



Kachina Homes
REZONING DOCUMENT PIMA COUNTY

section 1: site inventory



THE PLANNING CENTER
a division of TPC Group, Inc.

A. Existing Land Uses

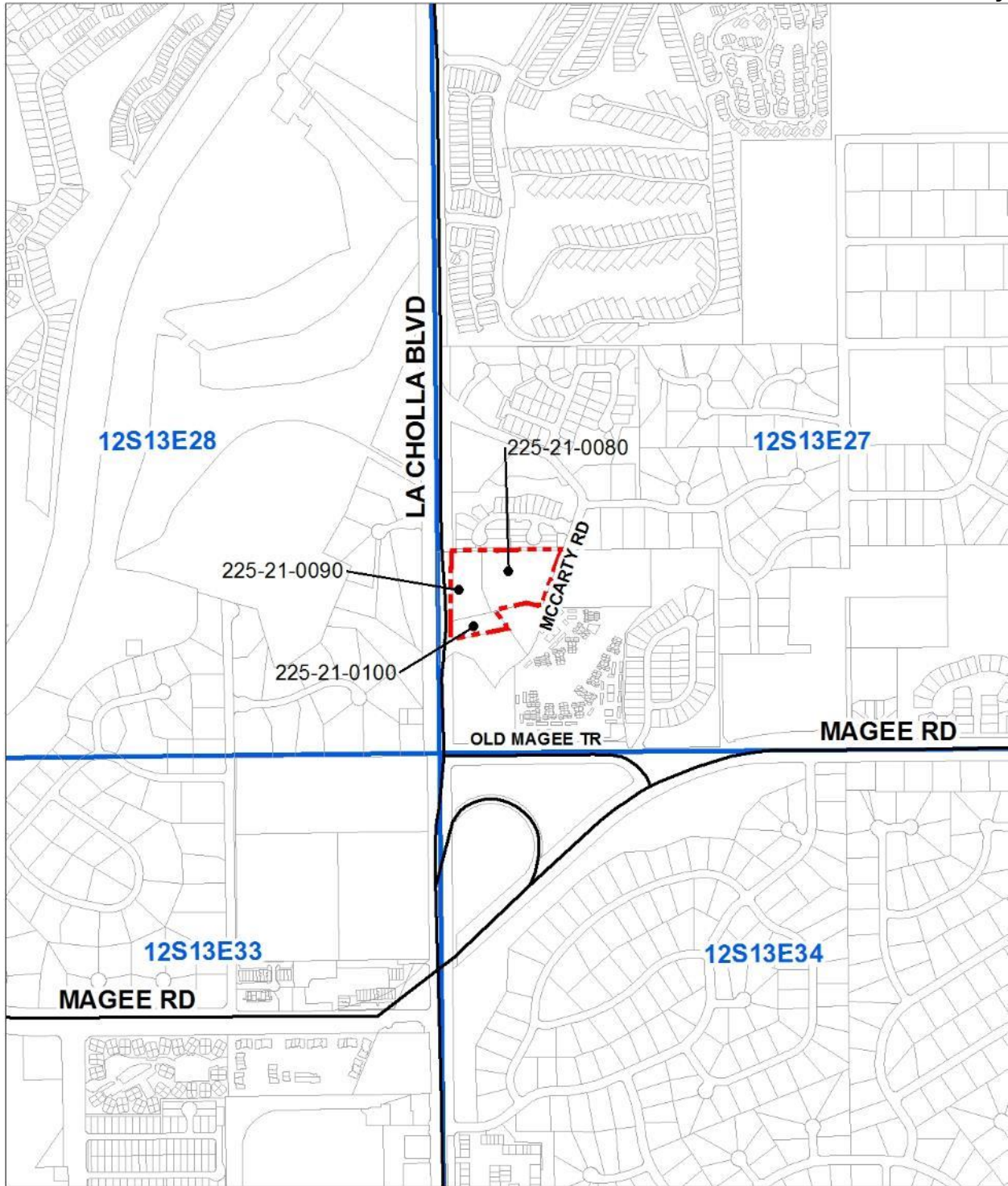
1. Location and Regional Context

The subject property being evaluated in this rezoning application is located within Township 12 South, Range 13 East and Section 27 of Pima County, Arizona. More specifically, the subject parcels are located approximately 750 feet north of the intersection of La Cholla Boulevard and Old Magee Trail, immediately west of McCarty Road (refer to *Exhibit I.A.1: Location and Vicinity*). The site will consist of an assemblage of three contiguous parcels defined by Assessor's Parcel Numbers 225-21-0090, 225-21-0080, and 225-21-0100 and totaling to approximately 6.68 acres.



The property is currently situated in an urban context with low and medium density residential developments surrounding it. La Cholla Boulevard is considered a major north-south corridor within the Tucson-Metro Region and was recently improved to include additional drainage facilities as well as curbs, medians, stripped shoulders and a sidewalk and multi-use path on the west side of the street. Interstate 10 is located approximately 4.5 miles west of the subject property and can be directly accessed by Cortaro Road.



Exhibit I.A.1: Location and Vicinity

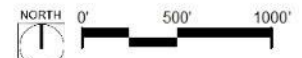


LEGEND

-  Project Boundary
-  Township, Range & Section

Notes:

Project Site is located at:
 Township 12S, Range 13E, and Section 27
 Acreage: Approx. 6.68 AC
 Parcel ID #s: 225-21-0090,
 225-21-0080,
 225-21-0100



FILE NAME: location_vicinity_6x8.mxd
 SOURCE: Pima County GIS, 2016



2. Existing Land Uses

a. Existing On-Site Uses

Information gathered from a site visit on March 14, 2017 indicated that the property consists of a single-family ranch style residential home with an attached decorative wall. The site also includes a small pump house, a guest house and a concrete pad. The property contains an associated driveway and utilities (*refer to Exhibit II.A.2.a: Existing On-Site Uses*).

b. Existing On-Site Easements

There are two existing easements pertaining to the subject site based on an ALTA survey and title commitment for the subject property.

- Public sewer and public utility easement on the northern property line approximately 144 feet from the western property line
- 15' x 50' slope easement (seq. 20113340470) on the north-west corner of the property.

c. On-Site Pima Prospers Comprehensive Plan Designations and Designations within a One-Quarter Mile Radius

