



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 4/17/18

Title: P17RZ00012 Fidelity National Title Agency TR 60477 - S. Camino de Oeste Rezoning

Introduction/Background:

The applicant requests a rezoning of 19.99 acres from the SR (Suburban Ranch) to the CR-3 (Single Residence) zone for a 53-lot single-family residential subdivision.

Discussion:

Current SR zoning allows for six single family residences to be developed. The Comprehensive Plan designation of Medium Low Intensity Urban plans for a minimum density of 2.5 residences per acre (RAC) up to 5 RAC.

Conclusion:

The proposed 2.7 RAC is in conformance with the Comprehensive Plan.

Recommendation:

Staff recommends approval of the rezoning subject to standard and special conditions. The Planning and Zoning Commission also recommends 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: 520-724-9000

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

Department Director Signature/Date: [Signature] 4/5/18

Deputy County Administrator Signature/Date: [Signature] 4/6/18

County Administrator Signature/Date: C. V. Dutton 4/6/18

APR 06 10 03 AM '18 PCL/KCF/D ACS



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Richard Elias, Supervisor, District 5

FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division *Tom Draszowski*

DATE: March 26, 2018

SUBJECT: P17RZ00012 FIDELITY NATIONAL TITLE AGENCY, INC. TRUST 60,477 – S. CAMINO DE OESTE REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, APRIL 17, 2018** hearing.

REQUEST: For a **rezoning** of approximately 19.99 acres from the SR (Suburban Ranch) to the CR-3 (Single Residence) zone on property located at the northeast corner of S. Camino de Oeste and W. Irvington Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Medium Low Intensity Urban designation.

OWNERS: Fidelity National Title Agency TR 60477
Attn: Greg Anderson
3573 E. Sunrise Dr, Ste 233
Tucson, AZ 85718

AGENT: Projects International, Inc.
Attn: Jim Portner, Principal
10836 E. Armada Lane
Tucson, AZ 85749-9460

DISTRICT: 5

STAFF CONTACT: Terrill Tillman

PUBLIC COMMENT TO DATE: As of March 26, 2018, staff has not received any written comments. There were two members of the public that spoke against the request at the Planning and Zoning Commission Public Hearing on February 28, 2018.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (6 – 0, Commissioners Bain, Becker, Gungle and Matter were absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

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

TD/TT/ar
Attachments



PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P17RZ00012

Page 1 of 4

FOR APRIL 17, 2018 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Planning Official *CP*
Public Works-Development Services Department-Planning Division *Tom Drzgowski*

DATE: March 26, 2018

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P17RZ00012 FIDELITY NATIONAL TITLE AGENCY, INC. TRUST 60,477 – S. CAMINO DE OESTE REZONING

Request of Fidelity National Title Agency, Inc. Trust 60,477, represented by Projects International, Inc., for a rezoning of approximately 19.99 acres from the SR (Suburban Ranch) to the CR-3 (Single Residence) zone on property located at the northeast corner of S. Camino de Oeste and W. Irvington Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Medium Low Intensity Urban designation. On motion, the Planning and Zoning Commission voted 6-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Bain, Becker, Gungler and Matter were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 5)

Planning and Zoning Commission Public Hearing Summary (February 28, 2018)

Staff presented information from the staff report to the commission with a recommendation of approval with conditions.

The commissioners discussed the school that is operating over capacity. Staff stated that it has been successful for the developers to enter into a voluntary "per roof top fee" agreement with the school to facilitate necessary improvements.

The applicant's representative spoke. He discussed the basic model schools use to determine capacity and stressed the importance of developers maintaining good community relationships through the willingness to pay the voluntary "per roof top fee" to the school district. He presented additional information for the proposed development and described the density allowed under the

subject property's comprehensive plan land use designation of MLIU (Medium Low Intensity Urban). The proposed density is similar to the surrounding developments, providing a transition from the lower-density zones to the south of the property to the higher-density to the north. He stated that increased density drives the development of commercial and necessary services in the area. He discussed the bufferyards and the use of salvaged plants for on-site mitigation in disturbed areas. He further stated that the streets are functioning under capacity and the project is in compliance with transportation concurrency.

Speaker #1 stated that she was not invited to the neighborhood meeting and discussed that the southwest area is a food desert and how frustrating it is to have little services available in the area. The primary concern related to the request is the addition of street congestion and how the surface of the roads are very rough. When the students are arriving and leaving, the streets are negatively impacted. She discussed the views of the desert and mountains and that the proposed rezoning will take the views away. She prefers to maintain the SR zoning and commercial uses would be preferable.

Speaker #2 spoke in opposition to the request because of the traffic congestion, condition of the roads and that the traffic during the peak hours is problematic. The roads are single-lane and there are no turn lanes which creates traffic hazards and is a safety concern. He believes this doesn't fit well with the area.

The applicant's representative discussed the neighbor's concerns and the traffic at peak hours and stated that these are acceptable levels of service. The roads are very rough there, but there is a repaving plan in the County's Masterplan within the next two years and the development most likely will not be developed before the repaving project. He also apologized that the Speaker did not receive an invitation to the neighborhood meeting, but the mailed out invitations were sent to to all neighbors according to County standards for notification.

A commissioner asked if there were impact fees. Staff replied that we do collect impact fees for transportation capacity building projects.

A commissioner asked about the two-story proposed on the north side of the project and the impact to the neighbors. The applicant discussed that the property is separated by land owned by the school district that is used as athletic fields, so there is a large setback from the subdivision to the north.

Speaker #1 stated that the views will be blocked by the development.

The public hearing was closed.

The Commissioners discussed the density as an economic driver for commercial services, the transportation systems at peak hours, and the mix of densities in a growth area is necessary to spur growth for higher priority needs of goods and services.

Commissioner Maese made a motion to recommend **APPROVAL** of the rezoning subject to standard and special conditions.

Commissioner Tronsdal gave second to the motion.

The commission voted to recommend **APPROVAL** of the rezoning subject to standard and special conditions as presented by staff. (6 – 0, Commissioners Bain, Becker, Gungle and Matter 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. The property shall be limited to two access points, one on Irvington Road and one of Camino de Oeste as indicated on the preliminary development plan.
 - B. Pedestrian access to the school shall be provided as indicated on the preliminary development plan.
3. Regional Flood Control District condition: At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points.
4. Regional Wastewater Reclamation conditions:
 - A. The owner 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 to that effect.
 - B. The owner 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 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 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 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 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:
 - A. 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.
 - B. If antiquities, archaeological sites, artifacts, burial sites are uncovered during excavation, a clearance from Pima County's archaeologists is required prior to resuming construction.
7. Adherence to the preliminary development plan as approved at public hearing.
8. 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.
9. The property owner shall execute the following disclaimer regarding Proposition 207 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)."

TD/TT/ar
Attachments

cc: Fidelity National Title Agency TR 60477, Attn: Greg Anderson, 3573 E. Sunrise Dr, Ste 233
Tucson, AZ 85718
Projects International, Inc., Attn: Jim Portner, Principal, 10836 E. Armada Lane
Tucson, AZ 85749-9460
Tom Drzazgowski, Chief Zoning Inspector
P17RZ00012 File

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

HEARING February 28, 2018

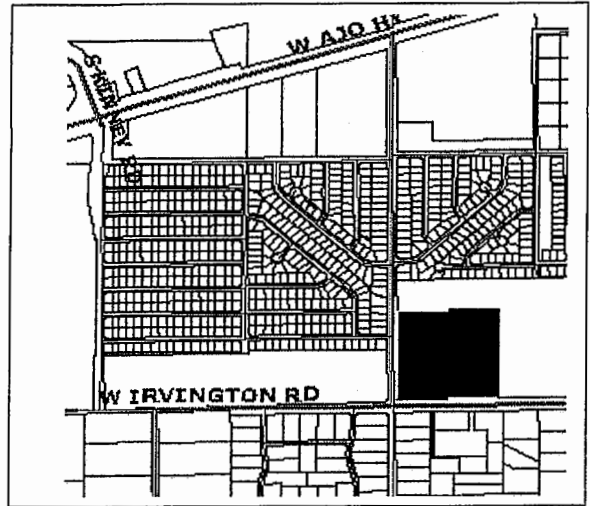
DISTRICT 5

CASE P17RZ00012 Fidelity National Title Agency TR 60477 – S. Camino de Oeste Rezoning

REQUEST Rezone 19.99 acres from SR (Suburban Ranch) to the CR-3 (Single Residence) zone

OWNER Fidelity National Title Agency TR 60477
Attn: Greg Anderson
3573 E. Sunrise Dr, Ste 233
Tucson, AZ 85718

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



APPLICANT'S PROPOSED USE

The applicant proposes a 53-lot, single-family residential subdivision with one and two-story houses on approximately 19.99 acres. The typical lot size is 8,000 square feet.

