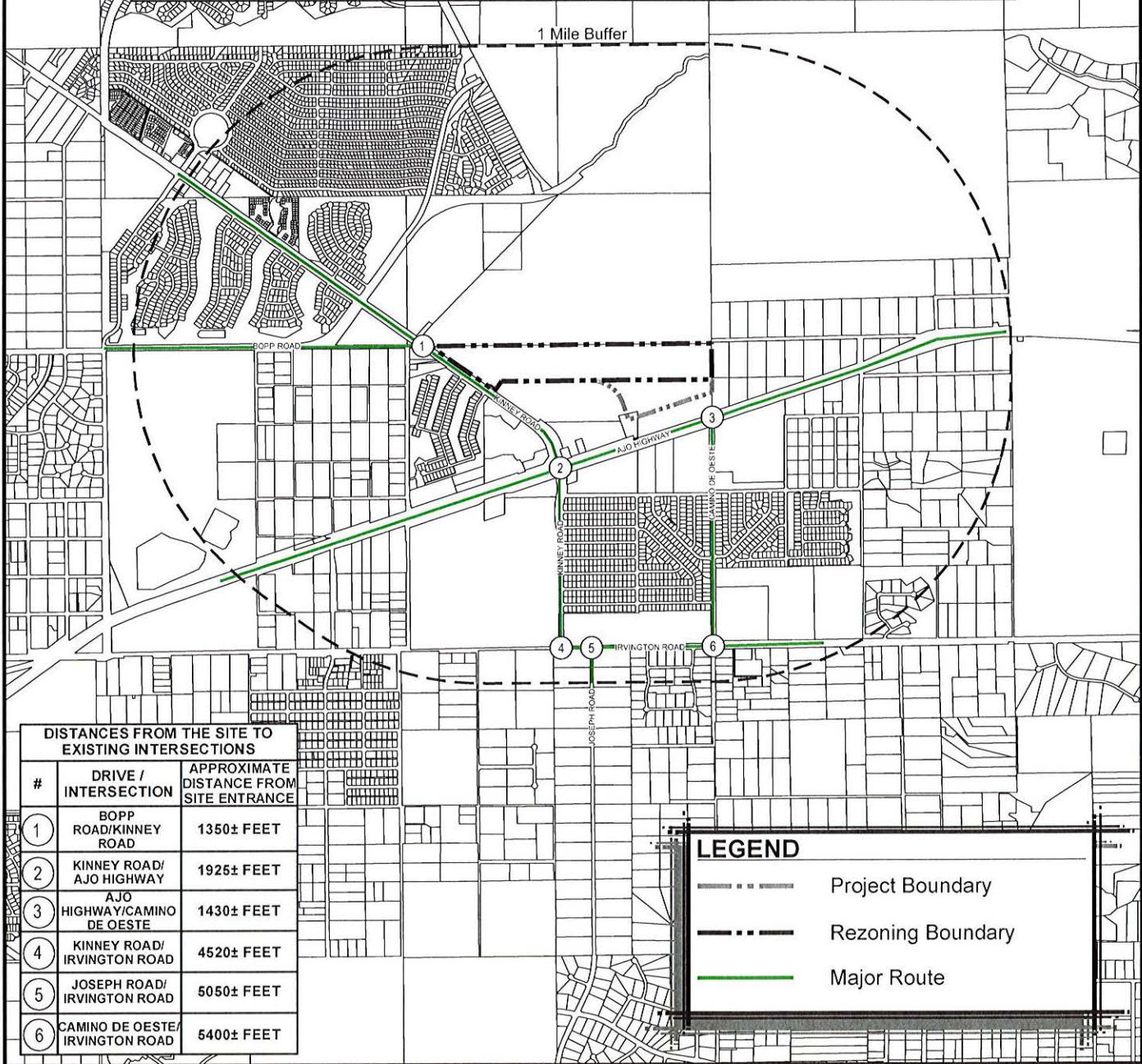


MAJOR ROUTE	EXISTING R.O.W.	TRAVEL LANES	POSTED SPEED	PRESENT ADT	CAPACITY ADT	BICYCLE LANE / SIDEWALK	IMPROVEMENTS TO BE COMPLETED
KINNEY ROAD	150'	2	45 MPH	6,151	16,000	YES / NO	NONE SCHEDULED
AJO HIGHWAY	200'	4	55 MPH	23,975	39,800	YES / NO	NONE SCHEDULED
IRVINGTON ROAD	45' - 100'	2	45 MPH	7,407	NA	NO / NO	NONE SCHEDULED
BOPP ROAD	100'	2	45 MPH	5,846	NA	NO / NO	NONE SCHEDULED
JOSEPH AVENUE	60'	2	45 MPH	3,828	NA	NO / NO	NONE SCHEDULED
CAMINO DE OESTE	80'	2	35 MPH	4,042	13,122	NO / NO	NONE SCHEDULED



DISTANCES FROM THE SITE TO EXISTING INTERSECTIONS		
#	DRIVE / INTERSECTION	APPROXIMATE DISTANCE FROM SITE ENTRANCE
1	BOPP ROAD/KINNEY ROAD	1350± FEET
2	KINNEY ROAD/AJO HIGHWAY	1925± FEET
3	HIGHWAY/CAMINO DE OESTE	1430± FEET
4	KINNEY ROAD/IRVINGTON ROAD	4520± FEET
5	JOSEPH ROAD/IRVINGTON ROAD	5050± FEET
6	CAMINO DE OESTE/IRVINGTON ROAD	5400± FEET