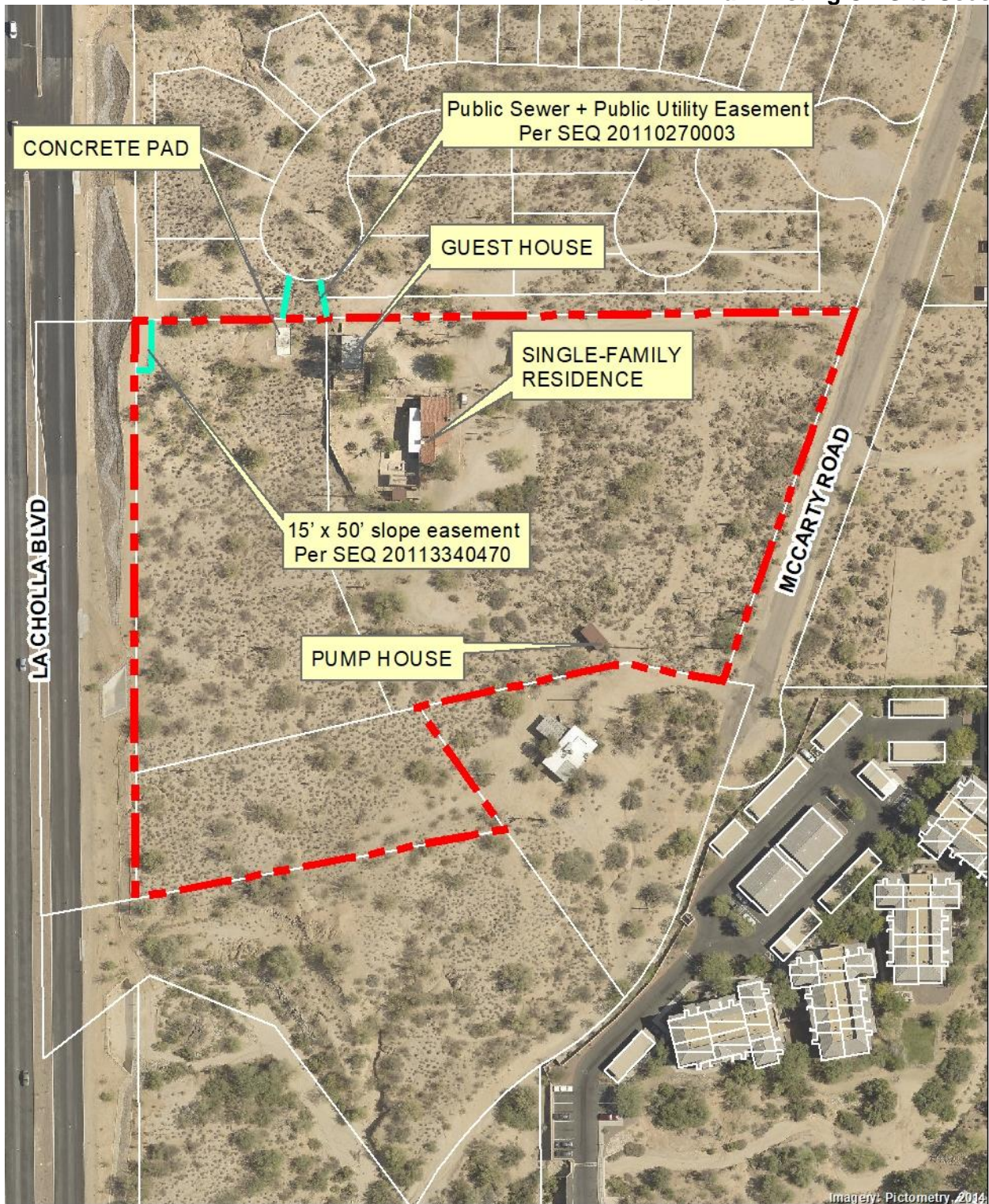
The existing Pima Prospers land use designations on the site and for areas surrounding the site within a one-quarter mile radius are as follows:

- Site: MIU (Medium Intensity Urban)
- North: MIU
- South: MIU, HIU (High Intensity Urban), LIU 1.2 (Low Intensity Urban, 1.2 Residences Per Acre)
- East: HIU, LIU 1.2, LIU 3.0 (Low Intensity Urban, 3.0 Residences Per Acre)
- West: MIU

(See *Exhibit I.A.2.c: Comprehensive Plan Designations*)

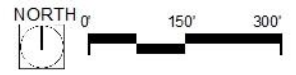


Exhibit I.A.2.a: Existing On-Site Uses



LEGEND

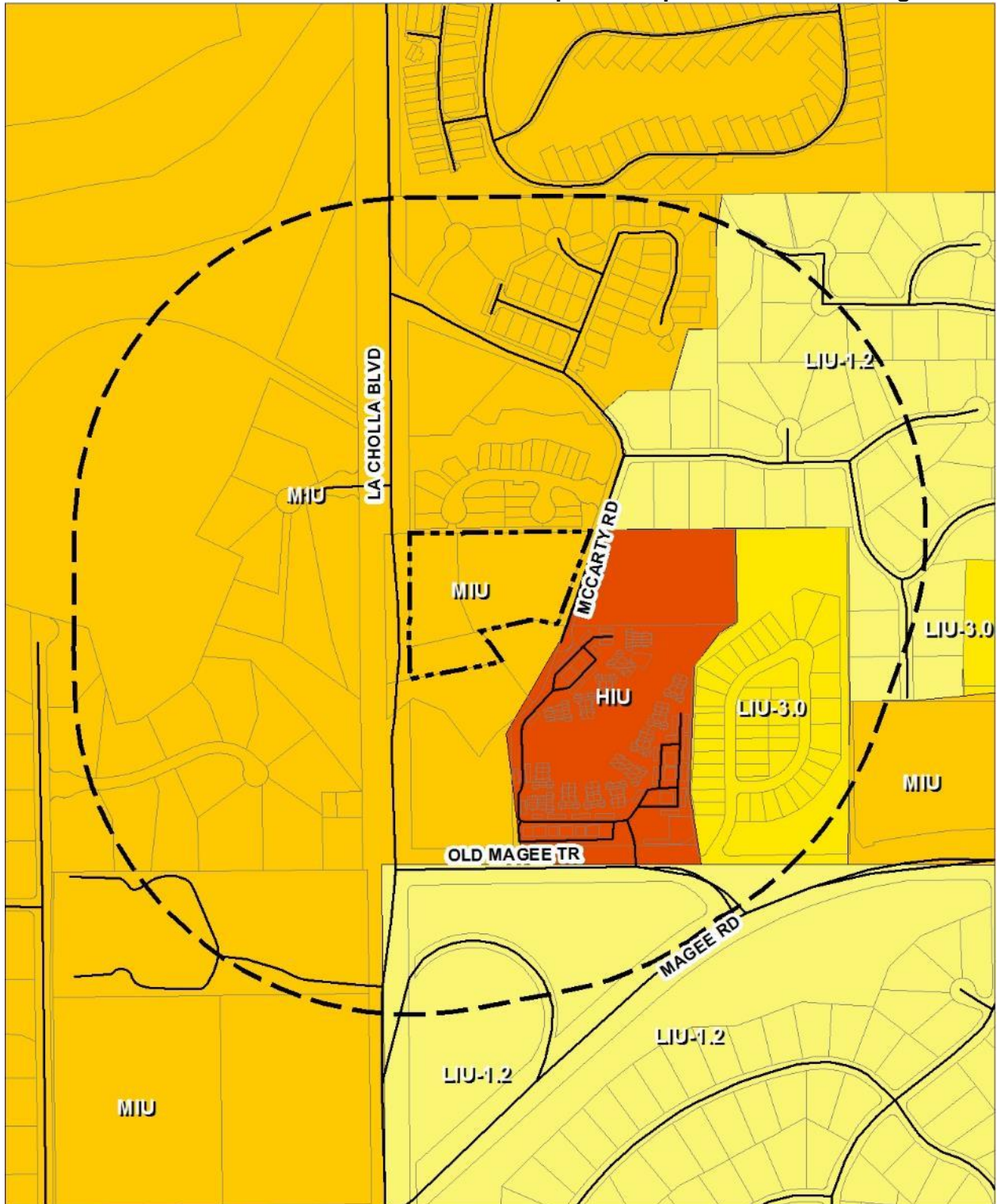
- Site Boundary
- Existing on-site/adjacent easements



FILE NAME: aerial_6x8.mxd
SOURCE: Pima County GIS, 2016



Exhibit I.A.2.c: Pima Prospers Comprehensive Plan Designations



LEGEND Pima Prospers Comprehensive Plan Land Use Designation

| | | | |
|--|------------------|--|---------------------------------|
| | Project Boundary | | Low Intensity Urban - 1.2 |
| | 1/4 Mile Radius | | LIU-3.0 Low Intensity Urban 3.0 |
| | Parcels | | Medium Intensity Urban |
| | | | High Intensity Urban |

NORTH

0' 300' 600'

FILE NAME: comp_plan_6x8.mxd
 SOURCE: Pima County GIS, 2016



3. Aerial Photo

Exhibit I.A.3 displays a 2016 aerial image from Pictometry International Corporation (Pima County GIS) of the Subject Property with a 600-Foot Radius surrounding the site.



