



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 12/3/2024

*= Mandatory, information must be provided

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

***Title:**

P24RZ00009 1455 RIVER RD LLC – W. RIVER ROAD REZONING

***Introduction/Background:**

The applicant requests a rezoning of approximately 3.12 acres from the CB-1 (Local Business) to the CB-2 (General Business) zone for change of use for a 20,000 square-foot, existing commercial structure proposed for indoor warehousing, outdoor storage, and offices.

***Discussion:**

The proposed rezoning will allow the applicant to utilize an existing commercial structure and lot in order to operate a concrete finishing business, with uses including offices, indoor warehousing, and outdoor storage. The proposal will utilize the existing commercial infrastructure on the lot.

***Conclusion:**

The rezoning conforms to the Comprehensive Plan land use designation of Neighborhood Activity Center. Portions of the property lie within the Multiple Use Management Area and Important Riparian Area of the Maeveen Marie Behan Conservation Land System.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL subject to standard and special conditions with the addition of the Flood Control District conditions.

***Fiscal Impact:**

None

***Board of Supervisor District:**

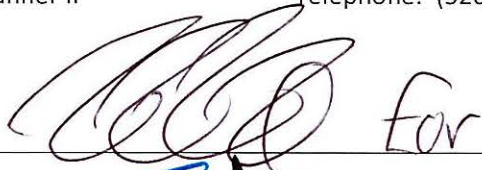
1 2 3 4 5 All


Department: Development Services


Telephone: (520) 724-6675

Contact: Spencer Hickman, Planner II

Telephone: (520) 724-6498

Department Director Signature:  for Date: 10/18/24


Deputy County Administrator Signature:  Date: 11/19/2024

County Administrator Signature:  Date: 11/19/24



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Dr. Sylvia M. Lee, District 3

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

DATE: November 19, 2024

SUBJECT: P24RZ00009 1455 RIVER ROAD LLC – W. RIVER ROAD REZONING

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, December 3, 2024** hearing.

REQUEST: For a **rezoning** of approximately 3.12 acres (parcel code 104-01-049B) from the CB-1® (Local Business - Restricted) to the CB-2 (General Business) zone, located on the south side of W. River Road, approximately 600 feet west of the intersection of W. River Road and N. La Cañada Drive, addressed as **1455 W. River Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center.

OWNERS: 1455 River Rd LLC
1455 W. River Road
Tucson, AZ 85704

AGENT: Lazarus & Silvyn
Rory Juneman
5983 E. Grant Road, Ste. 290
Tucson, AZ 85712

DISTRICT: 3

STAFF CONTACT: Spencer Hickman, Planner II

PUBLIC COMMENT TO DATE: As of November 19, 2024, no public comment has been received.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): A portion of the property is located within the Maeveen Marie Behan Conservation Lands System (CLS) classified as Multiple Use Management Area and the Important Riparian Area.

TD/SH/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P24RZ00009

Page 1 of 3

FOR DECEMBER 3, 2024 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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



DATE: November 19, 2024

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P24RZ00009 1455 RIVER RD LLC – W. RIVER ROAD

1455 River Rd, LLC, represented by Lazarus and Silvyn, PC, request a **rezoning** of approximately 3.12 acres (parcel code 104-01-049B) from the CB-1® (Local Business - Restricted) to the CB-2 (General Business) zone, located on the south side of W. River Road, approximately 600 feet west of the intersection of W. River Road and N. La Cañada Drive, addressed as **1455 W. River Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Neighborhood Activity Center. On motion, the Planning and Zoning Commission voted recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 9-0** (Commissioner Maese was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 3)

Planning and Zoning Commission Public Hearing Summary (October 30, 2024)

The public hearing was held virtually and in-person. Some of the commissioners were present and some attended virtually. Staff and the applicant attended and presented in-person.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions. Staff mentioned that revised comments and conditions had been received from the Regional Flood Control District, and that staff recommended including the three conditions from the District in the Standard and Special conditions of approval.

The applicant spoke about the merits of the application, specifically about the compatibility of the proposed uses with the existing development of the site as well as the compatibility with the surrounding uses. The user of the property will be Escalante Concrete Construction, LLC, which is a concrete finishing contractor. The property will be used for offices, indoor storage, and outdoor storage. Aspects of the proposed uses are most similar to the “contractor’s yard” use, which is not permitted in the CB-1 zone. The uses are allowed in the CB-2 zone, and the nature of the

proposal will be relatively low-intensity commercial uses, compatible with the neighboring commercial uses. The applicant spoke about coordination with the property owner of the western neighboring property, and found there were no anticipated issues with future uses to the west. The applicant also described the neighborhood meeting they held, during which no members of the public voiced concerns about the proposal.

A commissioner questioned if there was currently a user of the building. The applicant stated that there was a current user, however their lease of the space was soon to expire and they would not continue in the space. The building is also being used by the applicant under an approved Temporary Use Permit.

A commissioner questioned what comments and conditions had been received from the Flood Control District. The applicant described their conversations with the District and the requirements the applicant would have to meet. The applicant described requirements included first flush requirements, water conservation measures, and additional flood review during the permitting process for the wall addition for screened outdoor storage.

A commissioner questioned if there were any minor modifications made to the parking lot. The applicant described potential changes that would be insignificant given the excess of available parking on the site.

A commissioner questioned if there was sufficient parking for potential office users located on the north side of the building. The applicant estimated that was sufficient parking available for future users of the building. The applicant stated that the amount of parking could potentially allow adjacent users or future users of the site to use the excess parking.

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

The commission voted to recommend **APPROVAL** of the rezoning 9-0 (Commissioner Maese was absent), subject to the following conditions:

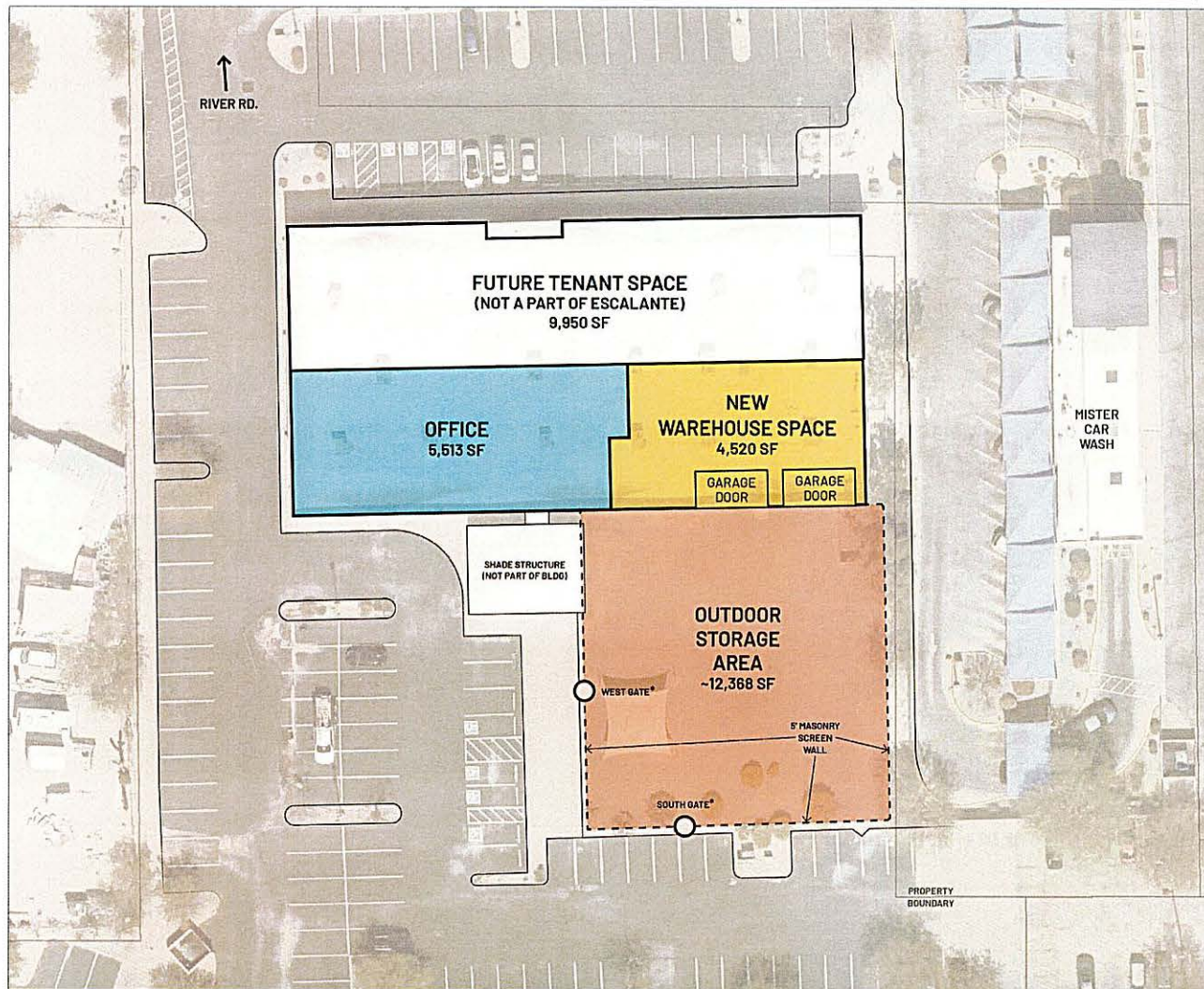
Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Regional Flood Control District conditions:
 - A. First flush retention shall be provided in Low Impact Development practices distributed throughout the site proposed for development.
 - B. Curb cuts in appropriate locations within the parking area to be redeveloped shall be utilized to optimize LID Practices.
 - C. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
3. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) stating 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(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
4. Adherence to the preliminary development plan approved at public hearing.
 5. 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.
 6. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/SH/ds
Attachments

C: Rory Juneman

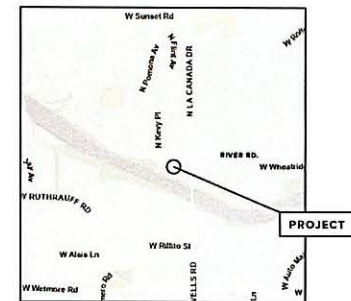


PLAN NOTES

FOR REQUESTED REZONING
INDOOR STORAGE IN NEW WAREHOUSE SPACE &
SCREENED OUTDOOR STORAGE SOUTH OF WAREHOUSE

ADDRESS: 1455 W. RIVER RD.
 APN: 104-01-048B
 JURISDICTION: UNINCORPORATED PIMA COUNTY
 PROPERTY AREA: 3.12 ACRES
 EXISTING ZONING: CB-1
 PROPOSED ZONING: CB-2 (ENTIRE PROPERTY)

- TOTAL BLDG AREA: 19,983 SF
 ESCALANTE BLDG AREA: 10,033
- NEW WAREHOUSE SPACE: 4,520 SF
 - OFFICE: 5,513 SF
 - OUTDOOR STORAGE AREA (APPROX.): 12,368 SF
 - 6' MASONRY SCREEN WALL
 - GATE ENTRANCE TO OUTDOOR STORAGE AREA*

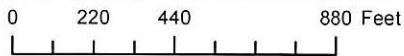


* Approximate location, subject to change based on final site design.