APPLICANT'S STATED REASON

"The proposed rezoning is most appropriately viewed as an infill development that will fit within an emerging residential context characterized by both older and more recent residential subdivisions. It will make efficient use of the existing public and private utility infrastructure that is already in-place adjacent to the property."

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the CR-3 (Single Residence) zone for an infill project that is consistent with the required minimum density of the Medium Low Intensity Urban land use designation and the neighborhoods to the north and west of the property. Internal sidewalks and a pedestrian path will be provided through the subdivision to create connectivity from Camino de Oeste to Valencia Middle School for safe passage to school.

PUBLIC COMMENT

As of February 20, 2018, staff has not received any public comment.

COMPREHENSIVE PLAN

In 2005, a comprehensive plan amendment by case Co7-05-21 was approved for the site from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) establishing rezoning policy

(RP-70). The MIU comprehensive plan designation allowed a maximum of 10 residences per acre (RAC).

Pima Prospers, the Comprehensive Plan update approved in 2015, amended the plan designation from MIU to Medium Low Intensity Urban (MLIU), lowering the planned intensity for the property. MLIU requires a minimum density of 2.5 RAC up to 5 RAC which provided a more suitable transition from the lower density zone south of the property. With the Pima Prospers plan amendment, RP-70 remained applicable to the property. The rezoning policy requires a survey for Pima Pineapple cactus prior to a rezoning request unless United States Fish & Wildlife Service indicates that a site survey is not necessary. The rezoning site analysis includes the survey for Pima Pineapple cactus in which no specimens were found.

The objective of the MLIU land use designation is to provide a mix of medium density single-family and lower density attached dwelling units and opportunities for a mix of housing types throughout the region. The proposed 2.7 residences per acre (RAC) conforms to the MLIU land use density which plans for a minimum of 2.5 RAC up to 5 RAC.

The subject property is located within a Focused Development Investment Area (growth area).

Special area policies S-29 (Southwest Infrastructure Plan Area - SWIP) and S-35 (Retail Enhancement Contribution Area) apply to the subject rezoning. Applicable portions of this policy guide the needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities. No rezoning conditions have been added in relationship to the guiding SWIP policy because infrastructure to support the use exists. Special area policy S-35 is not applicable to the site because the policy applies to the development of a single retail store in excess of 40,000 square feet.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SR/CR-3	Valencia Middle School Athletic Fields/Subdivided Developed Residential
South:	CR-1	Subdivided and Unsubdivided Developed Residential
East:	SR	Valencia Middle School
West:	CR-3/GR-1	Subdivided Developed Residential/Undeveloped Residential

The immediate and nearby vicinity has a middle school, an elementary school, churches, a feed store, a convenience store and restaurant. The general area enjoys a mixed rural setting with urban characteristics and limited available services nearby. Properties in the vicinity of the rezoning request to the north and west are single-family residential dwellings in subdivisions that contain equivalent densities as the proposed. The properties to the south of the subject property, across Irvington Road are low-density, single-family dwellings on 1-acre or greater parcels. Most of the lower density properties were the result of lot splits over the course of years. Significant recreational activities are available due to the proximity to the Saguaro National Park and Tucson Mountain Park with a trailhead one-mile east of the property. The nearest banking, grocery, medical, with multiple restaurants and shopping opportunities exist approximately 3 ½ miles to the east along Irvington Road.

PREVIOUS REZONING CASES ON PROPERTY

The subject property has had two unsuccessful rezoning requests. Case Co9-73-069 was a rezoning request for CR-1 (Single Residence) that encompassed a large area spanning from the subject property, the school property, the 24-acre property adjacent to the school to the east and

the newer platted Saguaro Crest subdivision. Case Co9-86-005 was withdrawn, but requested a rezoning to CB-1 (General Business) for the subject property at the northeast corner of Irvington Road and Camino de Oeste and CR-4 zoning for the school property and the adjacent 24-acre property to the east.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

P16RZ00011 – W. Ajo Highway rezoning for SR (Suburban Ranch) to CR-4 (Mixed Dwelling Type), to CB-1 (Local Business Zone) and to TR (Transitional) for approximately 34.13 acres approved by the Board of Supervisors March 21, 2017 located approximately one-third mile north of the subject rezoning for a mixed commercial and residential development.

Co9-05-30 – Kinney Road rezoning for GR-1 to CR-4 (143 acres) and GR-1(BZ) to CR-4(BZ) (3.1 acres) approved by the Board of Supervisors March 6, 2007 and was granted two time extensions in 2014 and 2017. The rezoning is located approximately one-fourth of a mile west of the subject rezoning.

Past activity:

Many properties south of Irvington Road were rezoned to CR-1 zoning. Most were very small, individual rezoning requests that resulted in up to a three lot split. One CR-1 subdivision was the result of an approved rezoning in 1994. Most of the properties to the north and west of the subject property were rezoned beginning in the 60's through the 70's for CR-1, CR-3, and CR-4 (Mixed-Dwelling Type) zoning resulting in platted, developed subdivisions.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS)

The subject property 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 in urbanized areas where infrastructure is in place. The subject rezoning area is designated by Pima Prospers as a Focused Development Investment Area which encourages growth by providing a rational pattern of land development while conserving significant natural resources and open areas. The property will utilize existing infrastructure to support the use and will provide a pattern of growth that supports the conservation of the surrounding prominent natural resources of the Tucson Mountains and Saguaro National Park.

The proposed single-family residential development consists of 53 subdivision lots, each approximately 8,000 square feet. The property is slightly sloping along the southern boundary down to the wash area which will be mostly undisturbed for floodplain preservation. Approximately 3 acres will be preserved as natural open space. The project will contain a neighborhood park area adjoining the wash for additional on-site recreational enjoyment. Sidewalks are proposed from the internal street sections for pedestrian and bicycle connectivity to Camino de Oeste and Irvington Road. A pedestrian path connecting the development to the school near the northeast corner of the property is planned. Sun Shuttle routes bypass the property directly with an existing stop located approximately one-half mile to the north at the intersection of Camino de Oeste and Calle Don Miguel.

Irvington Road is designated as a Major Street and Scenic Route. As such, all structures that are located within 200 feet of the Irvington Road right-of-way have a maximum height of 24 feet and be earthtone in color to blend in with the natural surroundings. The remaining lots outside the Scenic Route area of applicability are proposed as one and two story dwellings with a maximum

height of 34 feet. A 20-foot enhanced natural bufferyard "C" is planned for the perimeter of the property. The 20-foot bufferyard adjacent to Camino de Oeste will be increased along the landscaped detention basin and wash areas. The vegetative qualities of the site contain a relatively dense population of saguaro clusters. There are no ironwood trees, Pima pineapple cactus nor any needle-spined cactus on the property. The saguaros along the wash will remain preserved in place. Some saguaros and native vegetation will be transplanted on-site within the proposed bufferyards and streetscapes. The applicant will utilize both the preserved-in-place and transplanted on site method of preservation along with the required mitigation according to the native plant preservation ordinance. The preservation plan will be submitted with the subdivision plat.