Exhibit I.A.3: Aerial Photo



LEGEND

-  Site Boundary
-  600-foot Radius
-  Parcels



FILE NAME: aerial_6x8.mxd
SOURCE: Pima County GIS, 2016



4. Surrounding Properties

- a. Existing On-site and Off-site Zoning within a One-Quarter Mile Radius

Table I.A.4.a: Existing Zoning

| | |
|---------------------|---|
| Project Site | SR (Suburban Ranch), CR-1 (Single Residence) |
| North | CR-4 (Mixed-Dwelling), CR-2 (Single Residence) CR-5 (Multiple Residence), CR-1 |
| South | CR-5, CR-1 |
| East | CR-5, CR-1, SR |
| West | SR, CR-5, CR-1 |

(See Exhibit I.A.4.a: Existing Zoning.)

- b. Existing Off-site Land Uses within One-Quarter Mile Radius

Table I.A.4.b: Existing Off-Site Land Uses

| | |
|--------------|---|
| North | (Vacant) Subdivided Single-Family Residential |
| South | Multi-Family Residential (MFR) |
| East | Single-Family Residential (SFR) |
| West | (Vacant) Subdivided Single-Family Residential, Tucson National Golf Course |

(See Exhibit I.A.4.b: Existing Land Uses.)

- c. Number of Stories of Off-site Existing Structures

Table I.A.4.c: Number of Stories of Off-site Existing Structures

| | |
|--------------|--------------------------------|
| North | Subdivided for 1 & 2-Story SFR |
| South | 2-Story MFR |
| East | 1-Story SFR, 2-Story Condos |
| West | Subdivided for 1 & 2-Story SFR |

(See Exhibit I.A.4.b: Existing Land Uses.)

- d. Pending or Conditionally Approved Rezoning's

There are two (2) conditionally-approved and one (1) pending rezoning cases within one-quarter mile (refer to *Exhibit I.A.4.b: Existing Land Uses*).

Conditionally Approved Rezoning's

1. The first conditionally approved rezoning is for an 8-acre property located immediately south at Old Magee Trail and La



Cholla Boulevard, rezone case number Co9-03-03, and was approved for SR to CR-5 in 2006. The proposal allows for approximately 128 multi-family residential units with a density of 15 residences per acre (RAC). An extension for this rezoning was approved by the Board of Supervisors on March 15, 2016 and the resolution was accepted on August 2, 2016 (resolution number 2016-45). The extension granted two consecutive five-year time extensions subject to the original and modified standards and special conditions.

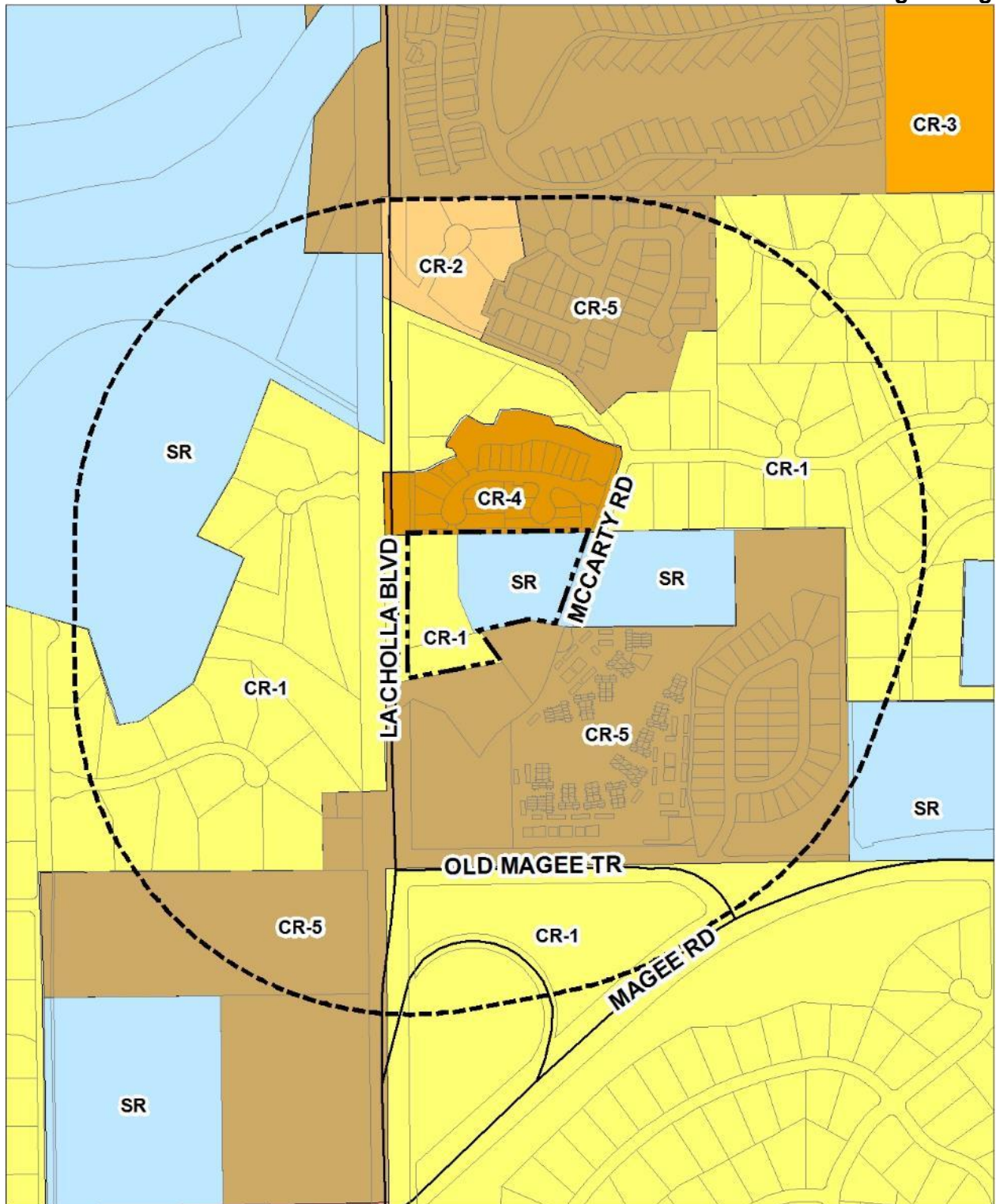
2. The second conditionally approved rezoning is for a proposed single-family residential subdivision located west of the subject property across La Cholla Boulevard, referred to as the Hills at Tucson National, rezone case number Co9-03-23. This 33-acre property was approved by the Board of Supervisors for rezoning in 2004 and the rezoning ordinance was adopted in 2005 (ordinance number 2005-82) to allow for approximately 20 lots for a density of 0.6 residences per acre (RAC).

Pending Rezonings

1. There is one pending rezoning located southeast of the property, just west of the La Cholla Boulevard and Magee Road intersection. The rezoning is still under staff review as of December 2016. This pending request is to rezone the 12.49-acre property from SR (Suburban Ranch) to CR-5 (Multiple Residence Zone) for the development of 118 one- and two-story single-family residences. The overall density equates to 9.4 dwellings per acre.