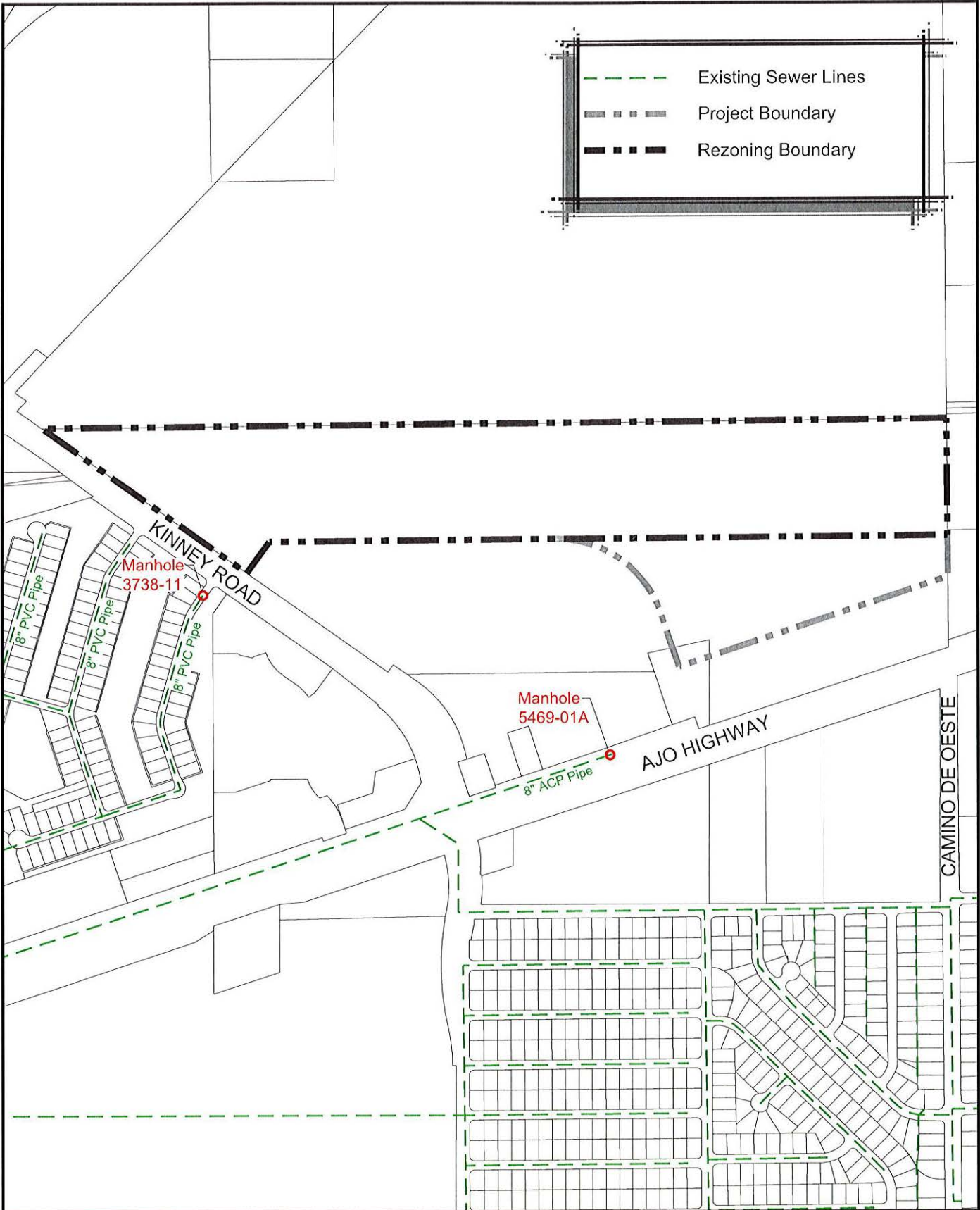
LEGEND




- Project Boundary
- Rezoning Boundary
- Major Route

**Exhibit I-E-1
Transportation**

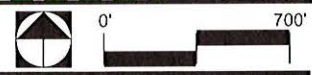


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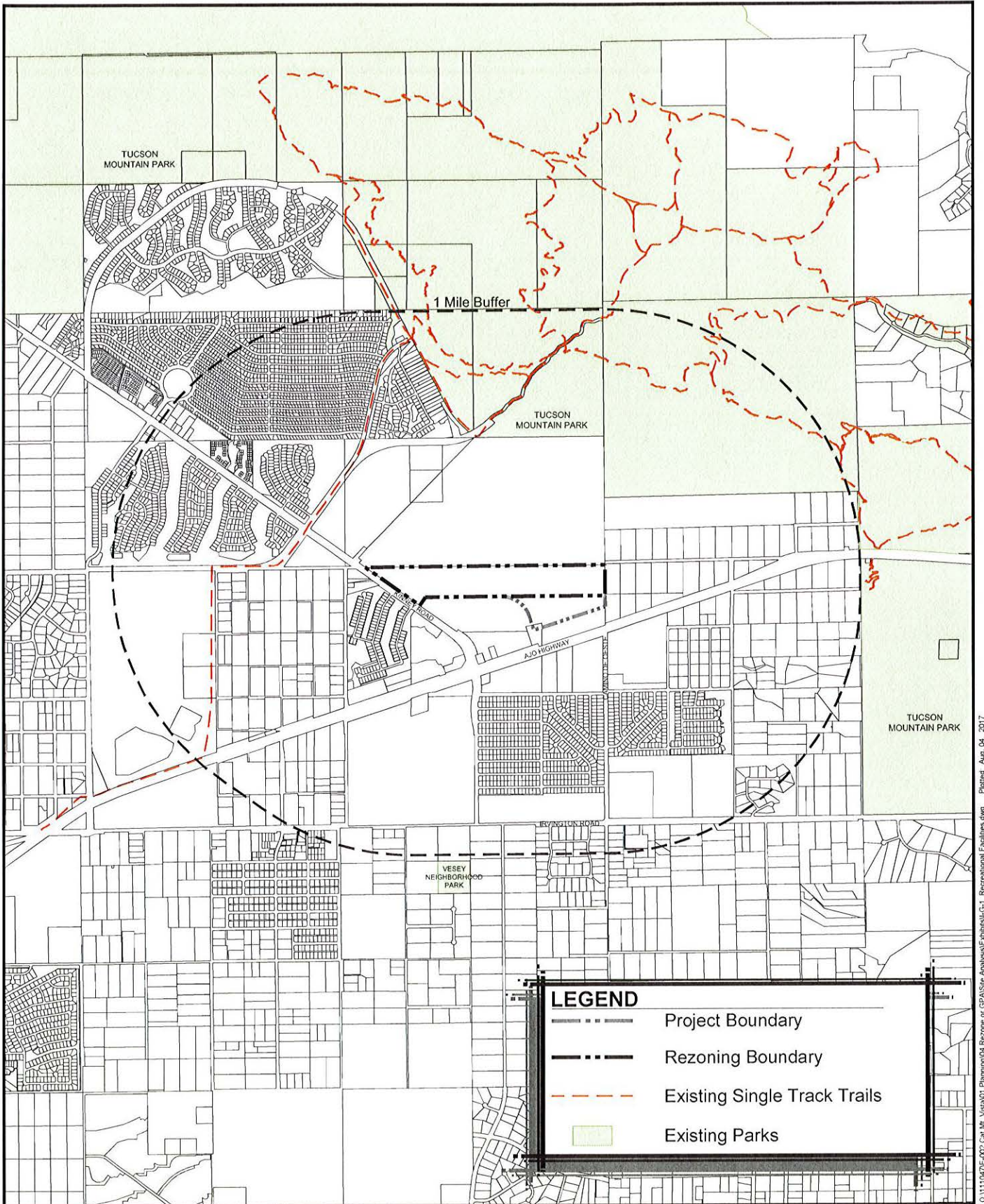


	Existing Sewer Lines
	Project Boundary
	Rezoning Boundary

**Exhibit I-F-1
Existing Public Sewer**



O:\111047-E-002 Cat Mt. Vista\01 Planning\04 Rezoning or GPAS\Site Analysis\Exhibit I-F-1 Public Sewer.dwg Plotted: Jan. 26, 2018



0:111047-E-002 Cat Mt. Vista01 Planning04 Rezoning or GPASite Analysis\Exhibits\C-1 Recreational Facilities.dwg Plotted Aug 04, 2017

**Exhibit I-G-1
Recreational Facilities**





© 111047-E-002 Cat M. Vista01 Planning04 Rezoning or GPALSite Analysis/Exhibit I-1 Composite.dwg Plotted: Mar. 15, 2018

**Exhibit I-I-1
Composite Map**



Part II – Land Use Proposal

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A. Project Overview

The Preliminary Development Plan is included in this document as Exhibit II-B-1: Preliminary Development Plan. In accordance with Section 18.91.030E of the Pima County Zoning Code, the Preliminary Development Plan shows the property boundary and dimensions, internal circulation, adjacent public rights-of-way, existing easements and adjoining vacant and developed properties.

1. Proposed Zoning Boundaries

Please Refer to Exhibit II-A-1: Proposed Zoning Boundary Map.

2. Project Description

a) Characteristics of the Proposed Development:

- The overall Cat Mountain Vista project consists of 82.7± acres.
- 65± acres of the 82.7± acre project is being rezoned from GR-1 to TR.
- The vision is to develop a portion of the rezoning area as a cohesive single family residential development, and to preserve the northern portion of the project site as natural open space.
