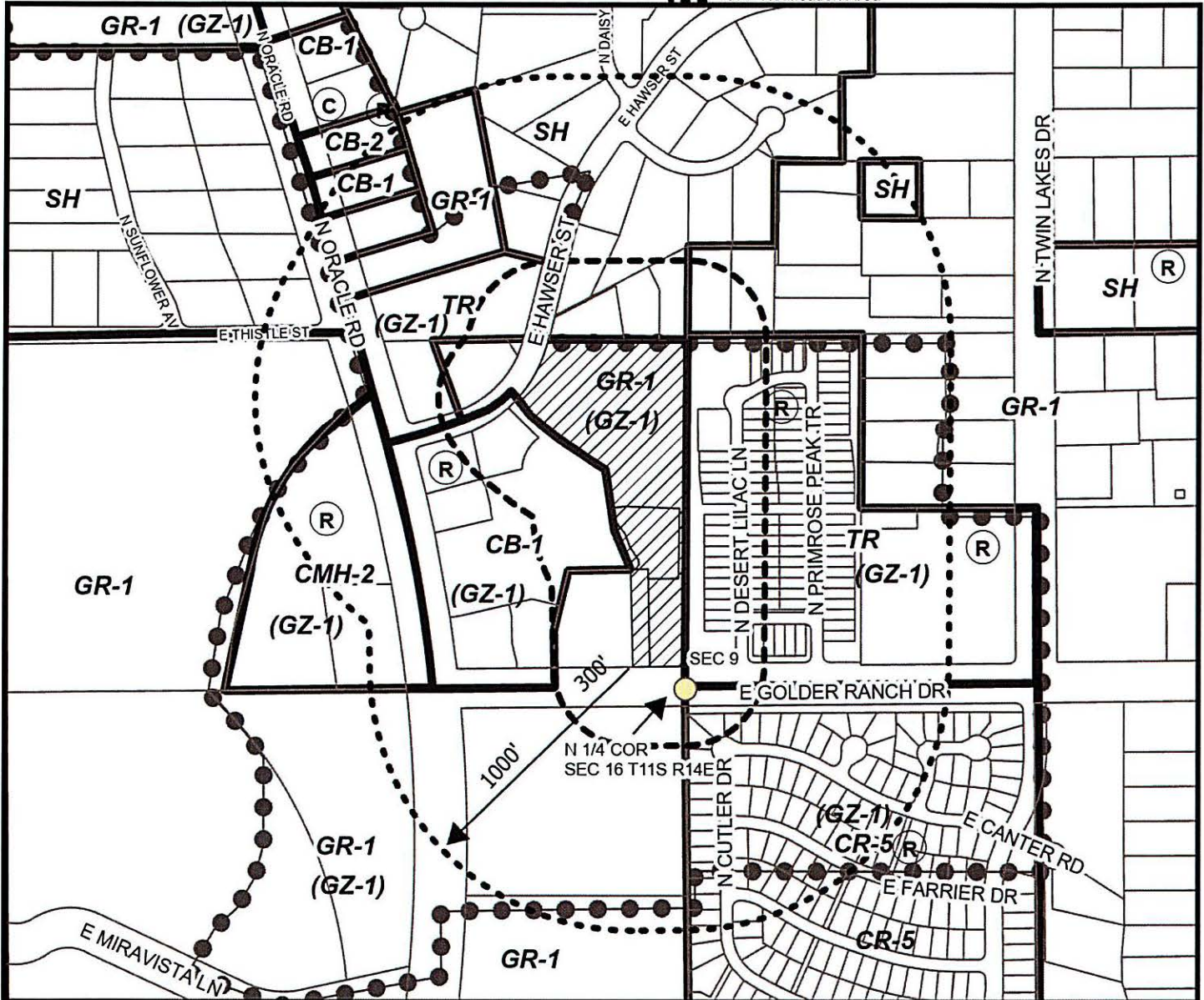


Terrill L. Tillman, AICP
Planner III

c: Rob Longaker

Case #: P24SP00007
Case Name: CHACON, ET AL. - E. HAWSER STREET SPECIFIC PLAN REZONING
Tax Code(s): 222-22-011D, 011E AND 0130

-  Zoning Boundary
-  300' Notification Area
-  Gateway Overlay Zone (GZ-1)
-  Subject Site
-  1000' Notification Area



Area of proposed rezoning from GR-1 (GZ-1) to SP (GZ-1)



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 6/25/25 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 432