Exhibit II.B: Preliminary Development Plan

Case #: P24RZ00009
 Case Name: 1455 RIVER RD, LLC - W. RIVER ROAD REZONING
 Tax Code(s): 104-01-049B

AERIAL EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION



Notes:

Map Scale: 1:6,000

Map Date: 9/30/2024 - ds



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

HEARING October 30, 2024

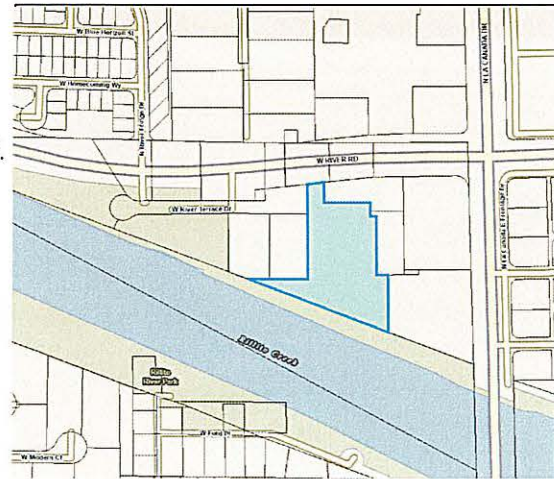
DISTRICT 3

CASE P24RZ00009 1455 River Rd, LLC - W.
River Road Rezoning

REQUEST Rezone 3.12 acres from the CB-1 ®
(Local Business - Restricted) to the
CB-2 (General Business) zone

OWNER 1455 River Rd, LLC
1455 W. River Road
Tucson, AZ 85704

APPLICANT Lazarus & Silvyn
Rory Juneman
5983 E. Grant Road, Ste. 290
Tucson, AZ 85712



APPLICANT'S PROPOSED USE

The applicant proposes a 3.12-acre rezoning to the CB-2 (General Business) zone for an existing commercial structure. The proposal is for the existing structure to be occupied by Escalante Concrete Construction, Inc, a concrete-finishing and construction company, to be used as an office space for the company, indoor warehouse, and an outdoor storage area.

APPLICANT'S STATED REASON

“Escalante intends to adaptively reuse the Property by developing an indoor warehouse and outdoor storage area for concrete finishing materials and related concrete finishing equipment (the “Project”). The Property’s existing CB-1 zone is primarily intended for uses conducted indoors and does not expressly permit Escalante’s contractor’s yard or construction materials storage uses. Escalante proposes to rezone the Property from CB-1 to General Business Zone (“CB-2”) to permit the Project.”

STAFF REPORT SUMMARY

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a rezoning to the CB-2 zone for a change of use of an existing structure and developed lot. The proposal is compatible with the adjacent residential and commercial uses. The site conforms to its Neighborhood Activity Center comprehensive plan land use designation and promotes the policies of Pima Prospers by promoting land use patterns that support healthy people, a healthy environment, and a healthy economy; provides an appropriate mix of land uses that supports a balance of housing, employment, shopping, recreation, and civic uses, provides further expansion of economic development goals, and promotes the integrated and efficient use of infrastructure and services; supports land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated county; and promotes a compact form of development in urban and

suburban areas where infrastructure is planned or in place and the market is receptive, and is an appropriate use given that it is a current allowed commercial use.

PUBLIC COMMENT

As of the writing of this staff report, staff has not received any public comments.

Published and mailed notice of the proposal along with the website posting of staff's report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN

The subject site's comprehensive plan land use designation is Neighborhood Activity Center (NAC). The NAC land use designation plans for a mix of intensive non-residential uses and medium-density residential uses and are to be located on arterial streets. All centers will have direct pedestrian and bicycle access shall be provided to the surrounding neighborhoods.

The proposed rezoning conforms to the comprehensive plan. There are no Special Area or Rezoning policies applicable to the subject property.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SH/CB-1	Developed Commercial Uses and W. River Road
South:	SH	Rillito Creek and Rillito River Park
East:	CB-1	Developed Commercial Uses
West:	SH	Developed Residential

The general area consists of mostly commercial and medium and high-density residential development, as the project is located adjacent to the intersection of two major arterial roads (W. River Road and N. La Cañada Drive). There are multiple medium and high density single-family residential subdivisions, as well as townhomes and apartment complexes along W. River Road. There are numerous commercial developments located adjacent to the where W. River Road intersects other major arterials such as N. La Cañada Drive, N. Oracle Road, and N. La Cholla Boulevard. Recreational opportunities for office employees exist directly to the south of the lot with trail access for pedestrian and bicycling in the form of the Chuck Huckelberry Loop Trail along the Rillito River.

PREVIOUS REZONING CASES ON PROPERTY

The overall, 3.12-acre site was subject to a previous rezoning case Co9-87-046, approved by the Board of Supervisors, November 17, 1987, rezoning the property from SH (Suburban Homestead) to CB-1. The subject property was granted five time extensions and several modifications of rezoning conditions. The time extensions and modifications were granted to allow the multiple pieces of the commercial center to develop in their own time. The subject property is subject to an approved commercial development plan, which fulfilled

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

Rezoning case P22RZ00007 – N. La Cañada Drive Rezoning was approved by the Board of Supervisors September 6, 2022 for 1.66 acres from the TR (Transitional) to the CB-2 (General Business) for an RV sales and storage facility.

Past activity:

Large portions of the land in the vicinity of the property has been rezoned from the original SH (Suburban Homestead) and SR (Suburban Ranch) zones. Many of the rezonings along W. River

Road were to zones such as TR (Transitional), CB-1, CB-2 (General Business), CR-3 (Single Residence), and CR-5 (Multiple Residence) zones that would allowed for development of commercial, office, and high-residential uses including both single-family residential and multiple-family dwellings. Some rezonings in the area also have rezoned to zones such as CR-2 (Single Residence) to allow low-to-medium single-family residential subdivisions.

The applicant is currently in a continuing dialogue with the Regional Flood Control District. Planning staff expects further comments and conditions from The District regarding the project. Staff will update the commission and provide additional comments and conditions as they are received from The District.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The southern portion of the subject property is located inside the Multiple Use Management Area and Important Riparian Areas of the Maeveen Marie Behan Conservation Lands System. The development and disturbance of the CLS areas occurred prior to the implementation of the CLS in 2002.

PLANNING REPORT

Staff supports the request because the Comprehensive Plan, Pima Prospers policies support promoting land use patterns that support economic development, balance of land uses, and efficient uses of existing infrastructure and resources. Reusing existing structures and sites within existing developed lots furthers the intent of the comprehensive plan policies and is an efficient use of existing infrastructure.

The rezoning property is currently developed with an existing, 19,983 square-foot commercial structure. The applicant's proposal is to repurpose the existing structure to use 10,033 square feet of the structure for Escalante Concrete Construction, Inc, with uses split between offices and warehousing for the company. The remaining 9,950 square feet of the structure will be used for future tenet office rental spaces. The proposal plans for a 12,368 square-foot addition of outdoor storage immediately south of the existing structure. The site is flat, and is completely developed, containing the structure, parking and driving areas, and landscaping per the approved development plan.

Concurrency of Infrastructure:

Concurrency of infrastructure exists or will exist to serve the proposed development.

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
DEPARTMENT OF ENVIRONMENTAL QUALITY	Yes	No comment
WATER	Yes	No objection

TRANSPORTATION

This rezoning application is to rezone the property from Local Business Zone (CB-1) to General Business Zone (CB-2) to permit indoor and outdoor commercial business operations. According to the site analysis, the proposed use will generate less amount of traffic from/to the site from its current use. Existing access to the site will remain.

There are no concurrency concerns with this request. The Department of Transportation has no objection to this rezoning request and recommends approval.

FLOOD CONTROL

The Flood Control District has the following comments;

1. This property is not located within a Federal Emergency Management Agency or a locally mapped floodplain.
2. This property is impacted by Flood Control Resource Area (FCRA) located along the southwest boundary of the property due to the presence of mapped Regulated Riparian Habitat. The RRH is classified as Important Riparian Area with an Underlying Classification of Hydromesoriparian Habitat. When site conditions have been undisturbed by permitted development and has viable healthy native riparian vegetation the District requests avoidance of the FCRA. However, the area where the mapping resides has been disturbed prior to 1998 therefore avoidance is not required.
3. The property was previously developed where detention was waived due to the proximity to the Rillito River. The Development Plan activity numbers are P1299-024 and P1207-017, respectively.
4. The Design Standards for Stormwater Detention and Retention requires when expansion of existing development occurs such as the proposed outdoor storage area, first flush runoff volume shall be calculated when the impervious and disturbed area associated with the expansion is between 2000 sq ft and 1 acre. At the time of permitting the development shall provide the retention volume necessary to retain the first-flush runoff volume from planned impervious and disturbed areas.
5. The project has a large amount of impervious surface due to the amount of designated parking area for the previously approved school. The rezone will change the use of this property to where the north half of the existing structure will be designated future tenant space where the likelihood of the amount of parking on the parcel will not be needed. If the property owner proposes future development of the parking area to the south the first flush retention requirement will be applied. At that time the District's expectation will be to provide first flush in Low Impact Development Practices distributed throughout the proposed development. A condition will be applied to this rezoning to ensure compliance.
6. A rezone greater than 1 acre in size to be developed for non-residential use is required to provide a "will serve" letter from the water service provider. Provide the 'will serve' letter.
7. A Preliminary Integrated Water Management Plan (PIWMP) is required when a rezoning is subject to provide a Site Analysis. In effort to provide water conservation measure that will minimize the increased demand and improve the site conditions address in the Site Analysis the project will provide a PIWMP at the time of development. The applicant can list these

measures at this time in the Site Analysis. The District's expectation from the applicant is to provide water harvesting practices to meet some or all the required points for outdoor measures.