Exhibit I.A.4.a: Existing Zoning

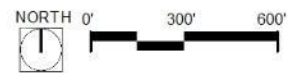


LEGEND

- Site Boundary
- 1/4-Mile Radius

Pima County Zoning:

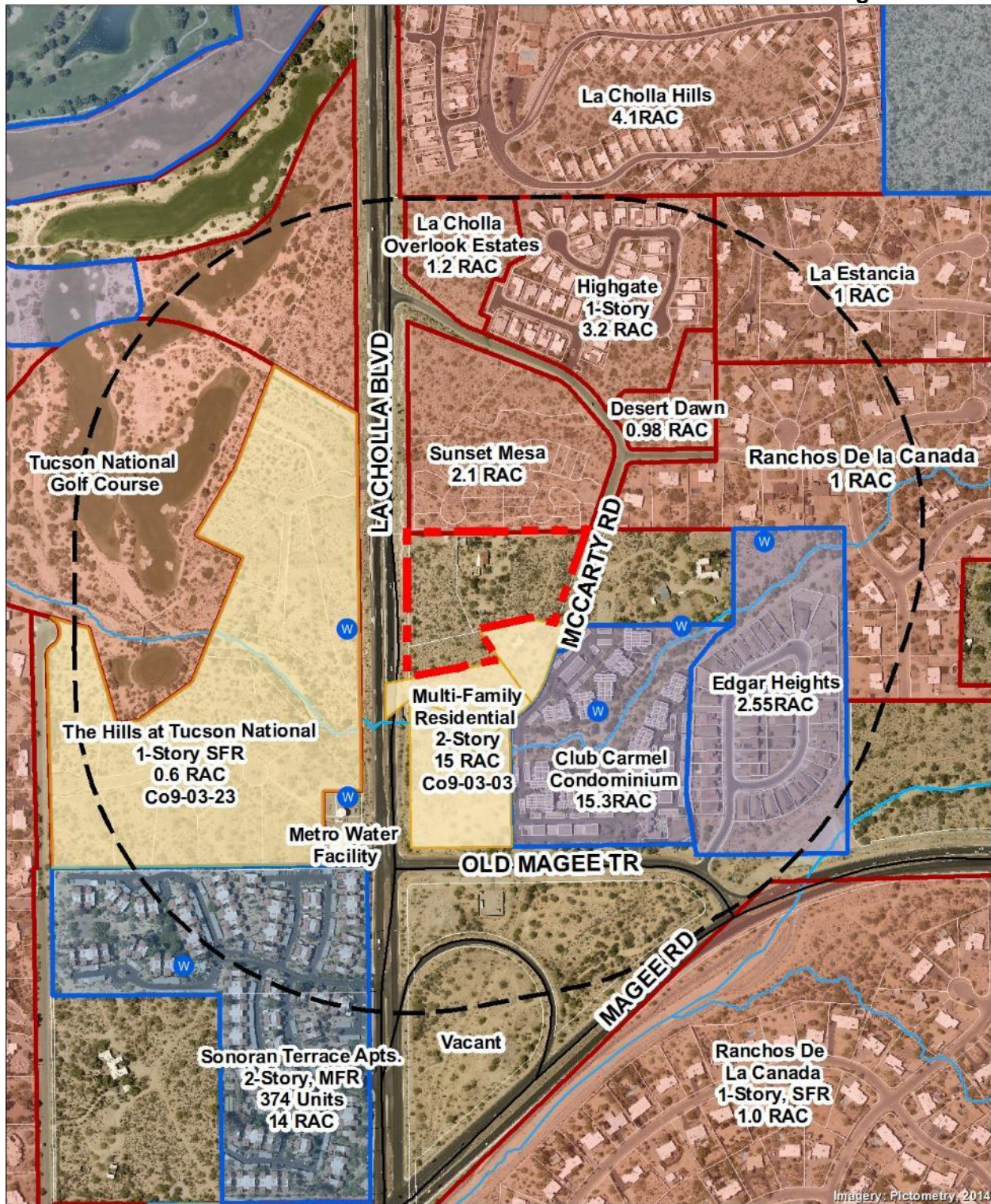
- | | |
|-----------------------|-------------------------|
| SR Suburban Ranch | CR-4 Mixed Dwelling |
| CR-1 Single Residence | CR-5 Multiple Residence |
| CR-2 Single Residence | |
| CR-3 Single Residence | |



FILE NAME: zoning_6x8.mxd
SOURCE: Pima County GIS, 2016



Exhibit I.A.4.b: Existing Land Uses



LEGEND

| | | | |
|----------------------------------|---------------------------|--------|--|
| Project Boundary | Jurisdictions | Washes | |
| 1/4 Mile Radius | Approved Subdivision Plat | Wells | |
| Conditionally Rezoned Properties | Approved Development Plan | | |

FILE NAME: ex_cond_6x8.mxd
SOURCE: Pima County GIS, 2016



B. Topography

1. Topographic Characteristics

The elevation of the site ranges from 2,412 feet above mean sea level at the southwest corner of the property and rises to 2,436 feet at the northeast corner of the property. The topography on the site can generally be described as gently sloping from northeast to southwest, with a slight rise in elevation in the center of the property. Grades become steeper as you approach the western property boundary and there is a drainage channel with steep embankments located outside of the western property boundary within the La Cholla Boulevard right-of-way. The recent completion of the La Cholla Boulevard widening project has also resulted in the need for rip rap slopes that extend from the western property boundary to just above the finished road elevation (See *Exhibit I.B.1: Topography*).

a. Restricted Peaks and Ridges

There are no restricted peaks or ridges located on-site.

b. Rock Outcrops

There are no rock outcrops or talus slopes located on-site.

c. Slopes of 15% or greater

There is an area west of the existing residential structure where slopes are at or greater than 15%. It is hypothesized that this is a result of the grading that took place during construction of the residence and its associated infrastructure. The drainage channel adjacent to La Cholla Boulevard also has slopes of 15% or greater.

d. Significant Topographic Features

There are no significant topographical features located on-site.

e. Existing grading

There is one dirt road located on the northern property boundary that provides access to the existing home and guest home. The access road continues as a small trail and provides circulation around the residence and outlying buildings. There is a north south trail that provides access to the pump house on the south property boundary.

2. Pre-Development Average Cross Slope

The average cross-slope of the entire parcel is 8.7% as calculated in accordance with the Pima County Zoning Code by performing the following calculation:

$$\text{Average Cross Slope (ACS)} = \frac{I \times L \times 0.0023}{A}$$

Where: I = Interval = 1'