Map Scale: 1:7,000

Map Date: 6/2/2025 - ds





Community Activity Center (CAC)

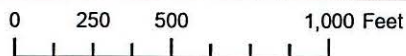
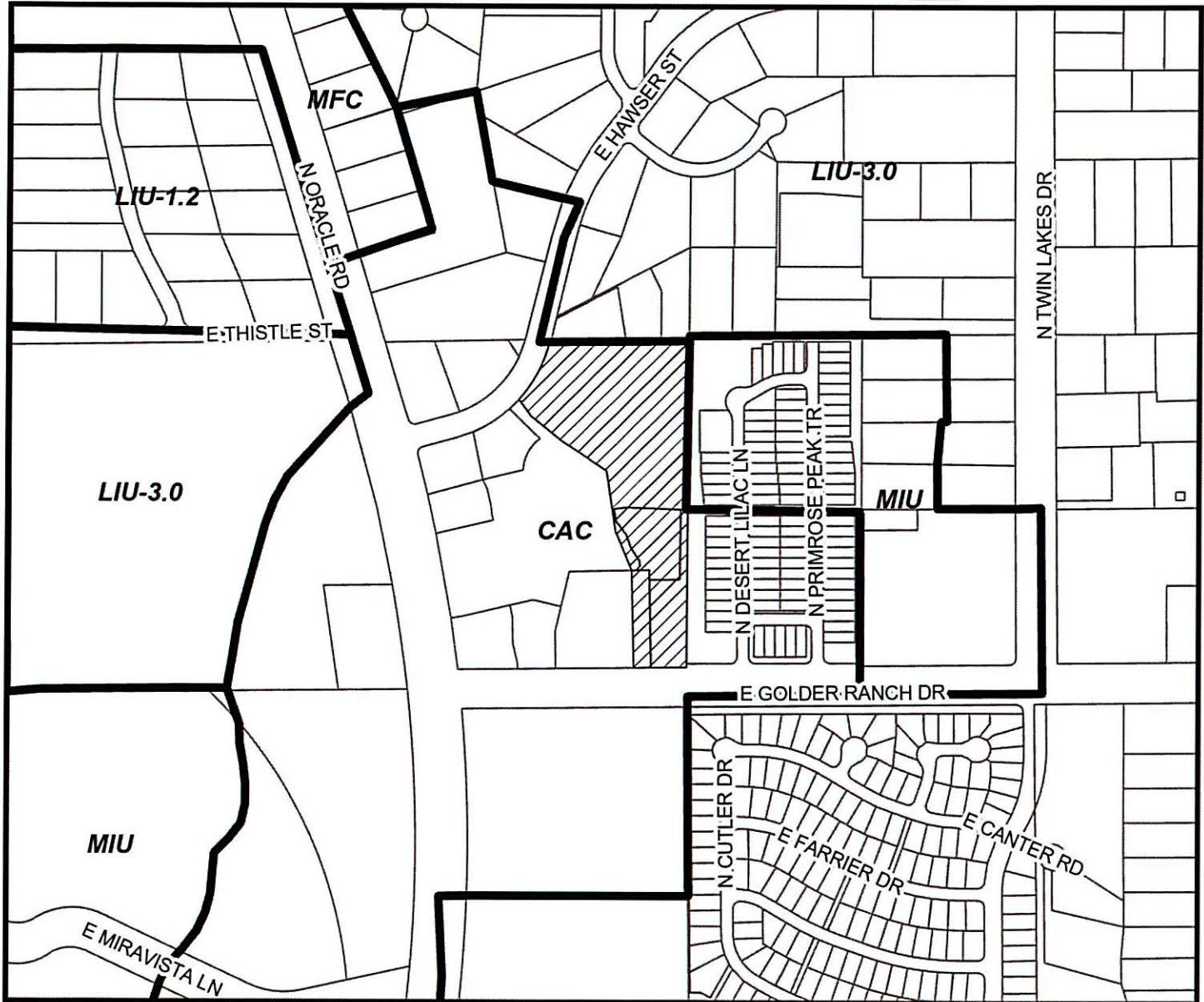
Objective: To designate medium and higher intensity mixed use districts designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educational and institutional uses; and other similar uses as described in the Campus Park Industrial (CPI) zoning district (Section 18.49); and compatible medium to higher density housing. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how it serves to create or enhance the mixed use character of the designated activity center as a whole. Larger centers may include a regional mall. Smaller centers may provide goods and services needed on a more frequent basis. These may include a major supermarket, discount department stores, large variety stores, or specialty stores such as a hardware/building/home improvement stores. Community Activity Centers may be located on major arterial roadways with access to public transportation. All centers will have direct pedestrian and bicycle access to surrounding neighborhoods. Community Activity Centers may range from 25 acres to up to 100 acres or more in size depending on the area served and services provided.