- The proposed development is located within the Buffer Overlay Zone ordinance (BOZO) area. A BOZO exception was approved by the Pima County Design Review Committee on June 1, 2017 subject to special conditions.
- The project site subject to the rezoning will include 44% natural open space and the overall residential area will have a minimum of 35% natural open space.
- The project will meet CLS conservation guidelines.
- The property will be governed by an HOA.

- b) This project is the best design for the property. Currently, a majority of the site is vacant land with 13± acres of the western portion being used for material processing and 9± acres of cleared area with manufactured homes and livestock corral area. This proposal will allow the land to be used to help meet market demand for detached single family residences in the area. At the same time, the project will preserve the most environmentally sensitive areas of the site. The proposed improvements are designed to reduce predevelopment flows and minimize impact to the natural condition. The project does not propose to use armored slopes and is designed in such a way to protect the proposed homes with minimum impact to the existing natural condition.

This project, with its proposed land use intensity and density will work with and enhance the surrounding neighborhoods. The proposed development will feature residential densities commensurate with the existing neighborhoods surrounding the project, including Shadow Mountain Ranch, Tucson Mountain Sanctuary, and Tucson Mountain Village I & II.

- c) The designated Comprehensive Plan land use is Community Activity Center (CAC) which calls for medium and higher intensity mixed-use districts. The proposed project will conform to this designation by providing medium density housing which will be complemented by the commercial uses immediately to the south.