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
PARKS AND RECREATION	Yes	No comment
WATER	Yes	"Will serve" letter in the site analysis
SCHOOLS	Yes, subject to any private agreement	Objection, see school comments

TRANSPORTATION REPORT

Concurrency considerations have been met for this rezoning request as roadways in the vicinity of the project are under capacity. The rezoning site is located on the northeast corner of Irvington road and Camino de Oeste, approximately three-fourths of a mile south of SR-86 (Ajo Highway). Access is shown on Irvington and on to Camino de Oeste, and the development will generate approximately 530 average daily trips (ADT). The driveway locations meet the driveway separation requirements in the Subdivision and Development Street Standards. Pedestrian access to the adjacent school site is located near the northeast corner of the rezoning site.

Irvington Road is designated as a medium volume arterial on the Major Streets Plan. The planned right-of-way for Irvington Road is 150 feet and the existing right-of-way adjacent to the site is 150 feet, thus, a right-of-way dedication will not be required. The current traffic volume on Irvington is 8,860 ADT from Joseph Avenue to Camino de Oeste, and 6,210 ADT from Camino de Oeste to Cardinal Road. The capacity is 13,122 ADT.

Camino de Oeste is an existing two-lane paved county maintained road. It is designated as a collector with a planned right-of-way of 80 feet on the Major Streets Plan. There is 90 feet of existing right-of-way. The posted speed is 35 miles per hour (MPH). The current traffic count is

4,042 ADT, and the capacity is 13,122 ADT. No public improvements are planned at this time except for minor intersection improvements associated with development north of Calle Don Miguel.

SR-86 (Ajo Highway) is an existing four-lane divided major arterial roadway with a 55 MPH posted speed. There is 200 feet of existing right-of-way. The current traffic volume for SR-86 is 31,600 ADT, and the capacity is 39,800 ADT. SR-86 is a state highway and thus is under the jurisdiction of the Arizona Department of Transportation (ADOT).

There are two notable roadway projects in the vicinity of the rezoning site. ADOT has completed a study to develop concepts for the widening of State Route 86 (Ajo Highway) between Kinney Road and the Santa Cruz river. This study was completed with the goal of accommodating projected regional increases in traffic volumes, recommend improvements, and present a phased construction plan. Funding for the design and construction will be planned and programmed in the future. The second notable project is the realignment of the intersection of Kinney Road and Bopp Road. The new alignment will create a 90 degree intersection between the two roads creating a safer intersection between the two roads. The project is currently under design and construction is estimated to begin in the fall of 2018.

The Department of Transportation has no objection to the request subject to rezoning conditions #2A and B.

FLOOD CONTROL REPORT

Regional Flood Control District has the following comments:

1. The site includes regulatory floodplains and the site analysis depicts these and the process requirements accurately.
2. A satisfactory PIWMP has been submitted that identifies appropriate conservation measures.
3. As required, staff has conducted the Water Resources Impact Analysis (WRIA) as follows:
 - a. The site will be served by Tucson Water and they deliver Renewable and Potable Water. Using the approved demand projection methodology and default assumptions the proposed subdivision uses less water than would build-out under existing SR zoning with individual lot development. These calculations conducted by staff are available upon request.
 - b. Per the ADWR Well Inventory the closest wells at the same elevation had depths to groundwater between 35 and 100 feet when drilled. However those at 35 are gas leak monitoring wells and shallow depths may be associated with a perched condition and or surface drainage.
 - c. The site is not located within a covered subsidence zone.
 - d. The nearest Groundwater Dependent Ecosystems is the intermittent section of Enchanted Hills Wash across the basin divide nearly 2 miles away.
 - e. The site is within the Avra Hydrogeologic Basin, and is within the surface bedrock isopleths although this appears to be inaccurate in this location. Examination of aerial photographs suggest no surface bedrock. This is not an isolated basin associated with additional requirements.

With the information available at this time, the project is not expected to have adverse impacts on groundwater dependent ecosystems.

In conclusion the District has no objection subject to the addition of rezoning condition #3.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) offers the following comments:

The rezoning area is within the PCRWRD service area and is tributary to the Avra Valley Water Reclamation Facility. Capacity is currently available in the existing 8-inch public sewer line G-92-030, downstream from manhole 6404-02 (No. 2017-232 Type I, dated November 8, 2017).

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

ENVIRONMENTAL PLANNING REPORT

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

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of conditions #6A-B.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

US Fish and Wildlife Service has no comment.

WATER DISTRICT REPORT

Tucson City Water will provide water to the proposed development.

SCHOOL DISTRICT REPORT

The Tucson Unified School District (TUSD) objects to the rezoning. The site analysis letter from the schools indicate that Vesey Elementary and Cholla High are functioning over capacity without the proposed addition of projected enrollments that his development will add. It should be noted that projections were based on 80 lots instead of the 53 lots this project proposes. Valencia Middle School does have capacity to serve this project. The developer agrees to make a voluntary contribution per rooftop to the affected schools or to TUSD to mitigate the impact of the development to the school district.

FIRE DISTRICT REPORT

Drexel Heights Fire District has no objection and will require review during the development stage of the property.

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

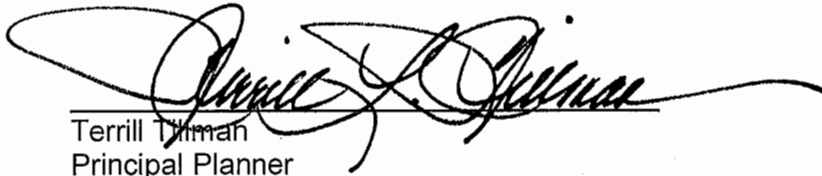
Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

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. The property shall be limited to two access points, one on Irvington Road and one of Camino de Oeste as indicated on the preliminary development plan.
 - B. Pedestrian access to the school shall be provided as indicated on the preliminary development plan.

3. Regional Flood Control District condition: At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points.
4. Regional Wastewater Reclamation conditions:
 - A. The owner 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 to that effect.
 - B. The owner 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 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 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 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 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:
 - A. 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.

- B. If antiquities, archaeological sites, artifacts, burial sites are uncovered during excavation, a clearance from Pima County's archaeologists is required prior to resuming construction.
7. Adherence to the preliminary development plan as approved at public hearing.
8. 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.
9. The property owner shall execute the following disclaimer regarding Proposition 207 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(l)."