WASTEWATER RECLAMATION

The property is currently served with sanitary service from Pima County Regional Wastewater Reclamation Department (PCRWD) and no new sewer capacity has been requested. The following is noted:

“...the Project proposes to adaptively reuse the Property by converting a portion of the building to an indoor warehouse and adding an outdoor storage area for various concrete finishing materials and construction equipment.”

PCRWRD has no objection to the proposed rezoning request subject to the addition of rezoning conditions #2A-F.

ENVIRONMENTAL PLANNING

Site Conservation Values

The approximately 3.1-acre project site is partially within Maeveen Marie Behan Conservation Lands System (CLS), with approximately 1.4 acres (45.4%) in the Multi-Use Management Area (MUMA) designation and approx. .58 acres (18.5%) in the Important Riparian Area designation.

The property is within Priority Conservation Areas (PCA) for the cactus ferruginous pygmy owl and western burrowing owl; it is outside PCAs for Pima pineapple cactus and needle-spined pineapple cactus and has not been identified as an acquisition priority under any County bond program.

Disturbances to washes and riparian habitat are regulated by the Regional Flood Control District according to Pima County Code Chapter 16.30, Watercourse and Riparian Protection and Mitigation Requirements.

The property is completely developed and includes no native vegetation other than landscaping plants in and around paved parking areas and along the southern boundary adjacent to the Chuck Huckelberry Loop. Based on satellite imagery, the existing disturbance pre-dates the 2002 implementation of the CLS.

Landscape Context

The project property is southwest of the intersection at W. River Road and N. La Cañada Drive. It is adjacent to low-density residential uses (SH) to the west and commercial uses to the east and north. The Chuck Huckelberry Loop and Rillito are adjacent to the south. Other than the Loop there are no County-owned Preserves in the vicinity of the property, and it is not located within or near any CLS Critical Landscape Connection. By virtue of its adjacency to the Rillito, the property is within the “Rillito Creek/Tanque Verde Wash Wildlife Movement Area,” as identified by the Arizona Game & Fish Dept. (2013). However, because the property is almost entirely paved and includes no functional wildlife habitat, it is unlikely that it meaningfully contributes to the functioning of this wildlife corridor.

Potential Impact to Biological Resources and CLS

The applicant proposes to adaptively reuse the property by converting a portion of an existing building and adding an outdoor storage area. Given that this site includes no functional habitat and the only proposed ground disturbance is within a fully graded area surrounded by paved parking areas, this project is not expected to impact the existing condition or integrity of biological

resources in the area or the viability of the CLS. Because no impacts to the CLS are expected, CLS mitigation is not necessary here.

CULTURAL RESOURCES

Cultural Resources has no comment.

NATURAL RESOURCES, PARKS AND RECREATION

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

UNITED STATES FISH AND WILDLIFE SERVICE

The US Fish and Wildlife Service has no comment.

WATER DISTRICT

The Tucson Water District has no comment.

FIRE DISTRICT

The Northwest Fire District has no comment.

TUCSON ELECTRIC POWER

This property is located within TEP's service territory and will require a new service application from the owner/developer to extend service to the new location.

TEP has no objection to the rezoning request.

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. Regional Wastewater Reclamation conditions:
 - A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
 - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) stating 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(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.

- D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 4. Adherence to the preliminary development plan approved at public hearing.
 - 5. 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.
 - 6. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."




Respectfully Submitted,

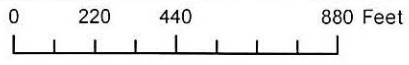
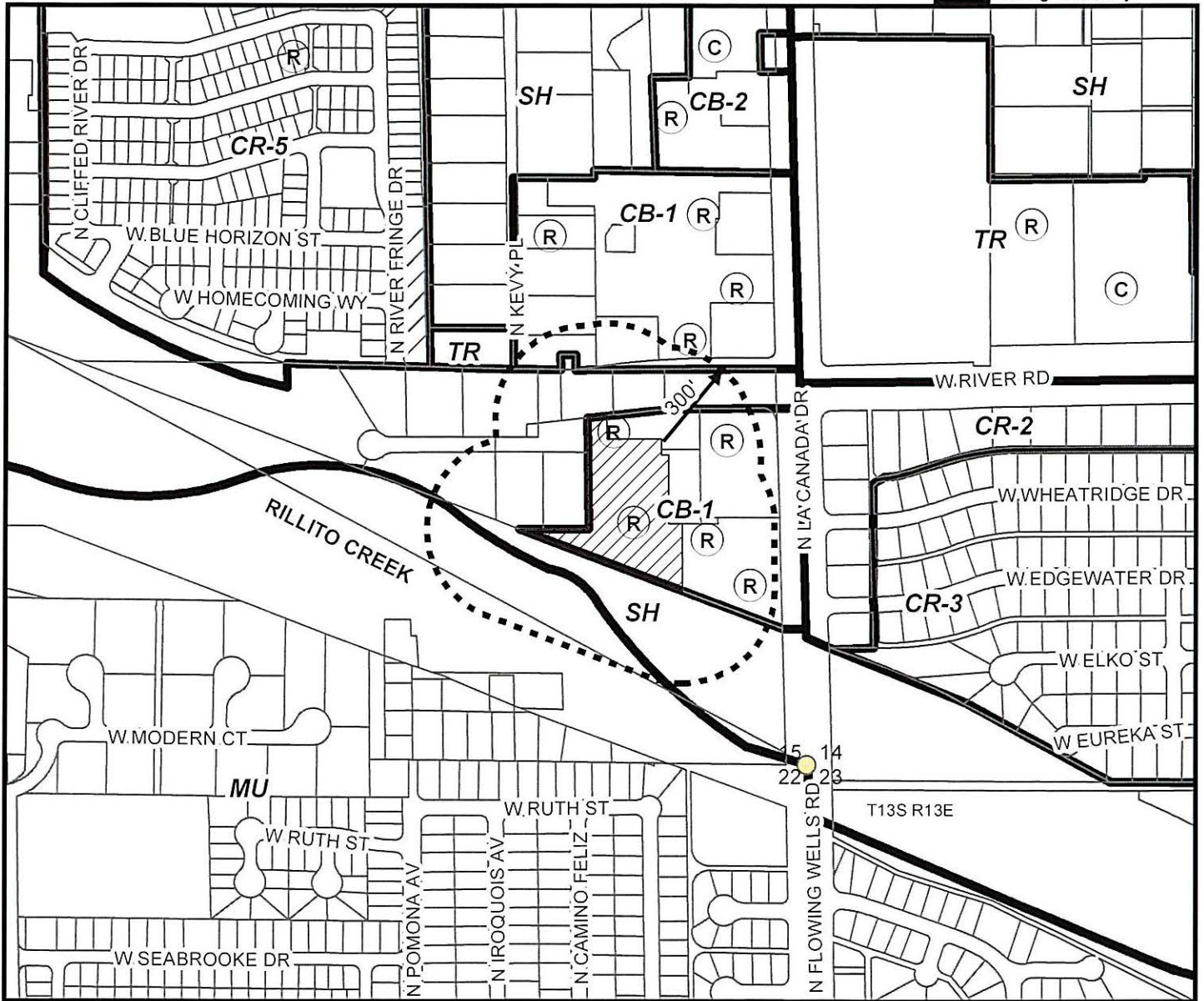


Spencer Hickman
Planner II

c: Rory Juneman



Case #: P24RZ00009
 Case Name: 1455 RIVER RD, LLC - W. RIVER ROAD REZONING
 Tax Code(s): 104-01-049B

-  Subject Property
-  300' Notification Area
-  Zoning Boundary



Area of proposed rezoning from CB-1(R) to CB-2 

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Planning & Zoning Hearing: 10/30/24		Board of Supervisors Hearing: 12/3/24
	Base Map(s): 45		Map Scale: 1:6,000 Map Date: 9/30/2024 - ds



Neighborhood Activity Center (NAC)

Objective: To designate lower intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium-density residential uses, and are to be located on arterials. Smaller mixed use centers may contain medium density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how the project serves to create or enhance the mixed use character of the designated activity center as a whole.

- Residential Gross Density: (if applicable) Minimum- 5 RAC; Maximum- 12 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 8 RAC



COMPREHENSIVE PLAN AMENDMENT APPLICATION OR CONCURRENT COMPREHENSIVE PLAN AMENDMENT AND REZONING OR SPECIFIC PLAN APPLICATION

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

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

Owner Information

Full Name:*

1455 River Rd, LLC (contact: Patrick DeConcini)

Mailing Address: *

2870 N. Swan Rd., Ste. 100

City:*

Tucson

State:*

AZ



Zip Code:*

85712



Phone: *

5203259600



Is the property owner the applicant?*

- Yes, the owner is the applicant
- No, the owner is not the applicant

Applicant Information

Applicant's Full Name:

Lazarus & Silvyn (contact: Rory Juneman & Robin Large)

Applicant's Address:

5983 E. Grant Rd., Ste. 290

City:

Tucson

State:

AZ



Zip Code:

85712

Email:

RLarge@LSLawAZ.com



Phone:

5202074464



Property Information



Tax Parcel Number: *

104-01-049B

Acreage: *

3.12

#

Present Zone: *

CB-1

Proposed Zone: *

CB-2

Comprehensive Plan Sub-region / Category / Policies:*

Catalina Foothills; NAC

Attach Requested Documents If Applicable

Letter of Authorization

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

Upload Letter of Authorization:

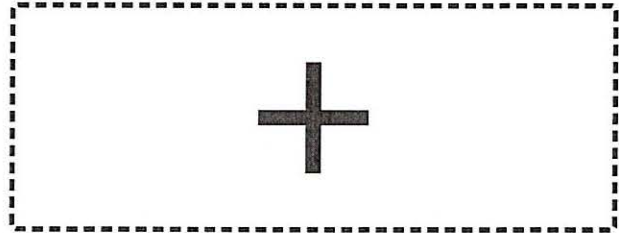




Site Analysis Document

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

Upload Site Analysis Document:



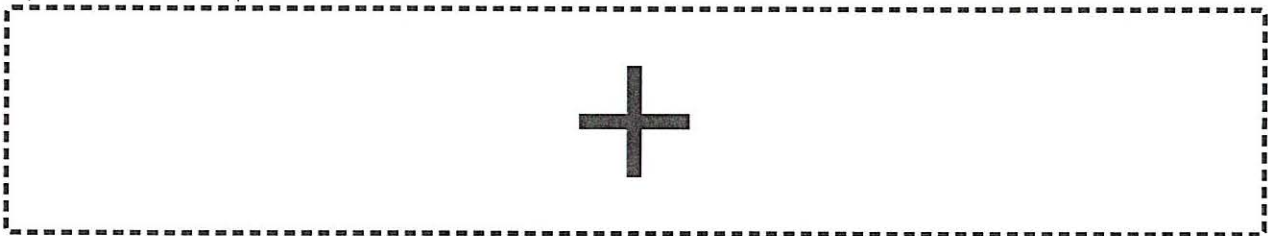
Escalante Rezoning Analysis.pdf



Upload ESRI Shapefile or AutoCad DWG File

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

Upload ESRI Shapefile or AutoCad DWG File



Terms and Conditions

Terms and conditions*



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

For Electronic Submittal:



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

I'm not a robot

reCAPTCHA
[Privacy](#) - [Terms](#)

Cancel

Submit

Escalante Concrete Rezoning



September 2024

Project Team

ESCALANTE CONCRETE CONSTRUCTION, INC.

3200 West Diamond Street

Tucson, Arizona 85743

LAZARUS & SILVYN, PC

5983 East Grant Road, Suite 290

Tucson, Arizona 85712

A.23 STUDIOS

711 East 9th Street

Tucson, Arizona 85719



Table of Contents

I. SITE INVENTORY	2
A. Land Use	2
B. Topography & Grading	7
C. Hydrology	7
D. Biological Impact Report	9
E. Transportation.....	9
F. Sewers	12
G. Recreation	13
H. Cultural Resources.....	13
I. Composite.....	13
II. LAND USE PROPOSAL	14
A. Project Overview	14
B. Preliminary Development Plan.....	14
C. Topography & Grading	18
D. Hydrology	18
E. Biological Resources	19
F. Landscape, Bufferyards & Visual Mitigation	19
G. Vehicle Circulation & Transportation.....	20
H. Onsite Wastewater Treatment and Disposal.....	23
I. Sewers	23
J. Water	23
K. Schools.....	23
L. Recreation	23
M. Cultural Resources.....	24
N. Environmental Quality.....	24
O. Agreements	24

List of Exhibits

Exhibit I.A.1: Location Map	3
Exhibit I.A.2: Existing Land Uses & Zoning.....	4
Exhibit I.A.3: Comprehensive Plan Land Use	6
Exhibit II.B: Preliminary Development Plan.....	15

Appendix

Appendix A: ALTA Survey

Escalante Concrete Construction

Escalante Concrete Construction, Inc. (“Escalante”), a local Tucson company specializing in residential and commercial concrete finishing and construction, is under contract to purchase the 3.12-acre Property located at 1455 W. River Road, Assessor’s Parcel No. 104-01-049B (the “Property”). The Property is adjacent to River Road just west of La Cañada Drive in unincorporated Pima County (“County”). The Property is zoned Local Business (“CB-1”) and includes a single building that measures approximately 20,000 square feet. The building once housed ITT Technical Institute, a private, for-profit college that closed its doors in 2016. In recent years, the building has contained several office uses, including the Mural software technical support center and Escalante’s business offices that currently operate there.

Escalante intends to adaptively reuse the Property by developing an indoor warehouse and outdoor storage area for concrete finishing materials and related concrete finishing equipment (the “Project”). The Property’s existing CB-1 zone is primarily intended for uses conducted indoors and does not expressly permit Escalante’s contractor’s yard or construction materials storage uses. Escalante proposes to rezone the Property from CB-1 to General Business Zone (“CB-2”) to permit the Project. This document serves as the rezoning analysis for the Project and contains a limited site analysis due to Escalante’s adaptive reuse of the Property’s existing office building and grounds.

Please note that Escalante is currently operating at the Property, and it is currently seeking to ensure its use is legal. To accomplish this, it is in the process of obtaining a temporary use permit (“TUP”) to allow for the storage of concrete finishing materials indoors at the Property while they work towards establishing a permanent use via this rezoning request. Escalante’s TUP request is scheduled to appear before the County District 3 Board of Adjustment (“BOA”) on September 12, 2024. The TUP will only allow for interior storage of construction materials.

I. SITE INVENTORY

A. Land Use

1. Location/Regional Context

The Property is located within an existing commercial center south of River Road, just west of La Cañada Drive. The Property shares a commercial corner with Mister Car Wash, a Walgreens Pharmacy and Veterinary Specialty Center Tucson to the east. West of the Property are several mobile homes and a parking lot for the Loop, and south of the Property is a segment of the Loop and a portion of the Rillito River Park. (See *Exhibit I.A.1.a: Location Map.*)

2. Existing Land Uses & Zoning

The entire Property is zoned CB-1. Escalante currently operates their business office out of the existing building and shares the space with other office tenants. Escalante is using an off-site parcel to store its concrete finishing materials.

The table below lists the existing land uses and zoning on surrounding properties. (See also *Exhibit I.A.2: Existing Land Uses & Zoning.*)

TABLE I.A.2: EXISTING LAND USES & ZONING

	Existing Land Use	Zoning
North	River Road ROW, commercial center with grocery store	SH, CB-1
South	The Loop, Rillito River Park	SH, MU
East	Car wash, veterinary clinic, pharmacy	CB-1
West	Mobile homes, parking lot	SH

3. Existing Easements

The Property contains numerous easements related to the larger adjoining commercial center at the southwest corner of River Road and La Cañada Drive, including cross-access easements. The last-approved development plan depicts these easements.

4. Comprehensive Plan

The Property is within the *Pima Prospers Catalina Foothills* Planning Area and is designated Neighborhood Activity Center (“NAC”). (See *Exhibit I.A.4: Comprehensive Plan Land Use.*) While NAC supports a mix of medium-density residential and commercial services such as grocery stores, drugstores and hardware stores, it also supports a mix of intensive non-residential uses.

A small area at the southern end of the Property that is developed with surface parking is subject to the Comprehensive Plan Flood Control Resource Area due to its adjacency to the Rillito River.