The rezoning conforms to the rezoning and special area policies:

- Special Area Policy S-29, Southwestern Infrastructure Plan (SWIP): In accordance with this Special Area Policy, the proposed development will be planned in accordance to the guidelines outlined in the Southwest Infrastructure Plan (SWIP).
 - Special Area Policy S-35, Retail Enhancement Contribution Area: The proposed development is located within the Retail Enhancement Contribution Area (SW). This policy does not apply to the proposed residential development.
 - Rezoning Policy (RP-21): In accordance with this rezoning policy, the proposed development will only include non-retail uses.
- d) How the proposed project addresses neighbors’ concerns.

Neighboring property owners were notified of the June 1, 2017 Design Review Committee Hearing where the Buffer Overlay Zone Ordinance (BOZO) exception was approved. Several neighbors attended. One neighbor to the east of the project area questioned whether the project will affect access to his property, which it will not have any impact.

One neighborhood meeting was held for this project on October 30, 2017. There were eighteen attendees from the 1,000 foot notification area. The project was generally well-received by the attendees; however, they did have concerns regarding the existing vehicular circulation at the intersection of Camino de Oeste and Ajo Way and the Transportation Department’s recommendation to make the connection. There were concerns that traffic would use this road as a shortcut to bypass the intersection of Ajo Way and Kinney Road.

- e) The site is currently vacant but has been used in the past for illegal dumping activities. Development on this property will permit homes to be arranged in such a way that viewsheds from surrounding properties will be minimally impacted. In addition, the development of this property will include a large natural open space area along the northern project boundary and bufferyards along adjacent streets to preserve visual corridors of Cat Mountain.
- f) The project contributes to the following principles of smart growth:

Preserve Open Space...Natural Beauty and Critical Environmental Areas

The project complies with the June 1st 2017 DRC decision which requires the preservation of 44% natural open space in the rezoning portion of the site. Additionally, the project will preserve 100 percent of the CLS designated Multiple Use Management Area.

Foster Distinctive, Attractive Communities with a Strong Sense of Place

The proposed neighborhood will be designed and developed in concert with the natural environment and local climate. The development will preserve an abundant amount of natural open space, embrace the Sonoran Desert environment and enable its residents to respectfully live alongside of it.

The project will not prevent the establishment of solar systems, and will provide optimum orientation of the residences to the greatest extent feasible.

3. Compliance with Zoning Code

This project will comply with Title 18, Zoning, of the Pima County Code of Ordinances.

B. Preliminary Development Plan

1. Preliminary Development Plan

Please Refer to Exhibit II-B-1: Preliminary Development Plan.

2. Preliminary Development Plan Support Data

a) Estimated Floor Area of Commercial and Industrial Structures:

Commercial structures are not part of this rezoning.

b) Building height and Lot Sizes:

Per County Code the maximum building height permitted in zone TR is 34'. The lot size will be 45'x120'.

c) Total number of dwelling units:

The total single-family residential dwelling units for the overall project will be 207.

d) Maximum and minimum residential density of each planning unit.

The net residential density of the rezoning portion of the site is 6.8 dwelling units/ acre excluding the revegetated areas and areas considered to have environmental site constraints.

The net residential density of the overall residential project area is 7.0 dwelling units/ acre excluding the revegetated areas and areas considered to have environmental site constraints.

e) Type of landscaping:

Landscaping will comply with Chapter 18.73 of the Pima County Code.

f) Acreage and description of natural and functional open space and recreation areas.

The Pima County Design Review Committee (DRC) has approved an exception to the Buffer Overlay Zone Ordinance (BOZO). The June 1st 2017 DRC decision requires 28.6± acres or 44% natural open space in the rezoning portion of the site and 0% in the remaining portion of the project site. This equates to approximately 35% natural open space within the overall project site. Additionally, in accordance with the DRC recommendation, the existing disturbed areas on site will be utilized for development.

Functional open space will be utilized to meet the 44% natural open space requirement and will be credited per Pima County Code Title 18 Section 18.67.050.L. The project will meet the 2.1± acre recreation area minimum code requirement for the development of 207 lots.

g) Other information:

None.

C. Topography and Grading

1. Development/Mitigation on Steep Slopes

No slopes 15% or greater are present on site.

2. Natural Areas Under HDZ

Not Applicable.

3. Disturbed, Revegetated, Natural Areas

Please Refer to Exhibit II-C-3: Site Disturbance.

4. Changes to Natural Grade

The project is designed to limit impacts to the property from exceeding what is necessary to allow for the proposed development. Areas disturbed as a result of the development will be revegetated as a necessary. The maximum change in natural elevation resulting from grading is to be determined during the platting process.

D. Hydrology

1. Post-Development On-Site Hydrology

Please Refer to Exhibit II-D-1: Post-Development On-Site Hydrology.

2. Preliminary Integrated Water Management Plan

Please refer to Appendix B

3. Proposed Hydrology

- a) Stormwater flows of significance will be conveyed through the site utilizing a combination of channelization and preservation of natural drainage areas to minimize the amount of disturbance on the site. Changes or disturbances to the washes are proposed in areas where necessary. The development will retain the incremental increase of stormwater volumes onsite through water harvesting and a series of drainage basins. The development minimizes wash crossings where possible.
- b) Due to the relatively flat, alluvial nature of the site, the 100-year floodplains create wide and shallow floodplains. Encroachment into the floodplain is necessary for the site to be developed. The proposal includes relatively small lot sizes and preserves 44% natural open space in the rezoning area and reduces encroachment where possible.
- c) For table of concentration points, *Please refer to tables on Exhibit I-C-2: Onsite Hydrology and Exhibit II-D-1: Post-Development On-Site Hydrology.*
- d) The project will utilize detention basins within the development to mitigate for increases in stormwater created by the development. Culverts will be located in areas of critical wash crossings. The lots are configured in such a way that allow storm water flows of significance to be conveyed naturally or channelized through the site in the present locations. Basins will be sized to reduce predevelopment flows by 10%. *Please refer to Exhibit II-D-1: Post-Development On-Site Hydrology* for location of engineering and design features that will be used to mitigate drainage and erosion problems.
- e) Overall, the development will not have a negative effect on the drainage pattern of the site. Post-development stormwater flows will not exceed pre-development flows exiting the site. The overall project site is located within the Black Wash Area critical basin and will conform to all applicable basin management policies such as incorporating detention systems and flood control facilities as reviewed and approved by the County.