- Residential Gross Density: (if any) Minimum- 6 RAC; Maximum- as allowed by the requested conforming zoning district
- Residential Gross Densities for TDR Receiving Areas: Minimum- 6 RAC; Maximum- 18 RAC

Case #: P24SP00007
Case Name: CHACON, ET AL. - E. HAWSER STREET SPECIFIC PLAN REZONING
Tax Code(s): 222-22-011D, 011E AND 0130

Comprehensive Plan Exhibit

 Subject Site



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN C07-13-10

Map Scale: 1:7,000

Map Date: 6/2/2025 - ds



DSD - Application for Rezoning or Specific Plan

11/07/2024 4:57 PM (MST)

Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application

To electronically submit a rezoning application, complete the application and upload the required documentation. To submit an application in person to 201 N Stone Avenue, 1st-floor Planning, fill out the printable application and submit the application and attachments in electronic form.

If you have additional questions please visit our [Rezoning Application & Submittal Guidelines page](#).

Full Name:	Norma Chacon
Mailing Address:	9980 N. Shannon Road
City:	Tucson
State:	AZ
Zip Code:	85742
Email:	wslanaker@cciworldwide.net
Phone:	5203960464
Is the property owner the applicant?	No, the owner is not the applicant
Applicant's Full Name:	Rob Longaker
Applicant's Address:	4444 E Broadway
City:	Tucson
State:	AZ
Zip Code:	85711
Email:	rlongaker@wlbgroup.com
Phone:	5208817480
Tax Parcel Number:	222220130, 22222011D
Acreage:	9
Present Zone:	GR-1
Proposed Zone:	Specific Plan
Comprehensive Plan Sub-region / Category / Policies:	Tortolita Planning Area of Pima Prospers, Community Activity Center, Gateway Overlay

Letter of Authorization

If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

Upload Letter of Authorization:

 Owner Auth Letter.pdf

Site Analysis Document

Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

Upload Site Analysis Document:

 Oasis RV_Site Analysis and Land Use Proposal_11.7.2024.pdf

Upload ESRI Shapefile or AutoCad DWG File

An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

Terms and conditions

- 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.)

For Electronic Submittal:

A rezoning case will be opened and an email containing an invoice with the case number and instructions for making payment through the online payment portal will be sent to the applicant within 2 business days.

Attendance to a *Pre-Rezoning meeting* is a pre-requisite to rezoning application submittal. The Pre-Rezoning meeting is scheduled at 201 N. Stone Avenue, 2nd floor on the 3rd Wednesday of the month beginning at 9:00 am.

Letter of Authorization

Date: November 5, 2024

To: Pima County Development Services

I hereby authorize William Slanaker and The WLB Group to represent me in the matters related to the proposed rezoning of Tax Parcels 222-22-011D and 1130.

Thank you,

A handwritten signature in black ink, appearing to read 'Norma Chacon', is written over a horizontal line.

Norma Chacon

9980 N. Shannon Road

Tucson, AZ 85742

Phone number: 520-396-0464



LETTER OF AUTHORIZATION

Date: May 6, 2025

To Pima County Development Services

CNA Enterprises, Inc. ("Owner") is the owner of tax parcel 222-22-011E (the "Land") located in Pima County.

Owner hereby authorizes William Slanaker and the WLB Group to act on Owner's behalf in submitting plans and documentation necessary to request a rezoning of the Land. This authorization includes communicating with County staff, attending any relevant hearings or meetings, and completing any required applications related to the rezoning process.

If you require any additional information, please do not hesitate to contact me at LSloan@CNAEnterprises.com or 310-557-0777 x506.

Sincerely,

CNA Enterprises, Inc.

A handwritten signature in blue ink, appearing to read "Lawrence Sloan", is written over a horizontal line.

By: Lawrence Sloan, its Chief Operating Officer

ENTITY INFORMATION

Search Date and Time: 5/29/2025 2:45:16 PM

Entity Details**Entity Name:**

CNA ENTERPRISES, INC.