Respectfully Submitted,

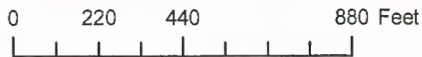
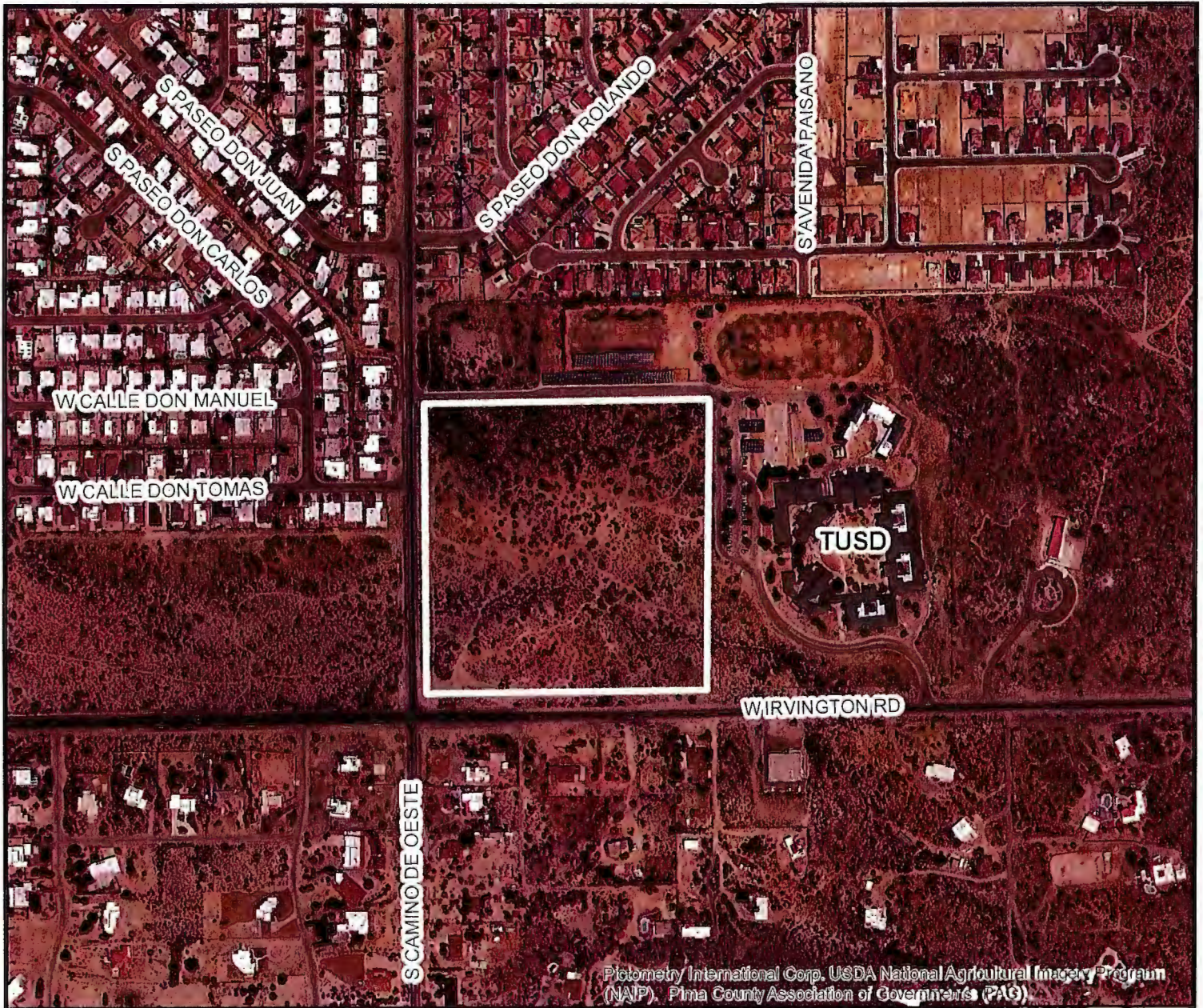


Terrill Tylman
Principal Planner



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

Roadrunner Associates, % Leung Lawrence C, 8710 N. Thornydale Rd., Ste. 120
Tucson, AZ 85742

Case #: P17RZ00012
 Case Name: FIDELITY NATIONAL TITLE AGENCY TR 60,477 -
 S. CAMINO DE OESTE REZONING
 Tax Code(s): 119-45-0210



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Planning & Zoning Hearing: 02/28/18 (scheduled)	Board of Supervisors Hearing: TBA	
	Base Map(s): 17	Map Scale: 1:6,000	

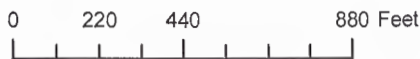
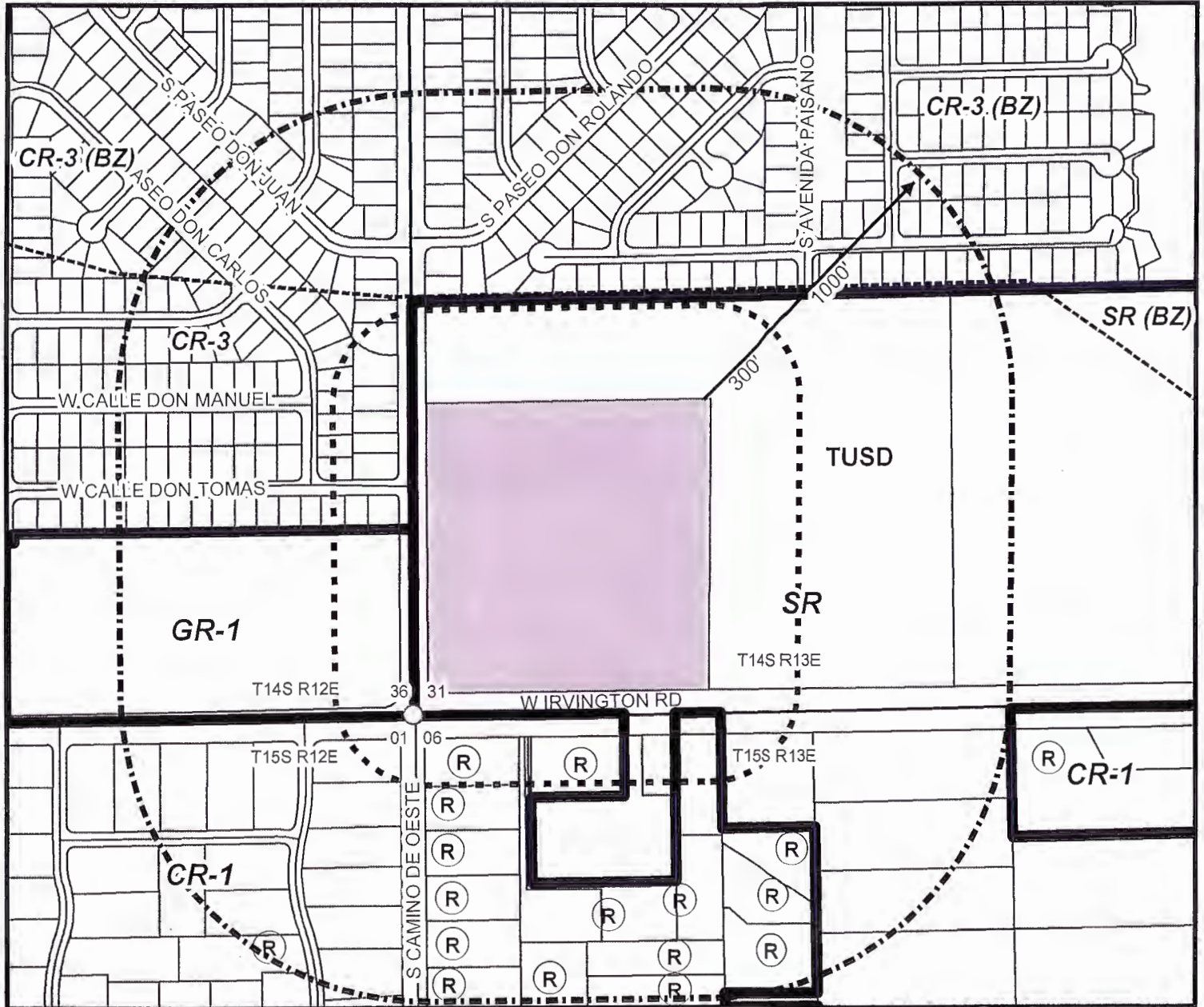
Case #: P17RZ00012

Case Name: FIDELITY NATIONAL TITLE AGENCY TR 60,477

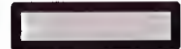
S. CAMINO DE OESTE REZONING

Tax Code(s): 119-45-0210

-  1000' Notification Area
-  300' Notification Area
-  Subject Property
-  Buffer Overlay Zone
-  Zoning Boundary