E. Biological Resources

1. Impacts to Biological Resources

Please Refer to Exhibit II-E: Impact to Biological Resources.

(Descriptive Text, calculation.)

a) Each CLS designated area affected

This project proposes to preserve one hundred percent or 10.6± acres of the Multiple Use Management Area in its natural condition. No other CLS designated lands are present within the project site.

b) Saguaros

The rezoning area of the project contains 209 saguaros which are greater than six feet and 472 saguaros less than or equal to six feet. The area of disturbance within the rezone area includes approximately 130 saguaros greater than six feet and 255 saguaros with a height less than or equal to six feet. During the platting process a native plant preservation plan will be prepared for the site per Chapter 18.72 of the Pima County Code. All areas outside of the streets, lots and common area improvements will remain undisturbed. Relocated plants will be incorporated into the site landscaping. Additionally, all landscaping will be subject to Buffer Overlay Zone requirements outlined in 18.67 and Landscaping Buffering and Screening Standards outlined 18.73.

c) Ironwood trees

No ironwood trees are within the project site.

d) Pima pineapple cactus:

None exist on-site

e) Needle-spined pineapple cactus: NA

None exist on-site

F. Landscape Bufferyards, and Visual Mitigation

1. Bufferyards

Please Refer to Exhibit II-F-1: Proposed Bufferyards.

2. Bufferyard Conflicts

There is a blanket easement Docket 8804, Page 688 for the purpose of electric transmission or distribution line or system covering the middle portion of the site. If any unforeseen conflicts with the development proposal are found the easements will be abandoned or adjusted during the platting process. There are no other easements, setbacks, right-of-ways or other potential conflicts in the project area.

3. Vegetation Transplanting Impacts

A Native Plant Preservation Plan will be prepared for the site per Chapter 18.72 of the Pima County Code.

4. Mitigation of Visual Impacts

A generous natural landscape bufferyard surrounding the site will provide screening and buffering between the proposed project area and the residential properties surrounding the site minimizing visual impacts from the surrounding neighborhoods.

5. Significant Vegetation

Saguaros and barrel cacti are scattered throughout the site.

G. Transportation

1. Proposed Ingress/ Egress

Please Refer to Exhibit II-G-1: Transportation.

2. Distances to Access Points

Please Refer to Exhibit II-G-1: Transportation.

3. Offsite Road Improvements

No offsite road improvements are required for this project. The project proposes 207 homes and therefore a Traffic Impact Study will not be necessary.

4. ADT and Level of Service

Assuming that between eight and ten average daily trips will be generated by each dwelling unit, the effect of this rezoning would be to add 1,656 to 2,070 vehicle trips per day creating an insignificant impact on the level of service on Kinney Road and Ajo Way.

5. Concurrency

As stated above, the estimated average daily trips anticipated for the proposed development will be approximately 1,656 to 2,070. The traffic generated will access directly to Kinney Road, a Major Scenic Route, and Ajo Way, a Scenic State Route. No significant negative impacts are expected from this project due to the available capacity on both roads. As such, we do not anticipate any change in the level-of-service on any of the surrounding roadways.

6. Bicycle and/ or Pedestrian

Please Refer to Exhibit II-G-1: Transportation.

7. On-site Street System

The on-site street system will consist of local streets and based on the Urban Residential Subdivision Alternative 1 or 2 street sections in the Pima County Subdivision and Development Street Standards, both of which have a 45' R.O.W width. All on-site vehicular circulation elements will be private if gated, otherwise they will be public.

8. Traffic Impact Study

Project generates significantly less traffic than the 10,000 ADT threshold which requires a Traffic Impact Study.