Entity ID:

F08066320

Entity Type:

Foreign For-Profit (Business) Corporation

Entity Status:

Active

Formation Date:

5/2/1997

Reason for Status:

In Good Standing

Approval Date:

5/2/1997

Status Date:**Original Incorporation Date:**

5/2/1997

Life Period:

Perpetual

Business Type:

Other - Other - REAL ESTATE

Last Annual Report Filed:

2024

Domicile State:

California

Annual Report Due Date:

9/2/2025

Years Due:Privacy Policy (<http://azcc.gov/privacy-policy>) | Contact Us (<http://azcc.gov/corporations/contact-us>) | **Original Filing Date:**

8/18/1997

Statutory Agent Information

Name:

ISL INC

Appointed Status:

Active

Attention:

Address:

300 W CLARENDON AVE STE 240 , PHOENIX, AZ 85013, USA

Agent Last Updated:

8/20/2024

E-mail:

Attention:

Mailing Address:

County:

Maricopa

Principal Information

Title	Name	Attention	Address	Date of Taking Office	Last Updated
Director	LAWRENCE SLOAN		1901 AVENUE OF THE STARS STE 855, LOS ANGELES, CA, 90067, Los Angeles County, USA	7/7/2006	8/13/2019
Director	ARNON ADAR		1901 AVE OF THE STARS STE 855, LOS ANGELES, CA, 90067, Los Angeles County, USA	7/21/2003	8/13/2019
Shareholder	ARNON ADAR FAMILY TRUST		NOT REQUIRED, NOT REQUIRED, XXXXX	12/31/9999	1/23/2015
President/CEO	ARNON ADAR		1901 AVE OF THE STARS SUITE 855, LOS ANGELES, CA, 90067, Los Angeles County, USA	7/21/2003	8/13/2019

Privacy Policy (<http://azcc.gov/privacy-policy>) | Contact Us (<http://azcc.gov/corporations/corporation-contacts>)

Title	Name	Attention	Address	Date of Taking Office	Last Updated
Vice-President	LAWRENCE SLOAN		1901 AVENUE OF THE STARS SUITE 855, LOS ANGELES, CA, 90067, Los Angeles County, USA	7/7/2006	8/13/2019

Page 1 of 1, records 1 to 5 of 5

Address 

Attention:

Address: % ISL INC 300 W CLARENDON AVE STE 240, PHOENIX, AZ, 85013, USA

County: Maricopa

Last Updated: 9/17/2012

Entity Principal Office Address

Attention:

Address: 1901 AVENUE OF THE STARS SUITE 855, LOS ANGELES, CA, 90067, USA

County: Los Angeles

Last Updated: 8/20/2024

Back

Return to Search

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Document History

Name/Restructuring History

Pending Documents

Microfilm History

From: lliuphx@gmail.com
To: [DSD Planning](#)
Subject: P24SP0007
Date: Tuesday, June 24, 2025 8:21:17 AM

You don't often get email from lliuphx@gmail.com. [Learn why this is important](#)

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.

I object to this zoning being held on June 25, 2025. There is an adjacent subdivision under development (Wildflower by KB Homes) located directly east of the subject property. There are many lots, mostly on the western side, that have not yet been sold which could be severely impacted by this development. I believe that there should be a sign posted in the KB sales office notifying potential homebuyers of this development. Also, I have not seen a rezoning sign posted in front of the parcel on Golder Ranch road. There should be signage for the rezoning and signage for the coming RV resort to let people know of this development change.

In addition, the Catalina area does not have many through streets running N/S from the Saddlebrooke community to the Bashas shopping center. I believe that Saddlebrook residents usually use either Oracle road or Lago Del Oro Parkway to drive south. The traffic from Lago Del Oro Parkway goes west on Golder Ranch Road because Hawser does not have a stoplight at Oracle road. Therefore, Golder Ranch road handles Saddlebrooke traffic, housing on both sides of Lago Del Oro Parkway, the older subdivision located at Twin Lakes Drive between Mainsail Boulevard and Starboard Drive, the Fairfield Homes Arcadia community (est 100 homes) and now KB Homes. I would like to know when the latest traffic study was done because the Golder Ranch road usage is much heavier during the winter months and is often congested with the hidden left turn lane change adjacent to the development location. While the traffic to and from the planned development may not be significant in number, the size of the RVs will be an impediment to winter traffic. These transportation issues should be resolved prior to the development completion.

Thank you for your consideration of my concerns.

Lisa Liu
15405 N Twin Lakes Drive
Tucson AZ 85739