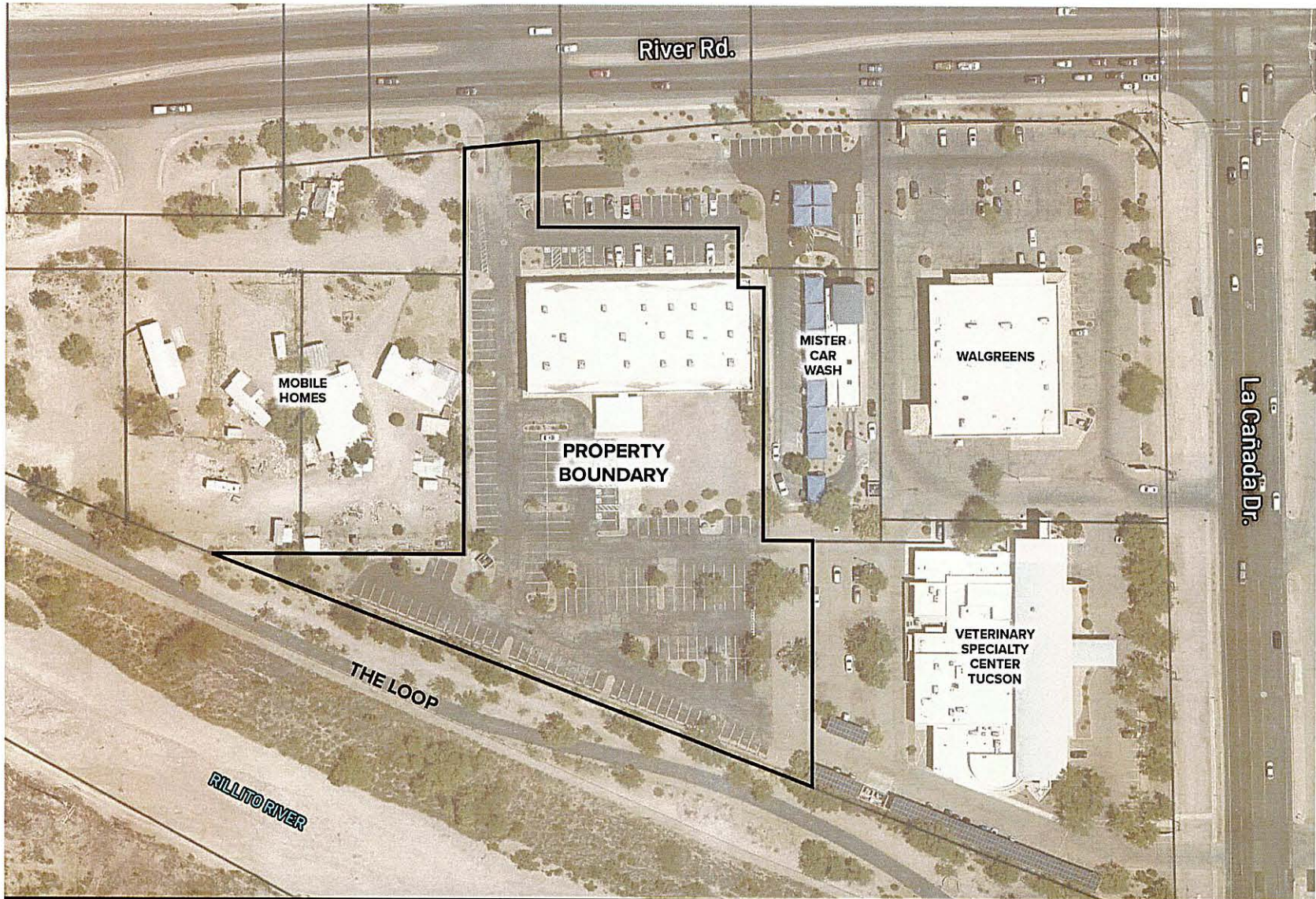
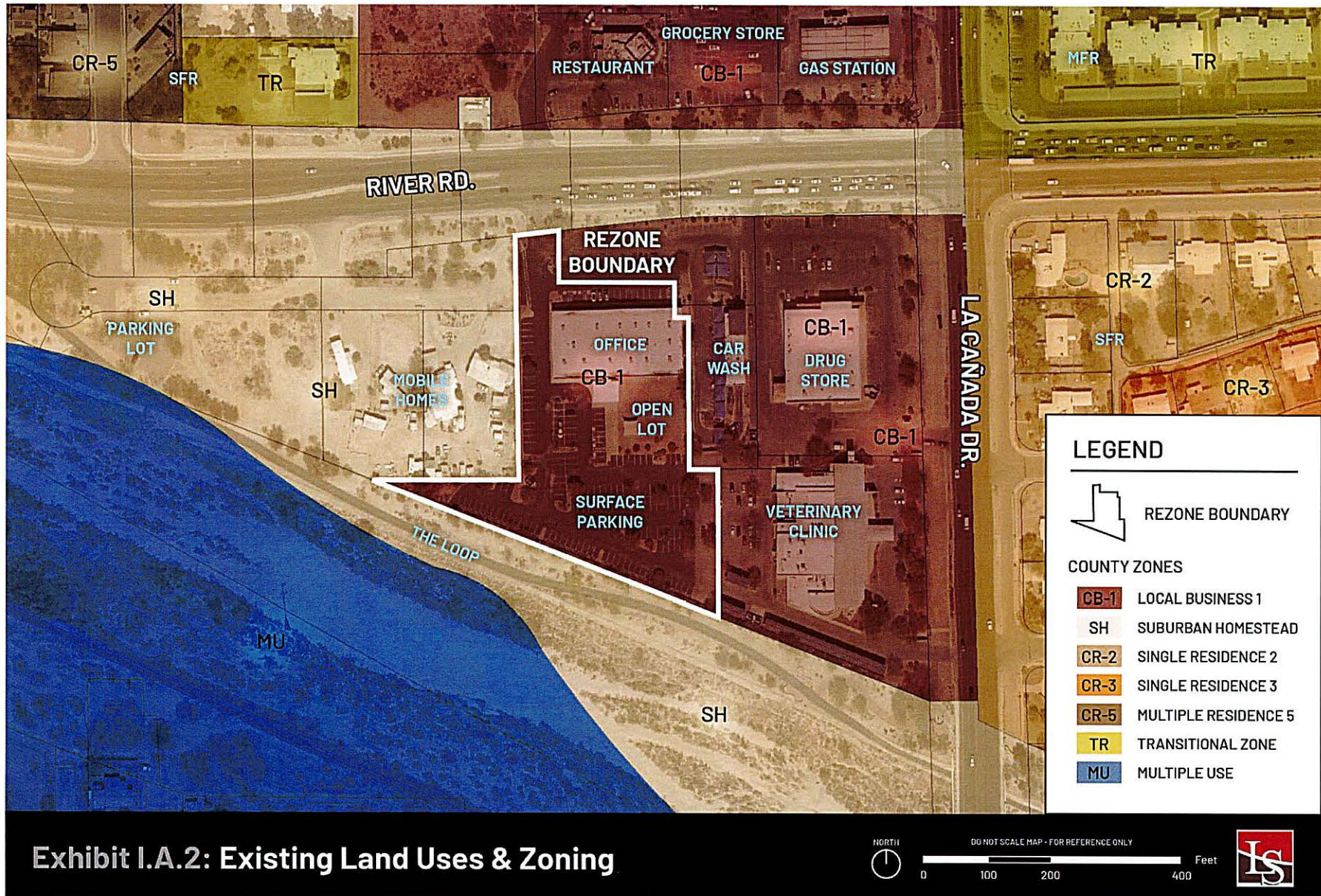


Exhibit I.A.1: Location Map

NORTH
DO NOT SCALE MAP - FOR REFERENCE ONLY
0 50 100 200 Feet





The following policies from Pima Prospers are relevant and support this rezoning request:

3.1 Land Use Element

Goal 1: Integrate land use strategies with physical infrastructure, human infrastructure, economic development, and resource conservation to ensure the long-range viability of the region

Policy 1: Promote land use patterns that support healthy people, a healthy environment, and a healthy economy.

Policy 2: Provide an appropriate mix of land uses that:

- a) Supports a balance of housing, employment, shopping, recreation and civic uses
- b) Furthers expansion of economic development goals
- d) Promotes the integrated and efficient use of infrastructure and services

Policy 4: Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County.

Policy 6: Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place and the market is receptive.

The Project contributes to the region's economic growth and directly supports a local business that has operated in Southern Arizona for more than 35 years. The Project is appropriate for the area, supports local employment opportunities for the community and makes efficient use of an underutilized, developed site. The Project's adaptive reuse of the existing building and site, as well as its use of existing infrastructure and public services, is environmentally friendly and will only serve to encourage further infill investment growth in the area.

5. Pending Rezoning, Plats, Development Plans

There are no pending rezonings, plats or development plans for the Property.

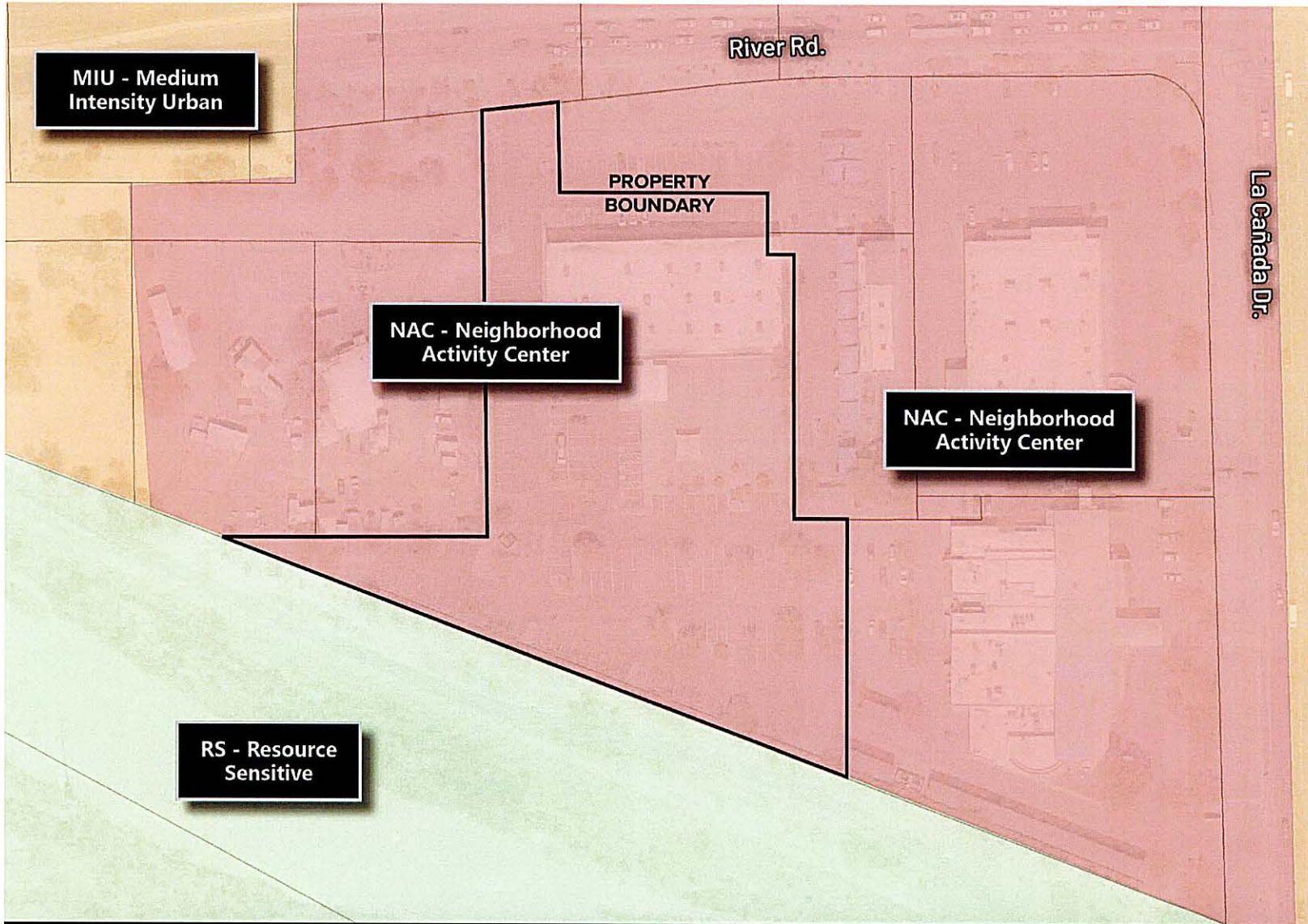


Exhibit I.A.3: Comprehensive Plan Land Use



B. Topography & Grading

1. Topographic Characteristics

The site is relatively flat with no significant topographical features.

a. Restricted Peaks and Ridges

None.

b. Rock Outcrops

None.

c. Slopes of 15% or Greater

None.

d. Other Significant Topographic Features

None.

e. Existing Grading and Ground Disturbance

The entire Property has been graded and developed.

2. Average Cross Slope

Per PimaMaps Average Cross Slope calculator: 2.16%.

C. Hydrology

1. Offsite Hydrology

The Property is located directly north of the Rillito River, a Zone AE FEMA Floodplain. This portion of the Rillito is bank-protected and does not impact the Property. The Property is not located within this or any other FEMA-designated floodplain. Per the Property's last-approved development plan, portions of the Property receive offsite surface flows by design from adjacent properties within the larger commercial center at the southwest corner of River Road and La Cañada Drive.

2. Onsite Hydrology

The Property is fully developed and relatively flat.

a. Flood Control Resource Areas

Per *Pima Prospers*, the Rillito River and a southern portion of the Property are located within a County Flood Control Resources Area.

b. Concentration Points and 100-Year Peak Discharges

Same as is depicted on the Property's last-approved development plan.

c. FEMA-Designated Floodplains and Floodways

None.