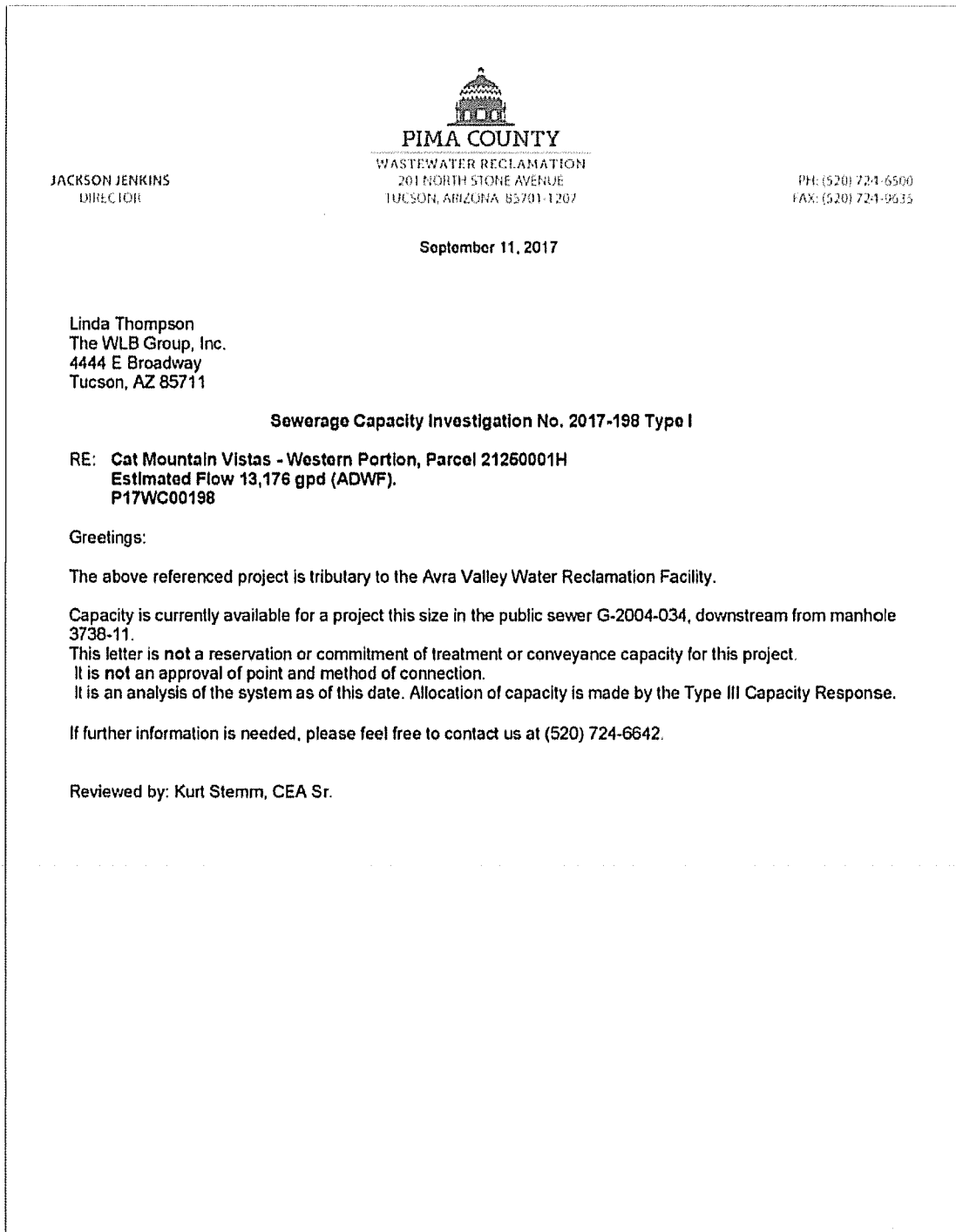
H. On-Site Wastewater Treatment and Disposal

Not applicable to project.

I. Sewers

1. Capacity Response Letter

See the following capacity response letters:





PIMA COUNTY

WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

September 11, 2017

Linda Thompson
The WLB Group, Inc.
4444 E Broadway
Tucson, AZ 85711

Sewerage Capacity Investigation No. 2017-197 Type I

RE: **Cat Mountain Vistas - Eastern Portion, Parcel 21250001H**
Estimated Flow 31,104 gpd (ADWF).
P17WC00197

Greetings:

The above referenced project is tributary to the Avra Valley Water Reclamation Facility.

Capacity is currently available for a project this size in the public sewer M-603, downstream from manhole 5469-01A.

This letter is **not** a reservation or commitment of treatment or conveyance capacity for this project.
It is **not** an approval of point and method of connection.
It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm, CEA Sr.

2. Method for Providing Sewer

Sewer service will be provided by the Pima County Wastewater Reclamation Department. The project is a tributary to the Avra Valley Wastewater Reclamation Facility. Two “will-serve” letters dated September 11th, 2017 indicated that capacity is available for a project of this size. A “will-serve” letter for the western portion of the property indicated there is capacity in the public sewer G-2004-034, downstream from manhole 3738-11. The “will-serve” letter for the eastern portion of the property indicated that capacity is available in public sewer M-603, downstream from manhole 5469-01A.

3. Sewer Easements

Not Applicable.

4. Mitigation of Site Constraints

The site is well situated to be served by gravity sewer with relatively few site constraints. Conventional methods will be implemented to provide gravity sewer service on site.

J. Water

Refer to Appendix B: PIWMP

K. Schools

1. Access to Adjacent or On-Site Schools

Please refer to Exhibit II-K-1: Access to Schools.

2. School Capacity Analysis

A response letter from the Tucson Unified School District was received on July 14, 2017. The District indicates capacity to accept the projected enrollment for Banks Elementary School and Valencia Middle School; however, Cholla High School is already over capacity. The developer intends to work with TUSD to alleviate overcrowding through contributions to the affected school or TUSD.

See capacity response letter on the following page.

3. Agreement with School District for Mitigation

The developer will work with the Tucson Unified School district to negotiate an agreement to alleviate overcrowding of Cholla High School.

Capacity Letter

TUCSON UNIFIED
SCHOOL DISTRICT

Department of Engineering, Facilities and Planning
TUSD Planning Services – 606 S. Plumer Tucson, Arizona 85719
(520) 225-4949
(520) 225-4939 (fax)

To: Linda Thomas, Subdivision Coordinator
The WLB Group, Inc.