L = Total length of contours in feet (L) = 25,090

A = Area in acres = 6.68

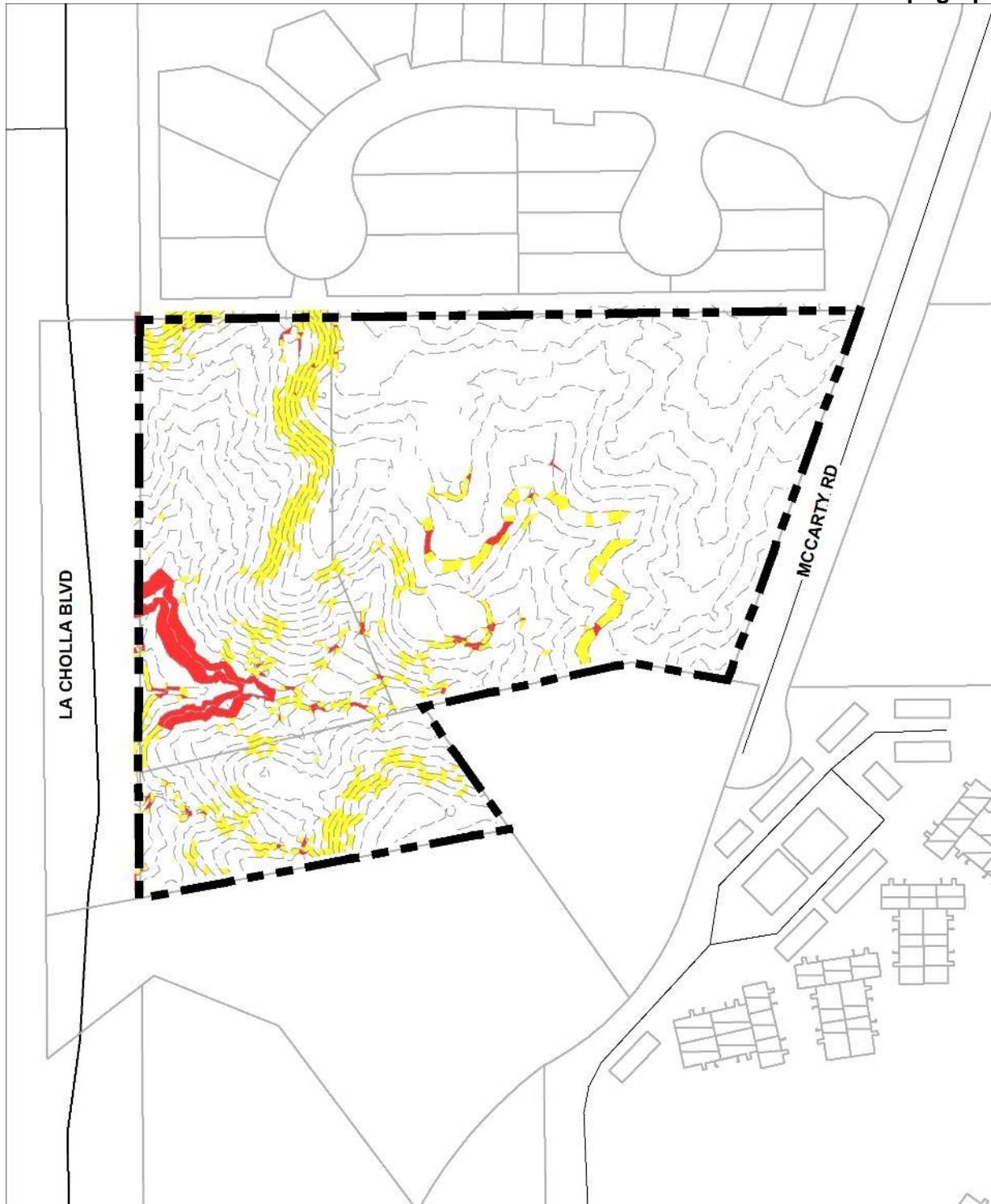


$$\text{Average Cross Slope (ACS)} = \frac{1 \times 25,090 \times 0.0023}{6.68}$$

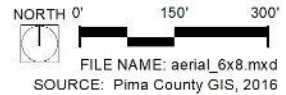
$$\text{Average Cross Slope (ACS)} = 8.67\%$$



Exhibit I.B.1: Topography



| LEGEND | PERCENT SLOPE | NOTES |
|------------------|------------------------|--|
| Site Boundary | 15% to 25% Slope | The 15% or greater slopes present on the site do not meet the criteria established by the Hillside Development Zone Ordinance and therefore the property is not subject to mitigation and/or complete avoidance. |
| Parcels | Greater than 25% Slope | |
| 1' Contour lines | | |



C. Hydrology

1. Off-Site Watersheds

Based on site investigation, recent topographical survey information and adjacent roadway, it has been determined that there are five (5) small offsite watersheds that affect the project site. Important to note is that there is a subdivision planned (Sunset Mesa) to the north of the site and that any offsite flows from this area will be minimized due to the construction of said subdivision, however, the analysis of this project considers receiving the flows under existing conditions.

2. Off-Site Features

According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 04019C1660L, dated June 16, 2011, the project area is located in un-shaded Zone X, which is an area determined to be outside the 500-year floodplain. There are no on-site regulatory drainage-ways within the project area. The Garfield Wash, a wash conveying between 1,000 and 2,000 cfs lies southerly of the subject project area about 200 feet away, a wash conveying less than 500 cfs, occurs northerly of the project area. Neither of these washes conveys runoff through the site or has any impact on the subject property's hydrology.

3. Acreage of Off-Site Watersheds

The site is not impacted by off-site watershed with 100-year event discharges equal to or greater than 100 cfs.

4. On-Site Hydrology

Exhibit I-C.4 depicts the relevant conditions of onsite hydrology. Below is a list of the pertinent items:

- a. **100-Year Floodplains**
There are no 100-year event discharges equal to or greater than 100 cfs to create a regulatory floodplain within the site.
- b. **Sheet Flooding Areas**
There is not any on-site sheet flow.
- c. **Federally-Mapped Floodplains**
The site does not lie within the FEMA designated 100-year floodplain.
- d. **Peak Discharges**
The combined 100-year offsite flows and onsite flows discharged by the site are not equal to or greater than 100 cfs.



- e. **Riparian Habitat**
There are no mapped, regulated riparian habitat classifications adopted by the 2005 Floodplain and Erosion Hazard Management Ordinance amendment on the project site.
- f. **Drainage Infrastructure**
There are no drainage conveying structures or basins under existing conditions onsite. A roadway culvert is located just west of the southwest corner of the site.
- g. **Surface Water**
There are no lakes, ponds, wetlands, springs or perennial surface waters in the vicinity of the project site.
- h. **Erosion Hazard Setbacks**
No erosion hazard setbacks exist on-site.

5. Downstream Drainage Conditions

The project area lies within an area of predominantly desert brush ground cover vegetation and slopes to the southwest portion of the site at slopes in the range of 3 to 4%. The storm water ultimately enters the public right-of-way at this location and is conveyed under the right of way of La Cholla Boulevard via a drop inlet to a concrete box culvert which discharges on the west side of La Cholla Blvd. Soils within the project area are classified by the United States Soil Conservation Service (SCS) as mixed hydrologic soil group consisting of 41% type "B", 41% type "C" and 18% type "D". For purposes of this analysis, the onsite drainage is calculated as three major concentration points. The project area is about 6.6 acres in size and generates an overall flow of approximately 43cfs in the 100-year storm event. Runoff generated ultimately enters the public right-of-way at the southwest to the concrete box culvert which discharges on the west side of La Cholla Boulevard.