- d. *Floodplain Delineation of Previously Unmapped Regulatory Floodplain*
N/A.
- e. *Regulatory Sheet Flood Areas*
N/A.
- f. *Perennial Surface Water*
N/A.
- g. *Erosion Hazard Setbacks*
N/A.
- h. *Riparian Habitat Limits & Classification*
See Section I.D.1: Conservation Lands System below.
- i. *Flow Arrows for Non-Regulatory Flows*
N/A.
- j. *Existing Drainage Easements*
None.
- k. *Existing Drainage Infrastructure on or Adjacent to the Site*
Per the Property's last-approved development plan, there are several storm drains and catch basins throughout the Property and adjacent commercial properties to the east that collect runoff underground. Runoff from the Property is channeled into an existing storm drain and culvert near the south side of the Property that runs underneath the Loop south of the Property and directly outlets into the Rillito River.

3. Hydrology

- a. *Watershed Impacts*
N/A.
- b. *Offsite Watersheds*
The Property is located within the Roller Coaster Wash Watershed.
- c. *Erosion Hazard Setback Methodology*
N/A.
- d. *100-Year Floodplain Methodology*
N/A.

D. Biological Impact Report

1. Conservation Lands System (“CLS”)

The portion of the Property closest to the Rillito River is designated as Important Riparian Areas (“IRA”), and the middle portion of the Property is designated Multiple Use Management Areas (“MUMA”) within the Conservation Lands System (“CLS”). The entire Property has been fully developed and completely disturbed since approximately 2002.

2. Priority Conservation Area (“PCA”)

N/A.

3. Saguaros & Ironwood Trees

There are no saguaros or ironwood trees on the Property.

4. Habitat Protection/Community Open Space

N/A.

E. Transportation

1. Existing/Planned Offsite Streets

Table I.E: Roadway Inventory shows the recorded or estimated weekday daily volumes from the Pima Associated Governments website, existing right-of-way widths, the number of lanes and posted speed limits, daily volume capacity at level of service (LOS) D, bike lanes and pedestrian ways for major roadways within one mile of the Project. A brief description of the physical characteristics of the major streets near the Project is provided after the table.

TABLE I.E: ROADWAY INVENTORY

Roadway Segment	Lanes	ADT	ADT Year	Source	Speed Limit	Existing R/W (ft)	Bike Route	Sun Tran Bus Route	Sidewalks	LOS D Daily Capacity (vpd)*
River Road, La Cholla Boulevard to La Canada Drive	4	28,349	2023	PAG	45	125-245	Bike Route with Striped Shoulder, Rillito River Park on South Side	No	Yes	34,115
River Road, La Canada Drive to Oracle Road	4	30,945	2023	PAG	45	140-220	Bike Route with Striped Shoulder	Sun Shuttle Route 412	No	34,115
La Canada Drive, La Lomitas Road (East) to Roller Coaster Road	4	19,111	2023	PAG	45	150	Bike Route with Striped Shoulder	Sun Shuttle Route 412	Yes	34,115
La Canada Drive, Roller Coaster Road to River Road	4	22,694	2023	PAG	45	150	Bike Route with Striped Shoulder	Sun Shuttle Route 412	Yes	34,115
La Canada Drive/Flowing Wells Road, River Road to Wetmore Road	4	24,023	2023	PAG	40	70-150	Bike Route with Striped Shoulder	No	Yes	34,115
Flowing Wells Road, Wetmore Road to Roger Road	4	24,602	2023	PAG	40	75-115	Bike Route with Striped Shoulder	No	Yes	34,115
Roller Coaster Road, West of La Canada Road	2	1,784	2023	PAG	35	80	No	No	No	15,840
Roller Coaster Road, East of La Canada Road	2	721	2023	PAG	30	55	No	No	No	15,840
Wetmore Road, West of Flowing Wells Road	4	22,223	2023	PAG	45	130	Bike Route with Striped Shoulder	Route 61	Yes	34,115
Wetmore Road, East of Flowing Wells Road	4	25,019	2023	PAG	45	220	Bike Route with Striped Shoulder	Route 61	Yes	34,115

*FDOT Generalized Annual Average Daily Volumes Table, 2023.

River Road is an east-west four lane regional roadway in the vicinity of the Property. The western terminus of River Road is at its intersection with Irvington Road where it continues north as Thornydale Road. Its eastern terminus is at Sabino Canyon Road where it continues east as Knollwood Drive. It is designated as a Principal Arterial – Other on ADOT’s Functionally Classified Roads map.

East and west of La Canada Drive, River Road has two travel lanes in each direction with a curbed raised median. It has a posted speed limit of 45 mph. It provides direct access to residential and commercial uses along its route. There are bike lanes on each side. There are sidewalks west of La Canada Boulevard, and the Rillito River Park is just south of River Road along this section.

Nearby traffic signals are located at La Canada Drive, La Cholla Boulevard and at Oracle Road (SR 77).

La Canada Drive is a north-south four lane regional roadway in the vicinity of the Property. The northern terminus of La Canada Drive is north of Moore Road in Oro Valley. Its southern terminus is at the Rillito River where it continues south as Flowing Wells Road. It is designated as a Minor Arterial on ADOT’s Functionally Classified Roads map.

La Canada Drive has two travel lanes in each direction with a two-way left turn lane north and south of River Road. It continues north of Roller Coaster Road with a raised curbed median. It has a posted speed limit of 45 mph. It provides direct access to residential and commercial uses along its route. There are bike lanes and sidewalks on each side.

Nearby traffic signals are located at River Road and Orange Grove Road.

Flowing Wells Road from the Rillito River to Roger Road is four lane regional roadway. Through the study area it is a four-lane road with a two-way left turn lane. It is designated as a Minor Arterial on ADOT's Functionally Classified Roads map. The northern terminus is at the Rillito River where it continues north as La Canada Drive, and its southern terminus is at Grant Road.

It has a posted speed limit of 40 mph from the Rillito River to Roger Road. There are bike lanes on both sides of the road.

Roller Coaster Road is an east-west two-lane undivided roadway north of the Property. The western terminus of Roller Coaster Road is at Oracle Jaynes Station Road. Its eastern terminus is at Oracle Road (SR 77). It is designated a Major Collector on ADOT's Functionally Classified Roads map.

It has a posted speed limit of 35 mph west of La Canada Drive and a speed limit of 30 mph east of La Canada Drive. It provides direct access to residential uses along its route. There are no bike lanes nor sidewalks on either side.

Wetmore Road is an east-west four-lane roadway in the vicinity of the Property. It is designated as a Minor Arterial on ADOT's Functionally Classified Roads map. East and west of La Canada Drive it has two travel lanes in each direction with a two-way left turn lane. It has a posted speed limit of 45 mph. It provides direct access to commercial uses along its route. There are bike lanes and sidewalks on each side.

2. Distances to Existing Drives/Intersections

Previous uses at the Property are the Mural software technical support center and an ITT trade school. There are two driveways on River Road that will serve the site – one is shared with a Walgreens drug store to the east. The driveways are spaced 335 feet from each other. The eastern driveway is spaced 335 feet from La Canada Drive and the west driveway is 335 feet from the next driveway to the west.

There are also two driveways on La Canada Drive that allow access through the veterinary clinic property. The northern driveway is 405 feet from River Road and the south driveway is 320 feet from the north driveway.

Cross-access easements are in place that will maintain the above access in perpetuity.

3. Public Transit

Sun Tran Route 17 (Country Club Street/29th Street) runs along River Road east of La Canada Drive and on La Canada Drive south of River Road. This route runs on 30 minute headways during the weekdays and one hour headways during the weekends.

Sun Shuttle Route 412 (Thornycroft/Orange Grove) runs along River Road east of La Canada Drive and along La Canada Drive north of River Road. There are bus stops on the east and south legs of the River/La Canada intersection. The bus routes run on 90-minute headways during the weekdays and 90 minute headways on Saturdays.

The Project area is within the Sun Van service area. Sun Van provides ADA-compliant paratransit service generally within the Sun Tran service area.

F. Sewers

1. Existing Public Sewer

The Property is located within the Pima County Regional Wastewater Reclamation Department's ("PCRWRD") Sanitary Sewer Service Area. There are existing sewer lines and manholes on the Property north of the existing building that serve the Property.

2. Site Constraints for Sewer

None.

G. Recreation

1. Existing Recreational Facilities Onsite and Within 1 Mile

The Rillito River Park and a portion of the Loop are located directly south of the Property. Other parks within 1 mile of the Property include Children’s Memorial Park to the east, Ellie Towne Flowing Wells Community Center to the south, and Curtis Community Park to the west.

2. Trail Rights-of-Way

There are two offsite trailhead access points east and west of the Property within 500 feet. The Property currently provides direct access to the Loop via a trail and break in the Property’s southern screen wall.

H. Cultural Resources

1. Records Check

N/A.

2. Survey Title

N/A.

I. Composite

N/A.

II. LAND USE PROPOSAL

A. Project Overview

1. Proposed Zoning Boundaries

The Project proposes rezoning the entire Property to CB-2.

2. Project Description

As illustrated in *Exhibit II.B: Preliminary Development Plan*, the Project proposes to adaptively reuse the Property by converting a portion of the building to an indoor warehouse and adding an outdoor storage area for various concrete finishing materials and construction equipment. Escalante currently operates their business offices on the Property but stores its construction materials off-site. This Project will allow Escalante to consolidate their business operations into a single location, combining their current office use with their desired construction materials storage and contractor's yard uses. Escalante also intends to lease the northern portion of the building to future office, commercial and/or retail users once they purchase the Property.

As part of this rezoning, Escalante intends to retain their current office use within the southwest portion of the building, convert the southeast portion of the building to indoor warehouse space and use the undeveloped area south of the building to store construction materials and equipment outdoors. The offices will be accessible internally from the proposed warehouse space, and the warehouse space will be accessible from the outdoor storage area via two roll-up garage doors. The outdoor storage area will be accessible from the existing parking lot via two gates, one on the west side and one on the south side of the storage area. The outdoor storage area will be dust controlled using DG or a similar permeable surface that will assist with drainage.