From: Shaun Brown
Planning Technician

Date: July 14, 2017

Re: Case/Project #:
Project Name: Cat Mountain Vista
New Units: 288

IMPACTED SCHOOLS	CAPACITY	PROJECTED 2017 ENROLL	ADDITIONAL STUDENTS FROM PROJECT	PROJECTED ENROLL WITH PROJECT	STUDENTS EXCEEDING CAPACITY
Banks Elementary	580	364	72	436	-144 / -25%
Valencia Middle	1075	916	38	954	-121 / -11%
Cholla High	1500	1931	50	1981	481 / 32%

Response:

Based on the projected enrollment at TUSD, there is capacity to absorb the impact of the proposed two hundred and eighty-eight residential lots at Banks and Valencia schools. However, there is inadequate capacity to absorb the impact of the proposed rezoning at Cholla. TUSD objects to the rezoning based on the inadequate capacity of the school mention above. Provisions are recommended for funding the schools by the developer to help alleviate the project overcrowding.

Proposed Methods of Mitigation

To help alleviate the projected overcrowding the developer may make voluntary monetary or land contributions (per home) to the affected schools or TUSD.

In addition, the following conditions should be added to the rezoning:

During the development plan stage, the applicant should contact TUSD concerning the provision of adequate space for safe bus stops, bus turnarounds, and pedestrian access to the appropriate schools.

M:\Planning\Projects\Development Review\2017\Cat Mountain Vista\14July17.doc

L. Recreation

1. On-Site Recreation

Please Refer to Exhibit II-L-1: Recreation.

2. Ownership of Recreation Areas

Recreation areas and natural and modified open space within the development will be owned by the HOA and will be for the use of the residents of the neighborhood. These areas will be preserved as open space via the final plat and CC&Rs.

3. Proposed Trails On or Off-Site

According to the Pima County Regional Trail System Master Plan there are numerous off-site trails traversing the area of Tucson Mountain Park. The closest trailhead to the project site is Cat Mountain trailhead which is approximately one mile from the project site. Over one mile of proposed on-site trails travel along the natural open space buffer and connect the residential areas and recreation areas of the project.

Please Refer to Exhibit II-L-1: Recreation.

M. Cultural Resources

If required a Cultural Resources Survey will be submitted at the time of the plat.

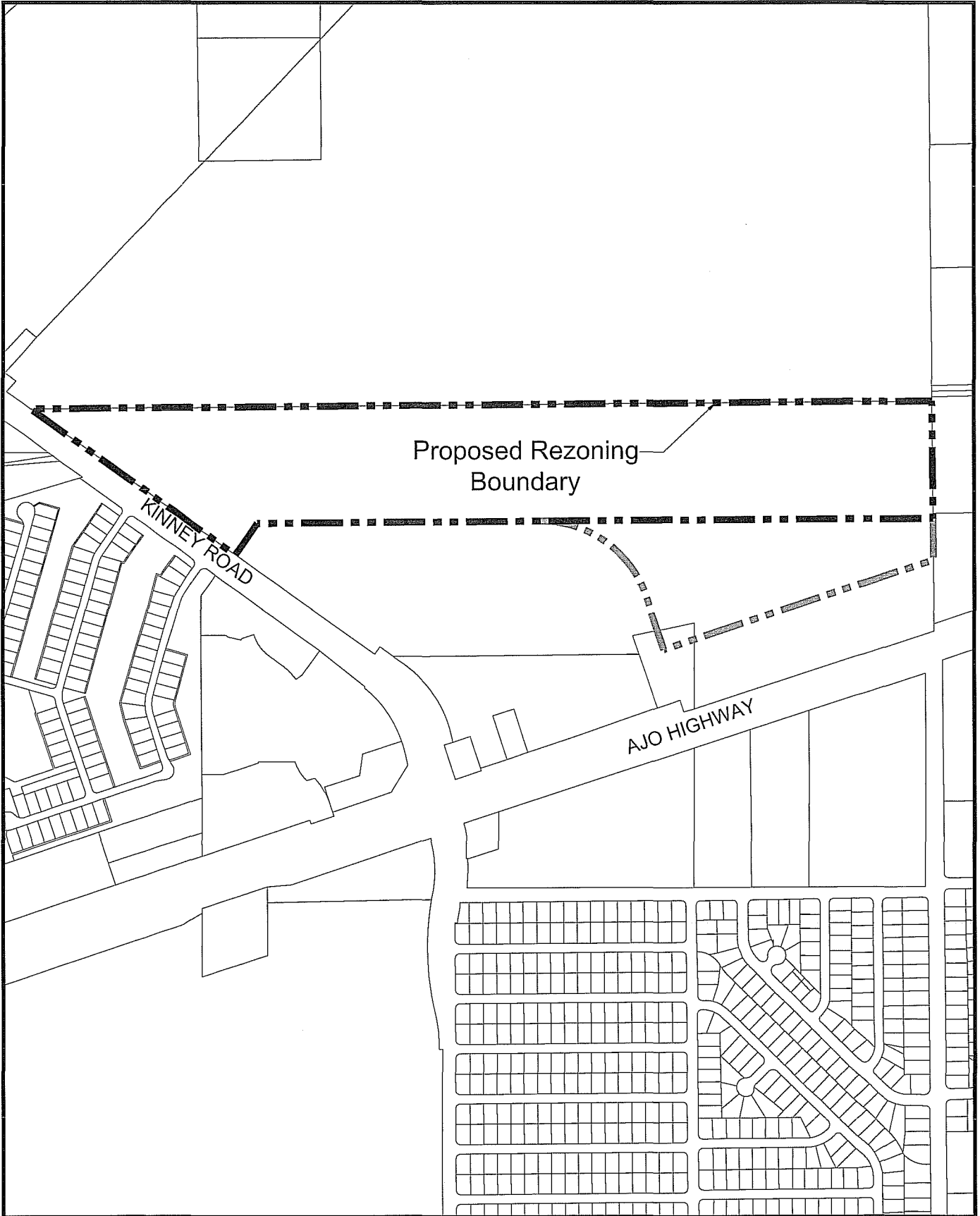
N. Environmental Quality

During the construction phase, contractors will be responsible for dust pollution control. Measures such as watering the site and silt fencing will be implemented as necessary. Given that the proposed development will only consist of residential uses, the proposed project is not expected to produce significant air pollution from non-vehicular sources.