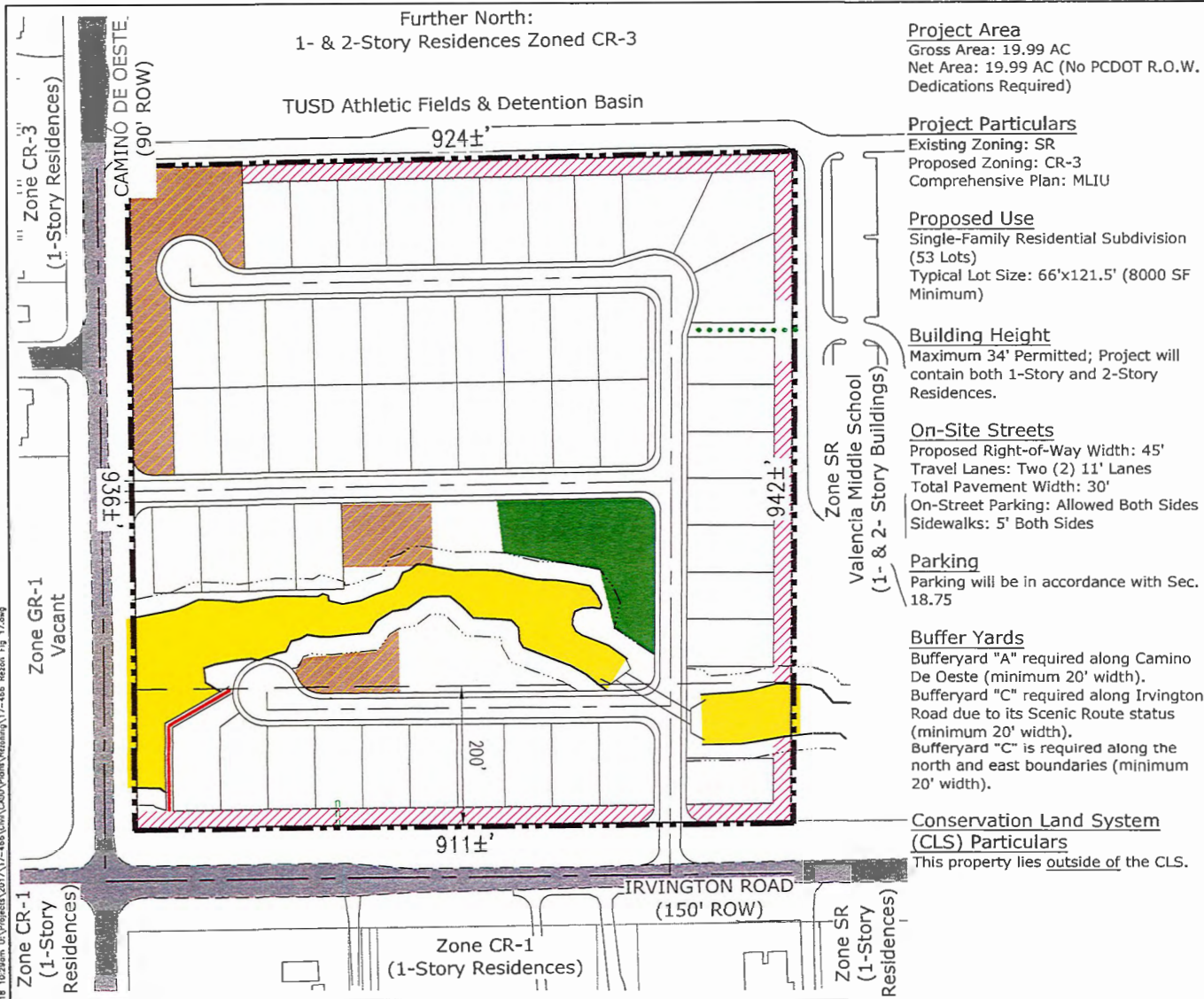
Area of proposed rezoning from SR to CR-3



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

Notes:	
PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10	
Planning & Zoning Hearing: 02/28/18 (scheduled)	Board of Supervisors Hearing: TBA
Base Map(s): 17	Map Scale: 1:6,000
	Map Date: 01/31/2018 - ds





Project Area
 Gross Area: 19.99 AC
 Net Area: 19.99 AC (No PCDOT R.O.W. Dedications Required)

Project Particulars
 Existing Zoning: SR
 Proposed Zoning: CR-3
 Comprehensive Plan: MLIU

Proposed Use
 Single-Family Residential Subdivision
 (53 Lots)
 Typical Lot Size: 66'x121.5' (8000 SF Minimum)

Building Height
 Maximum 34' Permitted; Project will contain both 1-Story and 2-Story Residences.

On-Site Streets
 Proposed Right-of-Way Width: 45'
 Travel Lanes: Two (2) 11' Lanes
 Total Pavement Width: 30'
 On-Street Parking: Allowed Both Sides
 Sidewalks: 5' Both Sides

Parking
 Parking will be in accordance with Sec. 18.75

Buffer Yards
 Bufferyard "A" required along Camino De Oeste (minimum 20' width).
 Bufferyard "C" required along Irvington Road due to its Scenic Route status (minimum 20' width).
 Bufferyard "C" is required along the north and east boundaries (minimum 20' width).

Conservation Land System (CLS) Particulars
 This property lies outside of the CLS.

LEGEND

- Rezoning site
- Detention Basin/Drainage Areas (Landscaped)
- Post-Development Regulatory Floodplains (Natural Area)
- Post-Development Erosion Hazard Setbacks
- New Culvert & Headwall
- Proposed Bank Protection
- Recreation Area
- Pedestrian Linkage to School
- Perimeter Natural Areas, enhanced with salvaged landscape specimens where necessary
- Boundary Dimension
- Existing 5'x35' Trico Electric Easement; no longer active and to be released/abandoned at time of Subdivision Platting.
- Limit of 200' Scenic Routes Setback from Irvington Road; 24' height limit within setback area.

0 150
 Scale: 1"=150'

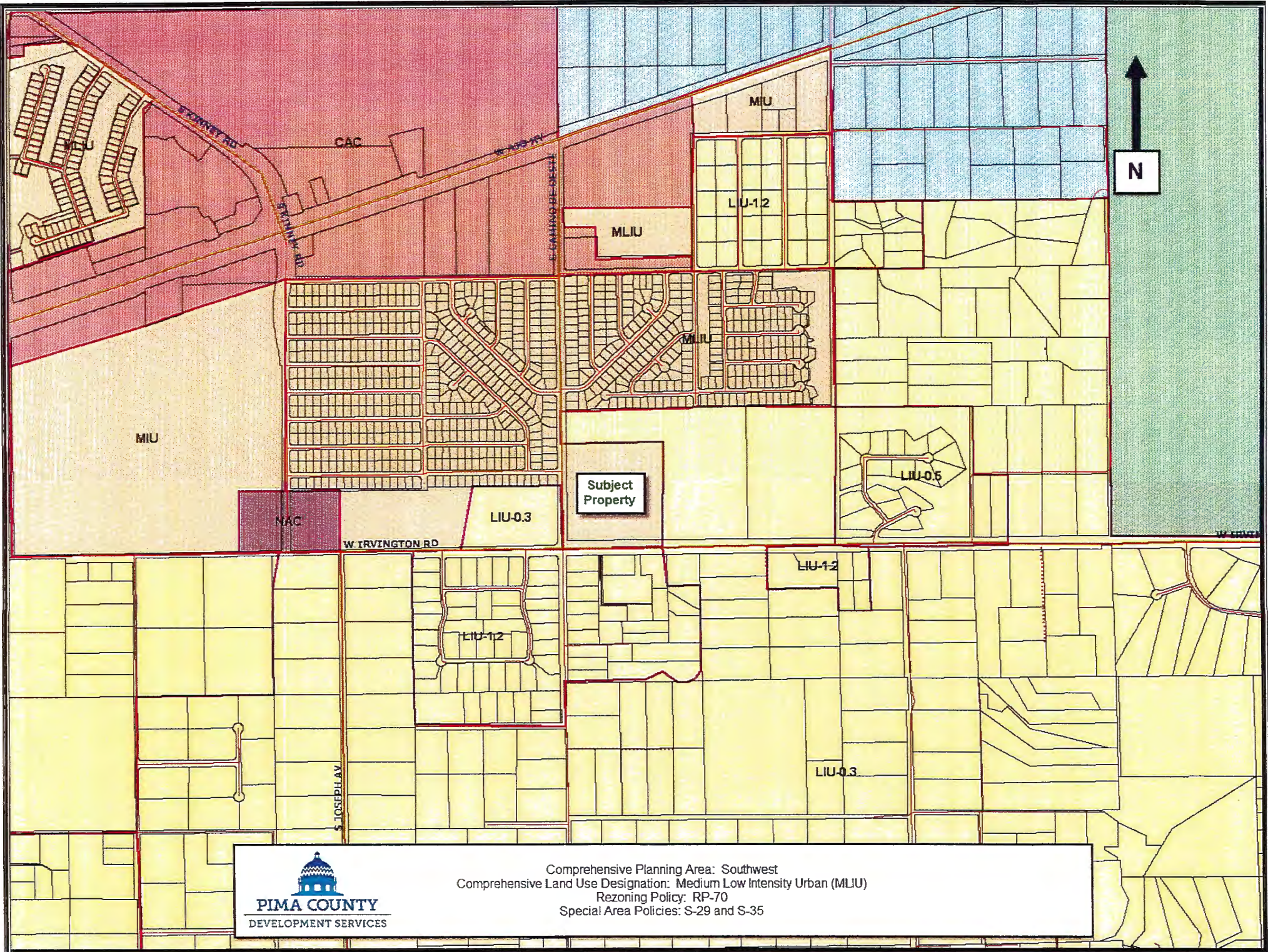
Jim Portner, Agent for Owner
 PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917