The last-approved grading and development plans for the Property (formerly a branch of ITT Technical Institute) contemplates future building expansion south of the existing office where Escalante is proposing their outdoor storage area. This future expansion area was never developed and has remained vacant and underutilized since. The conversion of this area into a secure outdoor storage space would result in a less intense use for this portion of the Property, as compared to the prior development plan.

B. Preliminary Development Plan

The Project is depicted on the Preliminary Development Plan ("PDP"), provided as *Exhibit II.B*.

1. Preliminary Development Plan

a. *Parcel Boundaries & Dimensions*

The Property's boundaries and dimensions are depicted on the ALTA Survey provided as *Appendix A*.

b. *Structures*

Same as existing.

c. *Bufferyards & Landscaped Areas*

Same as existing.

d. *Recreation Areas*

None.

e. *Land Uses*

The Project proposes to rezone the Property from CB-1 to CB-2 to permit the construction materials storage and contractor's yard land uses. The Property's current office use will remain. Certain other retail or commercial uses are also permitted on the Property.

f. *Height of Surrounding Buildings*

All surrounding buildings are 1 story in height. The car wash directly east of the Property is 24 feet in height. The drugstore and veterinary clinic east of the Property are each 26 feet in height. The Project does not propose any change to the building's current height.

g. *Public & Private Easements or Covenants Impacting Site*

Same as existing.

h. *Overlay Zoning Districts*

N/A.

i. *Adjacent Public Right-of-Way*

The Project does not propose any changes to existing rights-of-way.

j. *Access & Internal Circulation*

The majority of the Property's parking lot will remain as it currently exists. The outdoor storage yard will be accessible from the existing building and from the parking lot on its west and south sides.

k. *Existing and Planned Transit Stops*

Same as existing.

l. *Proposed Trail Right-of-Way*

Same as existing.

- m. Drainage Features*
Same as existing.
- n. Drainage Improvements*
Same as existing.
- o. Onsite Wastewater Treatment & Disposal*
N/A.
- p. Other Significant Physical Features*
N/A.

2. PDP Support Data

- a. Estimated Floor Area*
Same as existing. The Project does not propose any changes to existing floor area, which is 20,000 square feet.
- b. Building Heights*
Same as existing. The Project does not propose any changes to existing building height, which is 20 feet.
- c. Total Number of Dwelling Units*
None.
- d. Residential Density*
N/A.
- e. Type of Landscaping*
Same as existing. Existing landscaping includes native, drought-tolerant vegetation.
- f. Open Space*
N/A.
- g. Other Information*
N/A.

C. Topography & Grading

1. Development/Mitigation on Steep Slopes
N/A.
2. Natural Areas under HDZ
N/A.
3. Disturbed, Revegetated, Natural Areas
Same as existing.
4. Changes to Natural Grade
The Project does not propose any changes to existing onsite grade.

D. Hydrology

1. Post-Development Onsite Hydrology
 - a. *Washes*
N/A.
 - b. *Regulatory Floodplains*
N/A.
 - c. *Erosion Hazard Setbacks*
N/A.
 - d. *Preserved Riparian Habitat/Mitigation*
N/A.
 - e. *Proposed Drainage Structures*
Same as existing.
 - f. *Cross-Drainage Structures*
Same as existing.
 - g. *Floodplain Encroachment*
N/A.
 - h. *Storm Drains*
Same as existing.
 - i. *Drainage Easements*
N/A.

-
- j. Proposed Streets, Lots & Building Pads*
N/A.
 - 2. Preliminary Integrated Water Management Plan ("PIWMP")
N/A.
 - 3. Proposed Hydrology
 - a. Project Response to Existing Site Constraints*
Same as existing.
 - b. Encroachment into Flood Control Resource Areas*
Same as existing.
 - c. Concentration Points*
Same as existing.
 - d. Drainage & Erosion Mitigation Features*
Same as existing.
 - e. Drainage Impact to Site and Surrounding Areas*
Same as existing.

E. Biological Resources

The Property is completely developed, and the Project will have no impact on biological resources.

F. Landscape, Bufferyards & Visual Mitigation

- 1. Bufferyards
Same as existing. The existing development contains a 5-foot bufferyard along the western Property boundary that will remain. There are no existing or proposed bufferyards for the adjacent commercial uses.
- 2. Bufferyard Conflicts
None.
- 3. Vegetation Transplanting Impacts
N/A. The Project does not propose any new landscaping, but owner may add landscaping at its discretion.
- 4. Mitigation of Visual Impacts
The proposed outdoor storage area is surrounded by surface parking on the west and south, and existing buildings on the north and east. Although there is a low screen wall and some

existing vegetation between the southern Property boundary and the Loop directly to the south, the proposed outdoor storage area is visible from certain points along the Loop. To increase security and mitigate potential visual impacts from the Loop and adjacent properties, the Project is proposing a 5-foot-high masonry wall around portions of the perimeter of the proposed outdoor storage use to screen materials from view.

5. Significant Vegetation

No natural vegetation occurs on the Property. There is some existing landscaping throughout the Property's parking area and adjacent to the southern Property boundary within the Rillito River Park/Loop area which will remain in place.

G. Vehicle Circulation & Transportation

1. Proposed Ingress/Egress to Property

Access to the Project will be available at the two existing driveways along River Road closest to La Canada Drive and at the two driveways along La Canada Drive that also serve the veterinary clinic.

2. Distances to Access Points

Same as existing.

3. Offsite Road Improvements

No roadway improvements on the study area roads are scheduled in the current Pima Association of Governments' Transportation Improvement Program. No offsite road improvements are proposed as part of this Project.

4. Average Daily Trips ("ADT") and Level of Service ("LOS")

Previous uses within the project building included the ITT Technical Institute (closed in 2016) and Mural (software technical support, currently operating). The estimated trip generation for these two uses are provided in *Table II.G.1*, below. For the ITT land use, we applied trip rates for the land use "Junior/Community College" which in its land use description includes "technical colleges." For the Mural land use, we applied average trip rates for the land use "Single Tenant Office Building."

The website, communitycollegereview.com indicated that there were 400 students attending the ITT Technical Institute before it closed in 2016.

TABLE II.G.1: ESTIMATED TRIP GENERATION – PRIOR USES

Previous Project (ITT Technical Institute)				Trip Generation Average Rates					
Land Use	Unit	No. Units*	ITE Categ.	Weekday AM		Weekday PM		Avg Weekday	
				In	Out	In	Out	In	Out
Junior/Community College	Students	400	540	0.11		0.11		1.15	
				81%	19%	56%	44%	50%	50%

*ITT Technical Institute-Tucson (Closed 2016) - Tucson, AZ (communitycollegereview.com)

Land Use	Unit	No. Units	ITE Categ.	Trip Generation					
				Weekday AM		Weekday PM		Avg Weekday	
				In	Out	In	Out	In	Out
Junior/Community College	Students	400	540	44		44		460	
				36	8	25	19	230	230

Note: AM, PM Rates based on Peak Hour of Adjacent Street Traffic (7-9 AM; 4-6 PM)

The previous land uses generated approximately 460 daily trips (ITT), and 260 daily trips (Mural) based on average rates from the ITE Trip Generation Manual for the land uses applied to those previous uses.

The proposed land use, Escalante Concrete, operates as a “Specialty Trade Contractor,” the closest land use in the ITE Trip Generation Manual by description. Escalante Concrete will use half of the existing 19,983 square foot building and is planning to lease the other half of the building. Based on its previous uses and its proposed use, it is assumed that the other half of the building will be leased as office space. For this reason, we applied the average rates for “single tenant office building” to the other half of the building. The estimated trip generation for the proposed uses are shown in *Table II.G.2*, below.

TABLE II.G.II: ESTIMATED TRIP GENERATION – PROPOSED USES

New Project (Escalante Concrete in half of building; leased office space in other half)

Land Use	Unit	No. Units	ITE Categ.	Trip Generation Average Rates								
				Weekday AM		Weekday PM		Avg Weekday				
				In	Out	In	Out	In	Out			
Specialty Trade Contractor Concrete Services	1000 SF	9.946	180	1.66	1.93	9.82	74%	26%	32%	68%	50%	50%
Single Tenant Office Building	1000 SF	9.946	715	1.85	1.76	13.07	89%	11%	15%	85%	50%	50%

Land Use	Unit	No. Units	ITE Categ.	Trip Generation								
				Weekday AM		Weekday PM		Avg Weekday				
				In	Out	In	Out	In	Out			
Specialty Trade Contractor Concrete Services	1000 SF	9.946	180	17	19	98	12	4	6	13	49	49
Single Tenant Office Building	1000 SF	9.946	715	18	18	130	16	2	3	15	65	65
Total Trip Generation				35	37	228	29	6	9	28	114	114

Note: AM, PM Rates based on Peak Hour of Adjacent Street Traffic (7-9 AM; 4-6 PM)

Based on the estimated rates for the proposed uses, the site trip generation is approximately the same, or less than the previous uses. Because recorded traffic data is assumed to have been collected or estimated when one of the previous uses was operational, there would be no increase in ADT on any of the Project area roads, and thus, no additional impacts associated with the proposed uses. Therefore, traffic volumes on the project roadways will be below the daily LOS D threshold volumes for all roadways.

5. Concurrency

Because the Project traffic will not generate any more trips than the previous uses on the Property, there are no concurrency concerns with the Project.

6. Bicycle & Pedestrian Pathways

There are signed bike lanes and sidewalks on River Road and La Canada Drive along the frontage of the Property. Access to the Rillito River Park and The Loop is provided on La Canada Drive south of the Project.

7. Onsite Street System

Circulation will be as shown on the PDP with full access at the driveway on La Canada Drive and at the west driveway on River Road. The east driveway on River Road is limited to right-in/right-out only because of the raised median on River Road. There will be no circulation restrictions onsite from the driveways to the Project.

- 8. Traffic Impact Study
N/A.

H. Onsite Wastewater Treatment and Disposal
N/A.

I. Sewers

- 1. Capacity Response Letter
N/A. The Project does not propose any changes to existing sewer service.
- 2. Method of Providing Sewer
Same as existing.
- 3. Sewer Easements
Same as existing.
- 4. Mitigation of Site Constraints
N/A.

J. Water
N/A.

K. Schools
N/A.

L. Recreation

- 1. Onsite Recreation
None.
- 2. Ownership of Recreation Areas
N/A.
- 3. Proposed Trails On or Off-site
N/A.

