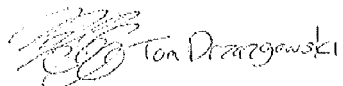




DATE: February 3, 2023
TO: Honorable Chair and Members of the Board of Supervisors
FROM: Chris Poirier, Planning Director 
SUBJECT: P16RZ00007 ANDRADA WILMOT 180, LLC – S. WILMOT ROAD REZONING
Time Extension/Modification (Non-Substantial Change) Of Rezoning Conditions
February 7, 2023, Board of Supervisors Meeting, Agenda Item 43

The applicant has requested a five-year time extension for an approximately 359-acre rezoning and a modification (non-substantial change) of rezoning conditions as follows:

- #4C requires construction of half of the future 150-foot arterial cross section including drainage infrastructure along the Wilmot Road frontage and the frontage of the rezoning site shall be built as an all-weather roadway. The request is to waive this condition.
- #4E limits Wilmot Road access points to two (2). The request is to modify the condition to allow three (3) access points on Wilmot Road.
- #10 requires adherence to the approved preliminary development plan with a maximum of 800 dwelling units. The request is to modify the approved preliminary development plan with a maximum of 800 dwelling units.

The approximately 359-acre rezoning site (Parcel Codes 305-23-018D, 305-23-026A, 305-23-027B and portion of 305-23-018A) is zoned CR-5 (Multiple Residence – Small Lot Option) and is located on the east side of S. Wilmot Road, approximately 754 feet south of E. Andrada Road.

On February 1, 2023, the Arizona State Land Department (ASLD), a property owner across the street (Wilmot Road) to the west of the rezoning site, provided agency comments as requested by staff. ASLD has provided the following comment regarding the modification to rezoning condition #4C as stated below:

Currently the condition requires construction of the half street including drainage infrastructure of the 150-foot arterial as an all-weather roadway. Given that the County has designated Wilmot as a Regional Collector and half-street construction provides benefits beyond the traffic impacts of the proposed development, we recognize that as development occurs in the area, additional roadway and drainage improvements may be required on the eastern half street. Therefore, ASLD wants to ensure that waiving the condition to construct the ultimate drainage and roadway condition will not result in undue burden for future developers of the State Trust Land located along the western side of Wilmot Road.

TRANSPORTATION RESPONSE COMMENTS:

The requirement to build half of a 150-foot right-of-way was not an accurate way of identifying offsite requirements. The Roadway Design Manual has Figures 2-5 through 2-7 that provide

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different elements that can be constructed within a 150-foot right-of-way, including travel lanes, shoulder width, and inclusion of a two way left turn. Condition #4C has been revised and restated as Transportation condition 3G:

- The property owner(s) shall construct any offsite improvements determined necessary by the TIS at time of permitting, including but not limited to additional travel lanes and/or auxiliary lanes.

This revised condition will allow staff to require what is needed at the time the project is actually submitted for review and approval.

Transportation condition 3H has been added to cover the all-weather requirement as well as Flood Control concerns related to adverse impacts to adjacent neighbors like ASLD.

- Offsite improvements shall be constructed to all-weather standards. The development and any offsite improvements shall not create any adverse drainage impacts to upstream and downstream properties.

The three proposed driveway/street connections will be designed to meet Pima County requirements including driveway separation, stopping site distance, and other design elements found in the Subdivision and Development Street Standards as well as the Roadway Design Manual.

Staff supports the time extension and modification of rezoning conditions as stated in staff's report to the Board of Supervisors.

From: [Terri Tillman](#)
To: [Terri Tillman](#)
Subject: FW: File No. P16RZ00007
Date: Friday, February 3, 2023 11:05:49 AM

From: Karen Dada <kdada@azland.gov>
Sent: Wednesday, February 1, 2023 3:28 PM
To: Terri Tillman <Terri.Tillman@pima.gov>; Joseph Godoy <Joseph.Godoy@pima.gov>; Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>
Cc: Rhonda Buss <rbuss@azland.gov>
Subject: Re: File No. P16RZ00007

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Good afternoon and thank you Terri and Joseph for working with ASLD on this zoning extension request. Based on the additional information we have received, ASLD would like to enter the following comments regarding the request to waive Condition 4C:

- Currently the condition requires construction of the half street including drainage infrastructure of the 150-foot arterial as an all-weather roadway. Given that the County has designated Wilmot as a Regional Collector and half-street construction provides benefits beyond the traffic impacts of the proposed development, we recognize that as development occurs in the area, additional roadway and drainage improvements may be required on the eastern half street. Therefore, ASLD wants to ensure that waiving the condition to construct the ultimate drainage and roadway condition will not result in undue burden for future developers of the State Trust Land located along the western side of Wilmot Road.

Thank you for notifying us of this request and please contact me if you require additional information.

Karen Dada, AICP | Manager, Planning and Engineering Section
Arizona State Land Department

1110 West Washington Street | Phoenix, AZ 85007

O: 602-542-3118 | kdada@azland.gov

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