Exhibit I.C.4: Existing Hydrology

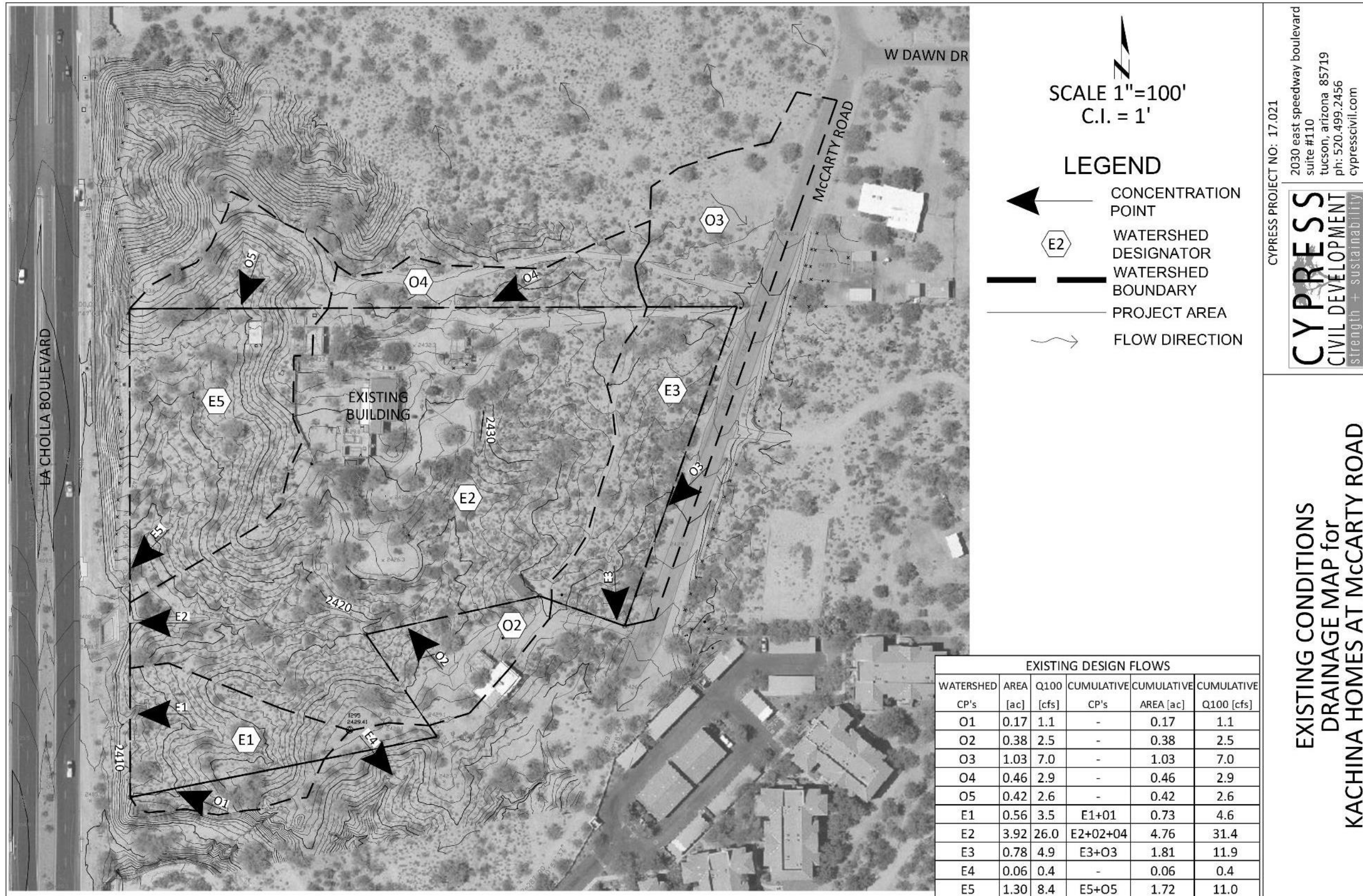
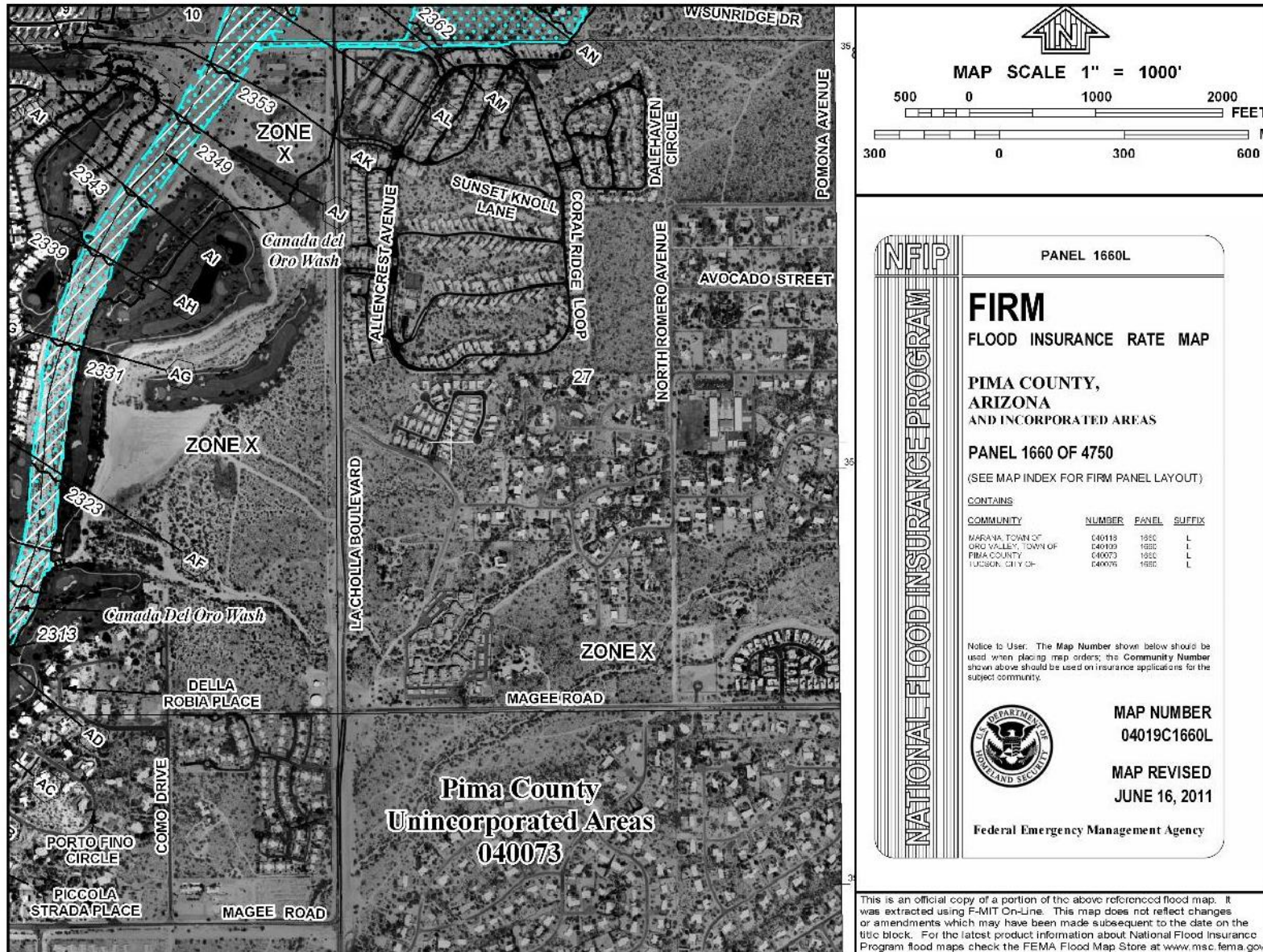


Exhibit I.C.4.c: FEMA Floodplain



D. Biological Resources

1. Conservation Lands System

According to the Pima County Conservation Lands System (CLS) Map, the entire site is outside of the CLS (See *Exhibit I.D.1: Conservation Lands System*).

2. Critical Landscape Connections

According to the Pima County CLS Map, the subject property is not located within an area designated as a Critical Landscape Connection.

3. Pima Pineapple Cactus Priority Conservation Area

The site is not located within the Pima Pineapple Cactus Priority Conservation Area (PCA).

4. Needle-Spined Pineapple Cactus Priority Conservation Area

The site is not located within the Needle-Spined Pineapple Cactus PCA.

5. Priority Conservation Areas

a. Cactus Ferruginous Pygmy Owl

The site is located within a Priority Conservation Area for the cactus ferruginous pygmy-owl.

b. Western Burrowing Owl

The site is not located within a Priority Conservation Area for the western burrowing owl.