O. Agreements

None at this time.

P. Exhibits



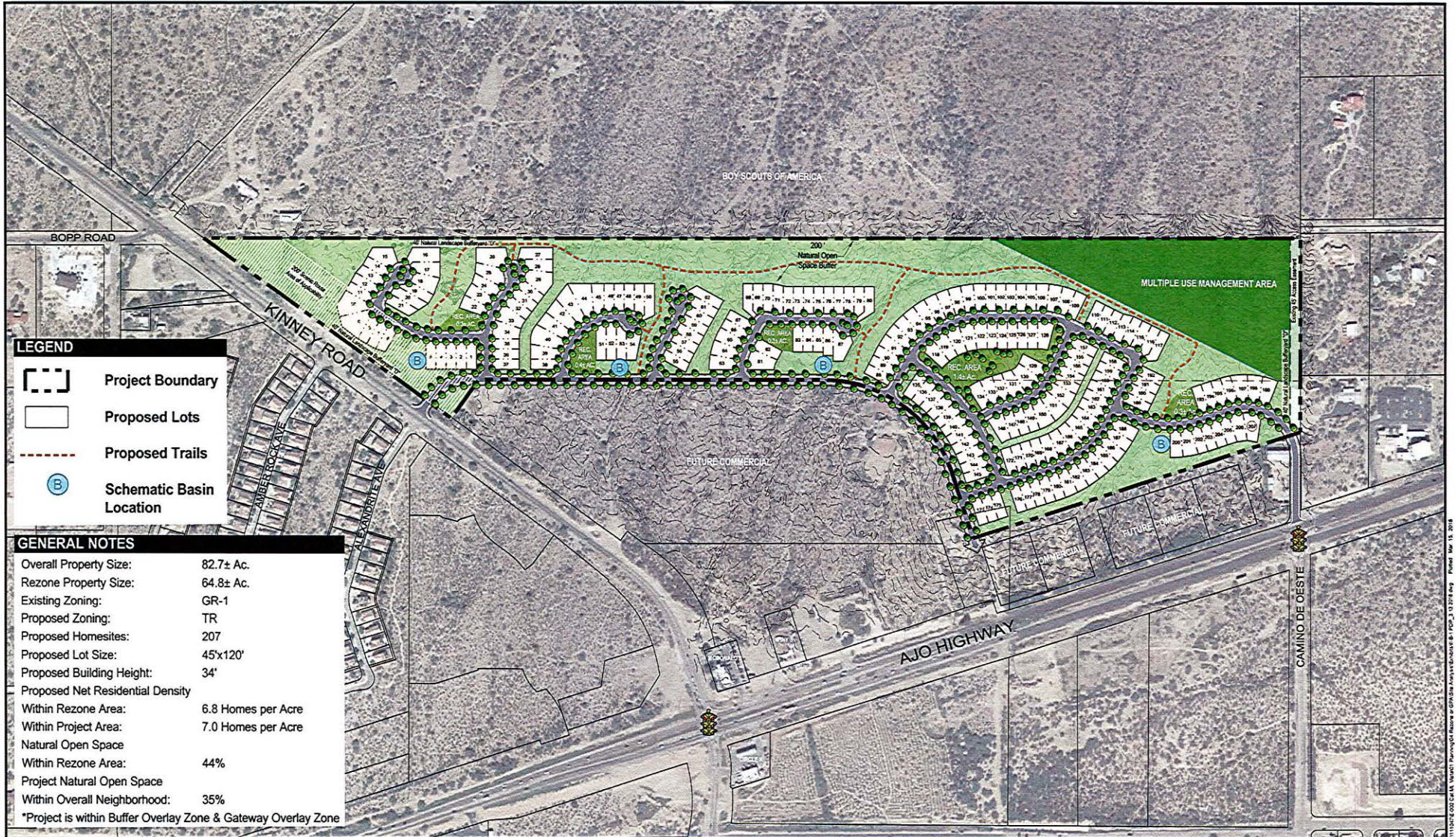
Proposed Rezoning
Boundary

KINNEY ROAD

AJO HIGHWAY

**Exhibit II-A-1
Proposed Rezoning Boundary**





LEGEND

- Project Boundary
- Proposed Lots
- Proposed Trails
- Schematic Basin Location

GENERAL NOTES

Overall Property Size:	82.7± Ac.
Rezone Property Size:	64.8± Ac.
Existing Zoning:	GR-1
Proposed Zoning:	TR
Proposed Homesites:	207
Proposed Lot Size:	45'x120'
Proposed Building Height:	34'
Proposed Net Residential Density	
Within Rezone Area:	6.8 Homes per Acre
Within Project Area:	7.0 Homes per Acre
Natural Open Space	
Within Rezone Area:	44%
Project Natural Open Space	
Within Overall Neighborhood:	35%

*Project is within Buffer Overlay Zone & Gateway Overlay Zone

**Exhibit II-B-1
Preliminary Development Plan**



Aerial Photo Date = 2017



01/10/2018 09:54 AM National Geographic Reserve geographics.com/imagery/imagery/PPS_13/1018.jpg Printed: Mar 13, 2018