M. Cultural Resources
N/A.

N. Environmental Quality
N/A.

O. Agreements
N/A.

Appendix A: ALTA Survey

LEGEND

- FOUND MONUMENTATION AS NOTED
FOUND BRASS CAP IN CONCRETE (B/C/M) AS NOTED
NOTHING FOUND ON SET
SET 1/2" DIAM. REBAR AND BRASS LATH
RECORD BEARING AND OR DISTANCE, RILLITO GARDENS BOOK 22, PAGE 69, MAPS AND PLATS
RECORD BEARING AND OR DISTANCE, IGS 12122, BK 48, PG. 08
RECORD BEARING AND OR DISTANCE, SCHEDULE A, EXHIBIT A ESCROW/TITLE NO. 503-267896-VK

ABBREVIATIONS

- HC = BACK CURB
CB = CABLE BOX
CD = CLEAN OUT BOX
BL = BROADCAST LIGHT
EC = ELECTRIC CONDUIT BOX
FB = FIBER BOX
EV = ELECTRIC HIGH VOLTAGE BOX
EMV = ELECTRIC METER
LP = EDGE PAVEMENT
CV = GAS VALVE
GV = GAS METER
HC = HANDICAP ACCESS
HV = IRRIGATION VALVE
HR = IRRIGATION BOX
LP = LIGHT POLE
MH = MANHOLE
MP = METAL PIPING
PT = POWER POLE
SMMH = SLOTTED GRASS MANHOLE
S = SIGN
SL = STREET LIGHT
SLB = STREET LIGHT BOX
SW = SIDEWALK
TB = TELEPHONE BOX
UB = UTILITY BOX
UE = UNDERGROUND ELECTRIC
WB = WATER BOX
WP = WATER PIPE
WM = WATER METER
WS = WATER SPLIT
WV = WATER VALVE

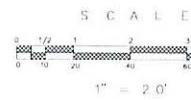
NOTES

BASIS OF BEARING WAS N. 02°57'17" W ALONG THE MONUMENTATION OF AP# 104-01-0498
BASIS OF ELEVATION WAS BASED ON NAVSTAR PER NOS CORRS NETWORK
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A "COMMITMENT OF TITLE INSURANCE" DOCUMENT, PROVIDED BY PRONER TITLE AGENCY INC. (DRIVE FILE NO. 503-267896-VK, HAVING AN EXPIRATION DATE OF JUNE 11, 2024)
OWNERSHIP INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PIMA COUNTY RECORDER AND ASSESSOR.
THIS SURVEY WAS BASED ON FOUND MONUMENTATION WITH RILLITO GARDENS PER BOOK 22, PAGE 69 OF MAPS AND PLATS.
REFERENCE IS MADE TO A RECORD SURVEY BY BRUCE FRANCIS SMALL, IGS 12122, BOOK 48, PAGE 08, DATED 01/21/2006.
THIS SURVEY WAS PERFORMED FOR LLC, AN ARIZONA LIMITED LIABILITY COMPANY.



SCHEDULE B - SECTION 2 EXCEPTIONS

- TITLE REPORT FURNISHED BY PRONER TITLE AGENCY, INC. OFFICE FILE NO. 503-267896-VK, COMMITMENT DATE 06/11/2024. ITEMS 1 THROUGH 13, 22, 23, 28, 32, 33, 34 ARE NOT SURVEY RELATED.
14. As matters shown on the recorded subdivision documents...
15. Easement(s) for the purposes set forth therein and rights incident thereto as set forth in Docket 2887 at page 710.
16. Easement(s) for the purposes set forth therein and rights incident thereto as set forth in Docket 2848 at page 198.
17. Easement(s) for the purposes set forth therein and rights incident thereto as set forth in Docket 2897 at page 454.
18. Easement(s) for the purposes set forth therein and rights incident thereto as set forth in Docket 1125 at page 776.
19. Easement(s) for the purposes set forth therein and rights incident thereto as set forth in Docket 4781 at page 420.
20. Terms, conditions, restrictions, easements, covenants and/or obligations as set forth in Agreement recorded in Docket 6340 at page 375.
21. Easement(s) for the purposes set forth therein and rights incident thereto as set forth in Docket 3978 at page 1287 and re-recorded in Docket 10082 at page 1682 and re-recorded in Docket 10193 at page 266.
22. RESTRICTIONS, CONDITIONS, COVENANTS, EASEMENTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements of party walls contained in instrument recorded in Docket 10082 at page 1708, including, if any, from the above, any restrictions based on race, color, religion, sex, marital status, handicap, marital status, marital status, disability, gender, source of income or national origin as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is prohibited by applicable law.
23. Easement(s) to U.S. West Communications, Inc. and rights incident thereto as set forth in Docket 10160 at page 912.
24. The matters shown on Survey recorded in Book 25 of Record of Surveys at page 53 and in Book 48 of Record of Surveys at page 8.
25. Easement(s) to Tucson Electric Power Company and rights incident thereto as set forth in Docket 11162 at page 711.
26. Easement(s) to Tucson Electric Power Company and rights incident thereto as set forth in Docket 11161 at page 144.
27. Any facts which a correct survey would disclose and which are not shown by the public records.
ALTA CERTIFICATION NOTES
INFORMATION FROM PREVIOUS SURVEYS WERE USED AND DARRIED FORWARD AND ARE REFLECTED IN THIS SURVEY
MONUMENTS FOUND AND SET ARE SHOWN ON THE SURVEY
ADDRESS OF SURVEY IS 1456 N RIVER ROAD
TEMA ZONE: ZONE X, PER MAP NUMBER 04032026E, DATED 06/16/2011
GROSS AREA IS 146,629.5 SQUARE FEET
(A)(3) CURRENT ZONING AND SETBACK INFORMATION WAS NOT PROVIDED BY THE CLIENT
(A)(3)(C) BUILDING LOCATION: SHOWN ON SURVEY
IMPROVEMENTS: SHOWN ON SURVEY
212 PARKING SPACES, 8 HANDICAP SPACES
(A) DESIGN PLANS SHOULD BE OBTAINED TO VERIFY THE LOCATION OF THE UNDERGROUND UTILITIES
(B) EXISTING FOR UNDERGROUND UTILITIES WAS PROVIDED BY THE CLIENT
ADJOINING OWNERS: SHOWN ON SURVEY
DISTANCE TO THE INTERSECTION OF RIVER ROAD AND N.I.A. CANADA DRIVE IS 650 FEET
NO EVIDENCE OF EARTH MOVING OR NEW CONSTRUCTION WAS FOUND AT THE TIME OF THE SURVEY
PROPOSED STREET CHANGES WERE NOT PROVIDED BY THE CLIENT AND/OR EVIDENCE OF CONSTRUCTION WAS NOT OBSERVED
NO OFFSITE EASEMENTS WERE PROVIDED
SURVEYOR HAS A PROFESSIONAL LIABILITY INSURANCE



LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Pima, State of Arizona, and is described as follows:
A part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 15, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, including a part of the Rillito Gardens, as recorded in Book 22 of Maps and Plats of Page 69, Pima County Recorder's Office.
BEGINNING at the Southeast corner of Lot 9 of said plat; THENCE N 01°15'38" W along the East line of Lot 9 a distance of 247.49 feet to the Northeast corner of Lot 9; THENCE continue N 01°15'38" W along the Northern prolongation of the East line a distance of 20.16 feet to the Southern right-of-way line of realigned River Road, being a point on the arc of a non-tangent curve concave to the South; a radial line of said curve through said point having a bearing of N 04°26'29" W; THENCE Easterly along said Southernly right-of-way line, along the arc of said curve, to the right, having a radius of 84.7480 feet, with a chord of N 85°45'19" E 65.09 feet, and a central angle of 00°58'23" for an arc distance of 65.09 feet to a non-tangent line parallel with the East line of Lot 9; THENCE S 01°15'38" E along the said parallel line a distance of 55.00 feet to a point; THENCE N 88°44'22" E 182.42 feet to a point; THENCE S 01°15'38" E 47.50 feet to a point; THENCE N 88°44'22" E 22.38 feet to a point; THENCE S 01°15'38" E 242.00 feet to a point; THENCE S 88°44'22" W 47.91 feet to a point; THENCE S 01°15'38" E 272.58 feet to the Northernly right-of-way line of the Rillito River as recorded in Docket 3919 at page 426; THENCE N 68°31'40" W along said Northernly right-of-way line a distance of 482.47 feet to the South line of Lot 6 of said plat; THENCE N 88°44'22" E along the South line of Lots 8 and 9 a distance of 223.99 feet to the POINT OF BEGINNING.
Parcel 2:
A part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 15, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, including part of the RILLITO GARDENS, as recorded in Book 22 of Maps and Plats of Page 69, Pima County Recorder's Office.
BEGINNING at the Southeast corner of Lot 9 of said plat; THENCE S 88°44'22" E along the South line of Lot 9 and South line of Lot 8 a distance of 223.99 feet to the Northernly right-of-way line of the Rillito River as recorded in Docket 3919 at page 426; THENCE S 88°44'22" E along said Northernly right-of-way line a distance of 367.66 feet to the POINT OF BEGINNING; THENCE N 68°31'40" W along said Northernly right-of-way line a distance of 85.19 feet to a point; THENCE N 01°15'38" W 272.58 feet to a point; THENCE N 88°44'22" E 81.91 feet to a point; THENCE S 01°15'38" E 242.35 feet to a point; THENCE S 00°26'00" W 4.01 feet to the POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

TO ESCALANTE CONCRETE CONSTRUCTION, INC., AN ARIZONA CORPORATION, 1456 N.R. RD. LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 11, 13, 16 AND 18 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY 28, 2024.
DATE OF MAP OR PLAT: JUNE 26, 2024.
JON H. STALS
RONALD E. STALS, L.S. 11758

ALTA/NSPS LAND TITLE SURVEY
LYING IN A PORTION OF
LOT 10 OF RILLITO GARDENS
SE 1/4 OF S 15, T 13 S R 13 E G. & S.R.M.
PIMA COUNTY, ARIZONA
RECORD OF SURVEY
RES LAND SURVEYS, INC. 1910 E. 34TH STREET, TUCSON, ARIZONA 85719