Feb 13, 2018 10:28am U:\Projects\2017\17-466\Plan\CD00\Plan\Rezoning\17-466 Rezoning Fig. 17.dwg



RED POINT DEVELOPMENT, INC
 20 ACRE PARCEL @ NORTHEAST CORNER IRVINGTON RD & CAMINO DE OESTE
 (OWNERSHIP: FIDELITY NATIONAL TITLE AGENCY TRUST No. 60,477)
 REZONING: SR TO CR-3

EXHIBIT II-B
 PRELIMINARY DEVELOPMENT PLAN
 PAGE 41



Comprehensive Planning Area: Southwest
 Comprehensive Land Use Designation: Medium Low Intensity Urban (MLIU)
 Rezoning Policy: RP-70
 Special Area Policies: S-29 and S-35



Medium Low Intensity Urban (MLIU)

- a. 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.

- b. Residential Gross Density: Residential gross density shall conform to the following:
 - 1) Minimum – 2.5 RAC
 - 2) Maximum – 5 RAC.

- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements.
 - 1) Minimum – 2.5 RAC
 - 2) Maximum – 4 RAC.

Table SU-1 Land Use Sustainability Goals and Principles

<i>Environment</i>		<i>Economy</i>	<i>Social Well-Being, Opportunity, & Equity</i>
Goal: Develop a land use plan that respects and enhances natural and cultural resources and the built environment.		Goal: Create a diverse, stable and healthy economy.	Goal: Promote a strong community where individuals, families and neighborhoods thrive from generation to generation.
<i>Principles</i>		<i>Principles</i>	<i>Principles</i>
Env-1	Concentrate new growth in designated areas outside of the Conservation Lands System that are in close proximity to existing development, with appropriate buffers where existing residential developments have lower densities.	Econ-1 Strive for a jobs-housing balance.	Soc-1 Ensure effective citizen participation in land use and development decision-making.
Env-2	Build compact, mixed-use communities that are walkable and bicycle-friendly and which offer easy access to employment and amenities.	Econ-2 Attract employers who provide long-term living wage jobs.	Soc-2 Provide community-based access to quality health care, education, government, and retail services for all residents.
Env-3	Increase transportation choice and provide public transit opportunities through integrated land use and transportation planning	Econ-3 Provide access to job training and higher education opportunities for all residents.	Soc-3 Provide a mix of housing types for all income levels.
Env-4	Protect the health and ecology of the Sonoran Desert by preserving wildlife habitat and maintaining and enhancing habitat connectivity.	Econ-4 Promote a diverse range of economic opportunities for all segments of the community.	Soc-4 Encourage new development projects to include an affordable housing component and home buyer education programs.
Env-5	Maintain and protect important riparian areas (defined by both CLS IRA and RT designations) and their associated uplands in a natural state.	Econ-5 Build upon existing community strengths and amenities to attract desirable and environmentally-friendly employers and industries.	Soc-5 Create and maintain safe neighborhoods.
Env-6	Promote the sustainable use of water resources and maintain the health of natural hydrologic processes and functions where warranted.	Econ-6 Support the development of telecommunications services and infrastructure to reduce travel demand, remove barriers to job location, and support a modern economy.	Soc-6 Promote the use of open space lands for pocket parks, public plazas, community gardens, and other community gathering places.
Env-7	Make efficient use of land and materials to reduce undesirable emissions and waste.		Soc-7 Provide diverse recreational opportunities for people of all ages.
Env-8	Protect cultural resources and lands of cultural significance.		Soc-8 Provide pedestrian and bicycle trails that connect neighborhoods to optimally located amenities, services, and public open spaces.
Env-9	Promote community-supported and recreational agricultural opportunities on lands uniquely suited for such use and strengthen networks for local food production.		Soc-9 Ensure land use and infrastructure decisions fairly treat all segments of the community, and that public amenities are distributed throughout the community.
Env-10	Promote energy conservation and efficiencies, and encourage the use of renewable energy sources.		Soc-10 Foster a "spirit of place" that respects cultural heritage and traditions, and celebrates our richness and diversity as a community.
Env-11	Support "green building" concepts and programs for residential, commercial and industrial buildings and developments.		Soc-11 Build partnerships with local municipalities, state and federal governments, and other organizations in order to achieve more complete communities.
Env-12	Foster a "sense of place" in the built environment through an understanding of historic and cultural context, environmentally-sensitive site planning, and excellence in design.		



PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESSES
LOCAL ADVICE & COUNSEL

10836 E. Avenida Lane
Tucson, Arizona 85749-9460
520-850-0917
jportner@projectsintl.com
www.projectsintl.com

FROM: Jim Portner, Projects International, Inc.
DATE: January 31, 2018
RE: **Invitation to Attend a Neighborhood Meeting Regarding a Proposed Rezoning
20 Acres at the Northeast Corner of Irvington Road @ Camino de Oeste
Pima County Rezoning Case No. P17RZ00012**

You have received this information because you own property, or are a representative of a nearby homeowners' association, within 1000' of a request that we have filed with Pima County to rezone the twenty acres of vacant land at the northeast corner of Irvington Road and Camino de Oeste. The property adjoins the Valencia Middle School campus, which wraps around it on both its north and east sides.

I am the project manager for the rezoning effort, which is a request for CR-3 zoning to build fifty-three (53) single-family detached homes. This proposal is in conformance with the minimum-density requirements of the Pima County comprehensive plan (known as "Pima Prospers"), which has designated the property for *Medium-Low Intensity Urban (MLIU)* development.

The proposed homes will be similar in style and character to those neighborhoods located further to the north, which are in the same *MLIU* comprehensive plan category, although our proposed project density is less than theirs. There is an existing natural drainage channel that flows through the property and we are preserving the majority of it and its associated floodplain in their natural state. The project will also have a landscaped perimeter buffer surrounding the entire development so that all of the new lots are set back from the overall project boundary. It will also feature its own private recreation facility and walking trails for the residents.

The rezoning process requires approximately five months to complete. If successful, it would then be followed by final subdivision engineering and platting, which requires an additional 9-12 months. With all of the required regulatory and permitting processes involved, any grading or physical construction on the property would likely not commence until mid-2019, with occupied residences not being in place until 2020.

We have scheduled a neighborhood meeting on this rezoning application to provide a forum for your comments and for answering your questions. The meeting will take place as follows:

Tuesday, February 13, 2018
6:15 PM to 7:45 PM
Valencia Middle School – School Cafeteria
4400 W. Irvington Road (approximately ¼ mile east of Camino de Oeste)
Tucson, AZ 85746

Enclosed you will find a *Fact Sheet*, as well as a copy of the County-required *Preliminary Development Plan (PDP)* that accompanies our current rezoning application. This provides a schematic concept of the development program for the property and indicates the various components comprising the project.