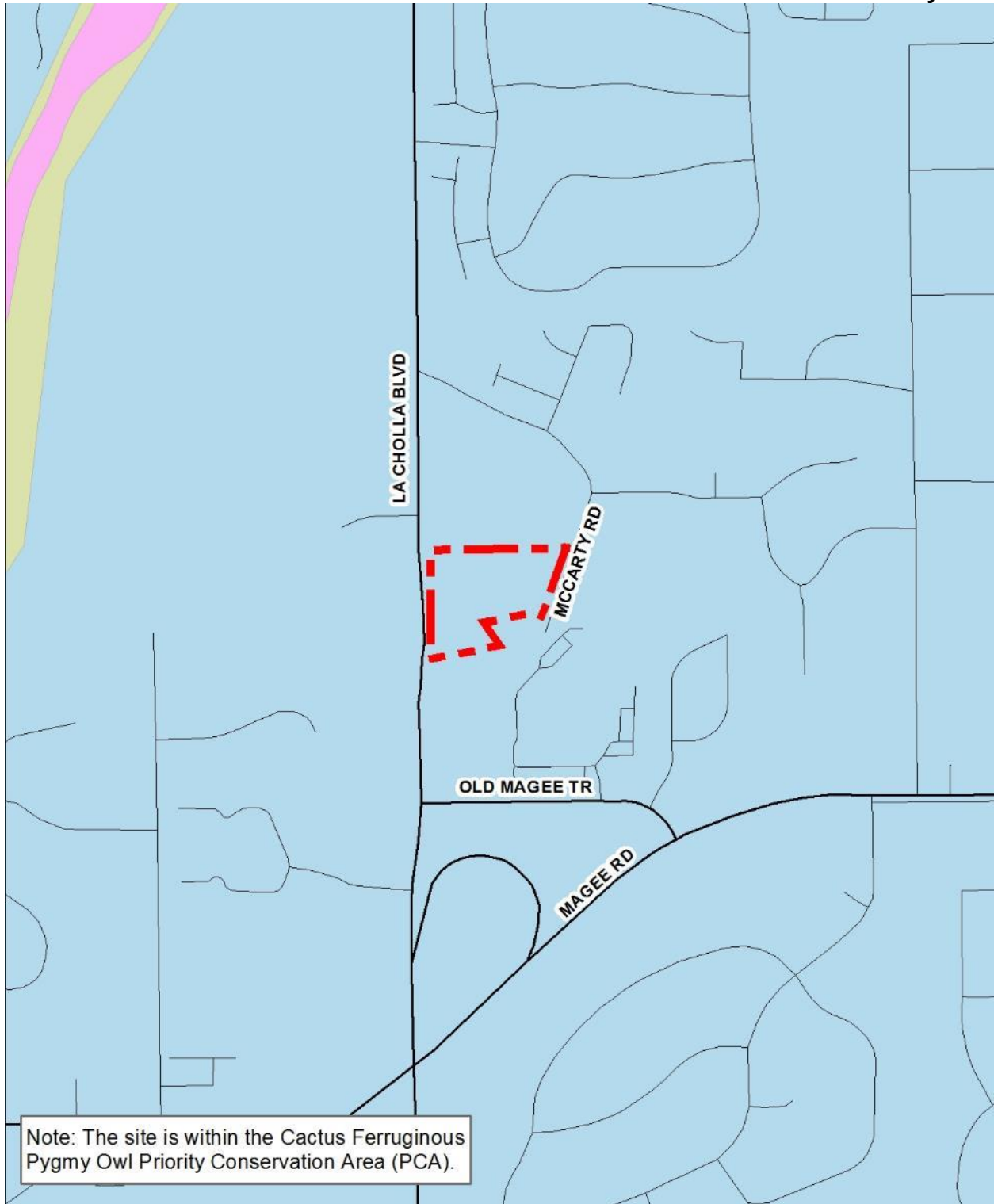
6. Arizona Game & Fish Department Heritage Data Management System

The Arizona Game and Fish Department's (AGFD) Heritage Data Management System (HDMS) was accessed via their Online Environmental Review Tool to determine the presence of protected species. The following special-status species were identified by the tool as having been known to occur within a three-mile radius of the subject property:

- The Mexican Gray Wolf is classified as LE and XN by the U.S. Fish and Wildlife Service.
- The Cactus Ferruginous Pygmy-Owl has been classified as SC by U.S. Fish and Wildlife, and as Sensitive (S) by the United States Forestry Service and the Bureau of Land Management. The owl has also been named a Species of Greatest Conservation Need (SGCN), Tier 1B, by the AZGFD.
- The Lesser Long-Nosed Bat is identified as LE by the U.S. Fish and Wildlife Service, and as a SGCN, Tier 1A, by the AGFD.
- The Desert Box Turtle is identified as sensitive by the Bureau of Land Management.



Exhibit I.D.1: Conservation Lands System



Note: The site is within the Cactus Ferruginous Pygmy Owl Priority Conservation Area (PCA).

LEGEND

Site Boundary

Conservation Lands System Designation

- Outside CLS
- Multi-Use Management Area
- Important Riparian Area



NORTH 0' 400' 800'
 FILE NAME: CLS_6x8.mxd
 SOURCE: Pima County GIS, 2016



Exhibit I.D.6: AFGD On-Line Environmental Review

Arizona Game and Fish Department
Project ID: HGIS-05123

project_report_kachina_homes_rezoning_22331_22908.pdf
Review Date: 3/15/2017 04:58:09 PM

Special Status Species and Special Areas Documented within 3 Miles of Project Vicinity

| Scientific Name | Common Name | FWS | USFS | BLM | NPL | SGCN |
|---|----------------------------------|-------|------|-----|-----|------|
| <i>Canis lupus baileyi</i> | 10U area Zone 2 for Mexican Wolf | LE,XN | | | | |
| <i>Glaucidium brasilianum cactorum</i> | Cactus Ferruginous Pygmy-owl | SC | S | S | | 1B |
| <i>Leptonycteris curasoae yerbabuenae</i> | Lesser Long-nosed Bat | LE | | | | 1A |
| <i>Terrapene ornata luteola</i> | Desert Box Turtle | | | S | | 1A |

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlife_guidelines/status_definitions/

Species of Greatest Conservation Need
Predicted within Project Vicinity based on Predicted Range Models

| Scientific Name | Common Name | FWS | USFS | BLM | NPL | SGCN |
|---|------------------------------------|-----|------|-----|-----|------|
| <i>Aix sponsa</i> | Wood Duck | | | | | 1B |
| <i>Amazilia violiceps</i> | Violet-crowned Hummingbird | | S | | | 1B |
| <i>Ammodramus savannarum amolegus</i> | Arizona grasshopper sparrow | | S | S | | 1B |
| <i>Ammodramus savannarum perpallidus</i> | Western Grasshopper Sparrow | | | | | 1B |
| <i>Ammospermophilus harrisi</i> | Harris' Antelope Squirrel | | | | | 1B |
| <i>Anaxyrus retiformis</i> | Sonoran Green Toad | | | S | | 1B |
| <i>Anthus spragueii</i> | Sprague's Pipit | SC | | | | 1A |
| <i>Antrostomus ridgwayi</i> | Buff-collared Nighthawk | | S | | | 1B |
| <i>Aquila chrysaetos</i> | Golden Eagle | | | S | | 1B |
| <i>Aspidoscelis flagellicauda</i> | Gila Spotted Whiptail | | | | | 1B |
| <i>Aspidoscelis stictogramma</i> | Giant Spotted Whiptail | SC | S | | | 1B |
| <i>Athene cucularia hypugaea</i> | Western Burrowing Owl | SC | S | S | | 1B |
| <i>Botaurus lentiginosus</i> | American Bittern | | | | | 1B |
| <i>Buteo regalis</i> | Ferruginous Hawk | SC | | S | | 1B |
| <i>Chilomeniscus stramineus</i> | Variable Sandsnake | | | | | 1B |
| <i>Coccyzus americanus</i> | Yellow-billed Cuckoo (Western DPS) | LT | S | | | 1A |
| <i>Colaptes chrysoides</i> | Gilded Flicker | | | S | | 1B |
| <i>Coluber bilineatus</i> | Sonoran Whipsnake | | | | | 1B |
| <i>Corynorhinus townsendii pallescens</i> | Pale Townsend's Big-eared Bat | SC | S | S | | 1B |
| <i>Crotalus cerberus</i> | Arizona Black Rattlesnake | | | | | 1B |
| <i>Crotalus tigris</i> | Tiger Rattlesnake | | | | | 1B |
| <i>Cynanthus latirostris</i> | Broad-billed Hummingbird | | S | | | 1B |
| <i>Cyprinodon macularius</i> | Desert Pupfish | LE | | | | 1A |
| <i>Dipodomys spectabilis</i> | Banner-tailed Kangaroo Rat | | | S | | 1B |
| <i>Euderma maculatum</i> | Spotted Bat | SC | S | S | | 1B |
| <i>Eumops perotis californicus</i> | Greater Western Bonneted Bat | SC | | S | | 1B |
| <i>Falco peregrinus anatum</i> | American Peregrine Falcon | SC | S | S | | 1A |