Please be advised that, in addition to our above neighborhood meeting, a public hearing on this item will occur before the Pima County Planning & Zoning Commission on February 28, 2018. You will receive a separate notice on the hearing directly from Pima County for this hearing. After that, a second public hearing will be scheduled before the Board of Supervisors, who will make the ultimate decision on this rezoning application.

I encourage you to attend the above neighborhood meeting or to, alternatively, call or email me with any questions you might have. My cell phone number is 850.0917 and my email is jportner@projectsintl.com.

Note: This mailing has been sent to a list of surrounding property owners that was generated using Pima County property-ownership information 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 a 20-Acre Property Northeast Corner of Irvington Road @ Camino de Oeste Pima County Rezoning Case No. P17RZ00012

- **Property Location:** the immediate northeast corner of Irvington Road and Camino de Oeste.
- **Property Size:** twenty (20) acres.
- **Existing Comprehensive Plan Designation:** *Medium-Low Intensity Urban (MLIU)*, which encourages residential densities of up to 5 RAC (residences per acre). The proposed subdivision is less than that, at 2.65 RAC, just barely satisfying the minimum density required.
- **Existing Use of the Property:** the property is vacant; there is some disturbance from pedestrian trails and unauthorized activity on the site.
- **Proposed Use of the Property:** a residential subdivision with fifty-three (53) single-family, detached residences; both one-story and two-story homes in response to market preferences.
- **Existing/Proposed Zoning:** Existing zoning: SR (Suburban Ranch); proposed zoning: CR-3.
- **Zoning and Use of Surrounding/Adjacent Properties:** Developed residential subdivisions adjoin the property to the northwest (Tucson Mountain Village I & II) and further to the north (Mountain Village Estates II, Westview Pointe). To the southwest are the Millstone Manor and Sage Creek subdivisions. To the south are unsubdivided residential properties. Valencia Middle School abuts the rezoning site to the immediate north and east.
- **Consistency of Requested Zoning with that of the Surrounding Properties:** The existing zoning of the subdivisions to the northwest and north is CR-3, which is the same as that being requested in this rezoning. The Sage Creek subdivision to the southwest is zoned CR-1 and Millstone Manor (further to the southwest) is zoned SR. Both of these subdivisions, however, are located within areas designed as *Low Intensity Urban (LIU)* by the comprehensive plan.
- **Impact on Traffic, Drainage:** Fifty-two single family residences generate a comparatively small amount of new vehicular trips compared to the existing residences that already exist in the surrounding area. These new trips will be equally split between Irvington Road and Camino de Oeste. With respect to drainage, there will be no downstream impacts to other properties. The existing wash flowing through the property will be almost entirely (except for one street crossing) preserved in its natural state.
- **Public Process:** A public hearing will be held on the matter before the Planning & Zoning (P&Z) Commission on February 28, 2018. You will receive a separate notice for this hearing directly from Pima County. A Board of Supervisors (BOS) meeting will be scheduled following the P&Z hearing. The BOS will make the final decision on this rezoning.
- **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. If you are unable to attend our neighborhood meeting on February 13, 2018, I am glad to meet with you personally at your convenience.

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 other elements of this information packet.

Neighborhood Meeting Summary

Rezoning Case No. P17RZ00012 Fidelity National Title Trust No. 60,477 – Camino de Oeste Rezoning NEC Irvington Road @ Camino de Oeste

Meeting Date & Time: Tuesday, February 13, 2018; the meeting was scheduled for a start time of 6:15 PM and commenced at 6:18 PM.

Location: Valencia Middle School, Cafeteria/Multipurpose Room, 4400 W. Irvington Road

Meeting Invitation & Mailing: All properties within 1000' of the site (251 in number) were mailed the following: 1) an invitation & explanatory cover letter; 2) a Fact Sheet further detailing the rezoning application; 3) a color copy of the proposed rezoning *Preliminary Development Plan (PDP)* as contained in the project Site Analysis.

Attendance: Six (6) individuals (representing 6 properties) attended the meeting, accounting for slightly more than 2% of the properties that were noticed.

Synopsis: Jim Portner, as applicant and representative of the property owner, welcomed the attendees and made a presentation using exhibit boards showing the surrounding context of the property, the *Pima Prospers* land-use designations in force, the proposed concept plan (*Preliminary Development Plan*) accompanying the rezoning, and a larger-scale aerial photo that visually inserted the proposed subdivision into the existing framework of residential development already in place throughout the area. In closing his presentation, he outlined the anticipated process and timeline for the rezoning, including the public hearings that would be held before the Planning & Zoning Commission and the Board of Supervisors. Following all of the above, the meeting was thrown open for a general discussion and questions.

Neighborhood Comments: Those in attendance were well-spoken and respectful, despite the fact that there was little enthusiasm that the subject property was being developed. The following specific issues were raised and discussed:

- *Appropriateness (or Lack Thereof) of the Proposed Subdivision Density.* Several in attendance voiced the opinion that the proposed density should be less and should be more consistent with that south of Irvington Road or of the Sage Creek subdivision (a CR-1 neighborhood) located at the southwest corner of Irvington @ Camino de Oeste. Portner reiterated the prescribed density range of the *Medium-Low Intensity Urban (MLIU)* category of 2.5-5.0 RAC and indicated that the proposed subdivision was on the low end of that range, thereby providing a transition from the 3.5 to 4 RAC subdivisions that exist further to the north.
- *Scenic Route Restrictions; One-Story versus Two-Story Homes.* One of the attendees asserted that Irvington Road was a designated scenic route and inquired as to the manner in which this affected the proposed rezoning site. Portner explained that the Scenic Route regs mandate a 200' zone along Irvington Road, within which the building heights were limited to no more than 24'. He indicated that, for all intents and purposes, this meant that the entire row of homes along Irvington Road would likely be one-story, given the difficulty of accomplishing two legitimate stories within that maximum height. He explained that, as far as the remainder of the property was concerned, it was the developer's desire to be able to do two stories on the balance of the site based upon individual home buyer preferences.

- *Price of the Proposed Homes.* Portner explained that he could not and would not give projected prices, given that it would be nearly two years before the homes were actually brought to market. He did state, however, that they would be similar in type and character to the DR Horton and Richmond American homes located to the north and would be priced accordingly to fit into that market niche.
- *Affect on Existing Property Values and Taxes.* Portner explained that he would not even try to estimate specific numbers, but asserted that property values generally rise in an area, such as this, that is experience development pressure. Accordingly, he projected that property taxes would also generally rise based upon those increased property values.
- *Timing and Duration of Future Construction.* Given the rezoning and subsequent permitting processes involved, Portner indicated that it would likely be nearly two years before actual homes were under construction. He indicated that the total build-out of the subdivision would be market-driven phenomenon based absorption, but that it was not unreasonable to expect the proposed 53 homes could be absorbed in eighteen months or so. One attendee asked what would happen if a recession occurred; Portner explained that this would lengthen market absorption and extend the duration of home construction.
- *Traffic Issues on Irvington Road, Camino de Oeste, and Throughout the Surrounding Area.* All in attendance were unanimous in their concern as to the generally high traffic volumes they see in the area, as well as the congestion that occurs at the Irvington/Camino de Oeste intersection and the Camino de Oeste/Ajo Highway intersection further north. They all agreed that the proposed subdivision would only worsen an already bad situation. Portner recognized their observations, but did attempt to also explain the situation in terms of technical data gathered by Pima County DOT, which indicates that both Irvington Road and Camino de Oeste are operating well below their respective capacities. He also mentioned that both streets were identified for repaving in the next few years per DOT's long-term maintenance program. Nonetheless, the attendees were not persuaded and persisted in their position that the existing traffic issues deserve more immediate attention.
- *Drainage and Downstream Impacts.* A concern with worsening downstream drainage conditions was expressed. Portner explained that Pima County Flood Control ordinances place the site in a "critical basin", thereby requiring that we reduce flows in the post-development condition by at least 10% over the existing condition. In this respect, the proposed project will serve to help reduce downstream impacts.
- *School-related Traffic, both Buses and Pedestrian.* It was mentioned that the school bus traffic from Valencia Middle School further contributed to the general traffic congestion, and that many students walked along Irvington and Camino de Oeste, thus constituting a safety hazard. Portner indicated that the proposed design of the project includes a direct pedestrian connection to and from the school campus.
- *General Opposition by Sage Creek Residents.* The majority of attendees at the meeting were from Sage Creek, the CR-1 subdivision located at the southwest corner of Irvington Road and Camino de Oeste. The vice-president of their HOA was one of the attendees and he stated that his neighbors were all generally in opposition to this rezoning request.