7. Saguaros

In accordance with Pima Counties Native Plant Preservation Ordinance, a full site inventory was completed on April 25, 2017. During the inventory, 150 saguaro were documented. Of the 150 identified saguaros, 147 were given an in-situ viability rating of medium or high. Eighty (fifty-three percent) of the inventoried saguaro were 6' in height or less. Seventy (forty-seven percent) of the saguaros were greater than 6' in height.

The inventoried saguaro were found in large concentrations on the eastern part of the property. Seventy-seven saguaros can be found within the first one-hundred feet of property adjacent to McCarty Road.

8. Habitat Protection or Community Open Space

Per the Sonoran Desert Conservation Plan, the site is not identified for habitat protection or community open space.

9. Especially Important Vegetation

None of the existing on-site vegetation can be described as especially important for scenic value, screening, or soil stabilization.

Existing vegetation on-site does not contain unusual communities or specimens.

Table II.D.10: Species List of Plant Species Observed On-Site.

| SCIENTIFIC NAME | COMMON NAME |
|--------------------------------|----------------------|
| <i>Acacia constricta</i> | Whitethorn Acacia |
| <i>Acacia greggii</i> | Catclaw Acacia |
| <i>Carnegiea gigantea</i> | Saguaro cactus |
| <i>Celtis pallida</i> | Desert Hackberry |
| <i>Chilopsis linaris</i> | Desert Willow |
| <i>Ferocactus wislizenii</i> | Barrel cactus |
| <i>Fouquieria splendens</i> | Ocotillo |
| <i>Larrea tridentata</i> | Creosote bush |
| <i>Mammillaria microcarpa</i> | Pincushion cactus |
| <i>Opuntia engelmannii</i> | Prickly pear cactus |
| <i>Opuntia spp.</i> | Cholla Species |
| <i>Parkinsonia microphylla</i> | Foothills Palo Verde |
| <i>Parkinsonia floridum</i> | Blue Palo Verde |
| <i>Prosopis velutina</i> | Velvet Mesquite |

10. Vegetative Communities

The project site contains native vegetation that is typically found in the Arizona Sonoran Desert (See *Exhibit I.D.10: Vegetation.*) On-site vegetation can be described as Sonoran Desert Scrub. Existing on-site vegetation is dominated by

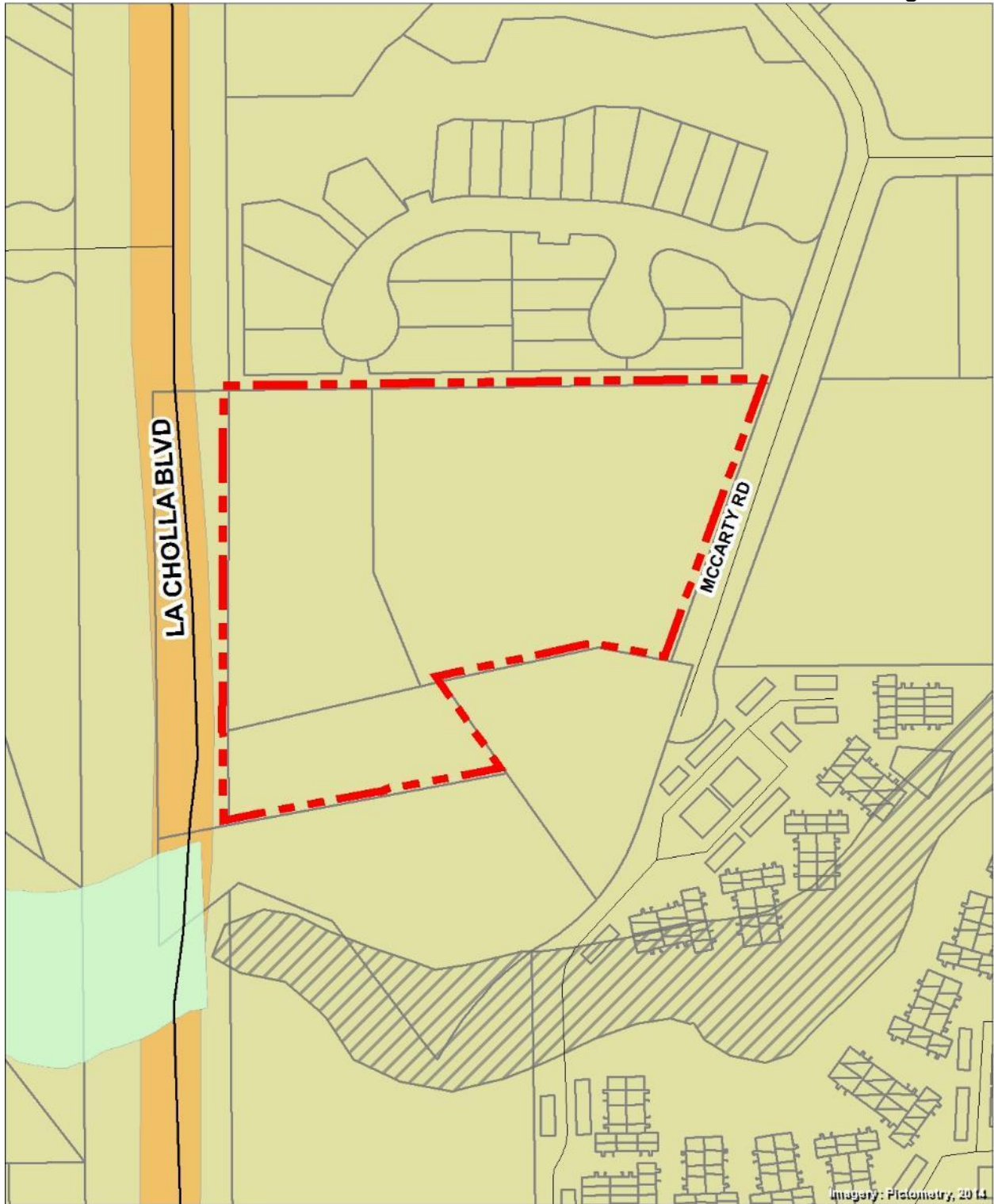


Foothills Palo Verde trees (*Parkinsonia microphylla*), Barrel cactus (*Ferocactus wislizenii*), and Saguaro cacti (*Carnegiea gigantea*).






Large tracts of land around the existing buildings have been cleared of native vegetation. This was done to make infrastructure accessible and provide vehicular circulation. These areas have been revegetated with a mix of native and non-native plantings that were typical of desert planting from the 1960's and 1970's.



Exhibit I.D.10: Vegetation



LEGEND

-  Site Boundary
-  Xeroriparian B
-  Sonoran Desertscrub
-  Xeroriparian C
-  Agriculture/Developed/Water/Bare Ground



FILE NAME: veg_6x8.mxd
SOURCE: Pima County GIS, 2016