After all of the above, the main meeting essentially concluded at approximately 7:20 PM, with some individuals remaining another 30 minutes for individual, informal discussions that were completed by 7:50 PM.

Sign-In Sheet

Full-Notice Neighborhood Meeting

P17RZ00012 – Fidelity National Title Trust No. 60,477 – NEC Irvington Road @ Camino de Oeste

February 13, 2018 -- 6:15 PM to 7:45 PM

Valencia Middle School Cafeteria/Multipurpose Room

Name	Street Address	Phone Number	Email Address
STEVE SHOFFSTALL	4710 W. CALLE DON TOMAS	(520) 578-1395	sgtshoffstall@hotmail.com
ERICIS RAMIREZ (VICE PRES SAGE CREEK)	4924 W. WILDMAREN	520 908 9214	ERAM007@HOTMAIL.COM
Sue Gagnon	4947 S Cat Mountain	719 337 4373	Suecanyon@gmail.com
Pete Morales	4746 W. River Horse Ln	520 269 8695	pmorales1220@gmail.com
Marcellina Rojas	4575 W. Irvington Rd	(520) 230-1198	viccleila76@gmail.com
Susy Morales	4746 W. River Horse Ln	520-481-4964	Susy_morales@hotmail.com

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: BMV
DEPUTY RECORDER
1985 PE7

P0230
PIMA CO CLERK OF THE BOARD
PICKUP



DOCKET: 12698
PAGE: 2436
NO. OF PAGES: 2
SEQUENCE: 20052390472
12/12/2005
RES 15:38
PICKUP
AMOUNT PAID \$ 0.00

RESOLUTION NO. 2005-301

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 20 ACRES IN SECTION 31 OF TOWNSHIP 14 SOUTH, RANGE 12 EAST, IN THE SOUTHWEST SUBREGION.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Southwest Subregion, is hereby amended to change the planned land use intensity category for approximately 20 acres, as referenced in Co7-05-21 Roadrunner Associates - W. Irvington Road Plan Amendment, located on the northeast corner of W. Irvington Road and N. Camino de Oeste, in Section 31, T14S, R13E, as shown on the map attached hereto as Exhibit A and incorporated herein by this reference, from Low Intensity Urban 0.3 (LIU-0.3) to Medium Intensity Urban (MIU).

Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Policies are hereby amended to include the subject site with the following Special Area Policy:

The site shall be surveyed for Pima pineapple cactus prior to the submittal of any rezoning request, unless the Pima County Development Services Department is provided with information from the U.S. Fish & Wildlife Service, which indicates a site survey is not necessary.

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this resolution.

Section 4. This Resolution shall become effective 31 days from the date of adoption.

PASSED AND ADOPTED this 6th day of December, 2005, by the Board of Supervisors of Pima County, Arizona.

ATTEST:

Clerk, Board of Supervisors

APPROVED AS TO FORM:

Deputy County Attorney

BOARD OF SUPERVISORS

Chair, Board of Supervisors DEC 6 2005

APPROVED:

Executive Secretary
Planning and Zoning Commission

CLERK OF SUPERVISORS

7


03391-05

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Map

Exhibit 'A'



Tax Code: 119-45-0210	Co7-05-21 ROADRUNNER ASSOCIATES - W. IRVINGTON ROAD PLAN AMENDMENT Amend from Low Intensity Urban 0.3 (LIU-0.3) to Medium Intensity Urban (MIU)	Northeast corner of W. Irvington Road and N. Camino de Oeste				
	<p style="text-align: center;">Southwest Subregion</p> <table border="1" style="width: 100%;"> <tr> <td data-bbox="375 1791 967 1829">P&Z Hearing Date: August 31, 2005</td> <td data-bbox="967 1791 1271 1829">Scale: 1:4,000</td> </tr> <tr> <td data-bbox="375 1829 967 1875">BOS Hearing Date: October 18, 2005</td> <td data-bbox="967 1829 1271 1875">Date: October 19, 2005</td> </tr> </table>		P&Z Hearing Date: August 31, 2005	Scale: 1:4,000	BOS Hearing Date: October 18, 2005	Date: October 19, 2005
P&Z Hearing Date: August 31, 2005	Scale: 1:4,000					
BOS Hearing Date: October 18, 2005	Date: October 19, 2005					

JANE GUNN

Mark Holden

From: noreply@server.mailjol.net on behalf of allForms <noreply@server.mailjol.net>
Sent: Thursday, December 14, 2017 7:52 PM
To: DSD Planning
Subject: Application For Rezoning or Specific Plan
Attachments: 10695018.zip

Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip or 7-Zip to view or extract the files. Make sure you do a virus scan before trying to access these files on your system.

Download (<http://allforms.mailjol.net/file.php?id=6f6ae9da-10695018-c6a2058e>)

Form Results

Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<*
Owner Name	Fidelity National Trust Agency Trust No. 60,477
Owner Address	6425 E. Broadway Boulevard, Suit 180
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85710
Owner Phone	520-751-2970
Owner_Email	mhill@fnf.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	520-850-0917
Applicant_Email	jportner@projectsintl.com
Property Address	none assigned
Property Parcel Number	119-45-0120
Property Acreage	19.99
Property Present Zone	SR
Property Proposed Zone	CR-3
Policies	MLIU, RP-70, SAP S-29, SAP S-35

FTP-Link	https://www.dropbox.com/s/qs5f4m6s1wc3n9c/Site%20Analysis.NEC%20Irvington%20%40%20Camino%20de%20Oeste.
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 application.)
Application Date	14-Dec-2017
More information about this submission and submitter	
Submission ID	10695018
Date & Time	14th Dec 2017 7:51 PM
Form Location	http://web1.pima.gov/applications/rezoning/
IP Address	67.1.42.159
Browser info	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_10_5) AppleWebKit/603.3.8 (KHTML, like Gecko) Version/10.1.2 Safari/603
Predicted Country	United States

FIDELITY NATIONAL TITLE AGENCY, INC.
6245 E. BROADWAY, SUITE 180
TUCSON, ARIZONA 85710
PHONE NUMBER (520)-751-2970
FAX NUMBER (520)-290-2392
E-MAIL ADDRESS mhill@fnf.com

November 15, 2017

Mr. Chris Poirier, Planning Official
Pima County Department of Development Services
Planning Division
201 N. Stone Ave., 2nd Floor
Tucson, Arizona 85701

Re: Letter of Authorization & Ownership Disclosure/Rezoning Application – NEC
Irvington Road @ Camino De Oeste

Dear Mr. Poirier:

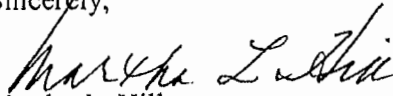
Fidelity National Title Agency, Inc. Trust 60,477 as owner for the property known as Assessor's Tax Parcel 119-45-0210, hereby authorizes Jim Portner of Projects International, Inc. to represent us as the applicant and/or agent in the rezoning of the property referenced above.

In the interests of disclosure, the beneficiaries of Fidelity National Title Trust 60,477 are as follows:

Edward Louie	Lionel A. Waxman
Michael K. Leung	Richard N. Davies
Barbara H. Chang	G. Lawrence Schubart
Daniel K. Leung	Jamie P. Gutierrez
Lawrence C. Leung	Earl E. Waxman
Choi F. Lee	John C. Gabroy

Please let me know if you need anything further.

Sincerely,


Martha L. Hill
Trust Officer for
Fidelity National Title Agency Inc.